WACONIA PLANNING COMMISSION MEETING AGENDA

Thursday, May 4, 2023
6:30 PM

VISION STATEMENT
A thriving, connected community with deep roots: a great place to live for a lifetime.

MISSION STATEMENT
A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR:	JIM SARCLETTI
MEMBER:	DAN LESHER
MEMBER:	TINA ZELLMAN
MEMBER:	JOE POLUNC
MEMBER:	CHAD GENZ
ALTERNATE MEMBER:	BRUCE PAULSEN

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

1. Call meeting to order and roll call

2. Adopt Agenda

3. Minutes Approval

1) April 6th, 2023 Planning Commission Meeting Minutes
Motion to adopt the April 6th, 2023 Planning Commission Meeting Minutes

4. New Business

1) PUBLIC HEARING- SITE PLAN & DESIGN REVIEW and VARIANCE - Waconia 1 Collision & Auto
Open the Public Hearing
Motion to Close the Public Hearing
Provide a recommendation to the City Council regarding the proposed Site Plan & Design Review and Variance applications submitted by Sperides Reiners Architects - Jeff Gears & Laura Cragoe for the property located at 500 and 524 Elm Street South

5. Old Business

1) Variance - 40 Lake Street East - Andrew Vasek

Motion recommending either approval or denial of a variance to construct a porch addition, which proposes to improve the property to 28.96% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.

Adjourn

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	May 4, 2023					
Item Name:	April 6th, 2023 Planning Commission Meeting Minutes					
Originating Department:	Community Development					
Presented by:	Lane Braaten					
Previous Commission Action (if any):						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion to adopt the April 6th, 2023 Planning Commission Meeting Minutes

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

Attachments:

1. 4-6-2023 Planning Commission Minutes_DRAFT.pdf

FINANCIAL IMPLICATIONS:
Funding Sources & Uses:

Budget Information:
_____Budgeted
_____Non Budgeted
_____Amendment Required

CITY OF WACONIA
April 6, 2023

1) Call meeting to order and roll call

Pursuant to due call and notice thereof, the regular meeting of the Planning Commission of the City of Waconia was called to order by Sarcletti at 6:30 PM.

Members Present:	**Sarcletti, Lesher, Zellman, Genz, and Polunc**
Members Absent:	
Alternate:	**Paulsen-Present**
Staff Present:	**Braaten, and Nelson**
City Liaison:	**None (Yetzer absent)**

2) Adopt Agenda

Braaten had no changes to the agenda.

Motion by Lesher , seconded by Polunc 2) Adopt Agenda
MOTION carried

3) Minutes Approval

3.1 March 2nd, 2023 Planning Commission Meeting Minutes

Cover Page

Planning Commission Minutes March 2 2023.docx

There were no changes or comments to the March 2nd, 2023 minutes as drafted.

Motion by Lesher, seconded by Zellman 3) Minutes Approval
MOTION carried

4) New Business

4.1 PUBLIC HEARING - Variance - 40 Lake Street East - Andrew Vasek

Cover Page

Narrative and Application (5 Pages)

Public Hearing Notice (1 Page)

Elevations and Aerials (7 Pages)

Proposed Elevations (4 Pages)

Certificate of Survey & Stormwater Plan (1 Page)

Ethan Nelson introduced the variance application explaining the current site conditions and proposed site conditions. The application requests expansion of the existing principal structure while the property is not in conformance with the maximum 25% hardcover lot requirement within the Shoreland Overlay District.

Commissioner Lesher requested staff add language to the City website pertaining to hardcover and indicated that this may help mitigate some of the hardcover variances being considered by the City.

Discussion followed regarding all of the improvements made on the property from the initial construction of the existing home back in 2002.

Chair Sarcletti opened the Public Hearing at 6:55 P.M.

Comments and Concerns:
Andy Vasek, 1 Lake Street East, Waconia, MN. Mr. Vasek, the applicant, stood for any questions they may have regarding the variance request.

Sarcletti asked if Mr. Vasek had had a conversation with the property owners regarding the possible conditions of approval indicated in the packet. Mr. Vasek replied that they have proposed a storm water plan and to remove a patio from the property to make it more conforming in hardcover than it currently is.

Discussion followed regarding property improvements and impervious surface.

Lesher asked about Mr. Vasek's experience in the west metropolitan area regarding our City ordinances versus other communities. Mr. Vasek indicated that 25% hardcover maximum is very unusual and that he has seen the use of pervious surfaces and other items like green roofs as ways to mitigate the hardcover issue.

Discussion followed regarding the gazebo, shoreline improvements, patio removal and DNR comments.

Motion by Polunc, seconded by Genz Close the Public Hearing.
Motion to close the Public Hearing.

Sarcletti asked about the existing shed on the property, which is located very close to the property line. Staff indicated that this is a minor improvement on the property but could be required to be removed if the Planning Commission and Council determined it necessary.

Genz asked when the property was purchased. Mr. Vasek indicated that the current owners purchased the property within the past year.

Lesher indicated that the proposal would be better than the existing condition. He asked staff about hardcover language on the city website and staff indicated that it was still being developed. Lesher followed up by reviewing the application in reference to the variance criteria and indicated that the application did not meet all the required criteria and therefore he could not support it.

Sarcletti indicated he was leaning the other way on the application and that the existing improvements were not created by the landowner and the possible conditions associated with the project would do more to protect the lake than the current site conditions.

Genz asked if there was any information that had been submitted indicating that the structure was inadequate. Mr. Vasek responded that the information was included in the home inspection report. Further, he indicated that the unique circumstance was the lot size.

Motion by Lesher, seconded by Polunc recommending denial of a variance to construct a porch addition, which proposes to improve the property to 28.96% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District. Polunc, Lesher voted aye. Sarcletti, Zellman, Genz voted nay.
MOTION failed

Genz indicated that he would need a revision to the plan which brought the application closer to the 25% hardcover maximum. Additionally, Sarcletti stated that a landscape plan would also be necessary prior to moving forward with a recommendation to the City Council.

Motion by Genz , seconded by Polunc to table the variance application until the May 4th Planning Commission meeting to allow the applicant time to revise the removal plan and provide a landscape plan for consideration.
MOTION carried

5) Old Business

Nothing for old business.

6) Other

1) Staff Update
   - City Council approved the dental office site plan for 811 Village Way.
   - City Council approved the Woodland Creek 5th Addition Final Plat.
   - 15 new home permits have been issued in 2023.
   - May 4th Planning Commission meeting agenda items to include:

- Site Plan & Design Review for Waconia 1 Collision and Auto Expansion
- Site Plan & Design Review for TCO expansion

Adjourn

Motion by Lesher, seconded by Genz adjourn meeting at 7:48 p.m.
MOTION CARRIED.

Respectfully submitted by:
Lane Braaten
Community Development Director

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	May 4, 2023					
Item Name:	PUBLIC HEARING- SITE PLAN & DESIGN REVIEW and VARIANCE - Waconia 1 Collision & Auto					
Originating Department:	Community Development					
Presented by:	Ethan Nelson					
Previous Commission Action (if any):						
Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Open the Public Hearing
Motion to Close the Public Hearing
Provide a recommendation to the City Council regarding the proposed Site Plan & Design Review and Variance applications submitted by Sperides Reiners Architects - Jeff Gears & Laura Cragoe for the property located at 500 and 524 Elm Street South

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Sperides Reiners Architects - Jeff Gears & Laura Cragoe

Owner: Chad & Michelle Bijou

Address: 500 and 524 Elm Street South

PID# 755000500 & 755000490

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Sperides Reiners Architects - Jeff Gears & Laura Cragoe (the "Applicants"), on behalf of Chad & Michelle Bijou (the "Property Owners"), have submitted a Site Plan and Design Review and Variance application for the property located at 500 and 524 Elm Street South (the "Subject Parcel"). The applicant is proposing to construct an addition to the principal structure and make site improvements on the respective properties. The applications include the following:

1. Site Plan and Design Review for expansion of the existing building and site which includes removal of the existing residential structure on 500 Elm Street South
2. Variance request to allow:
    - Hardcover surface to exceed the 80% maximum allowed in the B-1, Highway Business

District.
- The proposed addition to exceed the minimum 35 ft. setback for lots adjacent to residential districts.
- Site improvements that cause the off-street parking to be setback closer than 8 ft. to the road right-of-way.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.F – B-1, Highway Business District
2. Section 900.06 - Supplementary Regulations, Subd. 9 - Architectural Design Standards
3. Section 900.06 - Supplementary Regulations, Subd. 8 - Environmental Protection Regulations
4. Section 900.07 - Landscaping and Fencing
5. Section 900.08 - Performance Standards
6. Section 900.09 - Off-Street Parking, Loading, and Access Regulations
7. Section 900.10 - Sign Regulations
8. Section 900.12 - Administration, Enforcement and Procedures
    4. 4. Variances
    5. 5. Conditional Use Permits
    6. 10 - Site Plan Review

SITE PLAN REVIEW

City Ordinance requires Site Plan Review "in order to further promote the safe and efficient use of land and to further enhance the value of property in the City." City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

EXISTING USE

500 Elm Street South currently has a residential home and related improvements. 524 Elm Street South has the existing Waconia 1 Collision and Auto building, sidewalk areas and off-street parking for the business.

ZONING

500 and 524 Elm Street South are both zoned B-1, Highway Business District. The proposed automotive use is permitted in the district.

LOT REQUIREMENTS

The subject properties are located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of City Ordinances states "*The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area."* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below. It is important to note that the table assumes a future required lot combination of 500 and 524 Elm Street South. This requirement is reflected into the Existing and Proposed lot circumstances and requirements.

Table 1-1.*

	B-1, Highway Business District - Lot Requirements	Existing Site Improvements	Proposed Site Improvements
Lot Area	17,500 sq. ft.	35,645 sq. ft.	35,654 sq. ft.
Lot Width	100 ft.	159.27	159.27 ft.
Maximum Hardcover Surface	80%	Conforming	84%
Front Yard Setback	25 ft.	73 ft.	48.9 ft.
Residential Alley Side Setback	35 ft.	24.2 ft.	24.2 ft.
Side Street Setback	20 ft.	14.7 ft.	14.7
Rear Yard Setback	20 ft.	64.2 ft.	64.2 ft.

*Assumes a future required lot combination of both 500 and 524 Elm Street South

VEHICULAR ACCESS

The applicant currently utilizes the existing access of 524 Elm Street South for the principal structure for primary access and the alley for secondary access. The proposed site plan indicates an additional access on the north side of the building, which has been reviewed and deemed acceptable by the City Engineer.

SCREENING OF EQUIPMENT

The existing principal structure has rooftop units that are screened. It does not appear that additional mechanical equipment has been proposed. Any future mechanical equipment shall be screened.

OFF-STREET PARKING

The purpose of off-street parking regulation is to alleviate or prevent congestion of public streets, and to promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put.

The off-street parking requirements stated for motor vehicle service establishments are as follows:
Four (4) spaces for each 1,000 square feet of gross floor space, less storage space.

Additional Code Code Off-Street Parking Regulations (related to this application):

1. The replacement or expansion of an existing building shall comply with applicable parking requirements.
2. Required off-street parking space shall not be utilized for open storage of vehicles that re inoperable.
3. Adequate space for snow storage shall be provided on site so as not to reduce the required minimum number of parking spaces.
4. Trash, trash handling equipment and trash enclosures shall not occupy designated parking spaces.
5. All off-street parking facilities shall be designed and constructed according to the design

standards stated in Section 900.09, Subd. 1.E.

Off-Street Parking Comments/Analysis

1. The applicant is proposing 42 parking spaces on the subject parcel, which includes existing area on the south side of the property, 8 angled parking spaces on the west side towards the alley and 14 spaces on the north side. City Ordinance requires 37 parking spaces to conform to the motor vehicle service establishment standard of 4 spaces per 1,000 sq. ft. less storage.
2. The 2019 Site Plan approval included a Proof of Parking Agreement. The applicant shall remove the recorded Proof of Parking Agreement that was previously required by the Conditional Use Permit approval and meet off-street parking requirements as indicated by City code.
3. The applicant notes 8 angled parking spaces which are proposed on the west side of the subject parcel towards the alley. The plan appears to note 7 spaces but the plan's diagonal "Extg. Parking to Remain" overlay makes this difficult to interpret. Screening towards the residential parcels to the west is required and it does not appear this parking area would be able to conform to City code in regard to access and screening requirements. Additionally the angled parking area does not appear to have the required access spacing sufficient to facilitate the stalls as proposed. Staff has included conditions requiring the aforementioned changes for the Planning Commission's consideration.
4. The northern parking lot appears to contain conflicting plans - certain pages show the 14th stall as a no parking area, however the parking plan designates it as a parking stall. The Planning Commission should clarify this with the applicant.

LANDSCAPING

900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for fifty (50) feet of site perimeter, whichever is greater.

The total site perimeter is 765.8 lineal feet, which requires 15.3162, or 16 trees. The applicant is currently proposing 15 trees on the north side of the property around the proposed improvements. One additional tree shall be added to the landscaping plan to meet City requirements.

SIGNS

The applicant is not proposing any additional signage as part of the proposed addition. Any future signage shall require a separate sign permit application.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The City Code indicates “The intent of this subsection is to minimize the adverse effect of light and glare on operators of motor vehicles, pedestrians, and on residential and other land uses in the vicinity of a light source, to promote traffic and personal safety, and to prevent the nuisance associated with the intrusion of spillover light and glare.”

A lighting plan was not included in the initial submission, however it would appear the existing and proposed addition conform to City standards. Staff have required submission of a lighting plan to meet City requirements.

PEDESTRIAN ACCESS

There is an existing sidewalk extending along Elm Street South and an access walk into the street side façade of the former furniture store building and an internal site sidewalk extending from the parking area to the main front door that faces the south side of the property. No additional pedestrian access is proposed as part of the site plan.

TRASH

City Ordinance requires *"All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye -level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure."*

The 2019 Site Plan approval indicated all trash handling would be contained within the existing principal structure, conforming to City Code. Currently, the applicants are storing trash in a roll-off outside the principal structure. The property owners had indicated with staff that they would be storing trash on the north side of the property as part of the proposed addition, however there is not currently a proposed location shown on the plans. Staff has added a condition of approval requiring the applicant update their plans to detail the location of the trash enclosure that meets City code.

GRADING. DRAINAGE & UTILITIES

The Public Services Director and City Engineer have reviewed the initial utility, grading and storm water plans dated April 5th, 2023. The review comments have been attached to this document and are dated April 27th, 2023. Any recommendation of approval should require the applicant to revise the plan set consistent with the Site Plan Review #1 comments dated April 27, 2023.

