



TO: NYA City Council

FROM: Jared Johnson, Planning Consultant - WSB

DATE: September 26, 2022

SUBJECT: YMI Properties Accessory Building Size and Height Variances (415 Tacoma Circle)

REQUEST

YMI Properties (Yeager Machines) have submitted a variance application and site plans for a proposed accessory building at 415 Tacoma Circle. The proposed accessory building needs two variances. A variance from City Code Section 1245.04 Subd. 2 which requires accessory buildings on industrial properties to not exceed 30% of the gross floor area of the principal use/building. The principal building, which is used for manufacturing, is 20,786 square-feet. This means an accessory building cannot be larger than 6,235 square-feet. The proposed accessory building is 7,200 square-feet which is 34.6% the size of the principal building. The additional 965 square-feet of space requires a 4.6% variance. The proposed accessory building will be used for storage/warehousing for the principal building.

The second variance is from City Code Section 1230.12 Subd. 5 which states accessory building height cannot exceed two-thirds the height of the principal building. The principal building is 21 feet, and the proposed accessory building is 20.67 feet. Two-thirds the height of the principal building would be 13.86 feet. A 6.81 feet height variance is needed for the accessory building.

BACKGROUND

Recently, YMI Properties was approved by Carver County to combine their lot with the adjacent lot they owned to the southeast. They requested a lot combination to expand their existing parking footprint. The lot combination also required a vacation of a drainage and utility easement which the City Council approved on May 23, 2022. Since they now have a larger lot, YMI Properties would like to build an accessory building on the other side of the expanded parking lot to use for indoor storage needs as the business is growing. As stated above, the size and height of the proposed accessory building exceeds the maximums allowed under City Code, therefore requiring two variances.

Norwood Young America

REVIEW

Zoning

The property is zoned 1-1 Light Industrial District. The proposed indoor storage/warehouse accessory building is a permitted accessory use to the principal use.

Comprehensive Plan

The 2040 Comprehensive Plan designates the future land use for the subject parcel as Industrial. The planned accessory building and use is consistent with the future land use designation.

Lot Standards

<u>Accessory Structure Standards</u>	<u>I-1 Requirement</u>	<u>Proposed</u>
<u>Front Yard Setback</u>	Not permitted in front yard	88.5 FT from Tacoma Circle
<u>Side Yard Setbacks</u>	10 FT (interior)	14.82 FT
<u>Rear Yard Setbacks</u>	10 FT	124 FT
<u>Lot Coverage</u>	80%	25%
<u>Building SF</u>	30% max. of principal structure SF (6,235 SF)	34.6% (7,200 SF) (variance)
<u>Height</u>	2/3 of the principal structure (13.86 FT)	20.67 FT (variance)

The proposed accessory building meets required setbacks and lot coverage requirements. The accessory building square footage and height need variances.

Parking

Only one parking space is required for the accessory building. Plans show 15 proposed stalls with 9 existing stalls. 24 parking spaces will be provided which meets code requirements. The proposed parking area to the west of the building will be made of Class V aggregate. Class V is allowed in the side and rear yards in the Industrial district. Staff recommends paving this area with bituminous pavement but is not required per code.

Architectural Design

The proposed accessory building will be post frame construction with a pitched roof. While the City would like to see better quality materials used, staff understands the current supply chain issues and the business needs to expand quickly. Nearby properties have been approved for post frame construction to be used as warehousing/storage.

Landscaping

No landscaping plan was submitted. City Code Section 1255.04 requires new non-residential uses to plant one tree per 1,000 SF of gross floor area. The proposed building is 7,200 SF which requires seven trees. Landscaped berms with shrub plantings are also required. As a condition of

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approval, staff is recommending that the applicant must submit a landscaping plan at the time of applying for a building permit. The landscape plan must show the placement of seven trees on the perimeter of the accessory building and/or parking lot. A landscaped area on the north side of the building facing Tacoma Circle will also be required to aid in aesthetics of the building from the right-of-way.

VARIANCE REVIEW

Consideration of variances from City Code are outlined in Section 1210.04:

"The City Council may grant variances from the literal provisions of this Ordinance where their strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration, and to grant such variances only when it is demonstrated that such actions will be in harmony with the general purpose and intent of this Ordinance, and consistent with the comprehensive plan."

The applicant provided a narrative for their variance request for the size of the accessory building. The narrative states the company employees 20 residents and is growing and requires additional warehousing space to keep up with storage needs. The additional warehouse space is a reasonable use of the property and will be subordinate to the use and in size of the principal building. The narrative further explains that Yeager Machine's preference would have been to construct an addition to the principal building but due to the irregular shape of the lot and orientation of the existing building it would require major modifications to current operations. The narrative also states the accessory building will also be consistent in size, scale, and design of the whole Industrial development area. Post frame buildings have been approved on a neighboring property (Greenwood Marina) and will not look out of place. Unrelated to the size of the building, the post-frame building is necessary due to supply chain delays of concrete and steel of up to 30 months. The post frame construction allows the growing needs of the business to be met quickly. Overall, the requested variances will allow a larger warehouse building that's needed to keep up with business demands.

The height of the principal building is 21 feet, which is roughly half the height of what is allowed in the Industrial district (40 feet). This greatly reduces the height of accessory buildings as they are only allowed to be two-thirds the height of the principal building (13.86 feet). The warehousing needed requires a taller building with a bigger footprint. Taller accessory buildings exceeding height requirements have approved in the vicinity. This variance request would be no exception.

General Criteria for Approval of Variances

The Planning Commission and City Council is required to examine the request under a series of general standards as set for variances under Section 1210.04 Subd. 1(A&B).

- A. Practical Difficulties. Practical difficulties as used in connection with the granting of a variance means that:
 - 1. *the property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance. **The proposed accessory building for warehousing storage needs on the property will be used in a reasonable matter.***
Criterion met.

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2. *the plight of the landowner is due to circumstances unique to the property not created by the landowner. The irregular shape of the lot and the existing structure make it unfeasible to add onto the existing building. Criterion met.*
3. *the variance, if granted, will not alter the essential character of the locality. Practical difficulty also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems. The variances will not alter the essential character of the Industrial district as there are similar buildings in the area. Criterion met.*

B. Economic Considerations. *Economic considerations alone shall not constitute a practical difficulty. Economic considerations are not the only practical difficulty. The irregular shape of the lot and the existing structure make the accessory building necessary. Criterion met.*

Planning Commission Meeting

The Planning Commission held a public hearing for the two variances on September 6, 2022. The variance request was mailed to nearby property owners and posted in the newspaper. There were no public comments at the hearing, and none were submitted to city staff. The Planning Commission voted unanimously to recommend the City Council approve both variances.

ACTION

Staff recommends the City Council make a motion to approve both requested variances. A 4.6% variance to allow the accessory building to be 34.6% the size of the principal building and a 6.81-foot variance to allow the accessory building to have a height of 20.67 feet for YMI Properties at 415 Tacoma Circle with the following four (4) conditions:

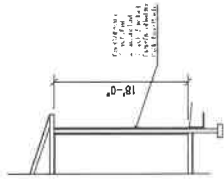
1. All necessary permits shall be obtained before construction of the accessory building commences.
2. All comments and conditions in the City Engineers memo dated August 15, 2022 shall be met prior to construction.
3. A landscaping plan shall be submitted at time the building permit is applied for. The landscaping plan must show placement of seven (7) trees along the perimeter of the accessory building and/or parking lot. Landscaping on the north side of the accessory building shall also be provided.
4. Approval from Carver County Watershed Management Organization.

