

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



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: February 2, 2023

Item Name: January 5th, 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	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

Motion to adopt the January 5th, 2023 Planning Commission Meeting Minutes

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

Attachments:

1. [January 5th 2023 Planning Commission Meeting Minutes.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

**CITY OF WACONIA
JANUARY 5, 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 Leshner at 6:30 PM.

Members Present:	Leshner, Zellman, Sarcletti, Genz, Polunc, and Paulsen
Members Absent:	All present
Alternate:	Paulsen-Present
Staff Present:	Braaten, Nelson, Havlik, Stein
City Liaison:	Yetzer-Present

Braaten added a change to the agenda. The Election of Officers will be at the end of the meeting.

2) [Adopt Agenda](#)

City Attorney, Mike Melchert, to read the Oath of Office to new Commission members: Bruce Paulson, Joe Polunc and Chad Genz.

Welcome to the new Commission members.

Motion by Sarcletti, seconded by Zellman to approve and adopt the agenda. All present voted aye. MOTION CARRIED

3) [Minutes Approval](#)

Motion by Sarcletti, second by Zellman to approve and adopt the December 1st, 2022 meeting minutes. All present voted aye. MOTION CARRIED.

[DRAFT December 1st 2022 Planning Commission Meeting Minutes.pdf](#)

4) [New Business](#)

4.1 [PUBLIC HEARING - Woodland Creek 5th Addition Preliminary Plat and PUD Amendment](#)

Nelson presented the Public Hearing for Woodland Creeks 5th Addition Preliminary Plat and PUD Amendment. Tim Heiland, on behalf of the applicant and DDK Construction, is asking for an amendment to the previously approved Woodland Creek 5th Addition Preliminary Plat and PUD. Nelson displayed the location. The applicant is proposing 30 single family lots with altered lot conditions and revised site improvements that differ from the approved Plan and PUD.

Nelson showed the previous plat approval compared to the one being presented. The tables in the packet showing the approved vs proposed preliminary plat was

described by Nelson in detail. One of the more significant items requesting to be modified is the side yard setback proposal, which is currently approved as 7.5" / 7.5" and the applicant is requesting side yard setbacks of 7.5" / 5". Nelson spoke of the requirements and conditions regarding lot 10 in which a section of the wetland buffer was proposed to encroach into said parcel. Lots 5-10 of lot 2 have significant encroachments as well. Lots 16-19, Block 1 of the proposed plat will also be limited due to the 50 ft. structure setback from the creek.

Leshner mentioned the comment that was submitted regarding turn lanes. Nelson responded by reconfirming that MNDOT and Hartman Communities will need to acquire a permit and get the turn lanes figured out. Nelson also stated that in the Developers Agreement there are specific sections talking about the turn lanes and that Hartman Communities is obligated finish this process.

Leshner opened the Public Hearing.

Comments and Concerns:

Dave Pokorney, 1110 Yellowbrick Road, Chaska, MN. Pokorney represents DDK Construction and owner. This development will be a part of a homeowner's association. Pokorney talked about the covenants of the homeowners association being very specific with accessory buildings in which they are not even allowed.

Another change is that the units are larger with the side loaded garage that are set up to be three stalls. One of the key selling points is a three-stall garage for 55 and older.

Leshner wondered if there were concerns with the proposed conditions of approval stated in the packet. Pokorney stated that he had no concerns. Sarceletti inquired about potential decks or patios in the back yard. The homes are designed so the deck/patio will not protrude into the rear yard structure setback.

Discussion took place regarding the side yard setbacks.

Sarceletti inquired about the location of the air conditioning units. The applicant indicated that they will be located on the side the garage is on.

Motion by Zellman, second by Polunc to close the Public Hearing for Woodland Creek 5th Addition Preliminary Plat and PUD Amendment. All present voted aye. MOTION CARRIED.

Sarceletti commented that there are not a lot of proposed changes from the initial Woodland Creek 5th Addition approval. Leshner agreed, this development has sensitive environmental features that are being dealt with.

Motion by Leshner, seconded by Sarceletti to recommend approval of the Woodland Creek 5th Addition a Preliminary Plat and PUD Amendment with

the three conditions of approval stated in the packet. All present voted aye. MOTION CARRIED.

[Location Map \(1 Page\).pdf](#)

[Public Hearing Notice \(1 Page\).doc](#)

[Application \(3 Pages\).pdf](#)

[Woodland Creek 5th Preliminary Plat \(1 Page\).pdf](#)

4.2 PUBLIC HEARING - Ordinance Amendment - Park Dedication

Braaten presented the proposed Ordinance Amendment, which was in response to the Park Dedication discussion and recommendation that the Park Board had in November. City Ordinance requires the developer to dedicate 10% of the land for park purposes or cash lieu. Braaten gave examples on how this is currently calculated.

Sarcletti inquired about the example given regarding acre per price being the same as fair market price. Discussion took place regarding the fair market value and how to better define the definition of this term.

Lesher opened the Public Hearing

Motion by Sarcletti, seconded by Polunc to close the Public Hearing for the Ordinance Amendment regarding Park Dedication. All present voted aye. MOTION CARRIED.

Polunc wondered who would be determining the fair market value at the time of the sale. It's possible that this could be challenged by the buyer.

Sarcletti asked if the proposed amendment would be applied to both Residential and Commercial subdivisions.

Mr. Mike Melchert, City Attorney, commented on Fair Market Value and the use of purchase agreements to identify the value. Additionally, he indicated that additional parameters should be put in place to further clarify this issue.

Motion by Lesher, seconded by Sarcletti to continue the Park Dedication Ordinance Amendment until the March 2, 2023, Planning Commission Meeting. All present voted aye. MOTION CARRIED.

[Cover Page](#)

[Public Hearing Notice Park Dedication.pdf](#)

Park Dedication Ordinance Amendment.pdf

5) Old Business

No Old Business

6) Other – Staff Updates

- Braaten updated the Commission members on the Olive Street Apartment located at 233 Olive Street South.
- Summary of housing projects for 2022. Land Use Summary overview: Single family homes 148 homes, 34 townhomes, 206 apartment units in two buildings for a total of 388 living units permitted in the City of Waconia in 2022.
- City Council accepted the 10th Street Small Area Plan.
- TMC Site Plan, 1370 Mill Lane was approved by City Council.
- February agenda will be a site plan for Scooters Coffee to be located next to Taco bell.

6) Other – Election of Officers

Two positions are available, Chair and Vice Chair.

Nomination by Leshar to appoint Sarcletti for Chairmen of the Planning Commission. All in favor voted aye. MOTION carried.

Nomination by Sarcletti to appoint Leshar for Vice Chairmen of the Planning Commission. All in favor voted aye. MOTION carried.

Adjourn

Motion by Zellman, seconded by Polunc to adjourn at 7:36 p.m. All in favor voted aye. MOTION carried.

Work Session - Variance Training following the regular meeting.

Respectfully Submitted by:
Brenda Stein
Office Assistant



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:	February 2, 2023						
Item Name:	SITE PLAN & DESIGN REVIEW - Scooters Coffee - submitted by Abby Heli						
Originating Department:	Community Development						
Presented by:	Ethan Nelson						
Previous Commission Action (if any):							
Item Type (X only one):	<table><tr><td>Consent</td><td>☐</td><td>Regular Session</td><td>☒</td><td>Discussion Session</td><td>☐</td></tr></table>	Consent	☐	Regular Session	☒	Discussion Session	☐
Consent	☐	Regular Session	☒	Discussion Session	☐		

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

Provide recommendation to the City Council regarding Site Plan & Design Review application for the proposed Scooters Coffee for the property located at 660 Marketplace Drive

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

BACKGROUND

Applicant: Abigail Heli

Owner: Brent Miller

Address: 660 Marketplace Drive

PID# 755080020

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Abigail Heli, on behalf of Scooters Coffee, has submitted an application for Site Plan and Design Review for the property located at 660 Marketplace Drive. The applicant is proposing to construct a new freestanding 664 sq. ft. drive-thru coffee shop and site improvements in the B-1, Highway Business District.

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 900.07 – Landscaping and Fencing
4. Section 900.08 – Performance Standards
5. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 – Sign Regulations
7. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances & Subd. 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.

ZONING

The subject parcel is zoned B-1, Highway Business District. The proposed coffee shop building is a permitted use in the B-1 district.

LOT REQUIREMENTS

The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance 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.

Table 1-1.

	B-1 – Lot Requirements	Proposed
Lot Area	17,500 sq. ft. min.	31,846 sq. ft.
Maximum Hardcover Surface	80% max.	44.5%
Maximum Principal Structure Height	35 ft. max.	19 ft.
Front Yard Setback	25 ft. min.	44 ft.
Side Street Setback – (MN Hwy 5)	20 ft. min.	60 ft.
Side Yard Setback – South	15 ft. min.	Conforming
Rear Yard Setback	20 ft. min.	Conforming

SCREENING OF EQUIPMENT

The applicant indicates a rooftop unit on the proposed elevation drawings. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties and public road right-of-way in compliance with the City Code.

OFF-STREET PARKING

The applicant is proposing to construct 7 parking spaces as part of their site improvements to service the 664 sq. ft. building and single lane drive-thru. The minimum parking required is 2 spaces. The parking count and design meets City standards as proposed. Staff notes that in the initial submittal it was indicated the parking lot would be

employees only. The site plan only lists a single ADA sign for the handicapped parking space. Staff recommends the Planning Commission clarify this item with the applicant.

City Code allows drive thru-services provided the use has sufficient stacking space to accommodate the number of vehicles which can be served during a 15 minute period. The applicant is proposing one drive-thru lane and contemplates a maximum stacking of 10 vehicles without spilling into the access road. The Planning Commission may wish to consider discussing this stacking space with the applicant to determine if this is a sufficient amount for a 15 minute period.

LANDSCAPING

Section 900.07B states that for the B-1, Highway Business District, the following plantings are required: One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

The gross building floor area of the proposed addition is 664 sq. ft. and the total site perimeter is 726.66 lineal feet. The applicant is proposing 12 trees that meet the minimum size requirements. City Code requires 15 trees, therefore the applicant shall be required to add an additional 3 trees meeting City minimum size standards.

Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:

a. One (1) three inch (3") minimum deciduous tree or One (1) eight foot (8') minimum coniferous tree.

The applicant shall plant an additional 6 trees that meet the standard indicated above.

SIGNS

The applicant is proposing a monument sign and wall signage. Although the proposed signage appears to generally meet code requirements, all signage shall require a separate sign permit application and review.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have submitted a lighting plan clarifying the overall lighting for the proposed new construction that appears to meet City code requirements.

VEHICULAR ACCESS

One full access entrance is proposed off of Marketplace Drive and through the Taco Bell site near the west end of the lot. This access location and configuration is acceptable and was planned for in association with the development of the Taco Bell parcel.