PLANNING & SITE PLAN ANALYSIS AND STAFF REVIEW COMMENTS:

1. The existing site is developed with a principal building (8,902 sq. ft.) and a parking surface that is bituminous and partially gravel on the west side.
2. The off-street parking requirements are intended to alleviate or prevent congestion of the public streets, and so to promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put. There currently exists a Conditional Use Permit for Proof of Parking that would require the property owner to improve 500 Elm Street South in the event of additional parking demand on the site.
3. The current alley to the west of the property is only 15 feet wide and remains a challenge for snow removal and vehicle circulation. Additionally, this alley provides use for both commercial and residential property owners. A 5 ft. buffer and screening was originally provided to screen the proposed 8 vehicle storage/parking spaces proposed between the building and alley. The vegetation was removed and there is currently no screening element being provided to provide this buffer. Staff observed the plantings prior to their removal and do not recommend a vegetative replacement of that size in the future. Staff further recommend at least a 5 ft. setback of a future screening element such as a privacy fence to avoid future damage or removal in the event of future snow removal issues. Staff has added this requirement in the staff comment letter dated April 27th, 2023 and condition. It may be beneficial for the Planning Commission to

discuss this item with the applicants.

DESIGN REVIEW - HIGHWAY DISTRICT

City Ordinance requires Design Review with the understanding that "*the visual character and historic resources of the City are important attributes of its quality of life.*" City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

City Code indicates that "*The standards shall apply only to the building and site elements being developed or altered. That is, a proposal for changes to a building would be required to meet only those standards that pertain to buildings, while changes to the parking area would be required to meet all standards for parking areas, but not for buildings"*

Based on a review of the plan set provided by the applicant for Waconia 1 Collision and Auto staff finds that the application meets the majority of the design requirements stated in the Highway Design District. The following design elements require additional review and consideration by the Planning Commission and City Council.

Building Materials
a. Objective: To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
b. Standard: Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units, or architectural metal panels.
The following materials are prohibited:
1) Unadorned plain or painted concrete block
2) Tilt-up concrete panels
3) Pre-fabricated steel or sheet metal panels
4) Reflective glass
5) Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
6) Wood siding
c. Accent Materials. Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as
approved by the Planning Commission (see Figure 18).

The applicant is proposing Ribbed Metal Panels on 4% the north façade of the building, consistent with the existing structure's other . This falls within the maximum 15% allowed. The Planning Commission should discuss and determine if it is acceptable to allow this accent material.

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of "practical difficulty" as follows: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan." So a City evaluating a Variance application should make findings as to:

1. Is the Variance in harmony with the purposes and intent of the ordinance?
2. Is the Variance consistent with the Comprehensive Plan?
3. Does the proposal put the property to use in a reasonable manner?

4. Are there unique circumstances to the property not created by the landowner?
5. Will the Variance, if granted, alter the essential character of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

Variance Analysis
The applicant is proposing three (3) variance requests as part of the proposed addition. Staff has provided a separate explanation for each item below:

1. 8 ft. minimum Parking Lot Setback from street right-of-way: The applicant is proposing to locate their proposed north parking lot 5.6 ft. from the street right-of-way. The applicants have indicated that there were practical limitations due to the addition, minimum drive aisle widths and minimum parking stall lengths so they needed to locate the parking lot closer than code allows. Staff notes that a future sidewalk will be located on the south side of 5th Street, directly adjacent to the subject properties, and thus will require a Sidewalk Agreement with the applicant requiring them to pay for said sidewalk improvement when the City improves the area in the future.
2. The proposed addition exceeds the minimum 35 ft. setback for lots adjacent to residential districts: The existing building currently encroaches 10 ft. 8 inches into the required setback and the applicant is requesting to extend the building along this encroachment to keep in line with architectural expression of the building.
3. The proposed addition exceeds the 80% hardcover maximum allowed in the B-1, Highway Business District. The applicant has indicated that the proposed 84% hardcover was to facilitate the increase parking requirements and the unique grading on the site.

The Planning Commission should review the applicant's requests and determine if the proposals meet the Variance Criteria.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold the public hearing, take all public comment and review the Site Plan and Variance applications based up on the City Code criteria stated earlier in this report and make a recommendation to the City Council regarding the Waconia 1 Collision project at 500 and 524 Elm Street South. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on May 15th, 2023.

If the Planning Commission chooses to recommend approval of the Waconia 1 Collision project, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and conditionally revised by the Planning Commission and City Council
2. The applicant/owners shall remove the recorded Proof of Parking Agreement that was previously required by the Conditional Use Permit approval.
3. The applicant shall submit a lighting plan in conformance with Section 900.08, Subd. 1.C.
4. The applicant shall update the proposed plans to detail the location of the proposed trash

enclosure and provide screening that meets the requirements of Section 900.07 Subd. 2.B.6

5. The applicant shall submit a revised landscaping plan meeting Section 900.07, Subd. 2.B
6. The applicant shall provide the City with a letter of credit/escrow funds to guarantee the property installation and growth of the approved landscape plan. The letter of credit/escrow funds shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The letter of credit/escrow funds shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscaping plan.
7. The applicant shall submit a revised parking plan meeting Section 900.09. The applicant shall install a privacy fence on the west side of the property set back 5 ft. adjacent to the alley to screen the proposed parking area from the residential properties to the satisfaction of the Community Development Department. The applicant shall submit an escrow to be held by the City and must be conditioned on complete and satisfactory implementation.
8. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
9. The applicant shall be required to enter into a sidewalk agreement with the City for the future sidewalk improvements.
10. The subject properties shall be combined through a separate lot combination application.
11. The applicant shall comply with the staff review comment letter dated April 27th, 2023.

Attachments:

1. Location Map (1 Page)
2. Public Hearing Notice (1 Page)
3. Site Plan & Variance Application and Narrative (7 Pages)
4. Staff Review Comments (2 Pages)
5. Existing & Proposed Site Plan (12 Pages)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____Budgeted

_____Non Budgeted

_____Amendment Required

W 4th St
E 4th St
W 4th St
S Maple St
Southview Elementary School
S Willow Pl
S Olive St
S Elm St
W 5th St
E 5th St
E 5th St
S Pine St
Spruce St
E State Highway 5
E State Highway 5
E Frontage
S Olive St
S Willow Pl
S Elm St
E 8th St
SITE LOCATION
SITE LOCATION MAP
N

CITY OF WACONIA, MN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN will hold a public hearing on May 4th, 2023, at 6:30 P.M., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a variance request for the property located at 500 & 524 Elm Street South.

The City is considering a variance request by Sperides Reiners Architects – Jeff Gears and Laura Cragoe on behalf of the owners for the property located at 500 & 524 Elm Street South to construct an addition that exceeds the 80% impervious surface maximum and the 35 ft. minimum side yard setback allowed in the B-1, Highway Business District, and the minimum 8 ft. off-street parking setback from the street right-of-way allowed in Off-Street Parking, Loading and Access Regulations.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on May 4th, 2023. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Ethan Nelson, 201 South Vine Street, Waconia, MN 55387

Email: enelson@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Ethan Nelson, Assistant Planner

(Published in the April 20th, 2023 Waconia Patriot newspaper)

CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

APPLICANT INFORMATION

1. Owner's Name: Chad & Michelle Bijou
2. Address of Property: 524 Elm Street S, Waconia, MN 55387
3. Legal Description: Lots 5 & 6, N 23' of Lot 4 & S 27' of Lot 7
4. PID#: 755000490
5. Applicant's Name: Sperides Reiners Architects - Jeff Gears / Laura Cragoe
6. Mailing Address: 6442 City West Parkway, Eden Prairie, MN 55344
7. Daytime Phone(s): (952) 996-9662
8. Email Address: jeffg@sra-mn.com / laurac@sra-mn.com

The City will distribute copies & appropriate information to applicant via email

Site Plan and Design Review Application Fees

1. Payment of application fee ($350).
2. Escrow Payment
   a. 0-5 Acres $2,500.00 each
   b. 6-20 Acres $3,500.00 each
   c. 21 + Acres $4,500.00 each
3. Additional consulting review fees may apply, such as civil engineering and legal counsel

OFFICE USE ONLY

Date Received:_____

Fee: $ 350 + 2500 Escrow
Receipt #:_____

CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

SITE PLAN AND DESIGN REVIEW REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE

(Check with Planning Office for specific requirements in each category)

1. Name of Site Plan: Waconia 1 Collision & Auto - Service Bay Addition

2. Present Zoning Classification: B-1 Highway Business District

3. Existing use of Property: Commercial Business - Auto/Collision Repair Shop

4. Payment of application and escrow fees. Additional consulting review fees may apply, such as civil engineering and legal counsel.

5. **1** full size, **6** 11 x 17, and **1 Electronic Copy** (include color where possible) survey copies, drawn to scale and dimensioned, with north arrow showing:

   a. Complete legal description and address of site plan location.
   b. Lot dimensions.
   c. All proposed and existing buildings and structures showing setbacks to property lines.
   d. Yards and space between buildings and property lines.
   e. Buildings, walls and fences showing height, type of building materials and building elevations for each side of the building.
   f. Off-street parking showing location, layout, dimensions, circulation, landscaped areas, total number of stalls, surfacing of parking area with cross-section of construction materials, elevation, curb and gutter.
   g. Access to public streets and trails showing pedestrian and vehicular access points of ingress and egress.
   h. Outdoor signs showing location, size and height.
   i. Loading docks showing location, dimensions, number of docks and internal circulation.
   j. Site lighting showing location, height of poles or fixtures, design and detail (illumination plan showing foot candle measurements).
   k. Street dedications and improvements, existing and required by City right-of-way standards (inquire with City Engineer if applicable).
   l. Landscaping with a schedule of the plantings showing quantities, botanical and common names and sizes. Also show size and location of any existing trees.
   m. Any outdoor storage activities where allowed by zoning codes. Show type, location and height of screening devices.
   n. Conceptual drainage and grading plan for the site showing proposed finished floor elevation of each building, street elevation and drainage flow elevations. Hydrologic and drainage calculations shall also be submitted.
   o. Show plans for the waste disposal facilities. Indicate location, access and screening for such facilities.
   p. Show any easements and location of utilities servicing development.
   q. Statement of use, including type of business with number of employees by shift.

6. City Ordinance requires design/architectural review to be conducted as part of the Site Plan Review process. The Submittal requirements for Design Review include the following:

   a. Complete exterior elevations of all proposed buildings and existing buildings if they are joined to a new development. Elevations should be drawn at an appropriate scale and should show:
      i. All signs to be mounted on the building(s) or erected on site.
      ii. Designations of materials and colors to be used on all exterior facades.
      iii. Materials shall be identified on each building façade and the percentage of each material on each façade shall be identified.
   b. Material samples shall be presented, including color and material type of walls and roofs.
   c. Color samples shall be provided of all principal and secondary colors to be used.
   d. Photographs of surrounding buildings shall be submitted on the same block or street to address issues of design context.

Signature of Applicant: _____ Date: 4-5-2023

Printed Name: Chad Bijou

CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135
www.waconia.org

VARIANCE

APPLICANT INFORMATION

1. Owner's Name: Chad & Michelle Bijou
2. Address of Property: 524 Elm Street S, Waconia, MN 55387
3. Legal Description: Lots 5 & 6, N 23' of Lot 4 & 5 27' of Lot 7
4. Applicant's Name: Sperides Reiners Architects - Jeff Gears / Laura Cragoe
5. Mailing Address: 6442 City West Parkway, Eden Prairie, MN 55344
6. Daytime Phone(s): (952) 996-9662
7. Email Address: jeffg@sra-mn.com / laurac@sra-mn.com

The City will distribute copies & appropriate information to applicant via email

OFFICE USE ONLY

Date Received:_____

Fee: $_____
Receipt #:_____

CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184 Ext. 2
Fax (952) 442-2135

VARIANCE APPLICATION

1. Present Zoning: B-1 Highway Business District

2. Existing use of Property: Commercial Business - Auto/Collision Repair Shop

3. Has request for a variance on this property been sought previously? If so, when? _____

IMPORTANT

Subd. 4. Variances

A. No variance shall be granted to allow a use not permitted under the terms of this Ordinance in the district involved. In granting a variance the Board may prescribe appropriate conditions in conformity with this Ordinance. When such conditions are made part of the terms under which the variance is granted, violation of the conditions is a violation of this Ordinance. A variance shall not be granted by the Board unless it conforms to the following standards:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and do not result from the actions of the petitioner.

2. Literal interpretation of the provisions of this Ordinance would deprive the petitioner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

4. The proposed variance will not impair an adequate supply of light and air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.

5. FINANCIAL SAVINGS WILL NOT CONSTITUTE A HARDSHIP.

THE FOLLOWING INFORMATION MUST BE FURNISHED IN ORDER TO PROCESS THE APPLICATION

1. A letter from the applicant(s) which should address the following:

- Explain (in detail) the variance you are requesting (giving distances where appropriate).
- Conditions or peculiar difficulties to the structure or land, which makes a variance necessary.
- Why do you feel a variance should be granted in this instance?

2. Payment of application fee (**$125 residential; $275 non-residential**)

3. **Residential applications requiring the submittal of a stormwater plan shall submit a $150 non-refundable stormwater plan review fee.**

4. **Non-residential variance requests are required to submit an escrow payment in the amount of $1,000.00.**

****Additional information may be requested by staff, based on the proposal. Additional consulting review fees may apply, such as civil engineering and legal counsel.**

5. Certificate of Survey with north arrow indicating existing structures and proposed additions or modification to structures.

6. Show all distances of buildings and structures from property lines.

7. Show any unique features to property associated with variance request (i.e. trees, ravines, steep slopes, etc.).

8. Stormwater Plan for all properties located within the Shoreland Overlay District and for all properties that currently exceed, or propose to exceed, the hardcover maximum identified in the applicable zoning district.

The Planning Commission may or may not hold a public hearing on the request (based on the amount of the variance requested). The Planning Commission should make a recommendation to the City Council within sixty (60) days. If they do not, the City Council may proceed without the Planning Commission's recommendation.

The City Council may approve, approve with conditions, or deny the variance. If a variance is denied the applicant cannot resubmit a variance request for that same property until six (6) months has lapsed. If a variance is approved, it should be made use of within one (1) year or it will become void.

A violation of any condition set forth in the granting of the variance shall be a violation of the zoning ordinance and automatically terminate the variance.

Applicant's Signature: _____ Date: 4-5-2023

Printed Name: Chad Bijou

Property Owner Signature: _____ Date: _____

Printed Name: _____

SRa
ARCHITECTURE + INTERIORS

PROJECT NARRATIVE

April 05, 2023

524 Elm Street S - Addition

Site Plan Review and Variance Request

Variance Requests

1. Per Sec 900.05 subpart F.: The Lot hardcover surface should not exceed 80% of the site.

   While we endeavor to minimize the hardscape coverage, there are some practical limitations when considering the required amount of parking, the complexity of grading on the site, and the existing conditions. With the addition to the building, there are 12 new parking spaces required. To provide these spaces, we propose a parking lot at the north end of the site. Because of the unique grading on the site, the access to this parking lot works best as shown on the site plan attached (2/A200), see also civil. With all this in mind we were able to minimize the hardcover to 84%.