Attachments:

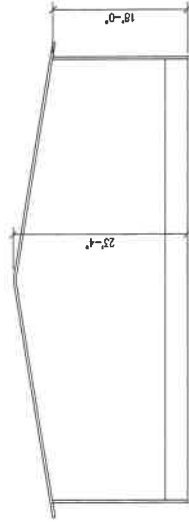
- Site Plans and Building Elevation
- Variance Narrative
- City Engineer Memo dated 8/15/2022
- Resolution 2022-29

Norwood Young America

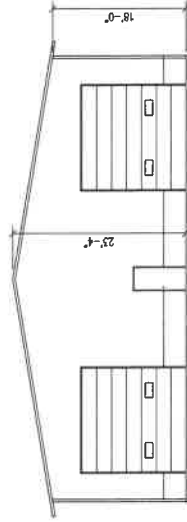
General Notes		No.	Revision/Measure	Date
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 45%;"> <p>STRACK CONSTRUCTION, INC.</p> <p>12500 Highway 101 20 Jackson, MN 55374 Phone Number (320) 251-9033 Fax Number (320) 251-3123</p> </div> <div style="width: 45%;"> <p>Yegger Machine 415 Tucson Circle Hennepin Young America, MN 55346</p> </div> </div>				
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Project: J01</p> <p>Date: 8.1.22</p> <p>Drawn: MTS</p> </div> <div style="width: 45%; text-align: right;"> <p>Sheet: AI</p> </div> </div>				



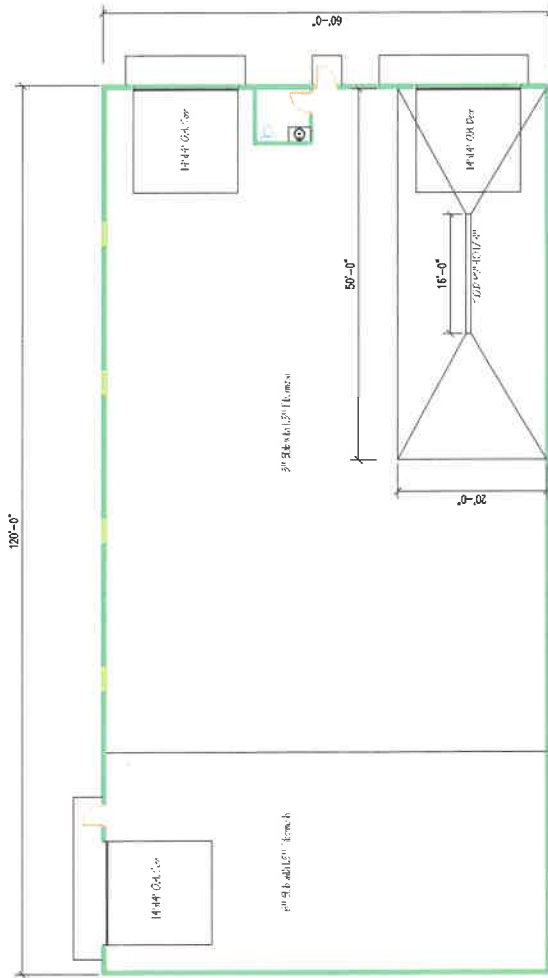
Typical Wall Section



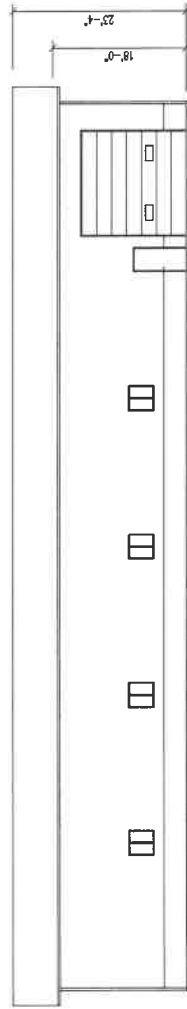
South Elevation



North Elevation



Floor Plan



West Elevation

Larkin Hoffman

Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, MN 55437-1060

General: 952-835-3800
Fax: 952-896-3333
Web: www.larkinhoffman.com

August 18, 2022

City of Norwood Young America
Planning and Zoning
Attention: Jared Johnson, WSB
310 Elm Street West
P.O. Box 59
Norwood Young America, MN 55368

VIA EMAIL and U.S. MAIL
JaredJohnson@wsbeng.com

Re: Yeager Machine – 415 Tacoma Circle Variance Request

Dear Mr. Johnson:

We represent Yeager Machine and YMI Properties, LLC (collectively, “Yeager Machine”), the owner of 415 Tacoma Circle (“Property”) in the city of Norwood Young America (“City”). Yeager Machine is seeking a variance to allow for the construction of a detached warehouse on the newly acquired lot, southeast of the existing facility (“Facility”) and parking lot. Due to the size of the existing Facility and the proposed warehouse (“Warehouse”), the expansion will require a variance to increase the size of an accessory structure in excess of 30% of the principal use. Please accept this letter and the accompanying materials as narrative and application for the variance.

Yeager Machine is a precision manufacturing and machining facility and employs 20 residents of the City and surrounding area. The company is growing and requires additional warehousing space to keep up with storage needs. In anticipation of the proposed expansion, the company recently acquired lot 6 from the City’s EDA. Yeager Machine is proposing to construct a 7,200 square-foot accessory post-frame warehouse (“Warehouse”) for indoor storage of materials and equipment necessary for the operation of the Facility. The principal Facility is approximately 20,786 square feet. Accordingly, we are seeking a variance to increase the size of the Warehouse by approximately 975 square feet.

The requested variance meets the following required findings under City code and state law:

A. Practical Difficulties. Practical difficulties as used in connection with the granting of a variance means that:

- 1. the property owner proposed to use the property in a reasonable manner not permitted by the zoning ordinance.*

The proposed Warehouse is a reasonable and appropriate use of the Property, which is zoned I-1 Light Industrial District. The purpose of the I-1, Light Industrial District, is to create industrial

areas within the City that will be acceptable and will not adversely affect adjacent business or residential neighborhoods. The overall character of the I-1 District is intended to have low-impact manufacturing/warehouse character. City Code Sec. 1230.12. The proposed Warehouse is ancillary and subordinate in size to the primary Facility and is consistent with the intent and character of the I-1 District and will support the existing manufacturing Facility on the site. The proposed Warehouse is a reasonable use of the Property and would not otherwise be allowed without the variance.

2. the plight of the landowner is due to circumstances unique to the property not created by the landowner, and

The circumstances that necessitate the variance request are unique to the Property and not created by the landowner. Yeager Machine's preference would be to construct a building addition to the main Facility that would accommodate the warehousing and storage needs. However, the original parcel upon which the Facility is built is irregularly shaped and located on a cul-de-sac. The lot shape and access required the orientation of existing building, loading dock, and parking area preclude an addition to the building without a redesign and major modification to the current operations. The location of the Proposed warehouse will allow for the expanded operation and capacity of the Facility without requiring the redesign and structural changes to the existing building.

3. the variance, if granted, will not alter the essential character of the locality. Practical difficulty also includes, but is not limited to, inadequate access to direct sunlight for solar energy systems.

The variance will not alter the essential character of the locality. The Warehouse will be consistent in size, scale, and design of the development in the vicinity. The existing development area consists of tip-up concrete, structural steel, agricultural buildings, and post-frame buildings. The City also recently approved several post-frame buildings to be constructed on the adjacent property for storage of boats and recreational equipment, which is consistent with the proposed Warehouse design and scale.

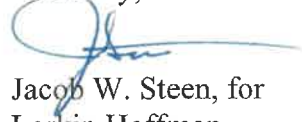
B. Economic Considerations. Economic considerations alone shall not constitute a practical difficulty

The request for increased accessory Warehouse capacity is not based on economic considerations alone, but rather several factors that necessitate the variance. In addition to the unique constraints of the irregular lot shape and building orientation, there are several factors within the market that necessitate the design and size of the building. Supply chain issues have resulted in delays of 18-30 months for structural steel and concrete, and the proposed post-frame building can be readily constructed in a timely manner to accommodate Yeager Machine's needs. These considerations are not economic alone and not created by the applicant.

