



CITY COUNCIL REGULAR AGENDA
MONDAY, JUNE 06, 2022
CITY HALL at 7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADDITIONS OR CORRECTIONS TO AGENDA**
- 5. DISCUSSION FROM THE FLOOR**
- 6. CONSENT AGENDA**
 - [A.](#) Approval of Minutes - May 16, 2022 City Council Meeting
 - [B.](#) Second Quarter Billing for 2023 Payable 2024 Property Tax Assessment - Ken Tolzmann
 - [C.](#) Contractor's Request for Payment No. 1 - 2022 Street Improvement Project
 - [D.](#) Contractor's Request for Payment No. 1 - 2021 Sanitary Sewer Lining Project
 - [E.](#) Application to Conduct Off-Site Gambling - SLP Lions Club - Tower Days
 - [F.](#) Contractors Licenses
- 7. PUBLIC HEARING**
 - [A.](#) Rental License Revocation for Certain Property Located at 557 78th Ave NE
 - [B.](#) Rental License Revocation for Certain Property Located at 7753 Able St NE
 - [C.](#) Rental License Revocation for Certain Property Located at 1129 79th Ave NE
 - [D.](#) Rental License Revocation for Certain Property Located at 1121 79th Ave NE
 - [E.](#) Rental License Revocation for Certain Property Located at 8115 Tyler St NE
- 8. DEPARTMENT REPORTS**
 - [A.](#) Public Works Report
 - [B.](#) Code Enforcement Report
- 9. ORDINANCES AND/OR RESOLUTIONS**
 - [A.](#) Resolution Granting Approval of Conditional Use Permit for Boing US Holdco, Inc at 8301 University Avenue NE (Take 5 Car Wash)
 - [B.](#) Resolution Approving a Variance from the Side Yard Parking Setbacks and Rear Yard Building Setback to Allow the Construction of a Car Wash at 8301 University Avenue NE
 - [C.](#) Resolution Conditionally Granting Site Plan Approval for Construction of Car Wash Facility with Self Service Vacuums at 8301 University Avenue NE
 - [D.](#) Ordinance Amending Section 16.64.040(C) Relating to Auto Sales as a Conditional Use in I-1 District
 - [E.](#) Resolution Granting Approval of Conditional Use Permit for Tint Pro's LLC to Permit Auto Detailing and Related Services at 1313 Osborne Road NE

**SEE REVERSE SIDE FOR RULES FOR PUBLIC HEARINGS AND
DISCUSSION FROM THE FLOOR**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

10. NEW BUSINESS

- A. Approval of Hire for Police Officer
- B. Approval of Hire for Public Works Employees

11. REPORTS

- A. Attorney Report
- B. Engineer's Report
- C. Administrator Report

12. OTHER

- A. Correspondence

13. ADJOURN

RULES FOR DISCUSSION FROM THE FLOOR AND PUBLIC HEARINGS

DISCUSSION FROM THE FLOOR

- Discussion from the floor is limited to three minutes per person. Longer presentations must be scheduled through the Administrator, Clerk/Treasurer's office.
- Individuals wishing to be heard must sign in with their name and address. Meetings are video recorded so individuals must approach the podium and speak clearly into the microphone.
- Council action or discussion should not be expected during "Discussion from the Floor." Council may direct staff to research the matter further or take the matter under advisement for action at the next regularly scheduled meeting.

PUBLIC HEARINGS

The purpose of a public hearing is to allow the City Council to receive citizen input on a proposed project. This is not a time to debate the issue.

The following format will be used to conduct the hearing:

- The presenter will have a maximum of 10 minutes to explain the project as proposed.
- Councilmembers will have the opportunity to ask questions or comment on the proposal.
- Citizens will then have an opportunity to ask questions and/or comment on the project. Those wishing the comment are asked to limit their comments to 3 minutes.

In cases where there is a spokesperson representing a group wishing to have their collective opinions voiced, the spokesperson should identify the audience group he/she is representing and may have a maximum of 10 minutes to express the views of the group.

- People wishing to comment are asked to keep their comments succinct and specific.
- Following public input, Councilmembers will have a second opportunity to ask questions of the presenter and/or citizens.
- After everyone wishing to address the subject of the hearing has done so, the Mayor will close the public hearing.
- The City Council may choose to take official action on the proposal or defer action until the next regularly scheduled Council meeting. No further public input will be received at that time.

OFFICIAL PROCEEDINGS

Pursuant to due call and notice thereof, the regularly scheduled meeting of the Spring Lake Park City Council Regular was held on May 16, 2022 at the City Hall, at 7:00 PM.

1. CALL TO ORDER

Mayor Nelson called the meeting to order at 7:00 PM.

2. ROLL CALL

MEMBERS PRESENT

Mayor Robert Nelson
Councilmember Ken Wendling
Councilmember Brad Delfs
Councilmember Lisa Dircks
Councilmember Barbara Goodboe-Bisschoff

STAFF PRESENT

Police Chief Josh Antoine, Public Works Director Terry Randall, Administrator Daniel Buchholtz.

VISITORS - None

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS OR CORRECTIONS TO AGENDA - None

5. DISCUSSION FROM THE FLOOR - None

6. CONSENT AGENDA

- A. Approval of Minutes – May 2, 2022 City Council Meeting
- B. Resolution 22-23, Repealing Resolution 22-12 and Authorizing 2021 Year-End Fund Transfers and Budget Adjustments
- C. Approval of Claims – April 2022 General Disbursements - \$279,930.29
- D. Contractor's License
- E. Temporary On-Sale Liquor License – Tower Days
- F. Temporary On-Sale Liquor License – Beyond The Yellow Ribbon

Motion made by Councilmember Wendling to approve Consent Agenda.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

7. PRESENTATION

A. Board of Equalization Meeting

Assessor Tolzmann provided a report on the 2022 Assessment for Taxes Payable 2023 and an overview of the assessment process.

Mr. Tolzmann reported that there were 94 qualified residential sales within the City during the sales period of October 1, 2020 through September 30, 2021, and after value adjustments made accordingly by zone, the result was an assessment that qualifies as "excellent" in the eyes of the Minnesota Department of Revenue with a median sales ratio of 94.28. He stated that there were three qualified commercial/industrial sales reflecting a sales ratio of 93.8 as well as two qualified apartment sales reflecting a median ratio of 95.4.

Mr. Tolzmann reported that last year's assessment, the City saw a total market value of \$683,276,300 and with the new sales information gathered this past year, the total market value of the City rose by 21.5% to \$830,826,200 for the 2022 assessment. He noted that included in this new overall market value is \$6,231,400 in new construction.

Mr. Tolzmann reported that market values increased by 23.87% in the City last year.

8. DEPARTMENT REPORTS

A. Police Report

Chief Antoine reported that the Police Department responded to 642 calls for service in April 2022 compared to 562 calls for service for the month of April 2021. He said that School Resource Officer Imig reported handling 10 calls for service in April, as well as handling 23 student contacts, 39 student escorts, and 7 follow-up investigations.

Chief Antoine said Investigator Bennek handled 26 cases for the month of April, 23 of which were felony in nature, 2 gross misdemeanors and 1 misdemeanor. He said Investigator Bennek coordinated the catalytic converter event to take place May 16, 2022.

Chief Antoine stated that he hosted a question and answer meeting with the residents of Hayes and Garfield Streets. He also did a welcome and question and answer session with the attendees at the Safe driver's class hosted by the Parks and Recreation Department.

B. Recreation Report

Administrator Buchholtz stated that the full report was included in the packet. He highlighted a few programs happening. He said that the Able Park basketball court reconstruction was underway.

He noted that at Tower Days, there will be a fun run right before the parade. He said the second change is there will be events on Saturday at Lakeside Lions Park. He said the final change is that the fireworks will move from Sunday to Saturday night.

9. PUBLIC HEARINGS - None

10. ORDINANCES AND/OR RESOLUTIONS

A. Resolution 22-24, Adopting the Public Works Mutual Aid Pact

Chief Antoine noted that the Public Works Mutual Aid Pact goes hand in hand with the Fencing Consortium Joint Powers Agreement, Resolution 22-25. He stated that it is a requirement to join the Public Works Mutual Aid Agreement in order to accept and join the Fencing Consortium JPA.

Motion made by Councilmember Delfs Approving Resolution 22-24, Adopting the Public Works Mutual Aid Pact.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

B. Resolution 22-25, Adopting the Fencing Consortium Joint Powers Agreement

Chief Antoine reminded the Council about the topic of civil unrest and fencing options for the City of Spring Lake Park that was held at the March 2022 workshop. He noted the three options that were available to the City, and they are as follows:

Option 1: Rent j-barriers and fencing from Warning Lites/ Hansen Brothers Fencing. Warning Lites for one year the j-barriers and fencing would cost \$28,620 for one set. Two sets would be \$57,240. The j-barrier/fencing would take time to set up and it cannot be guaranteed that it would be available.

Option 2: Purchase j-barriers and fencing on our own. The cost would be \$43,300 for the barriers alone. The cost for just the fencing panel, without the fencing, is about \$450 a panel. Some issues with this plan would be storage space and the Public Works Department being responsible for setting up the system themselves. Two sets of j-barriers would cost \$86,600, and for fencing panels it would cost at 90,000.

Option 3: Join the fencing consortium. The consortium would be made up of cities and agencies from the seven-county metro area. The consortium would have a governing board and would have the responsibility to go out and contract with a company to have anti-scale fencing on hand in the metro area for quick deployment. There would be an annual fee to join consortium which would hold approximately 4,100 linear feet of fencing in the metro area for use by the consortium. The cost of Spring Lake Park's annual fee would be \$4,447 for the use of approximately 1,100 linear feet. This would give the City of Spring Lake Park

access to the fencing in the event of civil unrest. If we had to use the fencing there would be a rental fee for the fencing per month of approximately \$20 a linear foot. As part of the consortium one public works employee would be trained to set the fencing up.

Chief Antoine said he is recommending that the City join the Fencing Consortium.

Motion made by Councilmember Delfs Approving Resolution 22-25, Adopting the Fencing Consortium Joint Powers Agreement.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bischoff, Councilmember Dircks, Mayor Nelson. Motion carried.

C. Resolution 22-26, Adopting Assessment for 8411 6th St. NE Pursuant to Assessment Agreement

Administrator Buchholtz reminded the Council about the resident at 8411 6th Street NE who petitioned the City to fix the damaged water sewer line. He informed the Council that all the bills have been received for the repairs and the charge is \$5,188.89. Buchholtz said that the cost will be certified to their taxes at 3.6% interest over a 3-year period. The payment will show up on the taxes payable in 2023, 2024 and 2025.

Motion made by Councilmember Goodboe-Bischoff Approving Resolution 22-26 Adopting Assessment for 8411 6th Street NE Pursuant to Assessment Agreement.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bischoff, Councilmember Dircks, Mayor Nelson. Motion carried.

11. NEW BUSINESS

A. Approval of Animal Control Contract with Humane Society of Minnesota

Chief Antoine informed the Council that Dover Kennels/Animal Control and Impound Services will be closing on June 1, 2022, and will no longer be providing services to the City. He said that the Humane Society of Minnesota are willing to provide the City of Spring Lake Park with animal control services.

He noted that the Police Department would be responsible for transporting the animals. The cost to impound an animal would be \$24.00. If the animal is not claimed he said that the city would be charged \$208.00. The price for an animal that has to be quarantined would be \$416.00 if the animal is not claimed.

The services would be for dogs only.

Motion made by Councilmember Dircks to Approve the Animal Control Contract with Humane Society of Minnesota.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

12. REPORTS

A. Attorney Report – No Report

B. Engineer Report

Engineer Report is in the packet. Public Works Director Randall highlighted that 99.99% of the concrete has been poured for the City Hall and Triangle Park sidewalks. The road at Garfield and Hayes will be milled starting May 18, 2022.

C. Administrator Report

Administrator Buchholtz noted that he was invited to the Senior Health & Safety Wellness Fair to give a welcome speech. He reminded the Council that the North Metro Mayors meeting on Wednesday, May 18 has moved from Maple Grove to New Hope.

13. OTHER

A. Correspondence

14. ADJOURN

Motion made by Councilmember Wendling to adjourn.

Voting Aye: Councilmember Wendling, Councilmember Delfs, Councilmember Goodboe-Bisschoff, Councilmember Dircks, Mayor Nelson. Motion carried.

The meeting was adjourned at 8:01 PM.

Robert Nelson, Mayor

Attest:

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Kenneth A. Tolzmann, SAMA
Spring Lake Park City Assessor

June 1, 2022

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, Mn 55432
Attn: Mr. Daniel Bucholtz, Admin.

Re: Second Quarter Billing for 2023 Payable 2024 Property Tax Assessment.

Dear Mr. Bucholtz,

The annual cost for Assessment Services in accordance with our contract is as follows:

1991 Residential improved parcels @ \$10.00 per parcel -----	\$19,910.00
323 Commercial/Ind/Apt parcels @ \$55.00 per parcel -----	17,765.00
44 Unimproved land parcels @ \$ 2.50 per parcel -----	110.00
91 Exempt parcels	nc

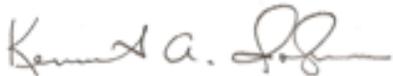
Total Cost for year 2023 assessment payable in 2024: \$37,785.00

Second Quarter Amt. Due 7/1/2022: \$ 9,446.25

The above figures are in accordance with our contract for services dated June 8, 2021.

If you have any questions, please give me a call at 651 605-5125.

Sincerely,



Kenneth A. Tolzmann, SAMA#1939
Spring Lake Park City Assessor
13921 45th Ave. N
Plymouth, MN. 55446



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
Tel: (612) 712-2000

June 1, 2022

Mr. Daniel Buchholtz, Administrator
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: 2022 Street Improvements Project
Project No. 193805383
Contractor's Request for Payment No. 1

Dear Dan:

Attached for city approval is Contractor's Request for Payment No. 1 for the 2022 Street Improvements Project. The prime Contractor on this project is Northwest Asphalt, Inc. The bid amounts for this contract are: \$371,659.50 streets, \$17,172.31 Able sidewalk, and \$75,889.71 81st Avenue sidewalk.

This request includes payment for concrete sidewalk and street base paving.

We have reviewed the contractor's payment request and found it to be in order. We recommend approval. **If the City wishes to approve this request, then payment should be made to Northwest Asphalt, Inc. in the amount of \$242,339.72.**

Please execute the payment request documents. Keep one copy for your records, forward a copy to Northwest Asphalt, and return one copy to me.

Feel free to contact me if you have any questions.

Regards,
STANTEC

A handwritten signature in black ink that reads "Phil Gravel".

Phil Gravel
City Engineer

Enclosure

cc: Lance Guentzel, Northwest Asphalt
Terry Randall, Public Works Director



Owner: City of Spring Lake Park, 1301 81st Ave. NE, Spring Lake Park, MN 55432	Date: June 1, 2022
For Period: 5/1/2022 to 5/27/2022	Request No: 1
Contractor: Northwest Asphalt, 1451 Stagecoach Rd., Shakopee, MN 55379	

CONTRACTOR'S REQUEST FOR PAYMENT
 2022 STREET IMPROVEMENTS PROJECT
 STANTEC PROJECT NO. 193805383

SUMMARY

1	Original Contract Amount		\$	<u>464,757.52</u>
2	Change Order - Addition	\$	<u>0.00</u>	
3	Change Order - Deduction	\$	<u>0.00</u>	
4	Revised Contract Amount		\$	<u>464,757.52</u>
5	Value Completed to Date		\$	<u>255,094.44</u>
6	Material on Hand		\$	<u>0.00</u>
7	Amount Earned		\$	<u>255,094.44</u>
8	Less Retainage 5%		\$	<u>12,754.72</u>
9	Subtotal		\$	<u>242,339.72</u>
10	Less Amount Paid Previously		\$	<u>0.00</u>
11	Liquidated damages -		\$	<u>0.00</u>
12	AMOUNT DUE THIS REQUEST FOR PAYMENT NO.	<u>1</u>	\$	<u><u>242,339.72</u></u>

Recommended for Approval by:
STANTEC

Phil Gravel 6-1-22

Approved by Contractor:
NORTHWEST ASPHALT

James S. [Signature] 6/1/22

Approved by Owner:
CITY OF SPRING LAKE PARK

Specified Contract Completion Date:

Date:

No.	Item	Unit	Contract Quantity	Unit Price	Current Quantity	Quantity to Date	Amount to Date
BASE BID							
1	MOBILIZATION	LS	1	10962.00	1	1	\$10,962.00
2	TRAFFIC CONTROL	LS	1	3270.00	1	1	\$3,270.00
3	EROSION AND SEDIMENT CONTROL	LS	1	4885.00	0.8	0.8	\$3,908.00
4	BULKHEAD SEWER PIPE (STORM)	EACH	2	250.00	2	2	\$500.00
5	RECONSTRUCT INVERT & DOG HOUSES (STORM-EXCBMH6)	EACH	1	800.00			\$0.00
6	REMOVE STRUCTURE (STORM EXCBMH3)	EACH	1	500.00	1	1	\$500.00
7	REMOVE CB CASTING (STORM)	EACH	7	50.00	7	7	\$350.00
8	SALVAGE MH CASTING (STORM)	EACH	1	50.00	1	1	\$50.00
9	SALVAGE MH CASTING (SANITARY)	EACH	24	50.00	24	24	\$1,200.00
10	REMOVE CURB AND GUTTER	LIN FT	650	8.12	350	350	\$2,842.00
11	SAWCUT BITUMINOUS PAVEMENT	LIN FT	160	3.00	100	100	\$300.00
12	FULL DEPTH RECLAMATION (FDR) (P)	SQ FT	104000	0.08	10400	10400	\$832.00
13	HAUL EXCESS RECLAIM MATERIAL TO CITY SITE	CY	100	5.95	100	100	\$595.00
14	HAUL AND DISPOSE EXCESS MATERIAL	LS	1	15055.00	1	1	\$15,055.00
15	SUBGRADE PREPARATION	LS	1	16950.00	1	1	\$16,950.00
16	ADJUST EXISTING VALVE BOX	EACH	5	634.00			\$0.00
17	ADJUST EXISTING MH FRAME AND CASTING (STORM)	EACH	1	774.00			\$0.00
18	ADJUST EXISTING MH FRAME AND CASTING (SAN)	EACH	24	774.00			\$0.00
19	ADJUST EXIST CB WITH NEW FRAME AND CASTING	EACH	6	923.00			\$0.00
20	SUBGRADE EXCAVATION (EV)	CU YD	200	29.28			\$0.00
21	SELECT GRANULAR BORROW (CV)	CU YD	200	0.01			\$0.00
22	LOAM TOPSOIL BORROW (LV)	CU YD	48	60.00			\$0.00
23	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - STREET	TON	1050	78.51			\$0.00
24	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - STREET	TON	1750	73.55	1400	1400	\$102,970.00
25	PREPARE SURFACE FOR WEAR PAVING	LS	1	1175.00			\$0.00
26	TACK COAT	GAL	725	2.00			\$0.00
27	CONCRETE CURB & GUTTER	LIN FT	650	38.71	350	350	\$13,548.50
28	18" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	57	72.00	57	57	\$4,104.00
29	2-INCH THICK POLYSTYRENE INSULATION	SQ FT	120	3.50	120	120	\$420.00
30	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EACH	2	3200.00	2	2	\$6,400.00
31	CONNECT TO EXISTING STORM SEWER PIPE	EACH	3	1000.00	3	3	\$3,000.00
32	CONNECT TO EXIST STORM STRUCTURE (CORE DRILL)	EACH	1	1500.00	1	1	\$1,500.00
33	4" PVC PERFORATED DRAINTILE W/ SOCK	LIN FT	57	28.00	57	57	\$1,596.00
34	SOD (YARD TYPE)	SQ YD	650	15.00			\$0.00
	TOTAL BASE BID						\$190,852.50
ALTERNATE BID A - ABLE ST. SIDEWALK							
35	MOBILIZATION	LS	1	347.00	1	1	\$347.00
36	TRAFFIC CONTROL	LS	1	600.00	1	1	\$600.00
37	EROSION AND SEDIMENT CONTROL	LS	1	971.00	0.8	0.8	\$776.80
38	EXCAVATION AND GRADING	LS	1	795.00	1	1	\$795.00
39	REMOVE CURB AND GUTTER	LIN FT	60	7.96	60	60	\$477.60
40	REMOVE CONCRETE	SF	300	2.10	300	300	\$630.00
41	SAWCUT BITUMINOUS PAVEMENT	LIN FT	72	3.00	72	72	\$216.00
42	AGGREGATE BASE (CV)) CLASS 5 (WALK)	CU YD	7	24.53	6	6	\$147.18
43	4" CONCRETE WALK	SQ FT	180	7.15	180	180	\$1,287.00
44	6" CONCRETE PAVEMENT OR WALK	SQ FT	195	12.92	190	190	\$2,454.80
45	TRUNCATED DOMES	SQ FT	40	88.00	30	30	\$2,640.00
46	CONCRETE CURB & GUTTER	LIN FT	60	28.71	60	60	\$1,722.60
47	BITUMINOUS PATCHING (6-inch Bit. and 8-inch CL5)	LS	1	2435.00	0.5	0.5	\$1,217.50
48	SOD (YARD TYPE)	SY	37	40.00			\$0.00
	TOTAL ALTERNATE BID A - ABLE ST. SIDEWALK						\$13,311.48
ALTERNATE BID B - 81ST AVE. SIDEWALK							
49	MOBILIZATION	LS	1	389.00	1	1	\$389.00
50	TRAFFIC CONTROL	LS	1	2000.00	1	1	\$2,000.00
51	EROSION AND SEDIMENT CONTROL	LS	1	4150.00	0.8	0.8	\$3,320.00

No.	Item	Unit	Contract Quantity	Unit Price	Current Quantity	Quantity to Date	Amount to Date
52	EXCAVATION AND GRADING	LS	1	11309.00	1	1	\$11,309.00
53	REMOVE CURB AND GUTTER	LIN FT	60	10.33	60	60	\$619.80
54	REMOVE CONCRETE	SF	120	3.79	120	120	\$454.80
55	SAWCUT BITUMINOUS PAVEMENT	LIN FT	70	3.00	7	7	\$21.00
56	ADJUST EXISTING MH FRAME AND CASTING (SAN)	EACH	3	630.00			\$0.00
57	AGGREGATE BASE (CV)) CLASS 5 (WALK)	CU YD	65	77.77	50	50	\$3,888.50
58	4" CONCRETE WALK	SQ FT	4290	5.83	4000	4000	\$23,320.00
59	6" CONCRETE PAVEMENT OR WALK	SQ FT	108	13.47	108	108	\$1,454.76
60	TRUNCATED DOMES	SQ FT	16	88.00			\$0.00
61	CONCRETE CURB & GUTTER	LIN FT	60	28.71	60	60	\$1,722.60
62	BITUMINOUS PATCHING (4-inch Bit. and 6-inch CL5)	LS	1	2431.00	1	1	\$2,431.00
63	LOAM TOPSOIL BORROW (LV)	CU YD	36	60.00			\$0.00
64	SOD (YARD TYPE)	SY	625	25.00			\$0.00
	TOTAL ALTERNATE BID B - 81ST AVE. SIDEWALK						<u>\$50,930.46</u>

TOTAL BASE BID	\$190,852.50
TOTAL ALTERNATE BID A - ABLE ST. SIDEWALK	\$13,311.48
TOTAL ALTERNATE BID B - 81ST AVE. SIDEWALK	<u>\$50,930.46</u>
WORK COMPLETED TO DATE:	\$255,094.44

PROJECT PAYMENT STATUS

OWNER CITY OF SPRING LAKE PARK
STANTEC PROJECT NO. 193805383
CONTRACTOR NORTHWEST ASPHALT

CHANGE ORDERS

No.	Date	Description	Amount
Total Change Orders			

PAYMENT SUMMARY

No.	From	To	Payment	Retainage	Completed
1	05/01/2022	05/27/2022	242,339.72	12,754.72	255,094.44

Material on Hand

Total Payment to Date		\$242,339.72	Original Contract	\$464,757.52
Retainage Pay No.	1	12,754.72	Change Orders	
Total Amount Earned		\$255,094.44	Revised Contract	\$464,757.52



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
Tel: (612) 712-2000

May 27, 2022

Mr. Daniel Buchholtz, Administrator
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: 2021 Sanitary Sewer Lining Project
Project No. 193805204
Contractor's Request for Payment No. 1

Dear Dan:

Attached for city approval is Contractor's Request for Payment No. 1 for the 2021 Sanitary Sewer Lining project. The prime Contractor on this project is Visu-Sewer.

This request includes payment for main line lining. The contractor is a few months behind schedule do to supply issues. Staff has previously authorized the delay contingent upon no increase in pricing.

We have reviewed the contractor's payment request and found it to be in order. We recommend approval. **If the City wishes to approve this request, then payment should be made to Visu-Sewer, Inc. in the amount of \$150,816.78.**

Please execute the payment request documents. Keep one copy for your records, forward a copy to Visu-Sewer, and return one copy to me.

Feel free to contact me if you have any questions.

Regards,
STANTEC

A handwritten signature in black ink that reads "Phil Gravel".

Phil Gravel
City Engineer

Enclosures

cc: Pete Baumann, Visu-Sewer
Terry Randall, Public Works Director



Owner: City of Spring Lake Park, 1301 81st Ave. NE, Spring Lake Park, MN55432	Date: May 24, 2022
For Period: 5/1/2022 to 5/24/2022	Request No: 1
Contractor: Visu-Sewer, Inc., W230 N4855 Betker Dr., Pewaukee, WI 53072	

CONTRACTOR'S REQUEST FOR PAYMENT
 2021 SEWER LINING PROJECT
 STANTEC PROJECT NO. 193805204

SUMMARY

1	Original Contract Amount		\$	200,137.60
2	Change Order - Addition	\$	0.00	
3	Change Order - Deduction	\$	0.00	
4	Revised Contract Amount		\$	200,137.60
5	Value Completed to Date		\$	158,754.50
6	Material on Hand		\$	0.00
7	Amount Earned		\$	158,754.50
8	Less Retainage 5%		\$	7,937.72
9	Subtotal		\$	150,816.78
10	Less Amount Paid Previously		\$	0.00
11	Liquidated damages -		\$	0.00
12	AMOUNT DUE THIS REQUEST FOR PAYMENT NO. <u>1</u>		\$	<u>150,816.78</u>

Recommended for Approval by:
STANTEC

Phil Gravel 5-27-2022

Approved by Contractor:
VISU-SEWER, INC.

Per 5-19-2022 email message.

Approved by Owner:
CITY OF SPRING LAKE PARK

Specified Contract Completion Date:

Date:

No.	Item	Unit	Contract Quantity	Unit Price	Current Quantity	Quantity to Date	Amount to Date
BASE BID							
1	MOBILIZATION	LS	1	8000.00	1	1	\$8,000.00
2	TRAFFIC CONTROL	LS	1	250.00	1	1	\$250.00
3	SEWER REHABILITATION, 8 or 9-INCH CIPP	LF	6744	21.65	6730	6730	\$145,704.50
4	HYDROPHILIC END SEAL	EA	44	100.00	48	48	\$4,800.00
5	CLEAN AND INSPECT SERVICE LATERAL CONNECTION	EA	20	100.00			\$0.00
6	GROUT SERVICE LATERAL CONNECTION	EA	141	280.00			\$0.00
	TOTAL BASE BID						<u>\$158,754.50</u>
	TOTAL BASE BID						\$158,754.50
	WORK COMPLETED TO DATE:						<u>\$158,754.50</u>

PROJECT PAYMENT STATUS

OWNER CITY OF SPRING LAKE PARK
STANTEC PROJECT NO. 193805204
CONTRACTOR VISU-SEWER, INC.

CHANGE ORDERS

No.	Date	Description	Amount
Total Change Orders			

PAYMENT SUMMARY

No.	From	To	Payment	Retainage	Completed
1	05/01/2022	05/24/2022	150,816.78	7,937.72	158,754.50

Material on Hand

Total Payment to Date		\$150,816.78	Original Contract	\$200,137.60
Retainage Pay No.	1	7,937.72	Change Orders	
Total Amount Earned		\$158,754.50	Revised Contract	\$200,137.60

CITY OF SPRING LAKE PARK, MINNESOTA

RESOLUTION NO. 22-___

**RESOLUTION APPROVING OFF-SITE GAMBLING PERMIT FOR THE SPRING LAKE
PARK LIONS CLUB**

WHEREAS, the Spring Lake Park Lions Club has applied for an Off-Site Gambling Permit for June 11 and June 12, 2022; and

WHEREAS, the gambling premises will be Lakeside Lions Park, 7840 Pleasant View Drive, Spring Lake Park, MN.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Spring Lake Park does hereby approve an Off-Site Gambling Permit for the Spring Lake Park Lions Club, 8433 Center Drive, Spring Lake Park, MN.

The foregoing Resolution was moved for adoption by Councilmember

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereupon the Mayor declared said Resolution duly passed and adopted this the 6th day of June, 2022.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

ORGANIZATION INFORMATION

Organization Name: Spring Lake Park Lions Club License Number: 00584
Address: 8433 Center Drive City: Spring Lake Park, MN Zip: 55432
Chief Executive Officer (CEO) Name: Deborah Roberge Daytime Phone: 612-483-3962
Gambling Manager Name: Amanda Jackson Daytime Phone: 763-784-9179

GAMBLING ACTIVITY

Twelve off-site events are allowed each calendar year not to exceed a total of 36 days.
From 06 / 11 / 22 to 06 / 12 / 22
Check the type of games that will be conducted:
 Raffle Pull-Tabs Bingo Tipboards Paddlewheel

GAMBLING PREMISES

Name of location where gambling activity will be conducted: Lakeside Lions Park
Street address and City (or township): 7840 Pleasant View Drive Zip: 55432 County: Anoka
• Do not use a post office box.
• If no street address, write in road designations (example: 3 miles east of Hwy. 63 on County Road 42).
Does your organization own the gambling premises?
 Yes If yes, a lease is not required.
 No If no, the lease agreement below must be completed, and signed by the lessor.

LEASE AGREEMENT FOR OFF-SITE ACTIVITY (a lease agreement is not required for raffles)

Rent to be paid for the leased area: \$0 (if none, write "0")
All obligations and agreements between the organization and the lessor are listed below or attached.
• Any attachments must be dated and signed by both the lessor and lessee.
• This lease and any attachments is the total and only agreement between the lessor and the organization conducting lawful gambling activities.
• Other terms, if any:

Lessor's Signature: _____ Date: _____
Print Lessor's Name: _____

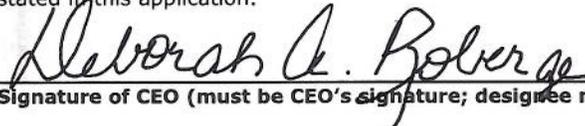
Acknowledgment by Local Unit of Government: Approval by Resolution

<p align="center">CITY APPROVAL for a gambling premises located within city limits</p>	<p align="center">COUNTY APPROVAL for a gambling premises located in a township</p>
<p>City Name: _____</p> <p>Date Approved by City Council: _____</p> <p>Resolution Number: _____ (If none, attach meeting minutes.)</p> <p>Signature of City Personnel: _____</p> <p>Title: _____ Date Signed: _____</p>	<p>County Name: _____</p> <p>Date Approved by County Board: _____</p> <p>Resolution Number: _____ (If none, attach meeting minutes.)</p> <p>Signature of County Personnel: _____</p> <p>Title: _____ Date Signed: _____</p>
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Local unit of government must sign.</p> </div>	<p>TOWNSHIP NAME: _____</p> <p>Complete below only if required by the county. On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)</p> <p>Print Township Name: _____</p> <p>Signature of Township Officer: _____</p> <p>Title: _____ Date Signed: _____</p>

CHIEF EXECUTIVE OFFICER (CEO) ACKNOWLEDGMENT

The person signing this application must be your organization's CEO and have their name on file with the Gambling Control Board. If the CEO has changed and the current CEO has not filed a LG200B Organization Officers Affidavit with the Gambling Control Board, he or she must do so at this time.

I have read this application, and all information is true, accurate, and complete and, if applicable, agree to the lease terms as stated in this application.


04-15-22

 Signature of CEO (must be CEO's signature; designee may not sign) Date

<p>Mail or fax to:</p> <p>Minnesota Gambling Control Board Suite 300 South 1711 West County Road B Roseville, MN 55113 Fax: 651-639-4032</p>	<p>No attachments required.</p> <p>Questions? Contact a Licensing Specialist at 651-539-1900.</p>
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This publication will be made available in alternative format (i.e. large print, braille) upon request.

<p>Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application.</p> <p>Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public.</p>	<p>If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public.</p> <p>Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor; national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.</p>
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City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432

Contractor's License

June 6, 2022

General Contractor

All Metro Service Companion

Paragon Restoration II, Inc.

Reimagine Southwest, LLC.

Orchid Remodeling, LLC.

Progressive Construction

Mechanical Contractor

Anderson's Residential Heating and A/C

Team Mechanical, Inc.

Tree Contractor

All Seasons Tree Service

Skwira's Tree Service

Pioneer Tree Service

City of Spring Lake Park

RESOLUTION NO. 22-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 557 78th Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Hai Xiong (Hereinafter "License Holder") is the legal owner of the real property at 557 78th Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on June 6, 2022 was given to the license holder on May 5, 2022

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about March 29, 2022 Code Enforcement staff completed an initial rental housing inspection at the property of 557 78th Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection.
2. That on or about May 4, 2022 Code Enforcement staff completed a follow up inspection at the property of 557 78th Ave NE in the City of Spring Lake Park MN. The property failed re-inspection.
3. That on or about May 5, 2022 the property owner and all tenants were notified of the pre-council inspection scheduled for June 6, 2022 at 3:00 pm.
4. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on March 29, 2022.
 - b. Failure of rental housing re-inspection on May 4, 2022.
5. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Hai Xiong is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 6th day of
June, 2022

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 22-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 7753 Able St NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, MNSF T2 SPE LLC (Hereinafter “License Holder”) is the legal owner of the real property at 7753 Able St NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on June 6, 2022 was given to the license holder on May 16, 2022

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about April 11, 2022 Code Enforcement staff completed an initial rental housing inspection at the property of 7753 Able St NE in the City of Spring Lake Park MN. The property failed its rental inspection.
2. That on or about May 16, 2022 Code Enforcement staff completed a follow up inspection at the property of 7753 Able ST NE in the City of Spring Lake Park MN. The property failed re-inspection.
3. That on or about May 16, 2022 the property owner MNSF T2 SPE LLC and all tenants were notified of a public hearing
4. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on April 11, 2022 at 10:00 am.
 - b. Failure of rental housing inspection on May 16, 2022 at 9:00 am.
5. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as MNSF T2 SPE LLC is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 6th day of
June, 2022

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 22-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 1129 79th Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Town Properties NE, LLC (Hereinafter “License Holder”) is the legal owner of the real property at 1129 79th Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on June 6, 2022 was given to the license holder on May 17, 2022

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about April 5, 2022 Code Enforcement staff completed an initial rental housing inspection at the property of 1129 79th Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection.
2. That on or about May 17, 2022 Code Enforcement staff completed a follow up inspection at the property of 1129 79th Ave NE in the City of Spring Lake Park MN. The property failed re-inspection.
3. That on or about May 17, 2022 the property owner and all tenants were notified of the pre-council inspection scheduled for June 6, 2022 at 8:00 am.
4. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on April 5, 2022.
 - b. Failure of rental housing re-inspection on May 17, 2022.
5. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Town Properties NE, LLC is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 6th day of
June, 2022.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 22-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 1121 79th Ave NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Town Properties NE, LLC (Hereinafter “License Holder”) is the legal owner of the real property at 1121 79th Ave NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on June 6, 2022 was given to the license holder on May 17, 2022

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about April 5, 2022 Code Enforcement staff completed an initial rental housing inspection at the property of 1121 79th Ave NE in the City of Spring Lake Park MN. The property failed its rental inspection.
2. That on or about May 17, 2022 Code Enforcement staff completed a follow up inspection at the property of 1121 79th Ave NE in the City of Spring Lake Park MN. The property failed re-inspection.
3. That on or about May 17, 2022 the property owner and all tenants were notified of the pre-council inspection scheduled for June 6, 2022 at 8:00 am.
4. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on April 5, 2022.
 - b. Failure of rental housing re-inspection on May 17, 2022.
5. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Town Properties NE, LLC is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 6th day of
June, 2022.

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator

City of Spring Lake Park

RESOLUTION NO. 22-

RESOLUTION APPROVING RENTAL LICENSE REVOCATION FOR CERTAIN PROPERTY LOCATED AT 8115 Tyler St NE, PURSUANT TO SECTION 12.16.140 OF THE CITY OF SPRING LAKE PARK CODE

WHEREAS, Bridge SFR IV Borrower LLC (Hereinafter “License Holder”) is the legal owner of the real property at 8115 Tyler St NE Spring Lake Park MN, 55432; and

WHEREAS, pursuant to City Code, 12.16.140 of the City of Spring Lake Park written notice setting forth the causes and reasons for the proposed council action contained herein and notice of a public hearing to be held on at 7:00 pm on June 6, 2022 was given to the license holder on May 16, 2022

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that, in accordance with the foregoing, and all ordinances and regulations of the City of Spring Lake Park, the City Council adopts the following.

Findings of Fact

1. That on or about April 11, 2022 Code Enforcement staff completed an initial rental housing inspection at the property of 8115 Tyler St NE in the City of Spring Lake Park MN. The property failed its rental inspection.
2. That on or about May 16, 2022 Code Enforcement staff completed a follow up inspection at the property of 8115 Tyler ST NE in the City of Spring Lake Park MN. The property failed re-inspection. Property management/ Owner failed to be present to complete re-inspection.
3. That on or about May 16, 2022 the property owner Bridge SFR IV Borrower LLC and all tenants were notified of a public hearing
4. That based upon said records of the Code Enforcement, the following conditions and violations of the City Property Maintenance Code were found to exist, to-wit:
 - a. Failure of rental housing inspection on April 11, 2022 at 11:00 am.
 - b. Failure of rental housing inspection on May 16, 2022 at 11:00 am.
5. That all parties, including the license holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code, Chapter 12 Article 16.140 of the City of Spring Lake Park.

Order of Council

1. The rental license belonging to the license holder described herein and identified as Bridge SFR IV Borrower LLC is hereby revoked;
2. The City will post for the purpose of preventing occupancy a copy of this order on the buildings covered by the license held by license Holder;
3. All tenants shall remove themselves from the premises within 45 days from the first day of posting of this Order revoking the license as held by license Holder.

The foregoing resolution as moved for adoption by Councilmember.

Upon roll call, the following voted aye:

And the following voted nay:

Where the Mayor declared said resolution duly passed and adopted this the 6th day of
June, 2022

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, Administrator



Memorandum

To: Mayor Nelson and Members of the City Council
From: Terry Randall, Public Works Director
Date: June 1, 2022
Subject: May 2022 Public Works Report

During the month of May, the Public Works Department was busy doing the following activities:

- Continued to pick up garbage and recycling throughout the City along with doing general cleaning of all City Properties.
- Cutting grass.
- Staff installed temporary softball fencing at Terrace Park.
- Grinding stumps and cleaning up the down trees.
- Dragging and lining the ballfields.
- Dragged the Volleyball fields.
- Installed the fountain at Triangle Park.
- Removed the basketball Court at Able Park and installed new asphalt.
- All sprinklers have been turned on and are running.
- Cleaned up downed trees from the storms.
- Concrete and asphalt have been screened and hauled to be recycled, and the sand put back in the sand pile.
- All water main breaks from last year have been fixed along with the sod, curb and black dirt.
- Have been overseeing the Garfield/Hayes Street Project, along with the basketball court repaving.
- Patching will begin when asphalt becomes available.
- Cleaning sewers when time permits.

May Appointments:

- May 2 – Attended a PreCon Meeting for the Garfield/Hayes Street Project
- May 3 – Attended Safety Training and Staff Meeting
- May 24 – Interviewed Candidates for Public Works Opening
- May 31 – Attended the Space Needs Meeting



City of Spring lake Park
Code Enforcement Division
1301 Eighty First Avenue Northeast
Spring Lake Park, Minnesota 55432
(763) 783-6491 Fax: (763) 792-7257

REPORT

TO: Spring Lake Park City Council
FROM: Jeff Baker, Code Enforcement Director
RE: Code Enforcement Monthly Report for May 2022
DATE: June 1, 2022

In May 2022, a total of 15 building, 0 Certificate of Occupancy, 7 zoning, 14 mechanical, 4 plumbing and 2 fire suppression for a total of 43 permits issued compared to a total of 69 in 2021. We conducted 217 inspections in the month of May including 65 building, 37 housing, 23 fire, 6 zoning and 86 nuisance inspections.

No mow May has been a common theme that Inspector Morris has been facing. A very large majority of our 86 nuisance violations have been long grass. We hope this calms down some as June is upon us.

13 administrative offense tickets were issued in the month of May. All but 3 are doubled tickets for non-compliance. I will be looking into other options such as abatement for the non-compliant properties. Issuing fines does not help the curb appeal the citizens and building owners deserve.

Construction Update:

Suite Living – 525 Osborne Rd - All of the rough-in inspections are complete and the roof is water tight. Windows are being installed, curb and gutter are in process now. I spoke with the general contractor who wanted me to thank the Spring Lake Park Police Department for taking the extra time to stop and walk the building. The SLP project has had the least amount of theft and/or vandalism of all their properties.

In May of 2022, I also attended the following appointments:

- City Council meetings on May 2nd.
- Department Head meeting on May 3rd.
- Elgin Pines Site-visit May 10th.
- Quarterly Staff Meeting May 18th.
- P & Z Meeting May 23rd.

