

Drawing name: K:\TWC_LDEV\TM Crowley\Coon Rapids, MN SuperAmerica\3 Design\CAD\PlanSheets\C-1.0 Cover Sheet.dwg C-1.0 COVER SHEET Jul 06, 2015 12:14pm by: jack.ammerman

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY PLANS FOR SUPERAMERICA COON RAPIDS, MINNESOTA



VICINITY MAP

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22" X 34" SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.



PROJECT SITE LEGAL DESCRIPTION: AUD SUB #076
PID: 23-31-23-33-0002

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	ALTA SURVEY (4 SHEETS)
C-1.3	OVERALL SITE PLAN
C-3.0	SITE PLAN
C-4.0	GRADING AND DRAINAGE PLAN
L-1.0	LANDSCAPE PLAN



ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: PHILIP KAUFMAN, P.E.
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (651) 643-0475

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
PREPARED BY: JENNIFER L. KRANTZ, PLA
2550 UNIVERSITY AVE W, SUITE 238 N
ST. PAUL, MN 55114
TELEPHONE (651) 643-0487

DEVELOPER

C-STORE PARTNERS, LLC

CRAIG FORGEY
501 S PENNSYLVANIA PARKWAY, STE 160
INDIANAPOLIS, IN 46280
TELEPHONE (317) 508-7960

ARCHITECT

NORR LLC

ANTHONY RICCIUTI
150 W. JEFFERSON AVE, STE 1300
DETROIT, MI 48226
TELEPHONE (313) 324-3140

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

FOR REVIEW

2550 UNIVERSITY AVE, WEST SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 643-0487
FAX. NO. (651) 643-0476

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PHILIP R. KAUFMAN, P.E.
DATE: 07/06/2015
MIN. LIC. NO. 48728

SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		JRA	JRA	PRK

COVER SHEET

C-STORE PARTNERS, LLC
SUPERAMERICA
COON RAPIDS
ANOKA COUNTY
MINNESOTA

DATE	07/06/2015
PROJECT NO.	160768007
SHEET NUMBER	C-1.0



Know what's below.
Call before you dig.

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

CERTIFICATION

I hereby certify to Regal Car Wash XXII Associates Limited Partnership, a limited partnership under the laws of the State of Arizona; CSEA Development, LLC; Fidelity National Title Insurance Company; County of Anoka, a political subdivision under the laws of the State of Minnesota; Housing and Redevelopment Authority in and for the City of Coon Rapids, a public body corporate and politic under the laws of Minnesota; and the City of Coon Rapids, a Governmental Subdivision of the State of Minnesota, also being a Municipal Corporation under the laws of the State of Minnesota, that this is a survey of:

That part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 31, Range 24, Anoka County, Minnesota, described as follows:

Commencing at the southwest corner of the said Section 23, thence on an assumed bearing of North 89 degrees 58 minutes 39 seconds East along the South line of said Section 23 a distance of 1076.62 feet thence North 53 degrees 25 minutes 56 seconds West a distance of 550.32 feet to the point of beginning of the tract to be hereby described; thence continuing North 53 degrees 25 minutes 56 seconds West a distance of 126.74 feet; thence North 38 degrees 23 minutes 30 seconds East and parallel with the centerline of Egret Boulevard a distance of 175.12 feet; thence North 53 degrees 25 minutes 00 seconds West a distance of 173.24 feet to its intersection with the Easterly line of Egret Boulevard; thence North 38 degrees 23 minutes 30 seconds East along said Easterly line of Egret Boulevard a distance of 92.88 feet; thence South 51 degrees 41 minutes 00 seconds East a distance of 291.66 feet; thence South 36 degrees 35 minutes 00 seconds West a distance of 259.01 feet to the point of beginning;

Except that portion of the above land described as follows:

The Northwesterly 10.00 feet, lying adjoining to Egret Boulevard, and the Southwesterly 20.00 feet, lying adjoining to Coon Rapids Boulevard.

(Said Tract is also known as part of Lot 8, REVISED AUDITOR'S SUBDIVISION NO. 76).

The northeasterly boundary line of the above-described tract is marked by judicial landmarks set pursuant to Torrens Case No. C8-88-11145.

Torrens Property— Certificate of Title No. 109499

AND

Parcel 1:

That part of Lot 8, Revised Auditor's Subdivision No. 76, described as follows: From the intersection of the South line of Section 23, Township 31, Range 24, Anoka County, Minnesota, with the original centerline of State Trunk Highway, said centerline being centerline of concrete pavement as now constructed; thence Northwesterly on said centerline, a distance of 610.54 feet to the actual point of beginning of the tract to be described; thence North 38 degrees 19 minutes East parallel to the centerline of Egret Street, a distance of 225.04 feet; thence Northwesterly parallel to the centerline of said State Trunk Highway, a distance of 208.04 feet, more or less, to the centerline of Egret Street; thence Southwesterly along said centerline of Egret Street, a distance of 225.04 feet to the centerline of State Trunk Highway; thence Southeasterly along said centerline of State Trunk Highway, a distance of 208.04 feet, more or less, to the point of beginning, according to the duly recorded plat thereof on file and of record in the office of the Registrar of Deeds in and for Anoka County, Minnesota.

Abstract Property

Parcel 2 (easement insured parcel):

The Northeasterly 100 feet, front and rear, of Lot 20, Revised Auditor's Subdivision No. 76, except that part deeded to the County of Anoka by Document No. 1727752, Anoka County, Minnesota.

Abstract Property

Parcel 3 (easement insured parcel):

Revised Auditor's Subdivision Number Seventy-Six (76), Lot Eleven (11), (Reserving Northwesterly Thirty-Three (33) feet for road) (For Park Purposes), Anoka County, Minnesota.

Abstract Property

Parcel 4 (easement insured parcel):

Lot Eight (8), "Revised Auditor's Subdivision No. 76" except the tract as follows:

That part of Lot Eight (8), Revised Auditor's Subdivision Number 76, described as follows, to-wit: From the intersection of the South (S) line of Section Twenty-three (23), Township Thirty-one (31), Range Twenty-four (24), Anoka County, Minnesota, with the original center line of State Trunk Highway, said center line being center line of concrete pavement as now constructed; thence Northwesterly (NWly) on said center line a distance of Four Hundred Eighty-two and Twenty-two Hundredths (482.22) feet to place of beginning; thence continuing Northwesterly (NWly) on said center line a distance of Three Hundred Thirty-six and Nine Tenths (336.9) feet, more or less, to center line of Town Road extended Southerly (Sly) to said center line of State Trunk Highway; thence North (N) Thirty-eight (38) degrees Nineteen (19) minutes East (E) on said center line of Town Road a distance of Three Hundred Eighteen (318) feet, more or less to Southwesterly (SWly) corner of tract of land as described in Book 234 of Deeds, page 234, in office of Registrar of Deeds for said County; thence South (S) Fifty-four (54) degrees Forty-one (41) minutes East (E) on Southwesterly (SWly) line of said tract of land and said Southwesterly (SWly) line extended a distance of Three Hundred Twenty-six and Nine Tenths (326.9) feet, more or less, to a point on a line drawn at right angles to center line of said State Trunk Highway from place of beginning; thence Southwest (SW) on direct line a distance of Three Hundred Eight and Five Tenths (308.5) feet to place of beginning, and containing about two and One Fourth (2 1/4) acres, and reserving therefrom the Northwesterly (NWly) Thirty-three feet for road purposes, and also excepting therefrom State Trunk Highway right of way, Anoka County, Minnesota.

and is based upon information found in the commitments for title insurance prepared by Fidelity National Title Insurance Company, File No. 151569, dated effective April 24, 2015 at 8:00 A.M. and File No. 151570, dated effective April 28, 2015 at 8:00 A.M., and that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2011, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 10, 11(a) (location of utilities per visible, above ground on-site observation), 13, 16 and 18 of Table A thereto.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: June 5th, 2015

E.G. Rud & Sons, Inc.