Based on the above findings, the existing site and proposed Warehouse necessitate and warrant the issuance of the requested variance.

Please contact me with any questions about this letter or the information contained herein.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Steen', with a long horizontal flourish extending to the right.

Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239

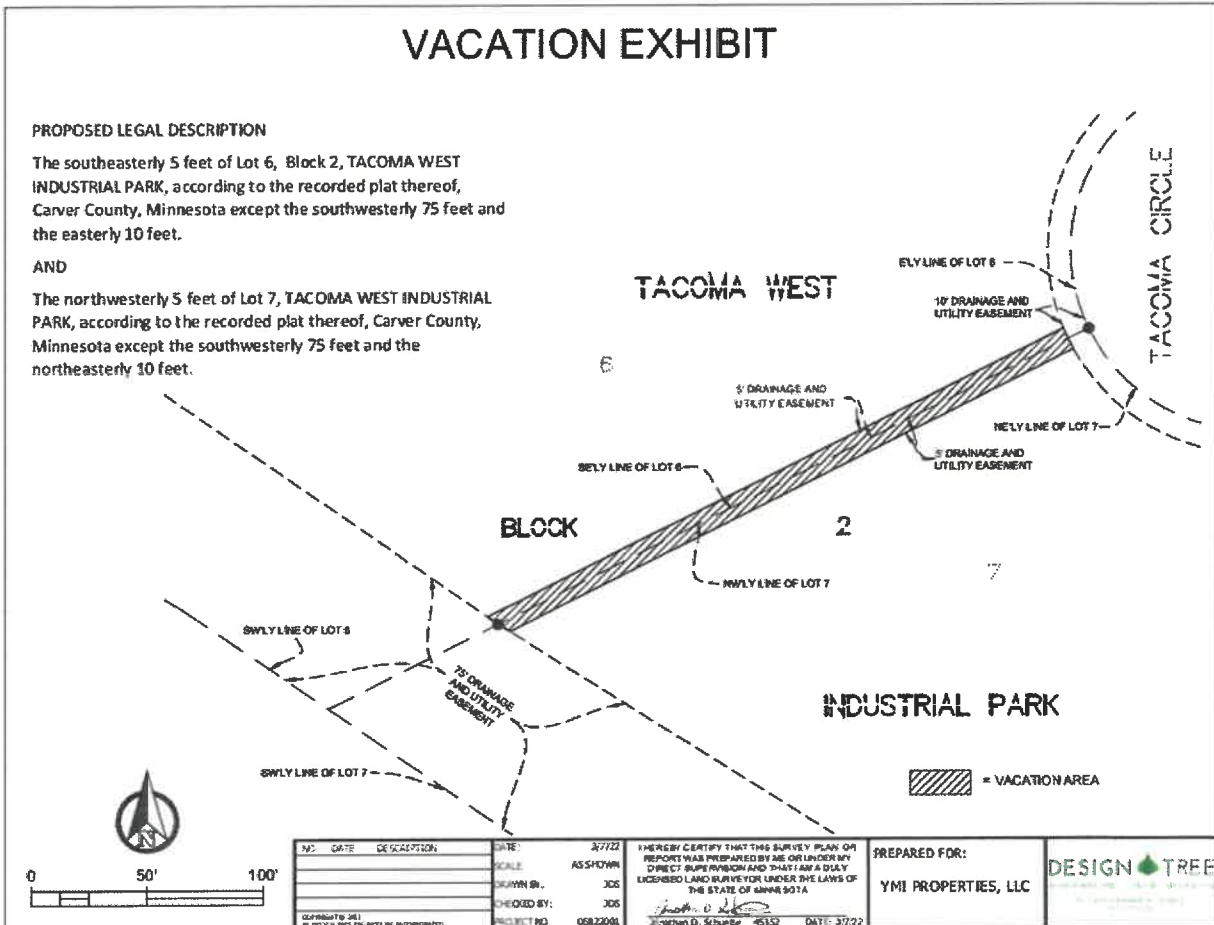
Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

Enclosures

cc: Mike Yeager

EXHIBIT A



RESOLUTION NO. 2022-29

A RESOLUTION APPROVING VARIANCES FOR AN ACCESSORY BUILDING LOCATED AT 415 TACOMA CIRCLE

BE IT RESOLVED by the City Council of Norwood Young America, Carver County, Minnesota as follows:

WHEREAS, YMI Properties, LLC (Yeager Machines) has applied for two variances to allow a 7,200 square foot accessory building 34.6% the size of the principal building when the maximum allowed per City Code is 30%, and a maximum accessory building height of 20.67 feet when the maximum allowed per City Code is 2/3 the height of the principal building (13.86 feet); and

WHEREAS, if approved, the variances would allow an accessory building to be used for warehousing needs which is an accessory use for the existing manufacturing business on the site at 415 Tacoma Circle (the “Property”);

WHEREAS, the property is zoned I-1 Light Industrial; and,

WHEREAS, the Applicant makes the following representations which the City accepts as a good faith description of the intended activity:

1. The proposed variances will allow a sizeable warehouse area that the property needs as the business is growing.

WHEREAS, the City of Norwood Young America Planning Commission on September 6, 2022 held a public hearing regarding the variances; and,

WHEREAS, the Planning Commission, after review and discussion, recommended the City Council conditionally approve the requested variances; and,

WHEREAS, at a regularly meeting on September 26, 2022, the City Council considered the application materials on file with the City, the Planning Commission’s findings, and Planning Commission recommendation.

THEREFORE, BE IT RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby makes and adopts the following findings of fact:

1. The requested variances for the accessory building are consistent with the Comprehensive Plan.
2. The requested variances allows the property owner to use the property in a reasonable manner not permitted by the zoning ordinance.

3. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
4. The variances will not alter the essential character of the locality.
5. Economic considerations are not the only practical difficulty.

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of Norwood Young America, Carver County, Minnesota, hereby approves the requested variances subject to the following conditions:

1. All necessary permits shall be obtained before construction of the accessory building commences.
2. All comments and conditions in the City Engineers memo dated August 15, 2022 shall be met prior to construction.
3. A landscaping plan shall be submitted at time the building permit is applied for. The landscaping plan must show placement of seven (7) trees along the perimeter of the accessory building and/or parking lot. Landscaping on the north side of the accessory building shall also be provided.
4. Approval from Carver County Watershed Management Organization.

Adopted by the City Council this 26th day of September 2022.

Carol Lagergren, Mayor

ATTEST:

Angela Brumbaugh, City Clerk

YEAGER MACHINE

415 TACOMA CIRCLE
NORWOOD YOUNG AMERICA, 55368



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.

PRINTED NAME: JEREMY E. ANDERSON
DATE: 07-13-2022 LICENSE #: 44223

YEAGER MACHINE

415 TACOMA CIRCLE
NORWOOD YOUNG
AMERICA MN, 55368

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DRAWN BY: NPK

CHECKED BY: JEA

PROJECT NO.: 06822001

NO.	DATE	DESCRIPTION
1	07/13/22	REVISED SITE PLAN-BUILDING

COVER SHEET

DRAWING NO.