PEDESTRIAN ACCESS

There is existing trail that runs along MN Highway 5 and County Road 10 on the north and east sides of 660 Marketplace Drive respectively. The applicant is proposing a sidewalk connection to the trail segment that runs along County Road 10 that would cross the drive-thru lane and connect with the principal structure. In addition to the trail connection, there is also sidewalk that would extend from the principal structure out to the parking lot. The proposed design is in conformance with City standards.

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 plans show an exterior trash enclosure on the south-west side of the property. The elevations shown on the plan page A6.1 appear to propose material inconsistent with the principal structure as noted in the code language above. The applicant shall ensure all materials match with the principal structure consistent with code requirements upon building permit review. The Planning Commission may wish to discuss this item with the applicant.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities based upon the Site Plan dated January 24th, 2023. An Access easement and a Drainage and Utility easement was required along the west side of the Taco Bell site to accommodate the Scooter’s Coffee lot. Confirmation is needed that these easements have been recorded and are in place. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer and Public Services Director to revise the utility and grading information to the satisfaction of the City prior to any work commencing on site.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2023 SAC and City trunk fees are included below for convenience. Please note that the current 2023 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$10,885 plus any applicable hook-up and stormwater connection fees.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,300 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,100 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,050 per acre
Stormwater Access Fee	\$1,600 per acre

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.

Based on a review of the plan set provided by the applicant for the proposed Scooters Coffee shop, staff indicates the applicant meets all design review requirements.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Abigail Heli, for Site Plan & Design Review approval for construction of a new freestanding Scooter's Coffee shop located at 660 Marketplace Drive. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for February 21st, 2023

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall provide the City with an escrow or letter of credit to guarantee the proper installation and growth of the approved landscape plan. The escrow/letter of credit 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 escrow/letter of credit 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 landscape plan.
4. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant shall make revisions based upon staff review comments dated January 25, 2023 to the satisfaction of the City Engineer, Community Development Director and Public Services Director prior to any work commencing on site.

Attachments:

1. Cover Letter (2 Pages)
2. Site Plan and Design Review Application (3 Pages)
3. Proposed Site Plan (12 Pages)
4. Elevations (4 Pages)
5. Staff Review Comments (3 Pages)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____	Budgeted
_____	Non Budgeted
_____	Amendment Required



July 6th, 2022

City of Waconia
201 S Vine Street
Waconia, MN 55387
Attn : Lane Braaten

Re: Scooters Coffee Site Plan Review

Dear Lane Braaten;

Please accept this cover letter as an introduction and accompaniment to the full set of civil plans for Scooters Coffee.

Scooters is very excited to be working with the City of Waconia, and we are looking forward to building a long-term relationship there, while becoming part of the local community.

Scooter's Coffee was founded in the Omaha area in 1998 and is rapidly growing. In 2021 (139) new stores opened, and this year we have had several open already, making us on our way to exceeding last year's growth. To date we have 350+ stores open and operating...the Owners Don & Linda Eckel are still involved with the company, ensuring that we remain a loyal and committed privately held company where everyone is considered family.

Scooter's Coffee is relatively new to Minnesota with stores operating Maplewood, Litchfield and St. Cloud. Several stores are in development or design in Mankato, Albert Lea, Cambridge, Ham Lake, Brooklyn Park, and Blaine, to name a few.

We are a drive-thru concept serving specialty coffee drinks, real-fruit smoothies, power drinks and breakfast food, including hand-made from scratch cinnamon rolls in their facility in Omaha. And we work directly with the growers to single source only the 10% highest quality coffee beans available anywhere in the world!

Scooters roots are set in the drive-thru model, with no interior seating, patio, or public access. This not only helps with quality and speed, but it reduces waste and provides a cleaner site environment as well.

Our motto is "Amazing People, Amazing Drinks, Amazingly Fast". We are all about positive interactions with our customers, with a major focus on moving them through our line as fast as possible.

Customer service and sharing smiles is our priority and this, along with speed is what drives us, ever striving to grow and improve while maintaining the consistency our customers expect.



This location will employ approximately 12 - 15 employees, and partner alongside the local neighborhood to support and respect its families and patrons.

Site/Building Data:

This model is approx. 670 sq ft and serves pre-packaged breakfast items so there is no hood, gas, or dish machine; it also has no fire alarm or sprinklers.

The general scope for this project includes excavating/earthwork, construction of the building, employee only parking, trash enclosure, and landscaping.

Project scheduling is contingent upon city approvals, but we allow an approximate (16) week construction schedule and two weeks for training & stocking.

Again, Scooters is grateful for the opportunity to join you there in Waconia, as we look forward to a working with you throughout the project.

Sincerely,

Krisandra Lippert

Krisandra Lippert
Development Project Manager
Scooters Coffee, Inc
210.818.5293
krisandra.lippert@scooterscoffee.com



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: Brent Miller
2. Address of Property: 660 Marketplace Dr, Waconia, MN 55387
3. Legal Description: Block 001 Lot 002 SubdivisionName WACONIA MARKETPLACE
SECOND ADDITION
4. PID#: 755080020
5. Applicant's Name: Abigail Heli
6. Mailing Address: 10500 Sapp Brothers Drive, Omaha, NE 68138
7. Daytime Phone(s): 402-235-6537
8. Email Address: abby.heli@scooterscoffee.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: \$ _____
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: Scooter's Coffee
2. Present Zoning Classification: B-1 Highway Business
3. Existing use of Property: Vacant Lot
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: Abigail Heli
Printed Name: Abigail Heli

Date: 01/26/23

VICINITY MAP



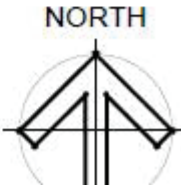
PROJECT
LOCATION

MN. STATE HIGHWAY NO. 5

13TH STREET WEST

MARKETPLACE DR.

1 VICINITY MAP
SCALE: N.T.S.



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: KJB
CHECKED: KJB
REVIEWED: MAC
DRAFTED: KJB

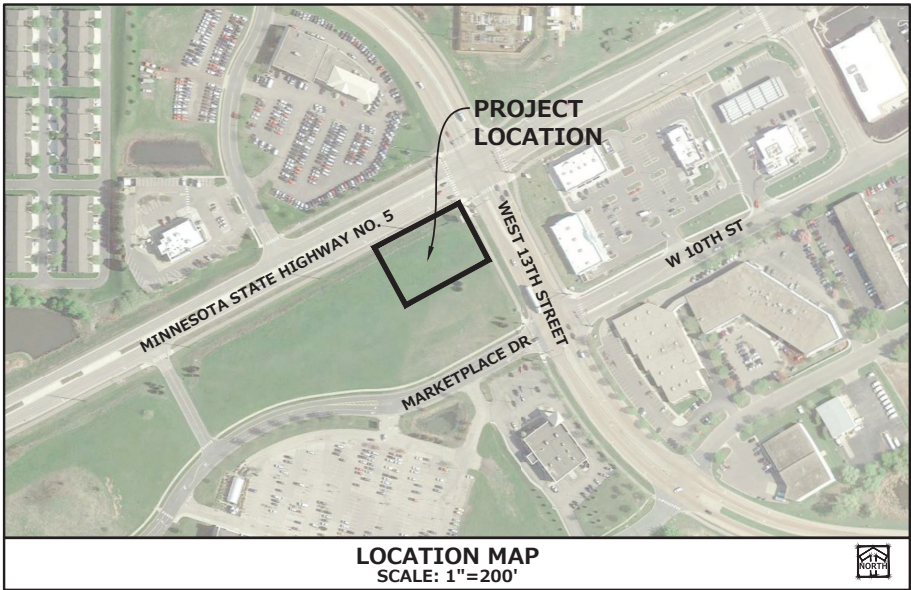
ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CP	CONTROL POINT	R	RADIUS
DEG	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EDG	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
MH	MANHOLE	WM	WATER MAIN
		Δ	INTERSECTION ANGLE

LEGEND	
SANITARY SEWER MANHOLE	PROPOSED
STORM SEWER MANHOLE	
STORM SEWER CATCH BASIN (ROUND CASTING)	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	
PRECAST FLARED END SECTION	
CONCRETE HEADWALL	
VALVE BOX	
FIRE HYDRANT	
CLEANOUT	
SANITARY SEWER	
FORCE MAIN	
STORM SEWER	
DRAIN TILE	
WATER MAIN	
FIRE PROTECTION	
ELECTRICAL CABLE	
OVERHEAD WIRES	
GAS MAIN	
TELEPHONE LINE	
UTILITY CROSSING	
CAUTION EXISTING UTILITIES NEARBY	
GRANULAR TRENCH BACKFILL	
LIGHTING	
ELECTRICAL TRANSFORMER OR PEDESTAL	
POWER POLE	
POWER POLE WITH LIGHT	
GUY WIRE	
STREET SIGN	
CONTOUR	
SPOT ELEVATION	
FLOODWAY	
FLOODPLAIN	
HIGH WATER LEVEL (HWL)	
NORMAL WATER LEVEL (NWL)	
DIRECTION OF SURFACE FLOW	
DITCH OR SWALE	
DIVERSION SWALE	
OVERFLOW RELIEF ROUTING	
TREE WITH TRUNK SIZE	
SOIL BORING	
TOPSOIL PROBE	
FENCE LINE, TEMPORARY SILT	
FENCE LINE, WIRE	
FENCE LINE, CHAIN LINK OR IRON	
FENCE LINE, WOOD OR PLASTIC	
CONCRETE SIDEWALK	
CURB AND GUTTER	
DEPRESSED CURB	
REVERSE PITCH CURB & GUTTER	
EASEMENT LINE	

LEGEND	
CONTROL POINT	STORM SEWER LINE
BENCH MARK	SANITARY SEWER LINE
FOUND CAST IRON MONUMENT	UNDERGROUND TELEPHONE LINE
FOUND IRON PIPE MONUMENT	FIBER OPTIC LINE
ELECTRICAL PEDISTAL	UNDERGROUND ELECTRIC LINE
UTILITY PEDESTAL	WATERMAIN LINE
ELECTRIC HANDHOLE	GASMAIN LINE
ELECTRIC METER	ROAD RIGHT-OF-WAY LINE
TRANSFORMER	ADJACENT LOT LINE
LIGHT	SUBJECT PROPERTY LINE
BOLLARD	EASEMENT LINE
SIGN	
STORM SEWER MANHOLE	
CURB INLET	
HYDRANT	
WATER VALVE	
SPRINKLER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEAN OUT	
TRAFFIC LIGHT	
TRAFFIC HAND HOLE	
SPOT ELEVATION	