Bloke L. Rivard, Land Surveyor
Minnesota License No. 19421

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

GENERAL NOTES

1. According to Fidelity National Title Insurance Company Title Commitment File No. 151569, fee ownership of surveyed premises is vested in Regal Car Wash XXII Associates Limited Partnership, a limited partnership under the laws of the State of Arizona - Parcel ID Number: 23-31-24-33-0002.

According to Fidelity National Title Insurance Company Title Commitment File No. 151570, fee ownership of surveyed premises is vested in the County of Anoka, a political subdivision under the laws of Minnesota (Parcel 1). Parcel ID Number: 23-31-24-33-0003

2. Address of the surveyed premises: 1521 and 1531 Coon Rapids Blvd N.W., Coon Rapids, MN 55433.

3. Bearings shown hereon are based on the Anoka County Coordinate System.

4. Surveyed premises shown on this survey map is in Flood Zone C (Area outside 500-year flood), according to Flood Insurance Rate Map Community Panel No. 270011A H&I-02 by the Federal Emergency Management Agency, effective date March 15, 1977.

5. Boundary area of the surveyed premises: 90,623 ± sq. ft. (2.08 acres).

6. A search of the City of Coon Rapids' website indicates that the surveyed premises shown on this survey is currently zoned PORT District. A zoning endorsement letter has not been provided for this ALTA Survey.

For additional information contact the Planning and Zoning Department at the City of Coon Rapids at (763) 767-6465.

7. The surveyed premises has access to Egret Boulevard N.W. and Coon Rapids Boulevard N.W., both public streets.

8. Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. United Locating Services was used for utility locates. The Gopher State Ticket Number obtained by United Locating Services for this survey is 151212152. Only observed utilities were located and shown for the additional topography lying northerly of the surveyed premises.

9. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.

10. The field survey of this site was completed on June 4th, 2015.

11. There was no observed evidence of current earth moving work, building construction or building additions.

12. There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

13. The description as contained in Certificate of Title No. 109499 does not refer to the 10 foot and 20 foot exceptions as included in the description per Title Commitment File No. 151569.

14. Fidelity National Title Insurance Company Title Commitment File No. 151569, Schedule B-2 Survey Related Exceptions:

(1) Any discrepancies or conflicts in boundary lines, any shortage in area, or any encroachment or overlapping of improvements. [Surveyor's Note: Gaps and overlaps exist as shown.]

(K) Drainage and utility easements, if any, as shown on the recorded plat. [Surveyor's Note: No drainage and utility easements on recorded plat.]

(N) Easement for sidewalk purposes in favor of the City of Coon Rapids, dated 8/26/1985, recorded 10/4/1985 as Document No. 687949. [Surveyor's Note: This easement falls outside of parcel boundary.]

(O) Easement for sanitary sewer purposes in favor of the City of Coon Rapids, recorded in Book 740 at page 533. [Surveyor's Note: This easement describes areas south of this parcel.]

(P) Easement for electrical distribution facilities and incidental rights in favor of Northern States Power Company as provided in decree Document No. 212865. [Surveyor's Note: As shown.]

(Q) Certificate of Survey dated 8/1/1988, recorded 10/24/1991 as Document No. 212866. [Surveyor's Note: Survey is same parcel as described in this title commitment.]

(R) Final Certificate regarding condemnation of certain lands for county highway purposes in favor of the County of Anoka as provided in Document dated 3/9/2006, recorded 4/3/2006 as Document No. 487056.005. [Surveyor's Note: The condemnation action per Document No. 487056.005 was dismissed by agreement of the parties as the County of Anoka acquired the land through direct negotiation, and an executed deed conveying the property to the County of Anoka was duly filed and recorded in the office of the County Recorder, Anoka County, Minnesota.]

(S) Quit Claim Deed dated 4/25/2003, recorded 7/1/2003 as Document No. 436114. (Deeding a portion of the land described in Deed dated 1/4/2000, recorded 2/8/2000 as Document No. 349464.00), as memorialized on the Certificate of Title No. 109499. [Surveyor's Note: This deed conveys the 10 foot and 20 foot exception to our parcel to Anoka County.]

15. Fidelity National Title Insurance Company Title Commitment File No. 151570, Schedule B-2 Survey Related Exceptions:

(1) Any discrepancies or conflicts in boundary lines, any shortage in area, or any encroachment or overlapping of improvements. [Surveyor's Note: Gaps and overlaps exist as shown.]

(K) Drainage and utility easements, if any, as shown on the recorded plat (Document No. 149661). [Surveyor's Note: No drainage and utility easements on recorded plat.]

(N) Easement recorded 11/10/1969 as Document No. 295369. (Parcels 1 and 4) [Surveyor's Note: This easement does not fall within this surveyed parcel or easement insured parcels. This easement is the same as the easement recorded in Book 740, Page 533.]

(R) Easement recorded 11/10/1977 as Document No. 482853. (Parcels 1 and 4.) [Surveyor's Note: Document provided is not legible. The location is unknown.]

(S) Easement for sanitary sewer purposes as recorded 6/1/1965 as Document No. 274985. (Parcels 1 and 4) [Surveyor's Note: (Notice of Lis Pendens describes same as Document No. 295369) This easement does not fall within this parcel surveyed.]

(1) Easement in favor of the Rural Cooperative Power Association dated 4/8/1965, recorded 6/15/1965 as Document No. 275447. (Parcel 1 and 4) [Surveyor's Note: This easement does not fall within this surveyed parcel.]

(U) Easement for street purposes in favor of the City of Coon Rapids dated 5/17/1977, recorded 1/16/1977 as Document No. 476653 (Parcels 1 and 4) [Surveyor's Note: Document provided is not legible. The location is unknown.]

(V) Easement for sidewalk purposes dated 8/26/1985, recorded 10/4/1985 as Document No. 687949. (Parcels 1 and 4) [Surveyor's Note: This easement falls outside of both Parcels 1 and 4.]

(W) Easement for street, water sanitary and storm sewer contained in Partial Certificate dated 1/23/1987, recorded 12/6/1978 as Document No. 488937. (Parcels 1 and 4) [Surveyor's Note: Document provided is not legible. The location is unknown.]