2. Per Sec 900.05 subpart F.: The setback from the interior side of the site is to be 35'-0" for lots adjacent to residential districts.

   The existing building is currently 10'-8" within the set back of the interior side adjacent to a residential district – located on the West side of the site. To continue the architectural expression of the existing building we are requesting to align the new addition with the west side of the existing building.

3. The parking setback should be 8'-0" from the right of way line.

   While considering the parking lot sizing, we encountered some practical limitations when considering the parking setback on the north end of the site. The depth for the new addition is based on the necessary bay size for the future work that is planned. Due to the required depth needed for the addition, a typical drive lane, and parking stalls the maximum distance that we are able to provide from the right of way line is 5'-6".

Waconia Collision Review #1
April 27, 2023

This review is based on the plans dated 4/5/2023.

General Comments

1. Since the site is less than 1 acre, an NPDES permit is not required, and stormwater runoff management is not required per the City. However, additional stormwater management measures are necessary and are included below.

2. The applicant will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.

3. All construction equipment must be parked on site. Clear drive lanes must be maintained on 5th Street and Elm Street at all times.

4. Work within public right-of-way must be coordinated with the Waconia Public Services Department. Contractor must provide a minimum 48-hour notice prior to any work being performed. Bituminous pavement shall be saw-cut and concrete removed to the joint for clean match lines.

5. Perimeter erosion control measures should be installed by the contractor and inspected by the City prior to any other work. Contractor must provide 24-hour notice prior to inspection.

6. A 6' wide concrete sidewalk (4" of aggregate with 6" of aggregate base) is required along 5th Street. A boulevard width of 5' is also required. Grading shall occur in the right-of-way (12 feet sloped toward the curb at 2% grade) with this project to allow for the future construction of this sidewalk. An agreement and/or escrow from the applicant is also required to allow for this future sidewalk construction.

7. An agreement and/or escrow from the applicant is also required for the future connection of the storm sewer system along Elm Street to the intersection with T.H. 5 to provide conveyance of runoff for this site. With development, the impervious surface increase will result in increased runoff to Elm Street increasing the potential for surface runoff overloading the T.H 5 inlet.

8. The storm sewer system in the right-of-way near the entrance shall be modified as follows:

    a. The 12-inch HDPE pipe shall be dual wall HDPE.

    b. The proposed CB shall include an R-3067-V casting.

    c. The proposed CB shall connect to a new 48-inch manhole approximately 5 feet east of the curb.

    d. The proposed manhole shall contain 3 draintile fingers. These tile lines shall be perforated, approximately 5 feet in length, encased in rock and fabric, and enter the structure approximately 1 foot above the base of the structure.

    e. The intent of this design is to allow for some stormwater to infiltrate into the ground. Heavier rain events will then surcharge the system and discharge out of the CB casting and flow down Elm Street to the south.

9. The proposed design results in the north parking area being lower than the surrounding topography and also being shielded from the sun by the building during the winter months. The City is working

to reduce chlorides (salt / de-icing materials) that ultimately enter into the downstream lakes and streams. As such, the following revisions are recommended:

a. Increase the grade of all curbs and valley gutters to a minimum of 0.5% (1.0% preferred).

b. Add an intake structure or structures within the site to reduce the amount of surface runoff and reduce the length of overland flow. Connect this structure to CB proposed on Elm Street near the proposed entrance.

c. Relocate the snow storage area so the snow melt will not drain across the garage bays and the drive lanes.

10. It is unclear how the roof is to drain. The existing roof drains north through scuppers and east to Elm Street via a grass swale. The proposed addition appears to block the scuppers and no internal drainage system is available. Plans should be revised to connect the roof drains to the proposed storm sewer system or address roof drainage accordingly.

11. The existing water service to the home shall be removed from the watermain. The corporation shall be removed and covered with a stainless steel repair clamp. The Curb stop shall be removed or cut 3 feet below the finished grade.

12. Screening is needed along the west side of the site. This includes restoring the screening that was required as part of the previous phase. The applicant shall remove the gravel east of the alley / property line and install a fence 6 feet from the alley / property line. The area between the fence and the alley shall be restored with turf and/or plantings.

13. The applicant shall pave the remaining gravel lot on the Collision site. These graveled areas are contributing sediment to the downstream conveyance system.

14. Due to the heavy clay soils in this area, a recommended minimum pavement section includes 4.0" bituminous, 8.0" aggregate base.

15. Record drawings must be submitted upon completion of the project. The location and elevation of storm sewer facilities will be required to be included in these record drawings.

WACONIA 1 COLLISION & AUTO SERVICE BAY ADDITION

524 ELM ST S, MN 55387

PROJECT TEAM

OWNER

WACONIA AUTO BODY
524 ELM STREET SOUTH
WACONIA, MN 55387
CHAD BIJOU
952-855-1192
CHAD@W1CA.COM

ARCHITECT OF RECORD

SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE #300
EDEN PRAIRIE, MN 55344
ERIC REINERS, AIA, NCARB
952-996-9662
ERIC@SRA-MN.COM

LANDSCAPE ARCHITECT

CIVIL SITE GROUP
5000 GLENWOOD AVE
MINNEAPOLIS, MN 55422
DAVID KNAEBLE
612-615-0060
DKNAEBLE@CIVILSITEGROUP.COM

CIVIL ENGINEER

CIVIL SITE GROUP
5000 GLENWOOD AVE
MINNEAPOLIS, MN 55422
DAVID KNAEBLE
612-615-0060
DKNAEBLE@CIVILSITEGROUP.COM

STRUCTURAL ENGINEER

TBD

CONTRACTOR

TBD

MECHANICAL PLUMBING

TBD

ELECTRICAL

TBD

GENERAL NOTES

A. STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.

B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.

C. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.

D. HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.

E. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/ FINISH PLAN.

F. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.

G. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

H. PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.

I. NOTIFY THE ARCHITECT IF ELECTRICAL/ COMMUNICATION/ HVAC/ PLUMBING/ ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION.
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.

J. DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.

K. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.

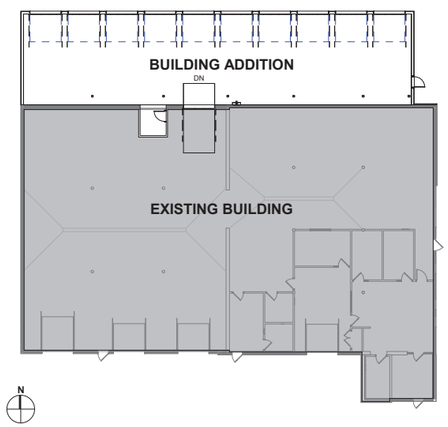
L. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.

M. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.

PROJECT IMAGE

LOCATION MAP

KEY PLAN



SHEET INDEX

SHEET	SHEET NAME	ISSUED FOR
ARCHITECTURAL		
A000	TITLE SHEET	
A200	ARCHITECTURAL PLAN & SITE PLAN	
A300	EXTERIOR ELEVATIONS	
A400	EXTERIOR RENDERINGS	

SRA. SPERIDES REINERS ARCHITECTS, INC.
4200 WEST OLD SHAKOPEE ROAD
SUITE 220
BLOOMINGTON, MINNESOTA
55437
PH: 952-996-9662
FX: 952-996-9663

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SPERIDES REINERS ARCHITECTS, INC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE RECORD

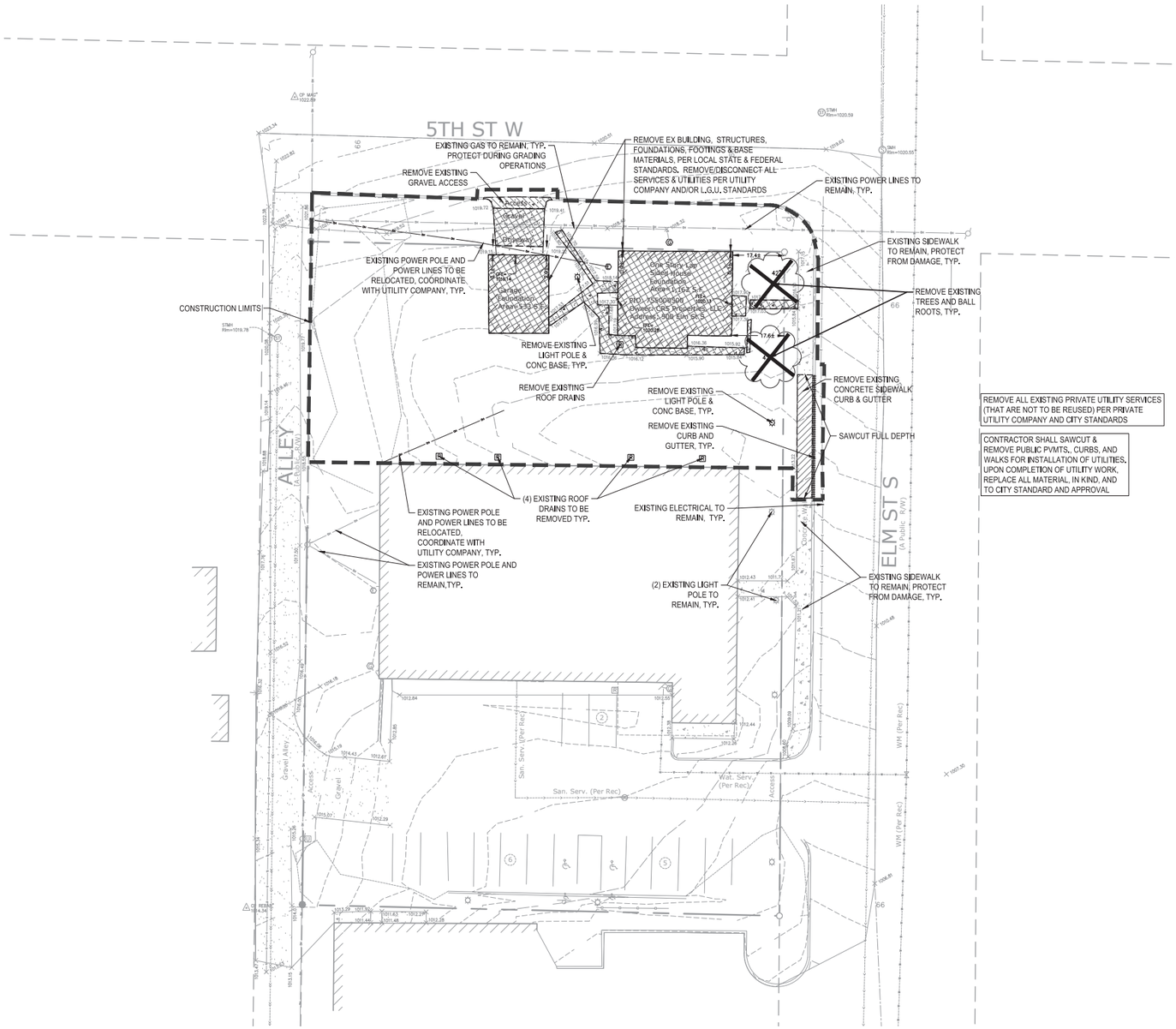
ISSUE #	DATE	DESCRIPTION

WACONIA 1 COLLISION SERVICE BAY ADDITION
524 ELM ST S
WACONIA, MN 55387

TITLE SHEET

PROJECT 22-127
DRAWN Author
CHECKED BY: Checker

A000



REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS, FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF WACONIA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

SRa ARCHITECTURE | INTERIORS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
WACONIA AUTO BODY EXPANSION
524 ELM STREET S, WACONIA, MN 55387

CRS PROPERTIES LLC
8150 WILDWOOD RD WACONIA, MN 55387

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 04-05-23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/05/2023	CITY SUBMITTAL

DRAWN BY:NH, BN REVIEWED BY: DK
PROJECT NUMBER: 23100

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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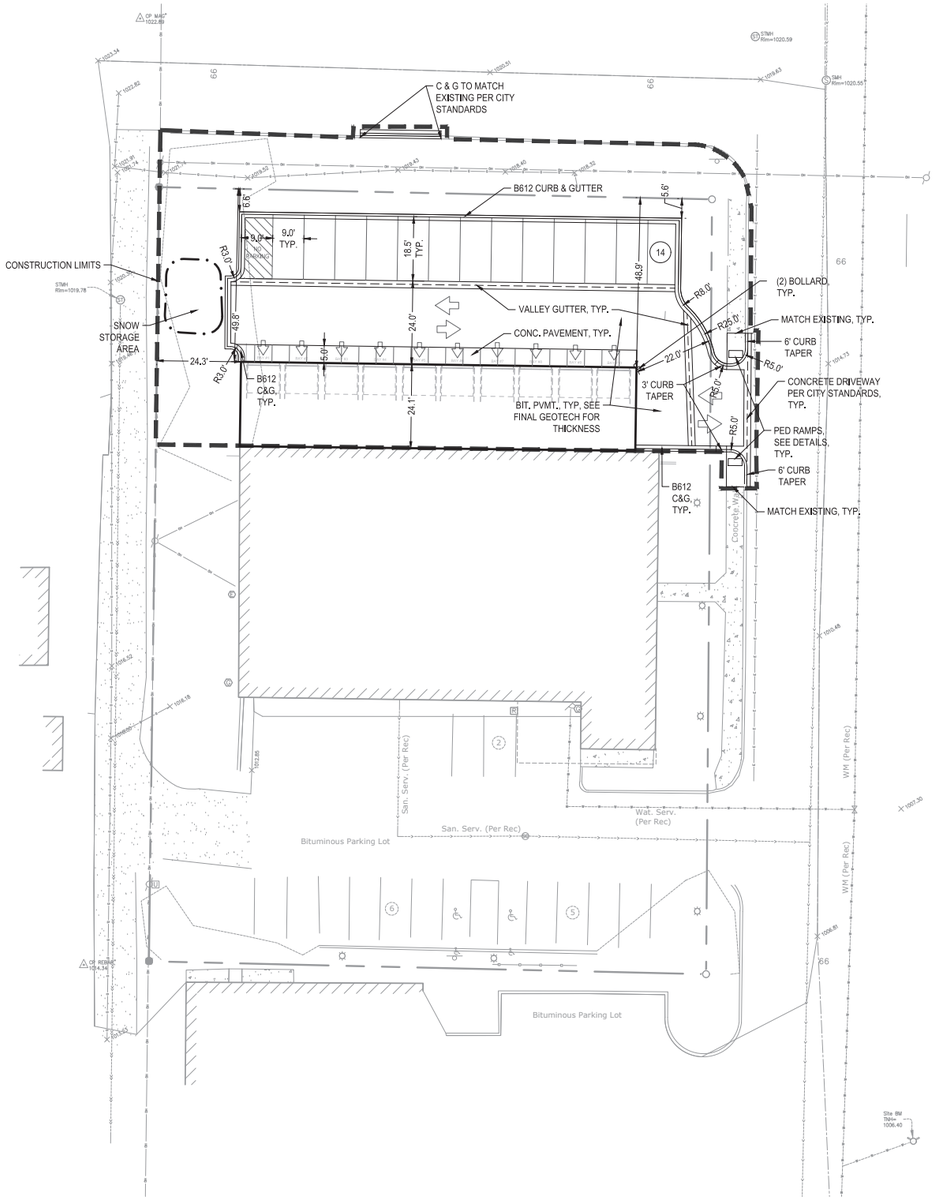

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF WACONIA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING		PROPOSED	
BUILDING COVERAGE	8,920 SF	25.0%	3,050 SF	26.1%
ALL PAVEMENTS	14,874 SF	41.7%	6,333 SF	54.1%
ALL NON-PAVEMENTS	11,861 SF	33.3%	2,320 SF	19.8%
TOTAL SITE AREA	35,655 SF	100.0%	11,703 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	23,794 SF	66.7%
PROPOSED CONDITION	9,383 SF	26.3%
DIFFERENCE (EX. VS PROP.)	14,411 SF	40.4%
IMPERVIOUS TOTAL	9,383 SF	26.3%

SITE PLAN LEGEND:

- BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T,O,) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

Know what's **below.** **Call** before you dig.