C001

INDEX OF SHEETS:

C001	COVER SHEET
C101	EXISTING CONDITIONS & REMOVALS
C201	SITE & GRADING PLAN
C301	EROSION CONTROL PLAN
C401	CIVIL & EC DETAILS

GENERAL NOTES:

- TOPOGRAPHIC SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, TOPOGRAPHY WITH SPOT ELEVATIONS AND PHYSICAL FEATURES WAS PROVIDED BY:

DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVE W
ALEXANDRIA, MN 56308
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT

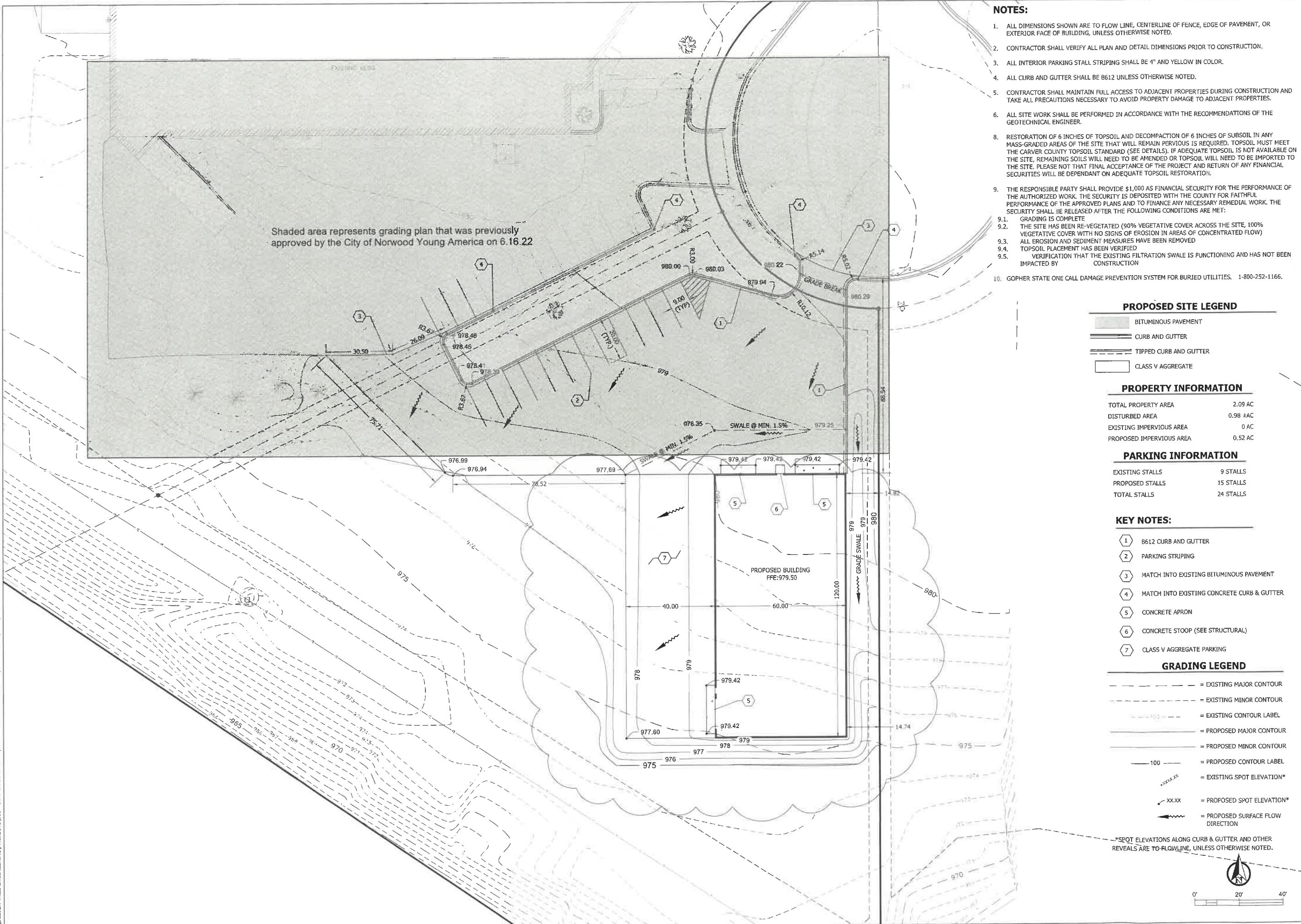
PROJECT CONTACTS

OWNER YEAGER MACHINE 415 TACOMA CIRCLE NORWOOD YOUNG AMERICA, MN, 55368 TEL:952-467-2800	CIVIL ENGINEER DESIGN TREE ENGINEERING AND LAND SURVEYING JEREMY E. ANDERSON 120 17TH AVENUE WEST ALEXANDRIA, MN 56308 TEL:320-762-1290 EXT. 104 EMAIL:jea@dte-ls.com
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BENCHMARK INFORMATION:

TOP NUT OF HYDRANT LOCATED APPROXIMATELY 12' SOUTH OF CUL-DE-SAC.
ELEV=983.63





- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
 3. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
 4. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 6. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 8. RESTORATION OF 6 INCHES OF TOPSOIL AND DECOMPACTION OF 6 INCHES OF SUBSOIL IN ANY MASS-GRADED AREAS OF THE SITE THAT WILL REMAIN PERVIOUS IS REQUIRED. TOPSOIL MUST MEET THE CARVER COUNTY TOPSOIL STANDARD (SEE DETAILS). IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON THE SITE, REMAINING SOILS WILL NEED TO BE AMENDED OR TOPSOIL WILL NEED TO BE IMPORTED TO THE SITE. PLEASE NOTE THAT FINAL ACCEPTANCE OF THE PROJECT AND RETURN OF ANY FINANCIAL SECURITIES WILL BE DEPENDANT ON ADEQUATE TOPSOIL RESTORATION.
 9. THE RESPONSIBLE PARTY SHALL PROVIDE \$1,000 AS FINANCIAL SECURITY FOR THE PERFORMANCE OF THE AUTHORIZED WORK. THE SECURITY IS DEPOSITED WITH THE COUNTY FOR FAITHFUL PERFORMANCE OF THE APPROVED PLANS AND TO FINANCE ANY NECESSARY REMEDIAL WORK. THE SECURITY SHALL BE RELEASED AFTER THE FOLLOWING CONDITIONS ARE MET:
 - 9.1. GRADING IS COMPLETE
 - 9.2. THE SITE HAS BEEN RE-VEGETATED (90% VEGETATIVE COVER ACROSS THE SITE, 100% VEGETATIVE COVER WITH NO SIGNS OF EROSION IN AREAS OF CONCENTRATED FLOW)
 - 9.3. ALL EROSION AND SEDIMENT MEASURES HAVE BEEN REMOVED
 - 9.4. TOPSOIL PLACEMENT HAS BEEN VERIFIED
 - 9.5. VERIFICATION THAT THE EXISTING FILTRATION SWALE IS FUNCTIONING AND HAS NOT BEEN IMPACTED BY CONSTRUCTION
 10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

PROPOSED SITE LEGEND

- [Symbol] BITUMINOUS PAVEMENT
- [Symbol] CURB AND GUTTER
- [Symbol] TIPPED CURB AND GUTTER
- [Symbol] CLASS V AGGREGATE

PROPERTY INFORMATION

TOTAL PROPERTY AREA	2.09 AC
DISTURBED AREA	0.98 ±AC
EXISTING IMPERVIOUS AREA	0 AC
PROPOSED IMPERVIOUS AREA	0.52 AC

PARKING INFORMATION

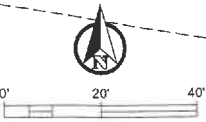
EXISTING STALLS	9 STALLS
PROPOSED STALLS	15 STALLS
TOTAL STALLS	24 STALLS

- KEY NOTES:**
- ① B612 CURB AND GUTTER
 - ② PARKING STRIPING
 - ③ MATCH INTO EXISTING BITUMINOUS PAVEMENT
 - ④ MATCH INTO EXISTING CONCRETE CURB & GUTTER
 - ⑤ CONCRETE APRON
 - ⑥ CONCRETE STOOP (SEE STRUCTURAL)
 - ⑦ CLASS V AGGREGATE PARKING

GRADING LEGEND

- [Symbol] = EXISTING MAJOR CONTOUR
- [Symbol] = EXISTING MINOR CONTOUR
- [Symbol] = EXISTING CONTOUR LABEL
- [Symbol] = PROPOSED MAJOR CONTOUR
- [Symbol] = PROPOSED MINOR CONTOUR
- [Symbol] = PROPOSED CONTOUR LABEL
- [Symbol] = EXISTING SPOT ELEVATION*
- [Symbol] = PROPOSED SPOT ELEVATION*
- [Symbol] = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.