This concludes the Code Enforcement Department monthly report for May 2022. If anyone has any questions or concerns regarding my report, I would be happy to answer them at this time.

RESOLUTION NO. 22-___

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR
BOING US HOLDCO, INC AT 8301 UNIVERSITY AVENUE NE**

WHEREAS, Boing US Holdco, Inc. (the “Applicant”) submitted an application for approval of a conditional use permit to permit the operation of a car wash (conveyor) & self service vacuums at 8301 University Avenue NE; and

WHEREAS, the legal description for the conditional use permit is as follows:

Outlot 9 Terrace Manor 4th Addition, County of Anoka, Minnesota, subject to easement of record; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on May 23, 2022; and

WHEREAS, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, the City Council considered the application at its June 6, 2022 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The City has standards for review of conditional uses to review and regulate potential impacts to surrounding properties and public roadways.
2. The proposed car wash use may generate traffic that could impact area roadways. Limiting and regulating traffic on and about the site is a reasonable exercise of the City’s authority.
3. The proposed car wash use may generate noise beyond an acceptable level given its location near existing residential uses. Requiring screening to block noise is a reasonable exercise of the City’s authority.
4. The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in SLPC 16.56.030(E)(1).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by Boing US Holdco Inc for a conditional use permit to permit the operation of a car wash (conveyor) and self-service vacuums at 8301 University Avenue NE, subject to the following conditions:

1. The applicant will submit architectural elevations for review by the City Planner prior to building permit approval.
2. Hours of operation will be 8:00am to 6:00pm, Sunday through Saturday.
3. Given the proximity of the site to the nearest commercial use and residential uses to the east, a solid fence or wall 8 feet in height will be installed on the east side of the site to block noise from the vacuum and parking area. The fence or wall will be of materials and colors compatible with the building, to be reviewed and approved by the Zoning Administrator.

4. Building materials will conform to Performance Standards as shown in Section 16.28.010 of the Zoning Code.
5. All lighting will be downcast cutoff type fixtures that allow no more than 0.5 footcandle of light spillage beyond the property lines or onto the public road rights-of-way.
6. Signage will be submitted for a sign permit before a building permit is issued.
7. All landscaping will be installed as indicated on the landscape plan and guaranteed for at least one year.
8. *Traffic.* If car stacking on University Service Drive becomes a problem, applicant shall install signs indicating that no queuing on University Service Drive is permitted.
9. *Traffic.* The applicant shall provide heated concrete to the vehicle exit area to prevent the tracking of water onto city streets to help prevent possible icing issues.
10. *Grading.* Site plan shall be revised to create high points in all 3 driveways to prevent site drainage from draining directly onto 83rd Avenue NE or University Service Drive. Utilize proposed green space(s) or stormwater management.
11. *Drainage.* Review permitting requirements with Coon Creek Watershed District. All stormwater management facilities shall be considered private and shall be maintained by the property owner.
12. *Drainage.* Applicant shall provide copies of the watershed district permit and stormwater facilities maintenance agreement to the City.
13. *Site.* Coordinate all street and curb work to with the Public Works Director.
14. *Site.* Applicant shall provide sidewalk improvements along site frontage on 83rd Avenue NE.
15. *Sanitary sewer.* Applicant shall show existing sanitary sewer service(s) on the utility plan. Applicant shall reuse an existing service for site service (no new connection). Applicant shall locate and plug any existing sanitary sewer service that is not to be used.
16. *Water works.* Applicant shall show existing water service(s) on utility plan. Applicant shall locate and plug any existing water service(s) that will not be reused (plug at the main).
17. *Water works.* A separate water main connection for site irrigation is not permitted.
18. *Water works.* A larger water service will likely be required for the building fire suppression system. If a larger main is required for fire suppression, the domestic water service can tap off the larger main. Applicant shall install water meter in the building.
19. Final site work construction plans shall be approved by the Public Works Director prior to beginning site work.
20. A Preconstruction Conference, including the Public Works Director, shall be held prior to beginning site work.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-____, A Resolution Approving Application for Conditional Use Permit for Boing US Holdco, Inc at 8301 University Avenue NE, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

To:	Spring Lake Park City Council	From:	Lauren Walburg, Stantec
	City of Spring Lake Park		
File:	Take 5 Car Wash 8301 University Ave NE Applicant: Rebecca McAllister, Boing US Holdco, Inc. Owners: Muchtar and Fatima Sajady	Date:	June 6, 2022

Re: Variance, Conditional Use Permit, Site Plan Review - Take 5 Car Wash, 8301 University Ave NE

INTRODUCTION

Take 5 Car Wash proposes to build a new car wash facility at 8301 University Avenue NE, on the parcel now occupied Northtown Imports Auto Repair. The property address is University Avenue NE, but its access is from University Ave Frontage Road and 83rd Avenue NE.

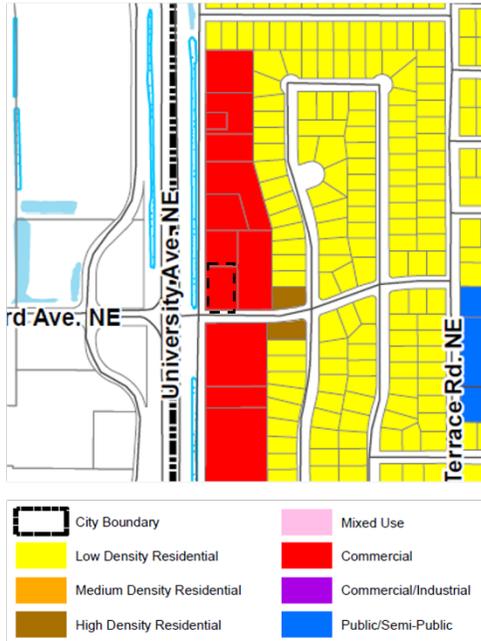
Surrounding uses are commercial fronting University Avenue NE both north and south of the site, with additional commercial east on 83rd Ave NE and single and multi-family residential beyond that further east. Across University Avenue NE to the west is a strip commercial development in Fridley.

The property is guided Commercial and zoned C-2 Neighborhood & Service Center Commercial, shown on the maps below. A car wash is a conditional use in the C-2 district, noted in the list of uses in the code as *“Auto and marine; service, parts, repair and wash”*. In the course of reviewing the Conditional Use Permit (CUP) within the 15-day review period we informed the applicant that the project would also require a variance to move forward as shown on their site plan, which the applicant has now applied for. The applicant requires a variance to allow the car wash facility to be constructed as shown on the proposed site plan. The applicant will require variances to the side parking setbacks on the north and south of the property and the rear yard building setback adjacent to Nelson Cheese and Deli. The Planning Commission heard this application at their May 23 meeting and recommended approval with the conditions contained in this memo.

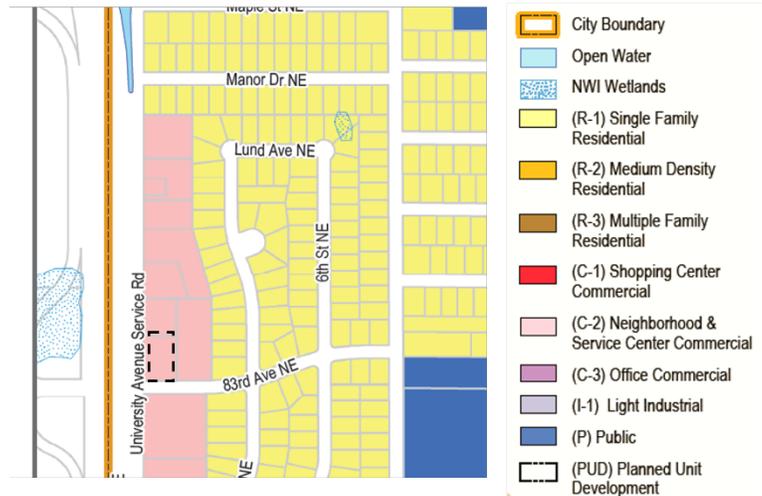


Re: **Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE**

2040 Land Use Plan



Zoning Map



SITE ISSUES - CONDITIONAL USE PERMIT AND SITE PLAN REVIEW

The Zoning Code allows the City to impose reasonable conditions on certain uses to address issues that may impact surrounding properties or public health, safety, and welfare. Conditional uses are considered *permitted uses to which reasonable conditions may be attached based on findings of fact*. The assumption is that the use is allowed and the City needs to articulate the conditions under which the use might be approved, rather than deny it because of potential conditions that do not yet exist. If it appears there is no reasonable way to accommodate the use in this location, the City can deny the use and must adopt findings of fact to support this decision.

The Zoning Code standards that apply to auto service uses are included at the end of this report, as are criteria for approval of a Conditional Use Permit and Variance. The pertinent issues are discussed below.

Site Operation & Access

The existing site, currently home to Northtown Imports Auto Repair has 3 full access points. This includes one access point on 83rd Avenue NE and two access points on University Ave Frontage Road. The proposed site access is similar, however, the full access closest to the intersection of 83rd and Frontage Road is proposed as exit-only, and the access point further north is proposed as entrance-only. The City Engineer and Public Works director have reviewed the proposed site plan and did not express concern with the location or number of access points. If approved, the applicant will be subject to a condition requiring the applicant to add signage should stacking on University Ave Frontage Road become an issue.

Another potential issue with car washes in the winter is dripping vehicles existing the site and causing unsafe road conditions in the winter. To that end, the City Engineer and Public Works director have included an additional condition

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

that the applicant shall provide improvements to prevent the tracking of water on to the city street. One suggestion is that the applicant could consider adding heated concrete to the vehicle exit area. The applicant stated at the May 23 Planning Commission meeting that they are agreeable to this condition and that the design of the air door and blower system within the building is specifically designed to mitigate this issue in cold weather climates.

The proposed site plan shows car wash customers would enter off University Ave Frontage Road at the NW corner of the site, through two-lane automated pay stations, then turning into the long, enclosed car wash building. Exiting the car wash at the south end of the building, customers can either go straight out the south end of the site, back onto 83rd Ave NE, or turn left within the site and get back to the parking area in front of the building where there are vacuums at each parking space for customers. Exiting from the parking/vacuum area is one-way out onto University Ave Frontage Road.

While much of the car wash operation is automated, there are typically 2-3 employees on site during operating hours. Full architectural building plans were not submitted as part of the application, so operations within the building are unknown at this point. The pay station canopy is a separate structure apart from the main building. There are also vacuum 12 vacuum spaces referenced on the site plan, and a trash enclosure shown on the north side of the parking area. Architectural plans are referenced on the site plan and will need to be reviewed by the City Planner prior to building permit issuance.

Traffic

The applicant has submitted a traffic study as part of their application, as requested by City staff. The traffic analysis indicates that based on other Car Wash developments, the weekday peak hours are between 4-6PM and that these peak hours yield 78 trips for single tunnel car washes (39 in and 39 out). On Saturdays, the peak hour traffic generated 41 trips (19 in and 22 out). The proposed queuing on the site plan shows 12 spaces behind the pay station, and two spaces between the pay station and tunnel entrance for a total of 14 queuing spaces. The applicant estimates that the car wash cycles are under 1 minute for each car, and therefore the car wash can handle up to 60 cars per hour. The applicant also submitted a recent project traffic analysis, showing similar conclusions.

An issue with any drive-through type facility is adequate stacking and making sure that cars waiting in line don't interfere with cars on the adjacent street. The site plan submitted by the applicants shows 12 cars waiting in the pay station lines, and an additional 2 cars between the pay stations and the tunnel. This may be adequate, based on the submitted traffic study and analysis. Should traffic and queuing become an issue, there needs to be clear signage so that stacking onto the road is not allowed. The site plan currently shows stop signs at all exit points to ensure safe exiting of the site. If traffic and queuing becomes an issue, the City Engineer has included a condition that additional signage be installed to indicate queuing on University Ave Frontage road is prohibited.

Parking

There site plan shows 16 parking spaces in front of the building in the parking/vacuum area, including 3 standard parking spaces, 12 vacuum spaces and 1 handicap space. This would serve customers and staff for the facility. Spring Lake Park's parking standards require 10 spaces per lane in a commercial car wash. This facility may be different than what was imagined for a "commercial car wash" when the code was written. We recommend relying on the applicants' experience with their facilities to propose adequate parking.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

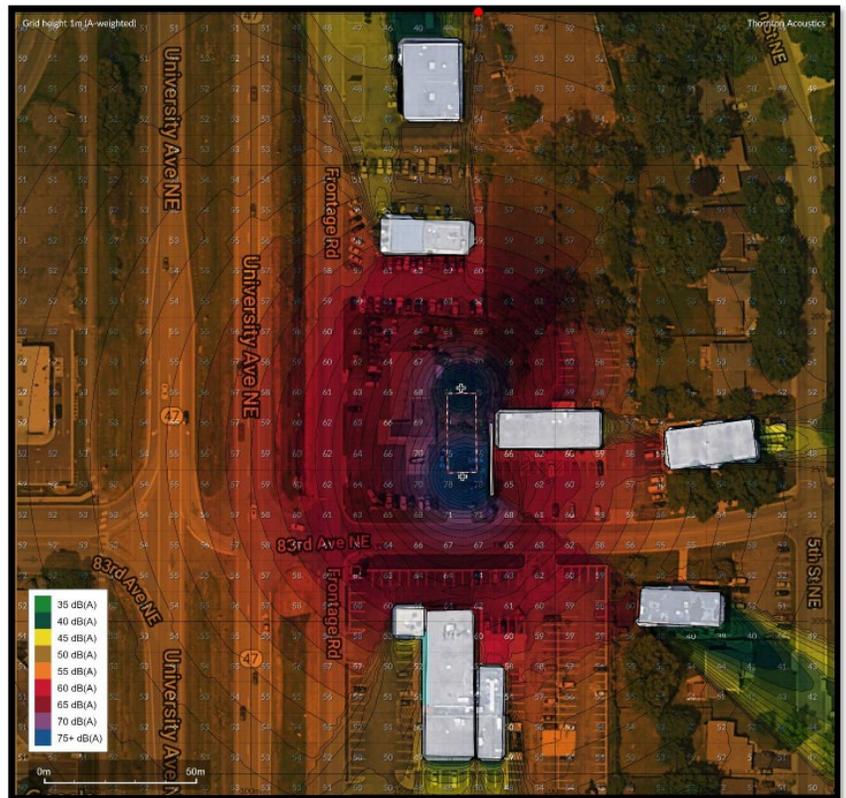
Landscaping & Screening

The landscape plan submitted as part of the application proposes large deciduous trees along University Ave Frontage Road and ornamental and a mix of ornamental and pine trees along 83rd Ave NE. The applicant is also proposing a 2-foot berm for screening along the edge of the parking lot facing University Ave Frontage Road. Along the rear of the car wash tunnel, there are ornamental and black hills spruce trees proposed, as well as two existing trees that will be removed and two existing trees that will remain. There is a generous and varied complement of shrubs and perennials around the site and building as well. The applicant meets zoning code requirements for landscaping and screening, and this site is not immediately adjacent to residential uses, so screening concerns are lessened.

Noise

Car wash operations are noisy, especially the blowers for drying, but they will be within the building and should be significantly muffled because of this. The vacuums can also be noisy, and to that end City staff requested that the applicant provide a sound study for the proposed car wash. The results of the sound study are summarized below.

The sound study conducted by the applicant modeled and attempted to predict sound emissions from the proposed car wash, as compared to applicable Minnesota noise regulations, to which the City of Spring Lake Park adheres. The sound diagram included in the study is shown, which demonstrates sound emissions and sources of sound with all doors open and all mechanical systems operating (presumably the loudest the car wash would ever be). As anticipated, the loudest part of the site is on the north and south end of the building, where the blowers for drying are located.



The sound study concludes that at maximum sound levels at the exterior of the car wash, noise levels would be at about 78 dBA, which will decrease with distance from the car wash. Noise levels in this location are already relatively high, due to the proximity to University Ave NE. The sound study finds that at the nearest business, sound levels would be relatively similar to current sound levels experienced due to proximity to the road. The nearest residential area would be roughly unchanged from current sound levels.

That being said, even if the site meets State standards a noise source can still be pretty annoying. The closest residences, and closest business are to the east of this site. While there is an existing wood fence, it appears to be older and not in very good shape. We recommend that the applicant enhance noise mitigating features on the east side of the site. This could include a sound buffer wall, fence or other sound mitigation measure.

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Lighting

The applicant has not submitted specific information with regards to lighting. This will need to be reviewed by the City Planner prior to approval of a building permit. We suggest that all lights will be downcast fixtures which will not spill more than 0.5 footcandle beyond the property lines or onto the public street.

Hours

The applicant has states that their hours of operation will be 8am to 6pm.

Signage

Proposed signage includes a pylon sign on the SW corner of the site, as well as signage at the end of the tunnel and at exit points. Signage will need to meet the City's sign permit standards.

Building Materials

The applicant submitted architectural elevation drawings on May 26, after the planning commission meeting. Staff has reviewed and requested additional details on the colors and materials to be used. The exterior building materials will be a combination of concrete block (gray and black), and aluminum metal panels (gray). Staff found an example building with similar building materials, which is shown in your packet. Staff finds that the building materials generally comply with the standards in place at the time of this application.

Setbacks

As mentioned, the site plan as submitted does not meet all setback requirements in the C-2 zoning district, therefore requiring a variance which the applicant has applied for along with this CUP application. The setbacks that do not meet requirements are described below and shown circled in yellow in the diagram on the next page.

1. Corner side yard *parking setback* as shown is 15 feet, code requirement is 25 feet (south side of property adjacent to 83rd Ave NE)
2. Side yard *parking setback* as shown is about 3 feet, code requirement is 10 feet (north side of property)
3. Rear yard *building setback* as shown is 15 feet, code requirement is 30 feet (east side of property adjacent to Nelson Cheese and Deli).

The parking setbacks as proposed are a significant improvement to the existing parking lot setbacks, which encroach on the neighboring property to the north, and extend nearly to the property line at the south end of the property. While the application requires a variance to comply with the zoning code required setbacks, staff is in favor of granting this variance as an improvement to existing conditions.

The rear yard building setback also does not comply with code required setbacks, however, this is partially due to it being a corner lot, with frontage on two streets. The lot next to this one which is currently home to Nelson Cheese and Deli also fronts on 83rd, but the rear setback would be considered to be the north end of the site, not the east side. It should also be mentioned that in this case, if the building were required to comply with the zoning code setbacks, the stacking space would be lessened dramatically, potentially causing additional traffic and queuing issues. There are specific findings that the Planning Commission and City Council must review as part of approving a variance, which are discussed further in the next section of this report.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

Lot Coverage

The proposed project as shown on the site plan will reduce the impervious surface on site by 1,201 SF. The calculations are shown below and meet zoning code requirements:

Code Requirement: Building cannot be more than 35% of site, impervious surface cannot be more than 75%.

- Existing Impervious Area: 21,301 S.F./ 0.49 acres/ 68%
- Proposed Impervious Area: 20,100 S.F./ 0.46 acres/ 65%
- Proposed Building: 4,247 S.F. / 0.10 acres/ 14%

Vehicles on Site; Odors, Gas and Fumes

The following standards in Section 16.36.010 will be followed:

1. All vehicles waiting for repair or pick-up shall be stored within an enclosed building or in designated off-street parking spaces.
2. All work shall be performed within a completely enclosed building.
3. All vehicles parked or stored on site shall display a current license plate with a current license tab. Outside storage of automobile parts or storage of inoperable or salvage vehicles shall be prohibited.
4. The sale of vehicles shall be prohibited, unless permitted by this title or allowed by conditional use
Sale of vehicles is not requested or approved with this Conditional Use Permit
5. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to eliminate the escape of gas vapors.

No specific information on venting the facility has been provided. This will be reviewed and approved by the City Engineer and Building Official before a building permit is granted.

VARIANCE REQUEST

As mentioned, this applicant also requests a variance to construct the Car Wash as shown on their site plan. A variance is a way that cities may permit a departure from strict enforcement of their zoning ordinance, and in this case would allow the applicant relief from the setback requirements set forth in the zoning code. A City may grant a variance if enforcement of a zoning ordinance provision (in this case setbacks), as applied to this particular property would cause the landowner "practical difficulties." Section §153.224 of the City of Spring Lake Park's Zoning Code requires that practical difficulty be proven for the approval of a variance, according to the following criteria:

(a) Is the variance in harmony with the purposes and intent of the Ordinance?

The Zoning Code has setbacks to provide reasonable separation of uses. The separation provided by the requested variance is reasonable in this situation.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

(b) Is the variance consistent with the comprehensive plan?

The 2040 Comprehensive Plan includes the following Land Use Goal relevant to this proposal: Provide for a mix of commercial uses that provide goods and services to residents and that benefit from the city's proximity to major roads and highways. This goal supports the car wash use, which is a commercial use benefitting from the city's proximity to major roads. Because of its location as a corner lot fronting on two streets, it is reasonable to consider modified setbacks in this case.

(c) Does the proposal put property to use in a reasonable manner?

The use itself is reasonable – A Car Wash facility on a property zoned Commercial that allowed car washes as a conditional use. The proposed parking setbacks will be an improvement to the existing parking situation on site. The building setback is reasonable, given the need for additional stacking and queuing space for vehicles on site.

(d) Are there circumstances unique to the property not created by the applicant? (physical characteristics of the property i.e. sloping topography or other natural features like wetlands or trees)?

The circumstance unique to this property is that it is a corner lot, with frontage on two sides. The setbacks for corner lots, while in place to ensure views are not obstructed for vehicles, limit development that can happen on site. In this case, the modification to the parking and building setbacks will not impact the sightline of passing vehicles.

(e) Will the variance maintain the essential character of the locality?

The immediate neighborhood is mostly commercial in character, with a residential area beyond the commercial area to the east. Based on the City's 2040 Comprehensive Plan, the vision for this area is to remain commercial. A car wash could be an anticipated use with the location adjacent to University Ave NE.

RECOMMENDATION

The Conditional Use Permit and variance are closely tied together in this application, since the variance is for a use that is only allowed by CUP, and a variance can have conditions attached like a CUP. We suggest that the CUP be acted upon first, since a CUP could be granted for the car wash use and conditions applied without approval of the setback variance. Then the variance request would follow, but only if the CUP is approved.

Conditional Use Permit

We recommend that the Conditional Use Permit for the proposed Take 5 Car Wash at 8301 University Avenue NE be approved as submitted on plans from Carter Associates dated 3-7-2022 with following conditions:

- 1) The applicant will submit architectural elevations for review by the City Planner prior to building permit approval.
- 2) Hours of operation will be 8:00 am to 6:00 pm.
- 3) Given the proximity of the site to the nearest commercial use and residential uses to the east a solid fence or wall 8 feet in height will be installed on the east side of the site to block noise from the vacuum and parking area. The fence or wall will be of materials and colors compatible with the building, to be reviewed and approved by the City Administrator.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

- 4) Building materials will conform to Performance Standards as shown in Section 16.28.010 of the zoning code.
- 5) All lighting will be downcast cutoff type fixtures that allow no more than 0.5 footcandle of light spillage beyond the property lines or onto the public road rights-of-way.
- 6) Signage will be submitted for a sign permit before a building permit is issued.
- 7) All landscaping will be installed as indicated on the landscape plan and guaranteed for at least one year.

Engineering Conditions

- 8) Traffic. If car stacking on University Service Drive becomes a problem, applicant shall install signs indicating that no queuing in University Service Drive is permitted.
- 9) Traffic. We are concerned about washed vehicles tracking water on to 83rd Avenue and possible icing issues. The applicant shall provide improvements to prevent the tracking of water on to the city street. Consider adding heated concrete to the vehicle exit area.
- 10) Grading. Site plan shall be revised to create high points in all 3 driveways to prevent site drainage from draining directly on to 83rd Ave. NE or University Service Drive. Utilize proposed green space(s) for stormwater management.
- 11) Drainage. Review permitting requirements with Coon Creek Watershed District. All stormwater management facilities shall be considered private and shall be maintained by the property owner.
- 12) Drainage. Provide copies watershed district permit and stormwater facilities maintenance agreement to city.
- 13) Site. Coordinate all street and curb work with City Public Works Director. Discuss the need for sidewalk improvements on 83rd Ave NE
- 14) Sanitary Sewer. Show existing sanitary sewer service(s) on utility plan. Re-use an existing sewer line for site service (no new connection). Locate and plug any existing sewer service that is not to be used.
- 15) Water Works. Show existing water service(s) on utility plan. Locate and plug any existing water service that will not be reused (plug at the main).
- 16) Water Works. A separate water main connection for site irrigation is not permitted.
- 17) Water Works. A larger water service will likely be required for building fire suppression services. If a larger main is required for fire suppression, the domestic water service can come off of the larger main. Meter to be in the building.
- 18) General. Final site work construction plans to be approved by City Public Works Director prior to beginning site work.
- 19) General. A Preconstruction Conference, including the City Public Works Director, shall be held prior to beginning site work.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

Finding of Fact for Approval of Conditional Use Permit

- 1) The City has standards for review of conditional uses to review and regulate potential impacts to surrounding properties and public roadways.
- 2) The proposed car wash use may generate traffic that could impact area roadways. Limiting and regulating traffic on and around the site is a reasonable exercise of the City's authority.
- 3) The proposed car wash use may generate noise beyond an acceptable level given its location near existing residential uses. Requiring screening to block noise is a reasonable exercise of the City's authority.
- 4) The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in Section 16.56.030(E)(1) of the City Code.

Variance

We recommend that the Variance for the proposed Take 5 Car Wash at 8301 University Avenue NE be approved as submitted on plans from Carter Associates dated 3-7-2022 with following conditions:

- 1) That the variance is conditioned on the approval of the Conditional Use Permit for the site as described in this report and the applicant's supporting materials.
- 2) Landscaping and screening shall be provided site as stipulated in the Conditional Use Permit.
- 3) Lighting on the building shall be as approved in the Conditional Use Permit with downcast shielded fixtures allowing no more than 0.5 foot-candle beyond the property line.
- 4) The engineering issues raised in the Conditional Use Permit conditions will be reviewed and approved by the City Engineer before issuing a building permit.
- 5) Handling of odors, gas, and fumes will be reviewed and approved by the City Engineer and Building Official before a building permit is issued.

Findings of Fact for Approval of Variance

- 1) The construction of a car wash adjacent to University Ave NE on a property zoned commercial is a reasonable use of the property.
- 2) Regulation of setbacks, screening, noise and traffic for commercial uses is a reasonable and necessary part of the City's Zoning standards.
- 3) Proper design and shielding of lighting on commercial properties to prevent light spillage and glare to adjacent properties is a reasonable standard within the Zoning Code.
- 4) Limiting odors, gas, and fumes from commercial auto uses is a reasonable protection of health, safety and welfare.
- 5) The proposed car wash as modified with these conditions meets the criteria for approval of a variance in the City Zoning Code.

Re: Conditional Use Permit, Site Plan Review Take 5 Car Wash, 8301 University Avenue NE

OPTIONS

The City Council should make separate motions on the CUP and variance. Options:

- 1) Approve the CUP and Variance with separate motions as presented with the recommended conditions and findings, or as modified by the City Council.
- 2) Deny the Variance and CUP, with findings for denial for each.
- 3) Continue one or both items to a future meeting to gather more information or more discussion.

60-DAY RULE

State Statute 15.99 requires final action on zoning applications received within 60 days of receiving a completed application. The application was received on April 6, 2022 and was considered complete on May 6, 2022, with receipt of the required variance application. The 60-day deadline for final action by the City Council is July 6, 2022. This can be extended by the City for another 60 days if more time is needed to review the application.



City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	RP
Date Filed:	3/31/22
Date Complete:	
Base Fee:	900
Escrow:	2500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8301 UNIVERSITY AVE NE, SPRING LAKE PARK, MN		
Property Identification Number (PIN#): 023024210098		Current Zoning: C-2
Legal Description (Attach if necessary): SEE WORD DOC ATTACHED.		
APPLICANT INFORMATION		
Name: REBECCA MCALLISTER		Business Name: BOING US HOLDCO, INC.
Address: 8300 S. SYRACUSE WAY #205		
City: CENTENNIAL	State: CO	Zip Code: 80111
Telephone: 980-259-0701	Fax:	E-mail: REB
Contact: REBECCA MCALLISTER		Title: PROJECT MANAGER
OWNER INFORMATION (if different from applicant)		
Name: SAJADY, MUCHTAR & FATIMA		Business Name: N/A
Address: 10482 MISSISSIPPI BLVD		
City: COON RAPIDS	State: MN	Zip Code: 55433
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Auto Repair		
Nature of Proposed Use: Car wash (conveyor) & self service vacuums		
Reason(s) to Approve Request: Seeking approval of a proposed car wash use on the subject property. The existing use is auto repair and car wash is a like use servicing vehicles.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Take 5 Express Car Wash of Spring Lake Park		Date of Application: 03/07/22
Nature of Request: The request is to permit and construct the redevelopment of the subject property to a car wash business. Please refer to construction plans for details of the development.		
<p>NOTE: Applications only accepted with ALL required support documents. See City Code</p>		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail msmith@cor3design.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Rebecca McAllister Date: 3/30/2022

Owner:  Date: 3-30-22

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

SCHEDULE A DESCRIPTION
8301 UNIVERSITY PARK AVE NE
SPRING LAKE PARK, MN

Real property in the City of Spring Lake Park, County of Anoka, State of Minnesota,
described as follows:

Outlot Nine (9), Terrace Manor 4th, County of Anoka, State of Minnesota.

The property described above and shown hereon is the same as that described in
title commitment issued by First American Title Insurance Company, title
commitment number NCS-1094213-CHAR with an effective date of October 07,2021 at 7:30 a.m.

City of Spring Lake Park Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The proposed car wash use provides a quick, convenient way for the community to wash their vehicles and with vacuum stalls can clean the interior of their vehicles at their leisure.

2. That the proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/ improvements within the vicinity of the use. The proposed use and development will be constructed and operated complying with state and federal laws. Sidewalks and pathways will be ADA compliant. The proposed development will be maintained and clear of debris.

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code. After review of Chapter 16 of the City Code, it appears the proposed use and site plan is in compliance specifically setbacks, buffers and parking. Performance standards are in compliance, alcohol licenses are n/a, PUD is n/a, nonconfirming structures, lots and uses are also n/a.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. The proposed use is within a commercial zoning. Adjacent properties are commercial not directly abutting residential. Sound study submitted to show that noise will be in compliance with state of Minnesota noise rules.

5. That the proposed use will not lower property values or impact scenic views in the surrounding area. The proposed development does not impact any scenic views. The proposed use will be accompanied with new pavement and landscaping which will improve the appearance of the site. The building has an updated design - all of these factors will increase property value not decrease it.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. Existing utilities and proposed access is adequate for anticipated traffic. The southern access drive was removed making the site safer as it was very close to the intersection. Traffic Statement is provided as well. Car Wash typically needs 2" meter not uncommon for commercial developments. Reclaim system with up to 80% reclaim provided.
7. Sufficient off-street parking and loading space is available to serve the proposed use. The use requires 2-3 employees on-site. Employee parking is adequate. Developer is particular on # of vac spaces which meets the requirements.

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. There is a net decrease in impervious area which will decrease the site's runoff therefore improving the drainage for the site.

9. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. The car wash use cleans vehicles. Car wash tunnel encapsulates the cleaning services, so no offensive odor, fumes or dust. Noise and vibration is in compliance with state of Minnesota noise rules.

10. That the proposed use will not stimulate growth incompatible with prevailing density standards. The proposed use is suitable for the area's existing density. It will not have much impact on increasing density based on the proposed use. Unlike a subdivision or mall where people would move to be there or move to be close by.



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee: _____	Escrow: _____

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8301 UNIVERSITY AVE NE, SPRING LAKE PARK, MN		
Property Identification Number (PIN#): 023024210098		Current Zoning: C-2
Legal Description (Attach if necessary): SEE WORD DOC ATTACHED.		
APPLICANT INFORMATION		
Name: REBECCA MCALLISTER		Business Name: BOING US HOLDCO, INC.
Address: 6300 S. SYRACUSE WAY #205		
City: CENTENNIAL	State: CO	Zip Code: 80111
Telephone: 980-259-0701	Fax:	E-mail: REB
Contact: REBECCA MCALLISTER		Title: PROJECT MANAGER
OWNER INFORMATION (if different from applicant)		
Name: SAJADY, MUCHTAR & FATIMA		Business Name: N/A
Address: 10482 MISSISSIPPI BLVD		
City: COON RAPIDS	State: MN	Zip Code: 55433
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Auto Repair		
Nature of Proposed Use: Car wash (conveyor) & self service vacuums		
Reason(s) to Approve Request: Seeking approval of a proposed car wash use on the subject property. The existing use is auto repair and car wash is a like use servicing vehicles.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Take 5 Express Car Wash of Spring Lake Park		Date of Application: 04/29/22
Nature of Request: Variance requests from Zoning Code section 16.64.050 Appendix E part B. Please see Variance Supplement document for more information.		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

- E-mail msmith@cor3design.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: _____ Date: _____

Owner: *Latina Spivey* *[Signature]* Date: 5-3-22

NOTE: Applications only accepted with ALL required support documents.
See City Code

**City of Spring Lake Park
Variance Supplemental Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: BOING US HOLDCO, INC.

Telephone: 980-259-0701

Address: 6300 S. Syracuse Way #205

Cell Phone: _____

City/State/Zip: Centennial, CO 80111

E-mail: Rebecca.McAllister@drivenbrands.com

2. Property Owner Information (if different from above):

Name: Sajady, Muchtar & Fatima

Telephone: _____

Address: 10482 Mississippi Blvd

Cell Phone: _____

City/State/Zip: Coon Rapids, MN 55433

E-mail: _____

3. Project Location (Address and Legal Description): 8301 University Ave NE, Spring Lake Park, MN

4. Present Use of Property: Auto Repair

5. Description of Project: Redevelopment of existing auto repair facility to a new car wash business.

6. Specify Section of the Ordinance from which variance is sought: _____
Zoning Code section 16.64.050 Appendix E part B.

7. Explain how you wish to vary from the applicable provisions of this Ordinance: _____
1. Corner Side Yard Parking Setback 15' (25' Req./South) 2. Side Yard Parking Setback 3' (10' Req./North) 3. Rear Yard Building Setback 15' (Req. 30'/East)

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. Practical Difficulties Test: Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?

Yes No **Why or why not?**

Yes, the intent is to provide buffers and separations from ROW and adjacent properties

which we are doing our best to meet. 1. Existing development has 0' parking setback to south, so this would be a great improvement. 2. North property has encroachments existing, same owner, fencing could be proposed to help buffer the property. 3. Building setback proposed is 15' on east side which would be in compliance with side setback. Adjacent property would have a 15' requirement on that property line, so it is believed to be harmonious.

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes No Why or why not?

The requested variances do not have an impact on the comprehensive plan. Land use is
consistent. Lot coverage and impervious surface coverage is in compliance.

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes No Why or why not?

Yes the current development is auto repair and car wash use is similar in that it services
vehicles. The variances will allow for this development and will ultimately improve
the site as it is not in conformance in its current state.

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property – i.e. sloping topography or other natural features like wetlands or trees)?

Yes No Why or why not?

The unique circumstance here is that this is a corner lot. Corner lots have two frontages
which makes site more difficult to develop. After applying 25' parking setbacks adding
24' two way drive aisle, 20' parking and 5' sidewalks in conjunction with building setbacks
leaves little room to develop for the site and this is the hardship we are trying to work past.

e. In your opinion, will the variance maintain the essential character of the locality?

Yes No Why or why not?

Yes, there are requests for slight reductions on the north and south parking setbacks which
will still improve the existing site's non-conformance. The east side property line meets 15'
if viewed as side setback which would be the adjacent property's criteria, so we believe this
meets the essential character of the locality.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant Signature:

Rebecca McAllister

Date:

04/29/2022

Fee Owner's (Property Owner) Signature:

Arthur Smiley

[Signature]

Date:

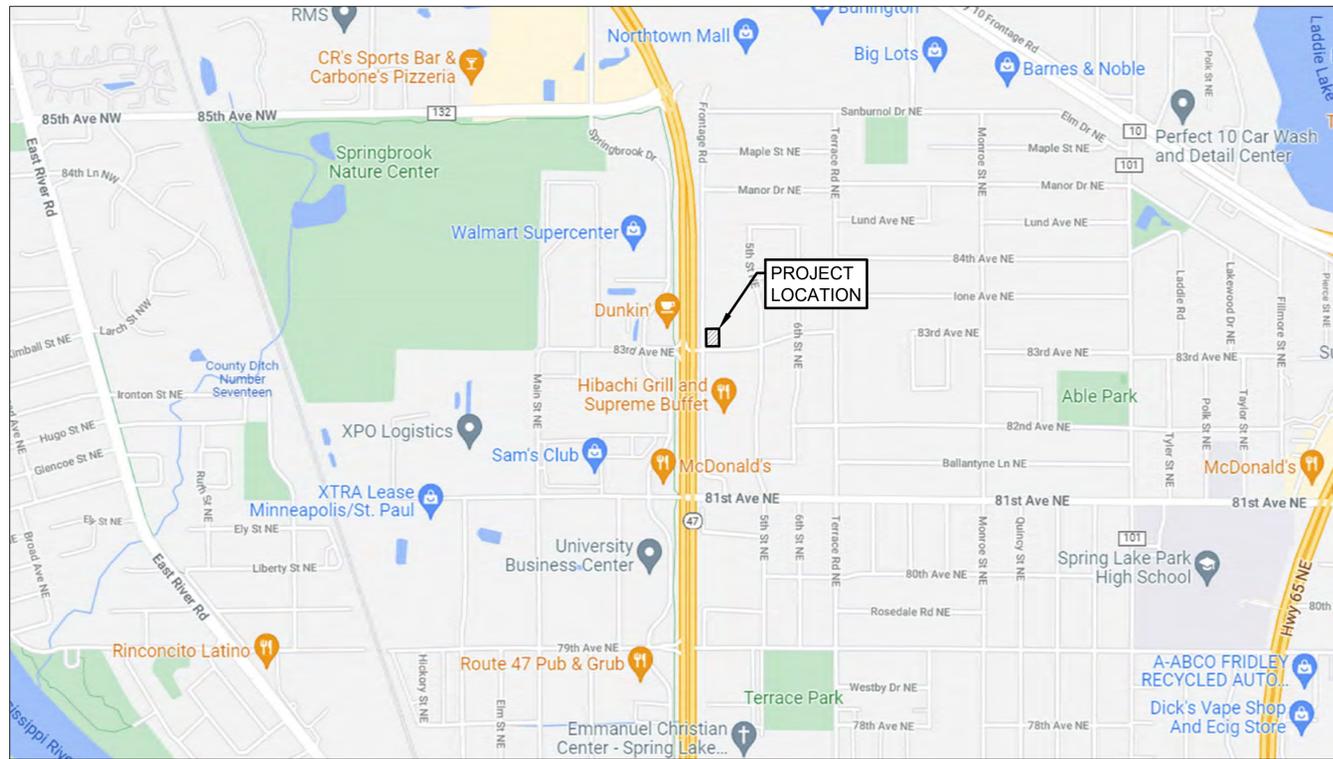
5-3-22

16.60.040 Variances

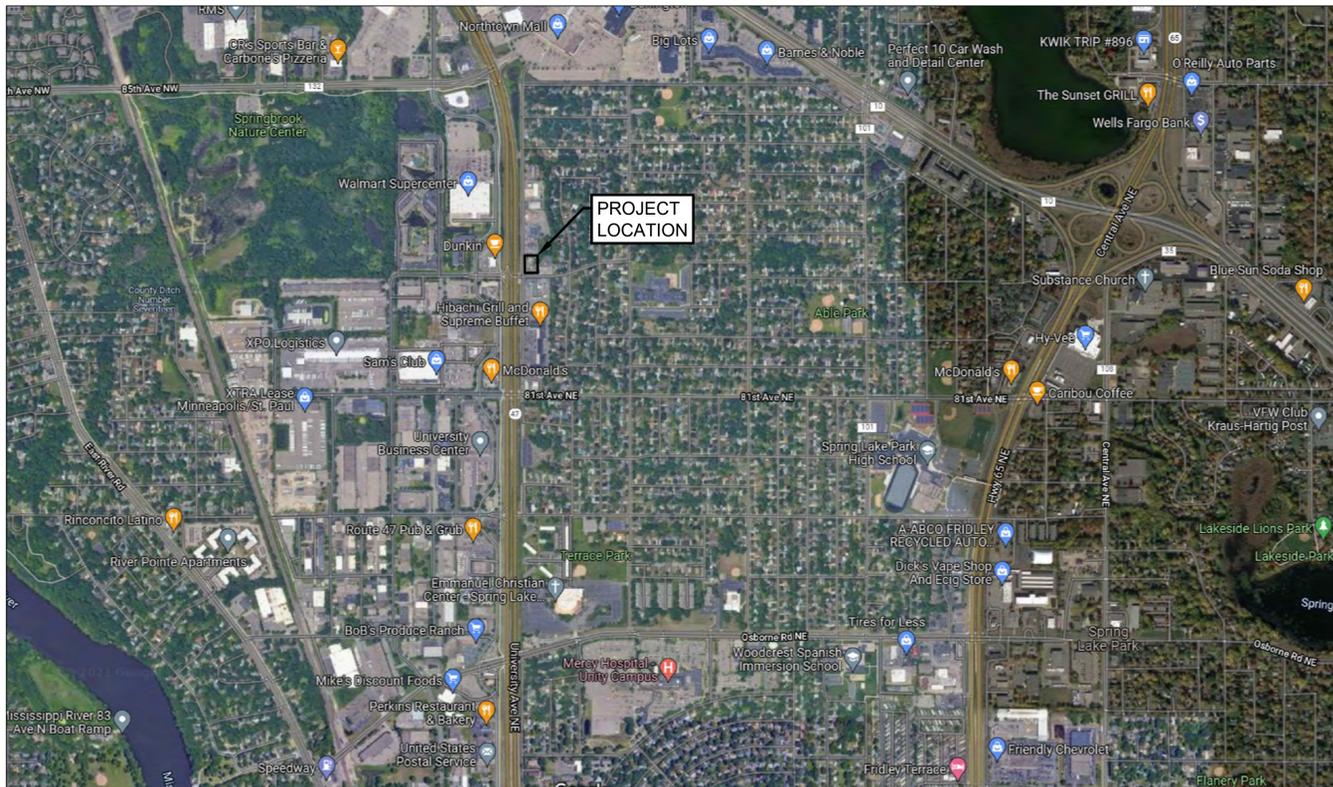
- A. *Purpose.* The City Council may grant a variance from the strict application of this title and impose conditions and safeguards on the variance so granted only in instances where their strict enforcement would cause practical difficulties in complying with the official control because of circumstances unique to the individual property under consideration, and may grant a variance only when it is demonstrated that such actions will be in harmony with the general purposes and intent of this title and when the variances are consistent with the Comprehensive Plan. "Practical difficulties" as used in connection with the granting of a variance means that the property owner proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties also includes, but is not limited to, direct sunlight for solar energy systems. A variance shall not be granted to allow a use that is not allowed in the zoning district involved.
- B. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- C. *Application.* An application for a variance shall be filed with the Zoning Administrator and shall state the unique circumstances claimed as a basis for the variance. The application shall contain at least the following information:
1. The signature of each owner of affected property or his agent.
 2. The legal description of the property and the common address.
 3. A description of the variance requested and a statement demonstrating that the variance would conform to the requirements necessary for approval.
 4. The present use.
 5. Any maps, drawings and plans that the Zoning Administrator considers to be of value in considering the application.
- D. *Referral to Planning Commission.* The application shall be referred to the Planning Commission for study concerning the effect of the proposed variance upon the Comprehensive Plan, and upon the character and development of the surrounding neighborhood. The Planning Commission shall make a recommendation to the City Council to grant or deny the variance, and may recommend imposing conditions in the granting of the variance. The conditions may include considerations such as location, character and other features of the proposed building.
- E. *Approval; denial.* Variances require the approval of a majority vote of the City Council. Variances may be denied by motion of the City Council and such motion shall constitute a determination that the findings required for approval do not exist. No application for a variance which has been denied in whole or in part shall be resubmitted within six months of the date of the order of denial, except upon grounds of new evidence or upon proof of change of conditions. The City Council may impose conditions upon the granting of a variance. The conditions may include considerations such as location, aesthetics and other features of the proposed buildings. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- F. *Decision period.* All applications shall be reviewed consistent with M.S. § 15.99.
- G. *Revocation.* A violation of any condition attached to the approval of a variance shall constitute a violation of this title and shall constitute sufficient cause for the termination of the variance by the

City Council.