1" = 20'-0"

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Golden Valley, MN 55422
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SRa ARCHITECTURE | INTERIORS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
WACONIA AUTO BODY EXPANSION
524 ELM STREET S, WACONIA, MN 55387

CRS PROPERTIES LLC
8150 WILDWOOD RD WACONIA, MN 55387

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David J. Knaeble
DATE 04-05-23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/05/2023	CITY SUBMITTAL

DRAWN BY:NH, BN REVIEWED BY: DK
PROJECT NUMBER: 23100

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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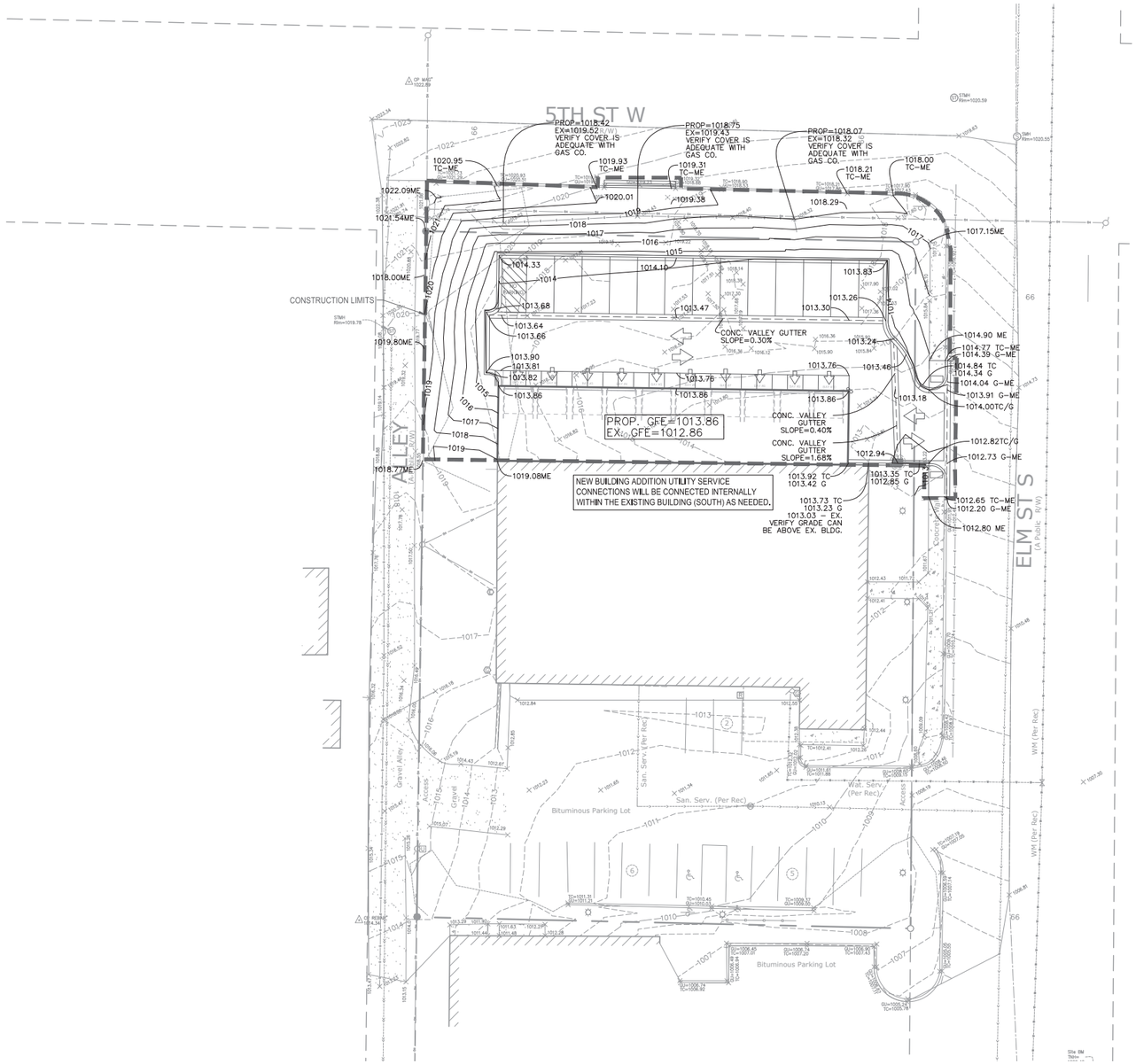

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS, THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS, THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER, THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE, CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF WACONIA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

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GRADING PLAN

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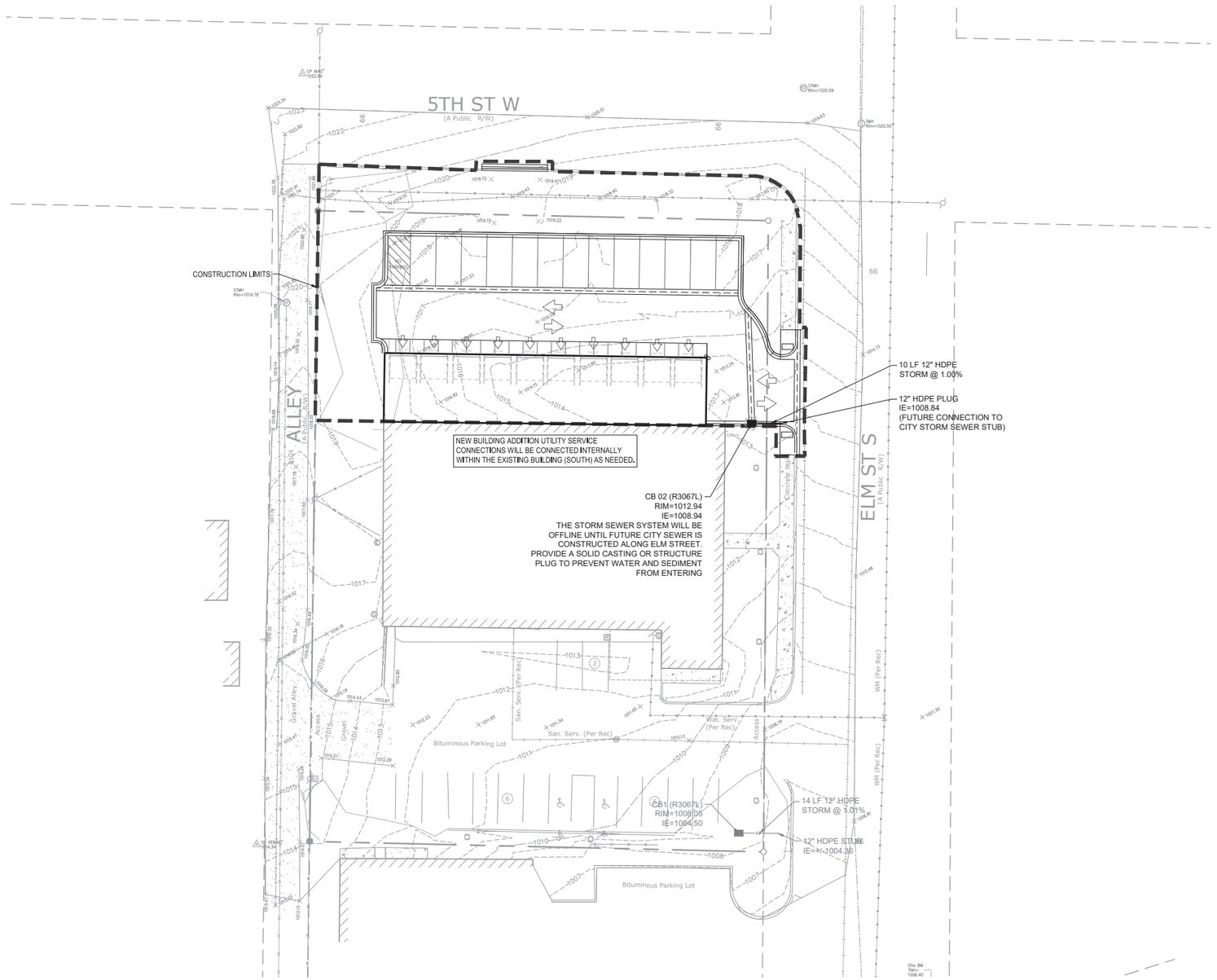

GENERAL UTILITY NOTES:

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2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
13. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
14. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
15. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
16. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
17. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
18. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
19. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
20. 2CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
21. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
22. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
23. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
24. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
25. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF WACONIA UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- MANHOLE
- CATCH BASIN
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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UTILITY PLAN

C4.0

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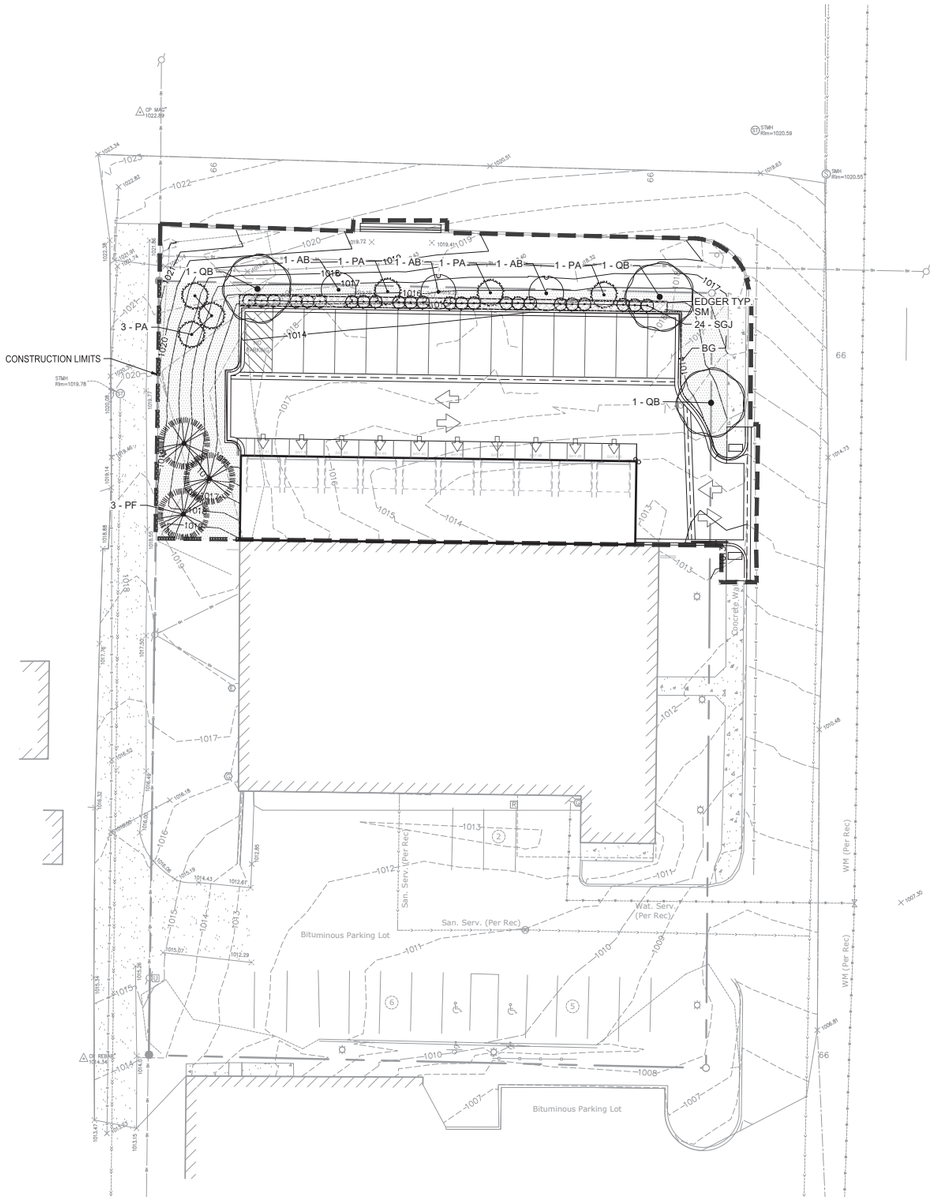

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
AB	3	Apollo® Sugar Maple / Acer saccharum 'Barrett Cole'	7 GAL.	N	Y
QB	3	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
PA	6	Norway Spruce / Picea abies `Acrocona`	#10 CONT	NOT NATIVE	
PF	3	Colorado Spruce / Picea pungens `Fat Albert`	6` B&B	NOT NATIVE	
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SGJ	24	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N

LANDSCAPE NOTES:

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2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

SCREENING REQUIREMENTS:

1. THE LIGHT FROM AUTOMOBILE HEADLIGHTS AND OTHER SOURCES SHALL BE SCREENED WHENEVER, IT MAY BE DIRECTED ONTO ADJACENT RESIDENTIAL WINDOWS.

