CITY COUNCIL AGENDA

Wednesday, August 5, 2015
7:00 p.m.
Coon Rapids City Center
Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Proclamations/Presentations

Approval of Minutes of Previous Meeting

1. Approve July 21, 2015 Minutes

Consent Agenda

2. Adopt Resolutions 15-101, 15-102, 15-103, 15-104 LEVY ASSESSMENTS MISC. 2015-2

3. Approve Temporary On-Sale Strong Beer and Wine Liquor License for Fall Festival at Epiphany Church

4. Accept Assessment Waiver Agreement from Recreational Properties, LLC for property located at 1313 Coon Rapids Boulevard

Public Hearing

5. Consider Adopting Resolution 15-100, Establishing Housing Improvement Fee - Thousand Oaks

Bid Openings and Contract Awards

Old Business

New Business

6. Introduce Ordinance Restricting Parking on Northdale Boulevard

7. Consider Approval of Contract Between Acceleration Northwest and the City of Coon Rapids

8. PC 15-26: Consider Site Plan/CUP, C-Store Partners (SA), Egret Blvd and Coon Rapids Blvd

9. PC 15-25: Consider Preliminary Plat, C-Store Partners (SA), Egret and Coon Rapids Blvd

10. Consider Development Agreement for Backage Road Construction, C-Store Partners, LLC

11. Consider Introduction of Ordinance Revising City Code Chapter 13-500 Regarding On Site Sewage Treatment System Regulations

Open Mic/Public Comment

Reports on Previous Open Mic

Other Business

Adjourn

City Council Regular **1.**

Meeting Date: 08/05/2015

SUBJECT: Approve July 21, 2015 Minutes

Attachments

July 21, 2015

UNAPPROVED

COON RAPIDS CITY COUNCIL MEETING MINUTES OF JULY 21, 2015

CALL TO ORDER

The second regular meeting of the Coon Rapids City Council for the month of July was called to order by Mayor Jerry Koch at 7:00 p.m. on Tuesday, July 21, 2015, in the Council Chambers.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Koch led the Council in the Pledge of Allegiance.

ROLL CALL

Members Present: Mayor Jerry Koch, Councilmembers Denise Klint, Ron Manning, Wade Demmer, Jennifer Geisler, and Brad Johnson

Members Absent: Councilmember Steve Wells

ADOPT AGENDA

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

PROCLAMATIONS/PRESENTATIONS

1. ADOPT RESOLUTION 15-99 ACCEPTING DONATION OF SCOREBOARD AND AUTHORIZE SIGNATURES ON SCOREBOARD AGREEMENT

The Staff report was shared with Council.

Mayor Koch thanked the Coon Rapids Baseball Association and the Cardinal Little League for their generous donation to the City.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER KLINT, TO ADOPT RESOLUTION 15-99; ACCEPTING THE DONATION OF THE SCOREBOARD AND AUTHORIZING THE EXECUTION OF THE SCOREBOARD AGREEMENT. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

2. JULY 7, 2015, COUNCIL MEETING

MOTION BY COUNCILMEMBER KLINT, SECONDED BY COUNCILMEMBER JOHNSON, FOR APPROVAL OF THE MINUTES OF THE JULY 7, 2015, COUNCIL MEETING. THE MOTION PASSED UNANIMOUSLY.

CONSENT AGENDA/INFORMATIONAL BUSINESS

3. ADOPT RESOLUTION 15-95 SETTING HEARING FOR MISCELLANEOUS ASSESSMENT 2015-2
4. ACCEPT THREE EASEMENTS FROM COON RAPIDS EVERGREEN 23, LLC
5. APPROVE ANOKA RAMSEY COMMUNITY COLLEGE SECURITY CONTRACT
6. APPROVE GREEN VIEW INC. CONTRACTS FOR RECYCLING CENTER STAFF/PARK STAFF
7. APPROVE TEMPORARY ON-SALE INTOXICATING LIQUOR LICENSE FOR STRONG BEER AND WINE FOR AMERICAN LEGION POST #334 FOR ANNUAL MEMBER PICNIC ON AUGUST 1, 2015
8. ADOPT RESOLUTION 15-96 ACCEPTING FIREWORKS DONATION

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER GEISLER, FOR APPROVAL OF THE CONSENT AGENDA AS PRESENTED.

Councilmember Johnson asked how much the fireworks display cost this year. Fire Chief Piper explained that the display was $35,000, which was fully covered by the donation.

THE MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

9. COTTAGES OF COON CREEK HOUSING REVENUE BONDS

The Staff report was shared with Council.

Roger Derris, Cottages of Coon Creek representative, discussed the improvements proposed for his association, explaining the units would be completely rehabbed. He noted the Cottages of Coon Creek were constructed in 1998 on consists of four-twelve unit one level townhome rental units. He reported each unit was occupied by a senior and was rented at a governmental rate. He requested the Council approve the use of Senior Housing Revenue Bonds for the proposed improvements at Cottages of Coon Creek.

Mayor Koch opened the public hearing at 7:14 p.m.

Steve Karn, 11433 Palm Street, wanted to see a bigger sign erected at the entrance of this development.

Mayor Koch closed the public hearing at 7:15 p.m.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADOPT RESOLUTION NO. 15-98 RELATING TO A PROPOSAL FOR A SENIOR HOUSING FACILITY PROJECT AND THE ISSUANCE OF SENIOR HOUSING REVENUE BONDS, SERIES 2015 FOR THE BENEFIT OF COON CREEK SENIOR COMMUNITY, LIMITED PARTNERSHIP; GRANTING PRELIMINARY APPROVAL THERETO; ESTABLISHING COMPLIANCE WITH CERTAIN REGULATIONS UNDER THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND TAKING CERTAIN OTHER ACTIONS WITH RESPECT THERETO. THE MOTION PASSED UNANIMOUSLY.

BID OPENINGS AND CONTRACT AWARDS

10. CONSIDER AWARDING BID FOR BUNKER HILLS KITCHEN EQUIPMENT AND REMODEL

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER MANNING, SECONDED BY COUNCILMEMBER KLINT, TO AUTHORIZE THE KITCHEN EQUIPMENT BUDGET OF $100,000; AND AWARD THE BUNKER HILLS KITCHEN EQUIPMENT FOR THE REMODELING TO PREMIER RESTAURANT EQUIPMENT COMPANY IN THE AMOUNT OF $235,923.10.

Councilmember Manning asked how the renovations at Bunker Hills were progressing. Bunker Hills Golf Director Anderson discussed the progress that was being made on the remodeling project with the Council.

THE MOTION PASSED UNANIMOUSLY.

11. CONSIDER BIDS FOR SAND CREEK BUILDING PACKAGE; CITY PROJECT 15-16

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER KLINT, SECONDED BY COUNCILMEMBER DEMMER, TO REJECT ALL BIDS AND DIRECT STAFF TO REBID THE PROJECT IN EARLY 2016 WHEN THE BIDDING ENVIRONMENT IMPROVES FOR THIS TYPE OF PROJECT. DUE TO THE EXTENDED NATURE OF THE OVERALL SAND CREEK PROJECT, AND THE

PENDING ROADWAY IMPROVEMENTS ALONG NORTHDALE BOULEVARD, THIS TIME DELAY WILL NOT AFFECT COMPLETION OF THE OVERALL REDEVELOPMENT PROJECT. THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

None.

NEW BUSINESS

12. CONSIDER ADOPTING RESOLUTION 15-23(8) APPROVING PLANS AND SPECS AND ORDERING ADVERTISEMENT FOR BIDS FOR RECONSTRUCTION OF COON RAPIDS BOULEVARD TRAIL

The Staff report was shared with Council.

Mayor Koch questioned when the project would commence. Public Works Director Himmer indicated the project would begin early this fall.

MOTION BY COUNCILMEMBER GEISLER, SECONDED BY COUNCILMEMBER JOHNSON, TO ADOPT RESOLUTION NO. 15-23(8) APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS FOR THE COON RAPIDS BOULEVARD TRAIL RECONSTRUCTION CONTRACT. THE MOTION PASSED UNANIMOUSLY.

13. CONSIDER ADOPTING RESOLUTION 15-97 ESTABLISHING 2015-2016 COON RAPIDS ICE CENTER RENTAL RATES

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE THE PROPOSED 2015-2016 RATE STRUCTURE FOR THE COON RAPIDS ICE CENTER. THE MOTION PASSED UNANIMOUSLY.

14. AUTHORIZE PROJECT BUDGET FOR SCADA SYSTEM AND UTILITY TECHNOLOGY IMPROVEMENTS

The Staff report was shared with Council.

MOTION BY COUNCILMEMBER DEMMER, SECONDED BY COUNCILMEMBER GEISLER, TO APPROVE A PROJECT BUDGET IN THE AMOUNT OF $915,000 FOR SCADA SYSTEM AND UTILITY TECHNOLOGY IMPROVEMENTS. UPON APPROVAL OF THE PROJECT BUDGET STAFF WILL WORK DIRECTLY WITH THE VARIOUS VENDORS AND CONTRACTORS TO COMPLETE THE NECESSARY UPGRADES, WHILE CONTINUING TO LOOK FOR OPPORTUNITIES TO REDUCE THE OVERALL PROJECT COSTS.

Councilmember Johnson questioned if the City had funds set aside for this item. Finance Director Legg commented this expense would be paid for in 2016 and would be depreciated over the next 30 years. She reported the 2016 water rates would be increasing to assist with increasing City expenses.

Councilmember Manning encouraged the City to not rely on the sale of more water in order to cover its expenses.

THE MOTION PASSED UNANIMOUSLY.

OPEN MIC/PUBLIC COMMENT

Mayor Koch reviewed the rules of order for the Open Mic/Public Comment portion of the meeting.

There were no Open Mic/Public Comments.

REPORTS ON PREVIOUS OPEN MIC

15. OPEN MIC REPORT – MR. SCOTT BROMLEY – RE: FRANCHISE FEES

Mayor Koch discussed Mr. Bromley's comments made during Open Mic at the June 15, 2015 Council meeting.

Mayor Koch did not want to see local businesses dis-incentivized by franchise fees in order to operate within the City of Coon Rapids. He suggested franchise fees be further discussed by the Council at a future worksession meeting.

Councilmember Johnson supported this matter being further addressed by the Council.

Councilmember Demmer wanted further information on the original purpose of the franchise fees.

OTHER BUSINESS

Councilmember Manning indicated he recently toured the brand new mother/baby center at Mercy

Hospital. He was proud of having this new top-notch facility within the City of Coon Rapids.

Mayor Koch read a paragraph regarding the new mother/baby center and noted the facility was a partnership with Allina and Children's Hospital. He was pleased by the incredible level of care that would be offered at Mercy Hospital to new mothers and babies.

Councilmember Klint requested that mowing be completed at the Riverwalk and transit areas of the City.

Councilmember Klint asked that staff provide the Council with the budget as soon as possible to allow the new Councilmembers time to review the document. City manager Stemwedel reviewed the budget approval timeline and noted staff would be getting the 2016 budget to the Council on July 31st. He noted that a Special Council Worksession could be held in September if necessary, to address additional budget questions.

Councilmember Johnson encouraged all residents to participate in Night to Unite, which would be observed on Tuesday, August 4, 2015. Police Chief Wise stated those having an organized party can have it registered with the Police Department.

Mayor Koch reported safety camp was taking place this week for Coon Rapids 4th and 5th graders. He was so impressed that children of this age were being trained in chest compressions. He discussed how this would assist the City in continuing to be a Heart Safe Community.

ADJOURN

MOTION BY COUNCILMEMBER JOHNSON, SECONDED BY COUNCILMEMBER GEISLER, TO ADJOURN THE MEETING AT 7:58 P.M. THE MOTION PASSED UNANIMOUSLY.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **2.**

Meeting Date: 08/05/2015

Subject: Adopt Resolutions 15-101, 15-102, 15-103, 15-104 LEVY ASSESSMENTS MISC. 2015-2

Submitted For: Sharon Legg, Finance Director

From: Heidi Cederstrand, Assessment Clerk II

INTRODUCTION

After an assessment hearing, the unopposed 2015 Miscellaneous Special Assessments should be adopted.

DISCUSSION

The amount to be assessed for the 2015(2) Miscellaneous Assessments is $183,844 as of July 29, 2015. The amount reflects payments and adjustments that have been made since July 21, when the assessment hearing date was set. An updated amount will be distributed on August 5 and the affected resolutions will be completed at that time.

The process of hearing assessment appeals will include a hearing before the Board of Adjustment and Appeals before City Council adoption. The City Council still must open a public hearing as required by State Statutes. At the hearing, the City Council should collect written appeals and refer appellants to the Board of Adjustment and Appeals for their review and recommendation. After the public hearing has been closed, the City Council may adopt the assessments which have not been appealed.

The Board of Adjustment and Appeals is expected to meet on October 1st and will make a recommendation to the City Council at the October 20 Council meeting.

The terms of re-payment of these assessments are determined by the amount being assessed. The proposed assessments are categorized by the number of years to be assessed and the interest rate recommended. Amounts up to $1,000 will be payable in one year, up to $5,000 will be three years, up to $10,000 will be 5 years and up to $20,000 will be 7 years.

RECOMMENDATION

Staff recommends the following action by the Council:

a. Hold assessment hearing to collect written appeals.
b. Adopt Resolution 15-101 adopting 2015(2) Miscellaneous Special Assessments (unopposed one year).
c. Adopt Resolution 15-102 adopting 2015(2) Miscellaneous Special Assessments (unopposed three year).
d. Adopt Resolution 15-103 adopting 2015(2) Miscellaneous Special Assessments (unopposed five year).
e. Adopt Resolution 15-104 adopting 2015(2) Miscellaneous Special Assessments (unopposed seven year).

Attachments

Res. Misc. 2015(2)-1 Year
Res. Misc. 2015(2)-3 Year
Res. Misc. 2015(2)-5 Year
Res. Misc. 2015(2)-7 Year

RESOLUTION NO. 15-101

RESOLUTION ADOPTING 2015(2) MISCELLANEOUS SPECIAL ASSESSMENTS (ONE YEAR)

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2016, and shall bear interest at the rate of 1.25% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2016. The total amount of the one-year assessment is $.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2015), pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than November 14 or interest will be charged through December 31 of the next succeeding year.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Property Records and Taxation Division to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th of August 2015.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

RESOLUTION NO. 15-102

RESOLUTION ADOPTING 2015(2) MISCELLANEOUS SPECIAL ASSESSMENTS (THREE YEAR)

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2016, and shall bear interest at the rate of 2.05% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2016. The total amount of the three-year assessment is $.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2015), pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than November 14 or interest will be charged through December 31 of the next succeeding year.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Property Records and Taxation Division to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th of August 2015.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

RESOLUTION NO. 15-103

RESOLUTION ADOPTING 2015(2) MISCELLANEOUS SPECIAL ASSESSMENTS (FIVE YEAR)

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2016, and shall bear interest at the rate of 2.48% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2016. The total amount of the five-year assessment is $.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2015), pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than November 14 or interest will be charged through December 31 of the next succeeding year.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Property Records and Taxation Division to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th of August 2015.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

RESOLUTION NO. 15-104

RESOLUTION ADOPTING 2015(2) MISCELLANEOUS SPECIAL ASSESSMENTS (SEVEN YEAR)

WHEREAS, pursuant to property notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for the nonpayment of invoices; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota that

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments shall become payable in annual installments, commencing with the first Monday in January 2016, and shall bear interest at the rate of 2.87% per annum from the date of the adoption of this assessment resolution. To the installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2016. The total amount of the seven-year assessment is $.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the Director of the Anoka County Records and Taxation Division (but no later than November 14, 2015), pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within thirty (30) days from the adoption of this resolution. He/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued through the date of payment. However, such payment must be made no later than November 14 or interest will be charged through December 31 of the next succeeding year.

4. The Clerk shall forthwith transmit a certified duplicate of this assessment to the County Property Records and Taxation Division to be extended on the proper tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th of August 2015.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk

City Council Regular **3.**

Meeting Date: 08/05/2015

Subject: Approve Temporary On-Sale Strong Beer and Wine Liquor License for Fall Festival at Epiphany Church

Submitted For: Stephanie Lincoln, Deputy City Clerk

From: Stephanie Lincoln, Deputy City Clerk

INTRODUCTION

Jay Tomaszewski, on behalf of Epiphany Church, 1900 111th Avenue NW, has applied for a temporary on-sale strong beer and wine liquor license to be used at Fall Festival on October 10th, 2015.

DISCUSSION

The appropriate fees have been paid and the Certificate of Insurance for liquor liability is on file. Mr. Tomaszewski's background investigation is in the process of being completed by the Police Department. Issuance of the license is contingent upon the Clerk's office receiving a successful background investigation from the Police Department.

The temporary on-sale strong beer and wine liquor license will be valid from 5:00 to 10:00 p.m. on Saturday, October 10th, 2015.

RECOMMENDATION

Council approval of a temporary strong beer and wine liquor license for Epiphany Church for use at Fall Festival on October 10th, 2015.

City Council Regular **4.**

Meeting Date: 08/05/2015

Subject: Accept Assessment Waiver Agreement from Recreational Properties, LLC for property located at 1313 Coon Rapids Boulevard

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

Staff requests City Council accept the attached Assessment Waiver Agreement between the City and Recreational Properties, LLC for a portion of Avocet Street reconstruction costs benefiting their property located at 1313 Coon Rapids Boulevard.

DISCUSSION

At the May 5, 2015 Council Meeting, Council approved an agreement between the City and Recreational Properties, LLC to perform storm sewer repairs on their property located at 1313 Coon Rapids Blvd. Passing under Avocet Street, it was discovered that the property's private storm sewer pipe was causing sink holes and required repair in advance of reconstructing the City street.

Repairs are complete, and Staff has prepared plans to reconstruct Avocet Street between Coon Rapids Boulevard and Al Flynn Park in 2015 as part of a change order to City Project 15-11. The property owner is agreeable to the expedited construction schedule, and agrees its share of reconstruction costs is $21,138.62. Costs will be assessed against the property, and Staff has prepared an agreement to waive the property owner's right to appeal such assessment under State Statute 429.