H. *Expiration.* If the development does not proceed within one year of the date on which the variance was granted, such variance shall become void, except that, on application, the City Council may extend the variance for such additional period as it deems appropriate.



VICINITY MAP
1" = 1000'



LOCATION MAP
1" = 1000'



TAKE 5 EXPRESS CAR WASH OF SPRING LAKE PARK, MN PERMITTING PLANS 8301 UNIVERSITY AVE NE SPRING LAKE PARK, MN



CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 362-4191
EMAIL: TREVORS@CARTERASSOC.COM

BOING US HOLDCO, INC.
dba "TAKE 5 EXPRESS CAR WASH"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO
TEL: (866) 259-0701
EMAIL: MATTHEW.GILBERT@DRIVENBRANDS.COM

NO.	REVISION	DATE

SHEET INDEX	
C-0	COVER SHEET
C-1	CONSTRUCTION NOTES
C-2	EROSION CONTROL & DEMOLITION PLAN
C-3	SITE PLAN
C-4	PAVING PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	UTILITY PLAN
C-7	SITE DETAILS
C-8	PAVING DETAILS
C-9	EROSION & SEDIMENT CONTROL DETAILS
C-10	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
S-1	SURVEY (BY OTHERS)

TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

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:
TREVOR G. STUBBS, P.E.
DATE: 05/17/22
LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
PROJ. #: 21-429E
DRAWN BY: KB
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & P.G. : SEE SURVEY

SHEET TITLE:
COVER SHEET

SHEET
C-0

DWG. NO.

SURVEY DESCRIPTION
REAL PROPERTY IN THE CITY OF SPRING LAKE PARK, COUNTY OF ANOKA, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:
OUTLOT NINE (9), TERRACE MANOR 4TH, COUNTY OF ANOKA, STATE OF MINNESOTA.
THE PROPERTY DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER NCS-1094213-CHAR WITH AN EFFECTIVE DATE OF OCTOBER 07, 2021 AT 7:30 A.M.

MISC. SURVEY NOTES

1. COMPLETED FIELD WORK WAS 11/11/2021.
2. THIS BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS MINNESOTA STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 45°07'07.25312" LONGITUDE = -93°15'46.74316" CONVERGENCE ANGLE = 0°30'59.7415"
3. DISTANCES SHOWN ON PLAN ARE GROUND. COMBINED SCALE FACTOR (GROUND TO GRID) = 0.999980067
4. SOME FEATURES ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
5. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
6. ANY SERVICUTES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICUTES AND RESTRICTIONS ARE SHOWN HEREON.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ANOKA COUNTY TAX CARDS AND DEEDS.
8. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.
9. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MINNESOTA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERE TO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
10. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "RPT" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
11. CONTOUR INTERVAL = 1 FOOT. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK DQ0439, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAV88) IN US SURVEY FEET. BENCHMARK ID: DQ0439 PUBLISHED ELEVATION 877.07'
12. NO PARKING SPACES OBSERVED.
13. SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT-OF-WAYS OF UNIVERSITY AVENUE NE FRONTAGE ROAD AND 83RD AVENUE NE. ACCESS TO THE RIGHT-OF-WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
14. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
15. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
16. AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROL LING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS, PER PHONE CONVERSATION DATED 11/9/2021 FROM TERRY RANDALL - SPRING LAKE PARK PUBLIC WORKS DIRECTOR.
17. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 83RD AVE NE AND UNIVERSITY AVENUE NE FRONTAGE RD, WHICH IS AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
18. SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
19. REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
20. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.

DEVELOPMENT TEAM

DEVELOPER/APPLICANT
BOING US HOLDCO, INC.
440 S. CHURCH STREET SUITE 700
CHARLOTTE, NC 28202
CONTACT: MATTHEW GILBERT
PHONE: (980) 259-0701
EMAIL: MATTHEW.GILBERT@DRIVENBRANDS.COM

OWNER
SAJADY, MUKHTAR & FATIMA
10482 MISSISSIPPI BLVD
COON RAPIDS, MN 55433

ENGINEER
CARTER ASSOCIATES, INC.
1708 21ST STREET
VERO BEACH, FL 32960
CONTACT: TREVOR STUBBS, P.E.
PHONE: (772) 362-4191
EMAIL: TREVORS@CARTERASSOC.COM

SURVEYOR
BLEW & ASSOCIATES, PA
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
CONTACT: HEATH A. MYERS, P.L.S.
PHONE: (479) 443-4506
EMAIL: SURVEY@BLEWINC.COM

NOTE: SURVEY INFORMATION PROVIDED BY BLEW & ASSOCIATES, PA CIVIL ENGINEERS & LAND SURVEYORS (DRAWN 11-23-2021)

GENERAL CONSTRUCTION NOTES

1. STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE.
2. EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.
3. SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.
4. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
5. COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.
6. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

MATERIALS STORED ON THE WORK SITE SHALL BE SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLIGENCE WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED. THE CONTRACTOR SHALL KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSTRUCTED USE BY EMERGENCY SERVICES. WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.
7. STORM WATER POLLUTION PREVENTION PLAN (SWP3): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.
8. PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
9. IMPACT FEES: THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.
10. BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.
11. VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND SHALL BE SUBJECT TO VERIFICATION BY TESTING FROM SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.
12. TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.
13. INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER OR SCHEDULING OF INSPECTION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING, CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
14. SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES.

15. SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
16. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
17. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES; HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
18. PROTECTION OF EXISTING UTILITIES: NOTIFY GOPHER STATE ONE CALL (1-800-252-1166) AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION. PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGGERS HOTLINE, INC. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.
19. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.
20. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
21. TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
22. SAFETY RESTRICTIONS - WORK NEAR HIGH VOLTAGE LINES: THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:
 - A. A WARNING SIGN NOT LESS THAN FIVE INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNINGS - UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES."
 - B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.
 - C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.
 - D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.
 - E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.
23. TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:
 - A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARDS, CURRENT EDITION.
 - B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.
 - C. THE CONTRACTOR SHALL PERFORM THEIR WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.
 - D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.
 - E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.
 - F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL WHICH CURRENTLY EXISTS WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.
 - G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE, WHERE NECESSARY, ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.
 - H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
24. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.
25. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS, ACCESS ROUTES, STAGING AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCED WORK ON THE PROJECT.

26. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS APPROVED BY THE DEVELOPER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC, ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
27. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
29. FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS, AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT.
30. DRAINAGE CHANNELS: WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED.
31. COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
32. CONDITION OF SITE DURING CONSTRUCTION: DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.
33. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
34. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.
35. CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
36. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
37. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
38. SEEDING: THE CONTRACTOR SHALL PROVIDE SEEDING, WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT. SEEDING SHALL ALSO BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN IN ORDER TO ESTABLISH A GRASS COVER ON DISTURBED AREAS SUBJECT TO THE EROSION OF THE SOIL SURFACE.
39. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER BEFORE REQUESTING FINAL PAYMENT.



CARTER ASSOCIATES, INC.
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BOING US HOLDCO, INC.
dba "TAKE 5 EXPRESS CAR WASH"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO
EMAIL: INTHE@BOINGUS.COM
TEL: (866) 259-0701

NO.	REVISION	DATE

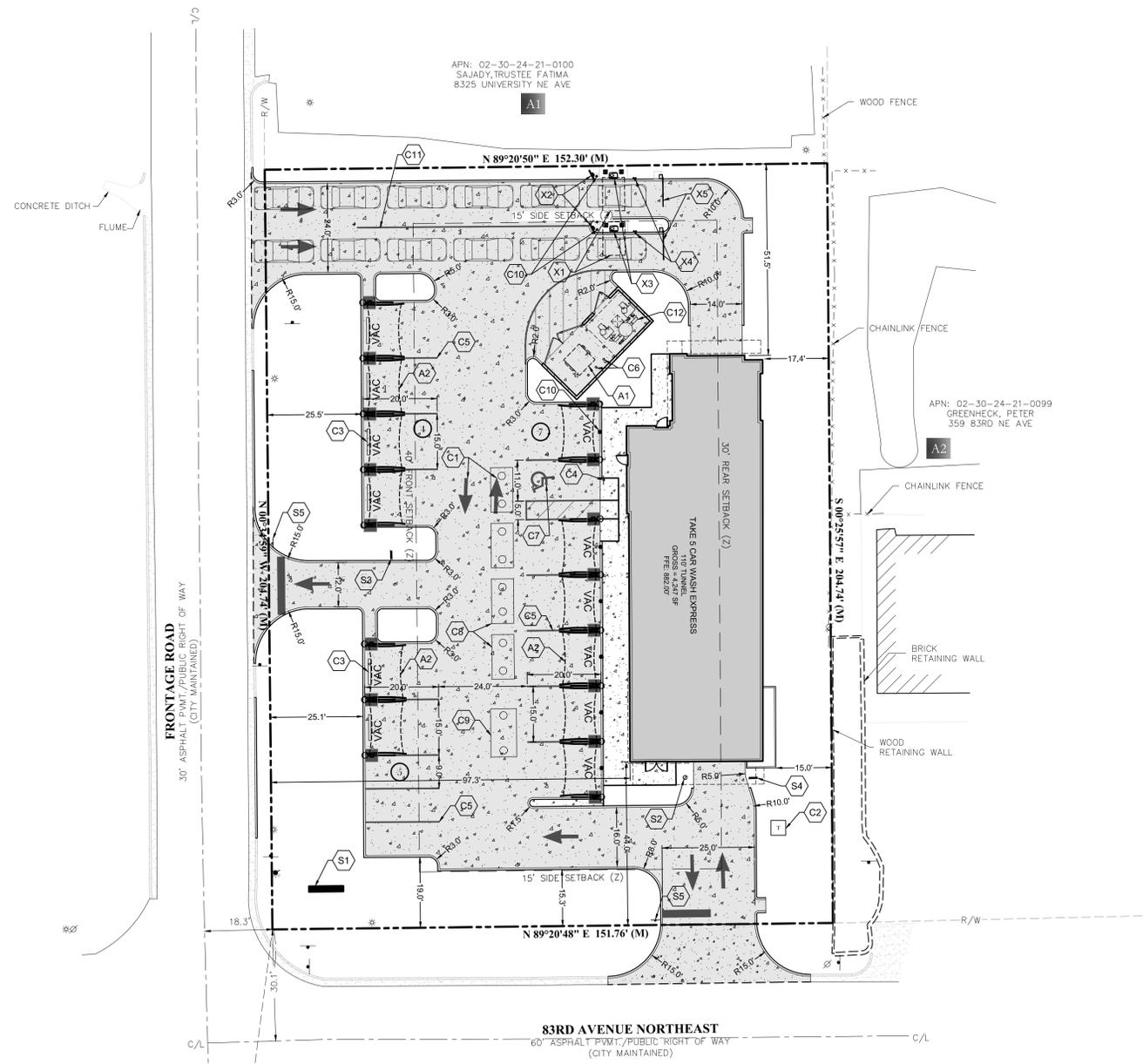
TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

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:
TREVOR G. STUBBS, P.E.
DATE: 05/17/22

LICENSE NUMBER: 60001
ISSUED DATE: 03-07-22
PROJ. # : 21-429E
DRAWN BY: KB
DATUM : SEE SURVEY
REF # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
CONSTRUCTION NOTES

SHEET
C-1
DWG. NO.

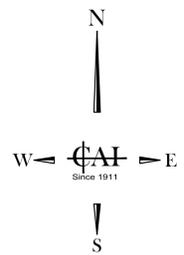
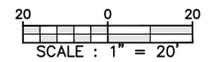


SITE DATA

PROJECT NAME: TAKE 5 EXPRESS CAR WASH OF SPRING LAKE PARK, MN
SITE ADDRESS: 8301 UNIVERSITY AVE NE SPRING LAKE PARK, MN 55724 AC
TOTAL PARCEL AREA: VILLAGE OF SPRING LAKE PARK C-2 - NEIGHBORHOOD & SERVICE CENTER COMM.
JURISDICTION: 023024210098
TAX PARCEL NO.: CAR WASH (CONDITIONAL)
INTENDED USE: AUTO REPAIR
EXISTING USE: ZONE X
FLOOD ZONE: FIRM 27003C0382E DATED DECEMBER 16, 2015

SETBACKS: **REQUIRED**
 FRONT: TBD
 REAR: TBD
 SIDE: TBD

PARKING CALCULATIONS
PARKING REQUIRED: 10 SPACES PER LANE
 TOTAL REQUIRED: 10 SPACES
PARKING PROVIDED: 3 SPACES (9'x20') + 12 VAC SPACES
 1 HANDICAP



SITE PLAN LEGEND

- PROPOSED CONCRETE PAVEMENT (SEE PAVING PLAN)
- PROPOSED CONCRETE SIDEWALK (SEE PAVING PLAN)
- PARKING SPACE COUNTER
- PROPERTY LINE
- SAWCUT & MATCH
- BUILDING SETBACK

SIGN KEYNOTES

- PROPOSED PYLON SIGN REFER TO SIGN PACKAGE
- TUNNEL EXIT LIGHT
- "COME BACK SOON" SIGN
- "FREE VACUUM" SIGN
- STOP SIGN

NOTE: SIGN PACKAGE BY OTHERS. SIGN PERMITTED UNDER SEPARATE PERMIT.

SITE FEATURES KEYNOTES

- CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
- VACUUM CANOPY. REFERENCE ARCH SITE DETAILS.
- PAVEMENT MARKINGS. REFERENCE SHEET C-7 FOR DETAILS.
- PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-5 FOR DETAILS.
- WHEEL STOP. REFERENCE SHEET C-7 FOR DETAILS.
- ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-7 FOR DETAILS.
- 4" WHITE STRIPING. REFERENCE SHEET C-7 FOR DETAILS.
- BOLLARD TYPE I. REFERENCE SHEET C-7 FOR DETAILS.
- ACCESSIBLE PARKING. REFERENCE SHEET C-7 FOR DETAILS.
- WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
- SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
- BOLLARD TYPE II. REFERENCE SHEET C-7 FOR DETAILS.
- 4" SOLID WHITE LANE STRIPE.
- VACUUM EQUIPMENT ROOM.

PAY KIOSK KEYNOTES

- PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
- XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
- KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
- FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
- GATE. REFERENCE ARCH PLANS FOR DETAILS.

SITE PLAN NOTES

- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
- ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF MINNESOTA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
- ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
- ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

CAI

CARTER ASSOCIATES, INC.
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BOING US HOLDCO, INC.
 dba "TAKE 5 EXPRESS CAR WASH"
 6300 S SYRACUSE WAY #205
 CENTENNIAL, CO
 TEL: (980) 256-0701
 EMAIL: TREVOR@BOINGUS.COM

REVISION	DATE

TAKE 5 EXPRESS CAR WASH OF SPRING LAKE PARK, MN
 8301 UNIVERSITY AVE NE
 SPRING LAKE PARK, MN

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.
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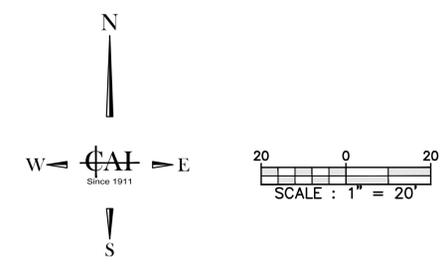
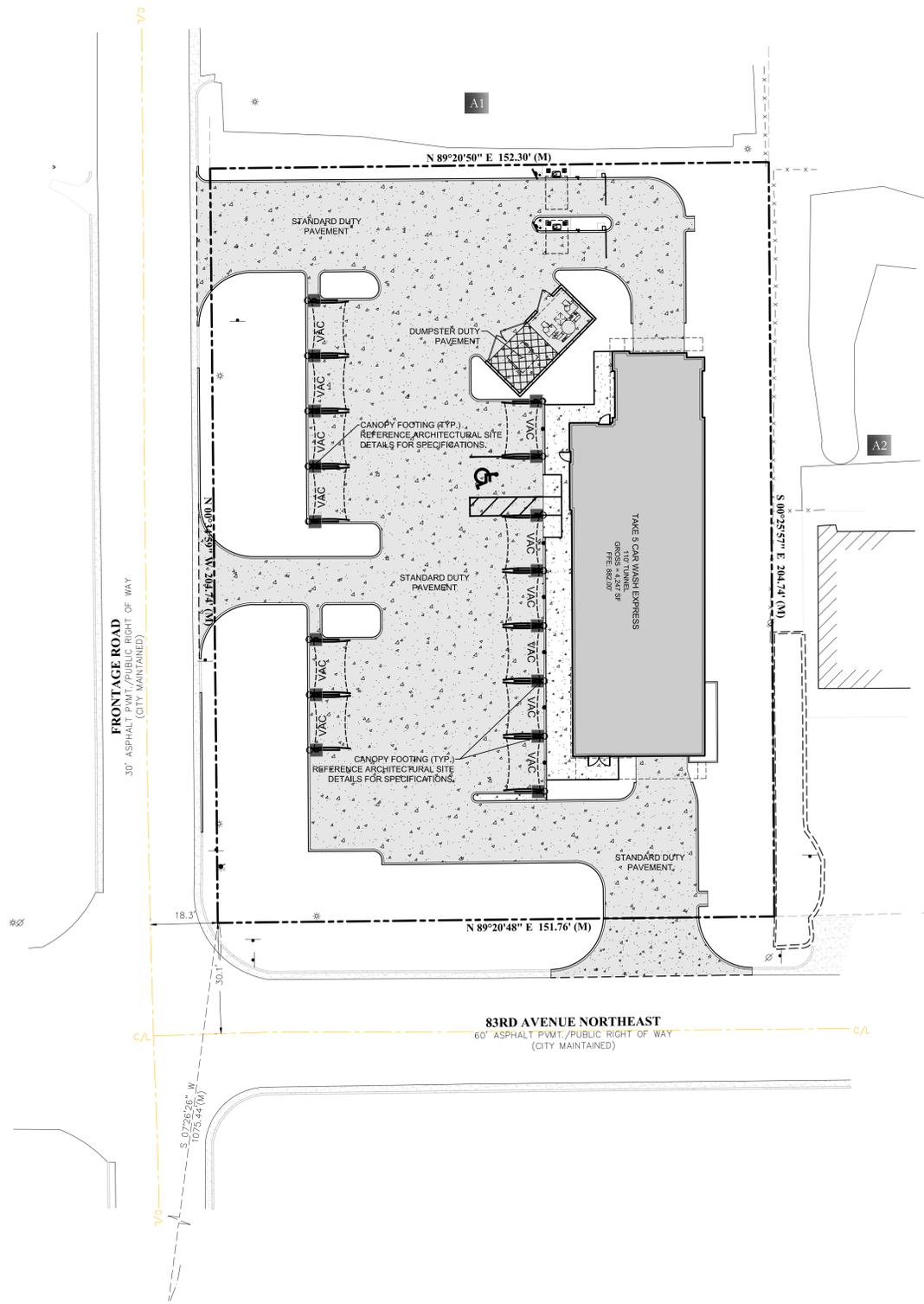
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 REF. # : SEE SURVEY
 F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO.:

P:\21-425E-CO/Spring Lake Park/Working/C-4 - Paving/Plan/PAVING PLAN.dwg User: lbrown Date: 2/21/22 12:08 PM



PAVING LEGEND

	STANDARD DUTY PAVEMENT 6" 4,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT W/ #3 BARS @ 15" O.C.E.W. ON 6" AGGREGATE BASE ON 12" SELECT FILL SUBGRADE (MIN. CBR 8) AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) WITHIN 2% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT.
	SIDEWALK & FLATWORK 4" REINFORCED CONCRETE SIDEWALK FLATWORK (3,500 PSI AT 28 DAYS) W/ #3 BARS @ 18" O.C.E.W. ON COMPACTED SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.
	DUMPSTER DUTY PAVEMENT 7" 4,000 PSI PORTLAND CEMENT CONCRETE PAVEMENT W/ #4 BARS @ 15" O.C.E.W. ON 6" AGGREGATE BASE ON 12" SELECT FILL SUBGRADE (MIN. CBR 8) AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) WITHIN 2% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT.
	CANOPY FOUNDATION PROPOSED CANOPY FOUNDATION. REFER TO ARCHITECTURAL SITE DETAILS FOR SIZING AND SPECS.

PAVEMENT JOINT NOTES

- PAVEMENT JOINT LAYOUT:** CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12 FEET O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 60 FEET. LEVEL UP SAND COURSE WILL NOT BE ALLOWED. IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTOR'S JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING:** ALL CONSTRUCTION & CONTROL JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE HOT POURED RUBBER SEALANT OR AN APPROVED EQUAL. SPECIFICATIONS TO BE SUBMITTED TO ENGINEER PRIOR TO PLACEMENT.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18 INCHES O.C.E.W. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

GENERAL PAVING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-1 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVING SHALL BE OF THE THICKNESS AND STRENGTH SHOWN ON THE PLAN. CONCRETE SHALL BE THE DESIRED STRENGTH AT 28 DAYS AND REINFORCED WITH #3 BARS @ 18 INCHES O.C.E.W.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 18 SF MAX. INTERVALS. REFERENCE LEGEND FOR REINFORCEMENT SIZE AND SPACING.
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- SUBGRADE PREPARATION:** SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND SHALL BE RECOMPACTED TO A (MIN.) OF 95% OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT. REFER TO GEOTECHNICAL REPORT AND SUPPLEMENTS BY TERRACON CONSULTANTS, INC. REPORT DATED 11-30-21.
- PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.**
- PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LANES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.**
- PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.**
- PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- SELECT FILL SUBGRADE:** PER THE GEOTECHNICAL REPORT
- SAND CUSHION PROHIBITED:** THE USE OF "LEVEL UP" SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
- PAVEMENT REMOVAL:** BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY A FULL-DEPTH SAWCUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT:** IN ALL INSTANCES WHERE THE CONTRACTOR CONNECTS PROPOSED CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT, AT LEAST 15-INCHES OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS. PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURB.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE AMERICANS DISABILITY ACT (ADA).
- SLOPED SIDEWALKS ADJACENT TO BUILDING SHALL NOT HAVE SLOPES GREATER THAN 5% OR 1:20 ALONG THE TRAVEL PATH AND A MAX 2% CROSS FALL. NO RAMPS SHALL BE USED ADJACENT TO BUILDING.**
- IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE TWO 4-INCH SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24-INCHES OF COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUITS, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
- PAVEMENT WARRANTY:** CONTRACTOR WILL PROVIDE A 2-YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.

MISC. NOTES:
REFERENCE SHEET C-8 FOR PAVING DETAILS

!CAUTION!
CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL (1-800-252-1166) AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION. CARTER ASSOCIATES INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: 772-563-4191
EMAIL: Trevor@CarterAssoc.com

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BOING US HOLDCO, INC.
dba "TAKE 5 EXPRESS CAR WASH"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO
TEL: (980) 255-0701
EMAIL: ttrever@boingus.com

NO.	REVISION	DATE

**TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN**
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

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:
TREVOR G. STUBBS, P.E.
DATE: 05/07/22
LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
PROJ. # : 21-425E
DRAWN BY: KB
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
PAVING PLAN

SHEET
C-4
DWG. NO.

NO.	REVISION	DATE

**TAKE 5 EXPRESS CAR WASH
 OF SPRING LAKE PARK, MN**
 8301 UNIVERSITY AVE NE
 SPRING LAKE PARK, MN

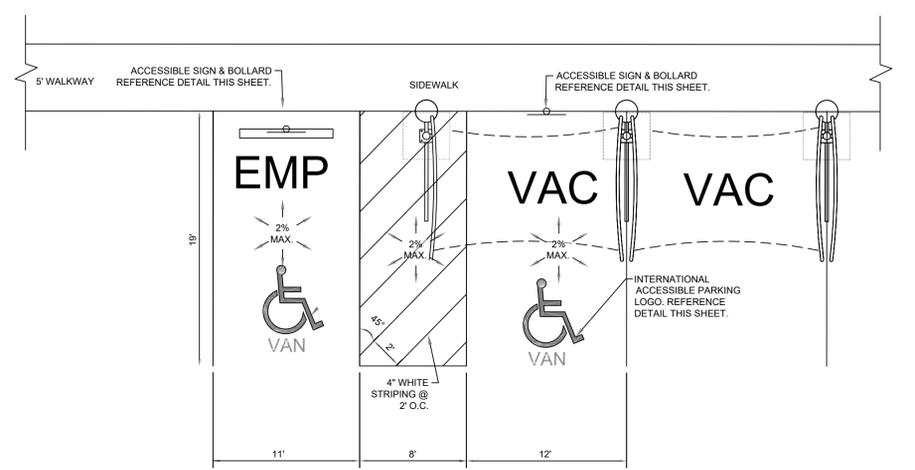
PROFESSIONAL ENGINEER
 I HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION, OR REPORT
 WAS PREPARED BY ME OR UNDER
 MY DIRECT SUPERVISION AND
 THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF
 MINNESOTA.
 SIGNATURE: 
 TREVOR G. STUBBS, P.E.
 DATE: 05/17/22
 LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
 PROJ. #: 21-429E
 DRAWN BY: KB
 DATUM: SEE SURVEY
 REF. #: SEE SURVEY
 F.B. & PG.: SEE SURVEY

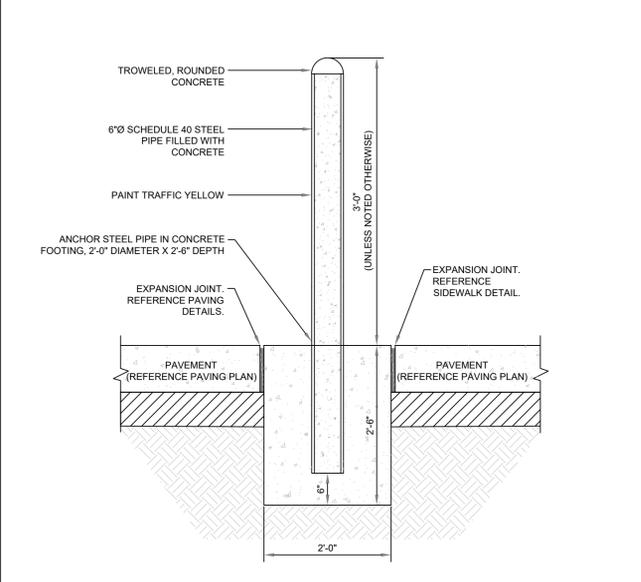
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SITE DETAILS

SHEET
C-7

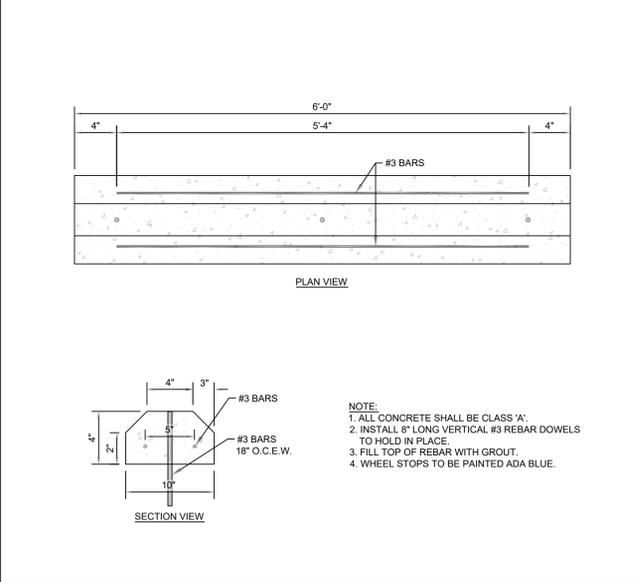
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01 EMPLOYEE ACCESSIBLE VAN PARKING STRIPING

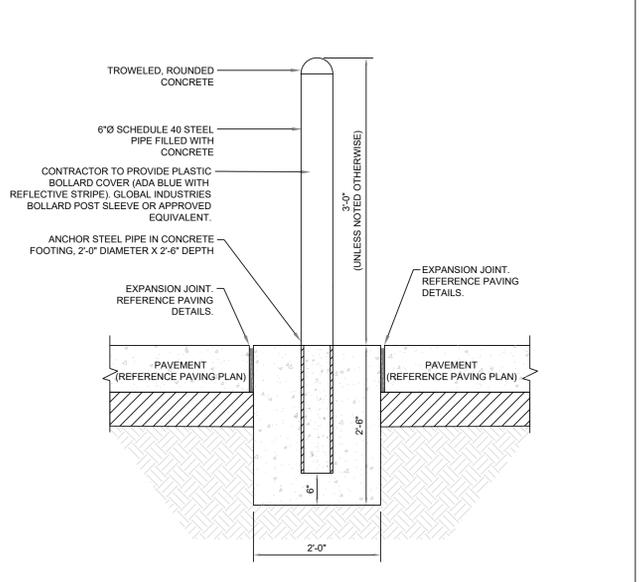


05 BOLLARD TYPE I

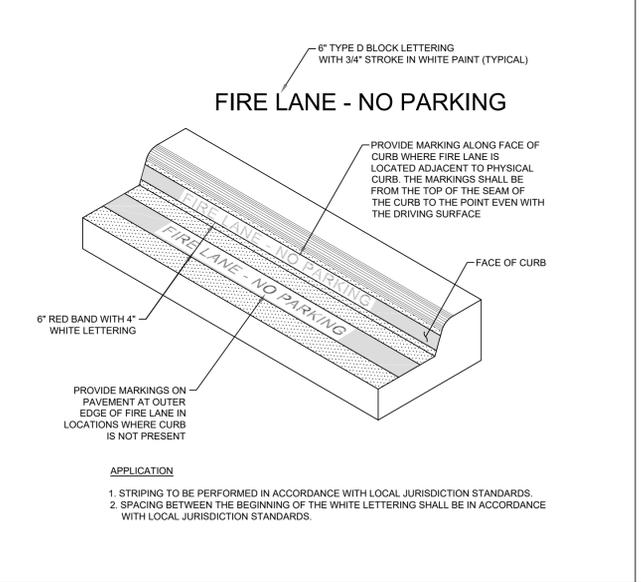


09 WHEEL STOP

02 VACUUM PARKING STRIPING

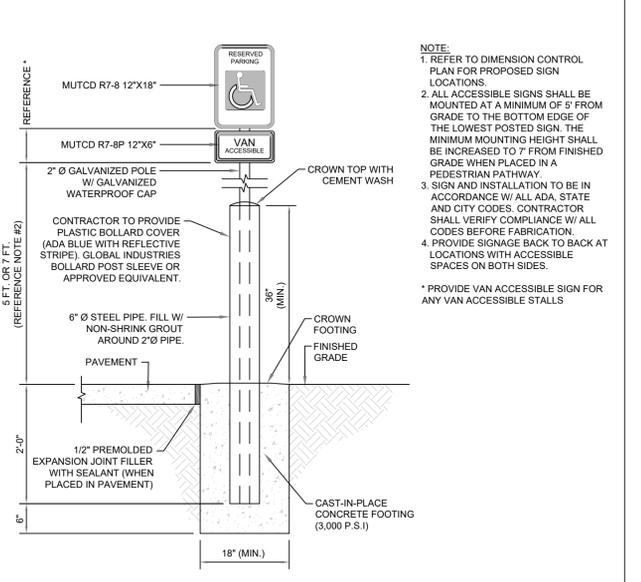


06 BOLLARD TYPE II (WITH PLASTIC CAP)

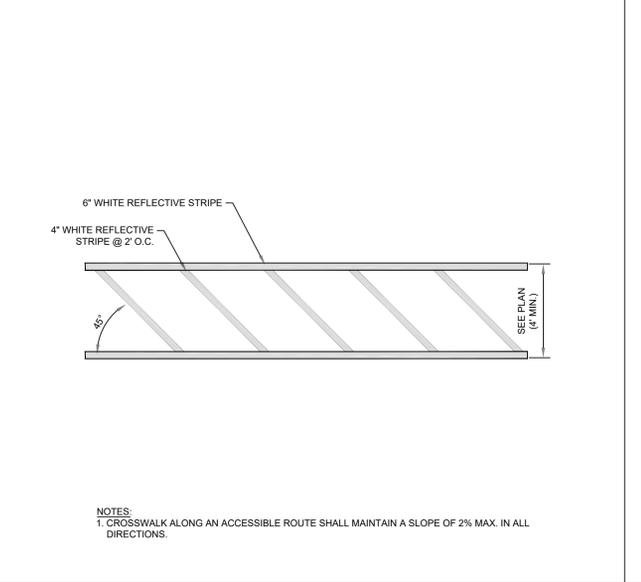


10 FIRE LANE STRIPING

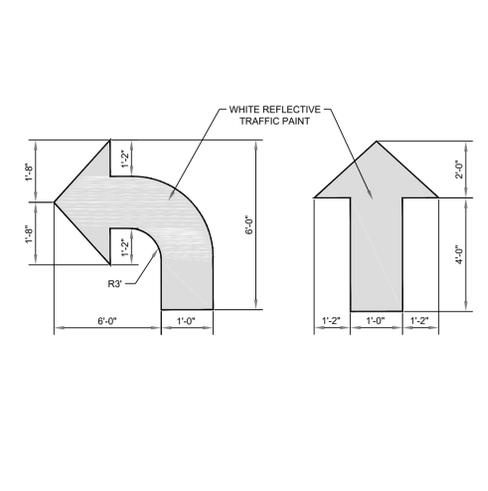
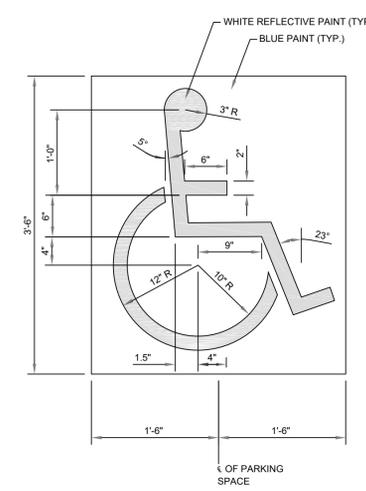
03 ACCESSIBLE PARKING LOGO



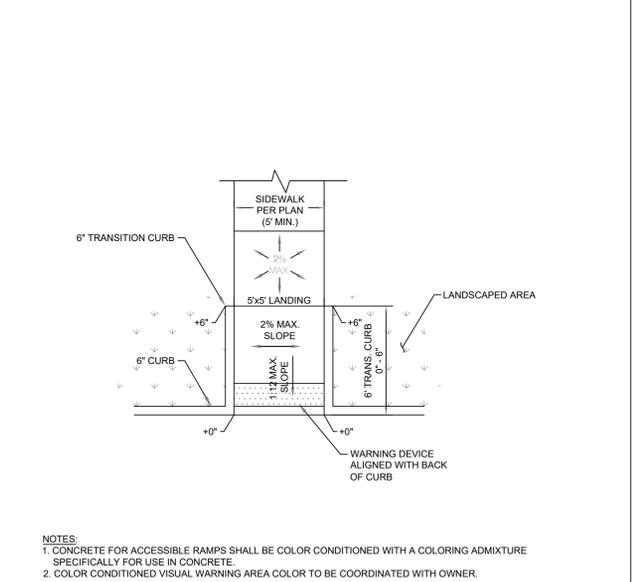
07 ACCESSIBLE SIGN IN BOLLARD



11 TYPICAL CROSSWALK

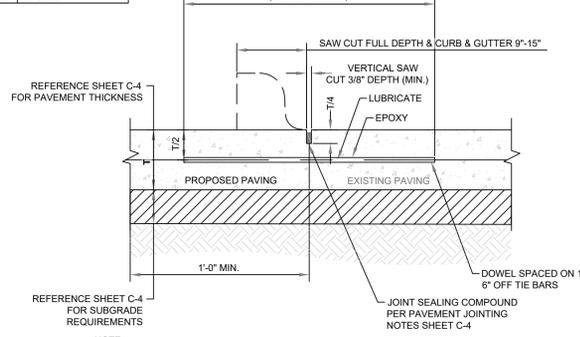
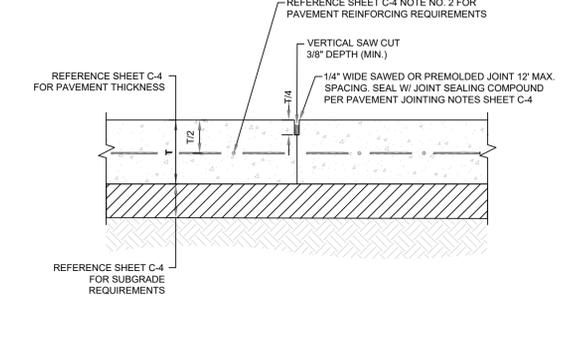
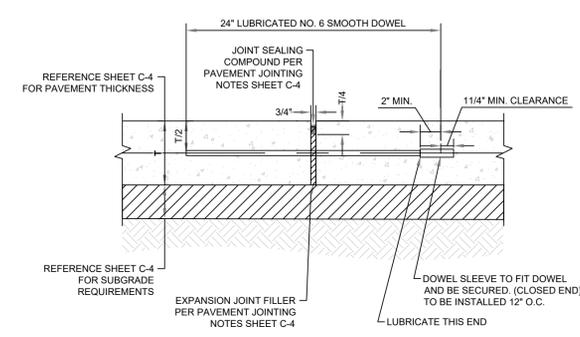
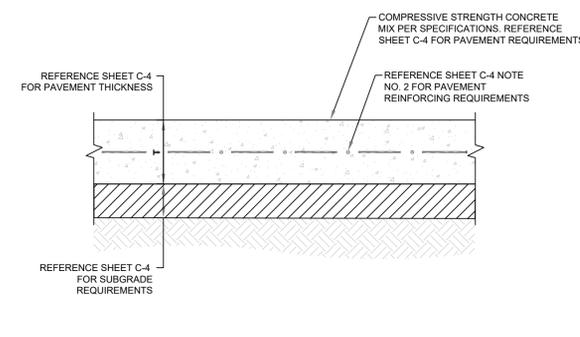


04 TRAFFIC FLOW ARROWS



08 RETURN CURB BARRIER FREE RAMP

T	DOWEL DIAMETER
5"	#3 (3/8")
6"	#4 (1/2")
7"	#5 (5/8")
8"	#6 (3/4")