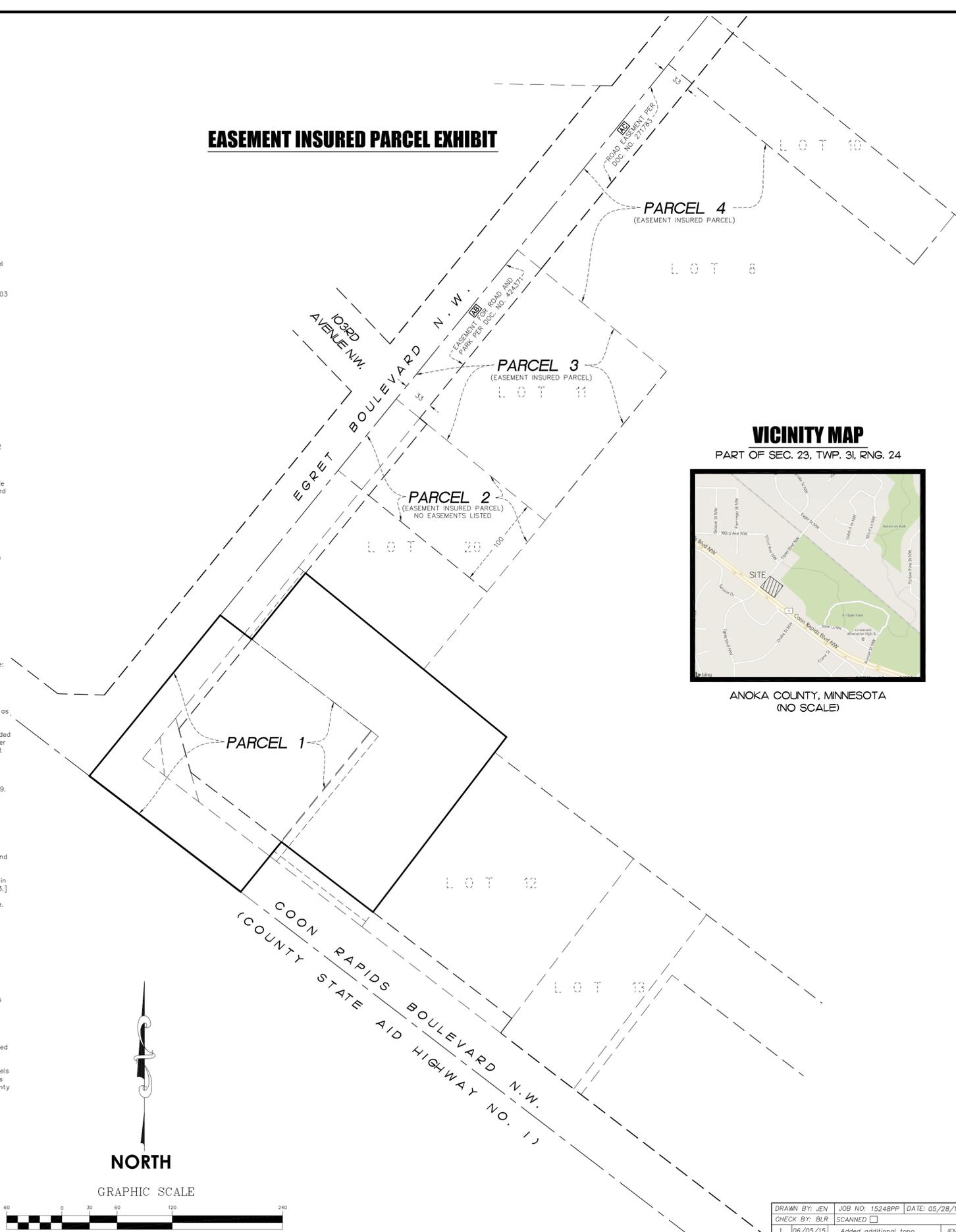
(X) Easements in favor of the City of Coon Rapids per Condemnation No. 77-1 as contained in document dated 5/11/1977, recorded 5/18/1977 as Document No. 468281. (Parcels 1 and 4) [Surveyor's Note: As shown, only affects Parcel 1.]

(Y) Final Certificate in the Matter of Certain Lands for Highway Purposes, recorded 4/3/2006 as Document No. 1983306.023. (Parcels 1 and 2) [Surveyor's Note: The condemnation action per Document No. 1983306.023 was dismissed by agreement of the parties as the County of Anoka acquired the land through direct negotiation, and an executed deed conveying the property to the County of Anoka was duly filed and recorded in the office of the County Recorder, Anoka County, Minnesota.]

(ZZ) Easement for road and park purposes over the Northwesterly Thirty-Three (33) feet of Revised Auditor's Subdivision Number Seventy-Six (76), Lot 11 per Document Number 424371. (Parcel 3) [Surveyor's Note: As shown on Easement Insured Parcel Exhibit.]

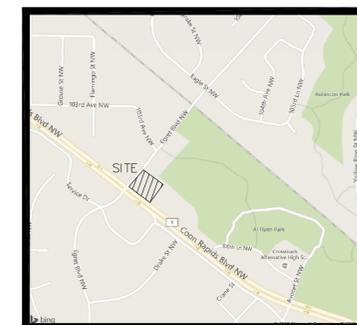
(CC) Easement for road purposes over the Northwesterly 33 feet for road purposes, and also State Trunk Highway Right of Way per Document No. 271783 (Parcel 4). [Surveyor's Note: As shown on Easement Insured Parcel Exhibit.]

EASEMENT INSURED PARCEL EXHIBIT



VICINITY MAP

PART OF SEC. 23, TWP. 31, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)

DRAWN BY: JEN	JOB NO: 15248PP	DATE: 05/28/15	
CHECK BY: BLR	SCANNED <input type="checkbox"/>		
1	06/05/15	Added additional topo	JEN
2			
3			
NO.	DATE	DESCRIPTION	BY

SHEET 1 of 4 SHEETS

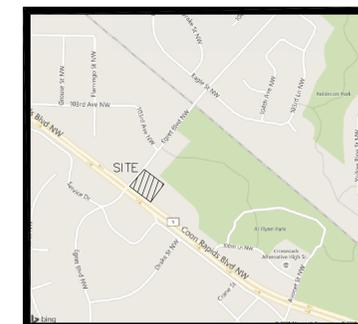
15248PP

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

VICINITY MAP

PART OF SEC. 23, TWP. 31, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT TO BE SET, MARKED RLS #19421
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊖ DENOTES ELECTRIC MANHOLE
- ⊗ DENOTES HYDRANT
- ⊘ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊚ DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES CABLE PEDESTAL
- ⊗ DENOTES ELECTRICAL BOX
- ⊘ DENOTES GUY WIRE
- ⊙ DENOTES WELL
- ⊚ DENOTES WOVEN WIRE FENCE
- ⊛ DENOTES RETAINING WALL
- ⊜ DENOTES EXISTING CONTOURS
- ⊝ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊟ DENOTES EXISTING WATER MAIN
- ⊠ DENOTES OVERHEAD WIRE
- ⊡ DENOTES UNDERGROUND ELECTRIC LINE
- ⊢ DENOTES UNDERGROUND GAS LINE
- ⊣ DENOTES UNDERGROUND CABLE LINE
- ⊤ DENOTES UNDERGROUND TELEPHONE LINE
- ⊥ DENOTES CONCRETE SURFACE
- ⊦ DENOTES BITUMINOUS SURFACE
- ⊧ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)
- ⊨ DENOTES MAILBOX
- ⊩ DENOTES TREE LINE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE



SEE SHEET 4 OF 4 SHEETS

SEE SHEET 3 OF 4 SHEETS

BENCHMARK

MNDOT STATION NAME: 2748 Y 4
Elev. = 828.256 (NAVD88)

DRAWN BY: JEN	JOB NO: 15248PP	DATE: 05/28/15	
CHECK BY: BLR	SCANNED		
1	06/05/15	Added additional topo	JEN
2			
3			
NO.	DATE	DESCRIPTION	BY

SHEET 2 of 4 SHEETS

15248PP

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

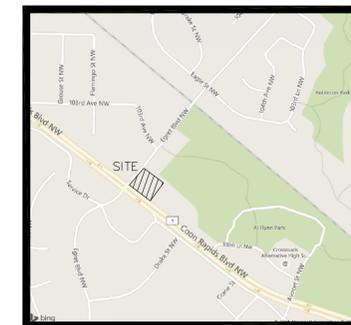
ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