RECOMMENDATION

Staff recommends that the City Council approve and execute the Assessment Waiver Agreement with Recreational Properties, LLC for costs associated with Avocet Street reconstruction.

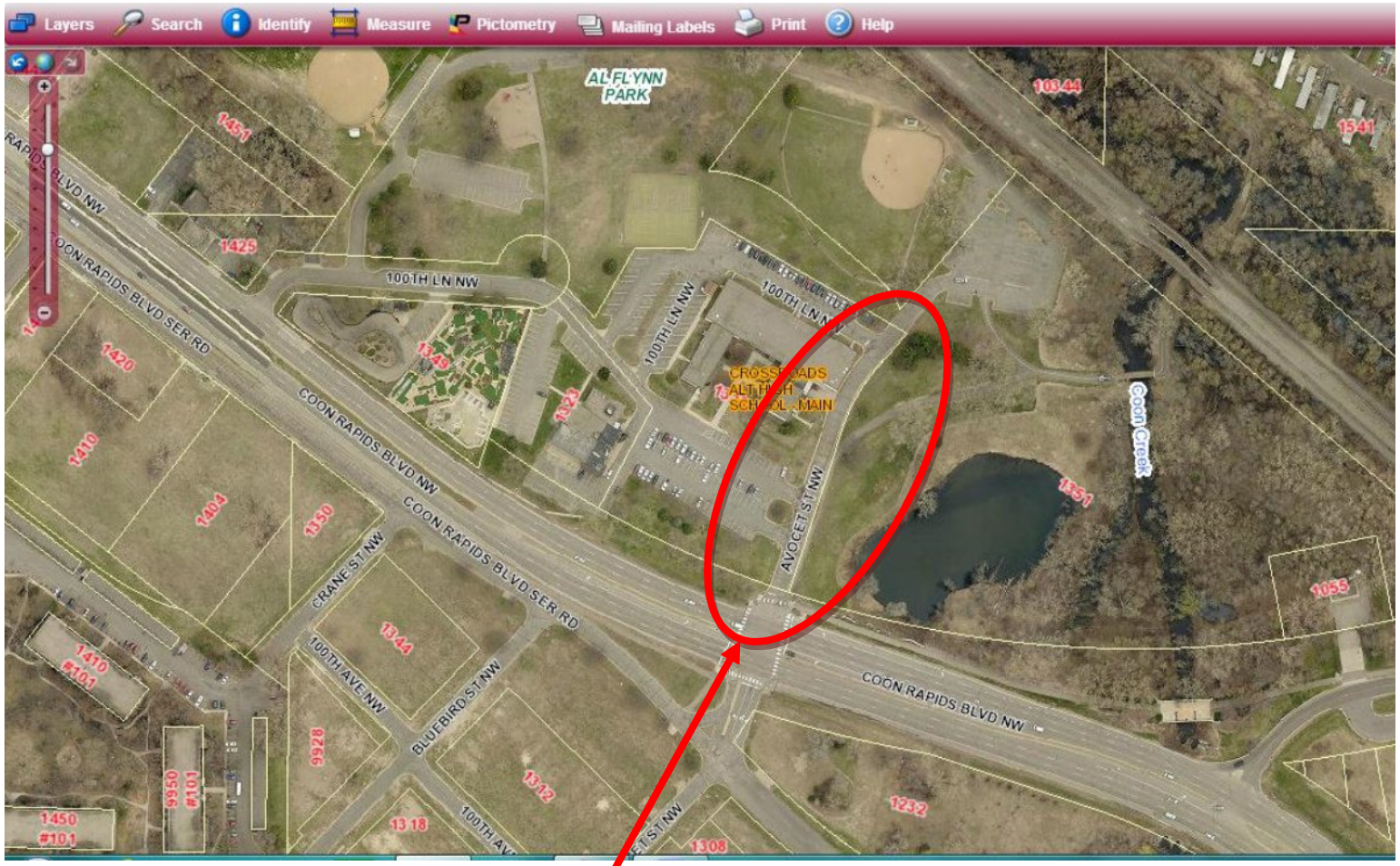
BUDGET IMPACT:

The total construction costs for this project are estimated at $75,000. The are only three properties that abut this segment of Avocet St; 1313 Coon Rapids Blvd on the west, a City owned pond on the east, and Al Flynn Park to the north. Aside from the assessment proposed to 1313, a minor assessment will be imposed on the park property and the remainder of costs will be added to the 2015 recon bonding.

Attachments

Location Map

Assessment Waiver



PROJECT LOCATION

ASSESSMENT AGREEMENT AND WAIVER

THIS AGREEMENT AND WAIVER is made and entered into this _____ day of _____, 2015 by and between Recreational Properties, LLC, a Minnesota Limited Liability Company, hereinafter referred to as "Owner" and the City of Coon Rapids, a Municipal Corporation, hereinafter referred to as "City."

WITNESSETH:

The City is proposing to reconstruct Avocet Street from Coon Rapids Boulevard to Al Flynn Park. This portion of Avocet Street is located on the east side of Owner's property which is located at 1313 Coon Rapids Boulevard, City of Coon Rapids, Minnesota (the "Property"). The Property is legally described as:

Lot 2 Block 1 City of Coon Rapids Plat 1

PIN: 26-31-24-21-0029

In the spirit of cooperation between the parties with the intent of expediting reconstruction of the Avocet Street, Owner has agreed to waive the right to an assessment hearing and has agreed that the Owner's share of the costs of the project can be assessed against the Property.

NOW, THEREFORE, the undersigned as Owner of the above described Property, in consideration of reconstruction of Avocet Street which abuts the Property:

1. In consideration of the action of the City Council to cause the reconstruction of Avocet Street, between Coon Rapids Boulevard and Al Flynn Park, Owner agrees its share of the cost is $21,138.62, which amount to be assessed against the Property. Such assessment will be spread in a manner according to policies on file with the City Assessor for special assessments, not to exceed 10 years. Owner further agrees that the estimated assessment may be exceeded if the increases are a result of requests made by the Owner or otherwise approved by the Owner in a subsequent separate written document.

2. Owner expressly waives objection to any irregularity with regard to the said

improvement assessment and any claim that the amount thereof levied against Owner's property is excessive, together with all rights to appeal said assessment as provided by Minnesota Statutes Section 429.081.

3. Owner agrees this agreement shall have the same force and effect as a petition presented pursuant to Minnesota Statutes Section 429.031 and specifically waive any public hearings with respect to the proposed abatement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF COON RAPIDS

By: _____
Jerry Koch, Mayor

By: _____
Matthew Stemwedel, City Manager

[Signatures continue on following page]

RECREATION PROPERTIES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

By:_____

Its:_____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2015, before me a Notary Public within and for said County, personally appeared Jerry Koch and Matt Stemwedel, to me personally known, who each by me duly sworn, each did say that they are respectively the Mayor and the City Manager of Coon Rapids, the municipal corporation named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and City Manager acknowledged said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, the _____ of Recreational Properties, LLC, a Minnesota Limited Liability Company of the State of Minnesota.

_____
Notary Public

This Document Drafted By:
David J. Brodie
Coon Rapids City Attorney
11155 Robinson Drive
Coon Rapids, Minnesota 55433
(763) 767-6495

City Council Regular **5.**

Meeting Date: 08/05/2015

Subject: Consider Adopting Resolution 15-100, Establishing Housing Improvement Fee - Thousand Oaks

Submitted For: David Brodie, City Attorney

From: Kim Reid, Administrative Legal Assistant

INTRODUCTION

Council is asked to consider a resolution for the imposition and collection of fees in the Housing Improvement Area.

DISCUSSION

The ordinance establishing the housing improvement area was adopted by Council on May 19, 2015. Under state law, the owners of the residential units then had 45 days in which to file objections to that ordinance. If objections had been received from the owners of 45% or more of the residential units the ordinance would have been void.

After the 45 day period had passed with the City receiving no objections, the Thousand Oaks Homeowner's Association with the assistance of the City's Inspection Division, obtained quotes from various contractors. The contractors have now been selected so the final cost is available and the City can proceed with the next step of the process, the imposition of the fee. The cost of the improvements amounts to $183,775.00. This includes replacement of the roof, gutters, soffit and fascia, remove plywood to add ventilation shoots and blow insulation of the 4 buildings. With the City's standard assessment fee, the total cost is $188,185.00.

In accordance with the ordinance establishing the area, the costs are proposed to be spread equally among the Thousand Oaks Housing Improvement Area and the fees are to be spread over a period of 15 years. The proposed interest rate of 3.33% is consistent with the current rate for special assessments. The amount of the fee to be levied against each of the units is proposed to be $8,182.00.

The fees will be collected annually along with taxes although they may be paid in full at any time. Any fees paid in full within 30 days of the adoption of the resolution will not be subject to interest. Thereafter, interest is charged from the date of the resolution. If payment is received after November 19th in any year, interest is charged through December 31st of the following year. This is all in accordance with the City's assessment policy.

Like the ordinance, State law provides that a resolution imposing the fee may be vetoed within 45 days after its adoption by the owners of 45% or more of the housing units. For this reason, the City should not take the risk of committing to the project until those 45 days have elapsed, or until the owners of more than 55% of the units have signed waivers of their veto rights.

The statutes require that before a resolution imposing the improvement fees can be adopted, the Association must submit a financial plan demonstrating that future maintenance and capital improvements in the area can be accomplished by the Association. Such a plan has been presented and reviewed by the City's Finance Director. The plan indicates that through increases in monthly assessments and proper scheduling the Association should be able to maintain the existing improvements as well as make future capital improvements that may be needed.

RECOMMENDATION

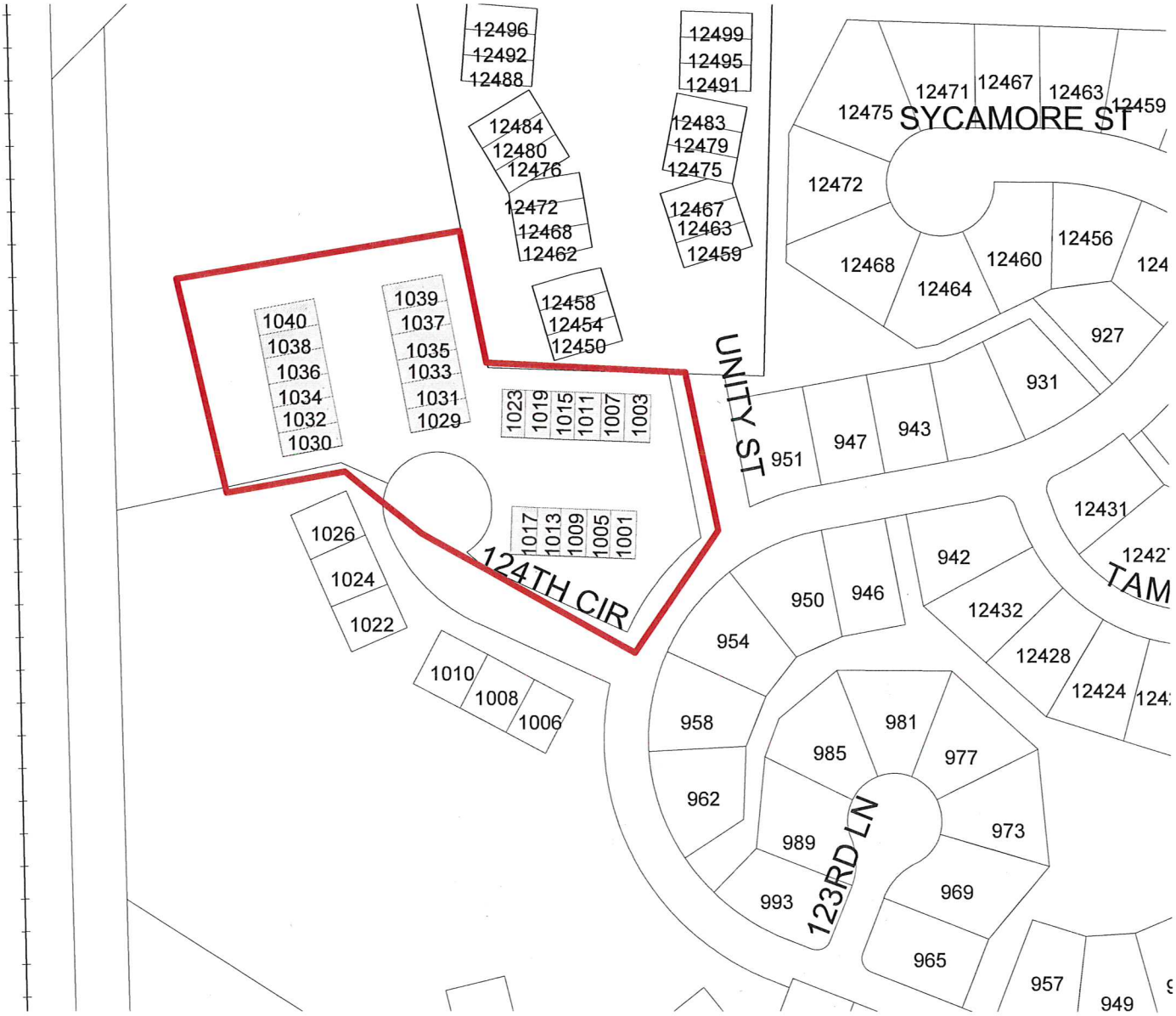
1. Hold a public hearing.

2. Adopt Resolution 15-100 imposing improvement fees in the Thousand Oaks Housing Improvement Agrea and proving for the collection of those fees.

Attachments

Map

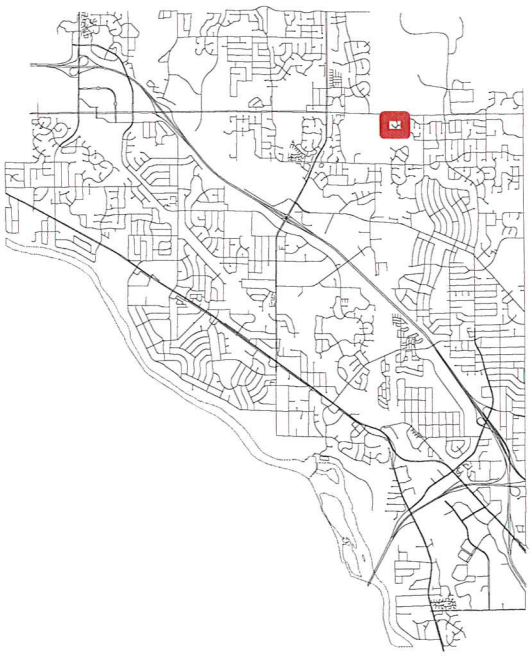
Resolution 15-100



COON RAPIDS
Minnesota

N

0 100 200 Feet



RESOLUTION NO. 15-100

A RESOLUTION IMPOSING IMPROVEMENT FEES IN THE THOUSAND OAKS IV HOUSING IMPROVEMENT AREA AND PROVIDING FOR THE COLLECTION OF THE FEES

WHEREAS, pursuant to Minnesota Statutes Section 428A.13, the Coon Rapids City Council on established by ordinance the Housing Improvement Area; and

WHEREAS, pursuant to proper notice duly given as required by Minn. Stat. ' 428A.14, the City Council has met and heard and passed upon all objections to the proposed improvement fees in the Thousand Oaks IV Housing Improvement Area, n/k/a Thousand Oaks Housing Improvement Area for improvements made to the residential buildings within the Area and the proposed collection of those fees at the same time and in the same manner as ad valorem taxes; and

WHEREAS, pursuant to Minnesota Statutes Section 428A.18, the effective date of this resolution must be at least 45 days after it is adopted unless 55% of the unit owners have committed in writing not to object to the fee; and

WHEREAS, the City of Coon Rapids expects to reimburse all or a portion of the housing improvement expenditures with the proceeds of debt to be incurred by the City; and

WHEREAS, the above stated amount will be the maximum to be assessed. Should the project come in at a lesser amount, the refund will be applied to the outstanding assessment. In the event that the assessment has been paid in its entirety, the refund will be mailed to the owner of property tax record unless the City had been notified upon payment who will be responsible for the refund, should there be one.

WHEREAS, this declaration is made pursuant to Section 1.102-18 of the Income Tax Regulations of the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Coon Rapids, Minnesota:

1. Such imposed improvement fees, a copy of which is attached hereto as Exhibit A and made a part hereof, shall constitute the fees imposed against the lands named herein to be collected at the same time and in the same manner as provided for the payment and collection of ad valorem taxes under authority of Minn. Stat. ' '428A.05, 428A.14, and 428A.15, and each tract of land herein included is hereby found to be benefitted by the proposed improvement in the amount of the assessed fee levied against it.

2. Such improvement fees shall be payable in equal annual installments extending over a period of fifteen years from the first Monday in January, and shall bear interest at the rate of 3.33% per annum from the date of adoption of this resolution. The total amount of the fifteen

year assessed fees is $188,185.00.

3. The owner of any property so assessed may, at any time prior to the certification of the assessed improvement fees to the Director of the Anoka County Records and Taxation Division but no later than November 14, 2015, pay the whole of the assessed fees on such property, with interest accrued to the date of payment to the City Treasurer, except that no interest shall be charged if the entire assessed fee is paid within 30 days from the adoption of this resolution; and the owner may, at any time thereafter, pay to the City Treasurer the entire amount of the assessed fees remaining unpaid. Such payment must be made no later than November 14th or interest will be charged through December 31st of the next succeeding year.

4. The City Clerk shall forthwith transmit a certified duplicate of this assessed improvement fee to the County Property Records and Taxation Division to be extended on the property tax list of the County, and such assessed fees shall be paid over in the same manner as other municipal taxes.

Adopted by the Coon Rapids City Council this 5th day of August, 2015.