CONTACTS:	
CIVIL ENGINEER: MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 20725 W. WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	DEVELOPER: KRISANDRA LIPPERT SCOOTER'S COFFEE 10500 SAPP BROTHERS DR OMAHA, NE 68138 (210)818-5293 KRISANDRA.LIPPERT@SCOOTERSCOFFEE.COM
SURVEYOR: DAVID CLAYTON EVS INCORPORATED 10025 VALLEY VIEW ROAD, SUITE 140 EDEN PRAIRIE, MN 55344 (952)646-0270	FRANCHISEE: BRENT MILLER GOOD DAY BRANDS 606 CARVER BLUFFS PARKWAY CARVER, MN 55315 (612)380-8134 COFFEE@RUN.MN@GMAIL.COM

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
SCOOTER'S COFFEE
660 MARKETPLACE DRIVE
WACONIA, MN 55387
PLANS PREPARED FOR
SCOOTER'S COFFEE



REQUIRED SUBMITTALS FOR APPROVAL	
1. HOT MIX ASPHALT - MIX DESIGN	
2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN	
3. PAVEMENT STONE BASE COURSE - GRADATION	
4. PIPE BEDDING & TRENCH BACKFILL - GRADATION	
5. MANHOLE BACKFILL - GRADATION	
6. PAVEMENT MARKING PAINT	
REQUIRED SUBMITTALS FOR RECORDS	
1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS	
2. SANITARY SEWER PIPE & FITTINGS	
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS	
4. TRACER WIRE	
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS	
6. ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS	
7. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)	

DESCRIPTION OF PROPERTY SURVEYED	
(Per Exhibit A of Stewart Title Guaranty Company, Commitment No. 22000030861, Dated April 25, 2022)	
Lot 2, Block 1, Waconia Marketplace Second Addition, Carver County, Minnesota.	
Being Abstract Land.	
BENCHMARKS	
BENCHMARK 1: MN DOT STATION #79706 NAME: 1002 BC EL.=978.08	REFERENCE BENCHMARK: BENCHMARK 1= MNDOT STATION #79706, NAME: 1002 BC ELEVATION=978.08
HORIZONTAL:	CARVER COUNTY COORDINATES, NAD 83 (1986 ADJUSTMENT)
VERTICAL:	NAVD88
GEOD:	GEOD 03
SCALE: 1" = 200'	

INDEX OF SHEETS	
C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE DIMENSIONAL & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	SITE STABILIZATION PLAN
C-7 - C-8	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES & DETAILS
GENERAL NOTES	
1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.	
2. A GEOTECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.	
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.	
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.	
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.	
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.	
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.	
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.	
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODER, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.	
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.	
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.	
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.	
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."	
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.	
7/5/22	
PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION	
PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.	
FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.	
REVISIONS	
SHEET C-1 OF C-8	

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

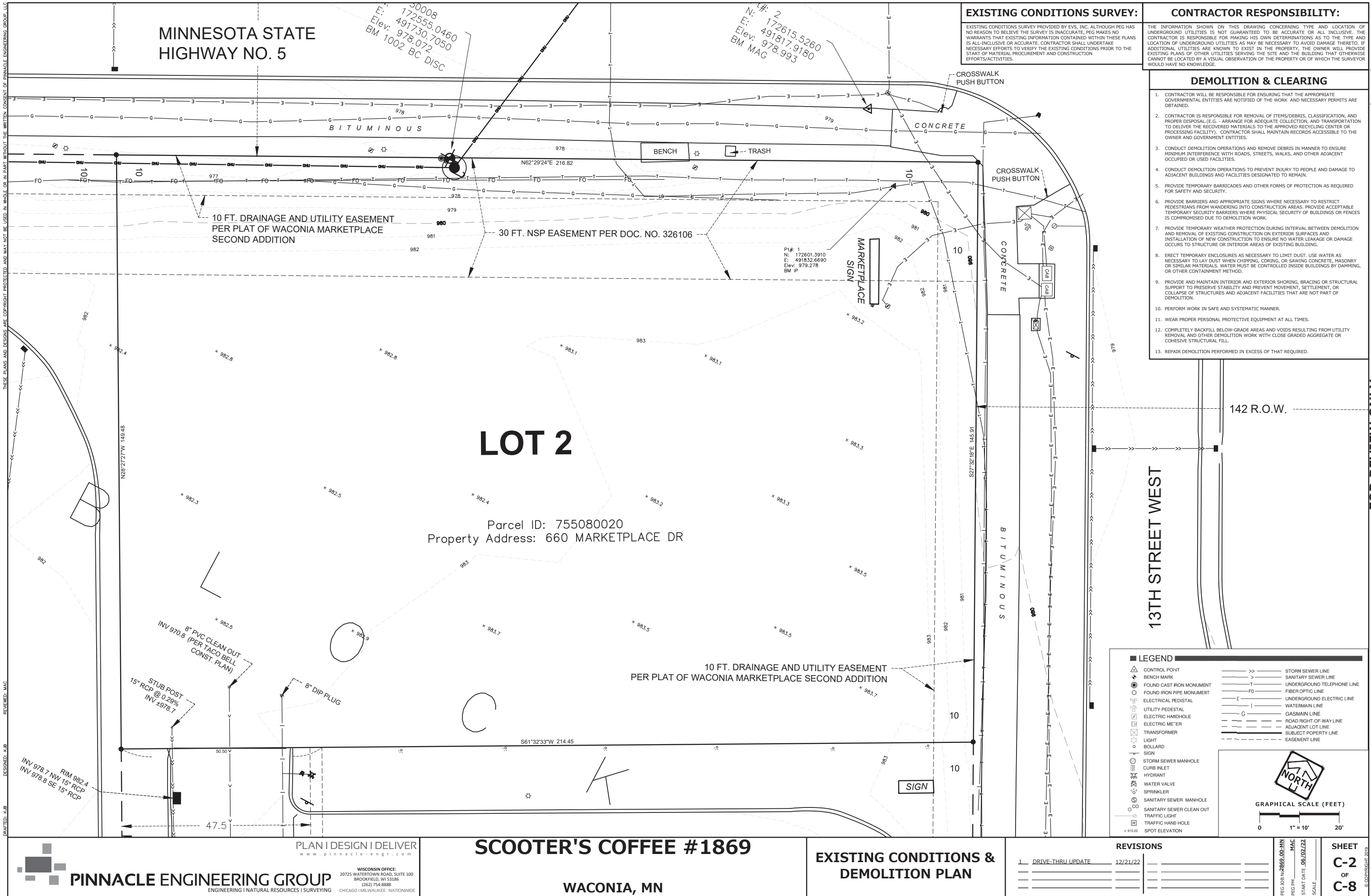
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CHICAGO | MILWAUKEE | NATIONWIDE

SCOOTER'S COFFEE
WACONIA, MN

COVER SHEET



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DESIGNED: KJB
REVIEWED: MAC
DRAFTED: KJB



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SCOOTER'S COFFEE #1869

WACONIA, MN

SITE DIMENSIONAL & PAVING PLAN

SITE KEYNOTES:

1. INSTALL 4-INCH WHITE PAVEMENT STRIPING. PAINT SHALL MEET OR EXCEED CITY OF WACONIA STANDARD SPECIFICATIONS (TYP.).
2. CONSTRUCT (TYPE 3) CURB RAMP PER ADA REGULATIONS, LOCAL JURISDICTIONAL REQUIREMENTS. (SEE DETAIL)
3. INSTALL 4-INCH WHITE PAVEMENT STRIPING AT 45°, 2-FEET O.C. PAINT SHALL MEET OR EXCEED CITY OF WACONIA STANDARD SPECIFICATIONS (TYP.)
4. TRASH ENCLOSURE. REFERENCE ARCHITECTURAL PLANS. CONSTRUCT HEAVY DUTY PAVEMENT APRON AS SHOWN ON PLANS.
5. 18" VERTICAL FACE CURB AND GUTTER, REGULAR STYLE (SEE DETAIL)
6. 18" VERTICAL FACE CURB AND GUTTER, REVERSE STYLE (SEE DETAIL)
7. MENU BOARD. REFERENCE ARCHITECTURAL PLANS.
8. SPEAKER POST. REFERENCE ARCHITECTURAL PLANS.
9. MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS. SEPARATE SIGN PERMIT REQUIRED.
10. CONSTRUCT BOLLARD (SEE DETAIL)
11. INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. (SEE DETAIL)
12. LOOP SENSOR. REFER TO ARCHITECTURE PLANS.
13. CONSTRUCT 5-INCH P.C.C. SIDEWALK. REFERENCE CITY OF WACONIA STANDARDS.
14. HEIGHT CLEARANCE BAR, REFER TO ARCHITECTURE PLANS.
15. INSTALL ADA/SIGN BOLLARD. (SEE DETAIL)
16. DIRECTIONAL SIGN DISPLAY, REFER TO ARCHITECTURAL PLANS.
17. DIRECTIONAL PAVEMENT PARKING. (AS SHOWN)
18. FLAG POLE, REFER TO ARCHITECTURE PLANS.
19. BIKE CORRAL, REFER TO ARCHITECTURE PLANS.

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT GOPHER STATE 811 ONE CALL (1-800-252-1166) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO MINNESOTA DOT PAVEMENT DESIGN MANUAL AND APPLICABLE CITY OF WACONIA ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. PAVING SPECIFICATIONS -
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MINNESOTA DOT PAVEMENT DESIGN MANUAL CHAPTER 5 - PCC (PORTLAND CEMENT CONCRETE). THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 2360 AND 3139 OF THE MINNESOTA DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION.
18. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS AND CURB AND GUTTER PER MINNESOTA DOT CHAPTER 5 SECTION 530



STANDARD DUTY CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 6" PCC (6#6 WELDED WIRE FABRIC PER RACI 315-92)



CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 5" PCC (6#6 WELDED WIRE FABRIC PER RACI 315-92)



PARKING COUNT
(FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA TABLE

TOTAL SITE AREA:	0.73 AC (31,846 S.F.)
BUILDING SIZE:	0.02 AC (664 S.F.)
PROPOSED PARKING SPACES:	7 (1 A.D.A.)
ZONING:	B-1
PROPOSED GREENSPACE:	0.40 AC (55.5%)



GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

REVISIONS

1	DRIVE-THRU UPDATE	12/21/22			

PEG 308 16-2869-00-MN

MAC

START DATE 06/02/22

SCALE

SHEET

C-3

OF

C-8

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SITE DIMENSIONAL & PAVING PLAN