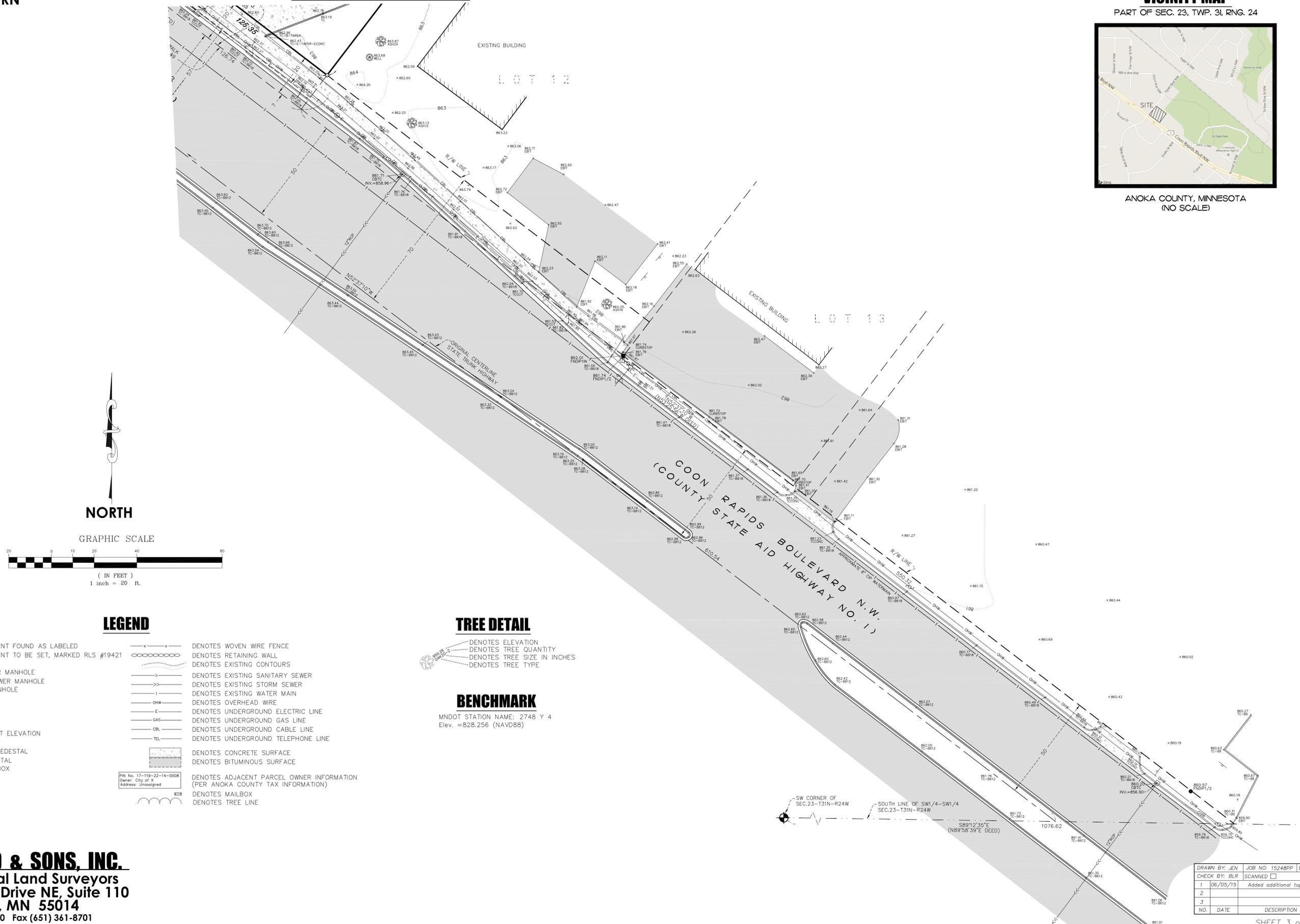
SEE SHEET 2 OF 4 SHEETS

VICINITY MAP

PART OF SEC. 23, TWP. 31, RNG. 24

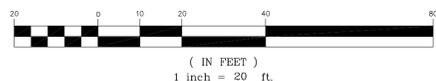


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
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- DENOTES CATCH BASIN
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- OHW- DENOTES OVERHEAD WIRE
- E- DENOTES UNDERGROUND ELECTRIC LINE
- GAS- DENOTES UNDERGROUND GAS LINE
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- DENOTES MAILBOX
- DENOTES TREE LINE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

BENCHMARK

MNDOT STATION NAME: 2748 Y 4
Elev. = 828.256 (NAVD88)

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

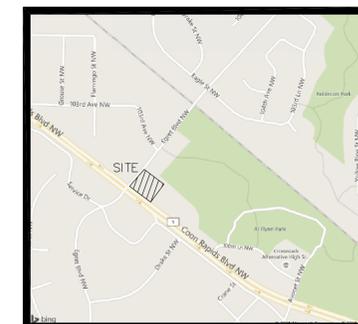
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CHECK BY: BLR	SCANNED <input type="checkbox"/>	
1 06/05/15	Added additional topo	JEN
2		
3		
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		BY

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

VICINITY MAP

PART OF SEC. 23, TWP. 31, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



LEGEND

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- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- PN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned
DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER ANOKA COUNTY TAX INFORMATION)
- DENOTES MAILBOX
- DENOTES TREE LINE

TREE DETAIL

- DENOTES ELEVATION
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- DENOTES TREE TYPE



SEE SHEET 2 OF 4 SHEETS

BENCHMARK

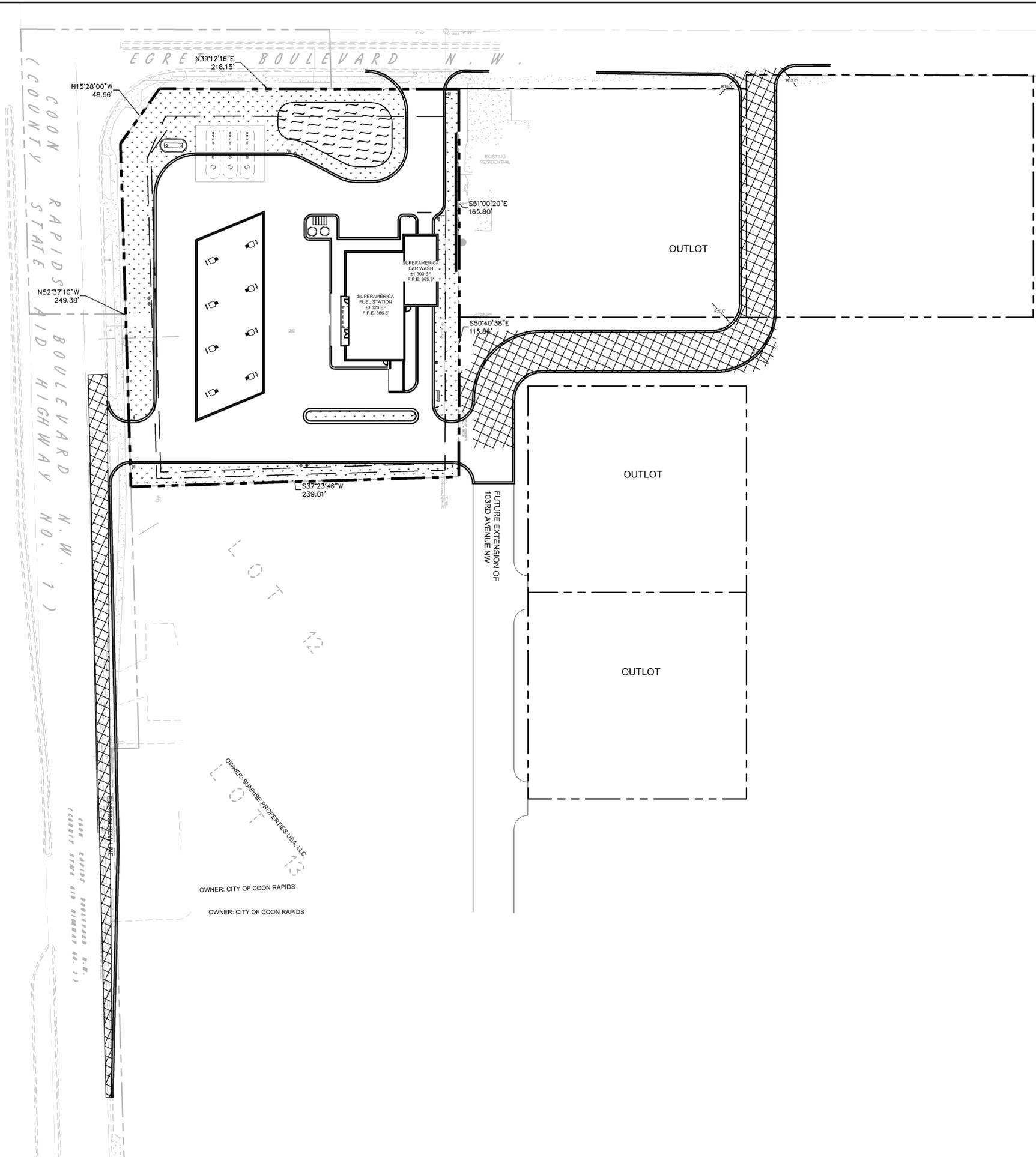
MNDOT STATION NAME: 2748 Y 4
Elev. = 828.256 (NAVD88)