_____

Jerry Koch, Mayor

ATTEST:

_____

Joan Lenzmeier, City Clerk

CITY OF COON RAPIDS

HOME IMPROVEMENT ASSESSMENT WORKSHEET

OTHER CODE	active	$188,185.00
PROJECT CODE	0	

PROJECT #		NAME:	Thousand Oaks Housing Improvement	INTEREST RATE	3.33

					TRUNK SEWER			SUB TRUNK						
PIN NUMBER	PARCEL	FEET/ UNIT	RATE CODE	LATERAL AMOUNT	UNIT	RATE CODE	TRUNK AMOUNT	ACRES	RATE CODE	SUB TRUNK AMOUNT	SERVICE & TYPE	RATE CODE	SERVICE AMOUNT	ORIGINAL AMOUNT
11-31-24-12	83													$8,182.00
11-31-24-12	84													$8,182.00
11-31-24-12	85													$8,182.00
11-31-24-12	86													$8,182.00
11-31-24-12	87													$8,182.00
11-31-24-12	88													$8,182.00
11-31-24-12	89													$8,182.00
11-31-24-12	90													$8,182.00
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11-31-24-12	100													$8,182.00
11-31-24-12	101													$8,182.00
11-31-24-12	102													$8,182.00
11-31-24-12	103													$8,182.00
11-31-24-12	104													$8,182.00
11-31-24-12	105													$8,182.00

City Council Regular **6.**

Meeting Date: 08/05/2015

Subject: Introduce Ordinance Restricting Parking on Northdale Boulevard

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

Staff is requesting the City Council introduce a no parking ordinance for both sides of Northdale Boulevard between Redwood Street and Quince Street.

DISCUSSION

On July 7, 2015, City Council approved a Joint Powers Agreement (JPA) between the City of Coon Rapids (City) and Anoka County (County) for intersection signalization at CSAH 11 (Northdale Boulevard NW) and Redwood Street NW. Due to the nature of the project, MnDOT requires a no parking resolution be passed for Northdale Boulevard between Redwood Street and Quince Street. Since all parking restrictions in the City are handled via ordinance, Council is requested to introduce an ordinance for this parking restriction tonight. Adoption of the ordinance, and corresponding resolution, will be brought back for approval on August 18th.

This intersection signalization project is being completed in conjunction with the Sand Creek Park redevelopment to improve site access and pedestrian safety. Improvements are shown on the attached conceptual layout and include roadway widening for turn lanes at all four legs of the intersection, some curb and gutter work, a traffic signal at the new entrance to the park, minor storm sewer, roadway mill and overlay, and a sidewalk along the north side of Northdale Boulevard extending west to the railroad tracks.

A mailing will be sent to adjacent property owners notifying them of this action, and to make them aware that parking restrictions on this segment of Northdale Boulevard will be considered for adoption on the August 18, 2015 City Council agenda.

RECOMMENDATION

Staff recommends the City Council introduce the ordinance restricting parking on both sides of Northdale Boulevard from Redwood Street to Quince Street.

Attachments

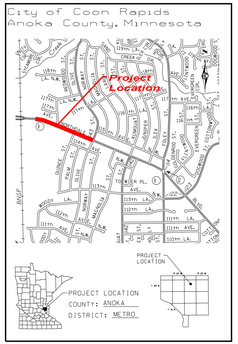
Northdale Blvd. Layout

Ordinance

(C.S.A.H. 11) Northdale Boulevard NW Improvements - City Project No. xxx

BN Tracks to Olive St NW

PRELIMINARY LAYOUT
February, 2015



LEGEND

- Proposed Roadway
- Proposed Islands / Medians
- Proposed Trail
- Proposed Shoulder
- Proposed Concrete Walk
- Proposed Driveways
- By Others
- Proposed Traffic Directional Arrows
- Proposed Signal
- Existing Right of Way
- Existing Permanent Easement
- xxxx Access Closed

LAYOUT HISTORY:

October, 2014: Submitted Layout #1 to Anoka County.

Approved by: _____

C.S.A.H. NO. 11 LAYOUT NO. 1 PROJECT NO. xxxx
VACINITY OF COON RAPIDS, MN
FROM 400FT E. BN TRACKS TO 100FT W OF QUINCE ST NW
DATE: 10/20/14 SCALE(1"): 20' STAFF APPROVAL _____

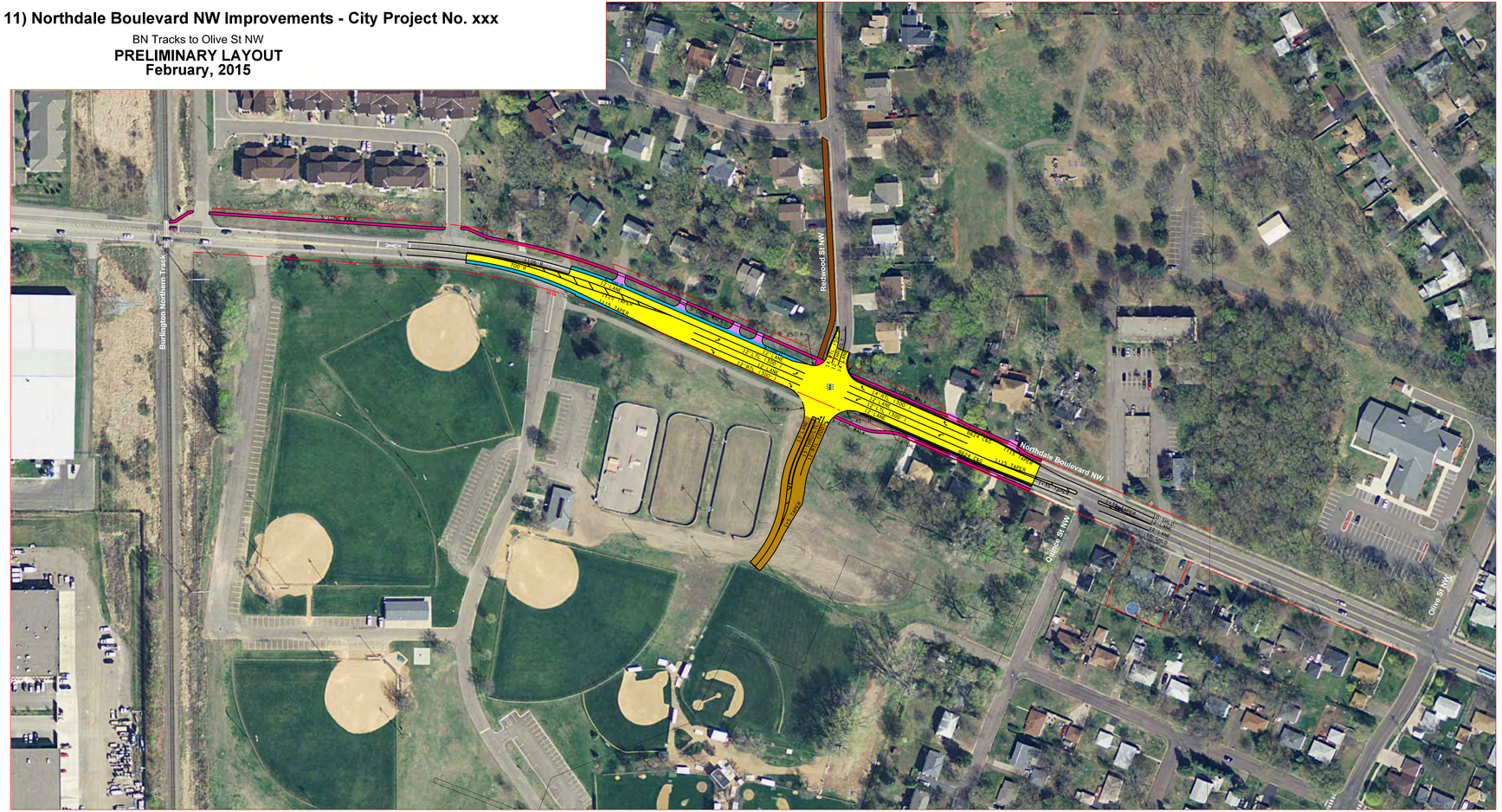
REVISIONS

THE TRAFFIC VOLUMES SHOWN ARE NOT LEGAL

THE ALIGNMENTS AND GRADES SHOWN ON THIS MAP ARE TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE

WSB & Associates, Inc.

ANOKA COUNTY



Existing / Forcasted Traffic Volumes		

ORDINANCE NO.

AN ORDINANCE RESTRICTING PARKING ON BOTH SIDES OF NORTHDALE BOULEVARD NW (CSAH 11) FROM REDWOOD STREET NW TO QUINCE STREET NW

The City of Coon Rapids does ordain:

Section 1. There is hereby established a parking restriction on both sides of Northdale Boulevard from Redwood Street and Quince Street.

Section 2. The Public Works Director is authorized and directed to install appropriate signs to effectuate the purpose of this ordinance.

Introduced on the 5th day of August, 2015.

Adopted on the_____day of_____, 2015.

_____
Jerry Koch, Mayor

ATTEST:

_____
City Clerk

City Council Regular **7.**

Meeting Date: 08/05/2015

Subject: Consider Approval of Contract Between Acceleration Northwest and the City of Coon Rapids

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

Coon Rapids Ice Center would like to present a contract between Acceleration Northwest and the City of Coon Rapids to rent Training Room 2 exclusively for dry land hockey training, and Training Room 1 for non-exclusive use of plyometric training.

DISCUSSION

Training Room 2 at Coon Rapids Ice Center has gone mostly unused since the opening of the facility. The Coon Rapids Youth Hockey Association presented the idea of having a dry land training facility, Acceleration Northwest, move into Training Room 2.

The dry land training consists of Acceleration Northwest staff-supervised use of a skating treadmill provided by their company, and when available, use of the adjoining Training Room 1 for plyometrics.

RECOMMENDATION

Staff recommends the City Council approve the contract between Acceleration Northwest and the City of Coon Rapids to exclusively rent Training Room 2 with conditional use of Training Room 1 at Coon Rapids Ice Center.

BUDGET IMPACT:

The annual room rental fee due to Coon Rapids Ice Center from Acceleration Northwest will be $6,000.00 payable in monthly increments of $500.00. Granting exclusive use of Training Room 2 and conditional use of Training Room 1 to Acceleration Northwest will also generate room rental fees for Training Room 1, as this room will remain available for rental by other parties.

It is anticipated that housing this dry land training at Coon Rapids Ice Center will also generate additional revenue for the facility through increased ice rental and concession sales.

Attachments

Agreement

User Agreement for Dryland Training Facility

This contract (the "Agreement") is made and entered into this _____ day of _____, 20___, between the City of Coon Rapids, Minnesota (the "City"), and Haring & Walstrom, LLC, d/b/a Acceleration Northwest, (the "User"), (collectively, the "Parties").

WHEREAS, The User desires to provide dryland training specifically on a skating treadmill in a training room located at the Coon Rapids Ice Arena.

WHEREAS, The City desires to provide a training room to the User for dryland training on a skating treadmill.

NOW, THEREFORE, for and in consideration of the mutual promises set forth hereinafter and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Services. The City agrees to rent Training Room 2 exclusively to the User for a dryland training facility. Specifically, Training Room 2 will be used for a skating treadmill.

   The city agrees to include Training Room 1 to User for plyometric training. User understands that the rental of Training Room 1 is not exclusive and User will need to accommodate other users in Training Room 1.

   User agrees to comply with all federal, state and local laws and ordinances applicable to the services to be performed under this Agreement, including all safety standards. The User shall be solely and completely responsible for conditions of the dryland training site, including the safety of all persons and property during the performance of the services. The User represents and warrants that it has the requisite training, skills, and experience necessary to provide the services and is appropriately licensed by all applicable agencies and governmental entities.

   The User will handle all scheduling of services.

   User shall not perform any additional services without the express written permission of the City.

2. Training Room #2.
   a. Design and Construction- User will maintain the constructed skating treadmill.
   b. Improvements- User will have the right to make improvements or alterations to the skating treadmill at its sole cost and expense, provided that any such improvements shall be of good workmanship and material. However, no modifications shall be made to the room without the approval of the ice center manager.

c. Maintenance- User will be responsible for the general upkeep and regular cleaning of the room.
d. Removal- Upon the end of the agreement, User will remove the skating treadmill and restore Training Room #2 to its original state.

3. Access and Use.
    a. Training Room #2 will be used exclusively by User for use in providing dryland training on a skating treadmill and shall be staffed by Users employees or agents hired by User.
    b. Training Room #1 will be used non-exclusively by User for providing plyometric training to private groups. User is responsible for the general cleaning of Training Room #1 whenever they utilize it.
    c. User will have access to the building during normal business hours unless otherwise arranged with the Ice Center Manager. User will have a key to Training Room #2.
    d. The City retains the right to enter Training Room #2 at any time for any reason.

4. Compensation.
    a. User will pay the City an annual fee of $6,000.00 for the use of Training Rooms #1 and #2, in equal monthly payments of $500.00 due the 15th of the prior month. The first payment will be due on July 15, 2015, and due on the 15th of the month each and every month thereafter.
    b. User shall pay $1,000.00 on the commencement date of this agreement as a security deposit. The deposit will be held until such time as Training Rooms #1 and #2 are restored to their original condition upon termination of expiration of the agreement.

5. Term. This agreement between the Parties is for a three year term beginning August 1, 2015- July 31, 2018. Annual evaluations shall take place to review agreement terms. This contract may be renewable at the end of the three years on terms and conditions agreed upon by the User and the City.

6. Insurance. The User agrees to maintain commercial general liability insurance in a minimum amount of $1,000,000 per occurrence; $2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. Said policy shall contain a clause which provides the insurer will not change, non-renew, or materially change the policy without first providing the City thirty (30) days prior written notice. The User shall provide the City with a Certificate of Insurance for such coverage. The City shall be named as an additional insured.

7. Indemnification. To the fullest extent permitted by law, the User agrees to defend , indemnify and hold harmless the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses, including attorney fees, arising out of the User's negligence or the User's performance or failure to perform

its obligations under this agreement. The User's indemnification obligation shall apply to the User's subcontractor(s), or anyone directly or indirectly employed or hired by the User, or anyone for whose acts the User may be liable. The User agrees this indemnity obligation shall survive the completion or termination of this agreement.

8. Termination. The City shall have the option to terminate this agreement at any time. Termination shall be effective upon ten (10) days written notice to the User.

8. General Provisions.

A. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.
B. Assignment. The User may not assign this Agreement to any other person unless written consent is obtained from the City.
C. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.
D. Nondiscrimination. In the hiring of employees to perform work under this Agreement, the User shall not discriminate against any person by reason of any characteristic protected by state or federal law.
E. Force Majeure. Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement, if and to the extent that such party's performance is prevented by reason of Force Majeure, as determined by the City.
F. Notices. All notices and other communications under this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below.
G. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in the State of Minnesota.
H. Waivers. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.
I. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.
J. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the Parties, have caused this Agreement to be approved on the date above.

Haring & Walstrom, LLC,
DBA- Acceleration Northwest

By: _____

Name: _____

Title: _____

CITY OF COON RAPIDS

By: _____

Name: Matt Stemwedel

Title: City Manager

By: _____

Name: Jerry Koch

Title: Mayor

Approved as to form:

_____
David J. Brodie
City Attorney

City Council Regular **8.**

Meeting Date: 08/05/2015

Subject: PC 15-26: Consider Site Plan/CUP, C-Store Partners (SA), Egret Blvd and Coon Rapids Blvd

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting site plan approval and a conditional use permit to construct a 3,500 square foot convenience store with 16 fueling hoses and a carwash. The applicant is also requesting use flexibility for the 16 fueling hoses and dimensional flexibility for the Floor to Area Ratio (FAR) and design flexibility for the location of the dumpster enclosure.

DISCUSSION

Project Description

The applicant is proposing to construct a 3,500 square foot convenience store with 16 dispensing hoses and an attached car wash on 1.58 acres.

Dimensional Requirements PORT Riverwalk	**Proposed**
Site Area – N/A	1.58 acres
Lot Coverage - 80% Impervious surface maximum	Impervious surface coverage is 72%
Building Floor Area – 2,000 sf. Minimum **Building Floor Area Ratio -** .6 minimum	4,820 square feet .05 FAR
Parking – 12 plus pumps = 28 spaces	30 total spaces
Setbacks Required Bldg from street CRB right-of-way 30' Bldg from Egret 10-20' Bldg from north property line 10' Bldg from east property line 10' Parking from street right-of-way 20' Parking from north property line 10' Parking from east property line 5'	 52 feet 88 feet 15 feet 86 feet 22 feet 10 feet 10 feet

Building Floor to Area Ratio Dimensional Flexibility

The proposed building floor to area ratio (FAR) is .05. This value is determined by dividing the total building area by the size of the parcel. The minimum FAR required is 0.6. Section 11-1003.16 allows for dimensional flexibility. Dimensional flexibility in the floor area ratio is reasonable because this type of use does not lend itself to this high of a ratio. This site is 1.58 acres; a 0.6 FAR would yield a 41,294 square foot building. In order to meet the required 0.6 FAR, the proposed 3,500 square foot convenience

store would have to be constructed on a 5,833 square foot lot. This is not possible given the parking and open space requirements and area needed for the fuel pumps. Staff recommends approval of dimensional flexibility for the FAR.

STAFF ANALYSIS AND STANDARDS FOR APPROVAL

Site plans must meet the standards in Chapters 11-304.8 and 11-1003.11 of the zoning code. The conditional use permit must meet the standards of Section 11-11-304.3. Staff comments and analysis related to these sections are stated below.

Site Plan Criteria

Required Finding - Chapter 11-325 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	**OK -** The proposed site plan is compatible with the adjacent land uses.
(2) Preserve existing natural features whenever possible	**N/A** – There are no natural features to preserve.
(3) Achieve a safe and efficient circulation system	**OK** – The drive aisles are of sufficient width to allow for safe and efficient traffic circulation.
(4) Not place excessive traffic loads on local streets	**OK -** Coon Rapids Boulevard and Egret Boulevard have adequate capacity to accommodate the traffic generated by this project.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	**OK –** There is a sidewalk along Coon Rapids Boulevard and Egret Boulevard. The applicant will be required to install a sidewalk connection between the building and the sidewalk along Coon Rapids Boulevard.
(6) Conform to the City's Goals and Policies	**OK -** The proposal is consistent with the Comprehensive Plan.
(7) Achieve a maximum of safety, convenience, and amenities	**OK -** A sidewalk connects the building entrance with the parking lot. Lighting is provided for the parking lot and driveway. The lights will have shields and cut offs so that the light is directed away from adjacent properties. The lighting plan complies with city ordinance.
(8) Show sufficient landscaping	**OK –** Landscaping complies with code.
(9) Not create detrimental disturbances to surrounding properties	**OK –** The project will not create disturbances which will be detrimental to the surrounding properties. Noise from the carwash will comply with city noise requirements.
(11) Meet Title 11	**NO -** See discussion on use, design and dimensional flexibility.
(12) Show efforts to conserve energy whenever practical	**OK –** The proposed overstory trees will provide shade for the facility. LED lighting will be used to reduce electrical use.