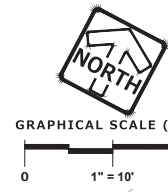
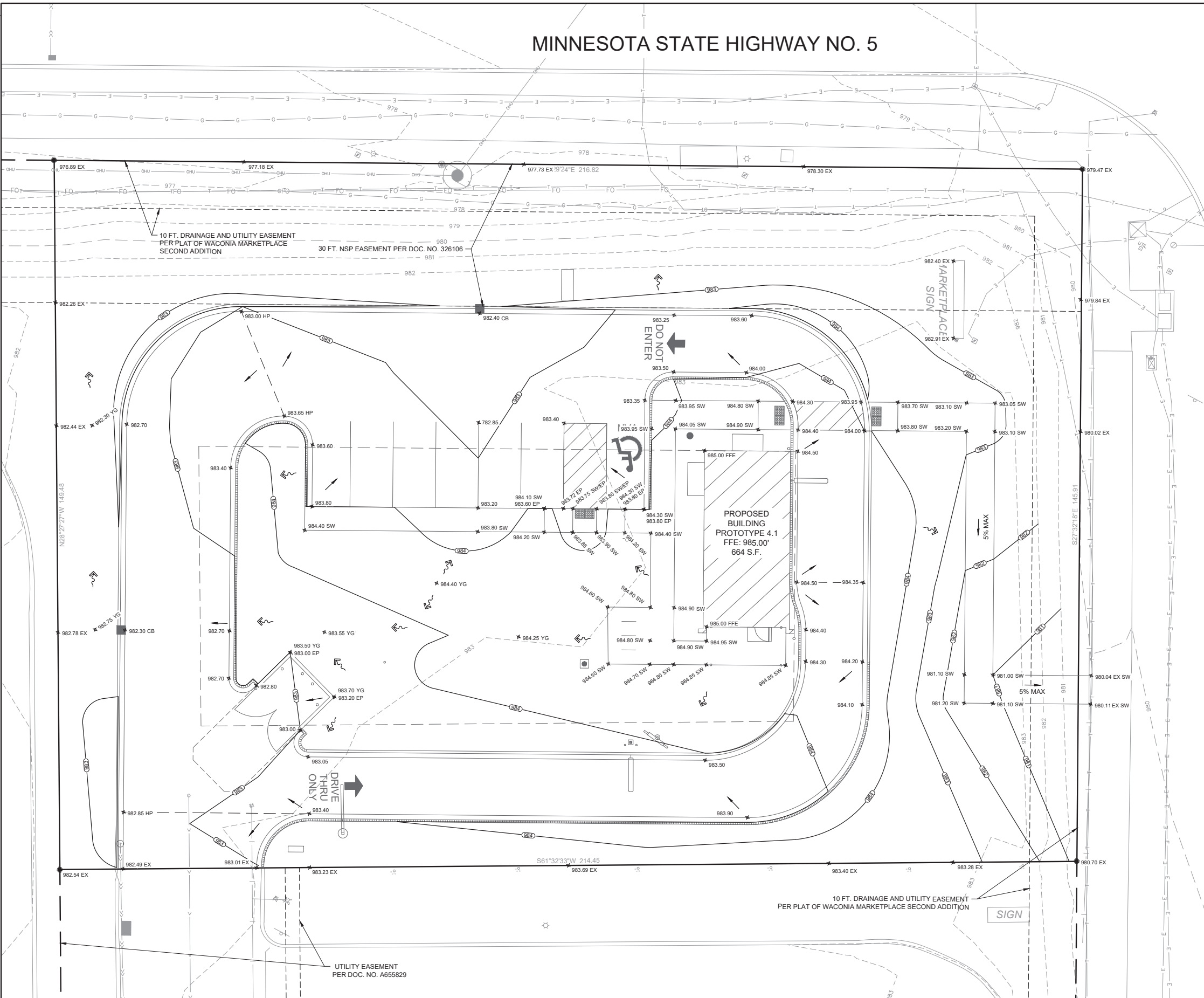
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SITE DIMENSIONAL & PAVING PLAN

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DESIGNED: KJB
DRAFTED: KJB
REVIEWED: MAC



13TH STREET WEST

NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL 811" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL CARVER COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY EVS. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- ▲ PROPOSED CONCRETE FLARED END SECTION
- 749 PROPOSED CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FFE FINISHED FLOOR
- SW SIDEWALK
- () EXISTING GRADE
- TW/BW TOP/BOTTOM OF WALK OR WALL

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SCOOTER'S COFFEE #1869

WACONIA, MN

GRADING PLAN

REVISIONS

1	DRIVE-THRU UPDATE	12/21/22			

PEG 3018 10-2869-00-MN
MAC
SCALE
START DATE 06/02/22

SHEET
C-4
OF
C-8

GRADING PLAN
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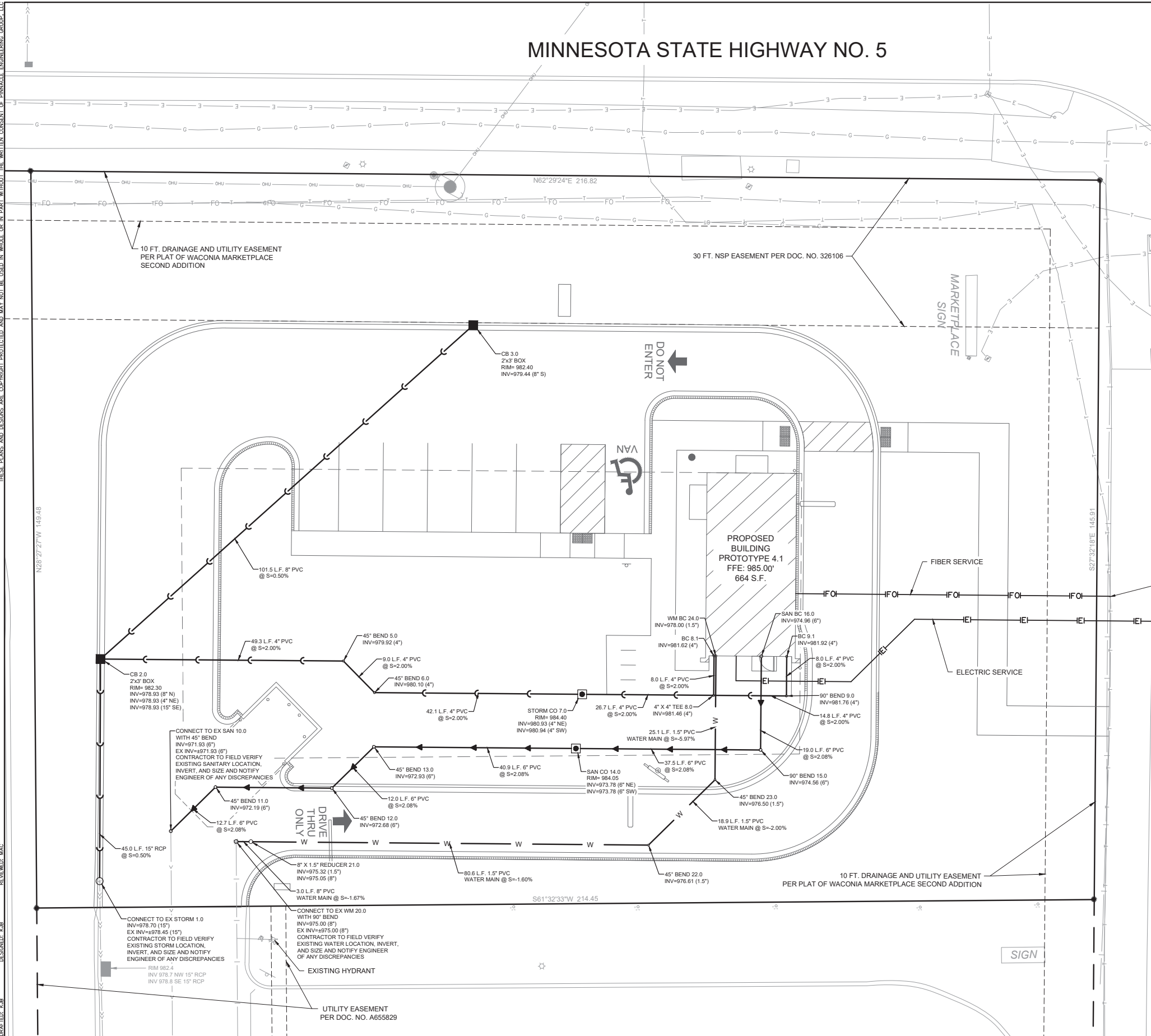
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REVIEWED: MAC

DESIGNED: KJB

DRAFTED: KJB



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED

- ### NOTES
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "GOPHER STATE ONE CALL 811" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS (LATEST EDITION AND ADDENDUM) AND MINNESOTA STATE PLUMBING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL CONTACT THE CITY OF WACONIA PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 - STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 - INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CEAM SECTION 2621.2 - STANDARD SPECIFICATIONS FOR SANITARY SEWER AND STORM SEWER INSTALLATION. FRAME & GRATE SHALL BE NEENAH R-1380 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 - BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND APPROPRIATE BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH CEAM SECTION 2600.3.
 - MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 - IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 - WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE INSTALLED AS CALLED OUT IN THE PLANS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CEAM SECTION 2611.2. GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 - HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF WACONIA AND IN ACCORDANCE WITH CEAM SECTION 2611.2. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
 - BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CEAM SECTION 2611.3.
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CEAM SECTION 2611.3. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH CEAM SECTION 2611.3.
 - SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 - BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE CEAM. BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.
 - BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CEAM SECTION 2600. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL.
 - MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2621.3 OF THE CEAM. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 - MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 - WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 7.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE CEAM.
 - SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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SCOOTER'S COFFEE #1869