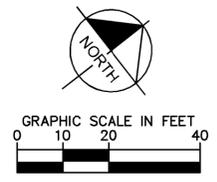
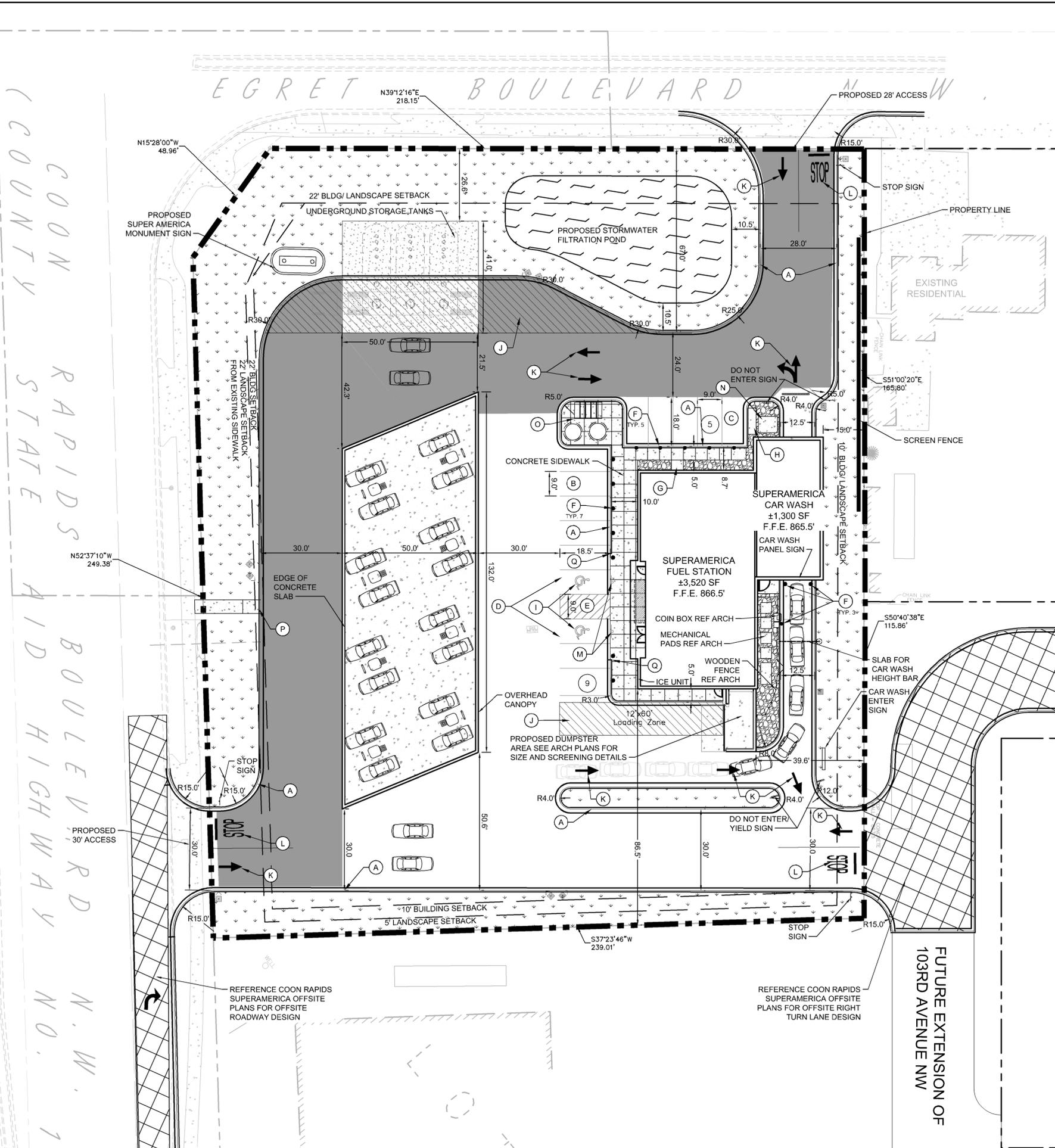
DRAWN BY: JEN	JOB NO: 15248PP	DATE: 06/05/15	
CHECK BY: BLR	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

SHEET 4 of 4 SHEETS

15248PP

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701





SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- B612 CURB AND GUTTER
- PROPOSED SITE LIGHTING SEE PHOTOMETRIC PLAN
- PROPOSED PARKING SPACES
- PROPOSED LANDSCAPING SEE SHEET L-1.0
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- STANDARD DUTY BITUMINOUS PAVEMENT
- STORMWATER TREATMENT AREA
- ROCK MULCH SEE LANDSCAPE PLAN
- OFF-SITE ROAD DESIGN, REFERENCE OFFSITE PLANS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD OR SEED, MULCH, AND WATER AS PER LANDSCAPE PLAN UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL INNER CURB RADII TO BE 3' AND ALL OUTER CURB RADII TO BE 10' UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY E.G. RUD & SONS, INC. DATED MAY 28TH, 2015.
8. TOTAL SITE AREA IS 1.58 ACRES.