Access

Coon Rapids Boulevard and Egret Boulevard have adequate capacity to accommodate the traffic generated by this project. To control access, the site plan shows a right-in and right-out access on Coon Rapids Boulevard and Egret Boulevard . The proposed right-in/right-out only access should be an acceptable safe traffic movement for this site. The site will also have access to a service road, which will be constructed to the north of the site, that will provide full access on to Egret Boulevard.

Grading, Drainage and Utilities

The City Engineer has reviewed the grading drainage and erosion plans . All engineering comments will be addressed prior to the issuance of a building permit.

Signage
A freestanding sign is proposed at the southwest corner of the site. The proposed monument sign complies with the setback requirements. All signage, both freestanding and walls, will require separate sign permits.

River Rapids Overlay District Standards

RRO Standards (Chapter 11-1003.11)	Proposed
Two-Story Expression, 11-1003.11(1) Pitched roofs, dormers, gables containing windows	**OK -** The dormers and roofline provide two story expression to the store.
Building Massing, 11-1003.11(2) Staggered components, columns, recessed entry areas, avoid long, even facades	**OK** – The entry to the store breaks up the longer front facade.
Facades, 11-1003.11(3) Articulated building facades, 20 to 30 intervals	**OK** – The roof line over the entry breaks up the front facade
Varied Roof Shapes, 11-1003.11(4) Variety (pitched roofs, dormers, chimneys, parapets, cornices)	**OK** – The building includes a mix of planes on the roof.
Focal Features, 11-1003.11(5) Focal element (canopies, porticoes, overhangs, arches, recesses/projections, peaks/parapets over doors) on each building	**OK** – The entrance is the focal feature of the building. The entrance is recessed and accented with a change in materials and a gable on the roof.
Canopies/Awnings/Entry Treatments, 11-1003.11(6) Entries or focal features facing public streets	**OK** –The main entrance faces Coon Rapids Boulevard.
Building Materials, 11-1003.11(7) High-quality materials (brick, natural stone, stucco, textured cast stone, fiber-cement siding; no steel panels, aluminum, vinyl, or fiberglass siding); 30% of facades facing a street must be brick or natural stone.	**OK** - A variety a materials are used. Exterior materials include brick and EIFS. The building elevations exceeds 30% brick or stone. The building is a brown brick with light brown accent stripes. The roof is grey shingles.

Windows and Doors, 11-1003.11(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass	**OK –** The facade of the building facing Coon Rapids Boulevard complies with the 60% glass requirement.
Outdoor Spaces, 11-1003.11(9) Plazas, seating areas, outdoor furniture	**OK**– An outdoor seating area is provided in front of the store.
Parking, 11-1003.11(10) Locate parking to rear or sides of buildings.	**OK** – A single row of parking is provided along the south and west sides of the buildings.
Pedestrian/Bicycle Access and Circulation, 11-1003.11(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks	**OK**– See Discussion Below
Urban Design Furniture/Amenities, 11-1003.11(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)	**OK**– A seating area and bike rack are provided in front of the store.
Landscaping and Screening, 11-1003.11(13)	**OK -** The landscape plan complies with the requirements. Additional shrubs and trees should be provided on the outside of the proposed screen fence to soften the view for the neighboring property.
Lighting, 11-1003.11(14) Accent lighting for building facades; compatible with applicable standards	**N/A -** No exterior building lighting is shown on the building elevations.
Fuel Pump Canopies, 11-1003.11(15) Must have same shape, materials and color as the roof of the principle building	**OK -** The canopy should be modified so that it incorporates the same roof features as the store. Brick is proposed around the pillars supporting the canopy. The canopy should not be illuminated except for signage.
Loading Spaces, Overhead Doors and Service areas 11-1003.11(18) Loading spaces and overhead doors and service areas cannot face Coon Rapids Boulevard and must be designed to be compatible with the principal building.	**OK -** The dumpster enclosure and loading area are located along the rear wall of the building. The dumpster enclosure faces Coon Rapids Boulevard. Design flexibility is needed for the dumpster location. See discussion below.

Pedestrian Connection

The proposed connection to the sidewalk on Coon Rapids Boulevard would take pedestrians right to the pump island. Pedestrians would have to negotiate walking through the pump area to get to the store. To provide a safer location, the sidewalk connection should be moved so that it connects with the street sidewalk at the intersection of Egret and Coon Rapids Boulevards. It could then be placed in the open space between the parking lot and Egret Boulevard and connect to the building near the seating area. A crosswalk should be provided across the drive aisle.

Service Area Design Flexibility

The proposed dumpster is located as far back on the lot as practicable in response to site conditions. It is partially screened from Coon Rapids Boulevard by trees, a hedge and the building. The walls of the enclosure are constructed of the same brick as the building to help it blend in with the building. Staff recommends approval of the design flexibility for the dumpster location.

Allow 16 Fueling Hoses Use Flexibility

The applicant is requesting use flexibility to allow 16 fueling hoses when a maximum of 8 are permitted. Use flexibility may be granted with the following findings:

1. The modification significantly advances the intent of this Section. To ensure that this facility is successful the applicant has indicated that 16 fueling location are needed. It will reduce congestion and wait times.
2. The modification is necessary to develop the property in an efficient, well organized way. The 16 hoses will reduce congestion, provide efficient traffic flow on site and help the facility function in a well organized way.
3. The plan provides significant site amenities, buffers and other elements to offset any potential harmful effects that could be caused by the use. Staff recommends that to reduce the impacts of the larger canopy needed to cover the additional pumps, the fascia of the canopy should not be illuminated. Only the sign area should be lighted.
4. The use does not detract from uses in PORT Districts. The additional 8 fueling stations will not detract from the other uses. It should help ensure a successful facility that will complement and support future development.

Compliance with Conditional Use Permit Standards, Chapter 11-304.3

Standards	Staff Comment
The use shall be in conformance with the City's comprehensive Plan.	**OK –** The Comprehensive Plan has identified this site as Commercial.
The use shall not be detrimental to the public health, safety or welfare.	**OK –** The proposed use will not create any effects that will be detrimental to the public health safety or welfare.
The use shall be compatible with the existing or intended character of the zoning district.	**OK –** The proposed use is compatible with the mixed use character of the district. The Port Riverwalk Master Plan identified this site for commercial development.
The use shall not depreciate property values.	**OK –** The use will not depreciate property values.
The use shall not produce dangerous or detrimental noises, glare, smoke, dust, odor, water pollution, vibration or other nuisances.	**OK –** The applicant will minimize the noise from the car wash with a privacy fence and landscape screening. The applicant should provide documentation from the manufacturer of the car wash regarding the noise generated by the dryer blowers.
The use shall not create traffic congestion, unsafe access or inconvenience parking needs.	**OK –** There is sufficient parking on site to accommodate this use. Direct access from Coon Rapids Blvd.and Egret Blvd will be right-in and right-out only to limit congestion. Access to a service road, which will be constructed to the north of the site, will provide full access on to Egret Blvd.
The use shall be served adequately by essential services.	**OK –** The essential services currently available to the site are sufficient to serve the proposed use.
The use shall not create excessive additional requirements at public cost for public facilities and services.	**OK –** The proposed use will not require additional public facilities or services.
The use shall preserve and incorporate the site's important natural features into the development design.	**N/A –** There are no important natural features on the site.

The use shall cause minimal adverse environmental effects.	**OK –** There will be no adverse environmental effects resulting from the proposed use.
The Council may waive one or more of the above requirements provided they make a determination that the public interest is best served by such a waiver.	**N/A**

Planning Commission Meeting

At the Planning Commission meeting held on July 16th several residents spoke at the public hearing. The residents were concerned with traffic, lighting, noise, the site's suitability for a convenience store, stormwater pond and snow removal. The Commission also discussed traffic flow, noise, hour of deliveries and operation of the car wash and location of the vacuum.

Traffic
There will be a right/in right out only from Coon Rapids Boulevard and Egret Boulevard. The site will also have access to a service road that will provide a full access to Egret Boulevard. The service road will line up with existing intersection of 103rd and Egret. Residents were concerned that traffic from this store will use 103rd as a a short cut to Coon Rapids Boulevard. The County's Access management Plan for Coon Rapids Boulevard indicates that the 103rd Avenue intersection with the Boulevard will be closed; thereby eliminating the possibility of cut through traffic. The timing of the closure has not been finalized. Since most of the business will enter the site from east bound Coon Rapids Boulevard, the pumps are angled to provide the best access to those vehicles entering from that direction.

Lighting
The applicant will utilize LED lighting with cut offs to direct the light into the site. The lighting plan complies with the the code regarding maximum light allowed at the property line. The canopy lighting will be recessed into the underside of the canopy thereby directing the light on to the pimps below.

Noise
The site plan was laid out so that the most active area, the gas pumps, are the furthest away from residents. Noise from the carwash will be minimized by keeping the car wash doors shut until the dryer blowers are done. Deliveries will be restricted to the hours of 4:00am to 10:00pm and the hours of the car wash and vacuum will be limited to 6:00am to 11:00pm. Staff will work with the applicant on the location of the of the vacuum to minimize its impacts on nearby residences.

Site Suitability
One of the residents questioned the suitability of the site for a convenience store. In the updated PORT Riverwalk Master Plan, this site was specifically identified as a potential convenience store site.

Stormwater Pond
Residents were concerned about the appearance and safety of the stormwater pond. The stormwater pond proposed along Egret Boulevard will not hold water; it will function as a filtration basin and water will drain down through it. It should only hold water for a short period of time. It will be landscaped with plants that can tolerate occasional wet conditions.

Snow Removal
Residents asked about snow removal. The applicant indicated that the snow would be removed from the site.

The Planning Commission voted 4:0 to recommend approval of the site plan and conditional use permit. They also recommended approval of use flexibility for the additional 8 fueling hoses, design flexibility for

the placement of the dumpster enclosure and dimensional flexibility for the floor to area ratio.

RECOMMENDATION

In Planning Case 15-26, the Planning Commission recommended the City Council approve the site plan, conditional use permit, use flexibility, design flexibility and dimensional flexibility with the following conditions:

1. The final plat for Egret-Coon Rapids Boulevard SA be recorded.
2. All comments of the City Engineer be addressed.
3. All comments from Anoka County be addressed.
4. Sidewalk connection to the street be located in the are between Egret Boulevard and the parking lot. A crosswalk be shown across the drive aisle.
5. The applicant provide documentation from the manufacturer of the car wash regarding the noise generated by the dryer blowers and the car wash doors stay closed until the dryers shut off.
6. The canopy will not be illuminated except for the signage.
7. All signage will require separate sign permits.
8. The proposed privacy fence be eight feet tall with landscaping on the outside of the fence.
9. The hours of the car wash and vacuums are limited to between 6:00 AM and 11:00 PM. The location of the vacuums will be approved by staff.
10. Deliveries are limited to between the hours of 4:00 AM and 10:00 PM.
11. The applicant comply with Title 11 of City Code.

Attachments

Location Map
Development Plans
Building Elevations
Color Elevations
Applicant Narrative

Location Map

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.

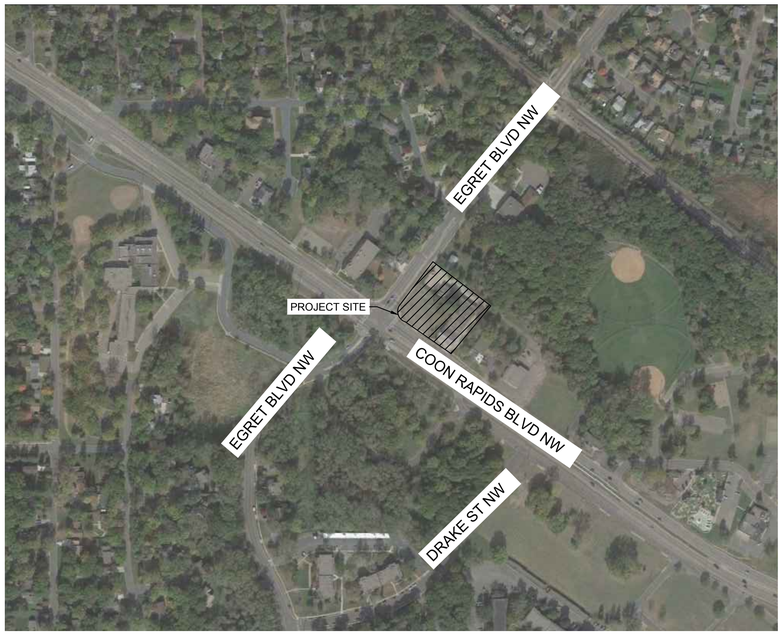
PROJECT LOCATION

STATE: MINNESOTA
COUNTY: ANOKA

PRELIMINARY PLANS
FOR
SUPERAMERICA
COON RAPIDS, MINNESOTA

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



NTS

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.

Kimley»Horn

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

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

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

FOR REVIEW

Kimley»Horn
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

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.

PHILIP R. KAUFMAN, P.E.
DATE: ____ MN LIC. NO. 49728

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

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; CSSA 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:

[Description per Title Commitment File No. 151569 Prepared by Fidelity National Title Insurance Company]

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. C6-88-11145.

Torrens Property- Certificate of Title No. 109499

AND

[Description per Title Commitment File No. 151570 Prepared by Fidelity National Title Insurance Company]

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 Auditors Subdivision Number Seventy-Six (76), Lot Elven (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 254, 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 thereof.

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.

Blake 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
www.egrud.com
Tel. (651) 361-8200 Fax (651) 361-8701

GENERAL NOTES

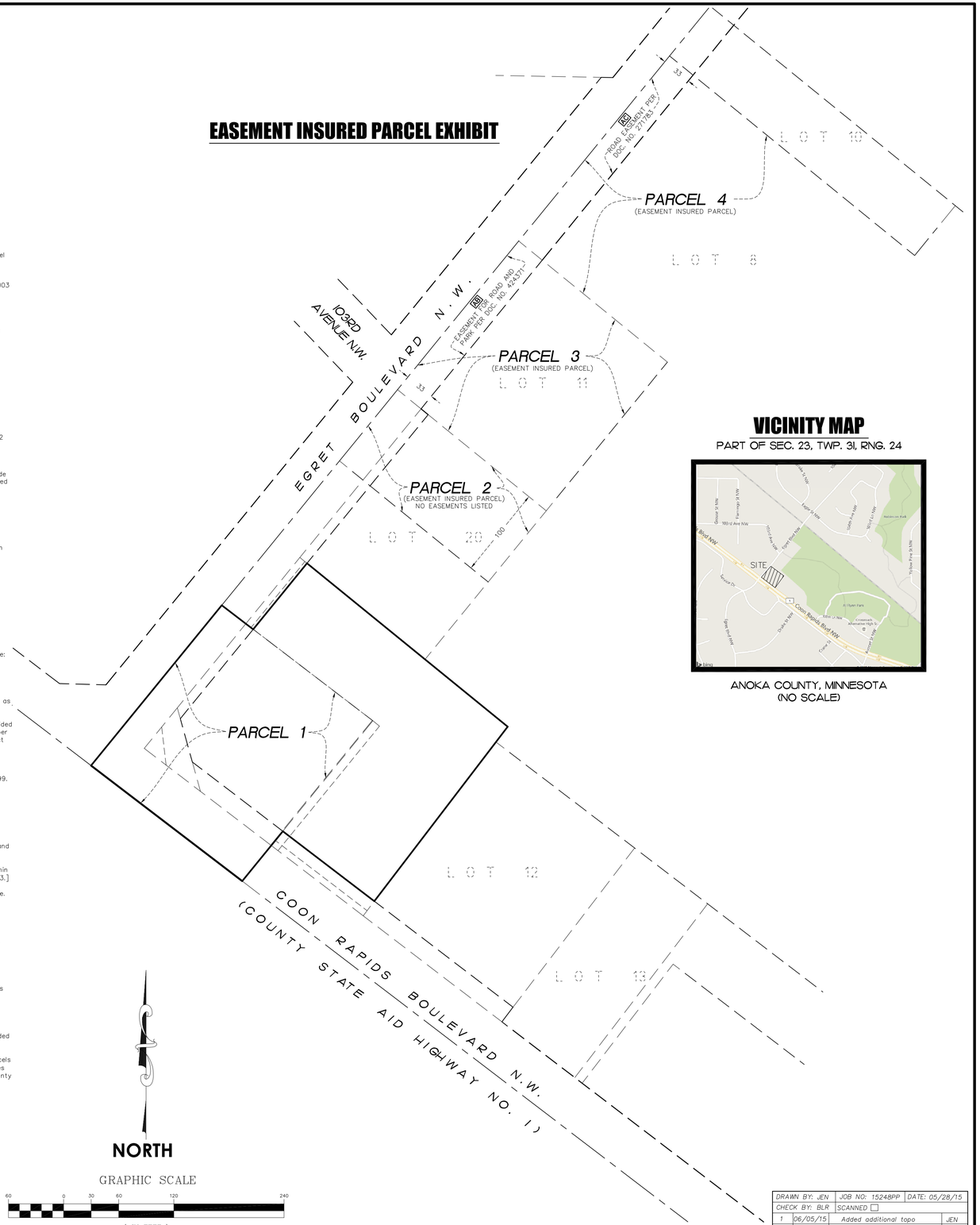
1. According to Fidelity National Title Insurance Company Title Commitment File No. 151569, fee ownership of surveyed premises is vested in Regal Car Wash XXII Associates Limited Partnership, a limited partnership under the laws of the State of Arizona – Parcel ID Number: 23-31-24-33-0002.