WACONIA, MN

UTILITY PLAN

REVISIONS	
1. DRIVE-THRU UPDATE	12/21/22

PEG 3018 12-2869-00-MN

MAC

START DATE 06/02/22

SCALE

SHEET
C-5
OF
C-8

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MINNESOTA STATE HIGHWAY 5

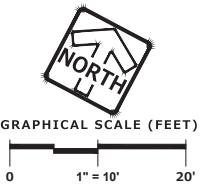
13TH STREET WEST

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
AAB	4	Acer freemanii 'Autumn Blaze' Autumn Blaze Maple	3" Cal.	48' T x 35' W
UW	2	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	65' T x 40' W
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
JCI	6	Juniperus chinensis 'Iowa' Iowa Juniper	6' Ht.	13' T x 5' W
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
CA	3	Cornus alternifolia 'Argentea' Variegated Pagoda Dogwood	1.5" Cal.	20' T x 15' W
SB	3	Syringa reticulata 'Bailnee' TM Snowdance Tree Lilac	1.5" Cal.	18' T x 20' W
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
AMV	12	Aronia melanocarpa 'Viking' Chokeberry	5 gal.	5' T x 5' W
CSB	6	Cornus sericea 'Baileyi' Red Twig Dogwood	5 gal.	8' T x 8' W
CS2	10	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood	3 gal.	4' T x 4' W
HVK	2	Hamamelis vernalis 'Kohankie Red' Kohankie Red Ozark Witchazel	5 gal.	9' T x 10' W
HI	1	Hydrangea arborescens 'NCHA1' TM Invincible Spirit Hydrangea	3 gal.	5' T x 5' W
HP	18	Hydrangea paniculata 'Bobo' Bobo Hydrangea	3 gal.	3' T x 4' W
PD	18	Physocarpus opulifolius 'Monlo' TM Diabolo Purple Ninebark	3 gal.	8' T x 8' W
RT	6	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac	5 gal.	5' T x 5' W
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
JM	29	Juniperus chinensis 'Mint Julep' Mint Julep Juniper	3 gal.	4' T x 6' W
JS	6	Juniperus sabina 'Buffalo' Buffalo Juniper	3 gal.	1' T x 6' W
PN2	22	Picea abies 'Nidiformis' Nest Spruce	3 gal.	3' T x 5' W
PB	3	Pinus strobus 'Blue Shag' Blue Shag White Pine	3 gal.	4' T x 4' W
TC	6	Thuja occidentalis 'Congabe' Fire Chief™ Arborvitae	3 gal.	3' T x 3' W
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
AR	22	Andropogon gerardii 'Red October' Red October Big Bluestem	1 gal.	48" T x 30" W
CX2	40	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass	1 gal.	24" T x 30" W
DP	23	Deschampsia cespitosa 'Pixie Fountain' Pixie Fountain Tufted Hair Grass	1 gal.	20" T x 18" W
SC	12	Schizachyrium scoparium 'Carousel' Carousel Little Bluestem	1 gal.	36" T x 30" W
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
AG	22	Allium x 'Globemaster' Globemaster Ornamental Onion	1 gal.	30" T x 12" W
DW	14	Dianthus gratianopolitanus 'Firewitch' Firewitch Cheddar Pink	4.5" Cont.	6" T x 12" W
HPP	7	Heuchera m. 'Palace Purple' Palace Purple Coral Bells	4.5" cont.	18" T x 18" W
NP	26	Nepeta nervosa 'Pink Cat' Dwarf Pink Catmint	4.5" Cont.	12" T x 15" W
PN	19	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	4.5" Cont.	34" T x 36" W

TURF

QTY	BOTANICAL / COMMON NAME	REMARKS
15,000 sf	Turf Hydroseed Drought Tolerant Fescue Blend	



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DESIGNED: SAT
CHECKED: SAT
REVIEWED: DJB



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SCOOTER'S COFFEE #1869

WACONIA, MN

LANDSCAPE PLAN

REVISIONS

1	DRIVE-THRU UPDATE	12/21/22	

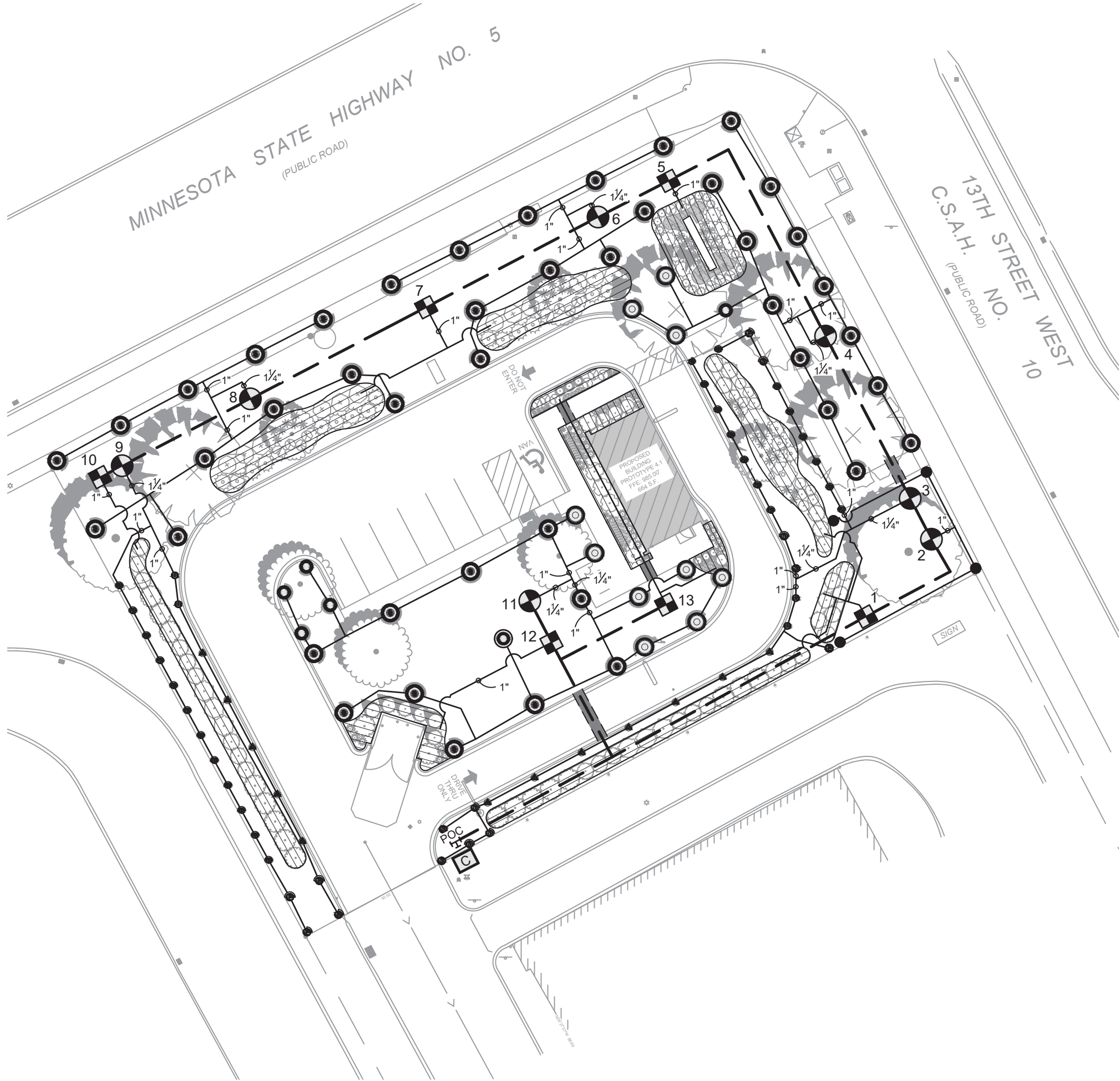
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PREP BY: MAC	SCALE: 1" = 10'
START DATE: 06/02/22	

SHEET
L-1
OF
L-2

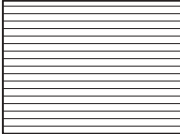
LANDSCAPE PLAN

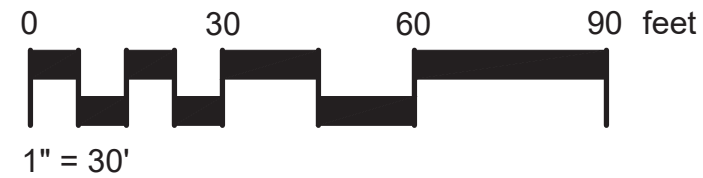
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1804-U-SAM-PRS 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	12
	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	26
	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	5
	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	5
	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	8
	RAIN BIRD R-VAN14 1804-SAM-P45 TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	5
	RAIN BIRD R-VAN18 1804-SAM-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	10
	RAIN BIRD R-VAN24 1804-SAM-P45 TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 4IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 5004-PL-PC-SAM-R 1.5 TURF ROTOR, 4IN. POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	4
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	6
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-06-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	4,004 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PGA GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE.	7
	RAIN BIRD ESPLXME2-LXMM-LXMPED W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULE. INSTALL IN LXMM-LXMPED POWDER COATED, METAL WALL-MOUNTED CABINET W/ PEDESTAL	1
	IRRIGATION LATERAL LINE: 100# POLYETHYLENE PIPE	2,150 L.F.
	IRRIGATION MAINLINE: 1-1/2" PVC CLASS 200 SDR 21	575.7 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	34.0 L.F.



SCOOTER'S
COFFEE
Waconia, MN

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ISSUE: DATE
IRRIGATION PLAN: Dec 21, 2022

REVISIONS:
REV # / DESCRIPTION DATE

RELOCATED POC 12-21-22

CONTENT OVERVIEW:
IR100 IRRIGATION
IR200 DETAILS / NOTES

IRRIGATION
PLAN

DESIGNED BY: KMM
DRAWN BY: KMM
REVISION DATE: 12.21.2022
DRAWING SCALE: 1" = 30'



Print Name: Blair S. LeachPrint Name: Blair S. Leach

Date: 01/05/2023 License # 49633



PROJECT ADDRESS:
660 MARKETPLACE DR
WACONIA, MN 55387

REVISIONS:

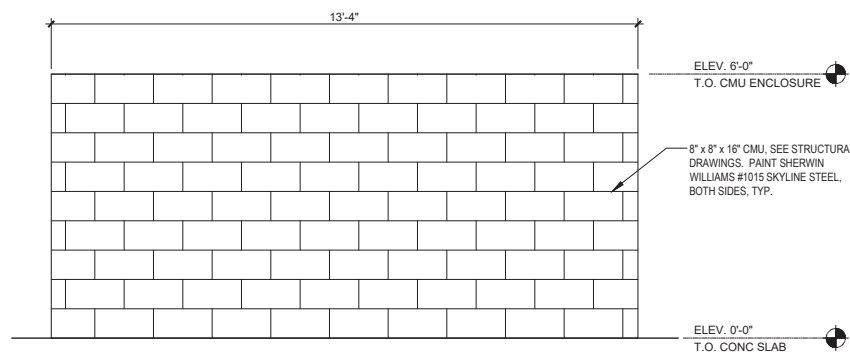
TITLE:
TRASH
ENCLOSURE
ELEVATIONS &
DETAILS