PARKING SUMMARY

CITY PARKING STALLS REQUIRED	12
RETAIL BUILDING AREA	3,520 ±SF
CAR WASH BUILDING AREA	1,300 ±SF
ADA STALLS	2
PARKING	12
TOTAL PARKING	14
TOTAL PARKING RATIO PROVIDED	4.3/1,000S.F.
CAR WASH STACKING	9

SITE DATA SUMMARY

AUDITORS SUBDIVISION #076 PID: 23-31-23-33-0002	
EXISTING ZONING	COMMUNITY COMMERCIAL
TOTAL SITE AREA	1.58 AC
TOTAL BUILDING AREA	4,820 ±SF (7%)
IMPERVIOUS (EXC. BLDG)	42,351 ±SF (61.5%)
PERVIOUS	21,654 ±SF (31.5%)
SETBACKS	
BUILDING	
COON RAPIDS BLVD = 22'	
EGRET BLVD = 22'	
INTERIOR SIDE = 10'	
LANDSCAPE	
COON RAPIDS BLVD = 22' FROM BACK OF SIDEWALK	
EGRET BLVD = 22'	
NE ADJACENT PROPERTY = 10'	
SE ADJACENT PROPERTY = 5'	

KEYNOTE LEGEND

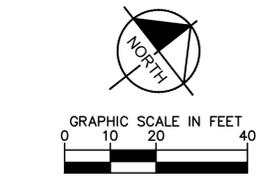
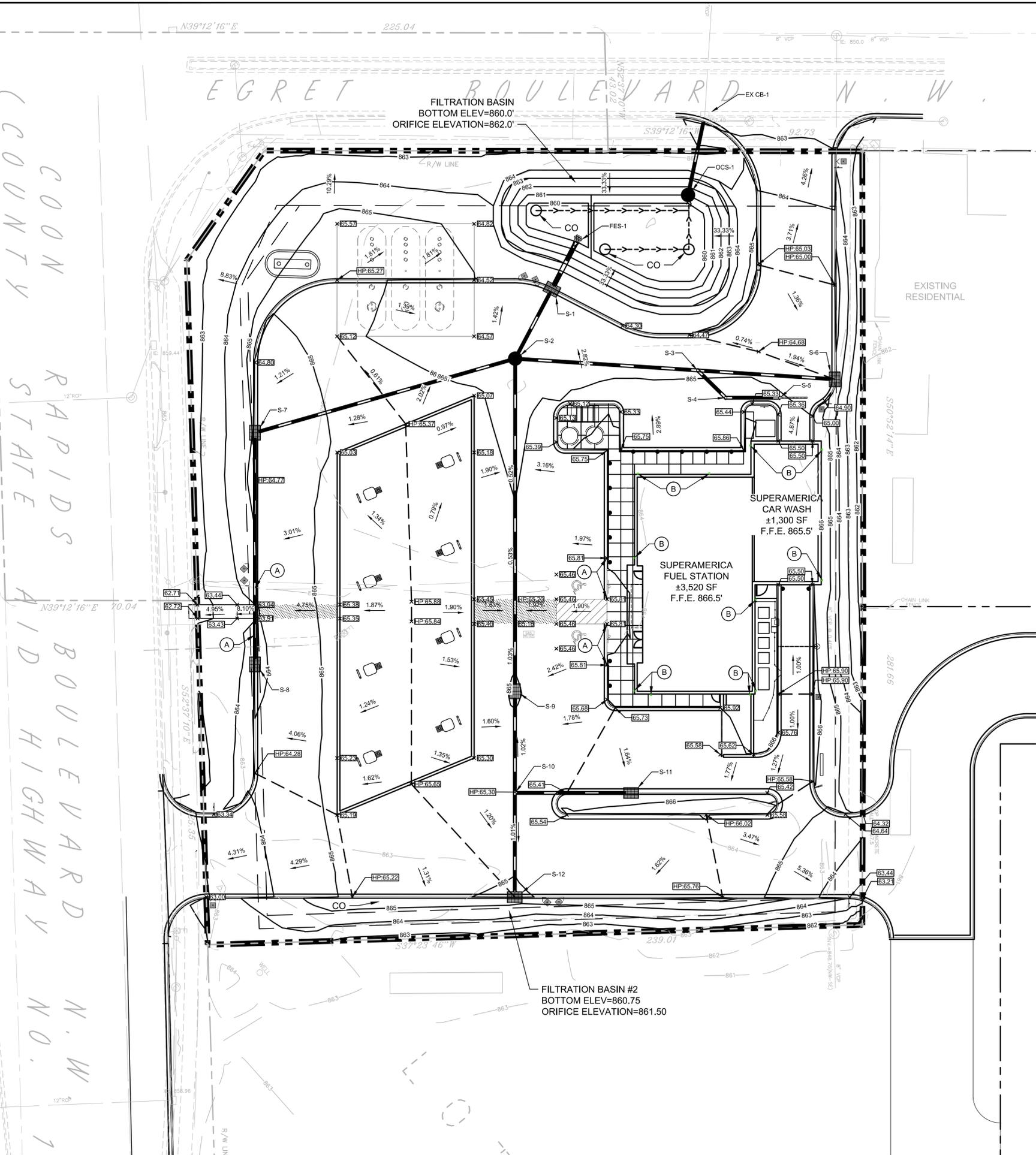
- STANDARD B612 CURB AND GUTTER
- 9.0'X18.5' PARKING STALL WITH 4" SWSL
- 9.0'X18.0' PARKING STALL WITH 4" SWSL
- ADA PARKING SPACE SEE DETAIL SHEET
- ADA STRIPING - 45 DEG 4" WIDE @ 2' O.C.
- 8" BOLLARD SEE DETAIL SHEET
- AIR UNIT
- VACUUM UNIT
- ACCESSIBLE PARKING SYMBOL
- 45 DEG 4" WIDE SYSL @ 2' O.C.
- TRAFFIC FLOW ARROW
- PAINTED STOP BAR AND STOP SIGN SEE DETAIL SHEET
- ADA SIGN SEE DETAIL SHEET
- TRANSFORMER PAD
- BIKE RACK / PATIO AREA
- ADA RAMP
- FLUSH CURB

NOT FOR CONSTRUCTION

<p>2650 UNIVERSITY AVE. WEST SUITE 238A ST. PAUL, MINNESOTA 55114 TEL. NO. (651) 645-4137 FAX. NO. (651) 645-5116</p>	<p>DATE: _____</p> <p>REVISIONS: _____</p> <p>NO. _____</p> <p>DATE _____</p>
<p>FOR REVIEW</p>	
<p>HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p>DATE: _____</p> <p>PHILIP R. KAUFMAN, P.E. #2728</p>	
<p>SCALE: _____</p> <p>DESIGNED BY: JRA</p> <p>DRAWN BY: JRA</p> <p>CHECKED BY: PRK</p>	<p>SITE PLAN</p>
<p>C-STORE PARTNERS, LLC</p> <p>SUPERAMERICA</p> <p>COON RAPIDS ANOKA COUNTY MINNESOTA</p>	
<p>DATE: 07/06/2015</p> <p>PROJECT NO.: 160768007</p> <p>SHEET NUMBER: C-3.0</p>	



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GRADING LEGEND

- X.XX --- PROPERTY LINE
- X.XX --- EXISTING CONTOUR
- X.XX --- PROPOSED CONTOUR
- X.XX --- PROPOSED SLOPE
- XX.X PROPOSED SPOT GRADE (ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED)
- ST-X PROPOSED STORM STRUCTURE
- --- PROPOSED STORM SEWER PIPE
- --- EXISTING STORM SEWER
- HP BREAK LINE
- HP CONCRETE FLARED END SECTION AND RIP RAP
- D PROPOSED STORM MANHOLE
- HP.XX.XX PROPOSED STORM INLET
- HP.XX.XX HIGHLOW POINT
- 4" DRAIN TILE SLOPED AT 0.5% MINIMUM
- HATCHED ADA ROUTE - MAINTAIN 5% LONGITUDINAL AND 2% CROSS SLOPE AT ALL TIMES

KEYNOTE LEGEND

- (A) 6" TRANSITION TO FLUSH CURB
- (B) ROOF DRAIN DOWNSPOUT LOCATION

- GRADING PLAN NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COON RAPIDS, SPECIFICATIONS, DESIGN STANDARDS, AND BUILDING PERMIT REQUIREMENTS.
 - CONTRACTOR TO CALL GOPHER 811 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
 - CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
 - ALL SPOT ELEVATIONS ARE SHOWN TO FACE OF CURB/FLOWLINE UNLESS OTHERWISE NOTED. ADD 0.5' TO TOP OF PAVEMENT GRADES FOR TOP OF CURB ELEVATIONS (TYP. ALL).
 - PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSWALKS SHALL CONFIRM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE.
 - PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
 - CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
 - ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
 - REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE SCHEDULE.
 - CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WITH PROVIDE POSITIVE DRAINAGE.
 - UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH CITY APPROVED GROUND COVER.