   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 Rapid's 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:
    - (f) 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:
    - (f) 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.]
    - (q) 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.]
    - (t) 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. 470603 (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.]
    - (ab) 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.]
    - (ac) 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



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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 ☐	
1	06/05/15	Added additional topo	JEN
2			
3			
NO.	DATE	DESCRIPTION	BY

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

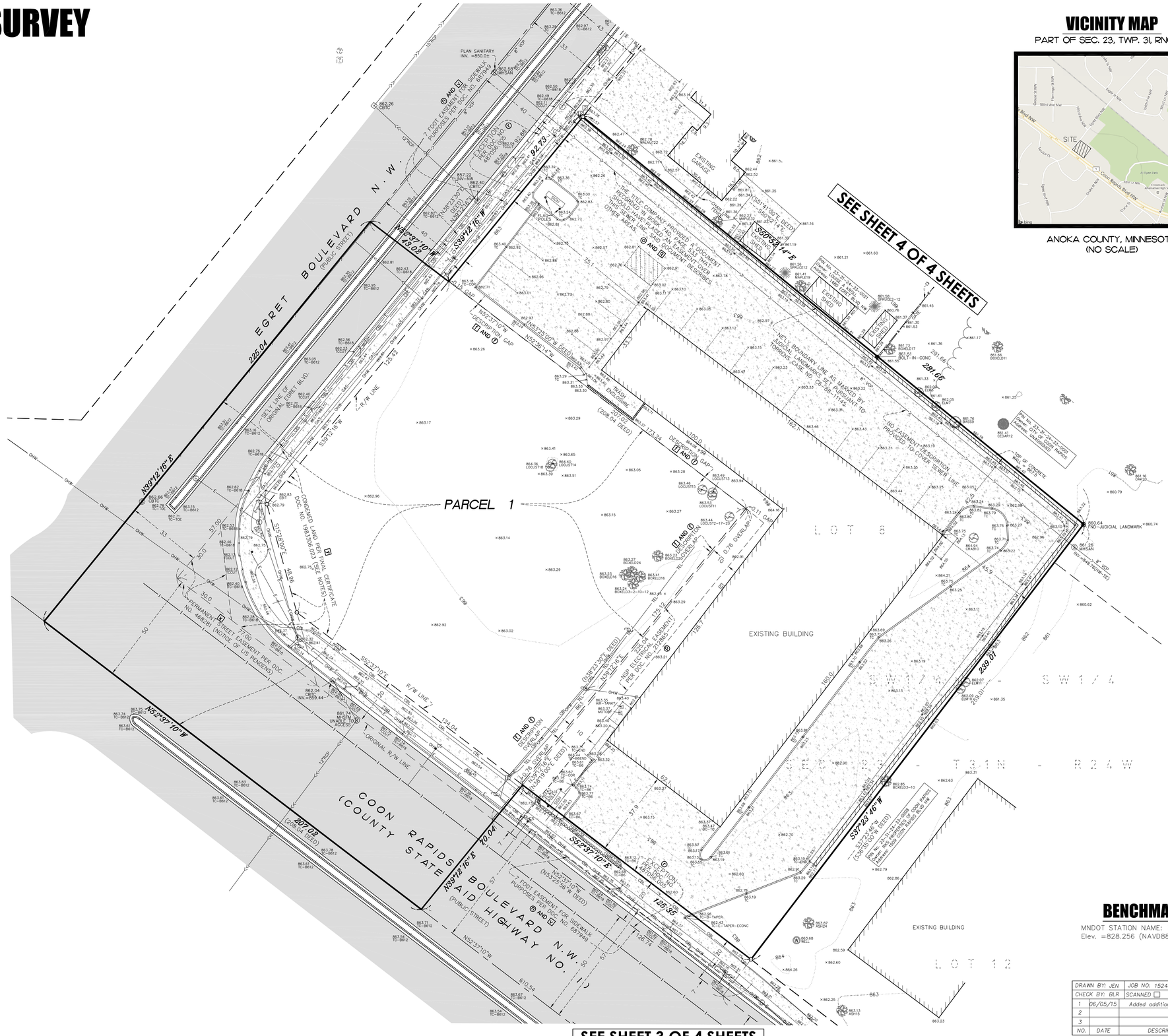
(IN FEET)
1 inch = 20 ft.

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
- PIN: 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

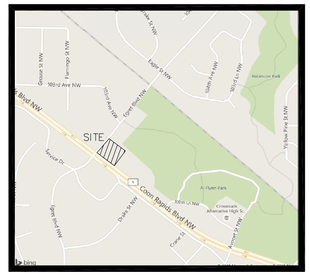
TREE DETAIL

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



VICINITY MAP

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



ANOKA COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

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

SEE SHEET 3 OF 4 SHEETS

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
www.egrud.com

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

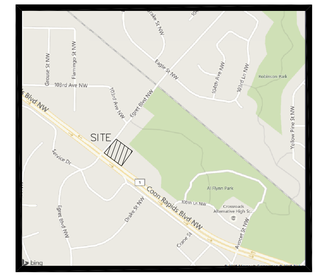
ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

SEE SHEET 2 OF 4 SHEETS

VICINITY MAP

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


SITE
Coon Rapids Blvd NW
Sunwood Park
Adventure Park
Ai Ilyen Park
Adventure High Sc
Sunwood Dr NW
Sunwood Pl NW
Tyler Pl NW
Tyler Ln NW
Tyler Pkwy NW
Tyler Ct NW
Tyler Ter NW
Tyler Cir NW
Duck Ln NW
Duck Pl NW
Duck Ct NW
Duck Ter NW
Duck Cir NW
Goose St NW
Goose Pl NW
Goose Ln NW
Goose Pkwy NW
Goose Ct NW
Goose Ter NW
Goose Cir NW
Swan Ln NW
Swan Pl NW
Swan Pkwy NW
Swan Ct NW
Swan Ter NW
Swan Cir NW
Swan Trl NW
Swan Ave NW
Swan Blvd NW
Swan Way NW
Swan Cv NW
Swan Path NW
Swan Loop NW
Swan Crossing NW
Swan Creek NW
Swan Run NW
Swan Bend NW
Swan Hollow NW
Swan Meadow NW
Swan Ridge NW
Swan Valley NW
Swan Vista NW
Swan Overlook NW
Swan Terrace NW
Swan Trail

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

SEE SHEET 2 OF 4 SHEETS

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VICINITY MAP

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

ANOKA COUNTY, MINNESOTA
(NO SCALE)

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
- OHW DENOTES OVERHEAD WIRE
- E DENOTES UNDERGROUND ELECTRIC LINE
- GAS DENOTES UNDERGROUND GAS LINE
- CBL DENOTES UNDERGROUND CABLE LINE
- TEL DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- PIN 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

950.26 OAK20-2
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

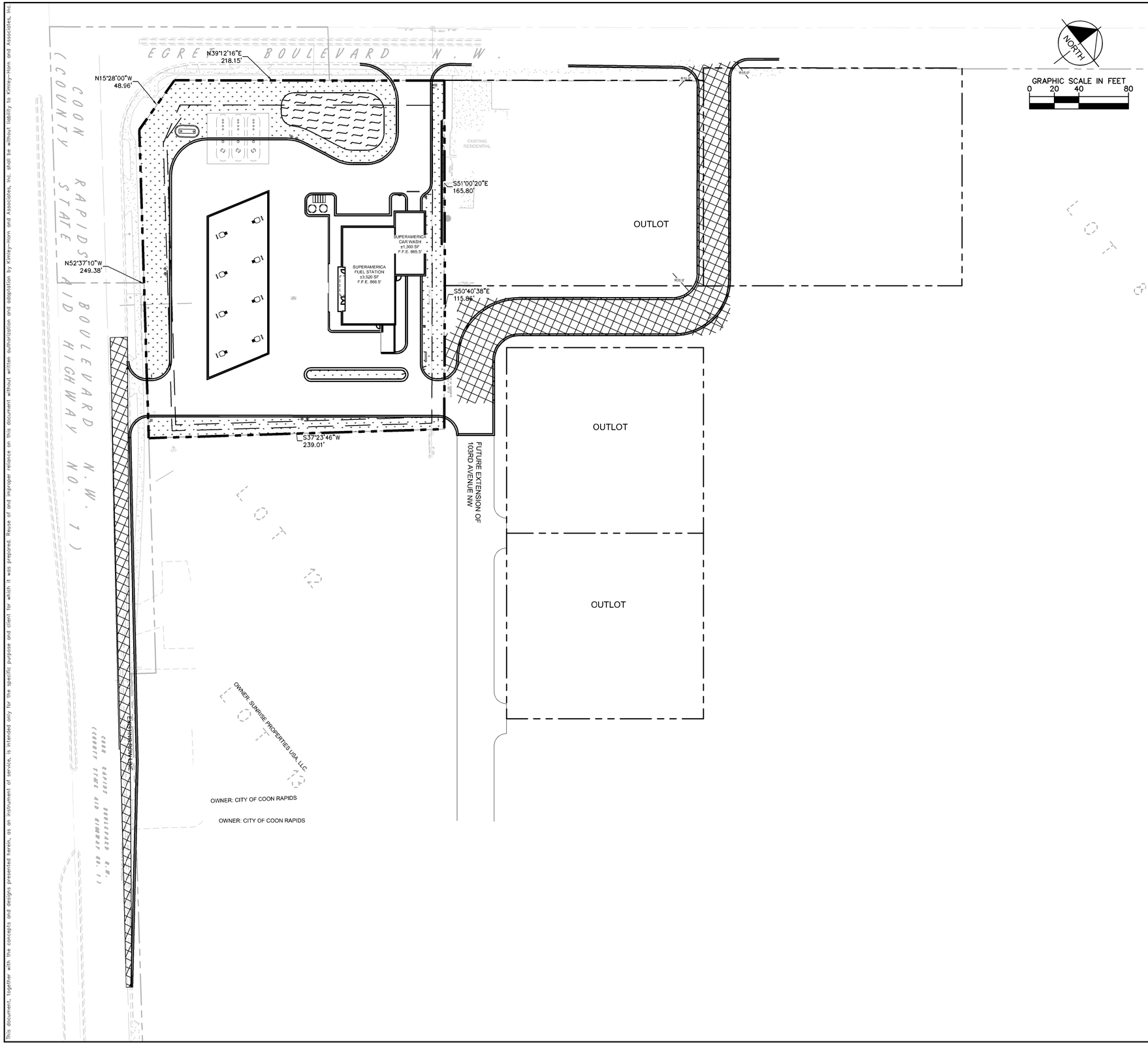
BENCHMARK

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

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

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
www.egrud.com



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- OFF-SITE ROAD DESIGN, REFERENCE OFFSITE PLANS
- STORMWATER TREATMENT AREA

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

FOR REVIEW

Kimley»Horn
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX. NO. (651) 645-5116

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.

PHILIP R. KAUFMAN, P.E.
DATE: - MN LIC. NO. 49728

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

OVERALL SITE PLAN

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

DATE 07/06/2015
PROJECT NO. 160768007
SHEET NUMBER C-1.3

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

Drawing name: K:\TWC_LDEV\TM Crowley\Coon Rapids, MN SuperAmerica\3 Design\CAD\PlanSheets\C-1.3 Overall Site Plan.dwg C-1.3 OVERALL SITE PLAN Jul 06, 2015 12:50pm by: jack.ammerman

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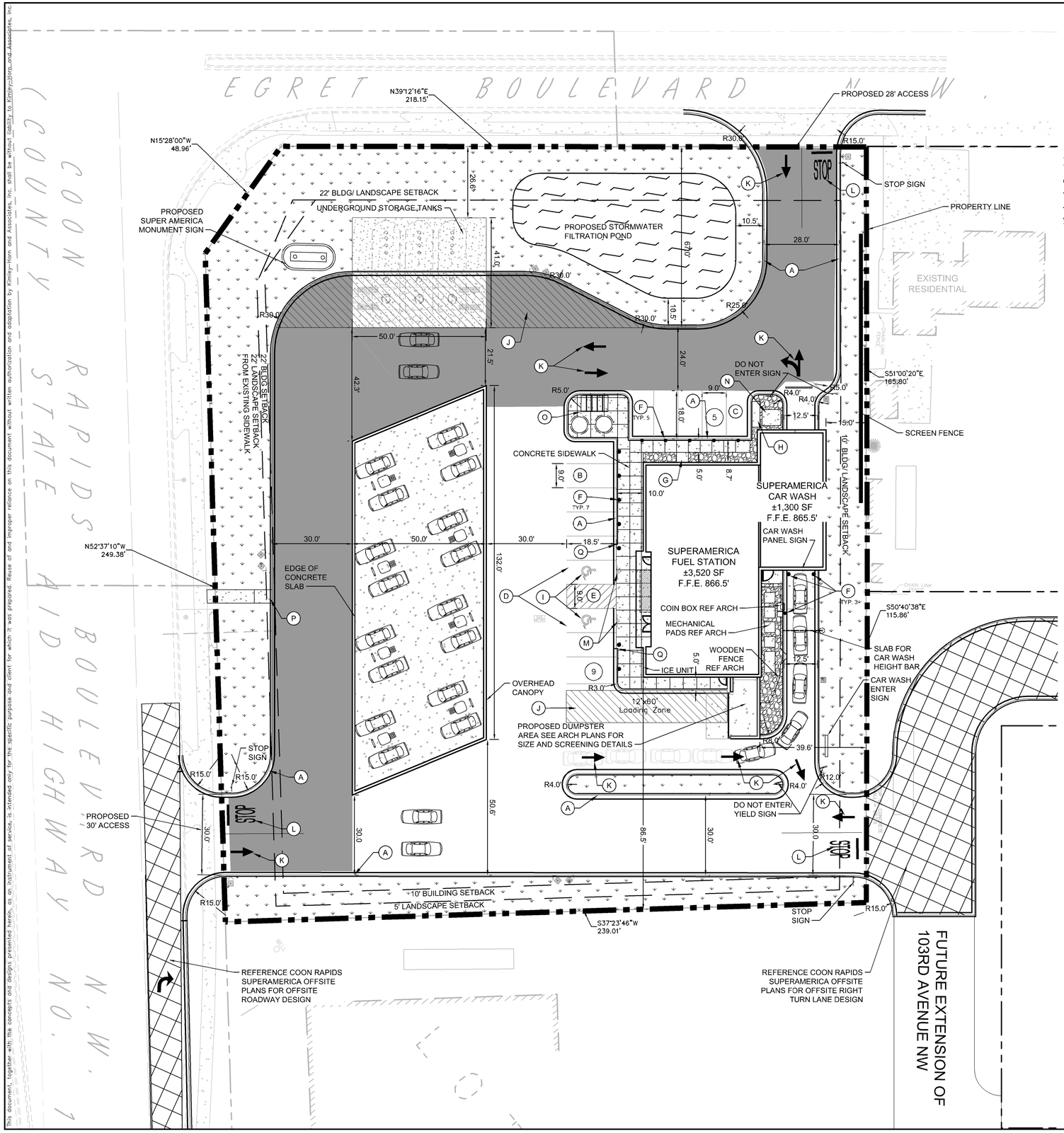
Drawing name: K:\TWC_LDEV\TM Crowley\Coon Rapids, MN SuperAmerica\3 Design\CAD\PlanSheets\C-3.0 Site Plan.dwg C-3.0 SITE PLAN Jul 06, 2015 12:47pm by: laura.clarens



GRAPHIC SCALE IN FEET
0 10 20 40

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 SIDWALK
- 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

- (A) STANDARD B612 CURB AND GUTTER
- (B) 9.0'X18.5' PARKING STALL WITH 4" SWSL
- (C) 9.0'X18.0' PARKING STALL WITH 4" SWSL
- (D) ADA PARKING SPACE SEE DETAIL SHEET
- (E) ADA STRIPING - 45 DEG 4" WIDE @ 2' O.C.
- (F) 8" BOLLARD SEE DETAIL SHEET
- (G) AIR UNIT
- (H) VACUUM UNIT
- (I) ACCESSIBLE PARKING SYMBOL
- (J) 45 DEG 4" WIDE SYSL @ 2' O.C.
- (K) TRAFFIC FLOW ARROW
- (L) PAINTED STOP BAR AND STOP SIGN SEE DETAIL SHEET
- (M) ADA SIGN SEE DETAIL SHEET
- (N) TRANSFORMER PAD
- (O) BIKE RACK / PATIO AREA
- (P) ADA RAMP
- (Q) FLUSH CURB

Know what's below. Call before you dig.