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.

PRINTED NAME: JEREMY E. ANDERSON
DATE: 07-13-2022 LICENSE #: 44223

YEAGER MACHINE

415 TACOMA CIRCLE
NORWOOD YOUNG
AMERICA MN, 55368

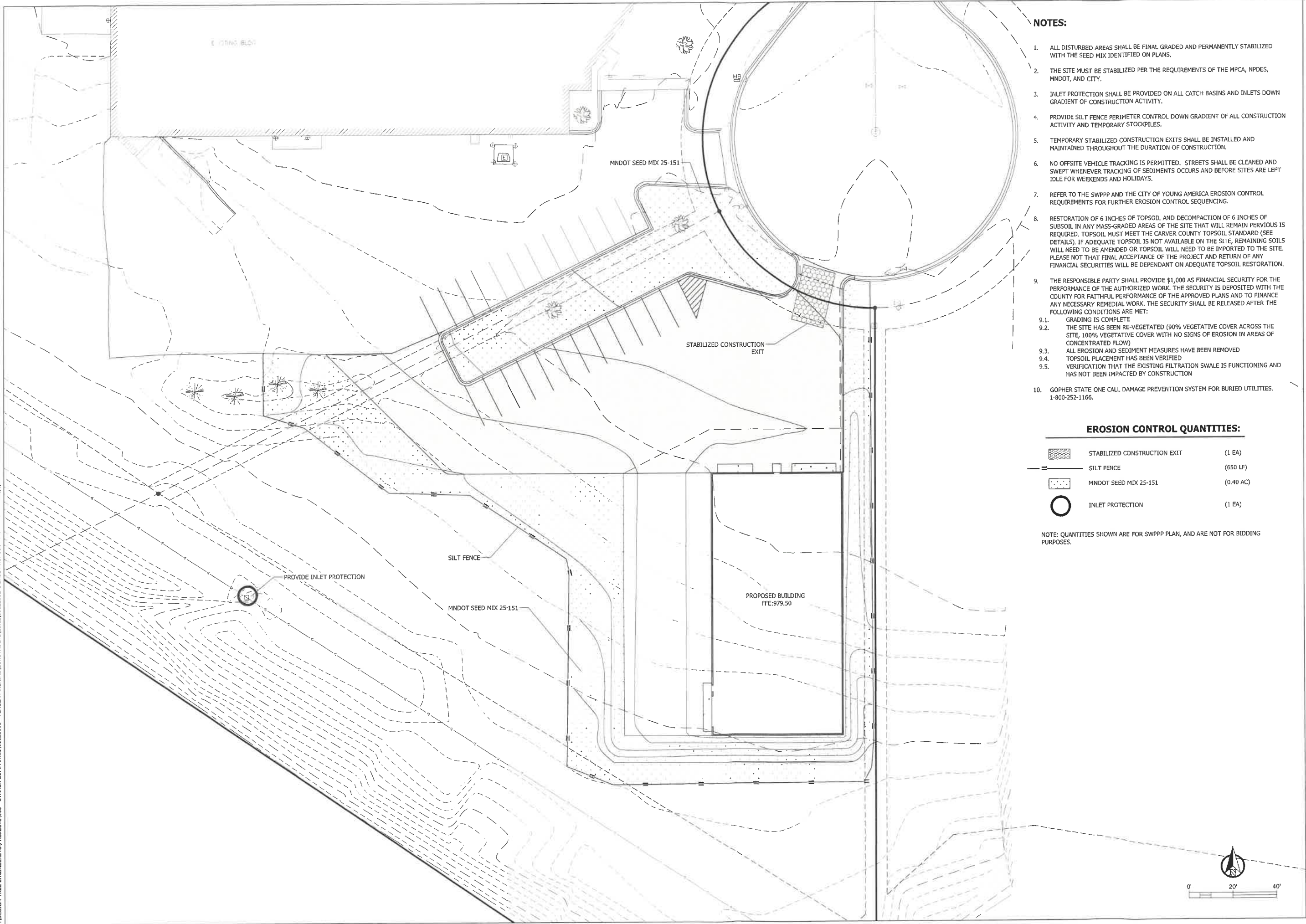
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DRAWN BY: NPK		
CHECKED BY: JEA		
PROJECT NO.: 06822001		
NO.	DATE	DESCRIPTION
1	07/13/22	REVISED SITE PLAN-BUILDING
2	08/08/22	REVISED SITE PLAN-CURB

SITE & GRADING
PLAN

DRAWING NO.
C201



NOTES:

1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. REFER TO THE SWPPP AND THE CITY OF YOUNG AMERICA EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
8. RESTORATION OF 6 INCHES OF TOPSOIL AND DECOMPACTION OF 6 INCHES OF SUBSOIL IN ANY MASS-GRADED AREAS OF THE SITE THAT WILL REMAIN PERVIOUS IS REQUIRED. TOPSOIL MUST MEET THE CARVER COUNTY TOPSOIL STANDARD (SEE DETAILS). IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON THE SITE, REMAINING SOILS WILL NEED TO BE AMENDED OR TOPSOIL WILL NEED TO BE IMPORTED TO THE SITE. PLEASE NOTE THAT FINAL ACCEPTANCE OF THE PROJECT AND RETURN OF ANY FINANCIAL SECURITIES WILL BE DEPENDANT ON ADEQUATE TOPSOIL RESTORATION.
9. THE RESPONSIBLE PARTY SHALL PROVIDE \$1,000 AS FINANCIAL SECURITY FOR THE PERFORMANCE OF THE AUTHORIZED WORK. THE SECURITY IS DEPOSITED WITH THE COUNTY FOR FAITHFUL PERFORMANCE OF THE APPROVED PLANS AND TO FINANCE ANY NECESSARY REMEDIAL WORK. THE SECURITY SHALL BE RELEASED AFTER THE FOLLOWING CONDITIONS ARE MET:
 - 9.1. GRADING IS COMPLETE
 - 9.2. THE SITE HAS BEEN RE-VEGETATED (90% VEGETATIVE COVER ACROSS THE SITE, 100% VEGETATIVE COVER WITH NO SIGNS OF EROSION IN AREAS OF CONCENTRATED FLOW)
 - 9.3. ALL EROSION AND SEDIMENT MEASURES HAVE BEEN REMOVED
 - 9.4. TOPSOIL PLACEMENT HAS BEEN VERIFIED
 - 9.5. VERIFICATION THAT THE EXISTING FILTRATION SWALE IS FUNCTIONING AND HAS NOT BEEN IMPACTED BY CONSTRUCTION
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

EROSION CONTROL QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(1 EA)
	SILT FENCE	(650 LF)
	MNDOT SEED MIX 25-151	(0.40 AC)
	INLET PROTECTION	(1 EA)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

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PRINTED NAME: JEREMY E. ANDERSON
DATE: 07-13-2022 LICENSE #: 44223

YEAGER MACHINE

415 TACOMA CIRCLE
NORWOOD YOUNG
AMERICA MN, 55368

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DRAWN BY: NPK

CHECKED BY: JEA

PROJECT NO.: 06822001

NO.	DATE	DESCRIPTION
1	07/13/22	REVISED SITE PLAN-BUILDING
2	08/08/22	REVISED SITE PLAN-CURB

EROSION
CONTROL PLAN

DRAWING NO.
C301

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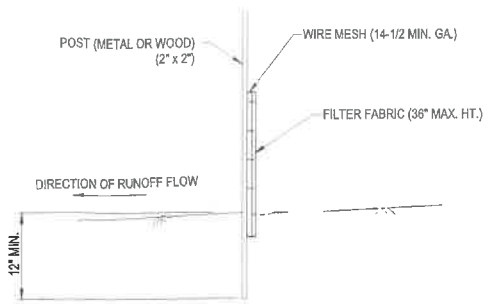
NO.	DATE	DESCRIPTION
1	07/13/22	REVISED SITE PLAN-BUILDING