LANDSCAPE REQUIREMENTS:

1. ONE (1) TREE FOR EVERY ONE THOUSAND (1,000) SQUARE FEET OF TOTAL BUILDING AREA OF ONE (1) TREE FOR EVERY FIFTY (50) FEET OF SITE PERIMETER, WHICH IS GREATER
2. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS POLICY SHALL BE NOT LESS THAN 25% DECIDUOUS AND NOT LESS THAN 33% CONIFEROUS

LANDSCAPE REQUIREMENTS:	EXISTING BUILDING SQ FT	ADDITION BUILDING SQ. FT	SITE PERIMETER LF
SQUARE FOOTAGE:	8,920	3,050	765.8
ONE (1) TREE FOR EVERY ONE THOUSAND (1,000) SQUARE FEET OF TOTAL BUILDING FLOOR AREA		3	
OR ONE (1) TREE FOR EVERY (50) FEET ON SITE PERIMETER WHICH EVER IS GREATER			15
TOTAL:			

LANDSCAPE SUMMARY:

OVERALL PROPOSED TREES 15

CONIFEROUS TREES = 9 PROPOSED OUT OF 15 = 9/15 = 60%

DECIDUOUS TREES = 6 PROPOSED OUT OF 15 = 6/15 = 40%

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	NO	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

LEGEND

GROUNDCOVER SCHEDULE

GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	SM	Shredded Cedar Mulch / Shredded Hardwood Mulch
	BG	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

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CRS PROPERTIES LLC
8150 WILDWOOD RD WACONIA, MN 55387

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 04-05-23 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/05/2023	CITY SUBMITTAL

DRAWN BY:NH, BN REVIEWED BY: DK
PROJECT NUMBER: 23100

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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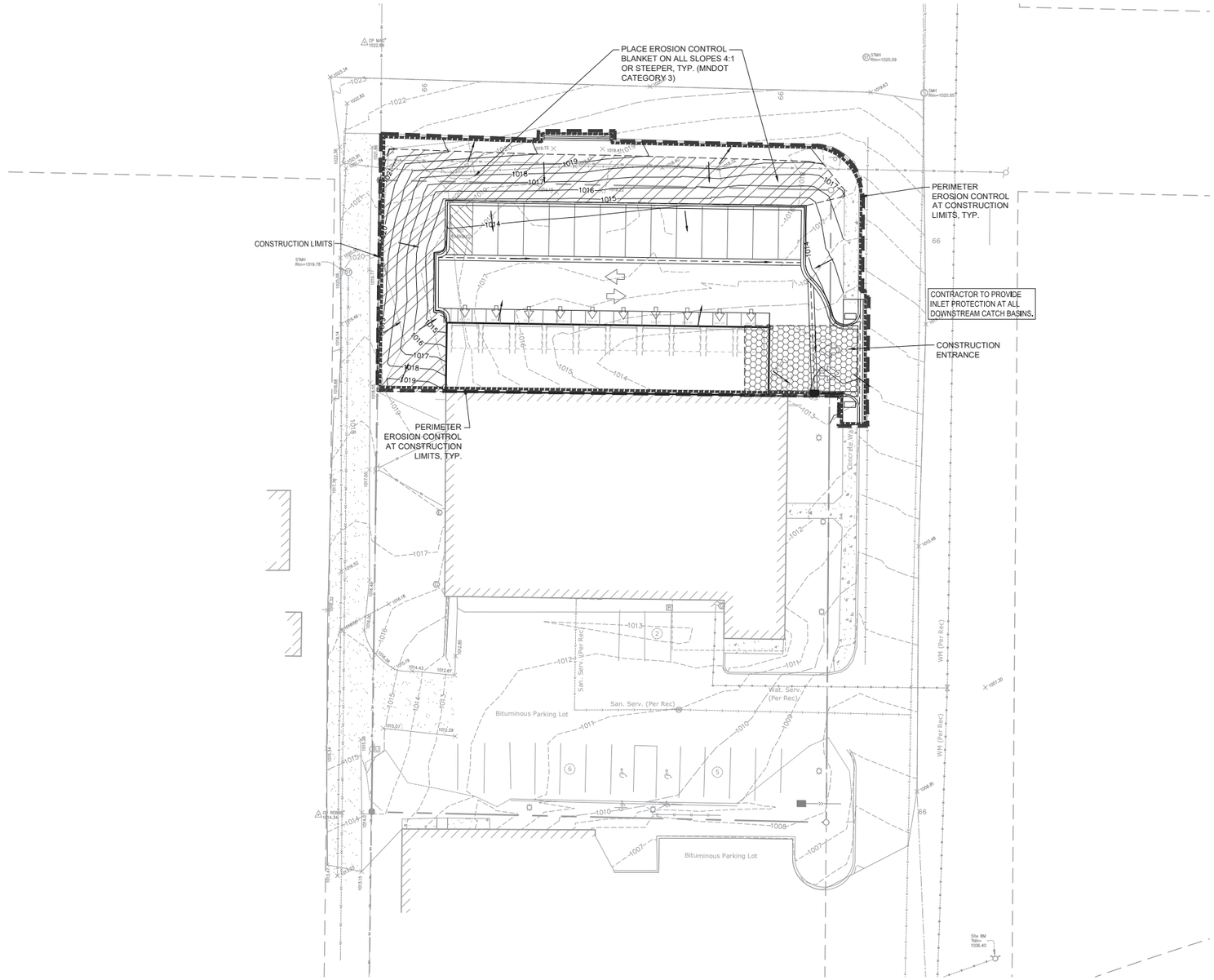

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF WACONIA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

Know what's **below.** **Call** before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

SRa ARCHITECTURE | INTERIORS

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
WACONIA AUTO BODY EXPANSION
524 ELM STREET S, WACONIA, MN 55387

CRS PROPERTIES LLC
8150 WILDWOOD RD WACONIA, MN 55387

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knaeble
DATE 04-05-23 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/05/2023	CITY SUBMITTAL

DRAWN BY:NH, BN REVIEWED BY: DK
PROJECT NUMBER: 23100

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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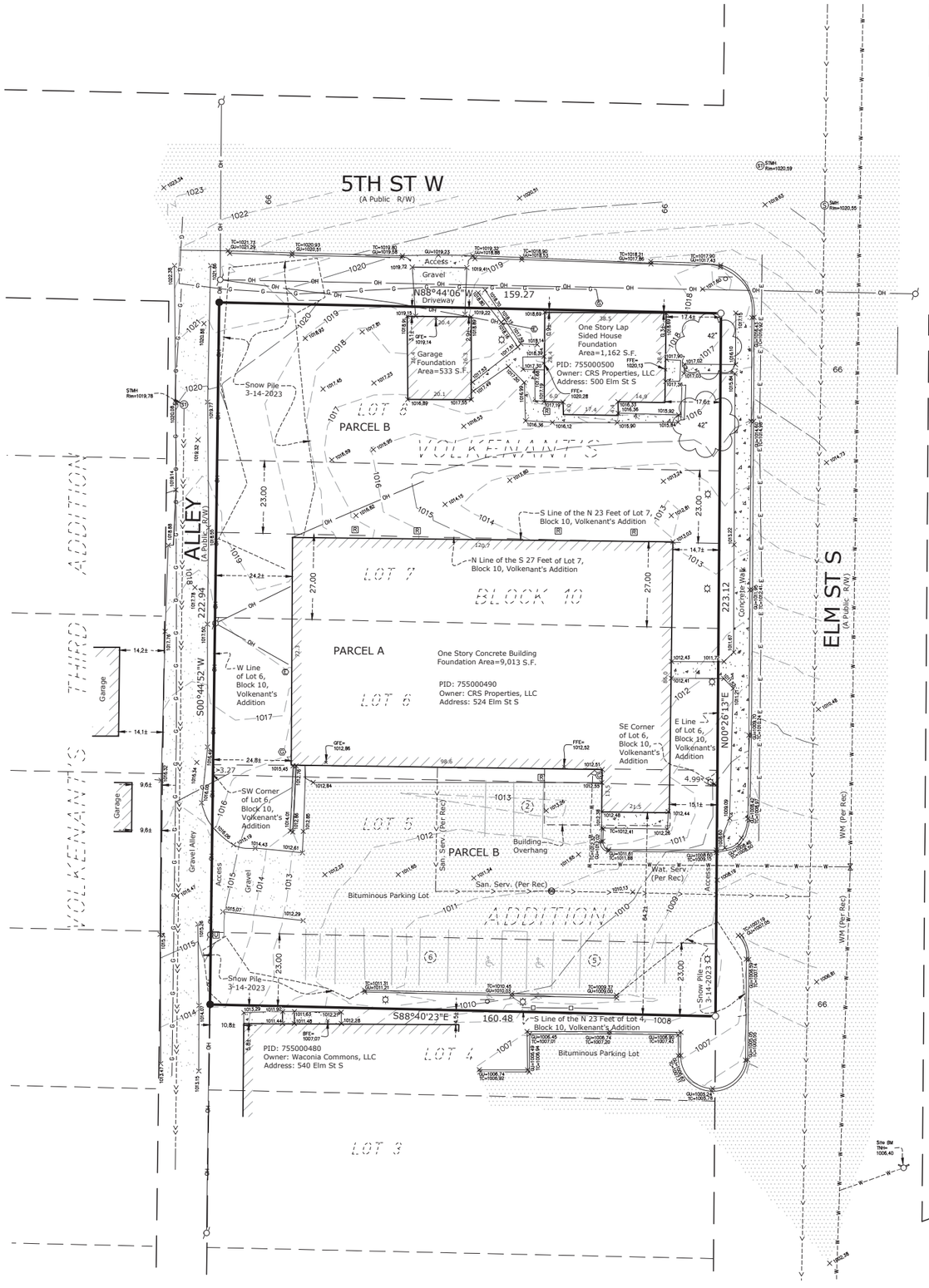

DESCRIPTION OF PROPERTY SURVEYED

Parcel A:

The South 27 feet of Lot 7, and that part of Lot 6, lying Northerly of the following described line:

Beginning at a point on the east line of said Lot 6 distant 4.99 feet North from the Southeast corner thereof; thence Westerly to a point on the West line of said Lot 6 distant 3.27 feet North from the Southwest corner thereof and said line there terminating.

All in Block 10, Volkenant's Addition to Waconia, according to the recorded plat thereof, Carver County, Minnesota.

Parcel B:

The North 23 feet of Lot 4, all of Lot 5 and that Part of Lot 6 lying Southerly of the following described line:

Beginning at a point on the East line of said Lot 6 distant 4.99 feet North from the Southeast corner thereof; thence Westerly to a point on the West line of said Lot 6 distant 3.27 feet North from the Southwest corner thereof and said line there terminating.

All in Block 10, Volkenant's Addition to Waconia, according to the recorded plat thereof, Carver County, Minnesota.

The North 23 feet of Lot 7 and all of Lot 8, Block 10, Volkenant's Addition to Waconia, according to the recorded plat thereof, Carver County, Minnesota.

GENERAL SURVEY NOTES

1. Bearings are based on the Carver County Coordinate System (1986 Adjustment).
2. Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the east side of Elm St S, approximately 77 feet southeasterly of the southeast corner of the subject property, as shown hereon. Elevation = 1006.40
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
2. Site Address: 500 and 524 Elm St S, Waconia, MN 55387.
3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0181D, effective date of December 21, 2018.
4. The Gross land area is 35,654 +/- square feet or 0.819 +/- acres.
6. (a) The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. (a) Exterior dimensions of buildings at ground level as shown hereon.
   (b)(1) Square footage of exterior footprint of buildings at ground level as shown hereon.
8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
9. The number of striped parking stalls on this site are as follows: 13 Regular + 2 Handicap = 15 Total Parking Stalls.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Carver County Property Interactive Map.

SURVEY REPORT

1. This map and report was prepared without the benefit of a Commitment for Title Insurance. Please note that the property description is per Carver County tax records and may not be the latest description of record. Please note there may be easements or other matters of record which we are unaware of and thus not shown hereon.

ALTA CERTIFICATION

To: CRS Properties, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, and 13 of Table A thereof.

The fieldwork was completed 3-14-2023.

Dated this 20th day of March, 2023.

Rory L. Synstelien
rory@civilsitegroup.com

Minnesota License No. 44565

N

20 10 0 10 20 40

SCALE IN FEET

Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
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- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
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- MAIL BOX
- SIGN
- CONIFEROUS TREE
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- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
Waconia Auto Body
500 and 524 Elm St S, Waconia, Carver County, MN 55387

CLIENT
Sperides Reiners Architects, Inc.
6442 City West Parkway, #300, Eden Prairie, MN 55344

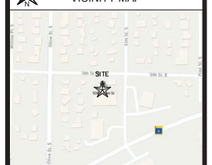
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 3-20-2023 LICENSE NO. 44565

QA/QC

FIELD CREW	DH
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 23100

ALTA/NSPS LAND TITLE SURVEY

V1.0

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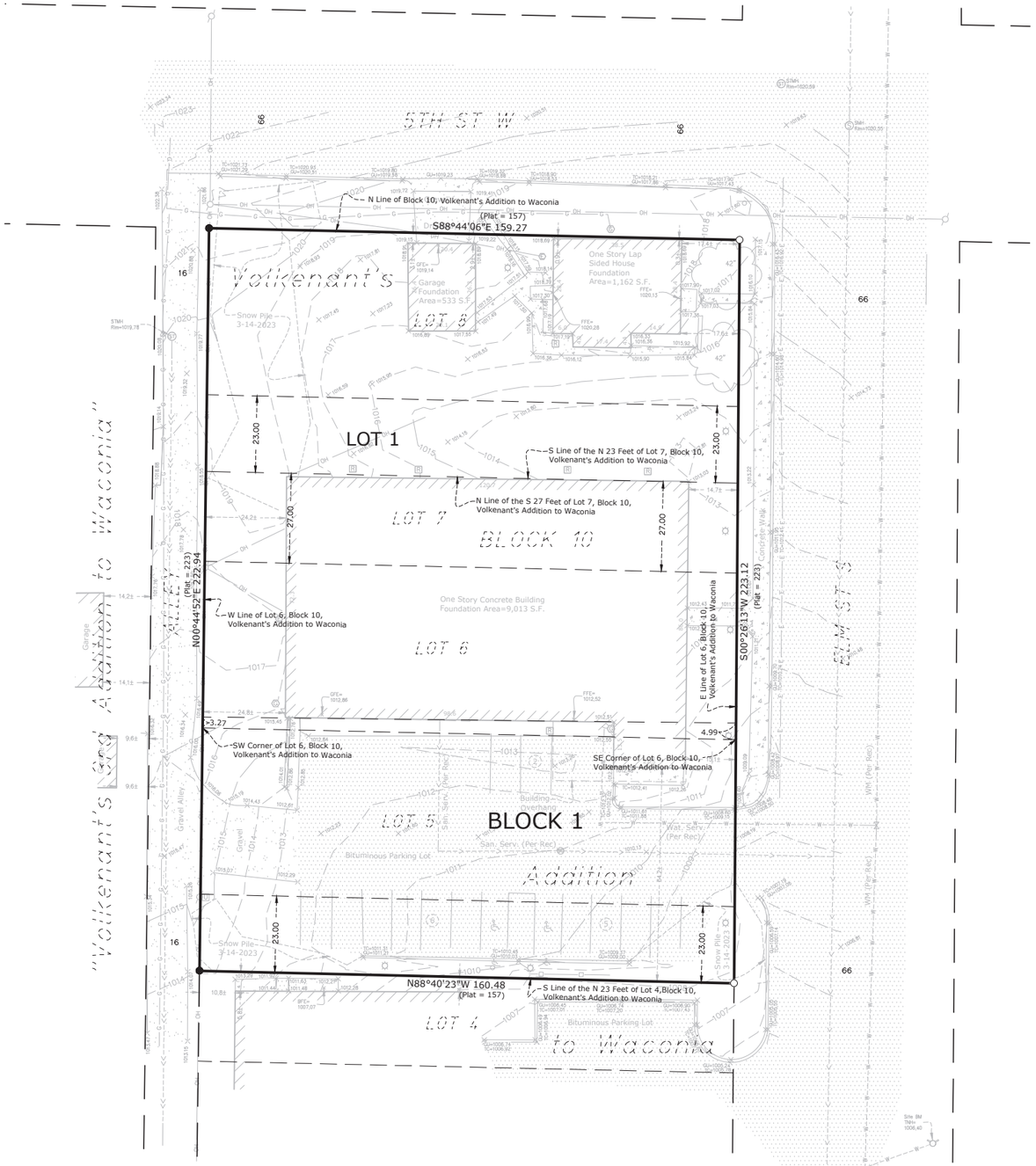
PRELIMINARY PLAT: WACONIA AUTO BODY



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

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This preliminary plat was prepared without the benefit of a Commitment for Title Insurance. Please note that the property description is per Carver County tax records and may not be the latest description of record. Please note there may be easements or other matters of record which we are unaware of and thus not shown hereon.