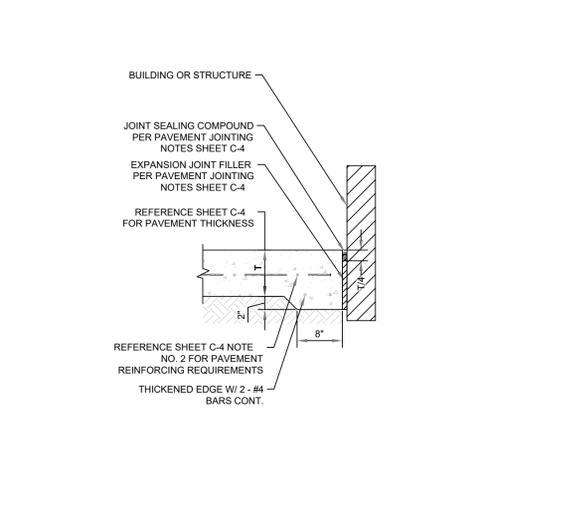
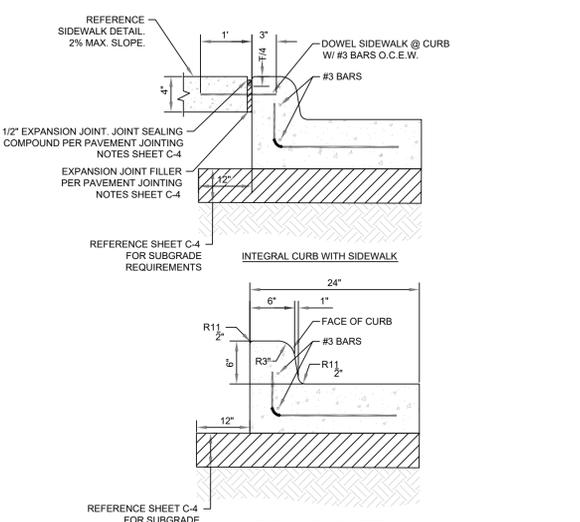
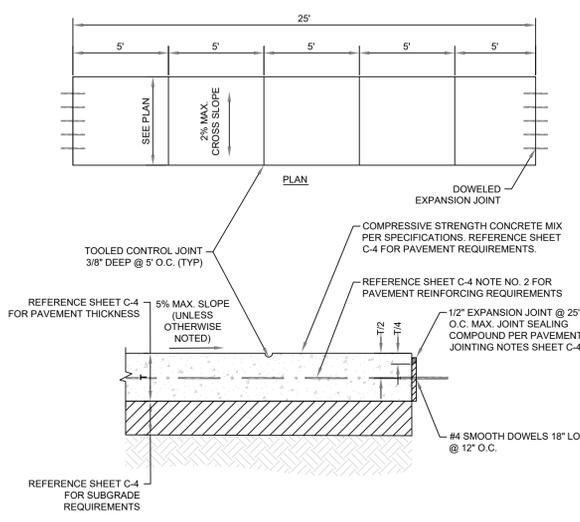
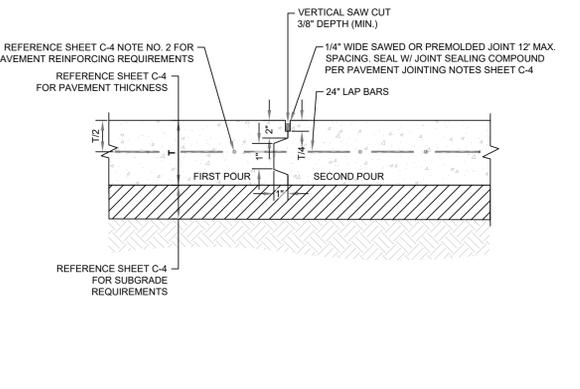


01 TYPICAL PAVEMENT SECTION

02 EXPANSION JOINT

03 CONTROL JOINT

04 LONGITUDINAL BUTT JOINT

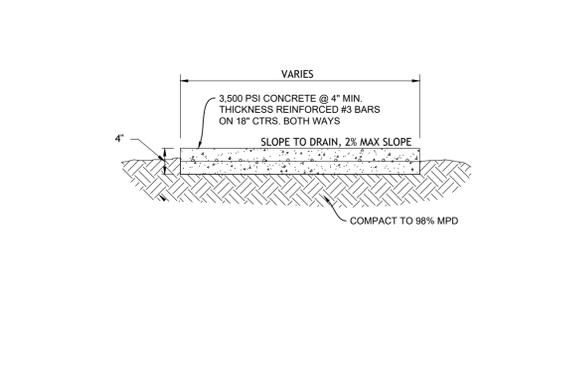
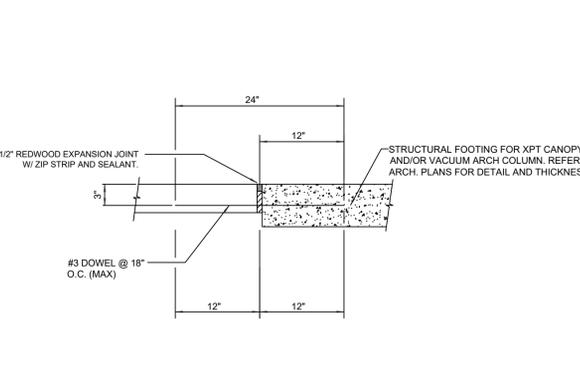
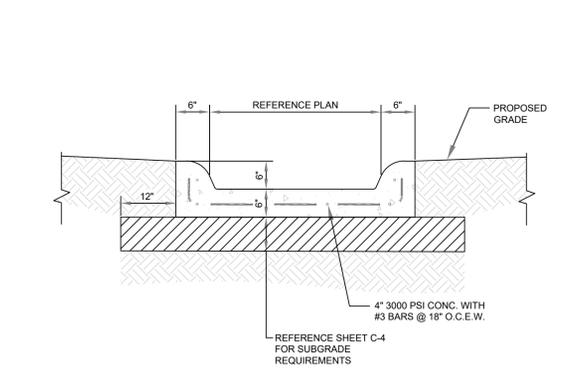
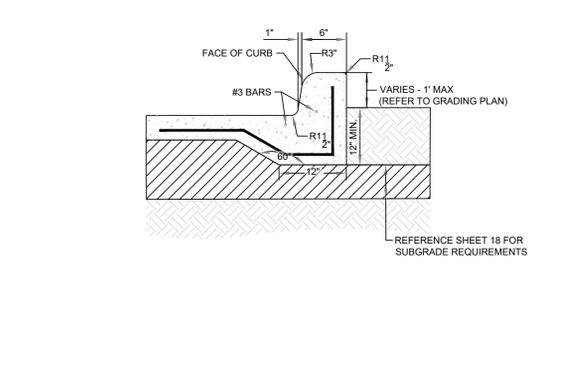


05 KEYED CONSTRUCTION JOINT

06 TYPICAL CONCRETE SIDEWALK

07 INTEGRAL CURB & GUTTER

08 ISOLATION JOINT @ STRUCTURE



09 DROP CURB & GUTTER

10 CONCRETE FLUME

11 STRUCTURAL FOOTING PAVEMENT LEAVE OUT

12 REINFORCED SIDEWALK SECTION

NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

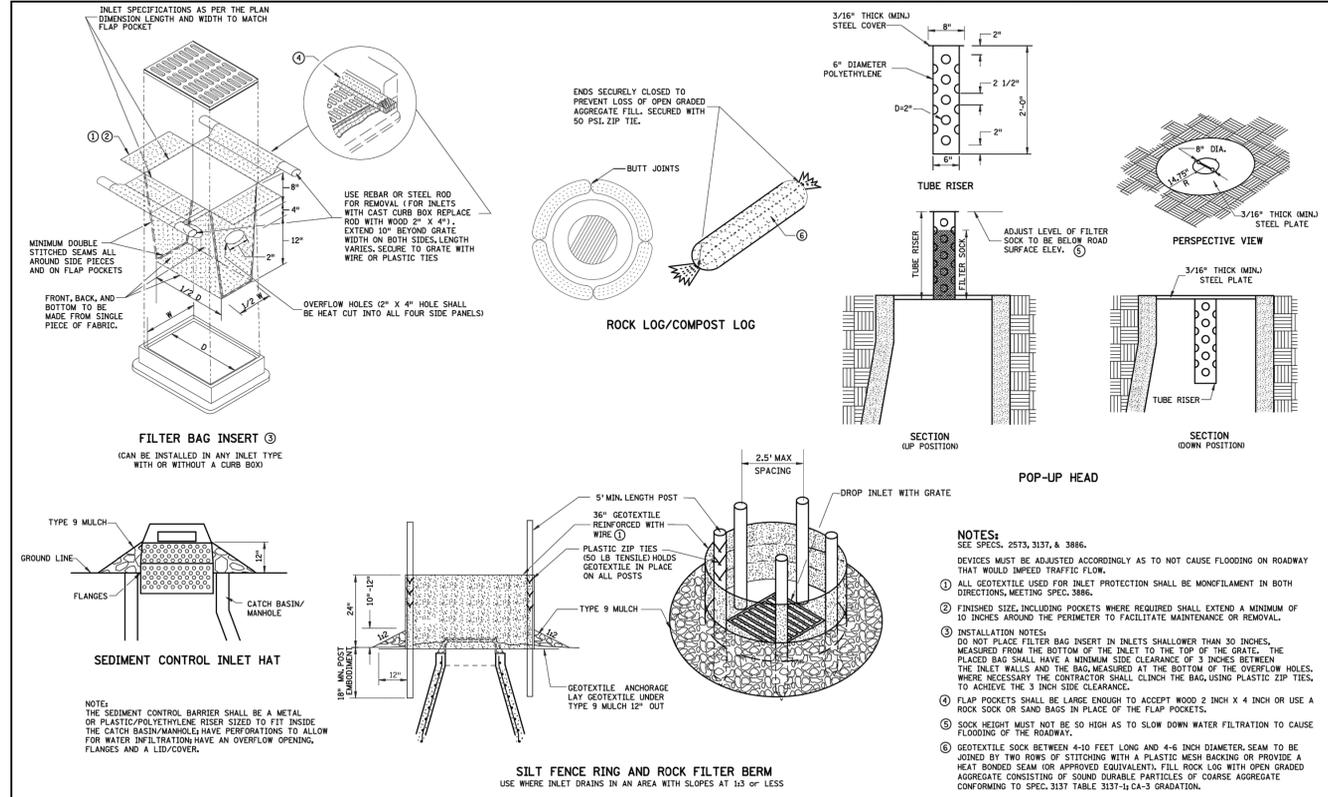
PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE:
TREVOR G. STUBBS, P.E.
DATE: 05/17/22
LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
PROJ. #: 21-429E
DRAWN BY: KB
DATUM: SEE SURVEY
REF. #: SEE SURVEY
F.B. & PG.: SEE SURVEY

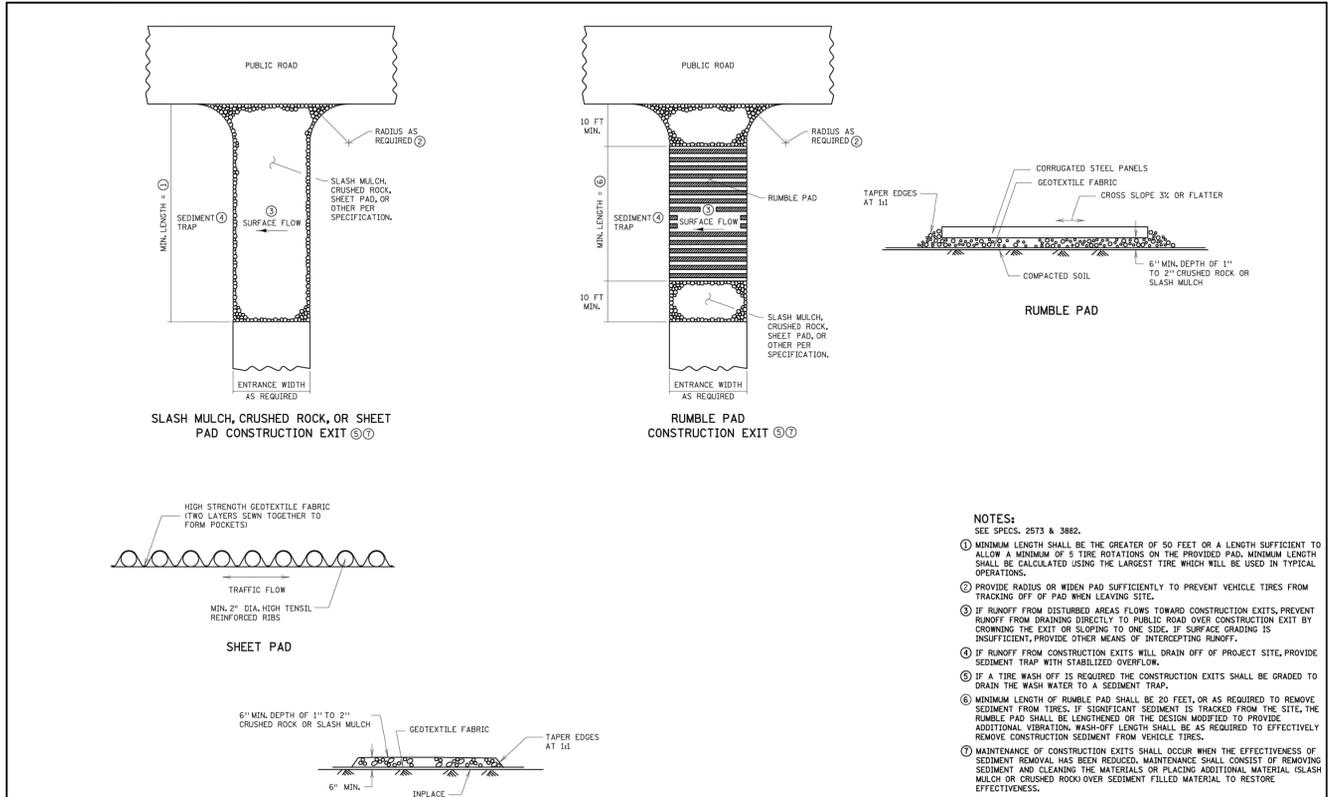
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PAVING DETAILS

SHEET
C-8

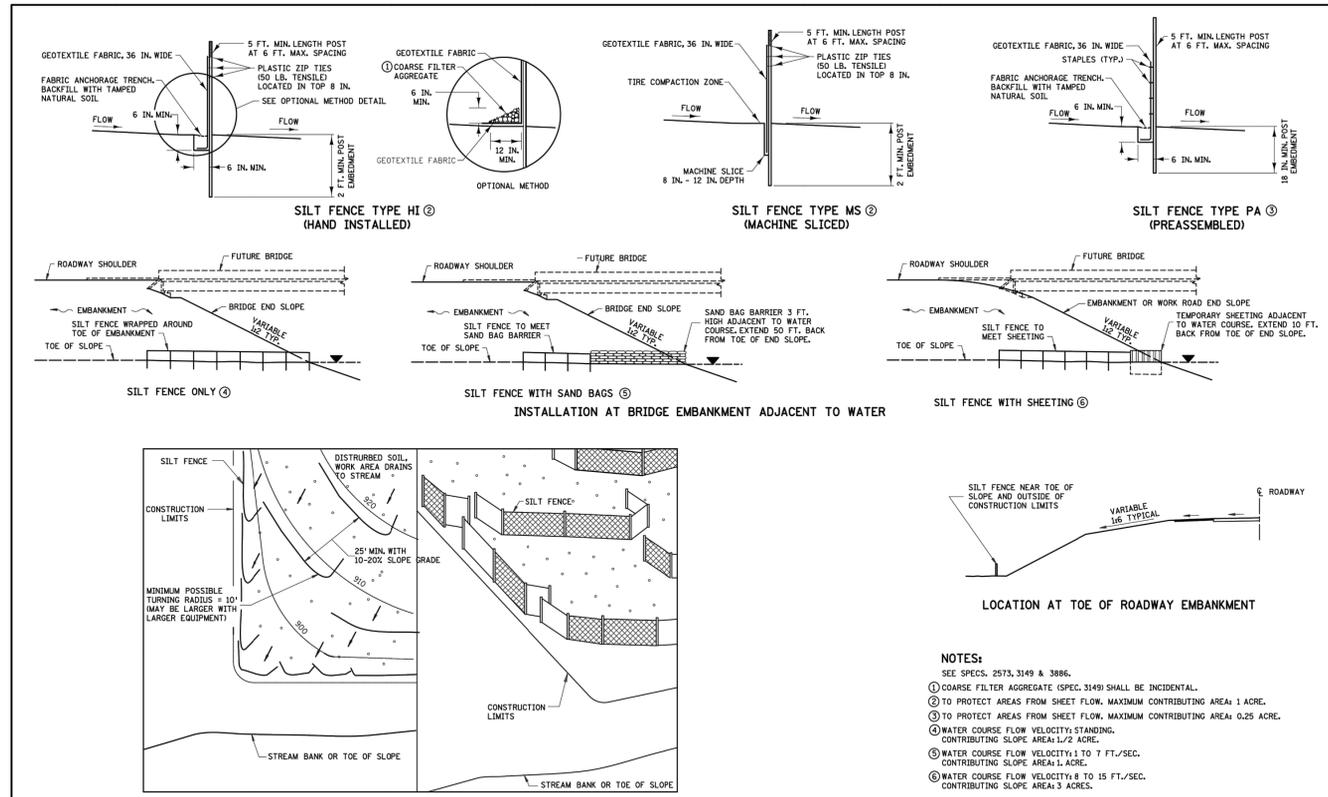
DWG. NO.:



REVISIONS:	STANDARD PLAN 5-297.405 4 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017	STORM DRAIN INLET PROTECTION
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



REVISIONS:	STANDARD PLAN 5-297.405 5 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017	STABILIZED CONSTRUCTION EXIT
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



REVISIONS:	STANDARD PLAN 5-297.405 6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017	SILT FENCE
STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: 772-363-4191
EMAIL: Trevo@CarterAssoc.com

BOING US HOLDCO, INC.
dba "TAKE 5 EXPRESS CAR WASH"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO
TEL: (980) 259-0701
EMAIL: INTHEWHEEL@BOINGUS.COM

NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR REPORT
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PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF
MINNESOTA.
SIGNATURE: *Trevor G. Stubbs*
TREVOR G. STUBBS, P.E.
DATE: 05/17/22
LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
PROJ. #: 21-429E
DRAWN BY: KB
DATUM: SEE SURVEY
REF. #: SEE SURVEY
F.B. & PG.: SEE SURVEY

SHEET TITLE:
EROSION & SEDIMENT CONTROL DETAILS

SHEET
C-9
DWG. NO.

Min: 7:22:11:59 AM P:\21-429E-CM\Sprng Lake Park\Minnow\CS-9_EAS\Detail.dwg (ESD) - Gantt Miller

NO.	REVISION	DATE

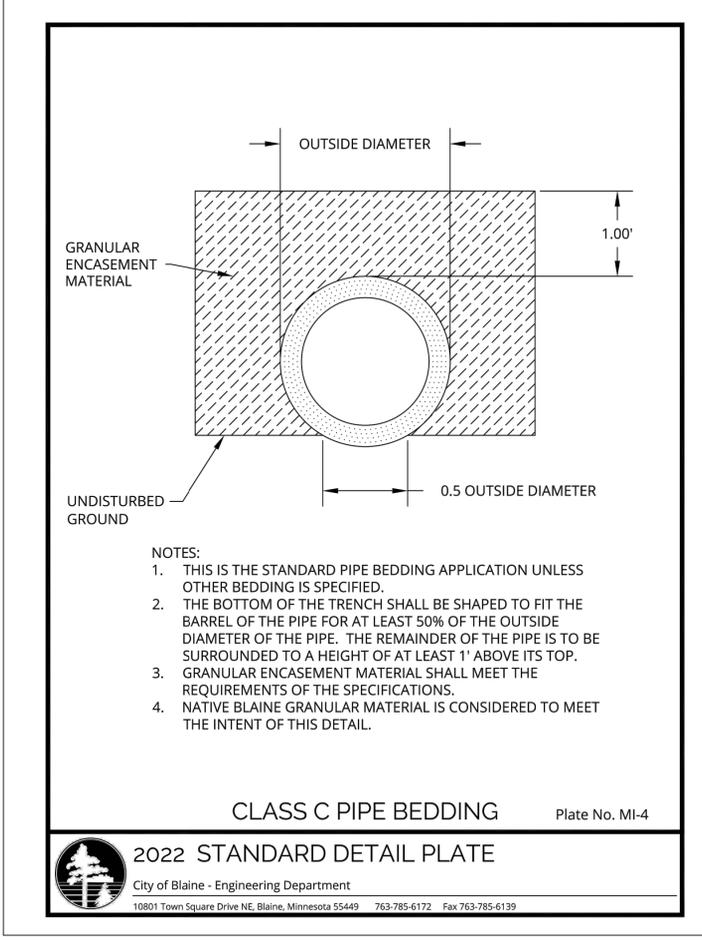
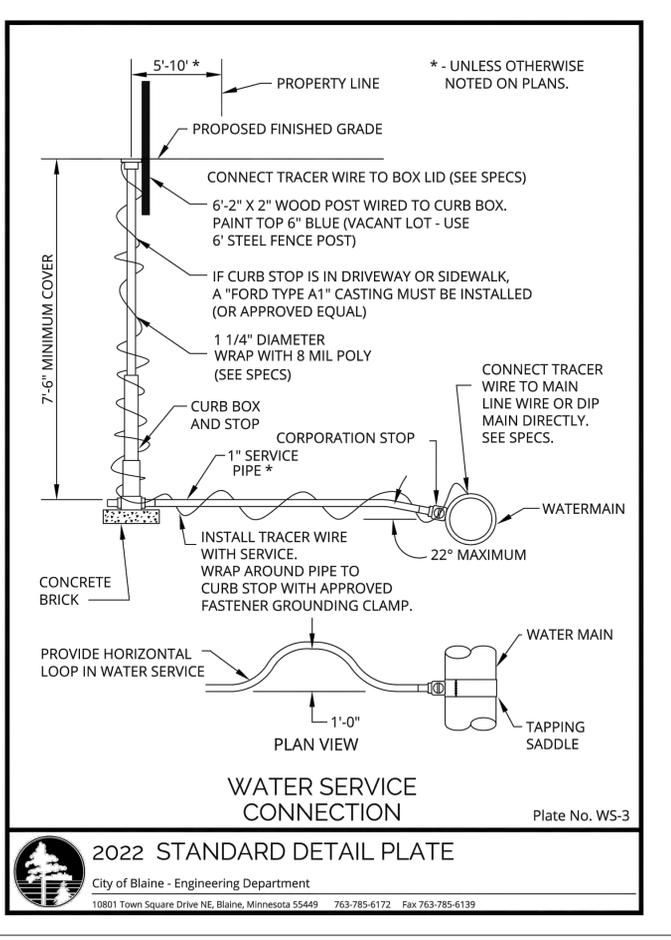
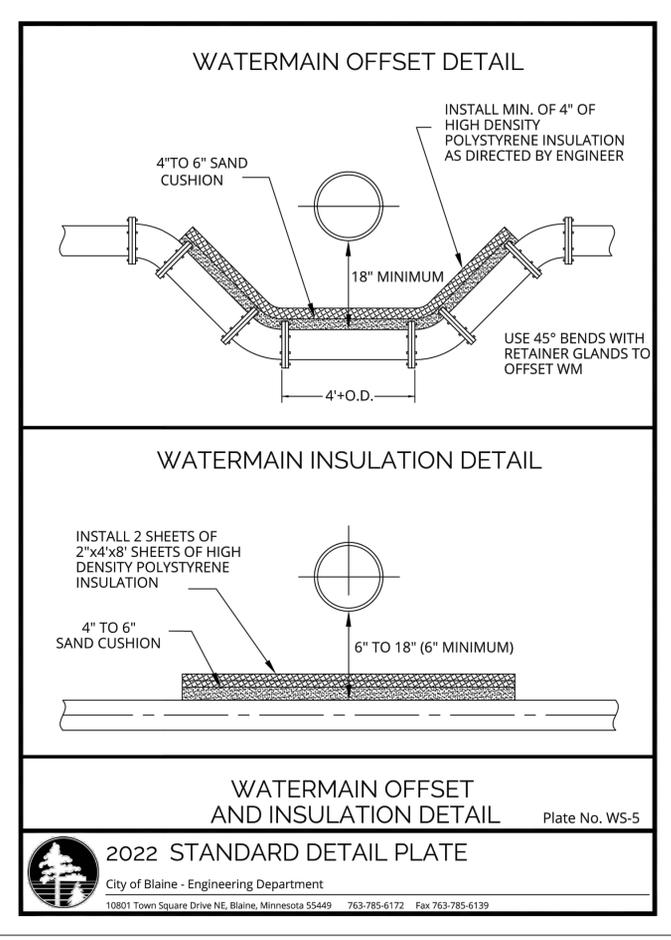
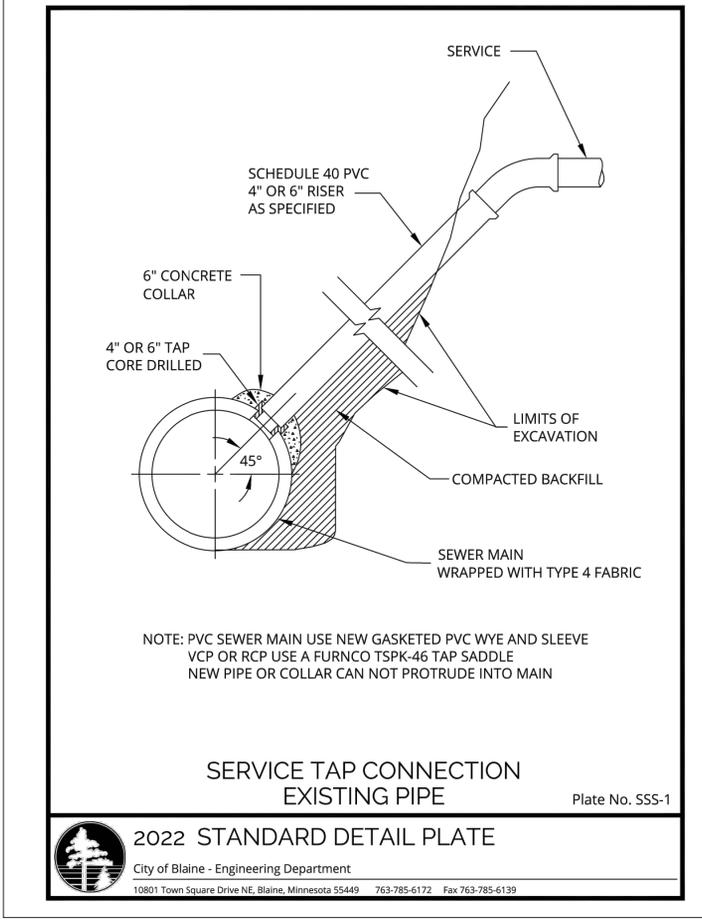
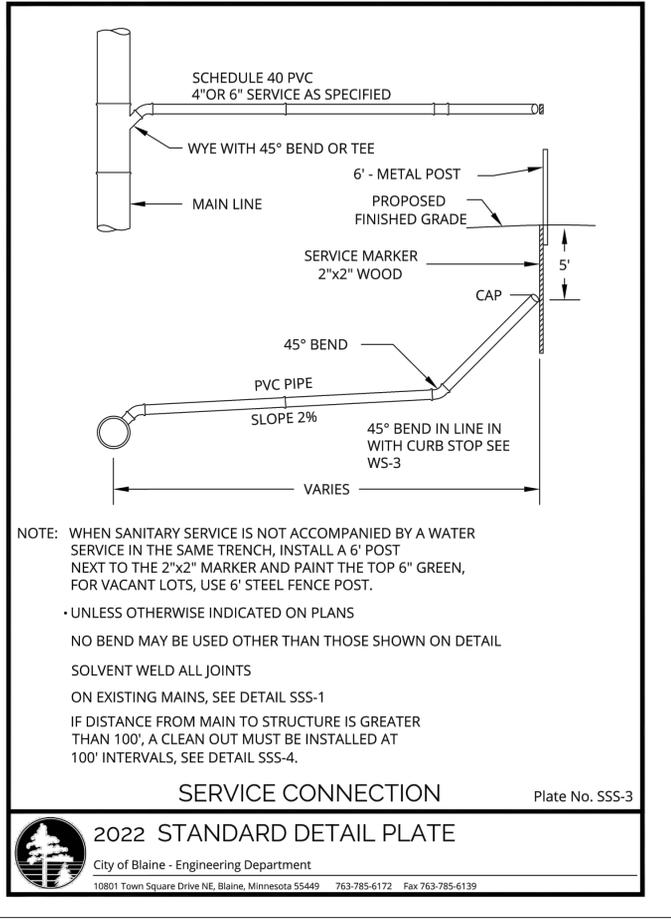
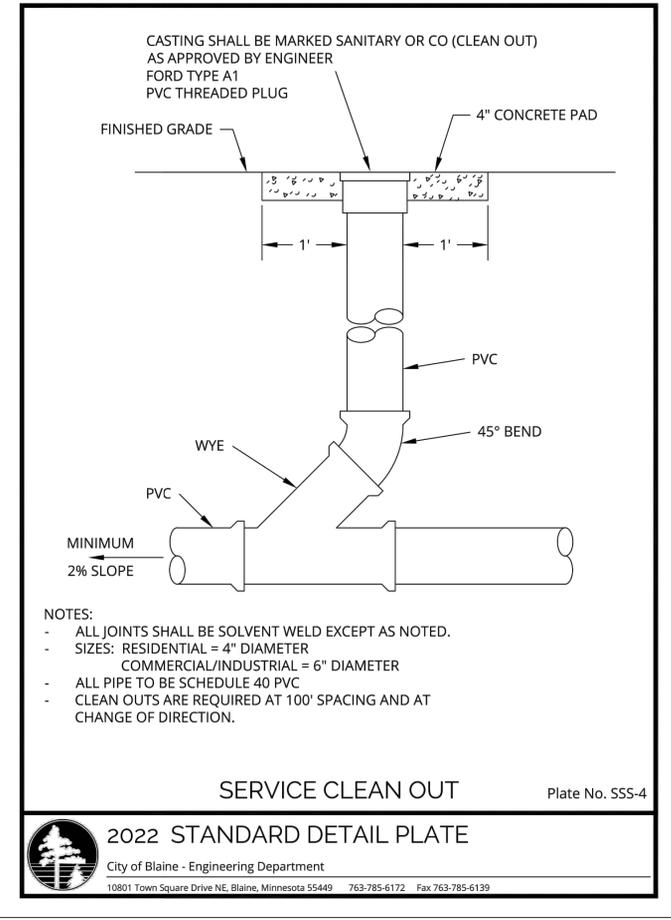
TAKE 5 EXPRESS CAR WASH
 OF SPRING LAKE PARK, MN
 8301 UNIVERSITY AVE NE
 SPRING LAKE PARK, MN

PROFESSIONAL ENGINEER
 I HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION, OR REPORT
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 PROFESSIONAL ENGINEER UNDER
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 MINNESOTA.
 SIGNATURE: 
 TREVOR G. STUBBS, P.E.
 DATE: 05/17/22
 LICENSE NUMBER: 60001

ISSUED DATE: 03-07-22
 PROJ. # : 21-429E
 DRAWN BY: KB
 DATUM : SEE SURVEY
 REF. # : SEE SURVEY
 F.B. & PG. : SEE SURVEY

SHEET TITLE:
 UTILITY DETAILS

SHEET
 C-10
 DWG. NO.



NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
 OF SPRING LAKE PARK, MN
 8301 UNIVERSITY AVE NE
 SPRING LAKE PARK, MN

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

SIGNATURE:
 NAME: ERIC M. SHEPLEY
 DATE: 03/07/2022
 LICENSE NUMBER: 59933

ISSUED DATE: 02-24-22
 PROJ. # : 21-429E
 DRAWN BY:
 DATUM BY: SEE SURVEY
 REF. # : SEE SURVEY
 F.B. & PG. : SEE SURVEY

SHEET TITLE:
 LANDSCAPE
 PLANTING PLAN

SHEET
 LP-1
 DWG. NO.



PLANT SCHEDULE

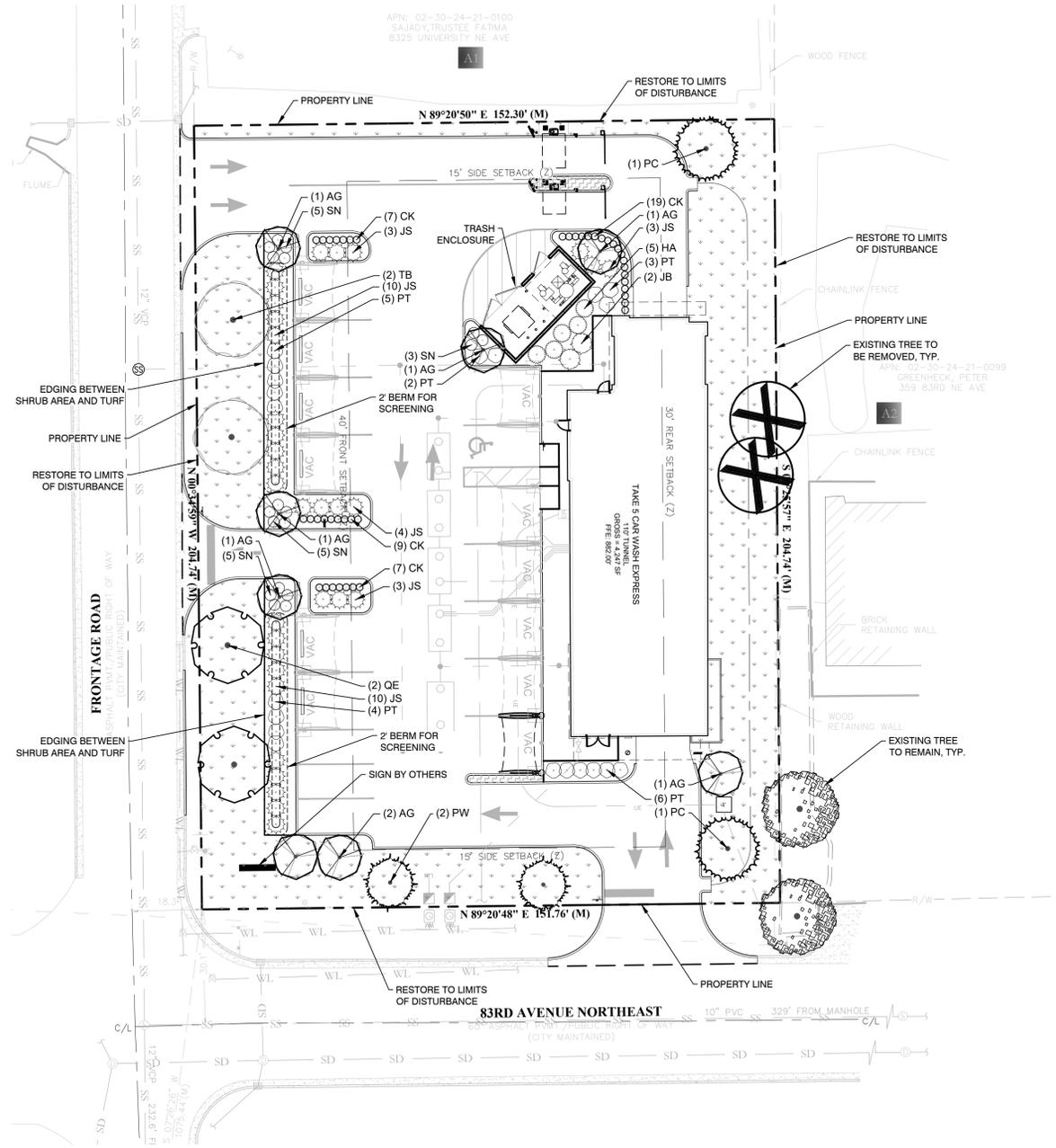
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE	DETAIL
	AG	8	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	3-5 CANES, 1.5" OVERALL CAL.	B&B	6'-8"	
	PC	2	Picea glauca 'Densata' Black Hills Spruce	---	B&B	6' MIN.	
	PW	2	Pinus cembra 'Herman' TM Prairie Statesman Swiss Stone Pine	---	B&B	6' MIN.	
	QE	2	Quercus ellipsoidalis Northern Pin Oak	1.5" Cal.	B&B	6'-8"	
	TB	2	Tilia americana 'Boulevard' Boulevard American Linden	1.5" Cal.	B&B	6'-8"	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	DETAIL
	CK	42	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.	2' OC		
	HA	5	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	5 gal.	5' OC		
	JB	2	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	5' OC		
	JS	33	Juniperus x pfitzeriana 'Sea Green' Sea Green Pfitzer Juniper	5 gal.	5' OC		
	PT	20	Physocarpus opulifolius 'SMPOTW' TM Tiny Wine Ninebark	5 gal.	4' OC		
	SN	18	Spiraea nipponica 'Snowmound' Snowmound Spirea	5 gal.	3' OC		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	DETAIL
	TURF	8,763 sf	Poa pratensis Kentucky Bluegrass	sod			

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	31,126 SF
OPEN SPACE AREA:	11,195 SF
PLANT DIVERSITY	
OVERSTORY TREES REQUIRED:	4 TREES (1 PER 3,000 SF)
OVERSTORY TREES PROVIDED:	4 TREES
ORNAMENTAL TREES REQUIRED:	8 TREES (1 PER 1,500 SF)
ORNAMENTAL TREES PROVIDED:	8 TREES
EVERGREEN TREES REQUIRED:	4 TREES (1 PER 3,000 SF)
EVERGREEN TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	112 SHRUBS (1 PER 100 SF)
SHRUBS PROVIDED:	123 SHRUBS
PARKING LOT	16 SPACES
TREES REQUIRED:	2 TREES (1 PER 10 SPACES)
TREES PROVIDED:	2 TREES

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



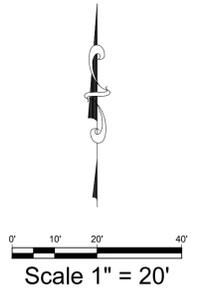
ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS, AND AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

- GRAVEL MULCH - RIVER COBBLE, 1"-2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION PURPOSES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANS Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A TYPICAL FORM FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NOT-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF THE SAME SPECIES AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, OR DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8.0; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMIMS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED BY A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
 1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAIRING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADE TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY)).
- 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- 4. WHERE ALL ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
- 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- 4. ALL TREES SHALL BE PLANTED ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE DISCRETION OF THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-1/2" TREES: THREE STAKES PER TREE
 - b. 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (PER PLANS).

E. SHRUB, PERENNIAL AND GROUNDCOVER PLANTING

- 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" DEEP DEEPER THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING

- 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF THE FINISH GRADE.

H. CLEAN UP

- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE

- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY) PRIOR TO FINAL ACCEPTANCE.
 - b. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL.
 - c. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - d. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

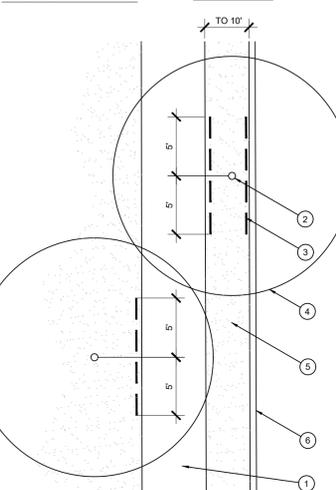
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

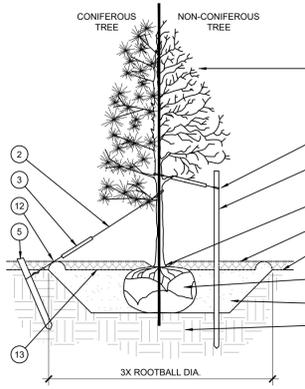
L. RECORD DRAWINGS

- 1. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

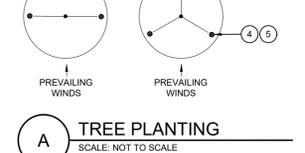
OPEN LANDSCAPE PARKWAY OR ISLAND



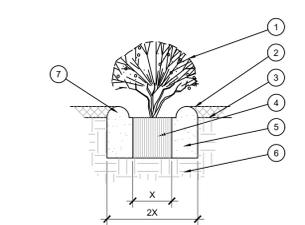
D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



A TREE PLANTING
SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



C STEEL EDGING
SCALE: NOT TO SCALE

- 1. TREE CANOPY.
- 2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6. TRUNK FLARE.
- 7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8. FINISH GRADE.
- 9. ROOT BALL.
- 10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11. UNDISTURBED NATIVE SOIL.
- 12. 4" HIGH EARTHEN WATERING BASIN.
- 13. FINISH GRADE.

- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3. FOR 8&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- 1. SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
- 2. MULCH TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3. FINISH GRADE.
- 4. ROOT BALL.
- 5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6. UNDISTURBED NATIVE SOIL.
- 7. 3" HIGH EARTHEN WATERING BASIN.

- 1. ROLLED-TOP STEEL EDGING PER PLANS.
- 2. TAPERED STEEL STAKES.
- 3. MULCH, TYPE AND DEPTH PER PLANS.
- 4. FINISH GRADE.

- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: Trevor@CarterAssoc.com

BOING US HOLDCO, INC.
dba "TAKE 5 EXPRESS CAR WASH"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO
EMAIL: info@take5carwash.com
TEL: (800) 259-0701

NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
OF SPRING LAKE PARK, MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN

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

SIGNATURE: *[Signature]*
NAME: ERIC M. SHEPLEY
DATE: 03/07/2022
LICENSE NUMBER: 59933

ISSUED DATE: 02-24-22
PROJ. # : 21-429E
DRAWN BY:
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
PLANTING DETAILS AND SPECIFICATIONS

SHEET
LP-2
DWG. NO:

EVERGREEN
DESIGN GROUP
800) 680-6630
4625 Lindell Blvd, Ste 200
St Louis, MO 63101
www.EvergreenDesignGroup.com

Min. 7.22.017 AM C:\Users\eric\Documents\EDG\EDG - Shared\2021\lake 5\lake 5 - Spring Lake Park, MN\lake 5 - Spring Lake Park, MN\2022-03-07\lp-2 - Eric Shepley

EGS&C
GOPHER STATE ONE CALL

ALTA/NSPS Land Title Survey

Title Information

First American Title Insurance Company
Title Commitment #NCS-1094213-CHAR
Date: October 07, 2021

Schedule A Description

Real property in the City of Spring Lake Park, County of Anoka, State of Minnesota, described as follows:

Outlot Nine (9), Terrace Manor 4th, County of Anoka, State of Minnesota.