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FOR REVIEW

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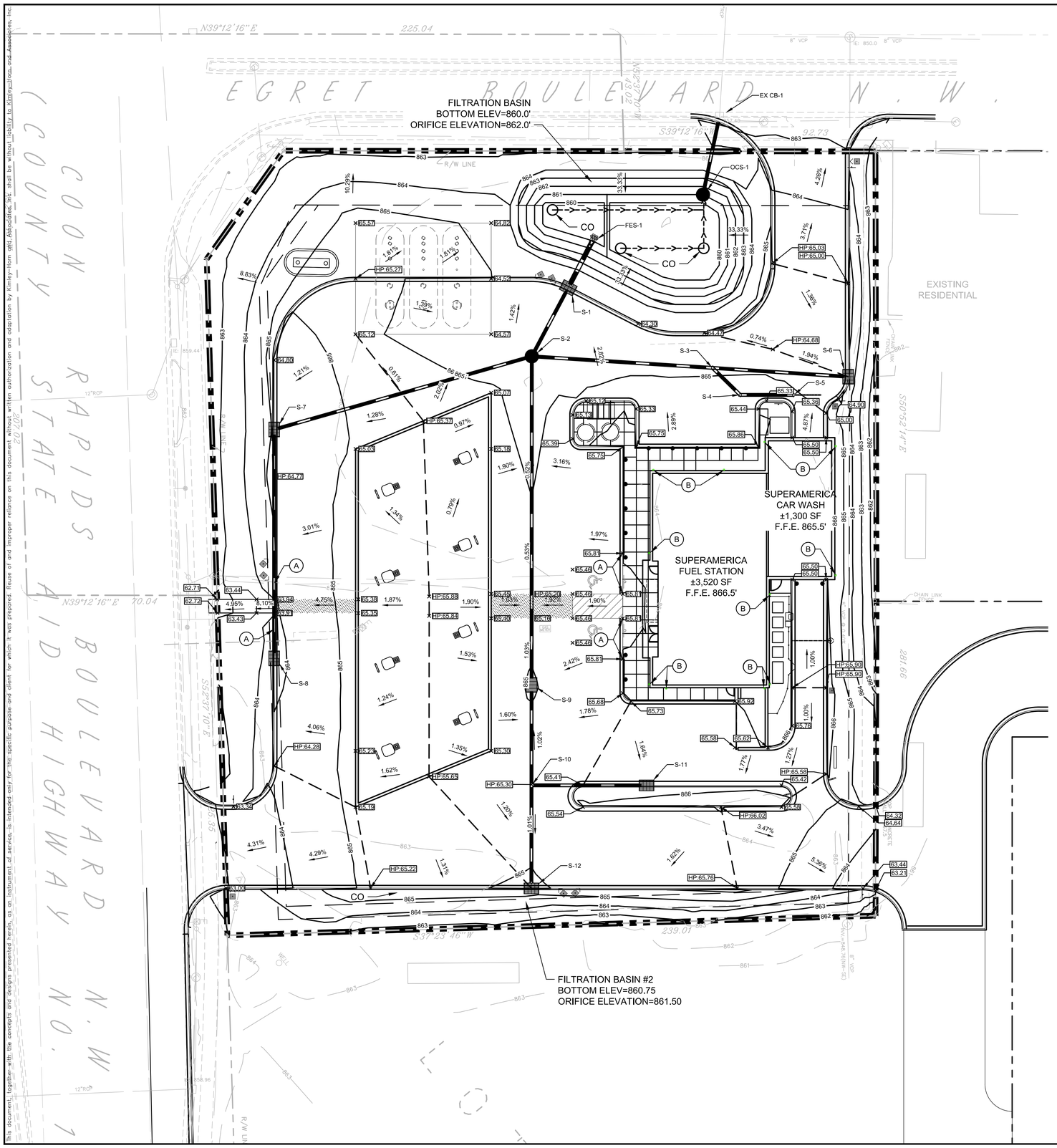
PHILIP R. KAUFMAN, P.E.
DATE: – MN LIC. NO. 43728

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

SITE PLAN

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

DATE
07/06/2015
PROJECT NO.
160768007
SHEET NUMBER
C-3.0



GRAPHIC SCALE IN FEET
0 10 20 40

GRADING LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- PROPOSED SPOT GRADE (ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED)
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM SEWER
- BREAK LINE
- CONCRETE FLARED END SECTION AND RIP RAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- HIGH/LOW POINT
- 4" DRAINTILE SLOPED AT 0.5% MINIMUM
- HATCHED ADA ROUTE - MAINTAIN 5% LONGITUDINAL AND 2% CROSS SLOP AT ALL TIMES

KEYNOTE LEGEND

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

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COON RAPIDS, SPECIFICATIONS, DESIGN STANDARDS, AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER 811 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR 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.
4. 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).
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
10. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
11. 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 OF OFF THE CONSTRUCTION SITE.
12. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE SCHEDULE.
13. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES WITH PROVIDE POSITIVE DRAINAGE.
14. 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% FROM S-3, 67 LF 12" RCP INV IN: 860.33 @ 0.70% FROM S-7, 99 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% FROM S-6, 50 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% FROM S-11, 42 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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DATE: _____ MN LIC. NO. 49728

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

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

Drawing name: K:\TWC_LDEV\TM Crowley\Coon Rapids, MN SuperAmerica\3 Design\CAD\PlanSheets\C-4.0 Grading Plan.dwg C-4.0 GRADING AND DRAINAGE PLAN Jul 06, 2015 12:14pm by: jack.ammerman
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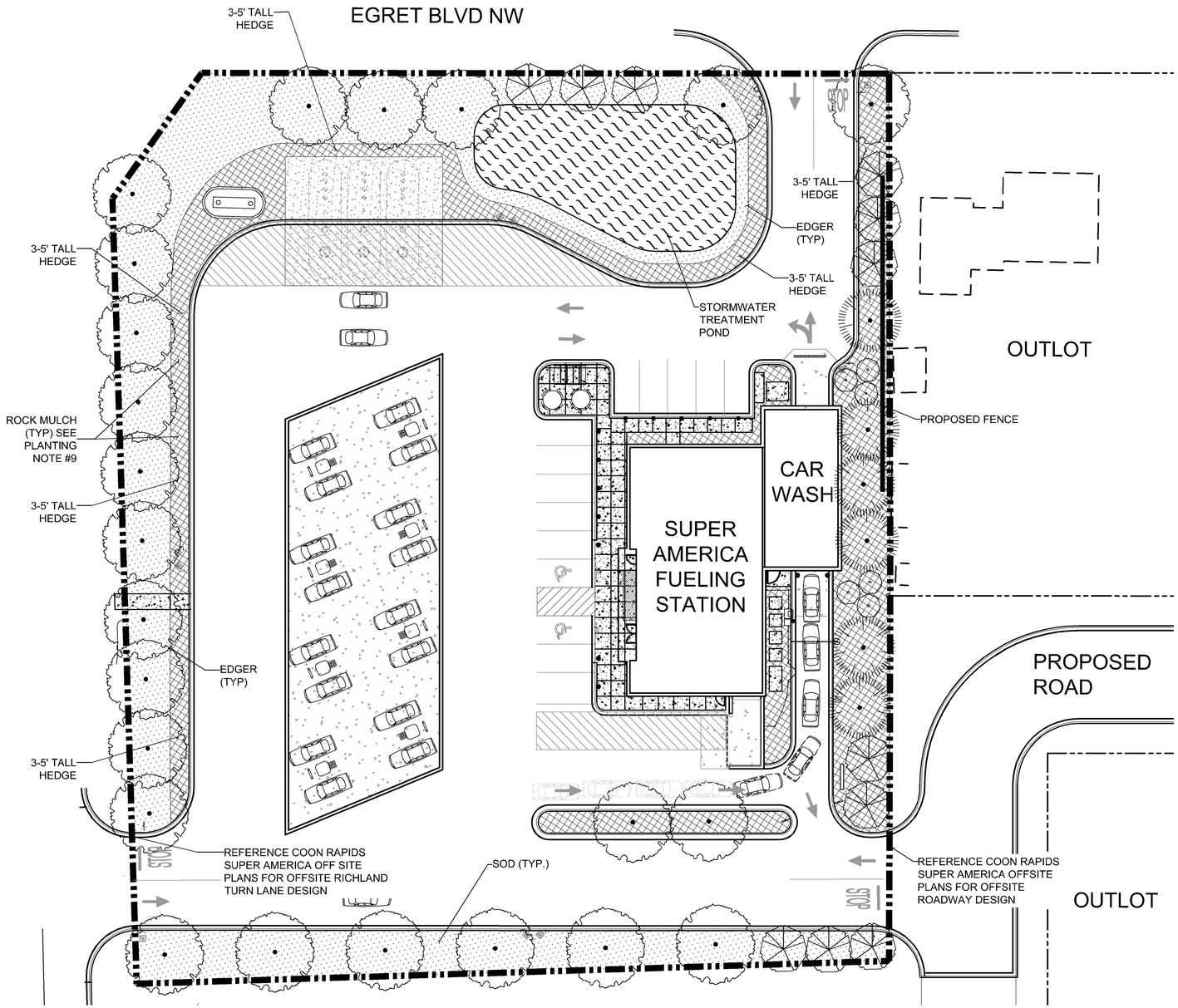


PRELIMINARY PLANT SCHEDULE

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'
		SHADBLOW SERVICEBERRY	1.5" CAL.	B & B	15'
EVERGREEN	6	AUSTRIAN PINE	6' HT	B & B	60'
		BLACK HILLS SPRUCE	6' HT	B & B	40'
		NORWAY SPRUCE	6' HT	B & B	60'
LARGE SHRUB	6	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)			
	10,600 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 — 6 OVERSTORY TREES REQUIRED, 6 OVERSTORY TREES PROPOSED
1 ORNAMENTAL TREE / 1,500 SF OF OPEN SPACE — 13 ORNAMENTAL TREES REQUIRED, 13 ORNAMENTAL TREES PROPOSED
1 EVERGREEN TREE/ 3,000 SF — 6 EVERGREEN TREES REQUIRED, 6 EVERGREEN TREES PROPOSED
(TOTAL OPEN SPACE: 20,600 SF)

SHRUBS REQUIRED
1 SHRUB/ 250 SF OF OPEN SPACE
1 SHRUB/ 1LF OF BUILDING FACING COON RAPIDS BLVD — 121 SHRUBS REQUIRED, 121 SHRUBS PROPOSED
(TOTAL OPEN SPACE: 20,600 SF)
(TOTAL FRONTAGE: 80 LF)

PARKING LOT REQUIREMENTS

TREES REQUIRED
1 TREE / EACH PARKING ISLAND REQUIRED (NUMBER OF PARKING ISLANDS REQUIRED "1") — 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

PLANTING NOTES

1. 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 "V' 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.
2. INSTALL PLANT MATERIAL ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
3. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
4. 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.
5. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
6. 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.
7. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, SHRUBS, & PERENNIALS UNLESS OTHERWISE NOTED.
8. INSTALL 4" DEEP DOUBLE SHREDDED HARDWOOD BARK MULCH RINGS AT TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
9. 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.
10. 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.
11. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
12. INSTALL SOD AS INDICATED IN PLAN. REPLACE DAMAGED SOD PREVIOUSLY INSTALLED BY OTHERS AS NECESSARY.
13. INSTALL STEEL EDGER (COLOR:BLACK) EVERYWHERE PLANTING BEDS ABUT SOD AREAS.

IRRIGATION NOTES

1. 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.
2. CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
3. PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS PRIOR AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

FOR REVIEW

Kimley»Horn
2550 UNIVERSITY AVE. WEST, SUITE 238N
ST. PAUL, MINNESOTA 55114
TEL NO. (651) 645-4197
FAX NO. (651) 645-5116

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.
JENNIFER L. KRANTZ
DATE 5/24/15 MN LIC. NO. 50578

SCALE: AS SHOWN | DESIGNED BY: MRW | DRAWN BY: MRW | CHECKED BY: JLK

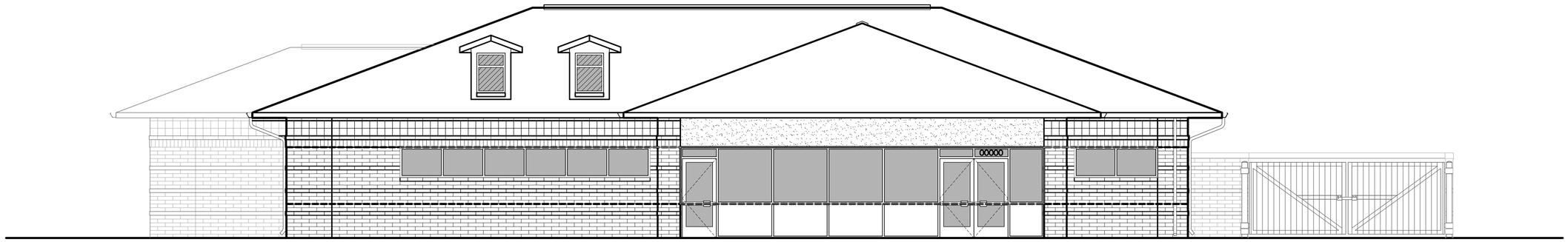
LANDSCAPE PLAN

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

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

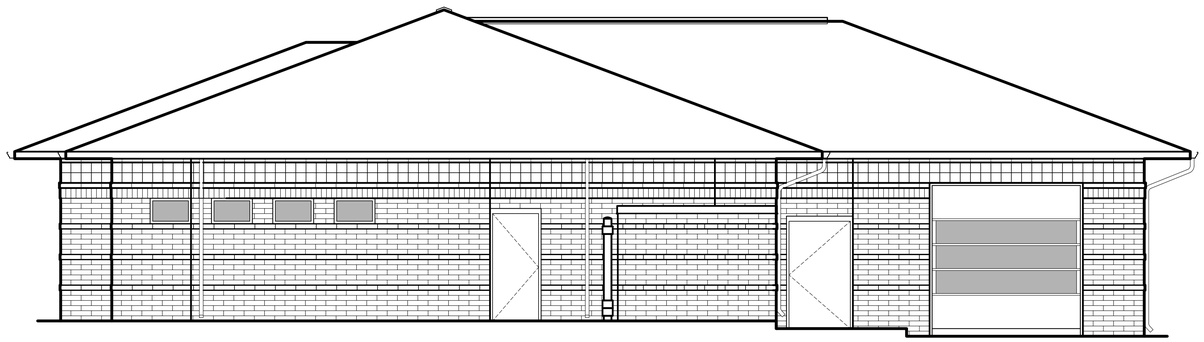
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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

Drawing name: K:\TWC_LDEV\TM Crowley\Coon Rapids, MN SuperAmerica\3 Design\CAD\PlanSheets\L-1.0 Landscape Plan.dwg L-1.0 LANDSCAPE PLAN Jul 06, 2015 1:47pm by: mitch.workmon

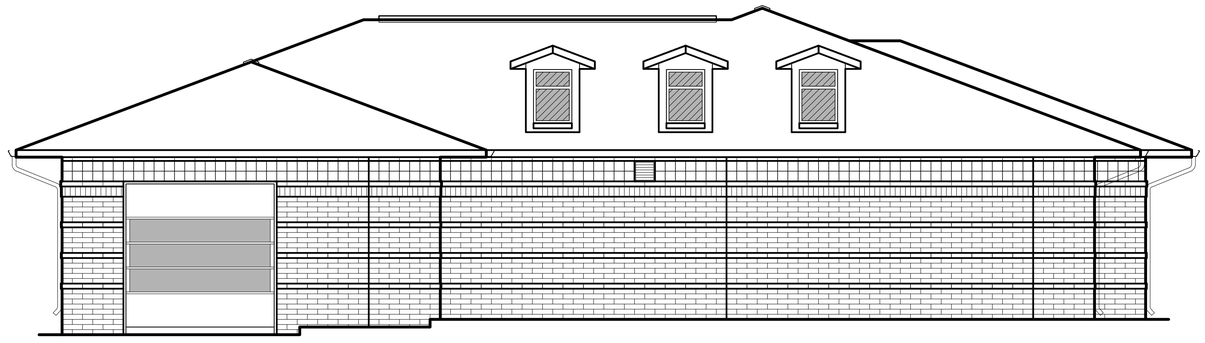


1 A3.0 WEST ELEVATION (COON RAPIDS ROAD)
1/4" = 1'-0"

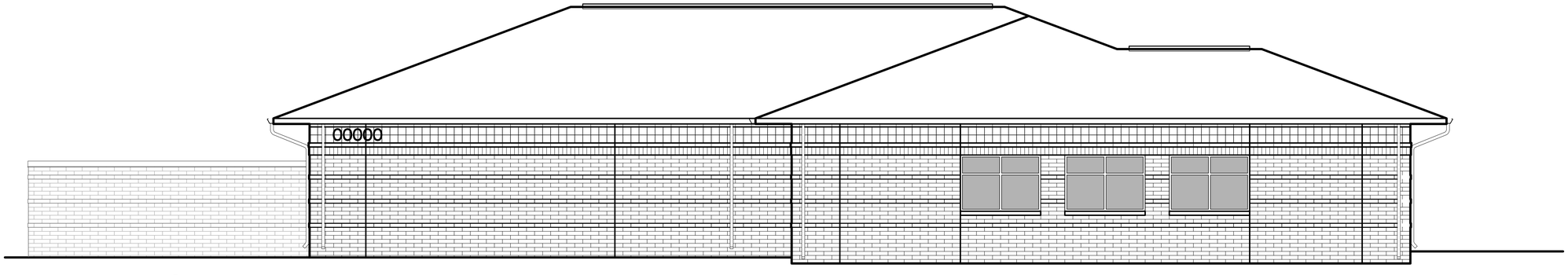
FACADE AREA BETWEEN 3'-0" AND 8'-0" AFF = 396.7 SQ. FT.
GLAZING AREA REQUIRED (396.7*.6) = 238.0 SQ. FT.
GLAZING AREA PROVIDED = 238.2 SQ. FT.