CIVIL
DETAILS

DRAWING NO.
C401

Table 1. Carver County Topsoil Standard

Requirement	Range	Test Method
Material Passing the ½ in [19 mm]	100 %	ASTM D 422
Material passing No 4 in [4.75 mm]	≥ 85%	-
Clay	5% - 30%	ASTM D 422
Silt	5% - 35%	ASTM D 422
Sand	38% - 75%	ASTM D 422
Organic matter	3% - 15%	ASTM D 2974
pH	6.1 - 7.5	ASTM G 51
Compaction	-1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil, or -bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil	Field test

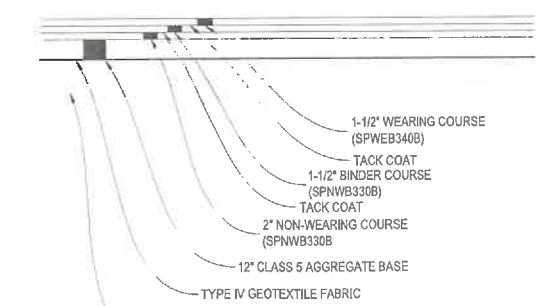


- NOTES:
1. TYPE OF FENCING TO BE USED SHALL COMPLY WITH MNDOT 3886.1 UNLESS INDICATED OTHERWISE ON PLANS.
 2. DIG A 6" x 6" TRENCH ALONG THE INTENDED FENCE LINE.
 3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF TRENCH.
 4. WIRE FENCING PER MNDOT SPEC. 3886. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
 5. FILTER FABRIC PER MNDOT SPEC. 3886. FABRIC APPARENT OPENING SIZE (AOS) SHALL BE 30 TO 80 IN AREAS OF COARSE GRAINED SOILS, AND 50 TO 80 IN AREAS OF FINE GRAINED SOILS.
 6. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
 7. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC. IF WIRE MESH IS USED TO SUPPORT THE FABRIC STEEL POSTS MAY BE SPACED UP TO 8 FEET APART.

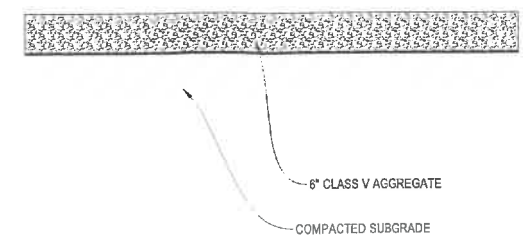
SILT FENCE DETAIL
SCALE=1/8"=1'-0"

NOTES:

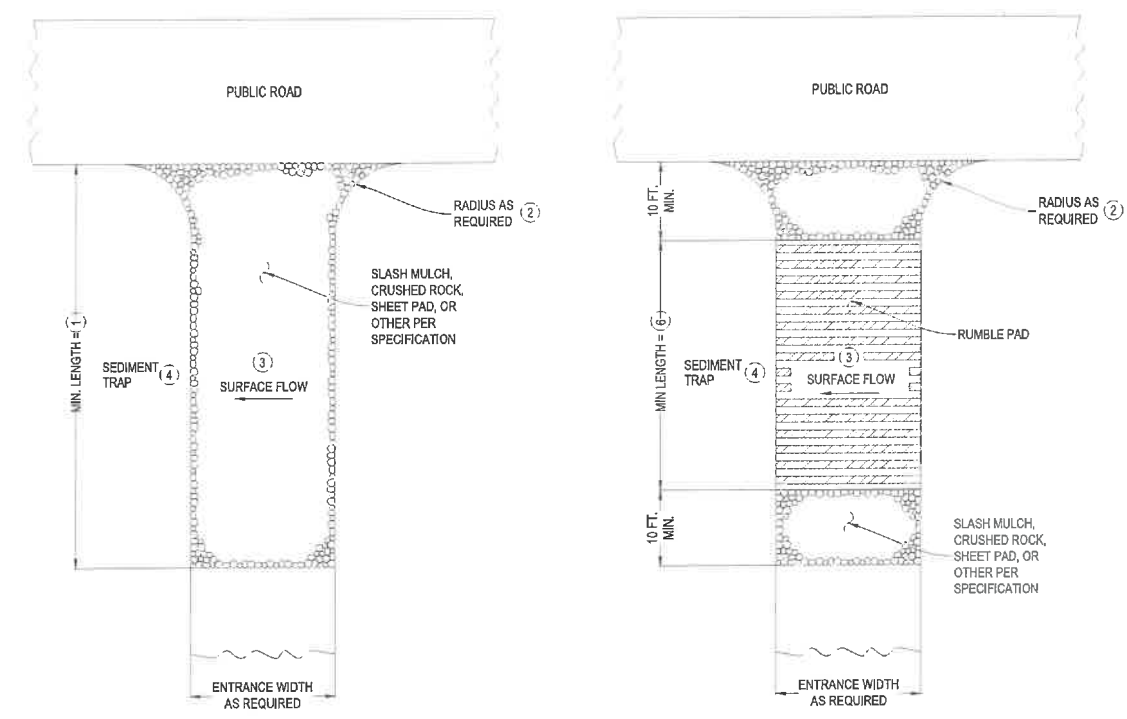
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY.



TYPICAL BITUMINOUS PAVEMENT SECTION
SCALE=1/8"=1'-0"

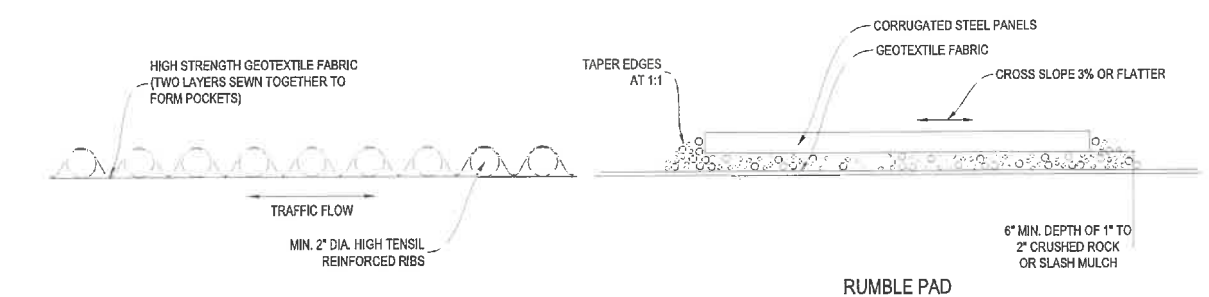


TYPICAL AGGREGATE SECTION
SCALE=1/8"=1'-0"



SLASH MULCH, CRUSHED ROCK, OR SHEET
PAD CONSTRUCTION EXIT

RUMBLE PAD
CONSTRUCTION EXIT



SHEET PAD

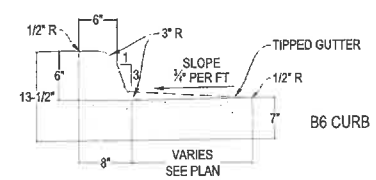
RUMBLE PAD

NOTES:

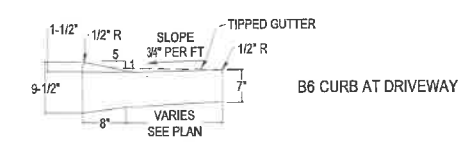
SEE SPECS. 2573 & 3882.

1. MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

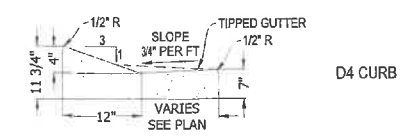
STABILIZED CONSTRUCTION EXIT DETAILS
SCALE=1/8"=1'-0"



B6 CURB



B6 CURB AT DRIVEWAY



D4 CURB

CURB & GUTTER DETAILS
SCALE=1/8"=1'-0"

**PLAN AND
ELEVATIONS**

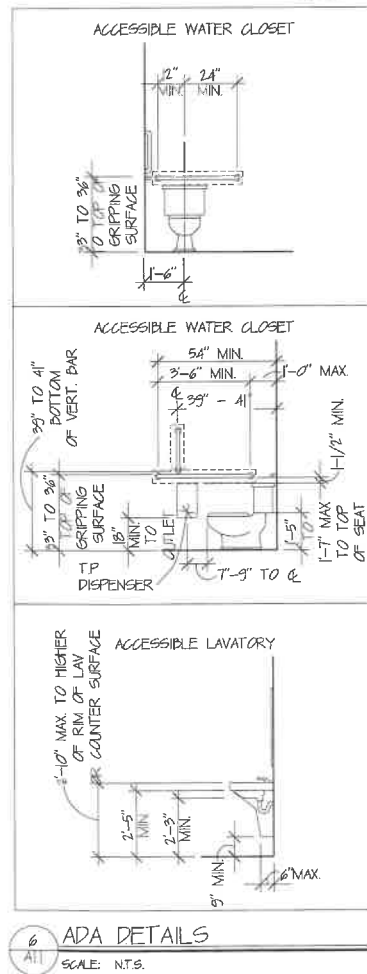
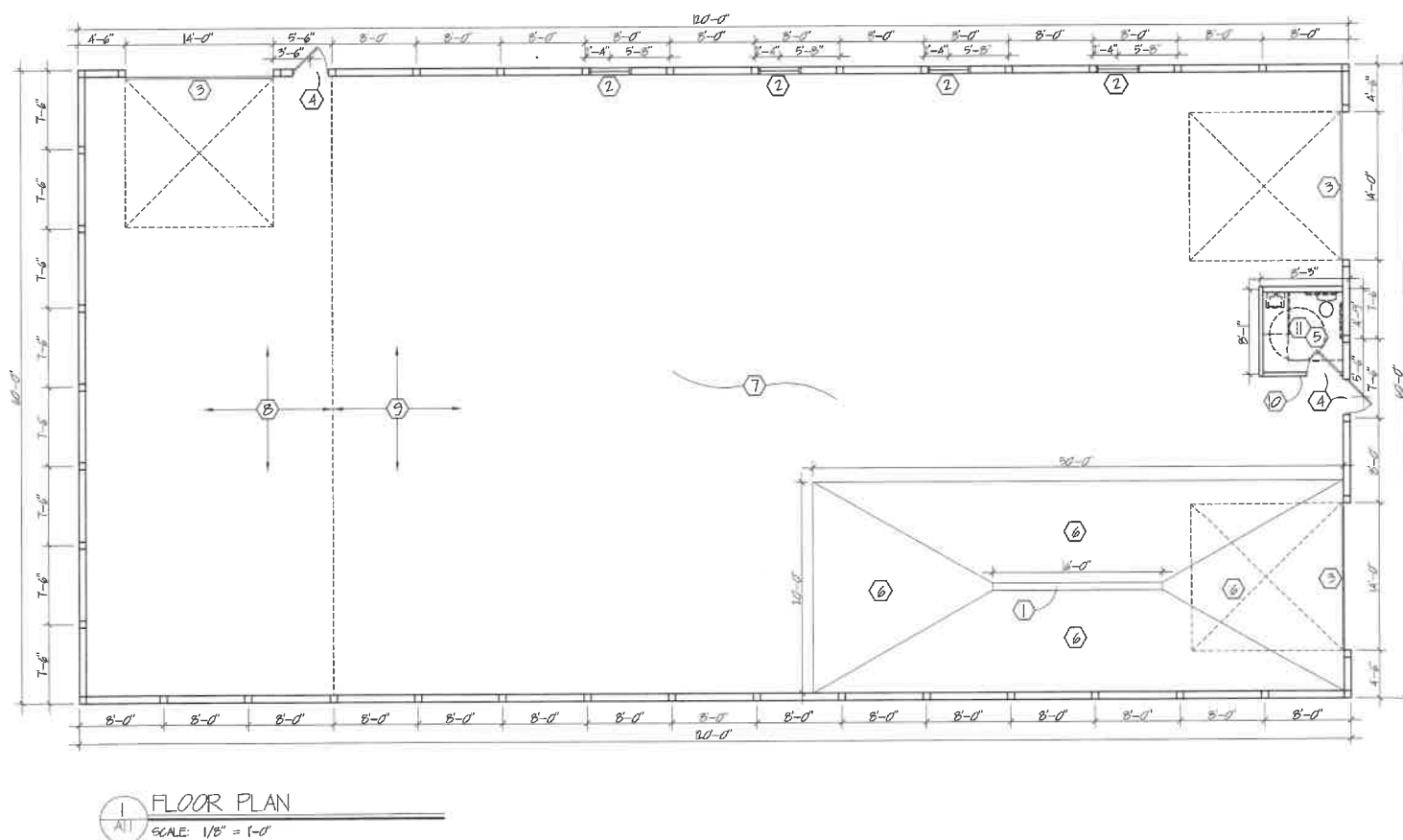
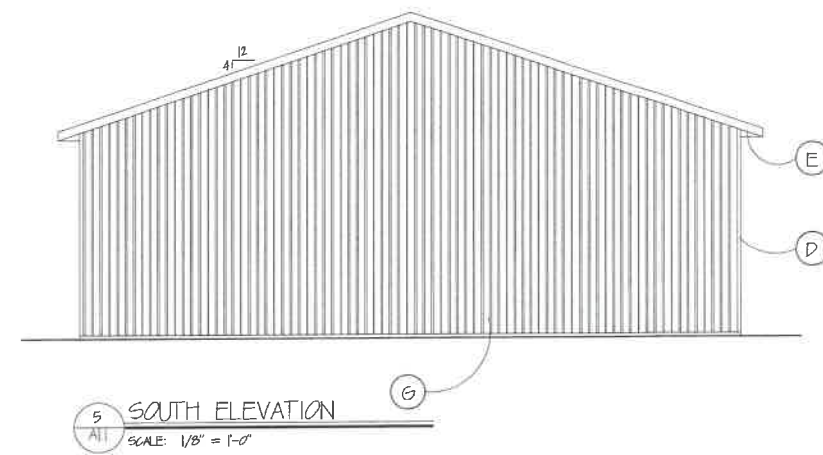
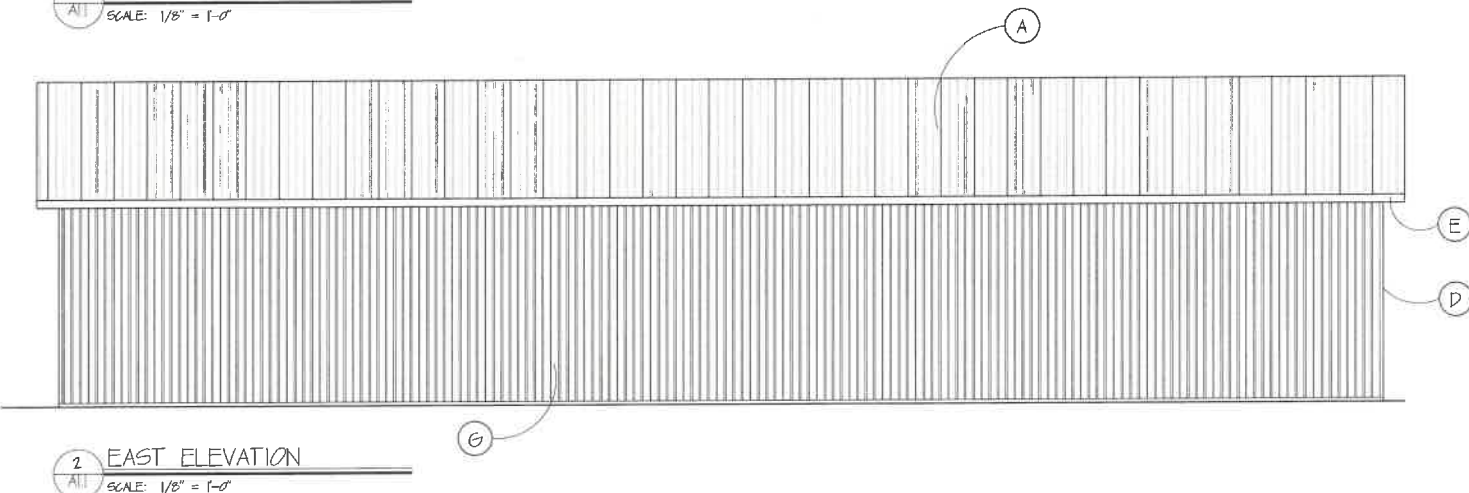
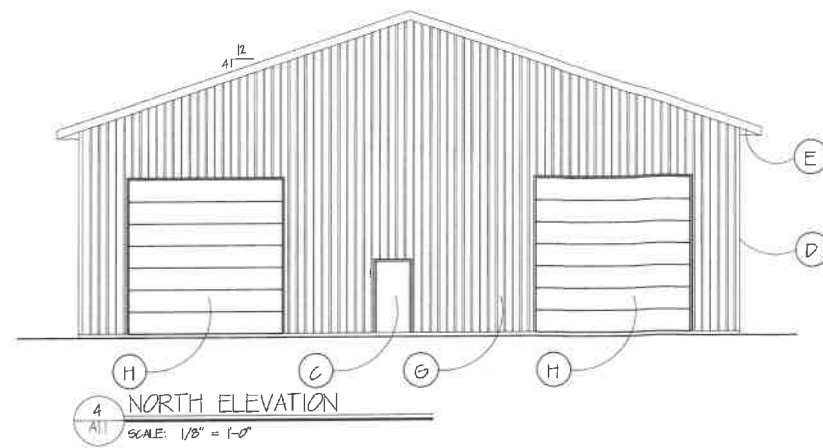
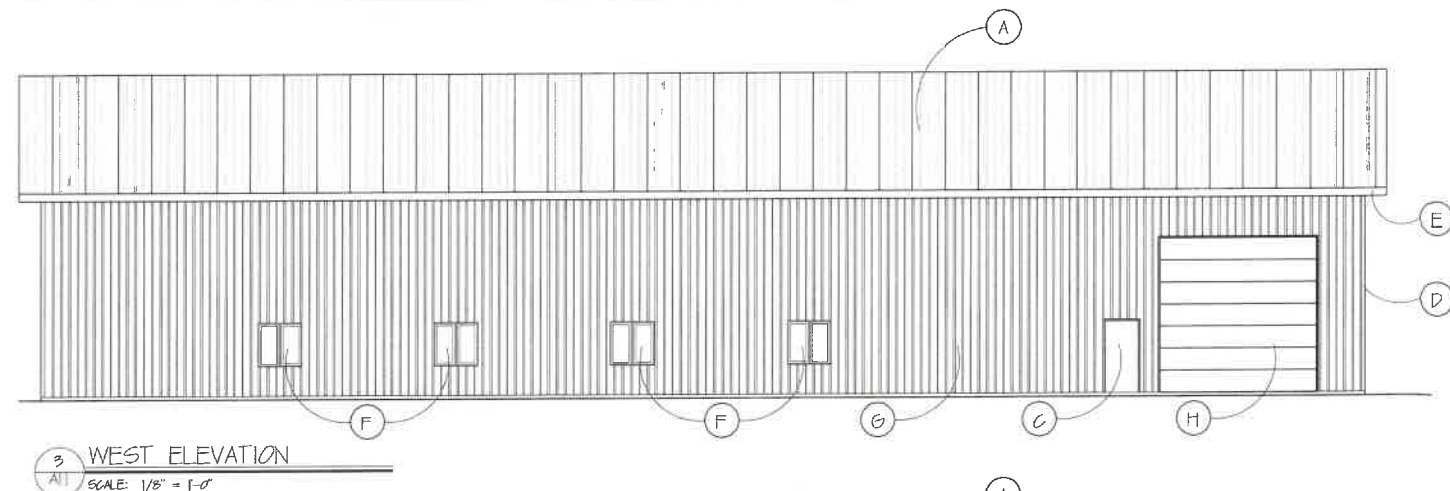
ISSUE FOR:	ISSUE DATE:
PER APPROVALS	8/14/2022