DATE:
12.16.2022

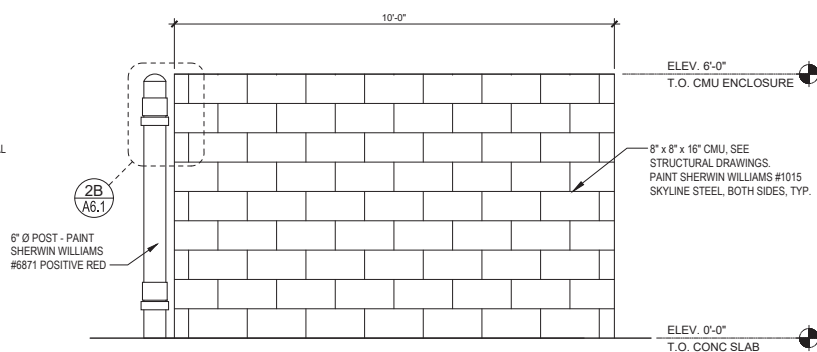
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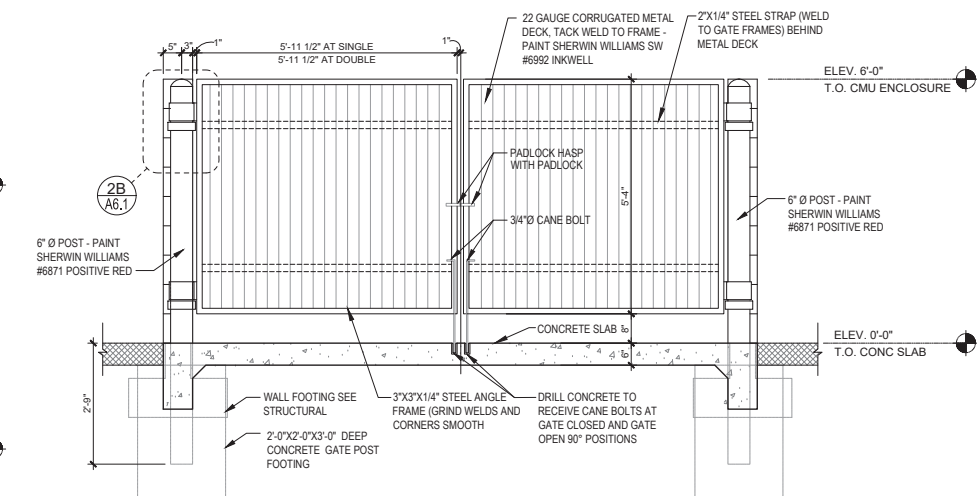
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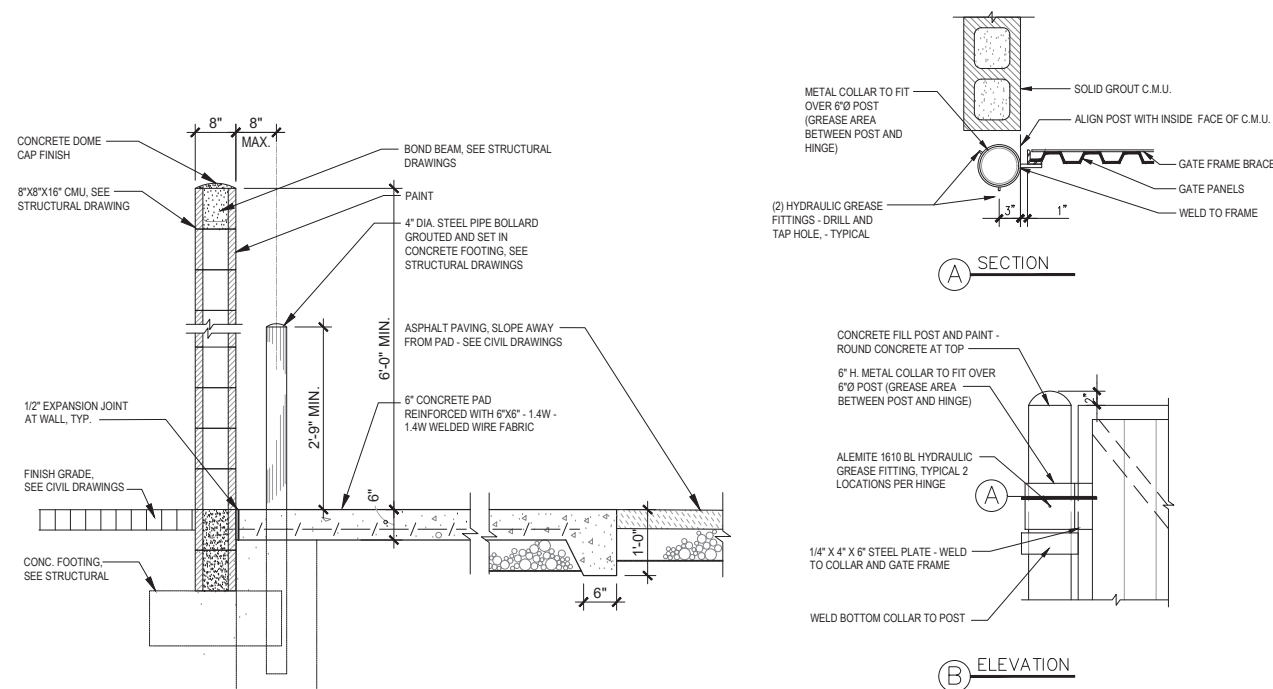
7 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



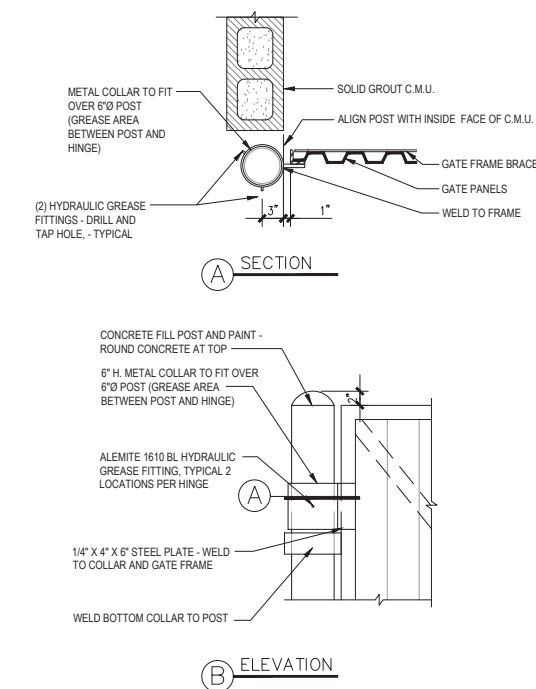
6 **TRASH ENCLOSURE - SIDE ELEVATION**
SCALE: 1/2" = 1'-0"