The property described above and shown herein is the same as that described in title commitment issued by First American Title Insurance Company, title commitment number NCS-1094213-CHAR with an effective date of October 07, 2021 at 7:30 a.m.

Schedule B - Section II

9. Easements for drainage and utility purposes as shown on the recorded plat of Terrace Manor 4th, recorded December 29, 1966, as Document No. 294160. (Drainage and utility easements do not affect the subject property)

10. All of the terms and provisions set forth and contained in that certain Skelly Oil Company Lease Agreement dated November 29, 1977, between Thomas E. Cooper, Lessor, and Skelly Oil Company, Lessee, recorded January 5, 1978, as Document No. 487160. (Affects, contains no plottable items)

Significant Observations

- SO 1 - Power line passes through Northern boundary line to building.
- SO 2 - Fence passes through Northern boundary line in two areas and the Eastern boundary line.
- SO 3 - Power line passes through South boundary line near Southeast corner of the subject property.

Reference Documents

1. N 1/2 Sec. 2, T. 30, R. 24, City of Fridley, City of Spring Lake Park/Plat - revised 12/9/2020
2. Terrace Manor 4th, Village of Spring Lake Park/Plat - filed 12/29/1966 as Document No. 294160 under Book 2, Page 13

Elevation Benchmarks			
Site Benchmark(SBM)1	Site Benchmark(SBM)2		
Type	Mag Nail	Type	Mag Nail
Northing	1101383.19	Northing	1101543.44
Easting	2814907.34	Easting	2814922.52
Elevation	880.26'	Elevation	880.32'

Benchmarks Northing & Eastings are applied with scale factor

Tree Table		
Tree ID	Trunk Diameter	Type
T1	36"	Deciduous
T2	24"	Deciduous
T3	24"	Deciduous
T4	12"	Deciduous
T5	12"	Deciduous

Sign Table	
Sign	Description
S1	No Parking
S2	Northtown Imports
S3	No Parking
S4	Speed Limit
S5	83rd/University Ave
S6	Stop Sign
S7	Nelson Cheese & Deli
S8	Stop Sign Ahead

Zoning Information

PROPERTY IS CURRENTLY ZONED:		
(C-2) Neighborhood & Service Center Commercial		
ITEM	REQUIRED	Zoning Notes:
PERMITTED USE	Commercial	Because there may be a need for interpretation of the applicable zoning codes, we refer you to Spring Lake Park for zoning laws and applicable codes.
MIN. LOT AREA	N/A	
MIN. LOT WIDTH	100 Ft	
MAX. BLDG COVERAGE	35%	
MIN. SETBACKS FRONT	40 Ft	
MIN. SETBACKS SIDE	15 Ft	
MIN. SETBACKS REAR	30 Ft	
MAX. BUILDING HEIGHT	35 Ft or 2 stories	
PARKING REGULAR	10 spaces per lane	
PARKING HANDICAP	10 spaces per lane	
PARKING TOTAL	10 spaces per lane	

Blew & Associates makes no warranty to the exact regulations or ordinances represented on the drawing herein. The user of the survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification. Property was confirmed to exist within the city limits of Spring Lake Park per phone conversation dated 11/9/2021 with Kristine Pearson - Permit Technician. Per same conversation they verified the Property to exist within Zone C-2. Specific zoning information as shown herein is as interpreted by the surveyor per Spring Lake Park Municipal Code and should be confirmed by a licensed Minnesota attorney or zoning professional in the controlling jurisdiction.

Flood Note

By graphic plotting only, this property is in Zone "X Unshaded" of the Flood Insurance Rate Map, Community Flood No. 270060182L, which bears an effective date of 12/16/2013 and is not in a Special Flood Hazard Area.

Zone Definitions According to the FEMA website.

Zone "X Unshaded" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Miscellaneous Notes

1. Completed field work was 11/1/2021.
2. The Basis of Bearing for this survey is Grid North per GPS coordinate observations Minnesota State Plane, South Zone NAD83.
Latitude = 45°07'07.25312"
Longitude = -93°15'46.74316"
Convergence Angle = 0°30'59.7415"
3. Distances shown on plan are ground.
Combined scale factor (ground to grid) = 0.999998067
4. Some features on this plan may be shown out of scale for clarity.
5. Dimensions on this plan are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Measurements were found at points where indicated.
6. Any servitudes and restrictions shown on this survey are limited to those set forth in the description furnished to surveyor, and there is no representation that all applicable servitudes and restrictions are shown herein.
7. Names and addresses of adjoining property owners were taken from Anoka County tax cards and deeds.
8. The nearest fire hydrant is as shown on survey.
9. No surveyor or any other person other than a licensed Minnesota attorney may provide legal advice concerning the status of Title to the property described in this survey ("the subject property"). The purpose of this survey, and the comments related to the Schedule B-11 exceptions, is only to show the location of boundaries and physical obstructions in relation thereto. To the extent that the survey indicates that the legal instrument "affects" the subject property, such statement is only intended to indicate that property boundaries included in such instrument include some or all of the subject property. The surveyor does not purport to describe how such instrument affects the subject property or the enforceability or legal consequences of such instrument.
10. All bearings and distances shown herein are measured dimensions unless otherwise noted herein. Record dimensions, if differing from measured dimensions, will be followed by "R#" where the # indicates from which reference document the dimensions originated.
11. Contour Interval = 1 foot.
Elevations established with GPS static observations with originating benchmark QQ00439, vertical datum based upon North American Vertical Datum (NAVD88) in US survey feet. Published elevation: 877.07'
12. No parking spaces observed.
13. Surveyor notes that the property abuts the right-of-ways of University Avenue NE: Frontage Road and 83rd Avenue NE. Access to the right-of-way may be subject to other agreements or proper governmental approvals.
14. There was no observable evidence of earth moving work, building construction or building additions within recent months.
15. At the time of the survey, there was no observable evidence of site use as a cemetery, isolated grave site or burial ground.
16. At the time of the survey, there were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs, per phone conversation dated 11/9/2021 from Terry Randall - Spring Lake Park Public Works Director.
17. The nearest intersecting street is the intersection of 83rd Ave NE and University Avenue NE Frontage Rd, which is at the Southwest corner of the subject property.
18. Surveyor did not receive current deeds for adjoining properties from the title insurer. Surveyor obtained the deed information reflected on this survey on their own. The user of this survey should consult an attorney or title insurer to verify the current deed descriptions for adjoining properties.
19. Reference documents noted herein were obtained by the surveyor and any and all representations based thereon should be reviewed by a licensed attorney or title insurer for verification.
20. Surveyor did not receive any information from the title insurer regarding the current zoning classification of the property or any requirements related to the applicable zoning classification. Surveyor obtained the zoning information reflected on this survey on their own. The user of this survey should consult an attorney or title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.

Utility Notes

The utilities shown on this drawing have been located by field measurements, utility map drawings, and one-call utility locate request. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Minnesota one-call at 1-800-252-1166 for field locations (request for ground markings) of underground utility lines before digging. Dig ticket number: 213021951

Companies to Contact per One-Call Ticket:
COMCAST
CITY OF FRIDLEY
CITY OF SPRING LAKE PARK
CENTURYLINK - CTOL
CONNEXUS ENERGY
MCI
METROPOLITAN COUNCIL (MCS)
CENTER POINT ENERGY
MNDOT
NORTHERN NATURAL GAS
LEVEL 3 IS NOW CENTURYLINK
XCEL ENERGY
ZAYO BANDWIDTH

1. Per Dig Ticket response the following companies are clear of the site and have no conflict: City of Fridley, Connexus Energy, Metropolitan Council (MCS), Northern Natural Gas, Level 3 is now Centurylink.
2. Per Dig Ticket response the following companies have marked the area & provided maps: City of Spring Lake Park.
3. Per Dig Ticket response the company Zayo Bandwidth was listed as no response, however they did provide maps for Fiber per conversation with Patrick Lausermann from Zayo.
4. Per Dig Ticket response, Comcast, Centurylink, MCI, Center Point Energy, and Xcel Energy were listed as no response, and did not provide maps.
5. Per Dig Ticket response, MNDOT was listed as Maps Provided, and did provide maps. Water lines south of subject property are based off of city water maps and locations are approximate.

Utility Contacts

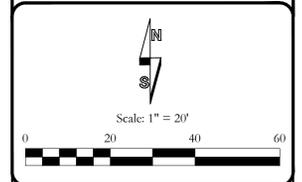
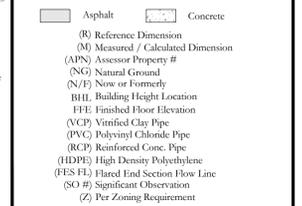
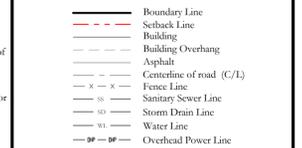
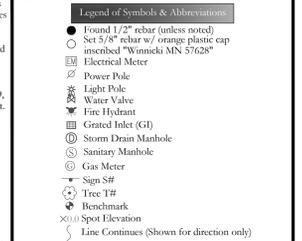
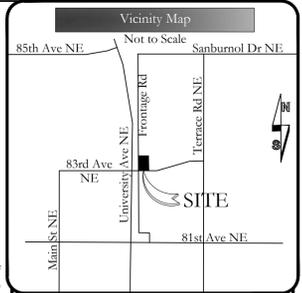
FIBER Zayo Bandwidth Patrick Lausermann (612) 747-0023 1805 29th St, Ste 2050 Boulder, CO 80301	WATER/SEWER City of Spring Lake Park Terry Randall (763) 360-4973 1301 81st Ave. N.E. Spring Lake Park, MN 55432
---	--

TRAFFIC MNDOT Cami McKenzie (651) 366-3751 6000 Minnehaha Ave MS 740 St Paul MN 55111

Land Owners (N/I)

1 APN: 02-30-24-21-0098 Sisaly, Macthar & Fatima Street Address: 8301 University NE Ave, 55432 Mailing Address: 10482 Mississippi Blvd, Coon Rapids MN 55433	A1 APN: 02-30-24-21-0100 Sisaly, Trustee Fatima Street Address: 8321 University NE Ave, 55432 Mailing Address: 10482 Mississippi Blvd, Coon Rapids MN 55433
A2 APN: 02-30-24-21-0099 Greenbeck, Peter Street Address: 339 83rd NE Ave, 55432 Mailing Address: 1846 Fairmont Ave, St Paul MN 55105	

DATE	REVISION	BY



Surveyor's Certification

TO: Carter Associates, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 7(a), 7(b), 8, 9, 10(a), 13-14, 16-17, 19, & 20 of table A thereof. The field work was completed on 11/1/2021.

DATE OF PLAT OR MAP: 11/23/2021

Preliminary

Robert Winnicki DATE: 11/23/2021
Surveyor License No. 57628
in the State of Minnesota

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY DATE:	REVIEWED BY:	SURVEYED BY:
MB, 11/23/2021	TS	RW
COUNTY & STATE:	JOB NUMBER:	
Anoka & Minnesota	21-9417	
LOCATION:	FOR THE USE AND BENEFIT OF:	
8301 University Ave NE, Spring Lake Park, Minnesota	Carter Associates, Inc. - (Take 5) Spring Lake Park, MN	

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1708 21st STREET • VERO BEACH, FLORIDA 32960-3472 • 772-562-4191 • 772-562-7180 (FAX)

JOHN H. BLUM, P.E., PRINCIPAL
DAVID E. LUETHJE, P.S.M., PRINCIPAL
GEORGE A. SIMONS, P.E., PRINCIPAL
PATRICK S. WALTHER, P.E., PRINCIPAL

MARVIN E. CARTER, P.S.M., Retired, Consultant to the Firm
DEAN F. LUETHJE, P.E. (FL & NC) Consultant to the Firm

FRANK S. CUCCURESE, P.S.M.
CLINTON J. RAHJES, P.E.
TYLER N. SPENCER, P.E.
ROBERT N. JOHNSON, P.S.M.

GEORGE ALEX SIMONS, P.E.
TREVOR G. STUBBS, P.E.

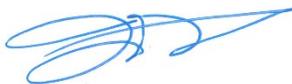
City of Spring Lake Park, MN
1301 81st Avenue NE
Spring Lake Park, MN 55432

Re: Take 5 Express Car Wash Traffic & Queuing Analysis

Dear City of Spring Lake Park Reviewers:

The proposed car wash development is located at 8301 University Avenue NE Spring Lake Park, MN within the City of Spring Lake Park's jurisdiction. The existing site has 3 full access points. One access point on 83rd Avenue NE and two access points on Frontage Road. The proposed development is very similar except the full access closest to the intersection of Frontage Road and 83rd Avenue will be removed. The distance to the intersection would not be safe. Based on a car wash development with 1 tunnel, The peak hour weekday yields 78 trips (39 in / 39 out) and the peak hour Saturday yields 41 trips (19 in / 22 out) The queuing provided on site is 12 spaces behind the pay station and 2 spaces between pay station and tunnel entrance. The car wash cycles are under 1 minute each therefore there is adequate stacking on site allowing for up to 60 cars in an hour. See attached trip generation information from ITE 10th Edition. In addition to this analysis a recent project shows a similar site analysis that the trip generation is less than the ITE projections. With this analysis it is believed that the site's access and queuing is adequate for the proposed development.

Thank you,



Trevor Stubbs, P.E.
Project Manager

Automated Car Wash (948)

Vehicle Trip Ends vs: Car Wash Tunnels
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

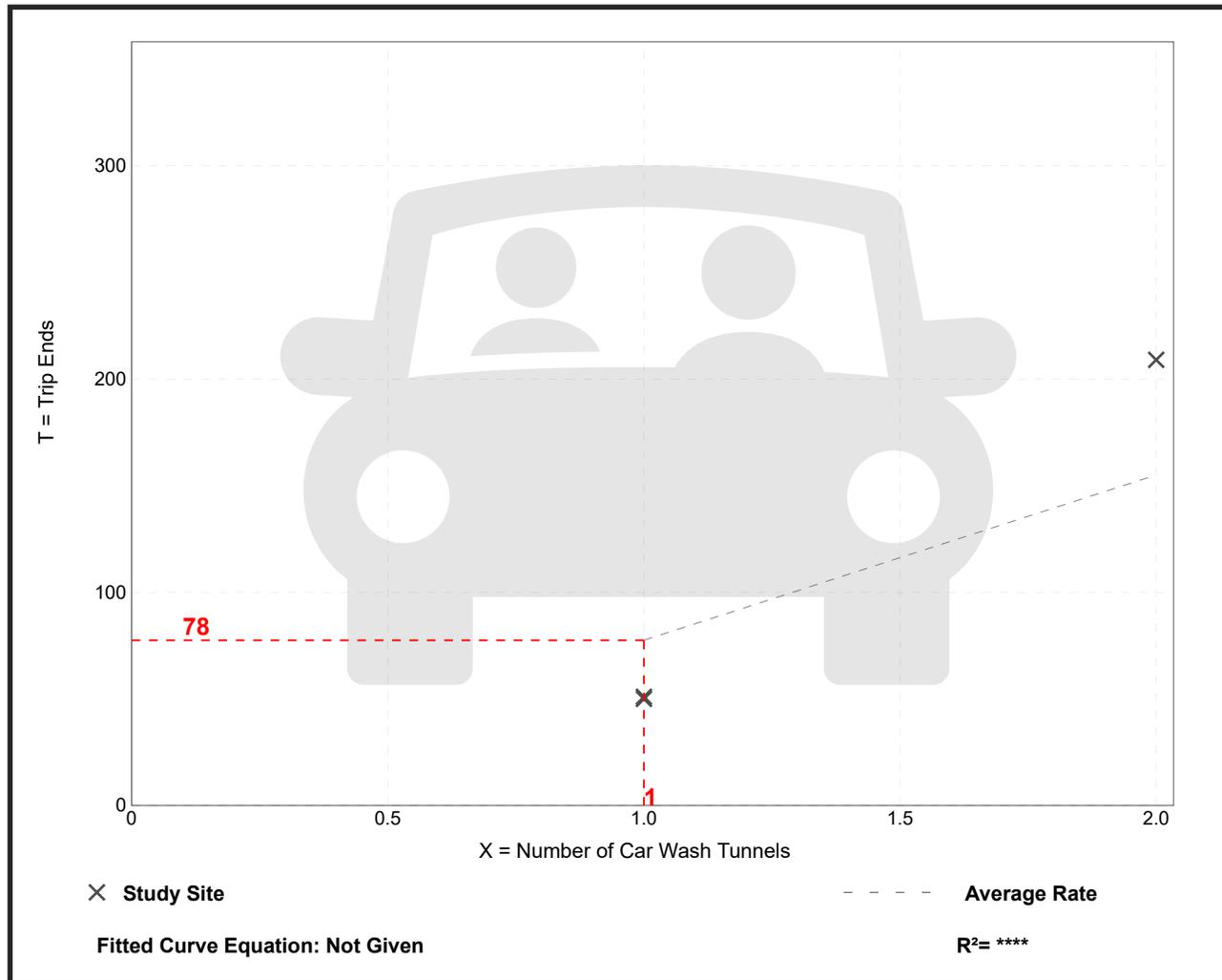
Setting/Location: General Urban/Suburban
 Number of Studies: 3
 Avg. Num. of Car Wash Tunnels: 1
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	33.07

Data Plot and Equation

Caution – Small Sample Size



MEMORANDUM

TO: Lisa M Simpson, PE – Chief Engineer – Transportation
City of Newport News – Dept. of Engineering

FROM: Douglas Kennedy, PE - Pennoni

DATE: March 4, 2022

SUBJECT: Take 5 Car Wash Property
Warwick Boulevard
Traffic Impact Study Scoping Outline
Newport News, Virginia
Pennoni file DRVBR21024

Project Description:

Driven Brands, the contract purchaser and conditional use permit applicant, proposes to construct an automatic car wash at 10911 Warwick Boulevard, at the intersection of Warwick Boulevard and Cedar Lane.

The project site is 1.34 acres and is currently zoned C1 (Retail Commercial). The site currently consists of an existing vacant convenience store and associated parking lot as shown in Figure 1. The project includes the construction of a 3,885 square foot automatic car wash tunnel, asphalt parking and drive aisles, landscaping, and associated site improvements, as shown on the Concept Site Plan (Figure 2).

The hours of operation are from 7:00 AM to 7:00 PM, Monday through Saturday, and 10:00 AM to 4:00 PM on Sunday, with four employees during hours of operation. The proposed use requires a conditional use approval by the City. Pennoni is providing transportation support services to the purchaser. The team has met virtually with the City staff on December 16, 2021 to review the proposed concept and has received feedback, previous traffic studies, and Warwick Boulevard signal operation files.

The traffic study is required to support the proposed application.

The following outline reflects the technical elements envisioned and is provided for review and approval by the City Engineering staff. The scope is based on previous work by Pennoni in the Warwick Boulevard corridor, review of other studies in the vicinity, and the general VDOT 527 traffic study Impact study guidelines. Please note that the VDOT requirements are for information since the subject site access as proposed is not maintained by VDOT in the City and the proposed site trips are below the VDOT land use approval traffic thresholds.

The traffic study outline is provided in advance for City review to verify the technical analysis assumptions. Please return the scoping document with comments, and the correspondence will be included in the Appendix of the traffic study.

The following information provides the basic data required for an assessment of the daily, AM and PM peak hour trip impacts required to address traffic operations concerns.

Level of TIA:

The project has approximately 155 average daily trips weekdays (both in and out). Per the VDOT 527 requirements, a traffic study is required with over 5,000 VPD. For the City of Newport News, a traffic study is required for a conditional land use application.

Site Location Map:

The attached Figure 1 shows the location of the proposed development, with the Cedar Lane and Elm Avenue aerials below the vicinity map.

The proposed study area includes the two proposed access connections to the existing public streets and the following public street junctions where site traffic may impact/change existing turns to include:

- Warwick Boulevard (US Route 60) at Cedar Lane Signal, and
- Warwick Boulevard (US Route 60) at Elm Avenue.

Concept Plan:

The attached Figure 2 shows the proposed development and access to Warwick Boulevard and Elm Avenue.

The Warwick Boulevard entrance is shown as right in/out at the existing driveway location to the northwest of the existing Shell gas station entrance. The existing driveway to Cedar Lane to the north of the site will be removed with the proposed redevelopment, if approved. One driveway proposed to Warwick Boulevard to consolidate the existing 3 entrances.

Introduction and Summary

Include in TIA with description of Access Plan

Existing Conditions

Existing Intersections within the study area:

See Study description above. To account for current traffic conditions, Pennoni will collect AM and PM peak hour data at the two existing Warwick Boulevard median crossovers – collected in January 2022 - for 3 hours in the AM (6:00-9:00 AM) and 3 hours in the PM peak (4:00-7:00 PM) weekdays. The calculated peak hour volumes will be used for the existing/future analyses.

Cedar Lane (City count station 330, Street #6450) is a two-lane Major Collector with no ADT reported in 2019 (mean 2015-2019 at 1,379 VPD). Elm Avenue (street #12450) is a local street with no ADT reported by the City. Warwick Boulevard (Station #320) is a 4 lane-divided Principal Arterial and has 25,531 VPD in 2019 (28,547 VPD mean between 2015 and 2019) between Main Street and Harpersville Road.

Future Conditions without Development

Proposed Growth Rate:

Per the City of Norfolk traffic trends for Warwick Boulevard (through 2019), an effective -2.7% annual growth over the last 5 years of published with an effective 2 percent growth rate maximum between 2015 and 2017. The most current published year had -2.86% annual growth. Pennoni will default to a 0.5 to 1 annual percent growth rate and review effective peak hour volume trends between the previous traffic counts from 2019. Growth will be applied to the Warwick Boulevard through volumes only.

For this site plan, the Design Year is suggested as 2025 to account for land use approvals, site plan processing and construction. Site should be opened in 2024.

Other Development Densities:

Include the initial phase (2023) of the Hilton Commons redevelopment per the ATCS report “Traffic Impact Analysis, Hilton Commons” revised July 19,2021 for uses northeast of the subject site to include 58 DU detached residential, 115 DU multi-family residential, and 22,000 gsf commercial. Use peak hour, internal trips and pass-by from the other traffic study without trip generation updates for the approved uses. Include back-ups of assignments in the TIA appendix.

Other Improvements:

For the study area, no programmed improvements expected for the subject site build-out.

Site Trips

ITE 11th Edition Trip Generation:

The Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) Land Use Code (LUC) 948 for Automated Car Wash has limited data, but the proposed trips are not expected as significant in relation to existing Warwick Boulevard volumes. For example, the trips per wash tunnel average rates note 3 samples but only 2 are plotted in the data set and the average curve varies between 1 and 2 tunnels.

Based on applicant sales data and experience, on average, Driven Brands expects roughly 50 customers per day in this location, or a max of 400 visits per week. For the weekday, that would equate to approximately 250 average trips and 150 trips over the weekend. Subject to the season, the site is expected to serve 4 to 8 washes per hour. Using the peak hour activities at 8 vehicles on average, and hourly activities occurring from 7 AM to 8 PM, this Take 5 car wash could average 5.5 vehicle per hour, or 72 customers per day. This would equate to 144 trips per day (in + out). Adding the employee traffic at 5-6 staff would result in Daily trips at 156 trips per day in and out. While the derivation is higher than the applicant’s data, it provides a range of trips to compare for site ingress.

Proposed Take 5 Car Wash Trips

Land Use						Distribution		Trips		Int Cap	Pass By (4)	Net Trips
Description	ITE	Period	ITE Eq./Rate Used	Var.	Trips	Enter	Exit	In	Out			
Take Car Wash	949	Daily	156.20 ⁽¹⁾	stall	156	50	50	73	73	0	78	78
Take 5 Car Wash	949	AM	8.6 ⁽²⁾	stall	9	63	37	6	3	0	4	5
Take 5 Car Wash	949	PM	16.4 ⁽³⁾	Stall	16	51	49	8	8	0	8	8

Trip variable used: per stall No equations provided in ITE.

- (1) Derived based on applicant usage data. Rounded up from 100 average trips per day. K Factor of peak to Daily at ap. 0.10. calculated as ratio from LUC 949 PM trip rate per stall/Daily Trip rate per stall = 0.087, rounded down.
- (2) AM rate not revised for in/out split. Employees included.
- (3) PM peak used at peak hour of generator, as peak hour of roadway at 13.6 trips per stall.
- (4) Pass-by defaults to 50% per ITE for auto related commercial uses (ITE 11th Edition worksheets) for LUC 944 (gas station only) for AM, and midday and LUC 945 (conv. store with gas 2-8 pumps) for PM (63,49,56%)

Based on this estimate, Pennoni reviewed the ITE data base for similar traffic features and noted that the trips mostly correlate with the ITE Land Use Code LUC 949 car wash and Detail Center per stall. While this use is slightly different that the primarily automated service proposed at the Take 5 site, the availability for on-site parking for detailing and vacuuming is comparable.

Site trips will be compared to the previous approval for a convenience market with gas station, as approved by the City, but not constructed.

The site trip variables were reviewed based on the multiple trip variables – aisles/tunnels, square footage, and even derived with LUC 949 “Car Wash and Detail Center” to calculate the range of trips and Daily site trip generation. The trip rates for LUC 947 “Self Service Car Wash” were also reviewed, but not used since the trip frequency was less than the automatic or car wash/detail trip sets. The ITE data sets for cars washes are summarized as attached with resources used for this site highlighted in yellow. Note that self Service car wash (LUC 937) data are not included. No data for AM and Daily data is published in ITE for LUC 948, so the derivation noted above was applied. The ITE data has a limited size and study samples, so the Applicant ‘s experience is utilized for the trip generation derivation.

Pass-by rates are not specified for the Land Use, but Pennoni defaulted to the auto-related commercial equivalent at 50 percent to reflect fast food, gas station, and convenience store with gas averages in the ITE 11th Edition workbooks. For these auto-oriented uses, pass-by trips range between 31 and 75% of the total driveway volumes. For the subject site, no new trips are envisioned, as the site is expected to capture existing trips from the Warwick Boulevard through trips. However, the new trips are shown to conservatively assess impacts, and verify turn lane requirements.

The 156 VPD trips two-way, would equate to approximately 350 washes per month, for a typical 30-day monthly average.

Trip Distribution:

Trip distribution will be estimated based on prevailing adjacent traffic streams and the location of interacting developments. Since the site activities are primarily secondary trips, the site activities will include a pass-by discount of 50 percent for new trips on US Route 60. The site assignments will include all site turns for new trip and pass-by trips.

The previous distribution used for a previous proposed auto-oriented redevelopment will be utilized and compared to the 2022 field counts. The distributions from the Timmons Study “Warwick Boulevard Convenience Store Traffic Impact Analysis, dated September 18,2020 are shown below.

Direction/Road	Distribution
US Route 60 North (northwest of Site)	50%
US Route 60 South (Southeast of the site)	50%
Total Site Distribution	100%

Future Conditions with Development

Intersection Operations:

Review Synchro files and include the following capacity outputs in Synchro 11 for the following scenarios:

- Existing Conditions 2022
- Background Condition (2025) without the site
- Total Conditions (2025) with the site
- Include any mitigation proposed if deterioration in operations is identified with site trips.

LOS standards:

Summarize AM and PM peak hour operation at the 2 existing streets and at the proposed site entrances. Tabulate overall LOS delay and back of queues and document change in operations in Tables. For clarity Warwick Boulevard shown as east-west orientation in the tables.

Site Impacts:

- Include review of changes in traffic volumes,
- Show Site ADT at driveway locations, and
- Include calculations for turn lane review.

Other project/access issues:

None anticipated from project impacts. Will reference R-O-W dedication on Warwick Boulevard as requested by the City staff in the preliminary plan review. Right turn analyses will be provided for the proposed Warwick Boulevard entrance based on both the LOS review and the VDOT Road Design Manual criteria for right turn lane on 4 lane divide facilities. For the Elm Avenue access, use the link volumes on Elm Avenue as throughs from the traffic counts at the proposed entrance without reductions for turns to the existing shell station, to be conservative.

Report Submission:

Provide an electronic copy of the Traffic report as a PDF with technical appendix to include count resources, other development, and Synchro outputs. We will provide an electronic version to the City of the synchro files as modified for this analysis.

Attachments: Figure 1: Project Location
Figure 2: Concept Development Plan

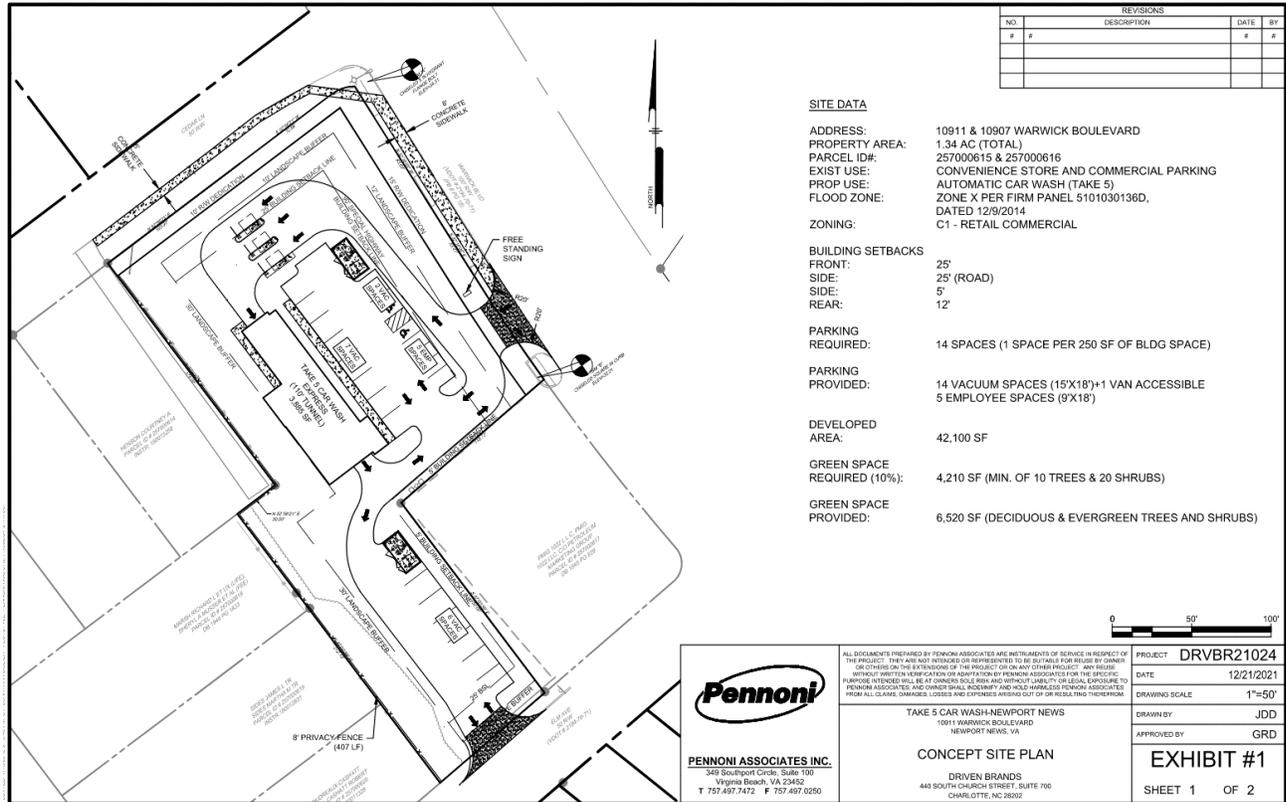
U:\Accounts\DRVBR\DRVBR21024 - Take 5 Car Wash-Newport News\DOC PREP\SCOPING\Pennoni_WarwickBlvd_CarWash_TIA Scoping Methodology_20220304.docx

Cc: Katherine Chamberlain - City of Newport News
Jonathan Dozier – Pennoni
Rebecca McAllister – Driven Brands

Figure 1: Project Location



**Figure 2: Concept Site Plan
 (To be revised)**



LUC 948 Automatic Car Wash ITE Data Summary

Land Use							Distr.		Trip Rates		S.D.	R ²
Description	LUC	Period	ITE Eq. Rate	Var.	#	Size	Ent	Exit	Ave.	Range		
Automated Car Wash	948	Daily										
Automated Car Wash	948	AM Peak										
Automated Car Wash	948	PM Peak	N/A	tunnel	3	1	50	50	77.50	50-104.50	33.07	N/A
Automated Car Wash	948	Sat Peak	N/A	tunnel	1	1	46	54	41.00	41-41	N/A	N/A
Automated Car Wash	948	PM Peak	N/A	1000 gfa	1	2	50	50	14.20	14.2-14.2	N/A	N/A
Automated Car Wash	948	PM Peak Gen.	N/A	1000 gfa	2	5	50	50	11.66	8.35-16.63	N/A	N/A
Automated Car Wash	948	Sat. Peak	N/A	1000 gfa	3	4	50	50	30.40	14.20-37.75	9.63	N/A

Source: ITE Trip Generation Manual (11th Edition) 2021. Formatted by Pennoni

LUC = ITE Land Use Code

Var. = trip variable

= number of studies; Size = average size of trip variable

Dist. – trip distribution % ; S.D. = standard Deviation R² = coefficient used by VDOT to determine if ITE equations should be used for land use code

LUC 949 Car Wash & Detail Center ITE Data Summary

Land Use							Distr.		Trip Rates		S.D.	R ²
Description	ITE	Period	ITE Eq. Rate	Var.	#	Size	Ent	Exit	Ave.	Range		
Car Wash & Detail Ctr	949	Daily	N/A	Stalls	1	5	50	50	156.20	156.2-156.2	N/A	N/A
Car Wash & Detail Ctr	949	AM Peak	N/A	Stalls	1	5	63	37	8.6	8.6-8.6	N/A	N/A
Car Wash & Detail Ctr	949	PM Peak	N/A	Stalls	1	5	49	51	13.60	13.6-13.6	N/A	N/A
Car Wash & Detail Ctr	949	AM Peak Gen.	N/A	Stalls	1	5	54	46	15.20	15.2-15.2	N/A	N/A
Car Wash & Detail Ctr	949	PM Peak Gen.	N/A	Stalls	1	5	51	49	16.40	16.4-16.4	N/A	N/A

Source: ITE Trip Generation Manual (11th Edition) 2021. Formatted by Pennoni

LUC = ITE Land Use Code

Var. = trip variable

= number of studies; Size = average size of trip variable

Dist. – trip distribution % ; S.D. = standard Deviation R² = coefficient used by VDOT to determine if ITE equations should be used for land use code



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TAKE 5 EXPRESS CAR WASH
SPRING LAKE PARK MN
SITE SOUND STUDY

April 14, 2022

Prepared for:

Trevor Stubbs, P.E.
Carter Associates, Inc.
1708 21st Street
Vero Beach, FL 32960

Submitted by:

Thornton Acoustics
521 Clay Run Rd.
Mill Run, PA 15464

CONTENTS

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1 INTRODUCTION

Thornton Acoustics & Vibrations (TAV) performed a site sound study in support of the development of a Take 5 Express Car Wash to be located at 8301 University Avenue NE, Spring Lake Park, MN. The proposed Site Plan is shown in Figure 1.

The purpose of the study was to model and predict the sound emissions from the proposed development and to compare these to applicable Minnesota noise regulations.

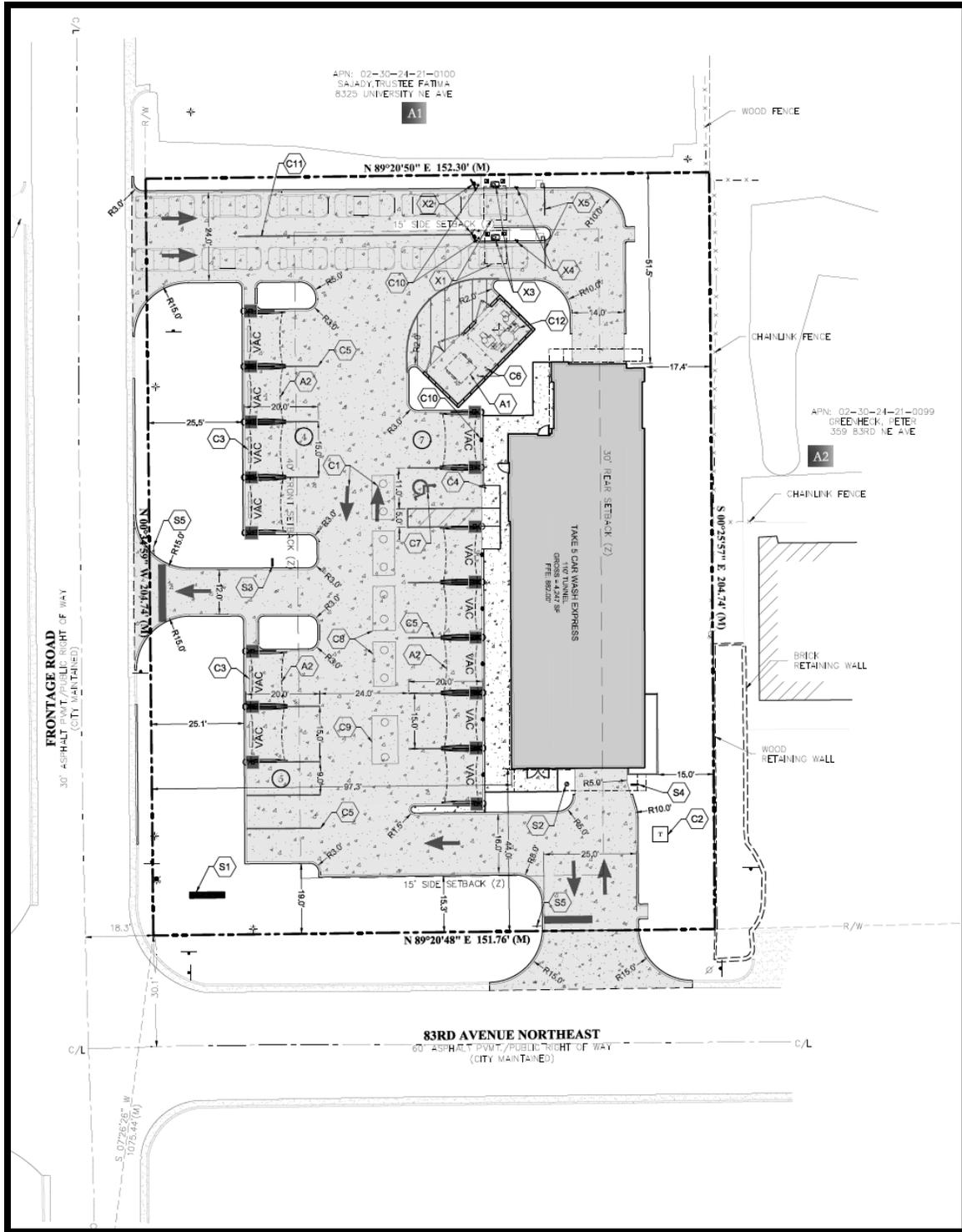


Figure 1 Take 5 Express Site Plan

2 METHODOLOGY

TAV modeled the sound emissions from the proposed car wash and predicted the emitted sound levels over the land surrounding the car wash. A noise model of the site and the Car Wash was developed based upon ISO 9613 methodology.

The sound power that will be emitted by the Car Wash was estimated based upon sound studies of existing car washes provided by the manufacturer.

The sound levels that will be emitted by the Car Wash were compared to the applicable State of Minnesota Noise Rules. Note that TAV is unaware of any local or County noise ordinances and based upon our review and research, only the state regulations apply to this site.

3 RESULTS

The predicted maximum sound field that will be emitted by the proposed Car Wash, with the doors Open and all mechanical systems operating, is shown in Figure 2. Note that when the Car wash operates with the doors closed, the sound levels will be significantly reduced, but as no manufacturer sound data with the doors closed was available, the exact reduction cannot be accurately predicted. A reduction of 6-10 dBA is a reasonable estimate.