DATE OF PREPARATION:

4-4-2023

DEVELOPER:

CRS Properties, LLC
8150 Wildwood Rd
Waconia, MN 55387
Contact: Michelle Bijou
952-855-1192

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located on the east side of Elm St S, approximately 77 feet southeasterly of the southeast corner of the subject property, as shown hereon. Elevation = 1006.40

AREAS:

Proposed Lot 1, Block 1 = 35,654 Sq. Ft. +/- or 0.819 Acres +/-

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0181D, effective date of December 21, 2018.

Rory L. Synstelien
rory@civilsitegroup.com

Minnesota License No. 44565

N

20 10 0 10 20 40

SCALE IN FEET

Linetype & Symbol Legend

- ELECTRIC LINE
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CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT: **Waconia Auto Body**
500 and 524 Elm St S, Waconia, Carver County, MN 55387

CLIENT: **Sperides Reiners Architects, Inc.**
6442 City West Parkway, #300, Eden Prairie, MN 55344

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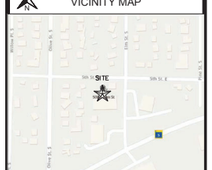
RORY L. SYNSTELIEN
DATE 4-4-2023 LICENSE NO. 44565

QA/QC	
FIELD CREW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 23100

PRELIMINARY PLAT

V2.0

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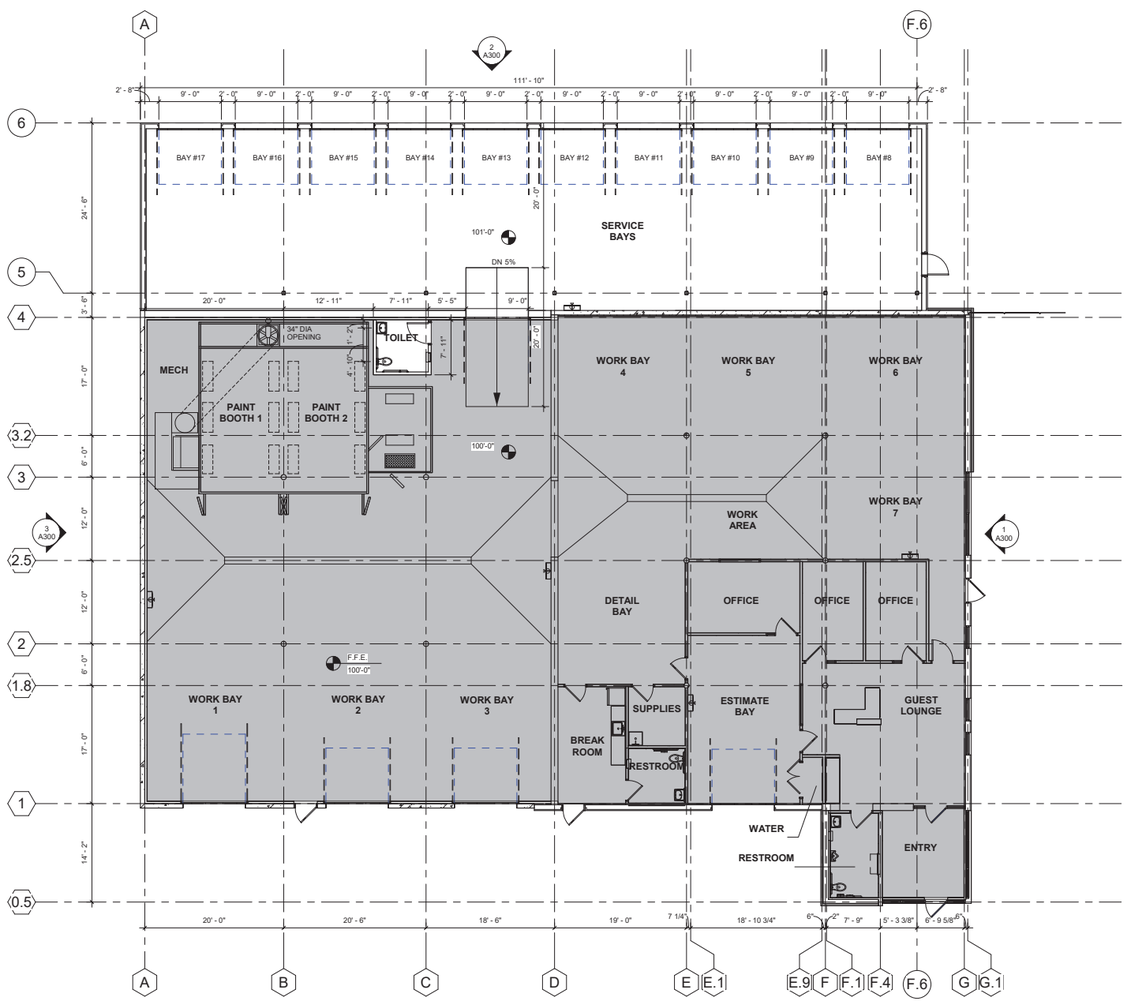
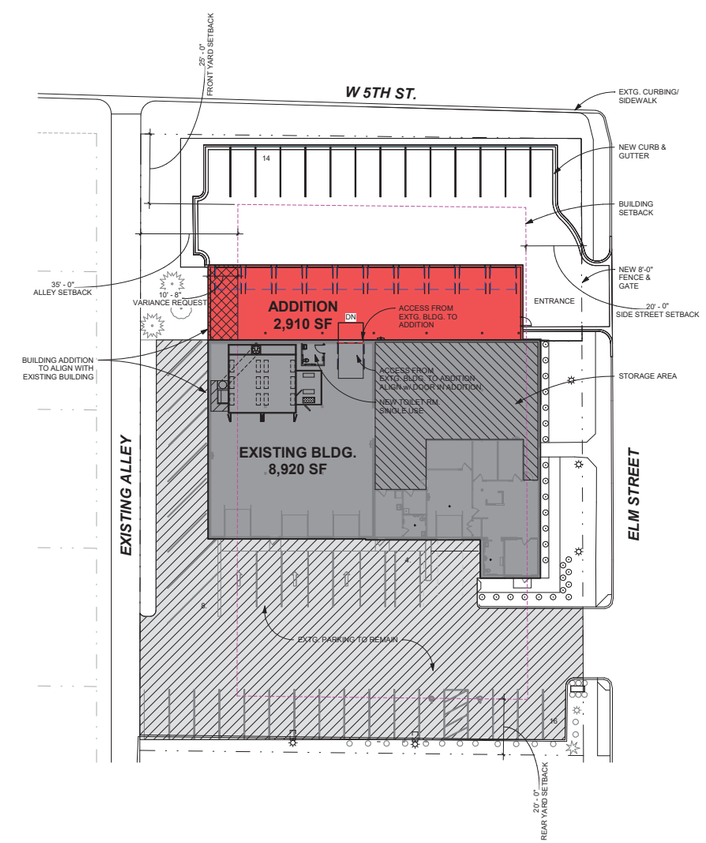


1 A200 LEVEL 1
1/8" = 1'-0"



2 A200 SCHEMATIC SITE PLAN
1" = 20'-0"

SITE PLAN GENERAL NOTES

ZONE: B-1 (HIGHWAY BUSINESS)
SETBACK:
FRONT: 25 FT
INTERIOR SIDE: 15 FT
STREET SIDE: 20 FT
REAR: 20 FT

PARKING DATA
[SECTION 900.09, SUBD. 1.G.14]
EXISTING BUILDING (8,890 SF.)
REQUIRED 4 PER 1000 SF. [SERVICE ESTABLISHMENTS]
6,430 SF. TOTAL REQ'D: 25
REQUIRED 1 PER 1000 SF. [STORAGE]
2,460 SF. TOTAL REQ'D: 3

TOTAL PARKING REQUIRED: 28
TOTAL PARKING SHOWN: 28
EXISTING TO REMAIN UNCHANGED

ADDITION (3,060 SF.)
REQUIRED 4 PER 1000 SF. [SERVICE ESTABLISHMENTS]
3,060 SF. TOTAL REQ'D: 12

TOTAL PARKING REQUIRED: 12
TOTAL PARKING SHOWN: 14

LOT: 35,320 SF. (0.81 acres)
PERVIOUS SURFACES: 16% (5,651 SF.)
- MIN. 20% REQUIRED

IMPERVIOUS SURFACES: 84% (29,792 SF.)
- MAX. 80% REQUIRED

SPERIDES REINERS ARCHITECTS, INC.
4200 WEST OLD SHAKOPEE ROAD
SUITE 220
BLOOMINGTON, MINNESOTA 55437
PH: 952-996-9662
FX: 952-996-9663

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PRELIMINARY NOT FOR CONSTRUCTION

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION

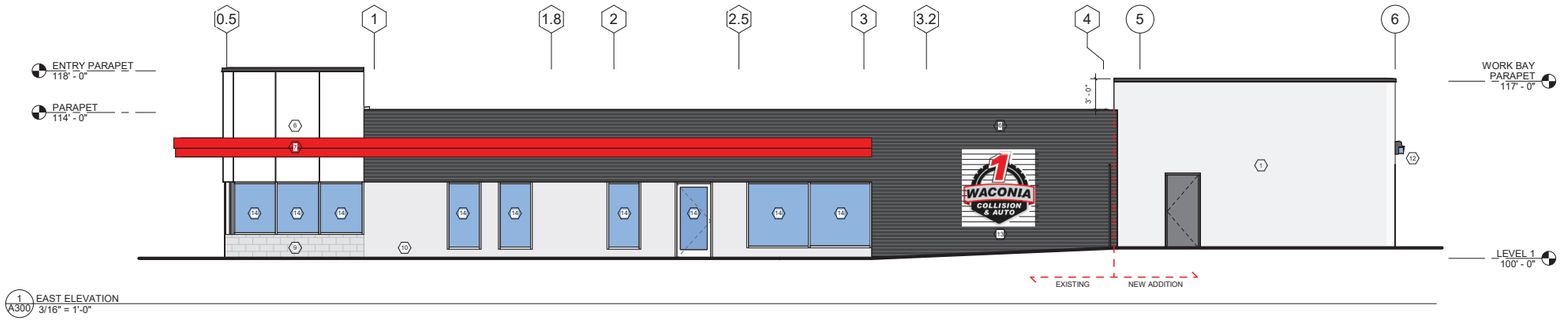
WACONIA 1 COLLISION SERVICE BAY ADDITION

524 ELM ST S
WACONIA, MN 55387

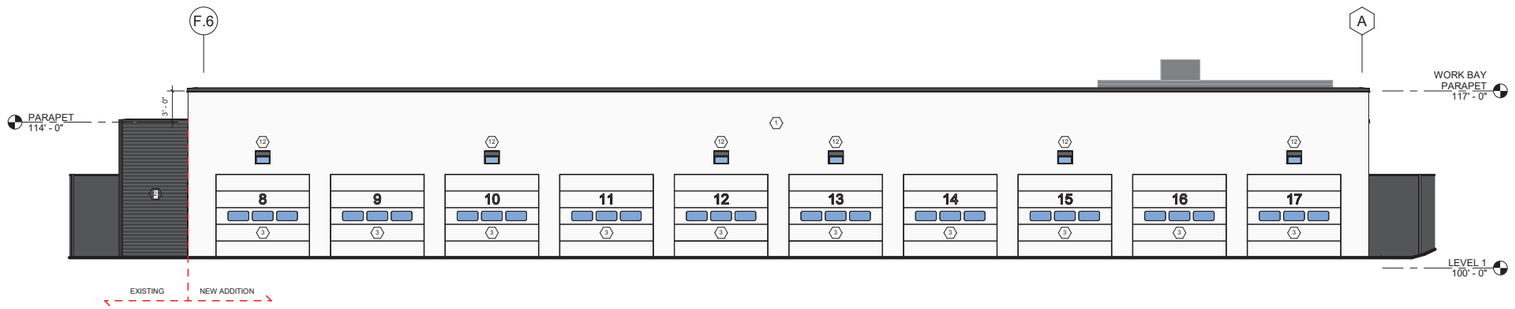
ARCHITECTURAL PLAN & SITE PLAN

PROJECT 22-127
DRAWN Author
CHECKED Checker
BY:

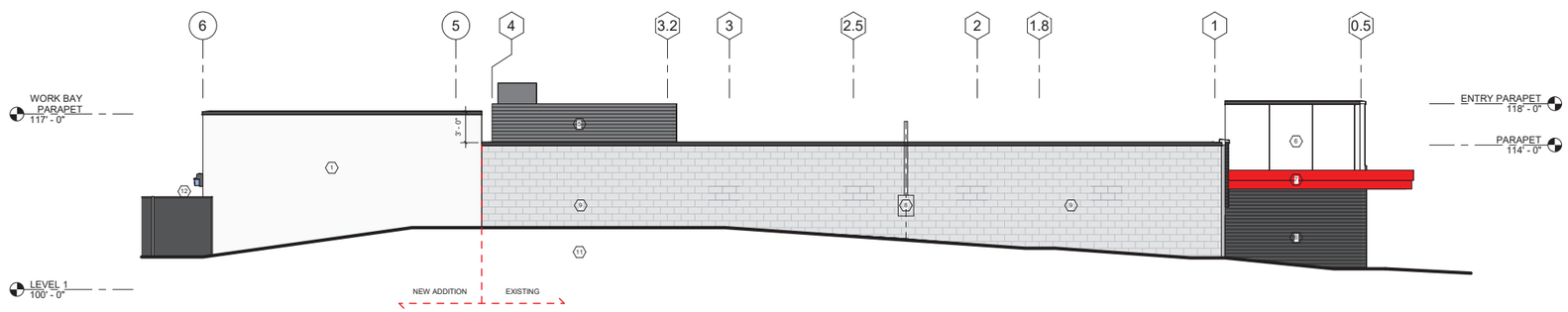
A200



1 A300 EAST ELEVATION
3/16" = 1'-0"



2 A300 NORTH ELEVATION
3/16" = 1'-0"



3 A300 WEST ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL PERCENTAGES

NORTH ELEVATION		
NEW STUCCO PAINT GRAY:	1,207 SQ FT	60%
OPAQUE DOORS:	720 SQ FT	36%
RIBBED METAL PANEL:	90 SQ FT	4%
TOTAL:	2,017 SQ FT	100%
EAST ELEVATION		
NEW STUCCO PAINTED:	422 SQ FT	23%
EXISTING STUCCO:	205 SQ FT	12%
EXISTING MASONRY:	34 SQ FT	2%
EXISTING RIBBED METAL PANEL:	670 SQ FT	40%
EXISTING SMOOTH METAL PANEL:	149 SQ FT	9%
EXISTING GLAZING:	230 SQ FT	14%
TOTAL:	1,706 SQ FT	100%
SOUTH ELEVATION (NOT SHOWN - NO WORK)		
EXISTING STUCCO:	248 SQ FT	14%
EXISTING MASONRY:	216 SQ FT	13%
EXISTING RIBBED METAL PANEL:	690 SQ FT	40%
EXISTING SMOOTH METAL PANEL:	135 SQ FT	8%
EXISTING OPAQUE DOORS:	310 SQ FT	18%
EXISTING GLAZING:	113 SQ FT	7%
TOTAL:	1,712 SQ FT	100%
WEST ELEVATION		
NEW STUCCO PAINTED GRAY:	282 SQ FT	21%
EXISTING MASONRY:	782 SQ FT	60%
EXISTING RIBBED METAL PANEL:	155 SQ FT	12%
EXISTING SMOOTH METAL PANEL:	98 SQ FT	7%
TOTAL:	1,317 SQ FT	100%

MTL-1
EXISTING SMOOTH METAL PANEL - CFP-12 FIRESTONE

MTL-2
EXISTING/NEW RIBBED METAL PANEL - CFP-16F FIRESTONE

PT-1
SW 7658 GREY CLOUDS
PAINTED ON CMU / STUCCO SURFACES

PT-2
SW 6991 BLACK MAGIC

EXTERIOR ELEVATION KEYNOTES

1. STUCCO, PAINT PT-1
2. PRE-FINISHED RIBBED METAL PANEL, BOD FIRESTONE DELTA CONCEALED FASTENERS - 16F, UNA CLAD KYNAR 500 COLOR EXTRA DARK BRONZE
3. 9'-0" WIDE X 8'-0" HIGH INSULATED OVERHEAD DOOR, COLOR WHITE
4. NOT USED
5. EXISTING RIBBED METAL PANEL ROOFTOP EQUIPTMENT SCREEN
6. EXISTING METAL PANEL
7. EXISTING METAL CANOPY
8. EXISTING ELECTRICAL SUPPLY
9. EXISTING PAINTED CMU
10. EXISTING STUCCO
11. GRADE
12. WALLPACK LIGHT
13. EXISTING SIGNAGE
14. EXISTING GLAZING

SRA. SPERIDES REINERS ARCHITECTS, INC.
4200 WEST OLD SHAKOPEE ROAD
SUITE 220
BLOOMINGTON, MINNESOTA 55437
PH: 952-996-9662
FX: 952-996-9663

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PRELIMINARY NOT FOR CONSTRUCTION

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION

WACONIA 1 COLLISION SERVICE BAY ADDITION

524 ELM ST S
WACONIA, MN 55387

EXTERIOR ELEVATIONS

PROJECT 22-127
DRAWN Author
CHECKED Checker
BY:

A300

1 A400 NE VIEW (NOT TO SCALE)
12" = 1'-0"

2 A400 NW VIEW (NOT TO SCALE)
12" = 1'-0"

SPERIDES REINERS ARCHITECTS, INC.
4200 WEST OLD SHAKOPEE ROAD
SUITE 220
BLOOMINGTON, MINNESOTA
55437
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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION

WACONIA 1 COLLISION SERVICE BAY ADDITION

524 ELM ST S
WACONIA, MN 55387

EXTERIOR RENDERINGS

PROJECT 22-127
DRAWN Author
CHECKED Checker
BY:

A400

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	May 4, 2023
Item Name:	Variance - 40 Lake Street East - Andrew Vasek
Originating Department:	Community Development
Presented by:	Ethan Nelson
Previous Commission Action (if any):	The Planning Commission tabled the application on April 6, 2023 via a 5-0 vote.

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion recommending either approval or denial of a variance to construct a porch addition, which proposes to improve the property to 28.96% impervious surface versus the 25% maximum allowed in the Shoreland Overlay District.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Andrew Vasek

Owner: Chris & Leah Stickney

Address: 40 Lake Street East

PID# 750504520

Zoning: R-4, Mixed Residential District

Special District: Shoreland Overlay District

REQUEST:

The City has received updated landscaping plans for variance application from Andrew Vasek (the "Applicant") on behalf of Chris and Leah Stickney (the "Owners") for the proposed porch addition that would improve the subject property to 28.96% and install "Natural Buffer Zone" areas on the north side of the property.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.D. - R-4, Mixed Residential District
2. Section 900.06.7 - Shoreland Overlay Regulations
3. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances

VARIANCE REVIEW CRITERIA:

Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of "practical difficulty" as follows: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan." So a City evaluating a Variance application should make findings as to:

1. Is the Variance in *harmony* with the purposes and intent of the ordinance?
2. Is the Variance *consistent* with the Comprehensive Plan?
3. Does the proposal put the property to use in a *reasonable* manner?
4. Are there *unique circumstances* to the property not created by the landowner?
5. Will the Variance, if granted, alter the *essential character* of the locality?

State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).

VARIANCE ANALYSIS:

The Planning Commission previously reviewed and ultimately tabled the variance application after discussing and deciding to request the applicant submit a landscaping plan and consider including hardcover removals as noted in the draft conditions of approval listed at the end of this report. The applicant has submitted a landscaping plan and revised stormwater plan dated April 24th, 2023 and DNR buffer guidelines. The Planning Commission should review the submitted supplemental information and make a recommendation to the City Council. Staff has revised condition #1 to reflect the submitted plan.

RECOMMENDATION

The Planning Commission should review the revised Variance application based upon the Variance Criteria stated above and the information provided and make a recommendation to the City Council. Upon a formal recommendation by the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on April 17th, 2023.

If the Planning Commission chooses to recommend approval, staff has included the following conditions for consideration:

1. The applicant shall remove the 500 sq. ft. patio adjacent to the rear façade of the principal structure and restore portions of the Shore Impact Zone as noted in the revised plan dated April 24, 2023 .
2. The applicant shall submit a landscape plan that details the restoration of the shoreline with native and/or natural vegetation to provide habitat, functional soil stability and vegetative screening from view from public waters that include, but not limited to the planting of trees to the satisfaction of the Community Development Department.
3. The applicant shall remove all concrete areas within the Shore Impact Zone.

4. The applicant shall relocate or remove the Gazebo from the Shore Impact Zone.
5. The applicant shall remove front and side yard sidewalk improvements to the satisfaction of the Community Development Department.
6. The applicant shall remove side yard driveway/parking areas to the satisfaction of the Community Development Department.
7. The applicant shall revise and resubmit a proposed stormwater plan that includes pervious pavement/pavers and redirection of rain gutters/downspouts in the front yard of the subject property, subject to the satisfaction of the Public Services Director and City Engineer.
8. The applicant shall provide the City with cash, corporate surety bond, approved letter of credit or other surety satisfactory to the City to guaranty the proper removal and/or installation and growth of the approved plans.

Attachments:

1. Stormwater Plan, Revised 4-24-23 (1 Page)
2. DNR natural buffer guidelines.pdf
3. Landscaping & Stormwater Site Plan Revised 4-24-23 (1 Page)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____Budgeted

_____Non Budgeted

_____Amendment Required

MATHEWS+VASEK
CONSTRUCTION
CUSTOM HOMES•REMODELING•COMMERCIAL

Date 3-2-23, Revised 4-24-23

Stormwater Management Plan

We are proposing to do the following at 40 Lake Street East.

-install gutters on eaves of existing home

-install gutters on eaves of proposed addition

-install downspouts to drain tile. (see attached)

-removal of approximately 500s sq. ft. concrete patio (see attached) This will reduce our hardcover from 32.2% to approximately 28%

-route water from south downspouts to city storm water, Per DNR recommendation(email 4-3-23)

-install Natural Buffer Zone, per DNR Guidelines. (see attached)

1040 Adams Street SE Suite #2
Hutchinson, MN 55350
320-587-9669
andyv@mathewsvasekconst.com

Shoreline Alterations: Natural Buffers and Lakescaping

Where can I find additional information?

Book and Online Resources

Lakescaping for Wildlife and Water Quality (C.L. Henderson, C.J. Dindorf, F.J. Rozumalski, 1999, Department of Natural Resources*) is a book showing techniques to prevent shoreline erosion and restore wildlife habitat, wildflowers, and clean water.

Restore Your Shore (2002, Department of Natural Resources) is a sequel to the lakescaping book. This on-line tool presents ideas to use in protecting and restoring natural shorelands. Visit the *Restore Your Shore* website at: mndnr.gov/restoreyourshore

Score Your Shore is a tool for landowners to evaluate the habitat on their developed lake lots. Visit the *Score Your Shore* website at: mndnr.gov/scoreyourshore

Information about native plants and suppliers is available through the DNR, University of Minnesota Extension Service, and Wild Ones:

- mndnr.gov/gardens/nativeplants/suppliers.html
- extension.umn.edu/distribution/horticulture/DG7447.html
- extension.umn.edu/shoreland
- wildones.org/landscap

Technical assistance is available from local watershed districts and soil and water conservation districts:

- bwsr.state.mn.us/directories

*Available through Minnesota's Bookstore: minnesotasbookstore.com

What can I do to create a more natural shoreline?

A natural shoreline is a complex ecosystem that sustains fish and wildlife and protects the entire lake. Native vegetation along the shore acts as a buffer zone, intercepting nutrients and reducing runoff, erosion, and sedimentation. Aquatic plants provide food and shelter for ducks, songbirds, and other animals while reducing problems caused by Canada geese and burrowing muskrats. Plants growing in and near the water are critical for wildlife and fish habitat and a healthy lakeshore. Tall plants like bulrush, lake sedge, and cattail can reduce the energy of wave action to minimize erosion and help maintain water quality.

Creation of a buffer zone is the essence of the lakescaping concept. A buffer zone is an unmowed strip of native vegetation that extends both lakeward and landward from the water's edge. A buffer zone that extends 25-50 feet from shore is preferable, but even 10-15 feet provides benefits. Installing a buffer zone can restore many functions critical to the health of the lake that may have been eliminated previously by sod, hard structures, or mowing. Planting grasses and flowering plants that are native to your area will diversify and enhance your shoreline and provide a seasonal show of color.

A buffer zone of vegetation provides a natural appearance to your shoreline and protects wildlife habitat, water quality, and fish.

Creating and maintaining natural buffer zones along the shore does not mean your property has to look unkempt. Buffers and upland islands of trees, shrubs, and flowers can bring natural beauty to your yard. Additionally, tall native plants typically have deep root systems. They will slow erosion, decrease ice damage, increase rain infiltration, and act as a barrier to discourage geese from walking on your shoreline property.

Your shoreline is part of a larger community and ecosystem. Individual choices by many have cumulative impacts on a lake and its ecosystem. Your actions can restore or degrade the quality of the ecosystem. Restoring your lakeshore to a more natural condition is important, even if your neighbors are not restoring theirs, because it can help wildlife habitat, water quality, and fish.

Shoreline Alterations: Natural Buffers and Lakescaping

Lakescaping and Erosion Control

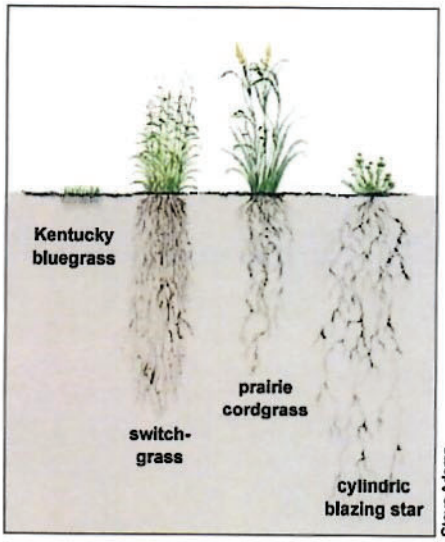
Vegetation is extremely important for controlling erosion. Native trees, shrubs, and grasses dissipate the energy of raindrops, slow the water, and allow it to infiltrate the soil. The DNR and your county soil and water conservation district can help you select the right plants for your project. Listed below are some other erosion-control recommendations.

• Prevent erosion. Preventing erosion by maintaining native vegetation is less costly than fixing an eroded area. Think "root systems." Native plants typically have greater rooting depth and root density. For example, the roots of the little bluestem (*Schizachyrium scoparium*) are about 2-3 feet long and have a great capacity to hold soil. In contrast, the roots of lawn grass are only 2-3 inches long.

• Identify and address the cause of erosion. Causes may include excessive foot traffic on fragile soils, vegetation clearing (both upland and in the lake), yard waste on the bank that kills vegetation, wave action from boat traffic and prevailing winds (especially when water is high), ice heaves, overland runoff down slopes, stairways that channel water, and runoff from impervious surfaces.

• Choose erosion-control methods that are "light" on the landscape. For example, use biodegradable erosion control materials that contain biodegradable netting, not photodegradable plastic netting which can trap wildlife. If wave action is eroding the bottom (toe) of the bank, consider reinforcing only the toe of the bank and planting native vegetation on the remainder.

• Plant aquatic vegetation. In-lake vegetation can help prevent erosion. Native aquatic vegetation disperses wave energy, anchors soil, limits ice heaves, and provides excellent fish and wildlife habitat.



The picture contrasts the shallow (2-3 inches) roots of Kentucky bluegrass to the deep (3-5 feet) and dense roots of native grasses. The root systems of native grasses may be effective for preventing erosion.

***Contrast** the eroded shoreline **lacking** vegetation (foreground) with the well-vegetated, uneroded shoreline in the distance.*

Lakescaping Design Factors to Consider

Look around your lake and note how nature works to minimize erosion on healthy, more natural shorelines. What types of wildflowers, grasses, trees, and shrubs do you see in your area? Then determine how much of your lakeshore to naturalize, keeping in mind how much you need for lake access, swimming areas, docks, and dock storage areas. Talk to your neighbors, share ideas, and coordinate efforts to increase habitat and natural shorelines. Natural shorelines are gaining acceptance as people understand the important role shorelines play in protecting their lake and a diverse ecosystem. Many lake associations are developing demonstration projects on area lakes.