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8/14/2022 DATE
REG. NO.

COMMISSION NO.:	2231
DRAWN BY:	DLT
CHECKED BY:	PDR
DATE:	8/14/2022

DRAWING NO.
A1.1



EXTERIOR FINISH SCHEDULE			
SYMBOL	BASE MATERIAL	FINISH	REMARKS
(A)	METAL ROOF	PREFINISHED	-
(B)	VINYL WINDOW	PREFINISHED	-
(C)	HM DOOR/FRAME	PAINT	-
(D)	CORNER TRIM	PREFINISHED	-
(E)	METAL ROOF EDGE/ SOFFIT/FASCIA	PREFINISHED	-
(F)	VINYL WINDOW	PREFINISHED	-
(G)	METAL SIDING	PREFINISHED	-
(H)	OVERHEAD DOOR	PREFINISHED	-

- NOTES:
1. COLOR AND FINISH SELECTIONS BY OWNER.
 2. PAINT ALL LOANERS, GRILLS, PIPING AND EQUIPMENT TO MATCH ADJACENT WALL/ROOF/SOFFIT SURFACE UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION AND EQUIPMENT.
 4. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.

GENERAL NOTES

- A. VERIFY CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING WORK.
- B. SEAL ALL MECHANICAL/ELECTRICAL PENETRATIONS OF WALL/CEILING/FLOOR CONSTRUCTION AIR TIGHT.
- C. DIMENSIONS TO FACE OF MASONRY, FACE OF SHEATHING OR CENTERLINE OF STUD WALL UNLESS NOTED OTHERWISE.
- D. COORDINATE CONSTRUCTION WITH EQUIPMENT AND MATERIALS BY OWNER.
- E. PROVIDE 6" WALLS @ ELECTRICAL PANELS AND PLUMBING WALLS (WHERE REQUIRED).
- F. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL NOTES AND INFORMATION.
- G. LANDSCAPE ALL DISTURBED AREAS - VERIFY WITH OWNER.

KEYNOTES

1. TRENCH DRAIN - RUN TO FLAMMABLE WASTE
2. 48" x 48" VINYL WINDOW
3. 14' x 14' OVERHEAD DOOR WITH ELECTRIC OPENER
4. 3' x 6'-8" HM. DOOR WITH LEVER HARDWARE
5. RAUGH-IN RESTROOM FIXTURES ONLY
6. SLOPE FLOOR: 1/8" PE FOOT TO TRENCH DRAIN
7. PROVIDE CODE COMPLIANT CO SYSTEM.
8. 6" CONCRETE SLAB WITH FIBER MESH PER STRUCT.
9. 5" CONCRETE SLAB WITH FIBER MESH PER STRUCT.
10. ADA SIGNAGE AT 60" AFF.
11. 60" x 78" CLEAR FLOOR SPACE AT TOILET
12. 30" x 48" CLEAR FLOOR SPACE AT LAVATORY