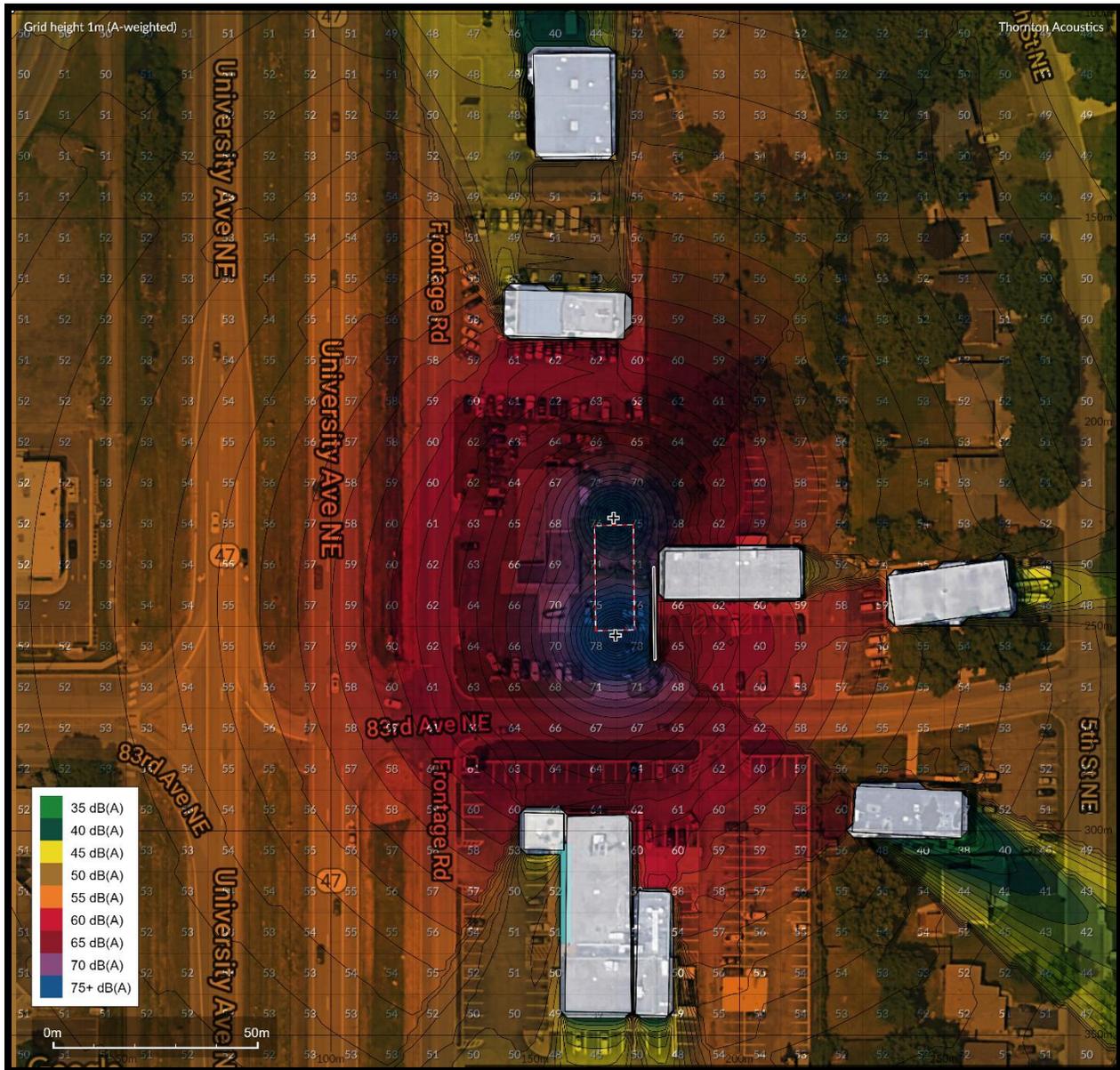


Figure 2 Car Wash predicted sound level emissions contours. The Car Wash building is indicated by the red/white dashed box.

The State of Minnesota has established “Noise Rules” which are summarized in the excerpt shown in Figure 3.

1. Noise rules in Minnesota

1.1 The basics

Minnesota's noise pollution rules are based on statistical calculations that quantify noise levels over a one-hour monitoring period. The L_{10} calculation is the noise level that is exceeded for 10 percent, or six minutes, of the hour, and the L_{50} calculation is the noise level exceeded for 50 percent, or 30 minutes, of the hour. There is not a limit on maximum noise.

The statutory limits for a residential location are $L_{10} = 65$ dBA and $L_{50} = 60$ dBA during the daytime (7:00 a.m. – 10:00 p.m.) and $L_{10} = 55$ dBA and $L_{50} = 50$ dBA during the nighttime (10:00 p.m. – 7:00 a.m.) ([Minn. R. 7030.0040](#)). This means that during the one-hour period of monitoring, daytime noise levels cannot exceed 65 dBA for more than 10 percent of the time or 60 dBA more than 50 percent of the time.

The basic noise rules for other noise area classifications are:

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1	65	60	55	50
2	70	65	70	65
3	80	75	80	75

1.2 Noise area classifications

Noise area classifications (NAC) are based on the land use at the location of the person who hears the noise, which does not always correspond with the zoning of an area. Therefore, noise from an industrial facility near a residential area is held to the NAC 1 standards if it can be heard on a residential property.

Some common land uses associated with the NACs include:

NAC 1: Residential housing, religious activities, camping and picnicking areas, health services, hotels, educational services

NAC 2: Retail, business and government services, recreational activities, transit passenger terminals

NAC 3: Manufacturing, fairgrounds and amusement parks, agricultural and forestry activities

NAC 4: Undeveloped and unused land

Note that, although there is a NAC 4, there are no noise standards for these areas. The full list of NAC land uses can be found starting on [page 21](#) of this guide or in Minnesota Rule [7030.0050](#).

Figure 3 State of Minnesota Noise Rule excerpt

The Car Wash sound levels were compared to the Noise Rule limits. The Car Wash will have operating hours from 7AM until 8 PM, hence only the Daytime limits will apply. Note that the Car wash sound varies over the duty cycle and the sound contours show the maximum levels throughout a duty cycle. The State Noise Rules are based upon statistical limits and comparing the Maximum Car Wash levels to these statistical limits is highly conservative in that the actual L₁₀ and L₅₀ levels (the State metrics) emitted by the Car Wash will be lower than the maximum levels.

4 CONCLUSIONS

The car wash will emit maximum sound levels, at the exterior of the car wash, of 78 dBA and that will decrease with distance from the Car Wash. The maximum level at the nearest Retail/Commercial business will be less than 65 dBA and will be reduced to 56 dBA or less at the nearest Residential receivers. The sound levels that will be emitted by the car wash are below the permissible limits established in the State Rules and the proposed Car Wash complies with, and is consistent and compatible with the requirements of the State Rules.

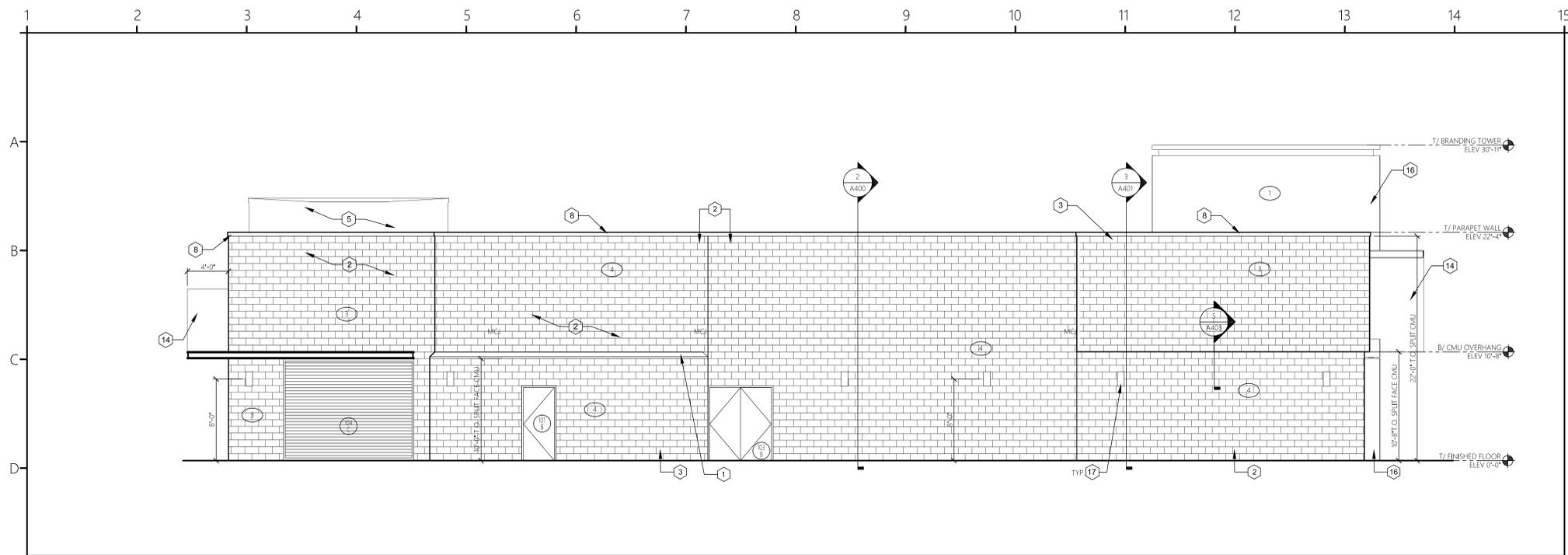
The estimated existing ambient sound levels (in the absence of the Car Wash) at this site will be on the order of 50-65 dB(A) (depending on distance from the roadways). These levels are typical of a suburban commercial setting located near high-volume roadways. The Car Wash sound emissions are also consistent with the existing Community ambient sound levels

Please contact me with any questions that you may have regarding this study.

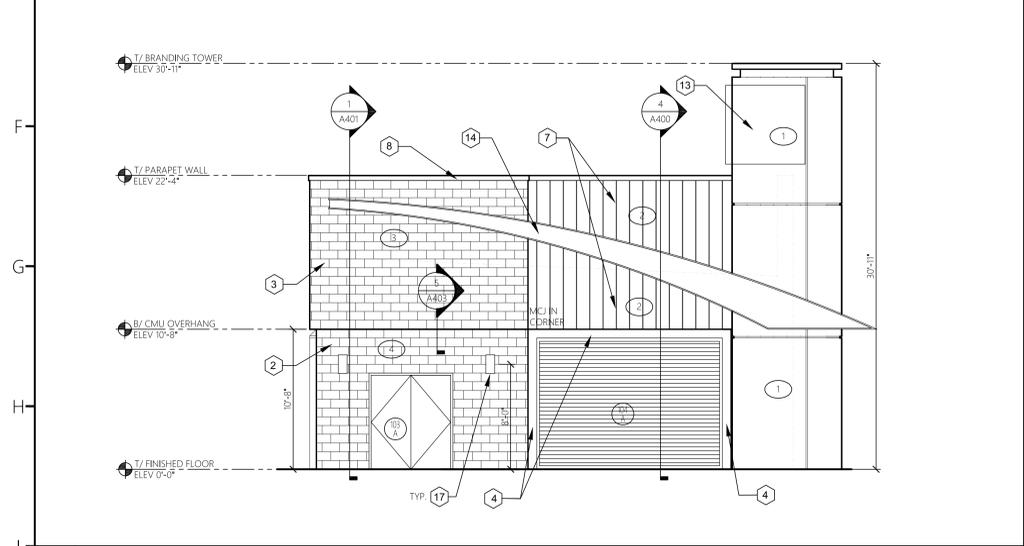
Best Regards,



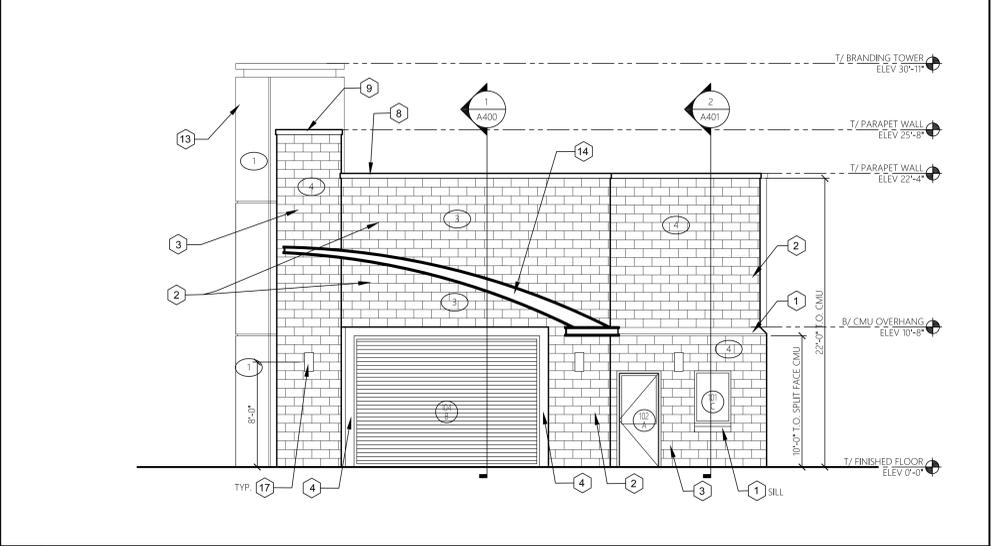
William Thornton



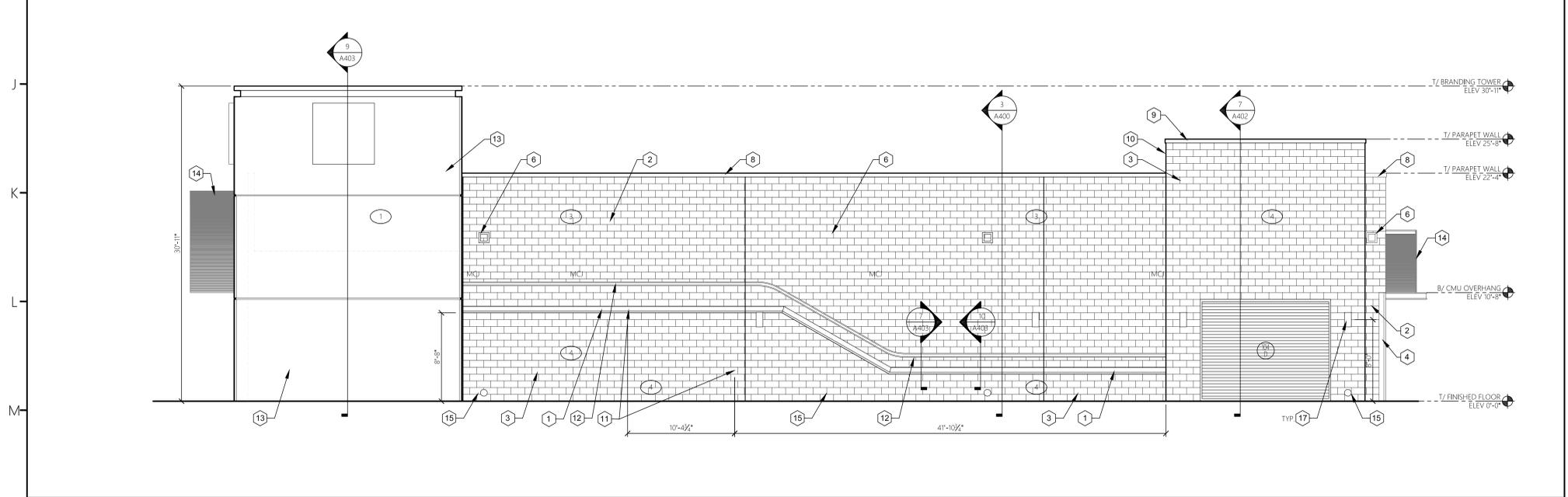
1 ELEVATION 3/16" = 1'-0"



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



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



4 ELEVATION 3/16" = 1'-0"

ELEVATION KEYNOTES

- 1 PRECAST CONC WATERTABLE
- 2 SMOOTH FACE CMU
- 3 SPLIT FACE CMU VENEER
- 4 STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 7020 BLACK FOX
- 5 TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A104
- 6 .050 X 8"W X 8"H PARAPET OPENING WITH PRE-FINISHED ALUM METAL COLLAR (2" W X 1" PROJ) BRONZE ANODIZED FINISH
- 7 CENTRIA (OR EQUIVALENT) PRE-FINISHED ALUMINUM CONCEALED FASTENER SIDING COMPLETE W/ DRIP FLASHING AND CLOSURES
- 8 PREFORMED PRE-FINISHED ALUM. COPING WITH CONT. HOLD DOWN CLIPS ON BOTH SIDES OF THE PARAPET, FINISH: DARK BRONZE; REFER TO SPECIFICATIONS 07 54 00 FOR MORE INFORMATION
- 9 PREFORMED PRE-FINISHED ALUM. GRAVEL STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
- 10 EXPOSED SIDEWALL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8.25" X12" PRIMED, PAINT TO MATCH 4 X 8 H X 16 SPLIT FACE CMU VENEER W/ DRYBLOC ADDITIVE, DARK GRAY COLOR. SEALANT BETWEEN CMU AND SIDING
- 11 MITER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
- 12 SIDEWALL GRAPHIC STRIP FURNISHED BY OWNER INSTALLED BY CONTR
- 13 ACM PANEL FINISH ON HDO BACKING SYSTEM; REFER TO SHEET A403 FOR ADDITIONAL DETAILS; FINISH BY MANUF.
- 14 CANOPY BY SIGNAGE VENDOR
- 15 6" DIA PVC DOWNSPOUT, RELEASE MIN 6" ABOVE GRADE (VERIFY WITH CIVIL)
- 16 TOWER BEYOND
- 17 WALL SCENCE; REF. FIXTURE SCHEDULE

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
- B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
- C. REFER TO LOW VOLTAGE PLAN FOR SECURITY PLAN, COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S0.01.
- F. REFER TO DOOR AND WINDOW SCHEDULE ON A500 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

EXTERIOR FINISH SCHEDULE

NO.	AREA	COLOR
1	TOWER	BY MANUF. MATCH SW 6169, SEDATE GRAY
2	METAL PANELS	BY MANUF. 1760 LIMESTONE
3	ACCENT CMU	MATCH SW COLOR #6169, SEDATE GRAY
4	DARK CMU	MATCH SW COLOR # 7020, BLACK FOX

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602.266.2712
ELECTRICAL
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Spartanburg, SC 29302
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Project Title:
TAKE 5 CAR WASH
SPRING LAKE PARK
MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN



Revisions:
03.04.2022 Issue for Permit

Project Number:
21110
Phase:
CD
Date:
03.04.2022
Drawn By:

Checked By:
Sheet Number:
A200
Sheet Title:
ELEVATIONS

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City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432
763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	RP
Date Filed:	3/31/22
Date Complete:	
Base Fee:	900
Escrow:	2500

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text) <input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Site Plan/Building Plan Review <input type="checkbox"/> Conceptual Plan Review <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Lot Combination <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8301 UNIVERSITY AVE NE, SPRING LAKE PARK, MN		
Property Identification Number (PIN#): 023024210098		Current Zoning: C-2
Legal Description (Attach if necessary): SEE WORD DOC ATTACHED.		
APPLICANT INFORMATION		
Name: REBECCA MCALLISTER		Business Name: BOING US HOLDCO, INC.
Address: 8300 S. SYRACUSE WAY #205		
City: CENTENNIAL	State: CO	Zip Code: 80111
Telephone: 980-259-0701	Fax:	E-mail: REB
Contact: REBECCA MCALLISTER		Title: PROJECT MANAGER
OWNER INFORMATION (if different from applicant)		
Name: SAJADY, MUCHTAR & FATIMA		Business Name: N/A
Address: 10482 MISSISSIPPI BLVD		
City: COON RAPIDS	State: MN	Zip Code: 55433
Telephone:	Fax:	E-mail:
Contact:		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: Auto Repair		
Nature of Proposed Use: Car wash (conveyor) & self service vacuums		
Reason(s) to Approve Request: Seeking approval of a proposed car wash use on the subject property. The existing use is auto repair and car wash is a like use servicing vehicles.		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: Take 5 Express Car Wash of Spring Lake Park		Date of Application: 03/07/22
Nature of Request: The request is to permit and construct the redevelopment of the subject property to a car wash business. Please refer to construction plans for details of the development.		
<p>NOTE: Applications only accepted with ALL required support documents. See City Code</p>		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail msmith@cor3design.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: Rebecca McAllister Date: 3/30/2022

Owner:  Date: 3-30-22

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

SCHEDULE A DESCRIPTION
8301 UNIVERSITY PARK AVE NE
SPRING LAKE PARK, MN

Real property in the City of Spring Lake Park, County of Anoka, State of Minnesota,
described as follows:

Outlot Nine (9), Terrace Manor 4th, County of Anoka, State of Minnesota.

The property described above and shown hereon is the same as that described in
title commitment issued by First American Title Insurance Company, title
commitment number NCS-1094213-CHAR with an effective date of October 07,2021 at 7:30 a.m.

City of Spring Lake Park Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The proposed car wash use provides a quick, convenient way for the community to wash their vehicles and with vacuum stalls can clean the interior of their vehicles at their leisure.

2. That the proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/ improvements within the vicinity of the use. The proposed use and development will be constructed and operated complying with state and federal laws. Sidewalks and pathways will be ADA compliant. The proposed development will be maintained and clear of debris.

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code. After review of Chapter 16 of the City Code, it appears the proposed use and site plan is in compliance specifically setbacks, buffers and parking. Performance standards are in compliance, alcohol licenses are n/a, PUD is n/a, nonconfirming structures, lots and uses are also n/a.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. The proposed use is within a commercial zoning. Adjacent properties are commercial not directly abutting residential. Sound study submitted to show that noise will be in compliance with state of Minnesota noise rules.

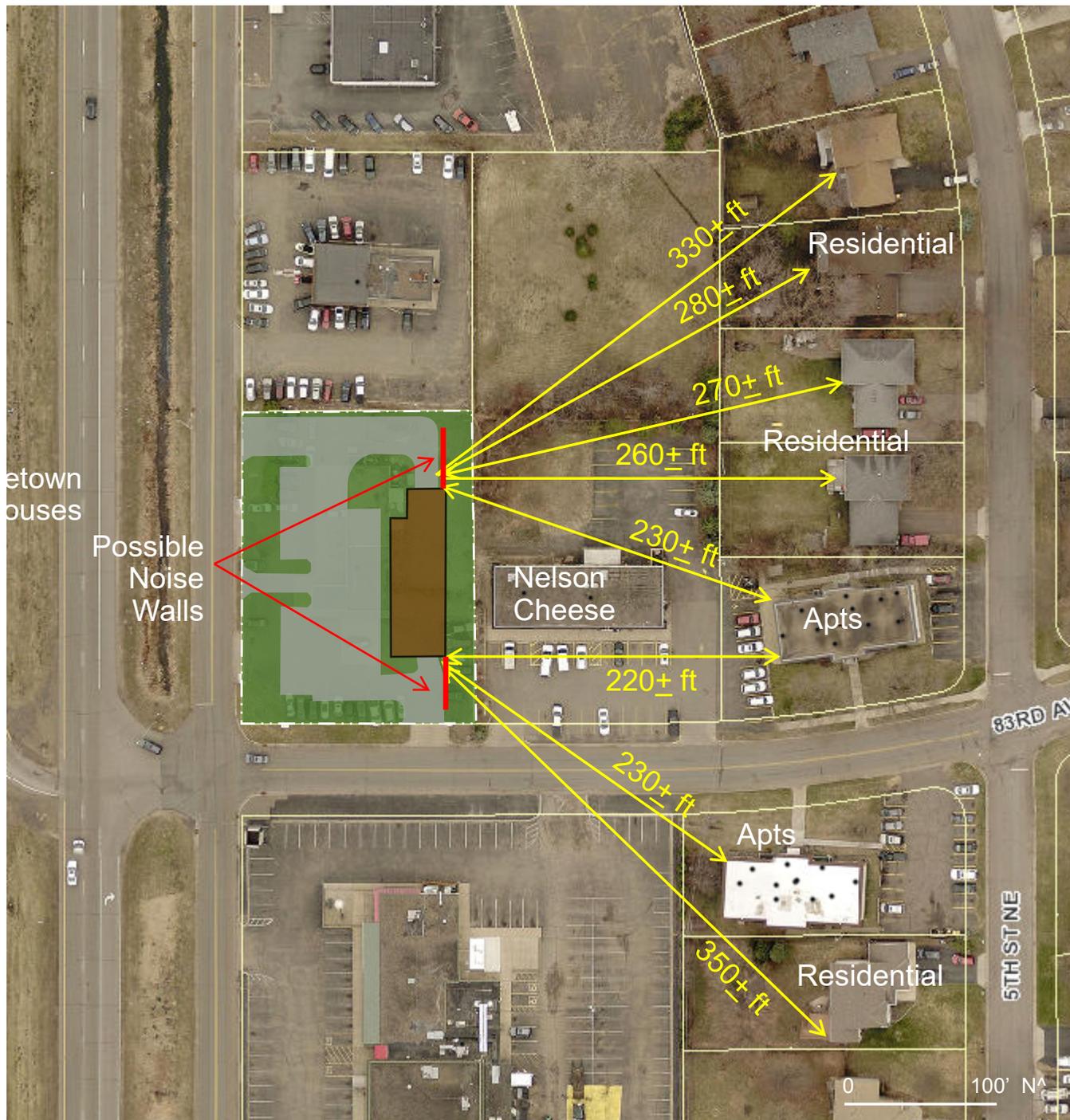
5. That the proposed use will not lower property values or impact scenic views in the surrounding area. The proposed development does not impact any scenic views. The proposed use will be accompanied with new pavement and landscaping which will improve the appearance of the site. The building has an updated design - all of these factors will increase property value not decrease it.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. Existing utilities and proposed access is adequate for anticipated traffic. The southern access drive was removed making the site safer as it was very close to the intersection. Traffic Statement is provided as well. Car Wash typically needs 2" meter not uncommon for commercial developments. Reclaim system with up to 80% reclaim provided.
7. Sufficient off-street parking and loading space is available to serve the proposed use. The use requires 2-3 employees on-site. Employee parking is adequate. Developer is particular on # of vac spaces which meets the requirements.

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. There is a net decrease in impervious area which will decrease the site's runoff therefore improving the drainage for the site.

9. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. The car wash use cleans vehicles. Car wash tunnel encapsulates the cleaning services, so no offensive odor, fumes or dust. Noise and vibration is in compliance with state of Minnesota noise rules.

10. That the proposed use will not stimulate growth incompatible with prevailing density standards. The proposed use is suitable for the area's existing density. It will not have much impact on increasing density based on the proposed use. Unlike a subdivision or mall where people would move to be there or move to be close by.



Take 5 Car Wash – Approximate Distance to Noise Receptors

RESOLUTION NO. 22-___

A RESOLUTION APPROVING A VARIANCE FROM THE SIDE YARD PARKING SETBACKS AND REAR YARD BUILDING SETBACK TO ALLOW THE CONSTRUCTION OF A CAR WASH AT 8301 UNIVERSITY AVENUE NE

WHEREAS, Boing US Holdco, Inc. (“Applicant”), has made application for a variance from the side yard parking setback standard on the north and south sides of the property and the rear yard setback standard for a car wash (conveyor) and self service vacuum use at 8301 University Avenue NE; and

WHEREAS, the property is legally described as follows:

Outlot 9 Terrace Manor 4th Addition, County of Anoka, Minnesota, subject to easement of record; and

WHEREAS, mailed and published notice of a public hearing to consider the proposed variance was given; and

WHEREAS, a public hearing to consider the proposed variance was held on May 23, 2022; and

WHEREAS, the request was made for the following variances:

1. Corner side yard parking setback as shown is 15 feet; code requirement is 25 feet (south side of property);
2. Side yard parking setback as shown is about 3 feet; code requirement is 10 feet (north side of property);
3. Rear yard building setback as shown is 15 feet; code requirement is 30 feet (east side of property); and

WHEREAS, the Planning Commission has considered the application against the practical difficulties test as outlined in Section 16.60.040 of the Spring Lake Park Zoning Code; and

WHEREAS, the Planning Commission has recommended approval subject to reasonable conditions, based on the following findings of fact:

1. The construction of a car wash adjacent to University Avenue NE on a property zoned commercial is a reasonable use of the property.
2. Regulation of setbacks, screening, noise and traffic for commercial uses is a reasonable and necessary part of the City’s Zoning standards.
3. Proper design and shielding of lighting on commercial properties to prevent light spillage and glare to adjacent properties is a reasonable standard within the Zoning Code.
4. Limiting odors, gas and fumes from commercial auto uses is a reasonable protection of health, safety and welfare.

5. The proposed car wash as modified with these conditions meets the criteria for approval of a variance in the City's Zoning Code.

WHEREAS, the Spring Lake Park City Council has reviewed the application and hereby accepts the findings and recommendations of the Spring Lake Park Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park, Minnesota that the City Council hereby approves the request of Boing US Holdco, Inc, 8301 University Avenue NE, for a ten (10) foot variance from the corner side yard parking setback standard from the south property line, a seven (7) foot variance from the side yard parking setback standard from the north property line, and a fifteen (15) foot variance from the rear yard setback to allow construction of a 4,247 square foot building for a car wash; subject to the following conditions:

1. The variance is conditioned on the approval of the Conditional Use Permit for the site as described in the City Planner report dated May 23, 2022 and outlined in Resolution 22-27.
2. Landscaping and screening shall be provided as stipulated in the Conditional Use Permit.
3. Lighting on the building shall be approved in the Conditional Use Permit with downcast shielded fixtures allowing no more than 0.5 footcandle beyond the property line
4. All conditions relating to traffic, grading, drainage, site, sanitary sewer, water works and other engineering items shall be reviewed and approved by the City Engineer prior to issuance of a building permit.
5. Handling of odors, gas and fumes will be reviewed and approved by the City Engineer and Building Official before a building permit is issued.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

RESOLUTION NO. 22-___

**A RESOLUTION CONDITIONALLY GRANTING SITE PLAN APPROVAL FOR
CONSTRUCTION OF CAR WASH FACILITY WITH SELF SERVICE VACUUMS AT
8301 UNIVERSITY AVENUE NE**

WHEREAS, Boing US Holdco, Inc, d/b/a Take 5 Car Wash, is seeking to construct a car wash facility with self-service vacuums at 8301 University Avenue NE; and

WHEREAS, the site is currently zoned C-2, Neighborhood and Service Center Commercial, and the use is consistent with the 2040 Comprehensive Plan and the City's zoning ordinance; and

WHEREAS, City staff has reviewed the site plan application against the site plan review criteria outlined in §153.060 of the Spring Lake Park Code of Ordinance and has recommended approval, subject to conditions; and

WHEREAS, at its June 6, 2022 meeting, the City Council duly considered the proposed site plan in accordance with §153.060 of the Spring Lake Park Code of Ordinance and City staff's recommendation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRING LAKE PARK, MINNESOTA, that the City Council does hereby grant site plan approval to Boing US Holdco, Inc for a car wash facility with self-service vacuums, subject to the following conditions:

1. Applicant shall obtain all necessary building permits prior to construction and occupancy of the proposed improvements.
2. Applicant shall comply with all conditions outlined in the Conditional Use Permit and Variance resolutions.

The foregoing Resolution was moved for adoption by Councilmember

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

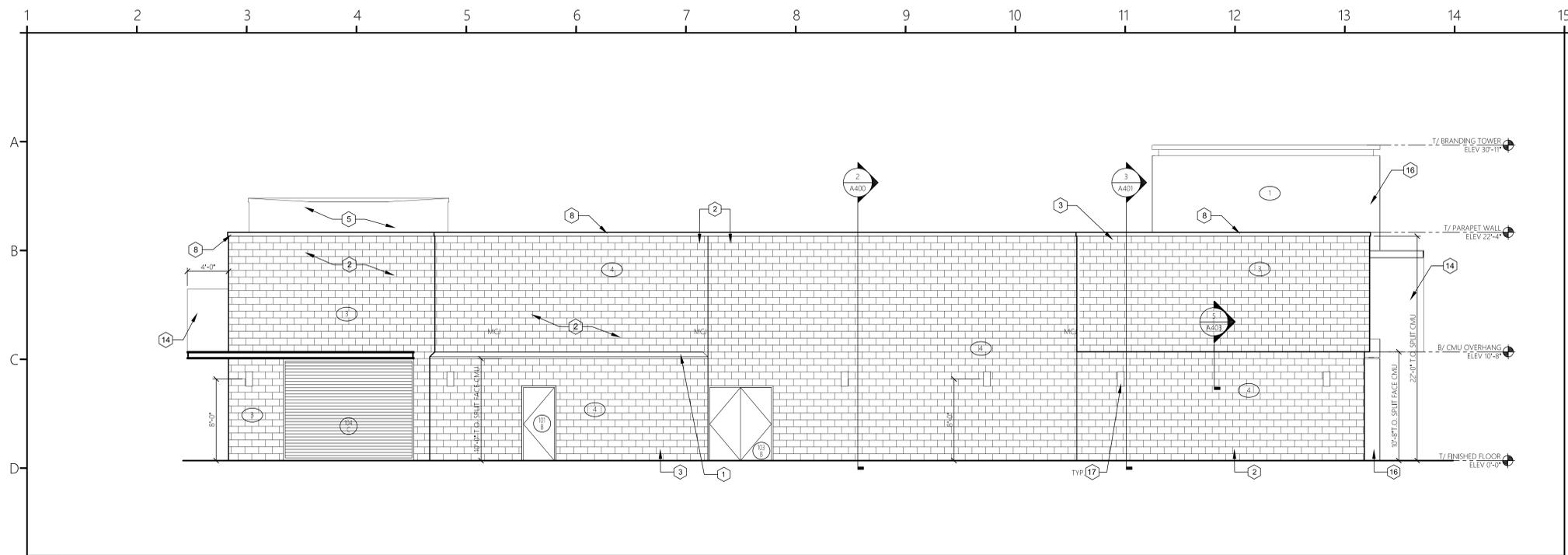
Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

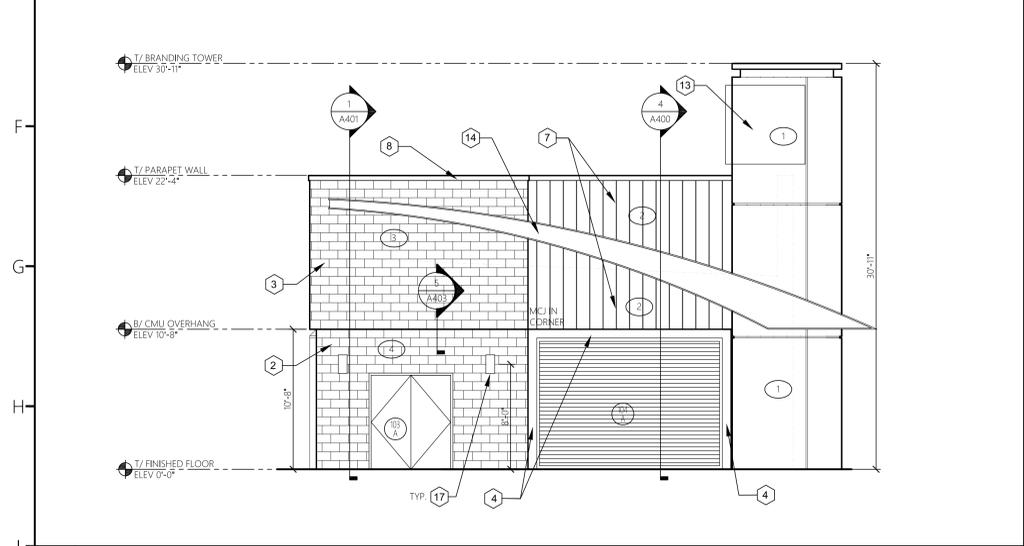
Robert Nelson, Mayor

ATTEST:

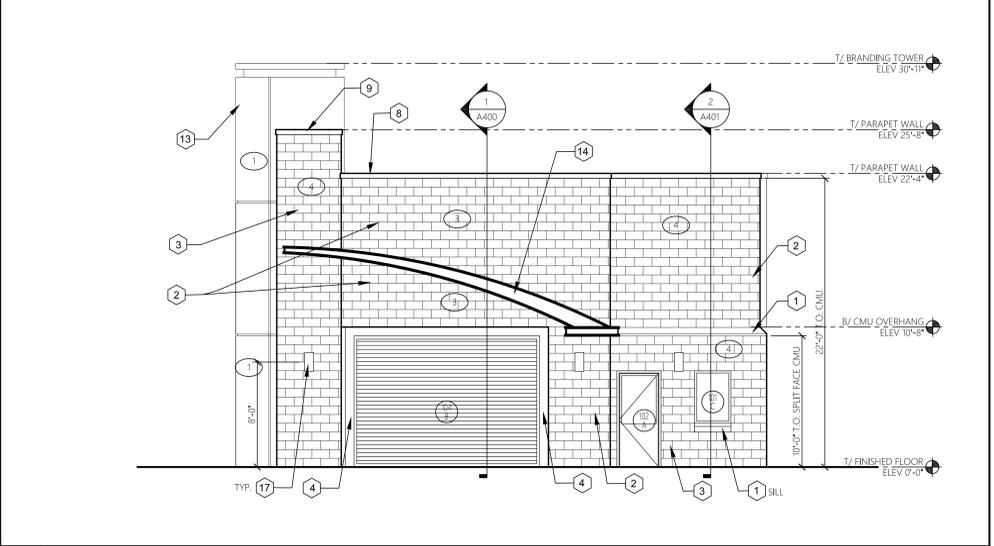
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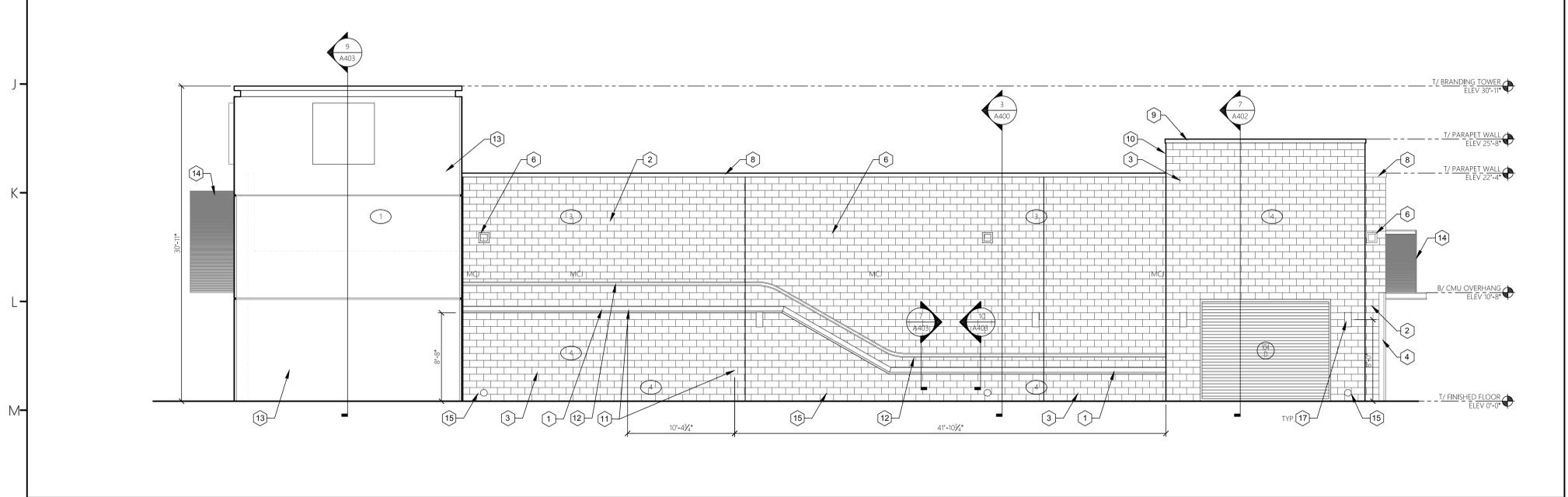
1 ELEVATION 3/16" = 1'-0"



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



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



4 ELEVATION 3/16" = 1'-0"

ELEVATION KEYNOTES

- 1 PRECAST CONC WATERTABLE
- 2 SMOOTH FACE CMU
- 3 SPLIT FACE CMU VENEER
- 4 STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 7020 BLACK FOX
- 5 TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A104
- 6 .050 X 8"W X 8"H PARAPET OPENING WITH PRE-FINISHED ALUM METAL COLLAR (2" W X 1" PROJ) BRONZE ANODIZED FINISH
- 7 CENTRIA (OR EQUIVALENT) PRE-FINISHED ALUMINUM CONCEALED FASTENER SIDING COMPLETE W/ DRIP FLASHING AND CLOSURES
- 8 PREFORMED PRE-FINISHED ALUM. COPING WITH CONT. HOLD DOWN CLIPS ON BOTH SIDES OF THE PARAPET, FINISH: DARK BRONZE; REFER TO SPECIFICATIONS 07 54 00 FOR MORE INFORMATION
- 9 PREFORMED PRE-FINISHED ALUM. GRAVEL STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
- 10 EXPOSED SIDEWALL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8.25" X12" PRIMED, PAINT TO MATCH 4 X 8 H X 16 SPLIT FACE CMU VENEER W/ DRYBLOC ADDITIVE, DARK GRAY COLOR. SEALANT BETWEEN CMU AND SIDING
- 11 MITER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
- 12 SIDEWALL GRAPHIC STRIP FURNISHED BY OWNER INSTALLED BY CONTR
- 13 ACM PANEL FINISH ON HDO BACKING SYSTEM; REFER TO SHEET A403 FOR ADDITIONAL DETAILS; FINISH BY MANUF.
- 14 CANOPY BY SIGNAGE VENDOR
- 15 6" DIA PVC DOWNSPOUT, RELEASE MIN 6" ABOVE GRADE (VERIFY WITH CIVIL)
- 16 TOWER BEYOND
- 17 WALL SCENCE; REF. FIXTURE SCHEDULE

GENERAL NOTES

- A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
- B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.
- C. REFER TO LOW VOLTAGE PLAN FOR SECURITY PLAN, COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S0.01.
- F. REFER TO DOOR AND WINDOW SCHEDULE ON A500 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

EXTERIOR FINISH SCHEDULE

NO.	AREA	COLOR
1	TOWER	BY MANUF. MATCH SW 6169, SEDATE GRAY
2	METAL PANELS	BY MANUF. 1760 LIMESTONE
3	ACCENT CMU	MATCH SW COLOR #6169, SEDATE GRAY
4	DARK CMU	MATCH SW COLOR # 7020, BLACK FOX

ARCHITECT OF RECORD:
DUSTIN CURTIS
MINNESOTA REGISTERED
ARCHITECT
8801 N. CENTRAL AVE. SUITE 101
PHOENIX, ARIZONA 85020
PHONE: 602.266.2712