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
EX CB-1	EXISTING CB RIM: 859.37 INV IN: 857.70	FROM OCS-1, 30 LF 12" RCP INV IN: 857.70 @ 1.00%	
FES-1	12" FES RIM: 862.21 INV IN: 860.00	FROM S-1, 19 LF 18" RCP INV IN: 860.00 @ 1.00%	
OCS-1	36" DIA OCS RIM: 861.00 INV OUT: 858.00		TO EX CB-1, 30 LF 12" RCP INV OUT: 858.00 @ 1.00%
S-1	2' X 3' CB RIM: 864.09 INV IN: 860.19 INV OUT: 860.19	FROM S-2, 29 LF 12" RCP INV IN: 860.19 @ 0.50%	TO FES-1, 19 LF 18" RCP INV OUT: 860.19 @ 1.00%
S-2	48" DIA MH RIM: 864.71 INV IN: 860.33 INV IN: 860.33 INV IN: 860.33 INV OUT: 860.33	FROM S-9, 121 LF 12" RCP INV IN: 860.33 @ 0.50%	TO S-1, 29 LF 12" RCP INV OUT: 860.33 @ 0.50%
S-3	WYE RIM: 864.90 INV IN: 860.80 INV IN: 860.80 INV OUT: 860.80	FROM S-4, 14 LF 12" RCP INV IN: 860.80 @ 0.70%	TO S-2, 67 LF 12" RCP INV OUT: 860.80 @ 0.70%
S-4	45 DEG BEND RIM: 865.25 INV IN: 860.90 INV OUT: 860.90	FROM S-5, 20 LF 12" RCP INV IN: 860.90 @ 0.70%	TO S-3, 14 LF 12" RCP INV OUT: 860.90 @ 0.70%
S-5	TRENCH DRAIN TIE-IN RIM: 865.10 INV OUT: 861.04		TO S-4, 20 LF 12" RCP INV OUT: 861.04 @ 0.70%
S-6	2' X 3' CB RIM: 864.10 INV OUT: 861.15		TO S-3, 50 LF 12" RCP INV OUT: 861.15 @ 0.70%
S-7	2' X 3' CB RIM: 864.55 INV IN: 860.82 INV OUT: 860.82	FROM S-8, 84 LF 12" RCP INV IN: 860.82 @ 0.50%	TO S-2, 99 LF 12" RCP INV OUT: 860.82 @ 0.50%
S-8	2' X 3' CB RIM: 863.91 INV OUT: 861.24		TO S-7, 84 LF 12" RCP INV OUT: 861.24 @ 0.50%
S-9	48" DIA MH RIM: 864.94 INV IN: 860.94 INV OUT: 860.94	FROM S-10, 37 LF 12" RCP INV IN: 860.94 @ 0.50%	TO S-2, 121 LF 12" RCP INV OUT: 860.94 @ 0.50%
S-10	NULL STRUCTURE RIM: 862.36 INV IN: 861.13 INV IN: 861.13 INV OUT: 861.13	FROM S-12, 38 LF 12" RCP INV IN: 861.13 @ 0.50%	TO S-9, 37 LF 12" RCP INV OUT: 861.13 @ 0.50%
S-11	2' X 3' CB RIM: 865.18 INV OUT: 861.34		TO S-10, 42 LF 12" RCP INV OUT: 861.34 @ 0.50%
S-12	2'X3' CB RIM: 865.00 INV OUT: 861.32		TO S-10, 38 LF 12" RCP INV OUT: 861.32 @ 0.50%



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FOR REVIEW

Kimley-Horn
2865 UNIVERSITY AVE. WEST, SUITE 239N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 644-1987
FAX. NO. (651) 645-9116