5 TRASH ENCLOSURE -FRONT ELEVATION
SCALE: 1/2" = 1'-0"

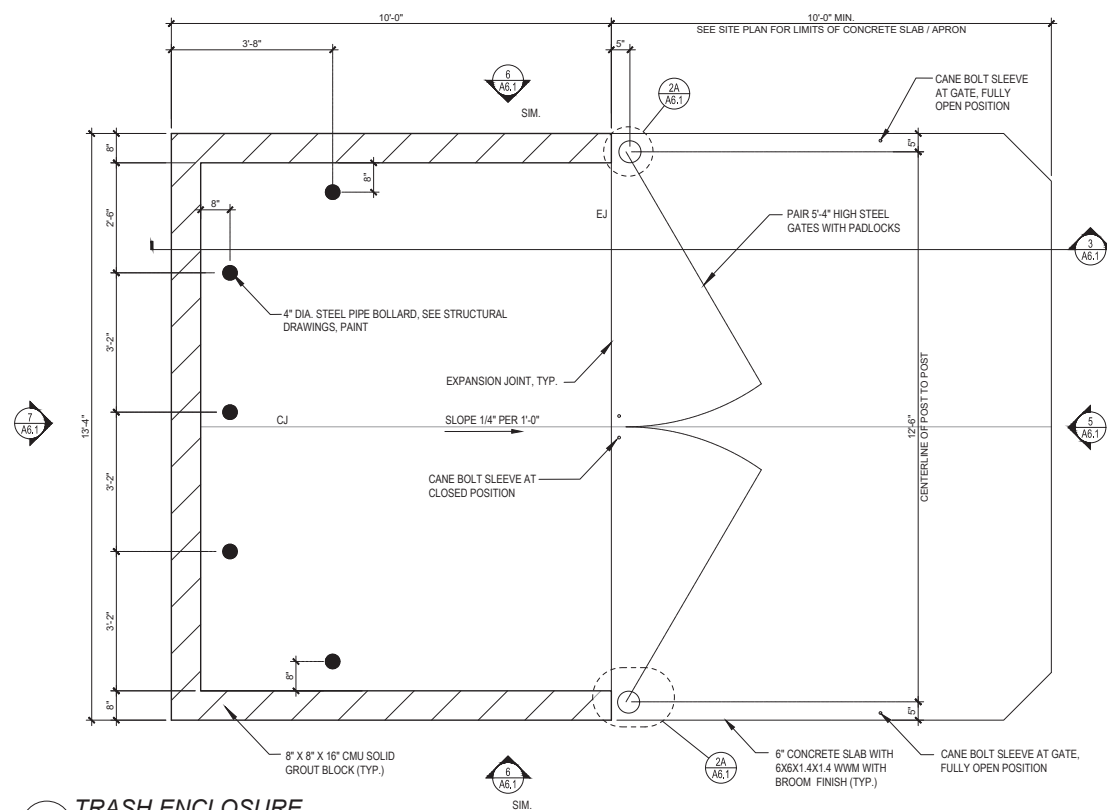


3 SECTION AT TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"



2 HINGE AT TRASH GATE

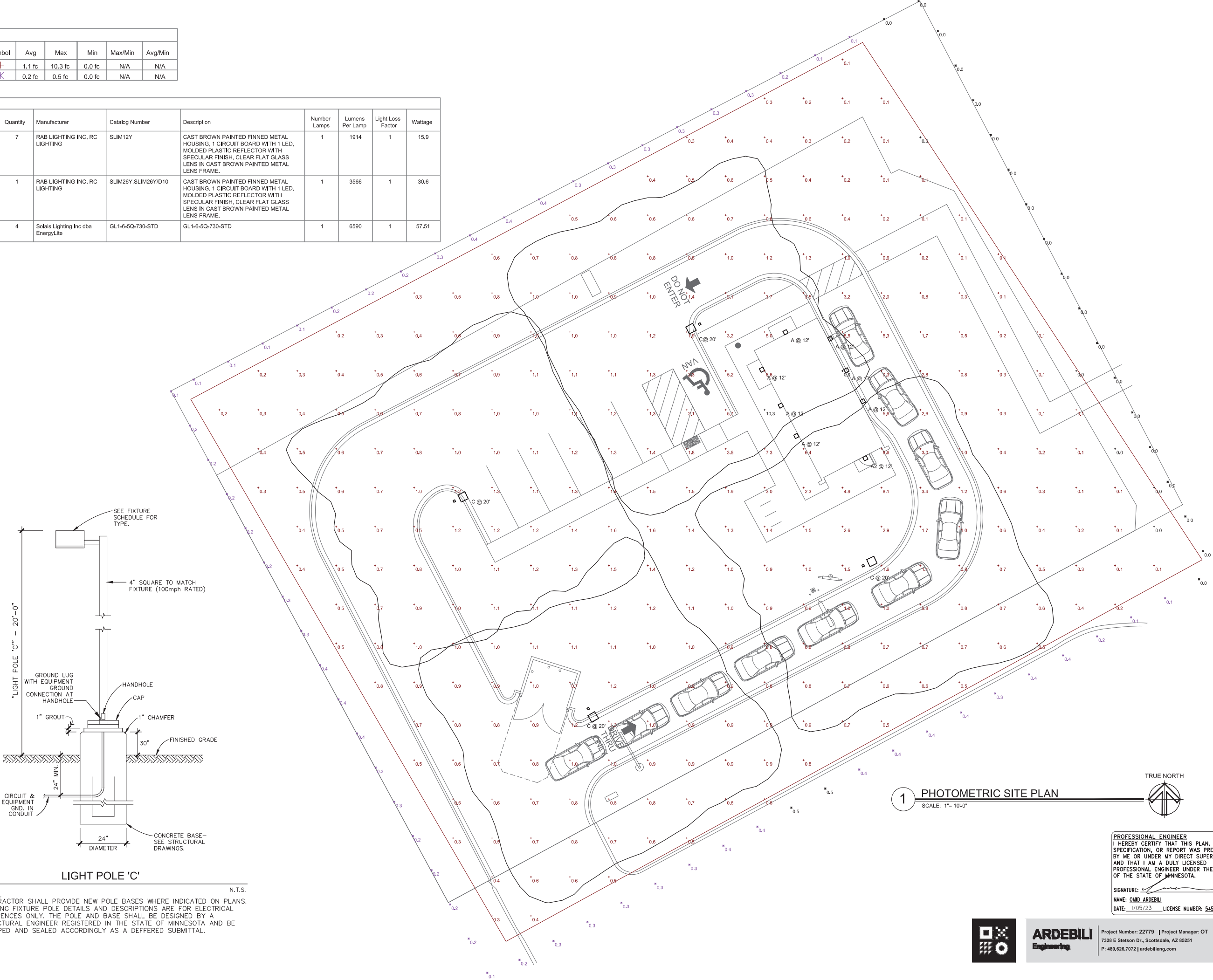
SCALE: NTS



1 TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	10.3 fc	0.0 fc	N/A	N/A
Calc Zone #2	×	0.2 fc	0.5 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	7	RAB LIGHTING INC. RC LIGHTING	SLIM12Y	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	1	1914	1	15.9
□	A2	1	RAB LIGHTING INC. RC LIGHTING	SLIM26Y,SLIM26Y/D10	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	1	3566	1	30.6
□ ▪	C	4	Solaia Lighting Inc dba EnergyLite	GL1-6-5Q-730-STD	GL1-6-5Q-730-STD	1	6590	1	57.51



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GROUP INC
TWENTY FIVE YEARS
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EST. 1998
PROJECT ADDRESS:
660 MARKETPLACE DR
WACONIA, MN 55387

REVISIONS:

TITLE:

PHOTOMETRIC
SITE PLAN

PROFESSIONAL ENGINEER
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.
SIGNATURE:
NAME: Omid Ardebili
DATE: 11/05/23 LICENSE NUMBER: 54574

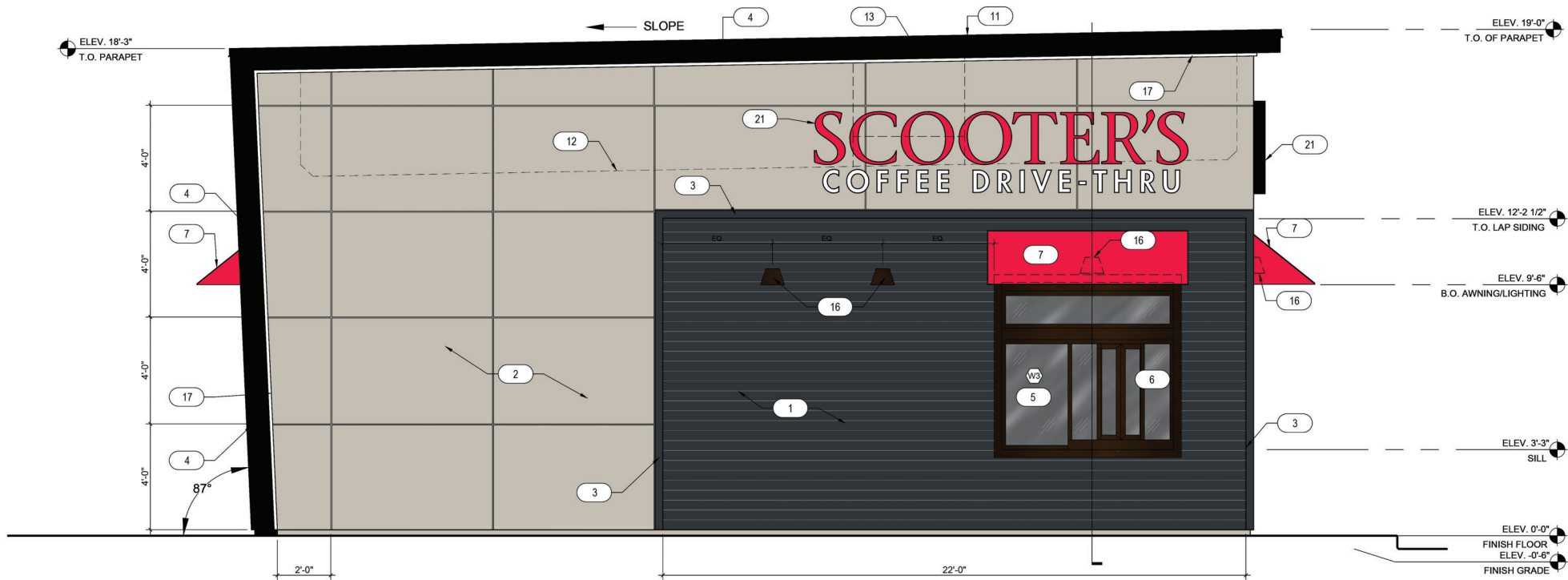
Project Number: 22779 | Project Manager: OT
7328 E Stetson Dr., Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

DATE:
12.16.2022

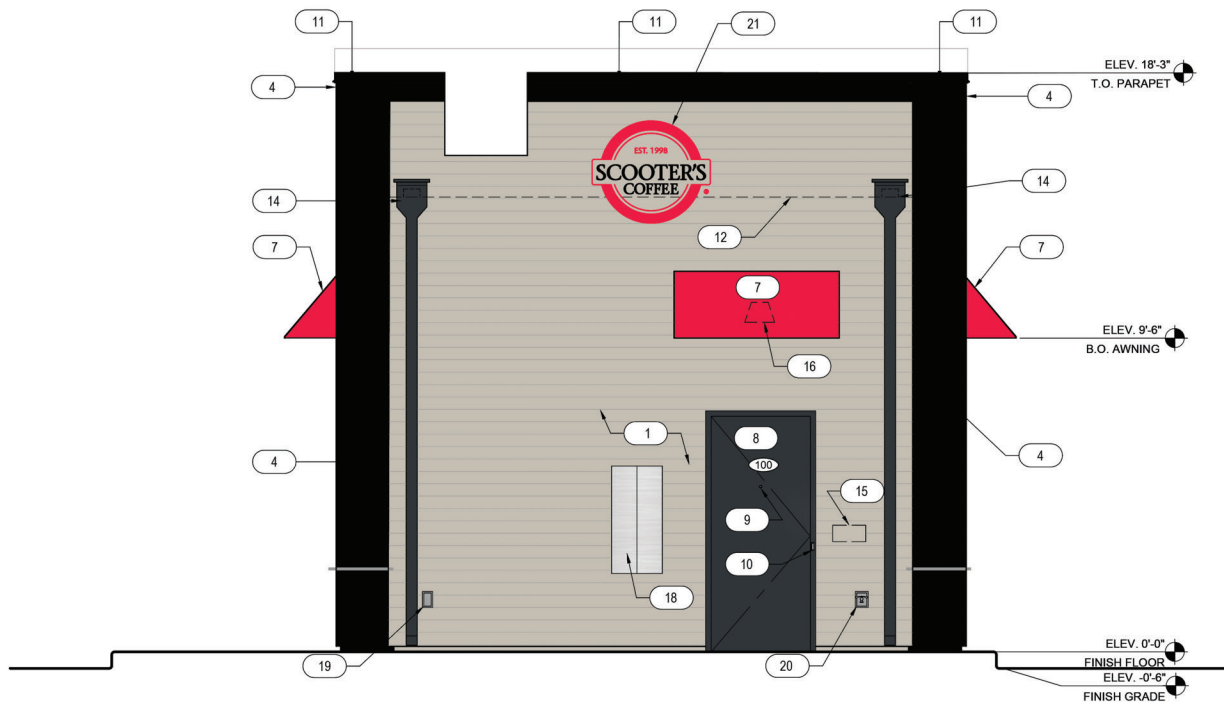
PROJECT NO.
22332

SHEET NO.

E0.2



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

KEYNOTES

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT



PROJECT ADDRESS:

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

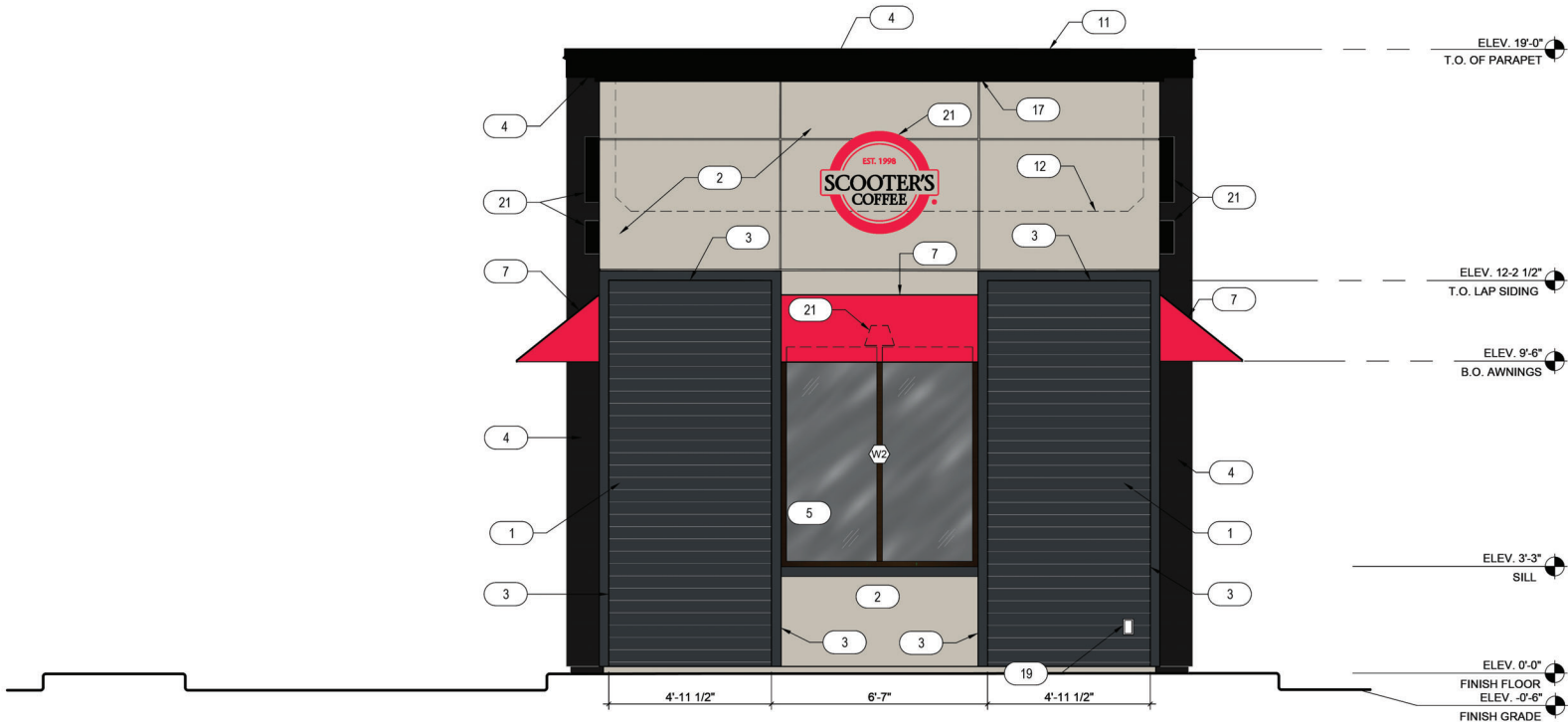
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PROJECT NO.