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Ernest D. Gunter
1350 C Cleveland Street
Greenville, SC 29607
864.235.3580
PLUMBING
Dustin Curtis
8801 N. Central Ave. Suite 101
Phoenix, Arizona 85020
602.266.2712
ELECTRICAL
Hugh P. Burns, P.E.
912 S Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
TAKE 5 CAR WASH
SPRING LAKE PARK
MN
8301 UNIVERSITY AVE NE
SPRING LAKE PARK, MN



Revisions:
03.04.2022 Issue for Permit

Project Number:
21110
Phase:
CD
Date:
03.04.2022
Drawn By:
Checked By:

Sheet Number:
A200
Sheet Title:
ELEVATIONS

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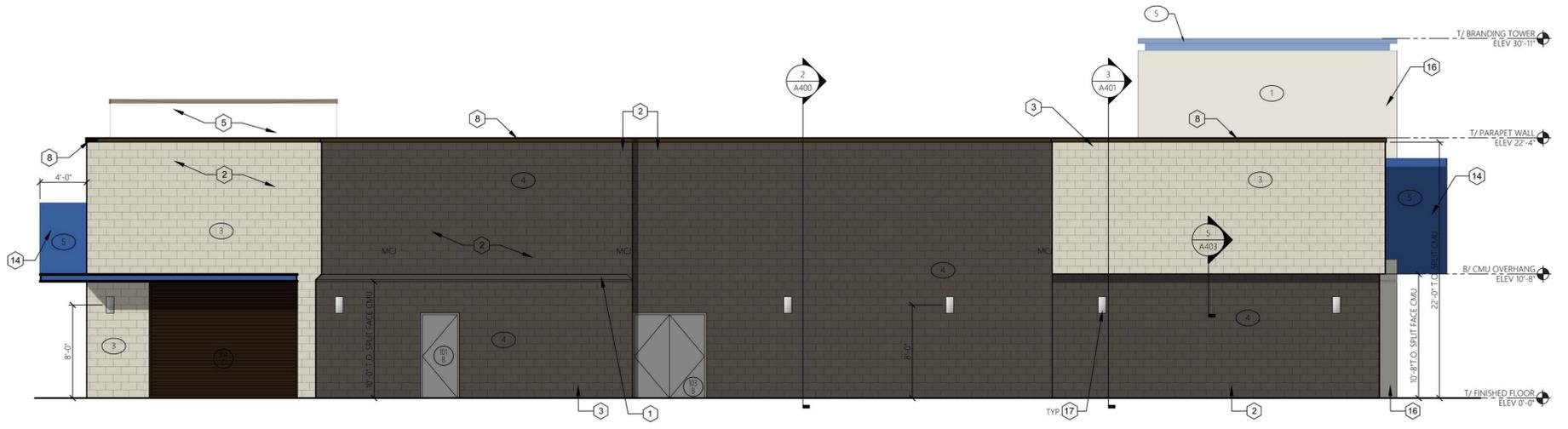
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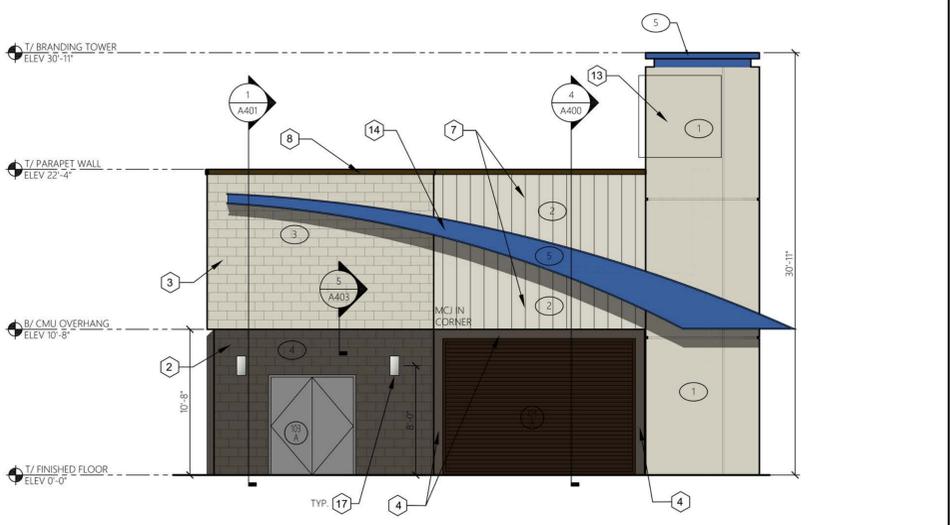
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4	DARK CMU	MATCH SW COLOR # 7020, BLACK FOX
5	BLUE ACCENTS	MATCH PANTONE 7684



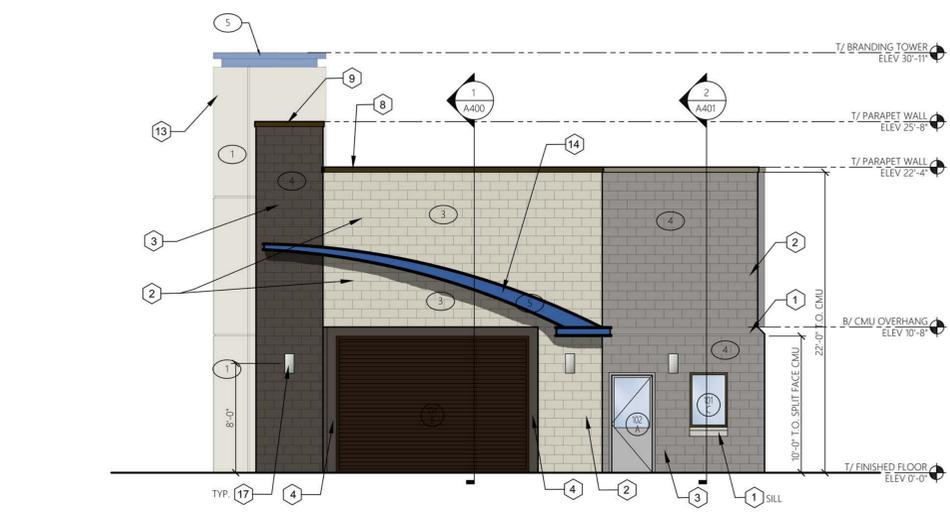
1 WEST ELEVATION

3/16" = 1'-0"



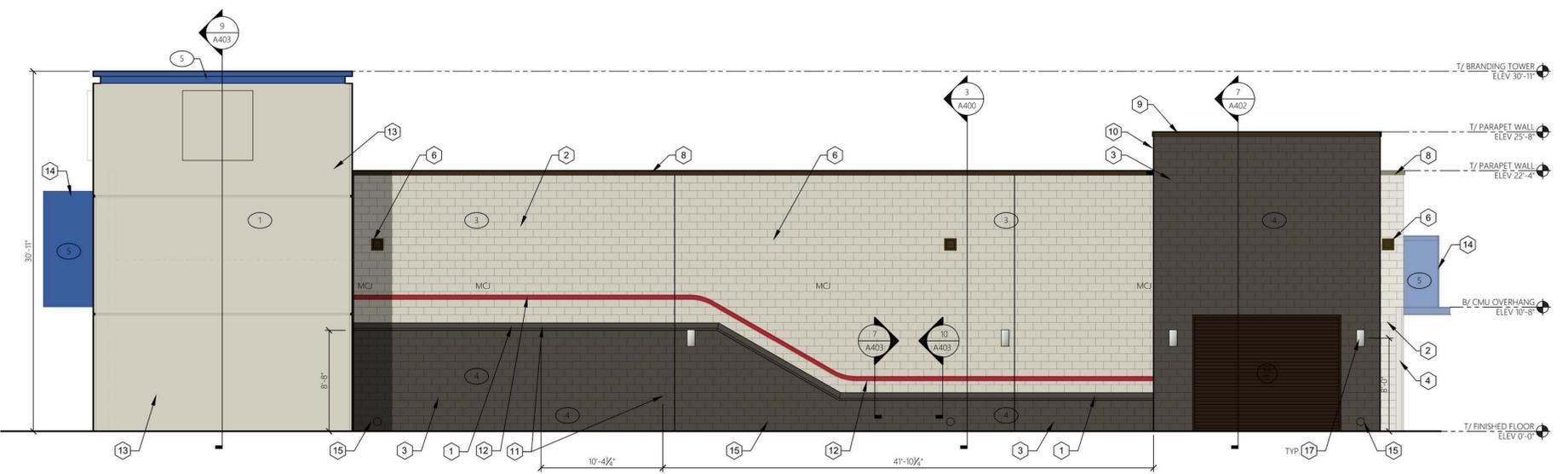
2 SOUTH ELEVATION

3/16" = 1'-0"



3 NORTH ELEVATION

3/16" = 1'-0"



4 EAST ELEVATION

3/16" = 1'-0"

Take 5 Car Wash Photos—Example



SPRING LAKE PARK

ORDINANCE XXX

AN ORDINANCE AMENDING SECTION 16.64.040(C) OF THE ZONING CODE RELATING TO AUTOMOBILE SALES AS A CONDITIONAL USE IN THE I-1, LIGHT INDUSTRIAL, ZONING DISTRICT

NOW THEREFORE, be it ordained by the Council of the Spring Lake Park, in the State of Minnesota, as follows:

SECTION 1: AMENDMENT “16.64.040(C) of the Spring Lake Park Municipal Code is hereby amended as follows:

<i>Uses in I-1</i>	<i>Category</i>
Automobile sales	<u>C</u>

SECTION 2: This Ordinance shall be effective from and after its final passage, approval and publication according to law.

PASSED AND ADOPTED BY THE SPRING LAKE PARK CITY COUNCIL this 6th day of June 2022.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Wendling	_____	_____	_____	_____
Councilmember Delfs	_____	_____	_____	_____
Councilmember Goodboe-Bisschoff	_____	_____	_____	_____
Councilmember Dircks	_____	_____	_____	_____
Mayor Nelson	_____	_____	_____	_____

Presiding Officer

Attest:

Robert Nelson, Mayor

Daniel R. Buchholtz, Administrator,
Clerk/Treasurer

To: City Council
 From: Lauren Walburg, Stantec
 Michelle Lincoln, Stantec
 City of Spring Lake Park

File: Tint Pros – Ordinance Text Amendment and Conditional Use Permit
 Date: June 6, 2022

Re: Tint Pros, Ordinance Text Amendment and Conditional Use Permit | 1313 Osborne Rd NE

BACKGROUND

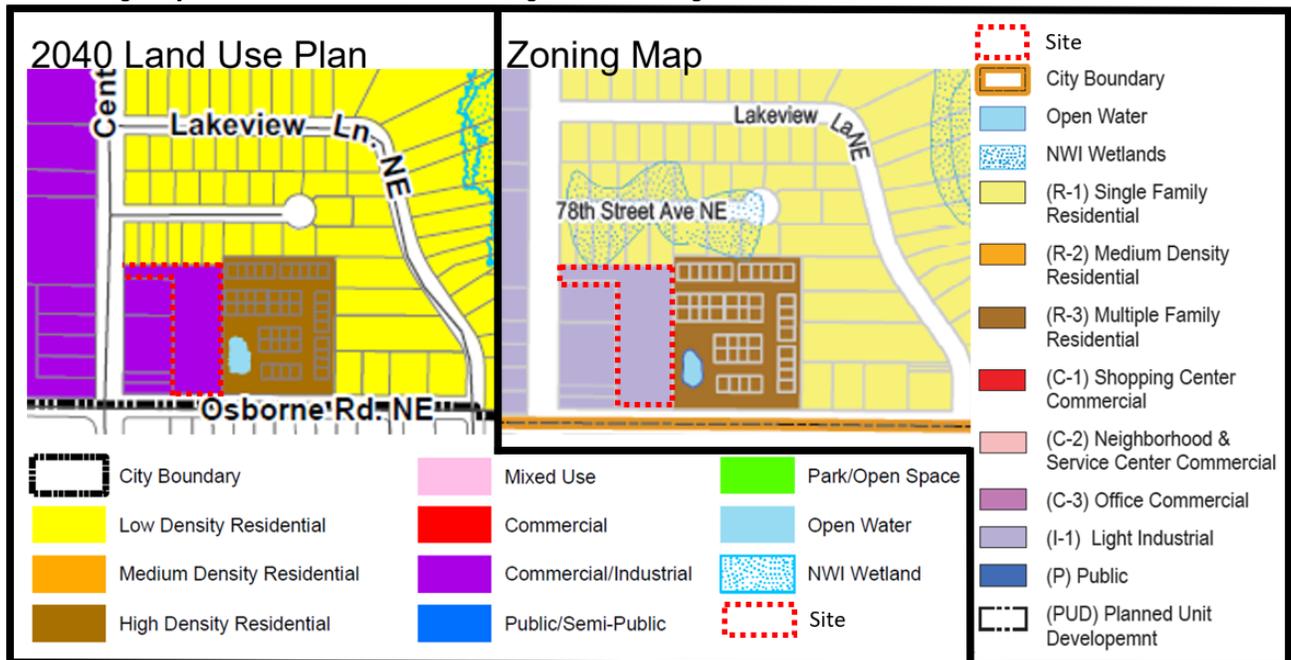
Tint Pros (Applicant) is a business currently located at 7703 Central Avenue NE. They have purchased the adjacent property at 1313 Osborne Road NE which houses an old bus garage building and surface parking lot.

Tint Pros offers window tinting, vinyl wraps, detailing, light mechanical work and other associated car services. The applicant intends to relocate their business to 1313 Osborne, terminating their lease at 7703 Central Avenue NE. As part of this relocation and due to the large size of the old bus garage building, the applicant would like to expand their business to include selling higher end vehicles that would be stored inside the garage building. I-1 Light Industrial zoning does not presently allow auto sales, and Tint Pros is requesting an Ordinance Text Amendment specifying auto sales as a conditional use in the table of permitted uses. Automobile repair is currently allowed by conditional use permit in the I-1 district. The Planning Commission considered this request at their May 23rd meeting and recommended approval of the Ordinance Text Amendment and Conditional Use Permit.

The applicant has been operating Tint Pros in Spring Lake Park for 5 years and is in good standing with City. The applicant has been quick to address any issues raised by code enforcement and the City rarely receives any complaints about the business.

PLANNING ISSUES DISCUSSION

- 1) **Comprehensive Plan and Zoning.** The property is guided Commercial/Industrial in the 2040 Comprehensive Plan. The zoning is I-1 Light Industrial which is intended for employment opportunities, industrial areas near highways and administrative, wholesaling, manufacturing and related commercial uses.



Reference: Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE

Requirements for property in the I-1 Industrial district include:

- a. If any yards are to be landscaped, they shall be landscaped attractively with lawns, trees, shrubs, and the like. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition (§16.20.040).
- b. Where any business or industrial use (structure, parking, or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide a buffer yard and screening along the boundary of the residential property.
- c. All materials, supplies, merchandise, or other similar matter not on display for direct sale, rental, or lease to the ultimate consumer or user shall be stored within a completely enclosed building within the commercial and industrial districts or within the confines of an opaque wall or fence not less than six feet high. No storage of any type shall be permitted within the required front or side street setback (§16.20.120).
- d. Specific development standards regarding auto and marine service and repair uses are regulated by §16.36.010(B). These standards regulate vehicle storage and documentation and venting odors, gas, and fumes.
- e. Performance standards apply to buildings within the I-1 Light Industrial district, as guided in §16.28.010. It is the intent of these standards to provide that industry and related activities shall be established and maintained with proper appearance from streets and adjoining properties, and to provide that each permitted use of this type shall be a good neighbor to adjoining properties by the control of the following: odor, exterior lighting, glare, vibration, fumes and gases, smoke, dust, hazards, and visual impacts.
- f. Parking requirements are as follows: 3 spaces per each service bay plus 1 per employee on major shift

Performance Standards for auto and marine; sales, leasing, and rental (§16.36.010(A)):

- a. The use shall be served by a major collector or higher classification of roadway.
- b. An open-aired used auto and marine sales or rental lot as a stand-alone business is prohibited.
- c. Used automobiles may be sold or rented as a stand-alone business if the used vehicles and associated business are contained within a building.
- d. Used automobiles may not be sold accessory to businesses other than new car dealerships. Outdoor vehicle display for used vehicles shall be limited to 30% of the total outdoor display area for a new car dealership. The display area shall be defined as the total number of parking spaces devoted to the sale of new vehicles only, not including the required off-street parking spaces needed for the public and employees.
- e. Outdoor vehicle display areas within the public right-of-way are prohibited.
- f. All areas on which motor vehicles are stored or displayed must be paved with concrete or a bituminous surface. No display, sale or storage of automobiles or other vehicles are permitted on landscaped areas.
- g. Outdoor vehicle display shall be in an orderly fashion, with access aisles provided as needed. Outdoor vehicle display shall not reduce the amount of off-street parking provided on-site, below the level required for the principal use. The outdoor storage of inoperable, junk vehicles and vehicles with expired tabs is prohibited.
- h. Music or amplified sounds shall not be audible from adjacent residential properties.
- i. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening or other site improvements consistent with the character of the neighborhood.

Reference: Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE

- j. Fuel pumps for the purpose of retail sale and dispensing of fuel to the general public shall be prohibited. If the use included dispensing of fuel for automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be directed away from residential uses. All storage tanks shall be equipped with vapor-tight fittings to eliminate the escape of gas vapors.

License Requirements for Used Car Dealers (§11.20.040(F)(4)):

- a. No license shall be granted if the premises are located within 500 feet of any other new or used car sales dealership or auto or marine leasing or rental facility.
- 2) **Application Request.** Tint Pros offers window tinting, vehicle wraps, exterior detailing, and other associated car services. The property Tint Pros has purchased, 1313 Osborne Rd NE, is zoned I-1 Light Industrial. There is an existing bus garage on the property, which the Applicant intends to make minor repairs and cosmetic improvements. The Applicant is not proposing any substantial changes to the property or exteriors of the existing building. South of the property is Osborne Rd NE, an arterial, and property to the west are zoned I-1 Light Industrial. Residential uses are to the north and east of the property. There is substantial tree screening at the north and east property boundaries, appropriately fulfilling screening requirements for industrial uses that abut residential uses.



3) **Ordinance Text Amendment.**

The City Council should first consider the ordinance text amendment to allow auto sales as a conditional use within the I-1 zoning district. An ordinance text amendment is required because auto sales are currently only allowed as a conditional use within the C-2 zoning district, and the proposed text amendment would add auto sales to the schedule of permitted uses as a conditional use in the I-1. Within the C-2, the City currently allows “auto and marine; sales, leasing and rental” as a conditional use. The City could consider using the same language in the industrial district, as shown in Option 1 below. The City could also consider only allowing auto sales, as requested by this application and shown in Option 2 below. The planning commission recommended Option 2 at their May 23rd meeting. As previously mentioned and shown below, Automobile repair is already included in the schedule of permitted uses as a conditionally permitted use, so no change is needed to the ordinance to allow for that use of the property.

The City Council has the discretion over whether to approve the ordinance text amendment and should consider whether auto sales are an appropriate use within the I-1, light industrial district. This is an issue that has come up in the past, and for which the City has included performance standards in their zoning ordinance (§16.36.010(A)). Stantec would be supportive of allowing auto sales within the I-1, as it fits with the intent of the district, and there are additional standards already in place guiding their development.

Reference: **Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE**

Appendix D: Schedule of Permitted Uses by District (§ 16.64.040)

Uses in I-1	Category
Automobile repair	C
Option 1: Auto and marine; sales, leasing and rental	<u>C</u>
Option 2: Auto sales	<u>C</u>

- 4) **Conditional Use Permit.** Section §16.56 of the City of Spring Lake Park’s zoning code outlines the requirements to approve a conditional use permit. The Zoning Code allows the City to impose reasonable conditions on certain uses to address issues that may impact surrounding properties or public health, safety, and welfare. Conditional uses are considered *permitted uses to which reasonable conditions may be attached based on findings of fact*. The assumption is that the use is allowed and the City needs to articulate the conditions under which the use might be approved, rather than deny it because of potential conditions that do not yet exist. If it appears there is no reasonable way to accommodate the use in this location, the City can deny the use.

This application has been analyzed with respect to requirements in the zoning code, listed below. The City Council should consider both automobile repair, as a use currently allowed by CUP in the I-1, as well as auto sales, which will require an ordinance text amendment to be considered as a conditional use in the I-1. The City Council may then authorize the conditional use permit, provided the applicant has provided evidence establishing the following:

(a) The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

Window tinting, vehicle wraps, exterior detailing, and other associated car services are compatible with other uses allowed in I-1 Light Industrial. Tint Pros has been operating for 5 years at the property adjacent to this one and have been able to expand their existing business due to demand. Indoor auto sales specified in §16.36.010(A), as amended to be allowed by CUP in I-1 Light Industrial, are also compatible within the property and nearby uses, under the screening and use mitigation requirements of §16.28.040 and §16.28.010.

(b) The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;

The site has substantial existing screening and is buffered to the adjacent R-1 Single-Family and R-3 Multi-family residential uses. The site is accessible from Osborne Rd NE and Central Ave NE, and the use is not expected to

Reference: Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE

be detrimental to the surrounding area. The business has been operating for the past 5 years in this area and the City rarely received complaints, and the applicant is quick to respond to code enforcement issues.

(c) The proposed use will comply with the regulations specified in this chapter for the district in which the proposed use is to be located;

The proposed use is compliant with all applicable standards in the I-1 Light Industrial district, as amended for auto sales. The proposed use is over 1000 feet away from the nearest car dealership.

(d) The use is one of the conditional uses specifically listed for the district in which it is to be located;

Auto repair is currently allowed as a conditional use within the I-1 district. Auto sales require a zoning text amendment to operate as a conditional use in the I-1 Light Industrial district.

(e) The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;

The property has existing screening in place, and the applicant is not proposing any substantial changes to the building footprint and exterior of the site itself. The applicant proposes to conduct all work inside the building, and the use is not anticipated to have a detrimental effect on neighboring properties.

(f) The use will not lower property values or impact scenic views in the surrounding area;

The property does not have any significant scenic views. There is existing screening to adjacent residential properties. Additional screening could be required if proximity to the residential areas is of concern.

(g) Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;

This property can be accessed from Osborne Rd NE and Central Ave NE. Osborne Rd NE is an "other arterial" and Central Ave NE is a "major collector." All of these roads are adequate to handle the minimal amount of traffic expected from this type of use.

(h) Sufficient off-street parking and loading space will be provided to serve the proposed use;

The applicant is supplying adequate parking for employees and customers. Auto sales will be restricted to inside the property building – no outdoor storage is permitted. Parking spaces are to be provided by the building owner, and spaces will be appropriately striped and signed.

(i) The use includes adequate protection for the natural drainage system and natural topography;

The applicant is proposing minor landscaping improvements that are not anticipated to impact the natural drainage system and natural topography.

(j) The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and

Tint Pros offers window tinting, vehicle wraps, exterior detailing, other associated car services, and, upon approval, auto sales. The business has been operating in good standing at 7703 central Ave NE, and the Applicant agrees to continue implementing mitigation efforts for the conditions stated in §16.28.010 and §16.28.010. The applicant also agrees to operate their auto sales business indoors.

Reference: Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE

(k) The proposed use will not stimulate growth incompatible with prevailing density standards.

The applicant is not proposing any residential units as part of the project.

PROCESS

The City Council should first consider the Ordinance Text Amendment to allow auto sales as a conditional use within the I-1 Light Industrial District. The Council should consider whether they would approve this text amendment, and if so, make a motion recommending specific language for the schedule of permitted uses to the City Council. The two options Stantec would recommend are shown in this staff report, and the Planning Commission recommended Option 2.

Regardless of the outcome of the first motion, the City Council should consider the Conditional Use Permit request for auto sales and auto repair. Auto repair is currently allowed as a conditionally permitted use within the I-1, while auto sales will only be allowed in the I-1 with approval of the Ordinance Text Amendment.

RECOMMENDATIONS

Ordinance Text Amendment

Amending the zoning ordinance is something the City has considerable discretion over. The City Council should carefully consider whether they want to approve auto sales as a conditional use in industrial areas of the City. This would allow other applicants to apply for a Conditional Use Permit for auto sales within the I-1. Stantec would be supportive of allowing auto sales within the I-1 Light Industrial District, as it fits with the intent of the district, and there are additional standards already in place guiding their development. However, this is a question for the community to answer, not an outside consultant, so we do not make a specific recommendation on this request.

Suggested Findings of Fact for Approval of Ordinance Text Amendment

- 1) The proposed auto sales use is not allowed within the I-1, Light Industrial district, the current zoning on the property. An Ordinance Text Amendment to add auto sales to the schedule of permitted uses within the I-1 as a conditional use would allow this use to move forward by conditional use permit.
- 2) The intent of the I-1 Light Industrial District includes commercial uses and the applicant proposes to operate their business in accordance with specific Performance Standards for this use, therefore auto sales could be a reasonable use within the Light Industrial District.
- 3) Amending and updating the zoning ordinance regularly is a reasonable exercise conducted by the City.

Suggested Findings of Fact for Denial of Ordinance Text Amendment

- 1) The zoning ordinance as written for the I-1 Light Industrial District allows a wide range of industrial and related commercial activities, giving the property owner many reasonable uses of the property.
- 2) The City has considered acceptable uses within the I-1 Light Industrial District and has determined that auto sales are an appropriate use within the C-2 Commercial District, but not compatible with uses within the I-1 Industrial District.

Reference: Tint Pros, Ordinance Text Amendment, CUP | 1313 Osborne Rd NE

Conditional Use Permit

Regardless of the City Council action above, they should act on the conditional use permit for both auto sales and auto repair.

We recommend that the City Council approve the Conditional Use Permit for 1313 Osborne Rd NE with the following conditions, based on the analysis provided by Planning staff:

- 1) The conditional use permit for auto sales is only approved if the Ordinance Text Amendment allowing auto sales within the I-1 Light Industrial District is approved.
- 2) The applicant shall apply for and receive all applicable permits prior to signage and landscape installation.
- 3) The applicant shall conduct auto services inside the building, with the garage door shut.
- 4) The applicant shall store auto sale vehicles inside the building; no outdoor storage of vehicles and associated merchandise is permitted.
- 5) The applicant shall ensure sufficient parking for customers and employee cars and will stripe the lot to ensure that service bays and parking spaces are clearly designated.

Suggested Findings of Fact for Approval of the Conditional Use Permit

We recommend the following findings of fact for approval of the Conditional Use Permit:

- 1) The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the amended I-1 Light Industrial district.
- 2) The use is screened from adjacent residential uses and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
- 3) Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
- 4) No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
- 5) Unusual odors, fumes, dust, noise or vibration associated with the use will be adequately mitigated by the applicant, and work will be conducted indoors.
- 6) No residential use is proposed on the site and therefore incompatible growth in that regard is not an issue with this use.

60-DAY RULE

State Statute 15.99 required final action on zoning applications received within 60 days of receiving a completed application. The application was received on May 4, 2022. The 60-day limit for final action by the City Council is July 4, 2022. This can be extended by the City for another 60 days if more time is needed to review the application.



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: June 1, 2022

Subject: Tint Pros CUP/Text Amendment

Tint Pros has requested a text amendment to allow auto sales as a conditional use in the I-1, Light Industrial. Discussion on the proposed amendment is included with the City Planner's memo.

The proposed text amendment would not only permit auto sales as part of this Conditional Use Permit, but for other applicants located in the I-1 Zoning District. This would include areas along the south half of Plaza Blvd, the east side of Center Drive, both sides of Sunset Road and areas along Central Avenue south of 80th Avenue.

The City Council has broad discretion on requests for amendments to the City Code. If you wish to approve the text amendment, you would adopt the proposed ordinance. If you wish to deny the request for a text amendment, you would adopt the included resolution denying the request, which outlines findings of fact.

In addition to the text amendment action, Staff has prepared two resolutions for the Tint Pros CUP application.

The first resolution would be the appropriate resolution to approve if the City Council chooses to approve the text amendment ordinance.

The alternate (A) resolution would be the appropriate resolution to approve if the City Council declines to approve the text amendment ordinance permitting auto sales as a conditional use in the I-1, Light Industrial, zoning district.

If you have any questions, please don't hesitate to contact me at 763-784-6491.

RESOLUTION NO. 22-___

RESOLUTION DENYING REQUEST FOR TEXT AMENDMENT TO SECTION 16.64.040(C) OF THE ZONING CODE RELATING TO AUTOMOBILE SALES AS A CONDITIONAL USE IN THE I-1, LIGHT INDUSTRIAL, ZONING DISTRICT

WHEREAS, Triet Nguyen, Tint Pro’s LLC. (the “Applicant”) submitted an application for approval of a text amendment to Section 16.64.040(C) of the Zoning Code to permit automobile sales as a conditional use in the I-1, Light Industrial, Zoning District; and

WHEREAS, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on May 23, 2022; and

WHEREAS, the Planning Commission recommended approval of the request of the text amendment request to the City Council; and

WHEREAS, the City Council considered the application at its June 6, 2022 meeting and disagrees with the Planning Commission’s recommendation, making the following findings of fact in opposition to the proposed request:

1. The zoning ordinance as written for the I-1, Light Industrial, District allows a wide range of industrial and related commercial activities, giving the property owner many reasonable uses of the property.
2. The City has considered acceptable uses within the I-1 District and has determined that auto sales are not compatible with uses within the I-1 District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby deny the request for a text amendment to Section 16.64.040(C) of the Zoning Code.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-____, Resolution Denying Request for Text Amendment to Section 16.64.040(C) of the Zoning Code Relating To Automobile Sales as a Conditional Use in the I-1, Light Industrial, Zoning District, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

RESOLUTION NO. 22-___

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR TINT PRO'S LLC AT 1313 OSBORNE ROAD NE

WHEREAS, Triet Nguyen, Tint Pro's LLC. (the "Applicant") submitted an application for approval of a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical, auto sales and other associated auto services at 1313 Osborne Road NE; and

WHEREAS, the legal description for the conditional use permit is as follows:

That part of Lot 22, Auditor's Subdivision No. 152, lying South of the North line of the South 505 feet of the Southwest Quarter of the Southeast Quarter of Section 1, Township 30, Range 24, Anoka County, Minnesota, except the South 330 feet of the West 230 feet of said Lot 22, also except that part of said Lot 22, lying within the South 100 feet of said Quarter Quarter

AND

That part of Lot 22, Auditor's Subdivision No. 152 and of the Southwest Quarter of the Southwest Quarter of Section 1, Township 30 North, Range 24 West, Anoka County, Minnesota, described as that part of the Southerly 100 feet of said Quarter-Quarter lying Westerly of the Southerly extension of the East line of Lot 22, Auditor's Subdivision No. 152, except Lot 24, Auditor's Subdivision No. 152. Abstract property; and

WHEREAS, the Planning Commission considered the Applicant's request at a duly noticed Public Hearing which took place on May 23, 2022; and

WHEREAS, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, the City Council considered the application at its June 6, 2022 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the amended I-1 Light Industrial District.
2. The use is screened from adjacent residential uses and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
3. Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
4. No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
5. Unusual odors, fumes, dust, noise or vibration associated with the use will be adequately mitigated by the applicant and work will be conducted indoors.
6. No residential use is proposed on the site; and, therefore incompatible growth in that regard is not an issue with this use.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by the Applicant for a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical, auto sales and other associated auto services at 1313 Osborne Road NE, subject to the following conditions:

1. Applicant shall agree to the revocation of all previous conditional use permits for the site.
2. The applicant shall apply for and receive all applicable permits prior to signage and landscape installation.
3. The applicant shall conduct auto services inside the building, with the garage door shut.
4. The applicant shall store auto sale vehicles inside the building; no outdoor storage of vehicles and associated merchandise is permitted.
5. The applicant shall ensure sufficient parking for customers and employee cars and will stripe the lot to ensure that service bays and parking spaces are clearly designated.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-30, Resolution Granting Approval of Conditional Use Permit for Tint Pro's LLC at 1313 Osborne Road NE, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____

RESOLUTION NO. 22-____(A)

RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR TINT PRO'S LLC AT 1313 OSBORNE ROAD NE

WHEREAS, Triet Nguyen, Tint Pro's LLC. (the "Applicant") submitted an application for approval of a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical, auto sales and other associated auto services at 1313 Osborne Road NE; and

WHEREAS, the legal description for the conditional use permit is as follows:

That part of Lot 22, Auditor's Subdivision No. 152, lying South of the North line of the South 505 feet of the Southwest Quarter of the Southeast Quarter of Section 1, Township 30, Range 24, Anoka County, Minnesota, except the South 330 feet of the West 230 feet of said Lot 22, also except that part of said Lot 22, lying within the South 100 feet of said Quarter Quarter

AND

That part of Lot 22, Auditor's Subdivision No. 152 and of the Southwest Quarter of the Southwest Quarter of Section 1, Township 30 North, Range 24 West, Anoka County, Minnesota, described as that part of the Southerly 100 feet of said Quarter-Quarter lying Westerly of the Southerly extension of the East line of Lot 22, Auditor's Subdivision No. 152, except Lot 24, Auditor's Subdivision No. 152. Abstract property; and

WHEREAS, the Planning Commission considered the Applicant's request at a duly noticed Public Hearing which took place on May 23, 2022; and

WHEREAS, the Planning Commission recommended approval of the application to the City Council; and

WHEREAS, the City Council considered the application at its June 6, 2022 meeting and has made the following findings in support of approval of the conditional use permit application, excluding auto sales:

1. The proposed use is a reasonable use of the property, anticipated as a Conditional Use in the amended I-1 Light Industrial District.
2. The use is screened from adjacent residential uses and is therefore not expected to have a detrimental effect on surrounding properties or lower property values.
3. Adjacent roadways and the existing parking lot are adequate to handle anticipated traffic and vehicles using the site.
4. No changes are proposed to site grading and drainage and therefore stormwater management should be adequate as it exists now.
5. Unusual odors, fumes, dust, noise or vibration associated with the use will be adequately mitigated by the applicant and work will be conducted indoors.

6. No residential use is proposed on the site; and, therefore incompatible growth in that regard is not an issue with this use.

WHEREAS, auto sales is not a permitted use in the I-1, Light Industrial, zoning district.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by the Applicant for a conditional use permit to permit the operation of an auto detailing, window tinting, vinyl wrap, light mechanical and other associated auto services at 1313 Osborne Road NE, subject to the following conditions:

1. Applicant shall agree to the revocation of all previous conditional use permits for the site.
2. The applicant shall apply for and receive all applicable permits prior to signage and landscape installation.
3. The applicant shall conduct auto services inside the building, with the garage door shut.
4. The applicant shall ensure sufficient parking for customers and employee cars and will stripe the lot to ensure that service bays and parking spaces are clearly designated.

BE IT FURTHER RESOLVED that the application for a conditional use permit for auto sales at 1313 Osborne Road NE is hereby denied with the following findings of fact:

1. Auto sales use is not allowed within the I-1, Light Industrial, zoning district.
2. The zoning ordinance as written for the I-1, Light Industrial, zoning district allows a wide range of industrial and related commercial activities, giving the property owner many reasonable uses of the property.
3. The City Council has considered acceptable uses within the I-1, Light Industrial, zoning district and has determined that auto sales are an appropriate use within the C-2, Neighborhood and Service Center Commercial, zoning district, but are not compatible with uses within the I-1 district.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

Robert Nelson, Mayor

ATTEST:

Daniel R. Buchholtz, City Administrator

State of Minnesota)
Counties of Anoka and Ramsey) ss
City of Spring Lake Park)

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-30, Resolution Granting Approval of Conditional Use Permit for Tint Pro’s LLC at 1313 Osborne Road NE, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: _____



City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
info@slpmn.org

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

500.00 1000.00
 500.00 1500.00

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Site Plan/Building Plan Review | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Conceptual Plan Review | <input type="checkbox"/> Lot Combination |
| <input checked="" type="checkbox"/> Ordinance Amendment (Text) | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Variance | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Street or Easement Vacation | <input type="checkbox"/> Other _____ |

PROPERTY INFORMATION

Street Address: 1313 OSBORNE RD NE
 Property Identification Number (PIN#): _____ Current Zoning: _____
 Legal Description (Attach if necessary): INDUSTRY

APPLICANT INFORMATION

Name: TRiet Nguyen Business Name: TINT PROS
 Address: 1313 OSBORNE RD NE
 City: Spring Lake Park State: MN Zip Code: 55432
 Telephone: 612 644 0021 Fax: _____ E-mail: TRiet.Nguyen@Gmail.com
 Contact: TRiet Nguyen Title: OWNER

OWNER INFORMATION (if different from applicant)

Name: _____ Business Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Fax: _____ E-mail: _____
 Contact: _____ Title: _____

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: INDUSTRY / VINYL WRAP / WINDOW TINT / DETAIL
light maintenance
 Nature of Proposed Use: Tire repair / light repair / Dealer license to sell
CARS / TINT / VINYL WRAP / DETAIL
 Reason(s) to Approve Request: CREATE a clean / High end / Facility FOR SLP

PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE

Project Name: _____ Date of Application: _____
 Nature of Request: _____

NOTE: Applications only accepted with ALL required support documents.
 See City Code

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park requires all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

Minnesota Statute § 471.462 requires all cities to provide, upon request, a nonbinding estimate of consulting fees in connection with applications for permits, licenses, or other approvals relating to real estate development or construction. If the applicant requests the estimate, the application shall not be deemed complete until the City has (1) provided an estimate to the applicant; (2) received the required application fees, as specified by the City; (3) received a signed acceptance of the fee estimate from the applicant; and (4) received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner (select one):

E-mail Trist. Nguyen 763@gmail.com Fax _____ USPS - Certified Mail _____

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application, including all four requirements of Minnesota Statute § 471.462, should I request a written estimate of consultant fees. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: [Signature] Date: 5/4/22

Owner: [Signature] Date: 5/4/22

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Conditional Use Permit Worksheet**

A conditional use permit cannot be approved unless the Planning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. WINDOW TINT / VINYL WRAP /
DETAILING / LIGHT MECHANIC / DEALER LICENSE
OUR GOAL IS TO CREATE A CLEAN / HIGH END FACILITY TO
PROTECT YOUR FAMILY AND CAR.

2. That the proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/ improvements within the vicinity of the use. WE ONLY USE WATER AND SOAP.
WE ALREADY OPERATE IN SLP. THE GOAL IS TO EXPAND
OUR SERVICE.

3. That the proposed use will comply with the regulations specified in Chapter 16 of the City Code. YEP. 5 YEARS IN SLP ZERO COMPLAINTS

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. WE WILL MAKE IT BETTER OUR
GOAL IS TO MAKE SLP PROUD OF US BEING HERE

5. That the proposed use will not lower property values or impact scenic views in the surrounding area. This building is empty storage unit. Building was not maintain well. we will clean, paint, fix all issues

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. already in the same parking lot for 5 years no issue

7. Sufficient off-street parking and loading space is available to serve the proposed use. yes no issue

8. That the proposed use includes adequate protection for the natural drainage system and natural topography. DRAIN into septic tank / will empty when needed

9. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. No chemicals used or noise issued

10. That the proposed use will not stimulate growth incompatible with prevailing density standards. will only help the area.

11. Please submit twelve copies of the following documents:

- a. Complete details of the proposed site development, including location of buildings, driveways, parking spaces, garages, refuse disposal areas, loading areas, dimensions of the lot, lot area and yard dimensions. The plans shall identify all adjoining properties
- b. An elevation of at least one building in detail and any sides facing onto all classes of residence districts, if different from the single elevation required.
- c. Complete landscaping plans, including species and size of trees and shrubs, proposed and required screening.*
- d. A site plan indicating final contours at two-foot vertical intervals.*
- e. Proposed sewer and water connections.*
- f. Complete plans for storm water drainage systems sufficient to drain and dispose of all surface water accumulations within the area.*
- g. Complete plans for proposed sidewalks to service parking, recreation and service areas within the proposed development.*
- h. Complete structural, electrical and mechanical plans for the proposed buildings.*
- i. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings.*

** Items required to be submitted if requested by the Zoning Administrator, Planning Commission or City Council.*

16.56 CONDITIONAL USE PERMITS

16.56.010 Purpose

16.56.020 Conditional Uses

16.56.030 Application Procedure

16.56.010 Purpose

The principal objective of this zoning title is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required in the social and economic welfare of the city. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by this title. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of their unusual characteristics or the service they provide the public. These conditional uses require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community.

16.56.020 Conditional Uses

Conditional use permits may be issued for any of the following:

- A. Any of the uses or purposes for which these permits are required or permitted by the provisions of this title;
- B. Public utility or public service uses or public building in any district when found to be necessary for the public health, safety, convenience, or welfare; or
- C. Commercial excavating of natural materials used for building or construction purposes, in any district.

16.56.030 Application Procedure

- A. *Initiation.* An application for a conditional use shall be in triplicate and may be made by any governmental unit, department, board, or commission or by any person or persons having a freehold interest, or a contractual interest which may become a freehold interest, applicable to the parcel described in the application.
- B. *Application content.* An application shall be by written petition in the form prescribed by the Zoning Administrator, signed by the applicant, and shall be filed with the Zoning Administrator. A fee as established by an ordinance of the City Council shall be required for the filing of the petition.
 - 1. In addition to the written petition, the following shall be required with an application for a conditional use:
 - a. Complete details of the proposed site development, including location of buildings, driveways, parking spaces, garages, refuse disposal areas, loading areas, dimensions of the lot, lot area, and yard dimensions. The plans shall identify all adjoining properties; and
 - b. An elevation of at least one building in detail and any sides facing onto all classes of residence districts, if different from the single elevation required.
 - 2. The following additional information may be required by the Zoning Administrator, Planning Commission, or City Council:

- a. Complete landscaping plans, including species and size of trees and shrubs, proposed and required screening;
- b. A site plan indicating final contours at two-foot vertical intervals;
- c. Proposed sewer and water connections;
- d. Complete plans for storm water drainage systems sufficient to drain and dispose of all surface water accumulations within the area;
- e. Complete plans for proposed sidewalks to service parking, recreation, and service areas within the proposed development;
- f. Complete structural, electrical, and mechanical plans for the proposed buildings; and
- g. Complete plans and specifications for exterior wall finishes proposed for all principal and accessory buildings.