Steps for Creating a Buffer Zone

Describe your shoreline area, including the following elements:

- Natural features, including existing vegetation and woody debris, fish and wildlife use, and opportunities for links to neighboring habitat;
- Removal of stuctures or construction debris, such as retaining walls or concrete, respectively;
- Location of the house, views, trees, pathways or stairways, docks, and swimming areas;
- Sun, including amount and number of hours of direct sunlight;
- Topography, including ice ridges and slopes (facing directions and steepness);
- Soil characteristics, including type, drainage, texture, and fertility;
- Water, such as natural seeps, wet areas during high water, drainage, wave action, and runoff; and
- Fetch (miles of open water/waves), prevailing winds and ice push.

These elements will help determine what types of erosion control measures (biologs, brush bundles, erosion control fabric) might be needed in order to get vegetation established on the site.

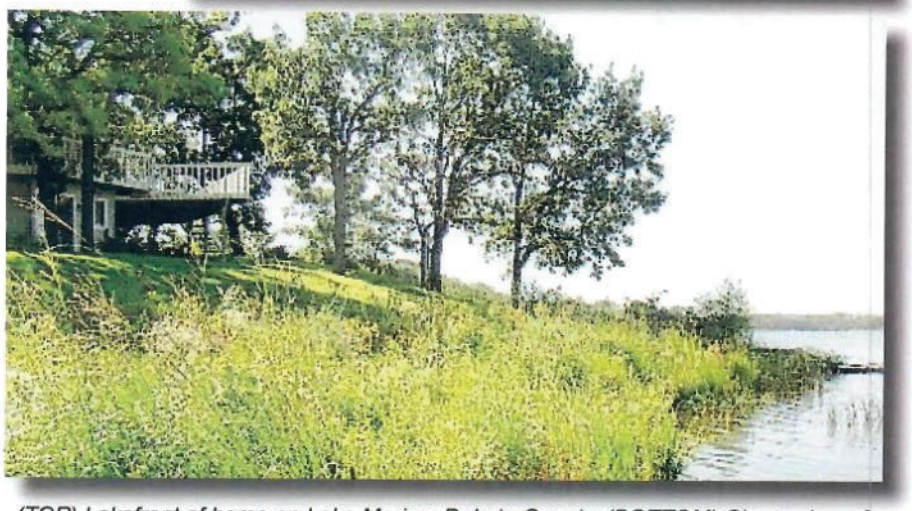
Think about your preferences. How will the site be used (viewing, swimming, boating, fishing)? What kinds of native trees, shrubs, flowers, and grasses do you like? Consider their color, height, and appearances at different times of the year. The type of vegetation you select may affect the shoreline's ability to withstand erosion.

Develop a design and management plan based on your lakeshore and preferences. Consult references such as the ***Lakescaping for Wildlife and Water Quality*** book or the on-line program ***Restore Your Shore*** (see front page) for assistance on designing your restoration project. You can also look at the DNR Fisheries lake surveys for information. Visit nearby natural areas or other shorelines to get ideas. Obtain any necessary permits from your local unit of government or the DNR. Be realistic about the size of your shoreline project. Start small, if necessary, and add to it in phases.

Planting

Identify the areas for planting native vegetation and prepare the site for planting. It may be necessary to control non-native, invasive species and turf grass first. Upland plants should be spaced from 1 foot to 3 feet apart; trees and shrubs should be 6 feet to 14 feet apart. If you decide to use an erosion-control blanket, the supplier can help you determine which type to use. After installing the blanket, simply cut a hole in it for each plant. As an alternative to the blanket, mulch could be used to control erosion, retain moisture, and suppress weeds.

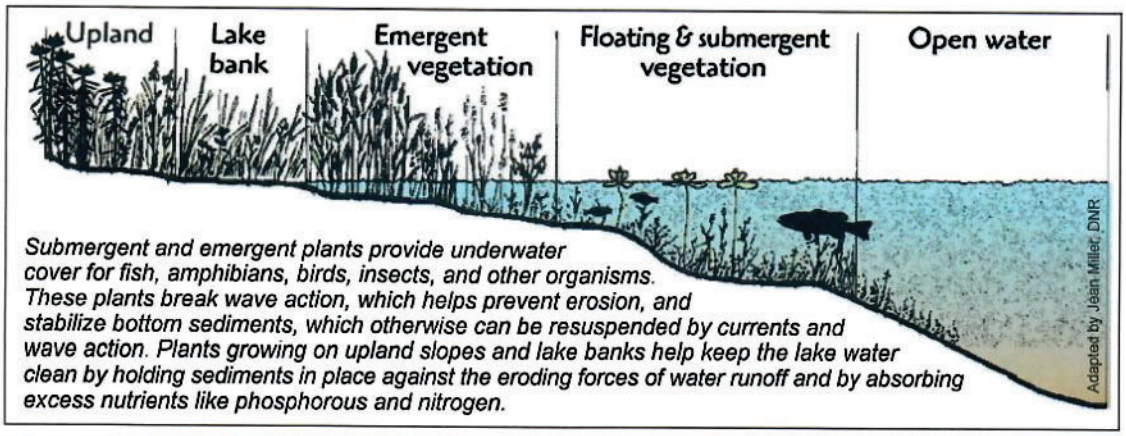
If you add aquatic plants, a temporary barrier in the water may be needed to protect new plants until they are established. For guidance on aquatic plantings, please refer to the ***Restore Your Shore*** on-line program or your local Soil and Water Conservation District.



(TOP) Lakefront of home on Lake Marion, Dakota County. (BOTTOM) Closer view of the same lakefront after revegetation.

Maintenance

Your new plantings require some maintenance in the first few years as they become established. Provide from 1 inch to 2 inches of water per week the first season and during dry periods in the second season. Weeding during the first few years helps the plants become established and gives them an edge. Replace vegetation that did not survive by replanting species that were most successful at your site. By the third year, watering is no longer necessary, but you should continue to remove weeds.



Submergent and emergent plants provide underwater cover for fish, amphibians, birds, insects, and other organisms. These plants break wave action, which helps prevent erosion, and stabilize bottom sediments, which otherwise can be resuspended by currents and wave action. Plants growing on upland slopes and lake banks help keep the lake water clean by holding sediments in place against the eroding forces of water runoff and by absorbing excess nutrients like phosphorous and nitrogen.

Shoreline Alterations: Natural Buffers and Lakescaping

(ABOVE) In 2000, start of restoration along Lake Phalen in St. Paul. (RIGHT) View of the same site in 2002.

photos by Bill Bartodziej

Permit Requirements

For most projects constructed ***below*** the ordinary high-water level* (OHWL) of public waters as determined by the DNR, an individual Public Waters Work Permit is required, but an individual permit is not required for planting buffer zones. Collecting, transplanting, spraying, or removing aquatic vegetation below the OHWL, however, may require a permit from the DNR Fisheries Aquatic Plant Management (APM) Program. Please go to: mndnr.gov/shorelandmgmt/apg/regulations.html for more information on APM Permits.

If you have questions concerning the contents of this information sheet, contact your local DNR Area Hydrologist. Other governmental units (federal, state, city, county, township, and watershed authority) may require a permit for that portion of the project within their jurisdiction, which usually involves work above the OHWL. It is advisable to contact them.

Summary

Maintaining a healthy lake is far less costly than trying to fix a degraded one. If you are fortunate enough to have a natural shoreline, maintain or enhance it as a buffer zone and minimize erosion on the areas used for access or recreation. If your property lacks natural areas, plant native vegetation or let areas grow naturally. You will be surprised at the aesthetic appeal, as well as the energy and time you save, of helping your lake help itself.

*For lakes and wetlands, the OHWL is the highest elevation that has been maintained as to leave evidence on the landscape. It is commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the OHWL is the top of the bank of the channel. For reservoirs and flowages, the OHWL is the operating elevation of the normal summer pool.

DNR Contact Information

DNR Ecological and Water Resources
website and a listing of Area Hydrologists:
mndnr.gov/contact/ewr.html
DNR Ecological and Water Resources
500 Lafayette Road, Box 32
St. Paul, MN 55155
(651) 259-5100

DNR Shoreland Habitat Coordinator in St. Paul:
500 Lafayette Road, Box 12, St. Paul, MN 55155, (651) 259-5212

DNR Information Center

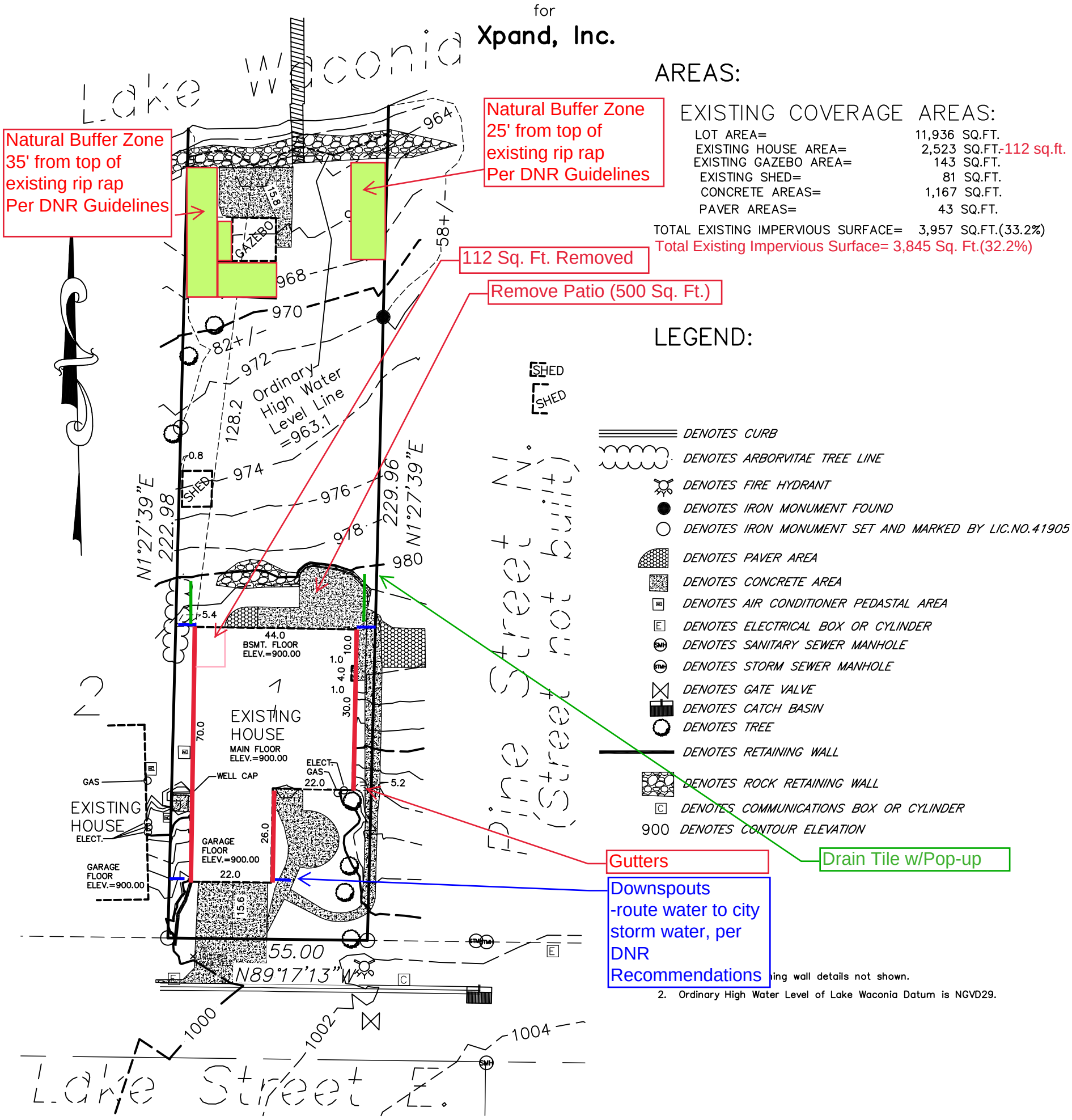
Twin Cities: (651) 296-6157
Minnesota toll free: 1-888-646-6367
Telecommunication device for the deaf (TDD): (651) 296-5484
TDD toll free: 1-800-657-3929

Equal opportunity to participate in and benefit from programs of the Minnesota Department of Natural Resources is available regardless of race, color, national origin, sex, sexual orientation, marital status, status with regard to public assistance, age, or disability. Discrimination inquiries should be sent to Minnesota DNR, 500 Lafayette Road, St. Paul, MN 55155-4049; or the Equal Opportunity Office, Department of the Interior, Washington, DC 20240.

This information is available in an alternative format on request.

CERTIFICATE OF SURVEY
of
Existing Conditions
for
Xpand, Inc.

X01-03-22



AREAS:

EXISTING COVERAGE AREAS:

LOT AREA=	11,936 SQ.FT.
EXISTING HOUSE AREA=	2,523 SQ.FT. -112 sq.ft.
EXISTING GAZEBO AREA=	143 SQ.FT.
EXISTING SHED=	81 SQ.FT.
CONCRETE AREAS=	1,167 SQ.FT.
PAVER AREAS=	43 SQ.FT.
TOTAL EXISTING IMPERVIOUS SURFACE=	3,957 SQ.FT.(33.2%)

Total Existing Impervious Surface= 3,845 Sq. Ft.(32.2%)

LEGEND:

- DENOTES CURB
- DENOTES ARBORVITAE TREE LINE
- DENOTES FIRE HYDRANT
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED BY LIC.NO.41905
- DENOTES PAVER AREA
- DENOTES CONCRETE AREA
- DENOTES AIR CONDITIONER PEDASTAL AREA
- DENOTES ELECTRICAL BOX OR CYLINDER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES GATE VALVE
- DENOTES CATCH BASIN
- DENOTES TREE
- DENOTES RETAINING WALL
- DENOTES ROCK RETAINING WALL
- DENOTES COMMUNICATIONS BOX OR CYLINDER
- 900 DENOTES CONTOUR ELEVATION

...ing wall details not shown.

2. Ordinary High Water Level of Lake Waconia Datum is NGVD29.

Scale: 1" = 30'

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Minnesota.

Michael H. Brandt
Michael H. Brandt
Date 19 July 2022 Reg. No. 41905

ADDRESS:

40 Lake St. E., Waconia, MN 55387

PROPERTY DESCRIPTION:

Lot 1, Block 50,
CITY OF WACONIA,
Carver County, Minnesota

BRANDT ENGINEERING & SURVEYING
1713 Southcross Drive W., Suite A
Burnsville, MN 55306
(952) 435-1966

X01-03-22