2 A3.0 SOUTH ELEVATION
1/4" = 1'-0"



3 A3.0 NORTH ELEVATION (EGRET BLVD)
1/4" = 1'-0"



4 A3.0 EAST ELEVATION
1/4" = 1'-0"

CONSULTANT:

NORR

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

DATE	ISSUED FOR	REV

Project Manager	Drawn
Project Leader	Checked
Date	Dept Mgr Approval

Client

C-Store Partners, LLC

Project

**PROPOSED NEW BUILDING
COON RAPIDS, MN**

Drawing Title

EXTERIOR ELEVATIONS

DO NOT SCALE DRAWING

Project No.	Drawing No.
	A3-01

1 / A3.0 WEST ELEVATION (COON RAPIDS ROAD)
1/4" = 1'-0"

2 / A3.0 SOUTH ELEVATION
1/4" = 1'-0"

3 / A3.0 NORTH ELEVATION (EGRET BLVD)
1/4" = 1'-0"

4 / A3.0 EAST ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EIFS, SYSTEM – DRYVIT OUT DESIGN; OR APPROVED EQUAL COLOR – #381 MONASTERY BROWN, FINISH – SANDPEBBLE
2. PRE-FINISHED METAL GUTTER AND DOWN SPOUT SYSTEM, COLOR – DARK BRONZE
3. INSULATED METAL PANEL, COLOR – TO MATCH DOOR FRAME SYSTEM(DARK BRONZE)
4. ALUMINUM STOREFRONT WINDOW & DOOR SYSTEM
5. STANDING SEAM METAL ROOF SYSTEM, COLOR – DARK BRONZE
6. CONCRETE FIELD BRICK, SPEC-BRIK OR APPROVED EQUAL, 4X16, COLOR – #921 FIRE BRICK RED
7. CONCRETE ACCENT BRICK, SPEC-BRIK OR APPROVED EQUAL, 4X16, COLOR – #311 GOLDLEAF
8. CONCRETE "SOLDIER COURSE" BRICK, SPEC-BRIK OR APPROVED EQUAL, 8X16, 3 SCORE RAKE, COLOR – #921 FIRE BRICK RED
9. CONCRETE ACCENT BRICK, SPEC-BRIK OR APPROVED EQUAL, 8X16, 1 SCORE RAKE, COLOR – #311 GOLDLEAF, FILL SCORES WITH GROUT.
10. HARDI-PLANK ACCENT TO MATCH CONCRETE ACCENT SPEC-BRICK OR APPROVED EQUAL COLOR – #311 GOLDLEAF
11. HOLLOW METAL DOOR AND FRAME SYSTEM. COLOR – PAINT TO MATCH (6)
12. PRE-FINISHED METAL FASCIA & TRIM, COLOR – DARK BRONZE
13. CONTRASTING DIE CUT VINYL 8" HIGH NUMBERS. VERIFY ADDRESS NUMBER
14. RIDGE VENT SYSTEM, PROVIDE CODE REQUIRED VENTING
15. ADDITIONAL VENTING AREAS, IF RIDGE VENT SYSTEM DOES NO PROVIDE CODE ADEQUATE VENTING
16. 16" x 16" PRE-FINISHED INTAKE AIR GRILLE, COLOR– DARK BRONZE (COORDINATE SIZE AND LOCATION WITH HVAC PLANS)
17. COILED CARWASH DOOR (SEE FINAL APPROVED CARWASH PLANS)
18. 6" HORSE SHOE STEEL BOLLARD
19. PUMP NUMBER SIGNAGE
20. CANOPY RAIN LEADER, INSTALLED WITHIN CMU CANOPY COLUMN, DAYLIGHT AT BASE OF COLUMN
21. ACCESS PANEL, TYPICAL AT ALL CANOPY COLUMNS, COORDINATE WITH ELECTRICAL PLANS, PAINT TO MATCH COLUMN
22. SINGLE BUCKET SERVICE CENTER. SEE EQUIPMENT SCHEDULE (87)
23. ALUM. WINDOW SYSTEM
24. TRASH ENCLOSURE GATE SYSTEM
25. GAS DISPENSING SYSTEM (SEE GAS DISPENSING PLANS)
26. CANOPY SINGAGE, SEE SIGNAGE PLANS
27. GAS ISLAND CANOPY, SEE GAS ISLAND CANOPY PLANS FOR FURTHER INFORMATION
28. 24" X 20" X 6" PRECAST PIER CAP, SLOPE TO SHED WATER
29. DIE CUT SOLID VINYL 12" HIGH X 1" THICK NUMBERS. COLOR–DARK BRONZE, VERIFY ADDRESS NUMBER

CONSULTANT:

NORR

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

DATE	ISSUED FOR	REV
07.10.2015	FOR REVIEW	

Project Manager	Drawn
Project Leader	Checked
Date	Dept Mgr Approval

Client

C-Store Partners, LLC

Project

PROPOSED NEW BUILDING COON RAPIDS, MN

Drawing Title

EXTERIOR COLOR ELEVATIONS

DO NOT SCALE DRAWING

Project No.	Drawing No.
	A3-01

Kimley»Horn

July 7th, 2015

Scott Harlicker
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Dimensional and Design Standard Flexibility Request – Coon Rapids SuperAmerica

Dear Mr. Harlicker,

Kimley-Horn, on behalf of the applicant, C-Store Partners, LLC is requesting Dimensional and Design Standard Flexibility for the proposed Coon Rapids SuperAmerica on the east corner of Coon Rapids Boulevard NW and Egret Boulevard NW. The proposed use will revitalize a vacant, blighted parcel and stay consistent with the overall theme and intent of the Port Overlay. These minor dimensional and design standard flexibility requests remain within the defined framework set by the City for redevelopment within this area while allowing the site to be redeveloped in an efficient, well-organized manner.

DESIGN STANDARD FLEXIBILITY:

Design Standard Flexibility. The City Council may approve an alternative approach to meeting any of the design standards in this Section if an applicant demonstrates such modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

Convenience stores with accessory car washes and/or fuel sales are an allowed use, provided no more than eight dispensing hoses may be operable simultaneously. The applicant is requesting design standard flexibility from the City Council to allow no more than 16 dispensing hoses to operate simultaneously at eight pumping stations underneath the canopy.

The applicant's business plan believes 16 independent dispensing hoses is warranted for the customer demand at this site. The site has the space and capacity to handle 16 hoses, minimizing the possibility of overcrowding or excess queuing. Traffic circulation within the site property will be quicker and smoother due to increased dispenser availability, helping to eliminate the risk of impacts upon the adjacent roadways. Decreased queue time allows for increased public enjoyment and an overall better user experience of the development. The proposed development has multiple over story trees along both roadways and the southeastern property line, which help screen the larger canopy required for 16 independent dispensing hoses. The proposed landscaping plan exceeds City landscaping requirements, with an additional evergreen and ornamental tree along the

northeastern property line. Additionally, a screen fence has been proposed along the northeastern property line as a barrier between the existing residential and the exit drive from the car wash. The proposed design adheres to all other site regulators and landscape requirements, ensuring that the overall intent of the Port District is met.

Please contact me at (651) 643-0475 or philip.kaufman@kimley-horn.com should you have any questions or comments.

Sincerely,

Philip Kaufman, P.E.

City Council Regular **9.**

Meeting Date: 08/05/2015

Subject: PC 15-25: Consider Preliminary Plat, C-Store Partners (SA), Egret and Coon Rapids Blvd

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval to plat two existing lots into one lot. The applicant is also submitting a corresponding application seeking site plan approval to construct a car convenience store with a car wash and 16 fueling stations .

DISCUSSION

The applicant is proposing to replat two lots into one lot. The property is 1.58 acres in size with frontage on Egret and Coon Rapids Boulevards. The proposed lot complies with the minimum lot width and area requirements for non-residential uses in the PORT. The Engineering Department is reviewing the plat the ensure that the appropriate easements are provided.

A park dedication fee in the amount of $7,900 (1.58 acres X $5,000 per acre) is required to be paid prior to releasing the plat for recording.

Planning Commission Meeting

At the Planning Commission meeting held on July 16th, no one spoke at the public hearing. The Commission recommended approval of the preliminary plat.

RECOMMENDATION

In Planning Case 15-25, the Planning Commission recommended the City Council approve the preliminary plat with the following conditions:

1. All comments of the City Engineer be addressed prior to releasing the plat for recording .
2. All comments from Anoka County Highway Department be addressed prior to releasing the plat for recording.
3. Park dedication in the amount of $7,900 be paid prior to releasing the plat for recording.

Attachments

Location Map

Preliminary Plat

Location Map

PRELIMINARY PLAT

~Of~ EGRET - COON RAPIDS BOULEVARD SA

DEVELOPER

C-STORES PARTNERS, LLC
501 S. PENNSYLVANIA PARKWAY
SUITE 160
INDIANAPOLIS, IN 46280
CRAIG FORGEY
(317) 508-7960

ENGINEER

KIMLEY-HORN
2550 UNIVERSITY AVENUE WEST
SUITE 238N
ST. PAUL, MN 55114
PHILIP KAUFMAN, P.E.
(651) 643-0475

DEVELOPMENT DATA

TOTAL PLAT AREA = 90,623 S.F. (2.08 ACRES)
PROPOSED LOTS = 1

ZONING

EXISTING = PORT DISTRICT
PROPOSED = PORT DISTRICT

DESCRIPTION

CURRENT OWNER: Regal Car Wash XXII Associates Limited Partnership
ANOKA COUNTY PIN NO.: 23-31-24-33-0002
ADDRESS: 1521 Coon Rapids Boulevard N.W.

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. C6-88-11145.

Torrens Property- Certificate of Title No. 109499

AND

CURRENT OWNER: County of Anoka
ANOKA COUNTY PIN NO.: 23-31-24-33-0003
ADDRESS: 1531 Coon Rapids Boulevard N.W.

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

NOTES

- Bearings shown are on Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- Please refer to ALTA/ACSM LAND TITLE SURVEY prepared by E.G. Rud & Sons, Inc. dated May 28th, 2015 for additional boundary information.

LEGEND

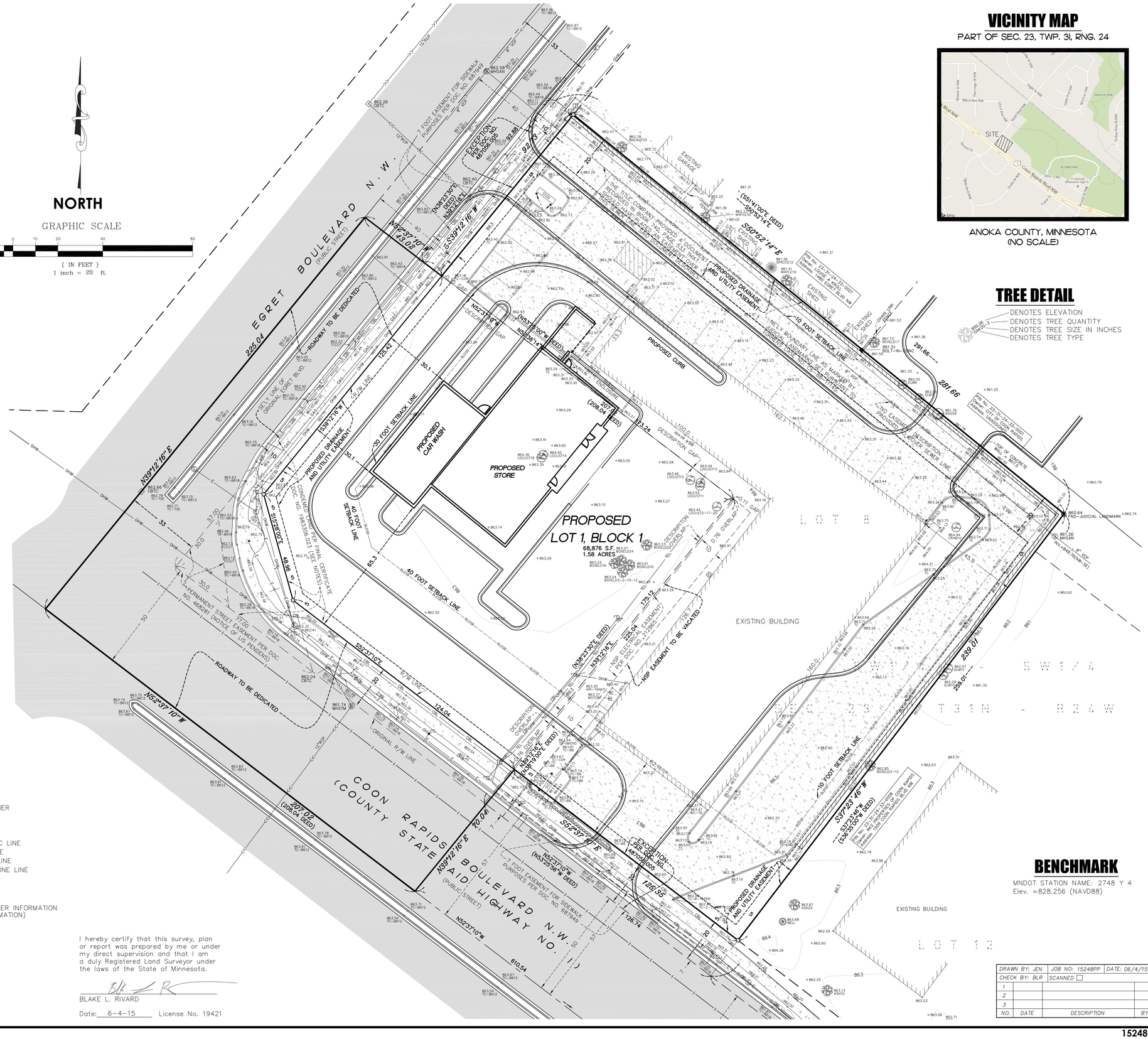
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MON. TO BE SET, MARKED RLS #19421
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES ELECTRIC MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES GAS METER
- DENOTES POWER POLE
- x 952.36 DENOTES 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)

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.


EGRET BOULEVARD N.W.
(PUBLIC STREET)
ROADWAY TO BE DEDICATED
225.04
N39°12'16"E
208.04
N52°37'10"W
43.02
S39°12'16"W
125.42
30 FOOT SETBACK LINE
PROPOSED CAR WASH
PROPOSED STORE
PROPOSED DRAINAGE AND UTILITY EASEMENT
40 FOOT SETBACK LINE
PROPOSED LOT 1, BLOCK 1
68,876 S.F.
1.58 ACRES
PROPOSED CURB
10 FOOT SETBACK LINE
281.66
(S51°41'00"E, DEED)
S50°52'14"E
92.88
(N38°23'30"E, DEED)
N38°23'30"E
175.12
S38°23'30"W
(S38°38'00"W DEED)
S52°37'10"E
124.04
70.04
207.02
(208.04 DEED)
S39°12'16"W
48.96
S51°28'00"E
126.74
N52°37'10"W
610.54
(N52°25'56"W DEED)
125.35
299.01
(S36°38'00"W DEED)
EXISTING BUILDING
LOT 8
LOT 12
COON RAPIDS (COUNTY STATE AID HIGHWAY NO. 11)
BOULEVARD N.W.
(PUBLIC STREET)
ROADWAY TO BE DEDICATED
ORIGINAL R/W LINE
NSP EASEMENT TO BE VACATED
NSP ELECTRIC EASEMENT PER DOC. NO. 2172865
EXCEPTION PER DOC. NO. 483056.05
EXCEPTION PER DOC. NO. 483056.05
7 FOOT EASEMENT FOR SIDEWALK PURPOSES PER DOC. NO. 657949
2 FOOT EASEMENT FOR SIDEWALK PURPOSES PER DOC. NO. 657949
CONFIRMED TRANSFER FINAL CERTIFICATE DOC. NO. 1983356.03 (SEE NOTES)
17.00 PERMANENT STREET EASEMENT PER DOC. NO. 465291 (NOTICE OF LIS PENDENS)
DESCRIPTION OVERLAP
0.76 OVERLAP
0.11 GAP
1.76 OVERLAP
PROPOSED DRAINAGE AND UTILITY EASEMENT
THE TITLE COMPANY PROVIDED A DOCUMENT DESCRIBING A 10 FOOT WIDE EASEMENT AS SHOWN ON THE SURVEY. THE EASEMENT DOCUMENT COULD NOT BE LOCATED.
NELY BOUNDARY LINE AS MARKED BY JUDICIAL LANDMARKS SET PURSUANT TO TORRENS CASE NO. C6-88-11145
TOP OF CONCRETE WALL ELEV. 863.13
TOP OF CONCRETE WALL ELEV. 863.11
Torrens Property: Certificate of Title No. 109499
Abstract Property
PIN No. 23-31-24-33-0001
Owner: CITY OF COON RAPIDS
Address: 1531 COON RAPIDS BLVD NW
PIN No. 23-31-24-33-0002
Owner: REGAL CAR WASH XXII ASSOCIATES LIMITED PARTNERSHIP
Address: 1521 COON RAPIDS BLVD NW
EXISTING SHED
EXISTING GARAGE
EXISTING SHED - DEMO
SHED
SHED - DEMO
SHED - DEMO
SHED - DEMO

City Council Regular **10.**

Meeting Date: 08/05/2015

Subject: Consider Development Agreement for Backage Road Construction, C-Store Partners, LLC

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

The Council is asked to consider a development agreement for public street improvements near the proposed Superamerica convenience store on the northeast corner of Coon Rapids Boulevard and Egret Boulevard.

DISCUSSION

At its August 5 meeting, the Council will consider land use applications for a Superamerica convenience store at Coon Rapids Boulevard and Egret Boulevard. The project involves redevelopment of the former car wash at 1521 Coon Rapids Boulevard and the former Anoka County Rent-All site at 1531 Coon Rapids Boulevard. The HRA entered into purchase agreements with Anoka County, the current owner of 1531 Coon Rapids Boulevard, and C-Store Partners, the developer, to facilitate the conveyance of the property. The Council is asked to consider a development agreement for construction of a "backage" road between Egret Boulevard near Fire Station #1 and the entrance to the proposed convenience store. The developer has indicated that the full access to Egret Boulevard provided by this road is essential to the feasibility of the store.

The City's Port Riverwalk Master Plan, adopted in 2013, proposes a "backage" road connecting Egret Boulevard across from the existing intersection with 103rd Avenue with Avocet Street near the Clay Hole. This road would improve access to Al Flynn Park, as well as existing and future development along the north side of Coon Rapids Boulevard. The road would be located on property currently owned by the City and HRA. While the portion of the road between Egret Boulevard and the convenience store entrance would be constructed in conjunction with the convenience store project, the remainder of the road would be constructed at a later date, most likely in conjunction with future development. Because the road benefits both the convenience store and City/HRA property, Staff has negotiated a 50% cost split between the City and the developer for the road, which is expected to cost around $200,000. The City's portion would come from tax increment dollars previously budgeted for public improvements. It has been expected that these funds would be used for road projects in redevelopment areas. To meet the developer's construction timeline, it is proposed that the developer design the street in consultation with the City, receive bids, select a contractor, and provide contract administration. City Staff will review construction plans and provide inspection services during construction. The development agreement, which will be provided at Tuesday's meeting, stipulates these terms.

RECOMMENDATION

Staff recommends that the Council approve the development agreement with C-Store Partners, LLC for construction of public street improvements in Port Riverwalk.