3. Twelve copies of all required plans shall be submitted at the time of application. Applicant shall also provide all application materials in an electronic format as prescribed by the Zoning Administrator.

C. *Hearing notice.* Notice of the time and place of the public hearing shall be given not more than 30 nor less than ten days in advance by publishing a notice in the official newspaper of the city and by like notification, at least ten days prior to the date of public hearing, to the owner or owners of property within 350 feet of the subject property. This notice shall describe the particular conditional use and shall contain a brief description thereof. City Assessor tax records shall be deemed sufficient for the location or certification of ownership of the adjacent properties.

D. *Public hearing.* The public hearing shall be held.

E. *Findings and recommendations.* The Planning Commission shall then make its findings and recommendations to the City Council within 30 days following the end of the public hearing.

1. The City Council may then authorize the conditional use permit, provided the applicant has provided evidence establishing the following:

- a. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- b. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;
- c. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;
- d. The use is one of the conditional uses specifically listed for the district in which it is to be located;
- e. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;
- f. The use will not lower property values or impact scenic views in the surrounding area;
- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;
- i. The use includes adequate protection for the natural drainage system and natural topography;
- j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and
- k. The proposed use will not stimulate growth incompatible with prevailing density standards.

2. If no recommendation is transmitted by the Planning Commission within 60 days after the date of the hearing, the City Council may take action without awaiting the recommendations.

F. *Conditions.* The City Council may impose conditions and safeguards upon the premises benefitted by a conditional use as may be necessary to prevent injurious effects therefrom upon other property in the neighborhood.

G. *Term.* No conditional use permitting the erection or alteration of a building shall be valid for a period longer than one year unless the building is erected or altered within that period, unless a longer time is specified when permit is issued. An extension may be applied for, in writing, before the City Council.

H. *Violations; suspension and revocation.*

1. Violation of the conditions and safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this title. If within ten days of written notice from the Zoning Administrator the violation has not been corrected, the City Council may pursue the following procedure to suspend or revoke the permit.

- a. Written notice of suspension or revocation shall be provided to the permittee, as provided in Paragraph H,1,b, at least ten business days prior to the permit being suspended or revoked.
- b. Notice to the permittee and owner of record shall be served personally or sent by first class mail. Such written notice of suspension or revocation shall contain the effective date of the suspension or revocation, the nature of the violation constituting the basis of the suspension or revocation, the facts which support the conclusion that a violation has occurred and a statement that if the owner desires to appeal, the owner must, within ten business days, exclusive of the day of service, file a request for a hearing.
- c. The hearing request shall be in writing, stating the grounds for appeal and served personally or received by first class mail by the Administrator, Clerk/Treasurer at City Hall not later than 4:30 p.m. on the tenth business day following notice of suspension or revocation.
- d. Following the receipt of a request for hearing, the City Council shall set a time and place for the hearing. The Administrator, Clerk/Treasurer shall notify the permittee of the time and place of the hearing in the same manner as prescribed in Paragraph H,1,b.
- e. The hearing shall be conducted pursuant to the Administrative Procedures Act, M.S. §§ 14.57 to 14.70, as it may be amended from time to time. The City Council may act as the hearing body under that act, or it may contract with the Office of Administrative Hearings for a hearing officer.

2. In addition to the potential suspension or revocation of the conditional use permit, violations are punishable under SLPC 16.60.070. The city's enforcement rights are cumulative and no action taken by the city shall prohibit the city from seeking any other remedy under this section or at law.



June 6th, 2022

To: Mayor and City Council

From: Chief Antoine

Re: Police Officer Candidate Job Offer

Dear Mayor and City Council Members,

We have successfully completed the interview process and background investigations on three qualified candidates for our vacant patrol officer position.

I am happy to present to you candidate Jeremiah Drinkwine as the selected candidate for the position of Patrol Officer for the City of Spring Lake Park at tonight's Council Meeting. Jeremiah Drinkwine has successfully completed a background, psychological, medical and physical agility testing.

Jeremiah Drinkwine has worked for the Anoka County Sheriff's Office as a Detention Deputy since 2019. I am extremely happy with how the process went and I believe Jeremiah will be an excellent addition to the Spring Lake Park Police Department.

I am seeking Council's final approval for a job offer to Jeremiah Drinkwine. We are anticipating a start date of June 13th.

Sincerely,

Chief Josh Antoine

Joshua Antoine, Chief of Police

Spring Lake Park Police Department

1301 81st Avenue NE | Spring Lake Park, MN 55432

Emergency) 911/763-427-1212 Administration) 763-792-7200 Fax) 763-784-3638

www.slpmn.org



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: June 1, 2022

Subject: Public Works Maintenance Worker hire

The Administration Department has concluded its hiring process for the two Public Works Maintenance Worker positions. We received 15 applications for the position. Public Works Director Randall and I narrowed the pool down to 3 applicants, which were interviewed by Director Randall, Lead Maintenance Worker Brett DeBoer and me. We were pleased with the quality of applicants we interviewed. We are pleased to recommend Conor Allen and Cory Haugen for the position.

Conor graduated from Spring Lake Park High School. He currently works for the City of Blaine as a Utilities Worker, where he has worked since 2019. He has licenses as a backflow tester, Class D water operator, and Class D wastewater license. Prior to that, he worked for the City as a seasonal Public Works Maintenance Worker for three summers.

Cory earned his Auto Technician A.A. Degree from Century College. He currently works as the General Manager for Rodger's Trucking in Ham Lake. Prior to that, he served as the Public Works/Logistics Operator for the City of Ham Lake for nearly 18 years. He earned an APWA Certification from the University of Minnesota and is a certified DOT inspector.

We are confident that they will be great fits on our Public Works team.

Staff is recommending the City Council grant a conditional offer to Conor Allen and Cory Haugen, conditioned on successful pre-employment drug test. Their criminal background checks have been completed. We recommend the City Council start each of them at Step 6 of the Salary Schedule, or \$66,185.60/year. This recommendation is based on the exceptional experience and qualifications Conor and Cory bring to the position.

If you have any questions, please don't hesitate to contact me at 763-784-6491.



City of Spring Lake Park
Engineer's Project Status Report

To: Council Members and Staff
From: Phil Gravel

Re: **Status Report for 06.06.22 Meeting**
File No.: R-18GEN

Note: Updated information is shown in *italics*.

2022 MS4 Permit and SWPPP Update (193805251). Annual Report due by June 30th. Public Meeting should be held in the summer. Pond, structural BMP, and outfall inspections due by July 31st. Program analysis and annual training due in December.

Suite Living Spring Lake Park (Hampton Cos. project at 525 Osborne). Final site work will be completed 2022 – *need to coordinate pond work inspection with CCWD*. Developer completed 2021 parking lot restoration at Spring Crest Estates but needs to resolve issues with irrigation system and final seeding in 2022.

2021 Sewer Lining Project (193805204). This project included lining in the general area between Terrace and Monroe and south of 81st Avenue. Terry Randall is watching this project. Lining work has been completed. *Grout work will occur this summer. Contractor is Visu-Sewer.*

2023 Sewer Lining Project (19380xxx). Terry Randall is working with a contractor to get preliminary televising of the remaining sanitary sewers in the city that need to be lined.

2022 Street Seal Coat and Crack Repair Project (193805507). 2022 project area will include 81st Avenue, Arthur Street, Middletown, and the Service Drive southwest of 10 and 65. Project also includes striping 81st Ave. between Pleasant View and Central as a 3-lane road. *Bid was awarded on May 2nd. Contracts are being processed. Public Works Director is reviewing the necessary street patch areas.*

2022 Street Improvements Project (193805383). Project includes pavement replacement in the Garfield-Hayes neighborhood. Public Improvement Hearings were on 10/4/21 and 11/15/21. Construction Plans and Specifications were approved on 12/6/21. Bids were received on January 31st. Public Assessment Hearing and Project Award were on March 21st. Construction Contractor is Northwest Asphalt.

Construction started on May 9th. Bituminous base course has been placed on the streets. Sidewalk has been installed at Triangle Park (Able) and on 81st Avenue. Sod and other restoration work is wrapping up. Final bituminous wear course paving will occur week of June 6th or week on June 13th.

City Hall Building (193805580). A process for evaluating possible city hall remodel options has started. *Data on the existing building is being collected. A kick-off meeting with city staff was held on 5-31-22.*

Public Storage Project. *Rice Creek Watershed District (RCWD) has accepted the site drainage improvements and has closed out the permit for the site (as of 5-26-22).*

Feel free to contact Harlan Olson, Mark Rolfs, Phil Carlson, Jim Engfer, Peter Allen, or me if you have questions or require additional information.

CORRESPONDENCE



222 E 5th St
Tucson AZ 85705

Date: 6/2/2022

Address: City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432

RE: Withdrawal of Application for Mister Car Wash

To whom it may concern:

CWP West Corp. would like to formally withdraw all applications associated with the proposed car wash project at 8188 and 8200 Hwy 65, NE. – effective immediately. Thank you for your assistance with this project.

Respectfully,

Samuel J. Glennen

Sam Glennen
Real Estate Manager
Mister Car Wash

May 26, 2022

Daniel Buchholtz, City Administrator
City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432-2188

Dear Mr. Buchholtz:

The Metropolitan Council has prepared preliminary population and household estimates for your community as of April 1, 2019. This is an annual process governed by Minnesota Statutes 473.24.

As of April 1, 2021, the City of Spring Lake Park had 3,219 housing units, 3,129 households, and 7,544 people (of whom 16 lived in group quarters facilities). Household size averaged 2.406 persons per household.

How was this estimate calculated?

We estimate households and population with a housing stock-based method, which involves three questions:

1. *How many housing units did each community have?*
2. *How many households occupied these housing units?*
3. *How many people lived in these occupied housing units?*

This letter includes an overview of our estimation method along with a report showing the data inputs and calculations used to develop the preliminary estimates for your community. For more information, visit <https://www.metrocouncil.org/populationestimates>, or contact me at 651-602-1513.

How can local governments provide feedback on this estimate?

We welcome discussion of the preliminary estimates and invite you to review and comment on them. We are particularly interested in feedback on the housing type estimates and the group quarters facilities, since this data has been refreshed following the 2020 Census and has not yet been reviewed by local governments.

Please send any comments or questions to Matt.Schroeder@metc.state.mn.us (preferred) or to Matt Schroeder, Community Development Research, 390 Robert St N, Saint Paul, MN 55101. *Under Minnesota Statutes 473.24, we must receive your comments or specific objections, in writing, by June 24, 2022.*

What happens after local governments provide feedback?

The Council will certify final estimates by July 15, 2022 for state government use in allocating certain funds.

Sincerely,



Matt Schroeder
Principal Researcher

Spring Lake Park city, Anoka County

2021 Annual Population Estimate

Published May 26, 2022 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2021 Estimate	3,139	97.16%	3,050	2.4013	7,324	16	7,340
2020 Census	2,946	97.66%	2,877	2.4164	6,952	31	6,983

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2021.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2021, based on permits reported to us by communities. Permit data is [available on our website](#).
 - We assume that 85% of single-family detached units and 80% of townhome/duplex/triplex/quadplex units permitted in 2020 were completed and occupiable by April 1, 2021.
 - Multifamily units permitted in and before 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2021.
 - Manufactured home data comes from our annual surveys of manufactured home park operators and local governments.
 - Data on other housing (boats, RVs, etc. used as housing) comes from the [most recent American Community Survey data](#); this housing is included in the estimates only if occupied.
- We also examine other housing stock changes reported by jurisdictions. These include demolitions, building conversions (units added or lost), boundary changes (units annexed in or out), and other changes reported by city and township staff

	Housing stock April 1, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2021
<i>Single-family detached</i>	1,841	3	-2	1,842
<i>Townhome (Single-family attached)</i>	265	0	0	265
<i>Duplex/triplex/quadplex</i>	107	0	0	107
<i>Multifamily (5 or more units)</i>	625	194	0	819
<i>Accessory dwelling units (ADUs)</i>	0	0	0	0
<i>Manufactured homes</i>	108			106
<i>Other units</i>	0			0
Total	2,946			3,139

Second, how many of these housing units were occupied by households?

- Each housing type has an estimated occupancy rate. These data come from the most recent American Community Survey estimates for **housing units** and **households**, **decennial census data** from the U.S. Census Bureau, and the **U.S. Postal Service**. To estimate multifamily occupancy rates, we also use **CoStar**, a proprietary data source covering the apartment market.
- Multiplying the number of housing units of each type by the occupancy rate yields the number of households (occupied housing units).

Third, how many people lived in these occupied housing units?

- Each housing type has an estimated average household size. These data come from the most recent American Community Survey estimates of **households** and **population in households** as well as decennial census data from the U.S. Census Bureau.
- Multiplying the number of households in each housing type by the average household size yields the population in households.

	Housing stock April 1, 2021	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	1,842	97.19%	1,790	2.7574	4,936
<i>Townhome (Single-family attached)</i>	265	99.15%	263	2.7574	725
<i>Duplex/triplex/quadplex</i>	107	98.15%	105	1.9725	207
<i>Multifamily (5 or more units)</i>	819	96.05%	787	1.5493	1,219
<i>Accessory dwelling units (ADUs)</i>	0	94.31%	0	1.5493	0
<i>Manufactured homes</i>	106	98.88%	105	2.2613	237
<i>Other units</i>	0	99.82%	0	2.1217	0
Total	3,139	97.16%	3,050	2.4013	7,324

To obtain the total population, we also add the number of residents in group quarters facilities.

These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey. A list of facilities in each community can be found at <https://www.metrocouncil.org/populationestimates>.

Population in households	Population in group quarters	Total population April 1, 2021
7,324	16	7,340

Due to rounding, not all estimates can be reproduced exactly from the above inputs.

For more information, see our methodology document, available from <https://www.metrocouncil.org/populationestimates>.

Spring Lake Park city, Ramsey County

2021 Annual Population Estimate

Published May 26, 2022 (preliminary; distributed for local government review)



	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2021 Estimate	80	98.75%	79	2.5823	204	0	204
2020 Census	80	98.75%	79	2.5949	205	0	205

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2021.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2021, based on permits reported to us by communities. Permit data is [available on our website](#).
 - We assume that 85% of single-family detached units and 80% of townhome/duplex/triplex/quadplex units permitted in 2020 were completed and occupiable by April 1, 2021.
 - Multifamily units permitted in and before 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2021.
 - Manufactured home data comes from our annual surveys of manufactured home park operators and local governments.
 - Data on other housing (boats, RVs, etc. used as housing) comes from the [most recent American Community Survey data](#); this housing is included in the estimates only if occupied.
- We also examine other housing stock changes reported by jurisdictions. These include demolitions, building conversions (units added or lost), boundary changes (units annexed in or out), and other changes reported by city and township staff.

	Housing stock April 1, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2021
<i>Single-family detached</i>	30	0	0	30
<i>Townhome (Single-family attached)</i>	39	0	0	39
<i>Duplex/triplex/quadplex</i>	0	0	0	0
<i>Multifamily (5 or more units)</i>	11	0	0	11
<i>Accessory dwelling units (ADUs)</i>	0	0	0	0
<i>Manufactured homes</i>	0			0
<i>Other units</i>	0			0
Total	80			80

Second, how many of these housing units were occupied by households?

- Each housing type has an estimated occupancy rate. These data come from the most recent American Community Survey estimates for **housing units** and **households, decennial census data** from the U.S. Census Bureau, and the **U.S. Postal Service**. To estimate multifamily occupancy rates, we also use **CoStar**, a proprietary data source covering the apartment market.
- Multiplying the number of housing units of each type by the occupancy rate yields the number of households (occupied housing units).

Third, how many people lived in these occupied housing units?

- Each housing type has an estimated average household size. These data come from the most recent American Community Survey estimates of **households** and **population in households** as well as decennial census data from the U.S. Census Bureau.
- Multiplying the number of households in each housing type by the average household size yields the population in households.

	Housing stock April 1, 2021	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
<i>Single-family detached</i>	30	99.09%	30	2.5886	78
<i>Townhome (Single-family attached)</i>	39	97.37%	38	2.5886	98
<i>Duplex/triplex/quadplex</i>	0	97.47%	0	4.1498	0
<i>Multifamily (5 or more units)</i>	11	99.51%	11	2.5886	28
<i>Accessory dwelling units (ADUs)</i>	0	99.09%	0	2.5886	0
<i>Manufactured homes</i>	0	94.51%	0	0.0000	0
<i>Other units</i>	0	99.51%	0	3.6496	0
Total	80	98.75%	79	2.5823	204

To obtain the total population, we also add the number of residents in group quarters facilities.

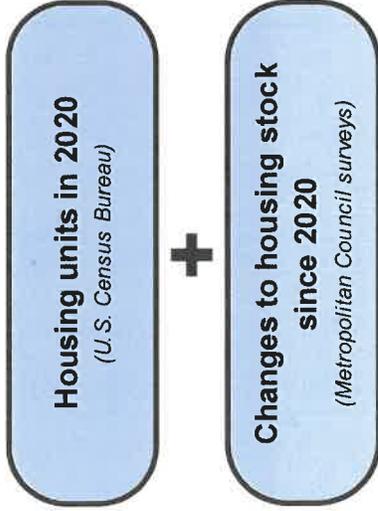
These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey. A list of facilities in each community can be found at <https://www.metrocouncil.org/populationestimates>.

Population in households	Population in group quarters	Total population April 1, 2021
204	0	204

Due to rounding, not all estimates can be reproduced exactly from the above inputs.

For more information, see our methodology document, available from <https://www.metrocouncil.org/populationestimates>

HOW MANY HOUSING UNITS ARE IN THE COMMUNITY?



We start with the housing units from the 2020 Census, then we add units identified in our annual surveys of residential construction (building permits and other housing stock changes) and manufactured housing parks.

This results in the estimated number of housing units in each community, broken down by the type of housing.

HOW MANY HOUSEHOLDS OCCUPY THESE HOUSING UNITS?

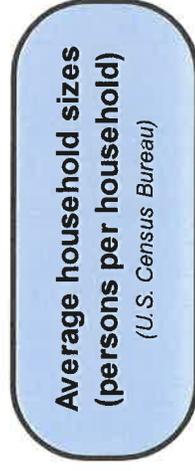


Not all of these housing units are occupied; some are vacant.

To estimate the number of households, we examine occupancy rates in the community for different types of housing. These data come from the U.S. Census Bureau's American Community Survey and Decennial Census as well as the U.S. Postal Service and CoStar.

This results in the estimated number of households in each community, again broken down by the type of housing.

HOW MANY PEOPLE LIVE IN THESE OCCUPIED HOUSING UNITS?



Finally, we examine the average household sizes in the community for different types of housing. These data come from the U.S. Census Bureau's American Community Survey and Decennial Census.

To arrive at the total population, we add in residents of "group quarters" (places like correctional facilities, college dormitories, emergency housing shelters, and nursing homes), measured by our annual survey of such facilities.

The data inputs for your community are shown in the enclosed report.

For more detail, see the estimates methodology, available from <https://www.metrocouncil.org/populationestimates>.

Daniel Buchholtz

From: Farrington, Berry <Berry.Farrington@metrotransit.org>
Sent: Tuesday, May 24, 2022 10:26 AM
To: Daniel Buchholtz
Subject: bus shelter removal at Monroe St NE & Osborne Rd NE

Mr. Buchholtz,

I'm writing to let you know that Metro Transit plans to remove the bus shelter at Bus Stop Number 40724, Monroe St NE & Osborne Rd NE, southbound in Spring Lake Park. Prior to 2020, the bus stop had on average 9 to 13 people boarding the bus per day. More recently there are an average of 8 boardings per day.

With approximately 12,000 bus stops in the transit system, Metro Transit must prioritize where it spends limited resources. We use [shelter placement guidelines](#) to guide decision-making across the transit system. Metro Transit is removing shelters where there were consistently less than 15 daily boardings - prior to 2020 and prior to pandemic-related changes in ridership and service. Removing shelters from bus stops serving fewer transit customers enables us to redirect our resources to higher ridership bus stops.

Metro Transit will post a notice in the bus shelter to inform transit customers of the upcoming change. We anticipate removing the shelter after the first week of June.

Please contact me should you have any questions.

Regards,
Berry



Berry Farrington, AICP

Pronouns: she/her/hers

Program Manager, Better Bus Stops | Engineering & Facilities

Metro Transit, a service of the Metropolitan Council

560 Sixth Avenue North, Minneapolis, MN 55411

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U.S. Municipal Bond Market

Municipal Bonds are an Exceedingly Appealing Fixed Income Opportunity Right Now

- Municipal yields have risen substantially since the beginning of 2022. Some income seekers are noticing and we do not want investors to miss the opportunity.
- A traditional relative value indicator, the Municipal to U.S. Treasury Ratio (M/T Ratio) is attractive on a historical basis. M/T Ratios have risen above their averages going back to the beginning of 2010.
- The municipal credit backdrop remains strong. The Golden Age of Public continues, and public finance upgrades remain poised to outpace downgrades in 2022. We are watching closely to see if an economic downturn could spoil this expectation.
- Remote work is a theme to watch as it relates to U.S. public finance. Kastle Systems data still at just 43% of the pre-COVID-19 level is likely close to the new normal, we think. Municipal finance will need to adjust.

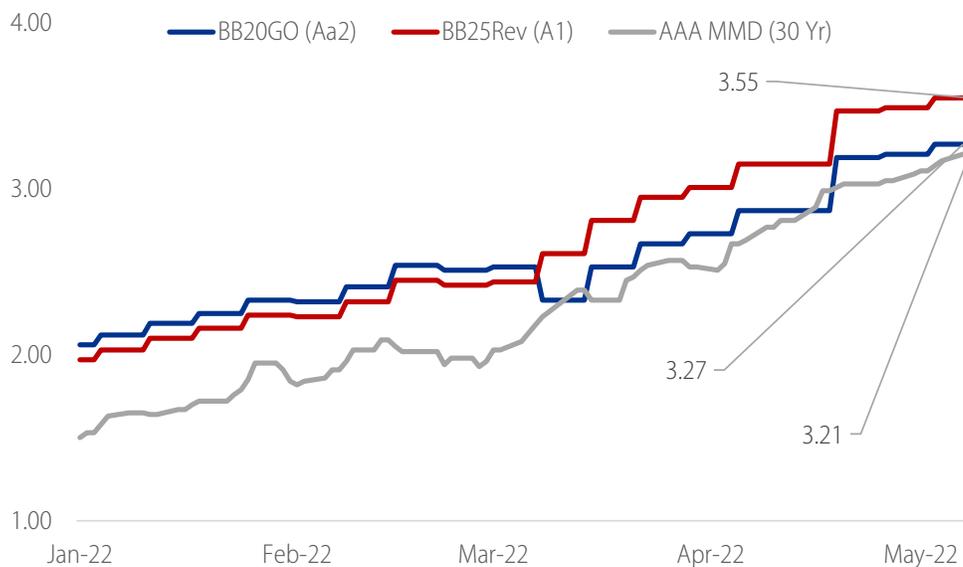
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Income Seekers are Noticing, Don't Miss the Opportunity

The U.S. Federal Reserve's aggressive interest rate hiking campaign disoriented the financial markets' landscape for much of the first four months of 2022. Most recently at the beginning of May Federal Reserve officials announced the first half point rate hike since 2000, pushing the overnight rate target to a range 0.75% to 1.00%. They also communicated a plan to reduce its balance sheet; beginning on June 1st with permitted runoff of \$47.5 billion, doubling to a maximum of \$95 billion per month by September. Consumer Price Index (CPI) data that was released today is not likely going to change the Fed's outlook. The next FOMC meeting is scheduled for June 15th, which is five days after the May CPI release.

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Municipal Yields have Soared in Recent Months



Source: The Bond Buyer, Bloomberg, Refinitiv and HilltopSecurities.

Municipal investors have reacted negatively for most of 2022 to date. Fund flows in (or out) of municipal bond mutual funds have been negative for 15 of the 18 weeks through the first week of May. So far over \$31 billion has flowed out of municipal bond mutual funds. This dynamic is a major change from recent years when billions of dollars flowed into, not out of municipal funds. Results from our [April 2022 municipal bond analyst survey](#) indicate that 76% of analysts expect the negative flow activity to continue and a little less than half of analysts are expecting flows to be net negative for the entire year (see page 6 of that report).

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Now, municipal-specific yields, technical market and credit-related indicators are creating an opportunity for income seeking investors to take advantage of, at least while it lasts. In years past there was only a very small amount of available supply of municipal bonds to choose from for fixed income investors. Now, the high level of flows out of funds, and attractive municipal-specific yields offer an entry-point for income seeking and traditional municipal bond investors that does not present itself very often.

Attractive Municipal-Specific Yields

The municipal bond market is offering an exceedingly appealing fixed income option right now. We believe investors looking for fixed income investments should begin adding to their municipal positions, or begin to accumulate municipal positions now and throughout the Fed's interest rate hiking campaign which is likely to continue through this year.

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Others, including a HilltopSecurities general market strategist have recognized this opportunity. Back in February Hilltop's Justin Hoogendoorn expected municipals to perform "brilliantly" after difficult periods consisting of negative investor sentiment. He outlined his constructive thoughts about the municipal asset class in [Municipal Rebound? Yes. We've Seen this Movie Before](#). The drum beat in favor of municipals grew louder in recent weeks as well. In April Blackrock's municipal team indicated that "municipals look attractive after the Q1 correction," in their April municipal monthly update. The May Blackrock monthly outlook reiterated their April opinion, where they wrote, "Valuations look increasingly attractive relative to other fixed income asset classes."

A key reason why we (and others) have indicated or reiterated this opinion is simply because municipal-specific yields have continued to rise to more attractive levels. We will start with outlining what has happened with the standard AAA municipal benchmark known as the AAA MMD (Municipal Market Data) yield in the 30-year maturity (please see the line chart on page one). 30-year AAA MMD began the year at a very low 1.50%. The AAA municipal benchmark has since risen to a 3.21% as of the beginning of this week. The Bond Buyer US Weekly 20 General Obligation index began the year at a 2.06% yield but most recently was set at a 3.27%. The index's rating is considered in the Aa2 category and the average maturity is 20 years. The last item that we included on our line chart is The Bond Buyer 25 Revenue index which was 1.97% at the start of January and most recently hit a 3.55% yield. The Bond Buyer 25 Revenue index rating is considered slightly lower at A1, with an approximate maturity of 30 years.

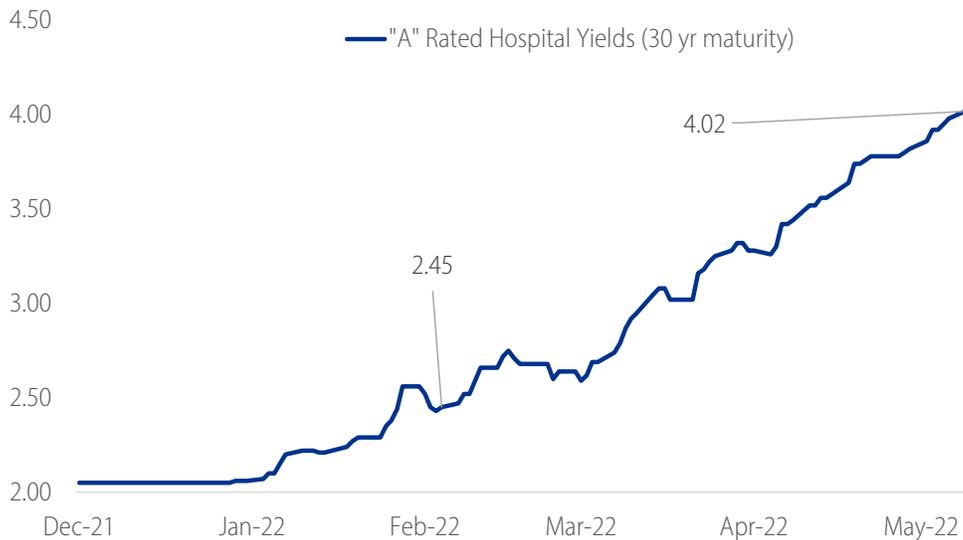
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The Investment-Grade Extra Yield Story in the Municipal Health-Care Sector

We wrote about the compelling relative value play in the municipal health-care sector back in our [REVISED: the Municipal Market in 2022, due to the COVID-19 Paradigm Shift](#) (Feb 7, 2022). Yields for “A” rated hospitals were closing in on the psychologically important 3.00% yield at the time - they were a 2.45%. Investors will be pleased to learn that “A” rated hospital yields have risen over 150 basis points since then to a 4.02%. This is over 100 basis points above that psychologically important 3.00% barrier. We therefore believe the extra yield available in the investment-grade municipal health-care sector is an important opening for investors willing and able to take that level of credit risk.

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“A” Rated Hospital Yields Jumped Since February



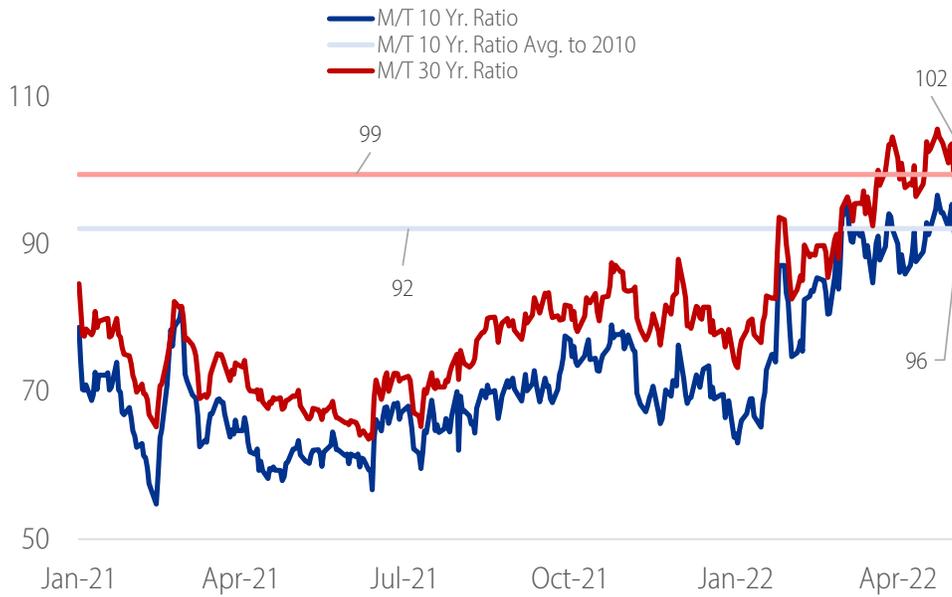
Source: Refinitiv and HilltopSecurities.

Municipal to Treasury Ratios Improved

The municipal to U.S. Treasury ratio (M/T Ratio) is a traditional relative value investing indicator some fixed income investors use to gauge the attractiveness of municipals compared to taxables. M/T Ratios have generally not been at attractive levels since the COVID-19 Crisis began in the beginning of 2020. They were well below the average we have seen going back to 2010. The average 10 Year M/T Ratio is currently a 92% and the average 30 Year M/T Ratio is a 99% going back to the beginning of 2010.

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M/T Ratios are Attractive Now Compared to Their Average Going Back to 2010

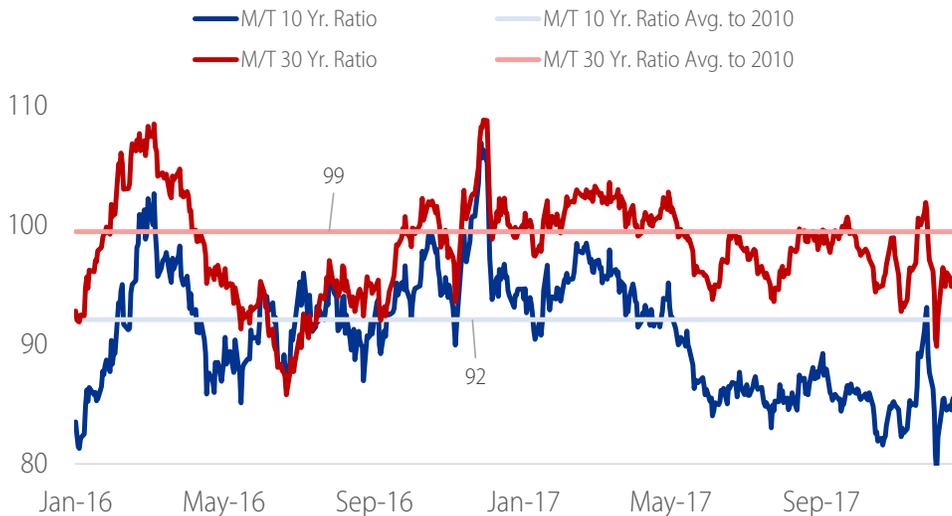


Source: Refinitiv and HilltopSecurities.

M/T Ratios have been consistently trending higher since the beginning of 2022. In recent weeks they jumped just above their average going back to the beginning of 2010. In the above section we indicated that absolute municipal yields are rising and therefore we think municipals should be considered appealing as a result. This M/T Ratio relative value analysis is telling us that municipal are attractive as well. This is another argument why we think municipal bonds are an exceedingly appealing fixed income opportunity right now. We saw M/T Ratios rise in a similar fashion back in 2016, historically speaking.

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We Saw M/T Ratios Jump in 2016 as Well



Source: Refinitiv and HilltopSecurities.

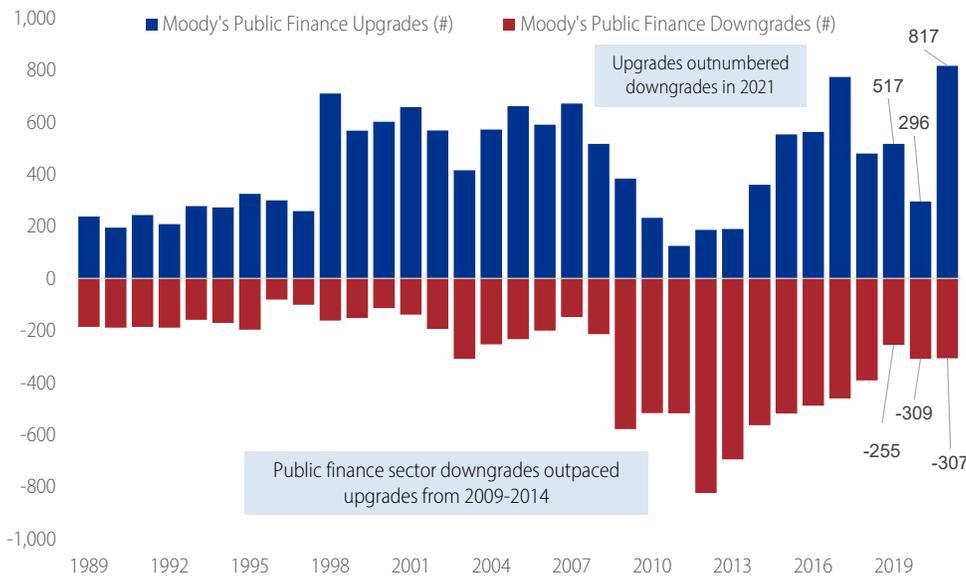
Strong Municipal Credit Quality, Public Finance Upgrades Will Top Downgrades

We began writing about the Golden Age of Public Finance starting in March of 2021 mostly because there was \$650 billion of the federal government’s almost \$2 trillion 2021 Rescue Plan Act that was to flow to public finance sectors. We reiterated in December 2021 that the Golden Age of Public Finance would continue into 2022, and it has for sure.

We doubled-down on municipal credit at the beginning of 2022, in fact. We raised our municipal credit sector outlooks to “Positive” from “Stable” on the State, Local Government, and School District sectors in our REVISED: the Municipal Market in 2022, Due to the COVID-19 Paradigm Shift. Each of the outlooks by sector are listed on the title page of this Feb. 7th report. Please see the end of this report for our sector outlook definitions.

To get a clearer picture with what is happening on the credit landscape we often consult with the Moody’s rating revision data that is published quarterly. Public finance rating upgrades substantially outpaced downgrades for all of 2021 according to Moody’s Investor Service. There were a total of 817 upgrades and 307 downgrades last year. This was a turn-around compared to 2020 when downgrades (309) slightly outpaced upgrades (296). Upgrades continued to outpace downgrades in the first quarter of 2022 according to Moody’s as well. Their April 29th report explained that there were 89 upgrades compared to 25 downgrades.

Moody’s Public Finance Rating Upgrades Outpaced Downgrades



Source: Moody’s and HilltopSecurities.

We are closely watching financial conditions to see if a financial downturn is likely. A downturn, and especially a severe recession, would very much remove the momentum we are seeing in municipal credit. For now, we are still expecting that public finance rating upgrades will outpace downgrades in 2022.

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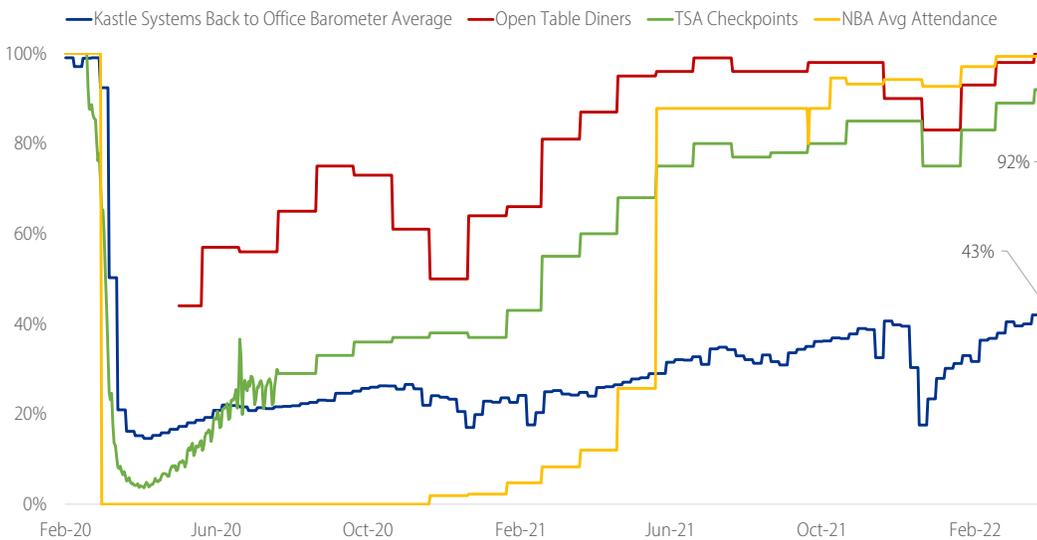
Remote Work: A Theme That Will Impact Public Finance in the Near Term

A new normal as it relates to work habits is taking shape across the U.S. that is likely to impact state and local governments' and other public entities' budgets. The work-from-home experiment was successful for many, mostly higher-income workers and many of them want to continue this practice at least on a hybrid basis. We addressed this dynamic in more detail in an April 18th blog post titled: [Technology Will Win the Remote Work Conflict](#). We also expect to devote more time and energy to this topic in order to uncover in more detail what the ultimate credit related impact will be for public finance.

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For now, we think it is important to point out that we have likely already begun the new normal remote work phase. This is closer to the reality of what we are likely to see going forward with regard to office usage. The accompanying line chart shows the Kastle Systems Back to Office Barometer which still shows that swipes into offices across the country are still only 43% of where they were compared to pre-COVID-19 levels. We are convinced that this 43% is closer to the new reality than some people think. A key reason we are convinced of this is because many other areas of activity are back to or very close to pre-COVID-19 levels. We included dining activity, TSA checkpoint numbers, and NBA attendance in the line chart for comparison purposes. We think this is a very convincing graphic.

Comparing How Different Elements of the Economy Have Recovered



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Sources: Kastle Systems, Open Table, TSA, ESPN, and HilltopSecurities.

Shifts related to remote work trends will have a profound impact of public finance across the country. There are some regions, municipal sectors and budgets more exposed to remote work trend than others. Overall, it is clear that adjustments are going to be required in some, if not many cases. We are watching this theme closely.

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Definitions of HilltopSecurities Municipal Sector Credit Outlooks

Positive: HilltopSecurities Municipal Research believes there are factors which point towards improving issuer or sector credit quality which may result in a higher level of credit ratings upgrades versus downgrades.

Stable: HilltopSecurities Municipal Research believes there are factors which point towards stable issuer or sector credit quality which are likely to result in an even level of credit ratings upgrades versus downgrades. Cautious: HilltopSecurities Municipal Research believes there are factors which introduce the potential for declines in issuer or sector credit quality that may result in potential credit ratings downgrades only slightly outnumbering upgrades.

Negative: HilltopSecurities Municipal Research believes there are factors which point towards weakening issuer or credit quality that will likely result in a higher number of credit ratings downgrades versus upgrades.

Recent HilltopSecurities Municipal Commentary

- [FAQ: The Impact of ESG Disclosure on the U.S. Municipal Market](#), May 9, 2022
- [2022 Municipal Bond Analyst Survey](#), April 11, 2022
- [Will War in Eastern Europe Lead to Cyber-Attacks on U.S. Public Finance & Infrastructure](#), Feb. 24, 2022
- [REVISED: The Municipal Market in 2022, Due to the COVID-19 Paradigm Shift](#), Feb. 7, 2022

Readers may view all of the HilltopSecurities Municipal Commentary [here](#).

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