SCALE: AS SHOWN
DESIGNED BY: JRA
DRAWN BY: JRA
CHECKED BY: PRK

DATE: 07/06/2015

GRADING & DRAINAGE PLAN

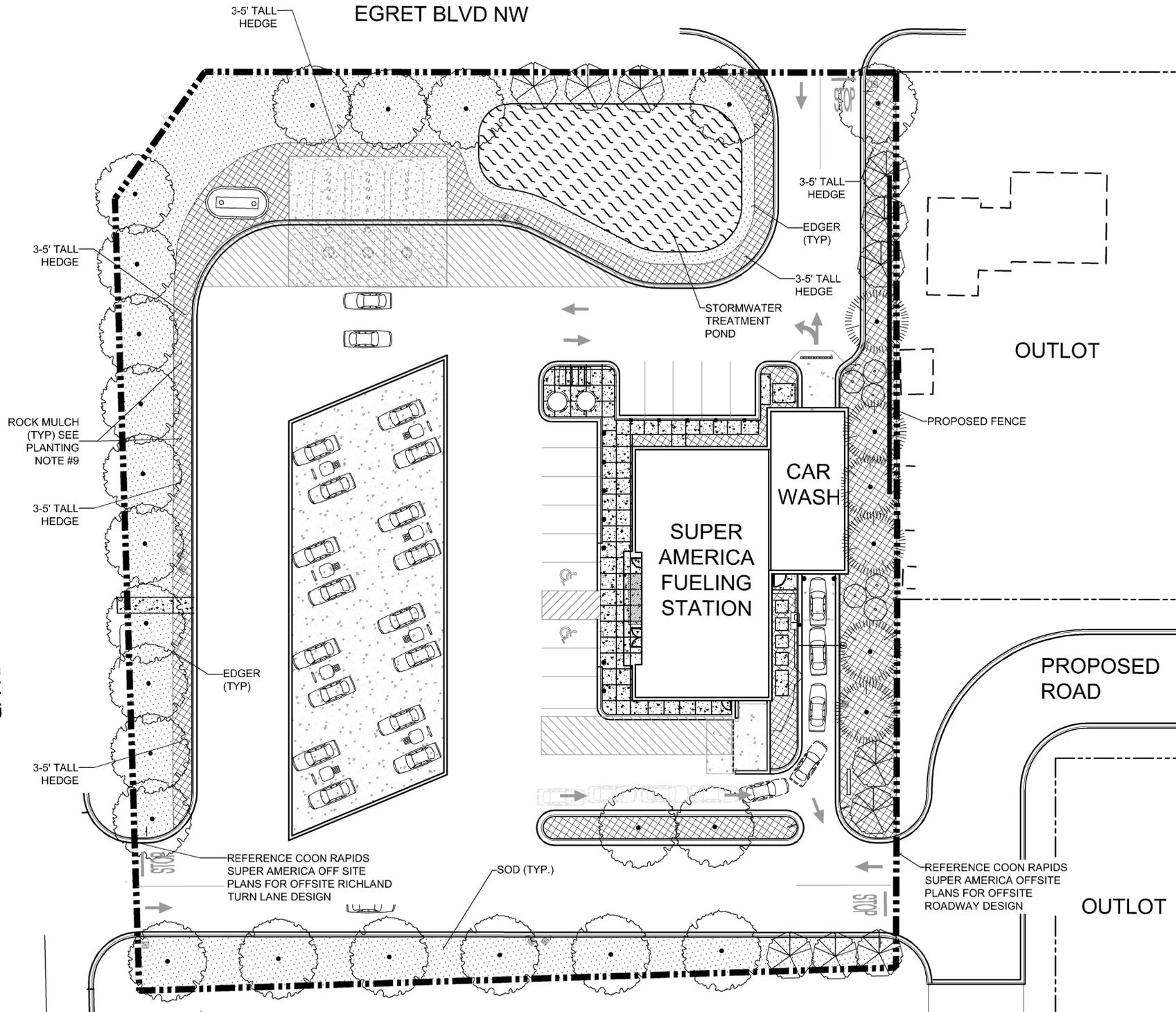
C-STORE PARTNERS, LLC
SUPERAMERICA
COON RAPIDS
ANOKA COUNTY
MINNESOTA

DATE: 07/06/2015
PROJECT NO.: 160768007
SHEET NUMBER: C-4.0

NO.	REVISIONS	DATE

COON RAPIDS BLVD

EGRET BLVD NW



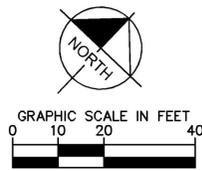
PLANTING NOTES

- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL. OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN

- APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE AREA.
- INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, & PERENNIALS UNLESS OTHERWISE NOTED.
- INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL 4" DEEP, 1-1/2" DIA. BUFF LIMESTONE DECORATIVE ROCK IN SHRUB/PERENNIAL PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.
- WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- INSTALL SOD AS INDICATED IN PLAN. REPLACE DAMAGED SOD PREVIOUSLY INSTALLED BY OTHERS AS NECESSARY.
- INSTALL STEEL EDGER (COLOR:BLACK) EVERYWHERE PLANTING BEDS ABOUT SOD AREAS.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN PER THE SPECIFICATIONS AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY AND ON SEPARATE ZONES.
- CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
- PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS PRIOR AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.



PRELIMINARY PLANT SCHEDULE					
SYMBOL	QTY	COMMON NAME	SIZE	ROOT	MAX HT
OVERSTORY DECIDUOUS	23	SWAMP WHITE OAK	2.5" CAL.	B & B	60'
		COMMON HACKBERRY	2.5" CAL.	B & B	50'
		NORTHERN ACCLAIM HONEYLOCUST	2.5" CAL.	B & B	40'
		AUTUMN BLAZE MAPLE	2.5" CAL.	B & B	50'
		CRIMSON SPIRE OAK	2.5" CAL.	B & B	50'
		PRAIRIE GOLD ASPEN	2.5" CAL.	B & B	40'
		BOULEVARD LINDEN	2.5" CAL.	B & B	60'
ORNAMENTAL DECIDUOUS	11	CRABAPPLE	1.5" CAL.	B & B	25'
		JAPANESE TREE LILAC	1.5" CAL.	B & B	6'
		NEWPORT PLUM	1.5" CAL.	B & B	20'
EVERGREEN	6	SHADBLOW SERVICEBERRY	1.5" CAL.	B & B	15'
		AUSTRIAN PINE	6' HT	B & B	60'
		BLACK HILLS SPRUCE	6' HT	B & B	40'
LARGE SHRUB	6	NORWAY SPRUCE	6' HT	B & B	60'
		LILAC MISS KIM	#5	CONT.	5'
		GREAT STAR HYDRANGEA	#5	CONT.	5'
SHRUB AND PERENNIAL BEDS WITH ROCK MULCH	7,400 SQ. FT.	DOGWOOD	#3	CONT.	3'
		SPIREA	#3	CONT.	5'
		JUNIPER	#3	CONT.	5'
		YEW	#3	CONT.	4'
		DAYLILY	#1	CONT.	2'
		KARL FOERSTER GRASS	#1	CONT.	4'
		YARROW	#1	CONT.	2'
		CATMINT	#1	CONT.	1'
		THE BLUES BLUESTEM	#1	CONT.	3'
		GARDEN PHLOX	#1	CONT.	1'
		LILATRIS	#1	CONT.	2'
3,100 SQ. FT.		STORMWATER FILTRATION AREAS (ROCK MULCH)			
10,800 SQ. FT.		SOD			

STREET FRONTAGE REQUIREMENTS	
TREES REQUIRED 1 TREE / 25LF OF COON RAPIDS BLVD FRONTAGE (TOTAL FRONTAGE: 270 LF)	11 TREES REQUIRED 11 TREES PROPOSED
1 TREE / 40LF OF ALL OTHER STREET FRONTAGE (TOTAL FRONTAGE: 195 LF)	5 TREES REQUIRED 5 TREES PROPOSED
SHRUBS REQUIRED 200SF MIN OF SHRUBS/PERENNIALS AROUND MONUMENT SIGNS ALONG COON RAPIDS BLVD	200 SF REQUIRED 200 SF PROPOSED
1 SHRUB / 5LF OF ALL OTHER STREET FRONTAGE (TOTAL FRONTAGE: 195 LF)	39 SHRUBS REQUIRED 39 SHRUBS PROPOSED

OPEN SPACE REQUIREMENTS	
TREES REQUIRED 1 OVERSTORY TREE / 3,000 SF OF OPEN SPACE 1 ORNAMENTAL TREE / 1,500 SF OF OPEN SPACE 1 EVERGREEN TREE / 3,000 SF (TOTAL OPEN SPACE: 20,600 SF)	6 OVERSTORY TREES REQUIRED 6 OVERSTORY TREES PROPOSED 13 ORNAMENTAL TREES REQUIRED 13 ORNAMENTAL TREES PROPOSED 6 EVERGREEN TREES REQUIRED 6 EVERGREEN TREES PROPOSED
SHRUBS REQUIRED 1 SHRUB / 250 SF OF OPEN SPACE 1 SHRUB / 1LF OF BUILDING FACING COON RAPIDS BLVD (TOTAL OPEN SPACE: 20,600 SF) (TOTAL FRONTAGE: 80 LF)	121 SHRUBS REQUIRED 121 SHRUBS PROPOSED

PARKING LOT REQUIREMENTS	
TREES REQUIRED 1 TREE / EACH PARKING ISLAND REQUIRED (NUMBER OF PARKING ISLANDS REQUIRED **)	2 TREES REQUIRED 2 TREES PROPOSED
SHRUBS REQUIRED 3% OF PARKING AREA MUST CONTAIN LANDSCAPE ISLANDS (3,600 SF OF PARKING IS PROPOSED)	108 SF REQUIRED 550 SF PROPOSED
1 SHRUB / 5LF OF ALL OTHER STREET FRONTAGE (TOTAL FRONTAGE: 195 LF)	39 SHRUBS REQUIRED 39 SHRUBS PROPOSED

NOT FOR CONSTRUCTION

FOR REVIEW



SCALE AS SHOWN
 DESIGNED BY: MRW
 DRAWN BY: MRW
 CHECKED BY: JJK

LANDSCAPE PLAN

C-STORE PARTNERS, LLC
 SUPERAMERICA
 COON RAPIDS
 ANOKA COUNTY
 MINNESOTA

DATE: 07/06/2015
 PROJECT NO: 160768007
 SHEET NUMBER

L-1.0



Know what's below.
Call before you dig.