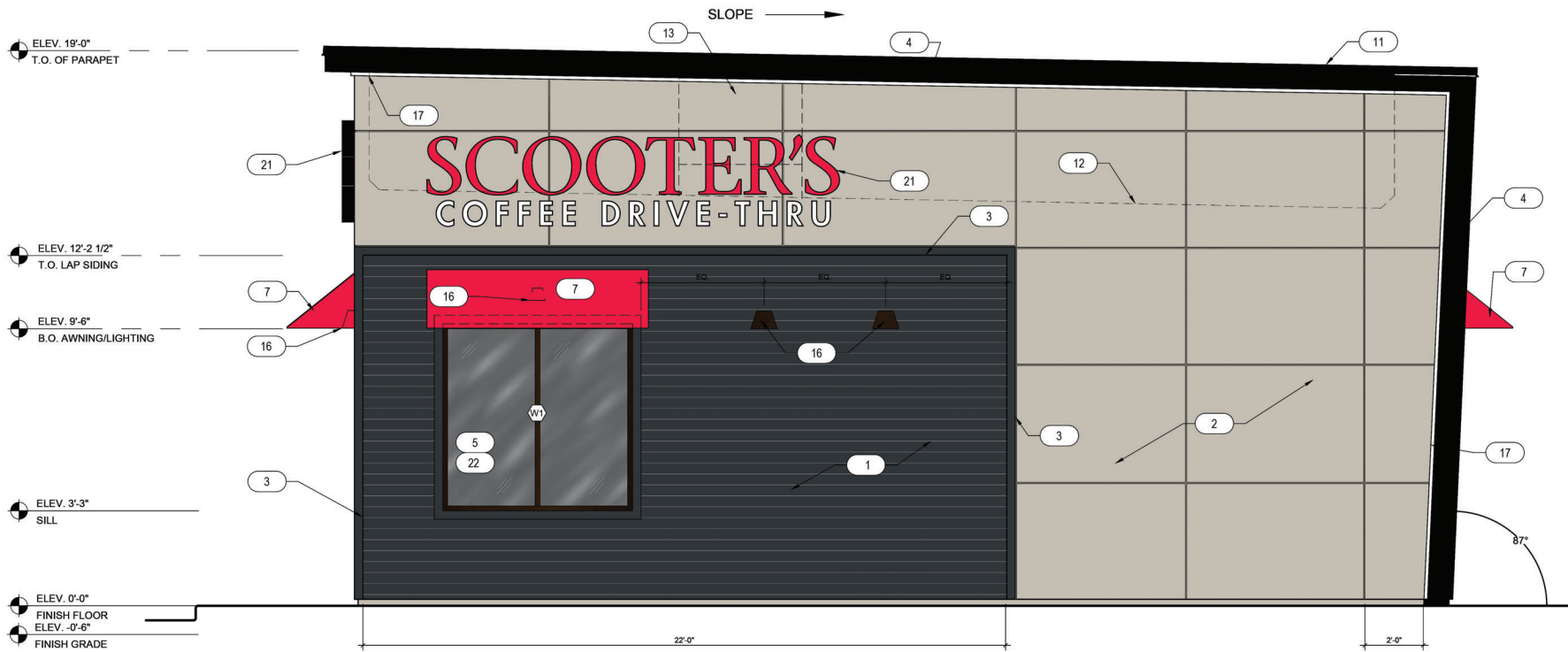
- ☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

SHEET NO.

A3.1



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

KEYNOTES

1. HARDIE PLANK HZ10 LAP SIDING CEDARMILL 6-1/4", SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SPANDREL GLASS



PROJECT ADDRESS:

REVISIONS:

TITLE:
EXTERIOR ELEVATIONS

DATE:

PROJECT NO.

- ☐ DESIGN DEVELOPMENT
☒ PERMIT SUBMITTAL
☐ BID PACKAGE
☐ CONSTRUCTION ISSUE

SHEET NO.

A3.2





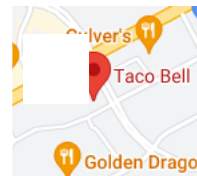


Image capture: Nov 2021 © 2022 Google

Waconia, Minnesota

Google

Street View - Nov 2021



Google Maps 10743 County Rd 10

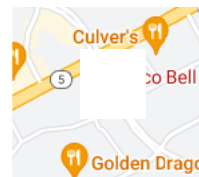


Image capture: Nov 2021 © 2022 Google

Waconia, Minnesota

Google

Street View - Nov 2021



Scooter's Coffee Review #1

January 25, 2023

This review is based on the construction plans dated 12/21/2022 and received on 1/13/2023.

General Comments

1. The applicant will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any permits/approvals should be submitted conditional to Final Site Plan approval
2. Stormwater reuse is planned to be utilized to meet stormwater management requirements. Connection charges, fees, and system operations / maintenance details for the proposed irrigation reuse system shall be reviewed and approved with the Public Services Department.
3. The applicant will be required to obtain a Carver County permit for work within the CSAH 10 right-of-way. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.
4. The applicant will be required to obtain a General Construction Permit for Stormwater associated with Construction Activity (NPDES) since this is part of an ultimate development greater than 1 acre. A copy of the permit should be submitted conditional to Final Site Plan approval.
5. An Access easement and a Drainage and Utility easement was required along the west side of the Taco Bell site to accommodate the Scooter's Coffee lot. Confirmation is needed that these easements have been recorded and are in place.
6. Notes shall be added to the plans stating clear drive lanes must be maintained through the Taco Bell lot during construction and all construction vehicles should be maintained on the subject site.
7. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.
8. The Statement of Use previously submitted did not have information pertaining to the maximum number of employees by shift.
9. A SAC Determination shall be required prior to building permit issuance.

Site Plan

10. One full access entrance is proposed on Marketplace Drive and through the Taco Bell near the west end of the lot. This access location and configuration is acceptable.
11. Signing and striping are included in the plans to accommodate the drive thru and one-way configuration. The signing and striping are acceptable as shown.
12. A pavement section of 6" concrete over 6" aggregate is proposed. This pavement section is acceptable.
13. Removal limits at the connection to the Taco Bell lot should be coordinated with the City and Taco Bell prior to any work.
14. A sidewalk connection from the proposed building to the existing sidewalk along CSAH 10 is proposed. This connection location is acceptable as shown. ADA requirements must be met for this sidewalk connection and may require adjustments in the field during construction.

Utility Plan

15. A manhole shall be provided at the connection to the main line sanitary service. A second manhole may be necessary as 90-degree bends in service lines are highly not recommended.
16. Cleanouts shall be provided at all changes of horizontal direction in the sanitary service line. To minimize or eliminate cleanouts, the connection to the existing sewer main could be extended north.
17. GPS points (longitude and latitude) will be required on the utility bends and structure locations.
18. Fire connections were reviewed and approved by the Fire Chief.
19. The watermain connection should be revised to provide a cleaner connection. The 1" corporation installed on the existing service should be removed. A new 1.5" corporation and curb stop should be tapped into the existing 8" DIP watermain.
20. Tracer wire shall be installed with the PVC water utility service.
21. Due to heavy soils, the applicant should consider installing draintile at low point catchbasins.
22. An Irrigation Plan has been provided. This plan needs to meet the applicable flow and design rates and shall be reviewed and approved by the City Public Services Department as well as by the CCWMO.
23. See attached image and notes; A crossing is necessary of the driveway access to supply the feed point and controller locations for irrigation.
24. A main supply line will be required from Market Place Drive by the Developer to the controller and reuse system link as described and provided earlier. This line shall be of similar size to the largest main in the irrigation system. Presently not shown on irrigation plan.
25. All valving within the irrigation system shall be DC valves as we utilize solar controllers.
26. Pop-up misters are preferred over drip-line irrigation systems in confined areas. Water flow service is much improved with this approach.
27. Volumes and run times should be added to the irrigation plan by zone to meet the requirements laid out by the CCWO permit.
28. City Staff will provide a copy of the Reuse Agreement with CCWMO volumes and connection costs for final preparations. The Check List atop the Agreement will need to be completed by the Developer.
29. Cleanouts shall be provided at storm Tee 8.0 and storm bend 9.0 to facilitate future maintenance.
30. City inspection is required during the utility installations. Please add a note to include notification is required 48 hours in advance of utility installation work and to include the Public Services office phone number of 952-442-2615.
31. The proposed trash enclosure shall be constructed of the same building material as the principal structure.

Grading, Drainage and Erosion Control Plan

32. A Stormwater Pollution Prevention Plan (SWPPP) meeting the MPCA's NPDES requirements must be provided for review and approval. The attached checklist outlines all items required in the SWPPP.

Landscape Plan

33. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
34. Contact Public Services; 952-442-2615 to complete final grade and topsoil inspection prior to installation of Landscaping, irrigation and sod.
35. 15 Trees with a minimum planting size of either 2.5 inches in diameter as measured six inches above ground for deciduous or 6 ft. in height for coniferous are required.
36. Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:
 - a. One (1) three inch (3") minimum deciduous tree.

Or

One (1) eight foot (8') minimum coniferous tree
- 37.