Attachments

Approximate Street Location

Port Riverwalk Master Plan

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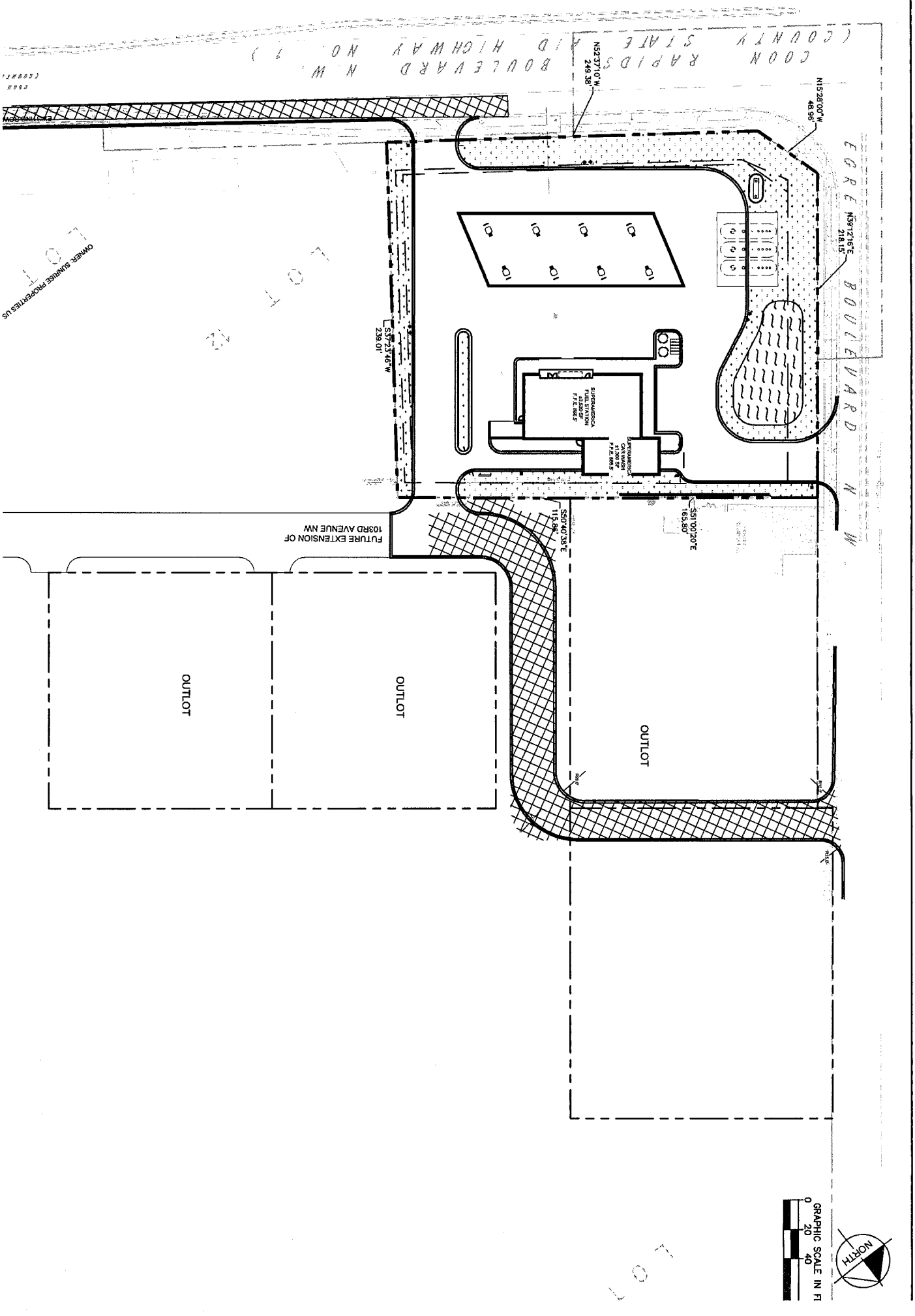


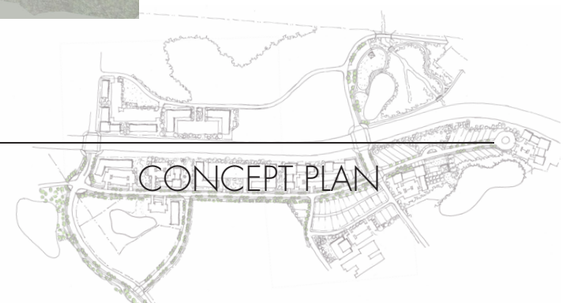
June, 2013

Stantec

PORT RIVERWALK DEVELOPMENT PLAN

Coon Rapids, Minnesota

193700828



CONCEPT PLAN

City Council Regular **11.**

Meeting Date: 08/05/2015

Subject: Consider Introduction of Ordinance Revising City Code Chapter 13-500 Regarding On Site Sewage Treatment System Regulations

From: Greg Brady, Chief Building Official

INTRODUCTION

The Minnesota Pollution Control Agency has recently passed new rules regulating septic systems. These rules set minimum standards for all county, city and township ordinances to follow. This ordinance revision repeals the current septic ordinance adopted in December of 2000 in its entirety and replaces it with these proposed rules.

DISCUSSION

Minnesota Statute 115.55, subdivision 2, (a) requires all counties to amend their ordinance to include the 2014 Minnesota Pollution Control Agency (MPCA), Subsurface Sewage Treatment Systems rules (SSTS). These rules have set legal, technical, and administrative standards for the City to adopt. The standards adopted by the City are required to be as strict as the SSTS ordinance recently passed by Anoka County. This proposed language is also required to be reviewed by the MPCA prior to adoption by the City. The proposed language has been written and reviewed and meets both of those requirements.

The new rules require the City to track maintenance and pumping intervals for all SSTS systems and holding tanks in the City. These results are then forwarded to the MPCA for tracking purposes. Any system that is failing to protect groundwater is required to be hooked up to City services. In addition, there are new guidelines for conflict resolution in the event that conflicts or technical disputes arise during enforcement of the ordinance. There are currently 37 SSTS systems in the City that will be affected by these new rules.

RECOMMENDATION

Staff recommends introduction of the proposed rules, repealing in its entirety, Chapter 13-500 and replacing it with the new Chapter 13-500 of the City Code.

Attachments

City Code Chapter 13-500 with SSTS Revisions

Septic Locations

ORDINANCE NO.

AN ORDINANCE REPEALING IN ITS ENTIRETY CHAPTER 13-500 ON-SITE SEWAGE TREATMENT SYSTEM REGULATIONS THEREBY AMENDING REVISED CITY CODE – 1982 BY ADDING NEW CHAPTER 13-500

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Chapter 13-500, On-Site Sewage Treatment System Regulation is hereby repealed in its entirety.

Section 2. Revised City Code – 1982 is hereby amended by adding thereto new Chapter 13-500, On-Site Sewage Treatment System Regulations as follows: (additions double underlined)

CITY OF COON RAPIDS, MINNESOTA

CHAPTER 13-500

ON-SITE SEWAGE TREATMENT SYSTEM REGULATIONS

13-501 Purpose, Applicability, and Authority.

(1) The improper location, design, installation, use, and maintenance of subsurface sewage treatment systems (SSTS) adversely affect the public health, safety, and general welfare by discharge of inadequately treated sewage to the ground surface, surface waters, and ground waters.

It is the intent of this Chapter to establish clear, reliable and cost-effective technical standards and criteria for the proper siting, design, construction, installation, operation, maintenance, repair, reconstruction, inspection, enforcement and regulation of new and continued uses of subsurface waste treatment systems and devices.

13-502 Definitions. The following definitions apply to this Chapter of this Code in addition to the definitions contained in Minnesota Rules Chapters 7080 thorough 7083.

(1) "Baffle" means a device installed in a septic tank for proper operation of the tank and to provide maximum retention of solids, and includes vented sanitary tees and submerged pipes in addition to those devices that are normally called baffles.

(2) "Contaminant" means any physical, chemical, biological, or radiological substance or material in water which tends to degrade the environment by contributing toxicity, constituting a hazard or otherwise impairing its usefulness.

(3) "Contamination" means the presence of certain infections or toxic agents or certain hazardous characteristics capable of causing disease or other harm.

(4) "Failed or Failing Individual Sewage Treatment System" means any SSTS that discharged sewage to a seepage pit, privy, cesspool, drywell or leaching pit and any system with less than the required vertical separation distance define in MN Rules 7080.1500.

(5) "Groundwater or Ground Water" means subsurface water in the vadose (unsaturated)and paretic (saturated) zones occurring naturally in soil and rock formations, whether of not capable of yielding such water to wells, and shall specifically mean that subsurface water present in the saturated zone defined by perched, free, or confined ground water surface.

(6) "Imminent Threat to Public Health of Safety" means situations with the potential to immediately and adversely impact or threaten public health or safety. At a minimum any, ground surface or surface water discharges of sewage or sewage effluent into storm water drains, ditches or other drainage systems and any system causing sewage backup into a dwelling or other establishment. In addition, any SSTS systems with unsecured, weak, or damaged maintenance access covers or electrical wiring shall constitute an imminent threat.

(7) "Pollutant" means a contaminant whose form concentration or other attribute in an environmental medium such as soil or water, exceeds established, acceptable criteria and standards prescribed by the Minnesota Pollution Control Agency and, therefore, may be capable of causing disease injury or death in humans, animals or plants, contribution to the risk thereof, otherwise degrading the environment or creating a public nuisance.

(8) "Public Nuisance, or Public Health Nuisance" as defined in Minnesota Statutes, Chapter 145A, as amended, and shall be restricted in this Chapter to those conditions in which wastes, wastewaters, sewage septage, sludge and other releases or related activities contribute to the annoyance or endangerment of persons or the degradation of the environment and which require appropriate preventory, control or abatement to resolve.

(9) "Subsurface sewage treatment system (hereafter known as SSTS)" means either an individual subsurface sewage treatment system as defined in subpart 45 or a midsized subsurface sewage treatment system as defined in part 7080.0020, subpart 4, as applicable.

(10) "Water Table" means the highest elevation in the soil where all voids are filled with water, as evidenced by presence of water or soil mottling or other information.

13-503 Administration. Standards for the installation, maintenance and repair of SSTS are as established herein. Adoption of Minnesota Pollution Control Agency rules 7080 and 7081 and any subsequent amendments thereto in the most current editions are hereby adopted by reference and shall be part of this Chapter as if set forth herein.

13-504 Design of SSTS. All new, rebuilt or otherwise modified individual sewage treatment systems located in the City shall be designed by a person licensed by the State as being qualified to design such systems. Proof of such certification shall be provided to the City at the time the design of the SSTS is submitted to the City. The design shall be done in accordance with the applicable chapter requirements of MN Rules 7080.1700 or 7081.0080 and 7081.0230.

Any lot platted after April 1, 1996 shall include an evaluation and space for a second soil treatment area. The design shall be submitted to and approved by the City prior to issuance of any permits for the subject site.

13-505 Unlawful Facilities and Systems Failing to Protect Ground Water. Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage. A holding tank with a valid operating permit is allowed if the City finds extenuating circumstances. Any repair rejuvenation or remediation of SSTS shall require design review, approval, permits and inspections as contained in this ordinance. Any failed or failing system that is not protective of ground water, shall be brought into compliance within 18 months after receiving notice from the City.

13-506 Connection to Public Sewer System. When a public sewer becomes available to a property served by a private sewage disposal system, a direct connection shall be made to the public sewer in compliance with this Chapter at the time of failure of the private sewage system or within one year after sewer service becomes available, whichever occurs first. Failure of a property owner, after written notice by the City to comply with this section may be deemed a violation of this code. "Owner" shall include the purchaser at any mortgage foreclosure sale, and assigns. After the public sewer is available to a property, no new construction or repair of existing private systems shall be allowed.

13-507 Installation of SSTS. The installation of an SSTS shall occur only at the location approved by the City. Installation of the system at any other location shall require submission to and approval of revised design and location plans by the City. The system shall only be installed by a person or company licensed by the State as qualified to install such a system. The technical standards contained in MN Rules 7080 and 7081 are in effect in the date of passage of this ordinance.

13-508 Permit Requirements. No person shall install, repair, or alter an SSTS without first obtaining a permit as provided herein. Application, provided by the City, must be completed in writing prior to issuance of a permit. A Management Plan as defined in Minnesota Rule 7080.1100, Subd. 46 is required for all new and replacement SSTS at the time of application. Permit fees are established by resolution of the City Council.

13-509 SSTS Design. For any proposed building site, the landowner shall submit a preliminary, and field site evaluation. A minimum of one soil boring, and two percolation test results for the SSTS soil treatment system per MPCA 7080.1710 and 7080.1720 must be submitted. The site analysis must show the existence of adequate land area for the SSTS taking into account seasonably saturated soils, soil types and conditions, topographic features, flooding potential and mandatory setback requirements as dictated by City ordinance and any applicable

State and Federal regulations. The evaluation of the soils and the soil boring and percolation tests for the SSTS shall be submitted to the City for review and approval prior to any preliminary or final plat approval or waiver of platting or permit issuance. Failure to provide the information required by this Section shall be grounds for denial of the building and septic permits.

13-510 Shoreland and Flood Plain Regulations. The design and installation of any SSTS within a designated shoreland or flood plain area shall be in accordance with Chapter 11-1100 of the City Land Use Regulations and any other applicable Federal, State or flood plain regulations.

13-511 Inspection and Testing. No part of an individual sewage treatment system shall be covered until it has been inspected and approved by the City. If any part of the system is covered before being inspected and approved as herein provided, it shall be uncovered upon the direction of the City. The City shall cause such inspections as necessary to determine compliance with this ordinance. It shall be the responsibility of the permittee to notify the City that the system is ready for inspection. If the integrity of the system is threatened by adverse weather if left open and the City is unable to conduct an inspection, the permittee may, after receiving permission from the City, document compliance with the ordinance by photographic means that show said compliance and submit that evidence to the City prior to final approval being sought.

13-512 Compliance Inspection Required. An SSTS compliance inspection is required:

(1) For a new replacement SSTS.

(2) When altering an existing structure to add a bedroom.

(3) When a parcel having an existing system undergoes development, subdivision, or split.

(4) Prior to the transfer of real property.

13-513 Maintenance and Operating Regulations of New and Existing SSTS.

(1) Operating Permit. An operating permit shall be required of all owners of new holding tanks, Type IV and Type V systems: MSTS and other SSTS that the department has determined requires operational oversight. Owners of Class V wells shall submit inventory information to the U.S. Department of Environmental Protection Agency (EPA) and Class V wells shall be identified as such in property transfers.

(2) SSTS Maintenance. The owner of a sewage tank or tanks, shall regularly, but not less frequently than every three years inspect and measure the accumulations of sludge, and scum. If the tank(s) is pumped, no measurement is needed. All sewage generated by such shall be disposed in accordance with MN Rules 7080 and 7081 standards. Upon successful completion of SSTS maintenance per the applicable maintenance plan for the system or under per MN Rules 7080.2450, the licensed pumper/inspector shall submit a sewage system maintenance log sheet to the City's Inspection Division within 30 days with the appropriate recording fee. The log sheet must be completed in its entirety and all information recorded must be verified in writing by the signature and date of the licensed pumper/inspector completing the maintenance. The log sheet

must also state the condition of and work done on the following. A paid invoice from a licensed pumper detailing the required information shall also be accepted when submitted by the property owner or owners agent.

(a) The sewage of a septic tank(s) has been thoroughly pumped by a license pumper to remove all solids and scum in accordance with the requirements of Minnesota Rules Chapter 7080. EXCEPTION: Pumping is not required if a licensed pumper or licensed private inspector determines that accumulated sludge and scum layers do not exceed the levels required for pumping per Minnesota Rules Chapter 7080.

(b) An SSTS evaluation shall be completed by the licensed pumper/inspector verifying that the baffles and tank(s) are in working order and in substantial compliance with Minnesota Rules Chapter 7080 and if there is any evidence of SSTS surface discharge or failure.

13-514 System Abandonment. All systems shall be abandoned in accordance with Minnesota Rules Chapter 7080.2500 Septage and waste mixed with septage including all solids and liquids shall be removed and disposed of in accordance with Minnesota Rules Chapter 7080.2450 subpart (6).

Access for future discharge to the system shall be permanently denied accordance with Minnesota Rules 7080.2500.

13-515 Schedule for Initial Permits. The owner of any SSTS within the City shall obtain a operational permit at the time the system is put into service, and shall maintain said maintenance plan or operational permit under the conditions of Section 13-511 of this Chapter, until use of the SSTS has been abandoned or terminated.

13-516 Systems Causing Imminent Threat to Public Health or Safety. The owner of any SSTS defined as causing an imminent threat to public health or safety shall immediately replace modify or reconstruct the SSTS in conformance with MPCA rule 7080. Any repair rejuvenation or remediation of SSTS shall require design review, approval, permits and inspections as contained in this ordinance. A holding tank with a valid operating permit is allowed if the city finds extenuating circumstances apply. SSTS permitted under the National Pollution Discharge Elimination System are exemption from this section.

13-517 Violation and Penalties.

(1) Misdemeanor. Any person who fails to comply with the provisions of this Chapter may be charged with a misdemeanor and upon conviction, shall be punished as provided by law. A separate offense shall be deemed committed each day during or upon which a violation occurs or continues.

(2) Civil action/injunctive relief. In the event of a violation or threat of violation of this Chapter, the City may institute appropriate civil or administrative actions or proceedings to include actions seeking damages, declaratory relief, or injunctive relief to prevent, restrain, correct, or abate such violations or threatened violations, and the Building Official in conjunction

with the City Attorney is authorized to institute such action.

13-518 Conflict Resolution. If a documented discrepancy arises on the depth of the periodically saturated soil between licensed SSTS businesses, the dispute resolution procedures outlined in Minnesota Rules7082.0700, Subp. 5 must be followed.

13-519 Severability. If any section, subsection, sentence, clause, phrase, or portion of this Chapter is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof. If a regulatory body or a court of competent jurisdiction should determine by a final, non-appealable order that any permit, right or registration issued under this Chapter or any portion of this Chapter is illegal or unenforceable, then any such permit, right or registration granted or deemed to exist hereunder shall be considered as a revocable permit with a mutual right or registration, respectively, except for conditions relating to the term of the permit and the right of termination. If a permit, right or registration shall be considered a revocable permit as provided herein, the permittee must acknowledge the authority of the City Council to issue such revocable permit and the power to revoke it.

Section 3. The City Clerk is authorized to revise citations to Chapter 13 throughout Revised City Code- 1982 upon the effective date of this ordinance.

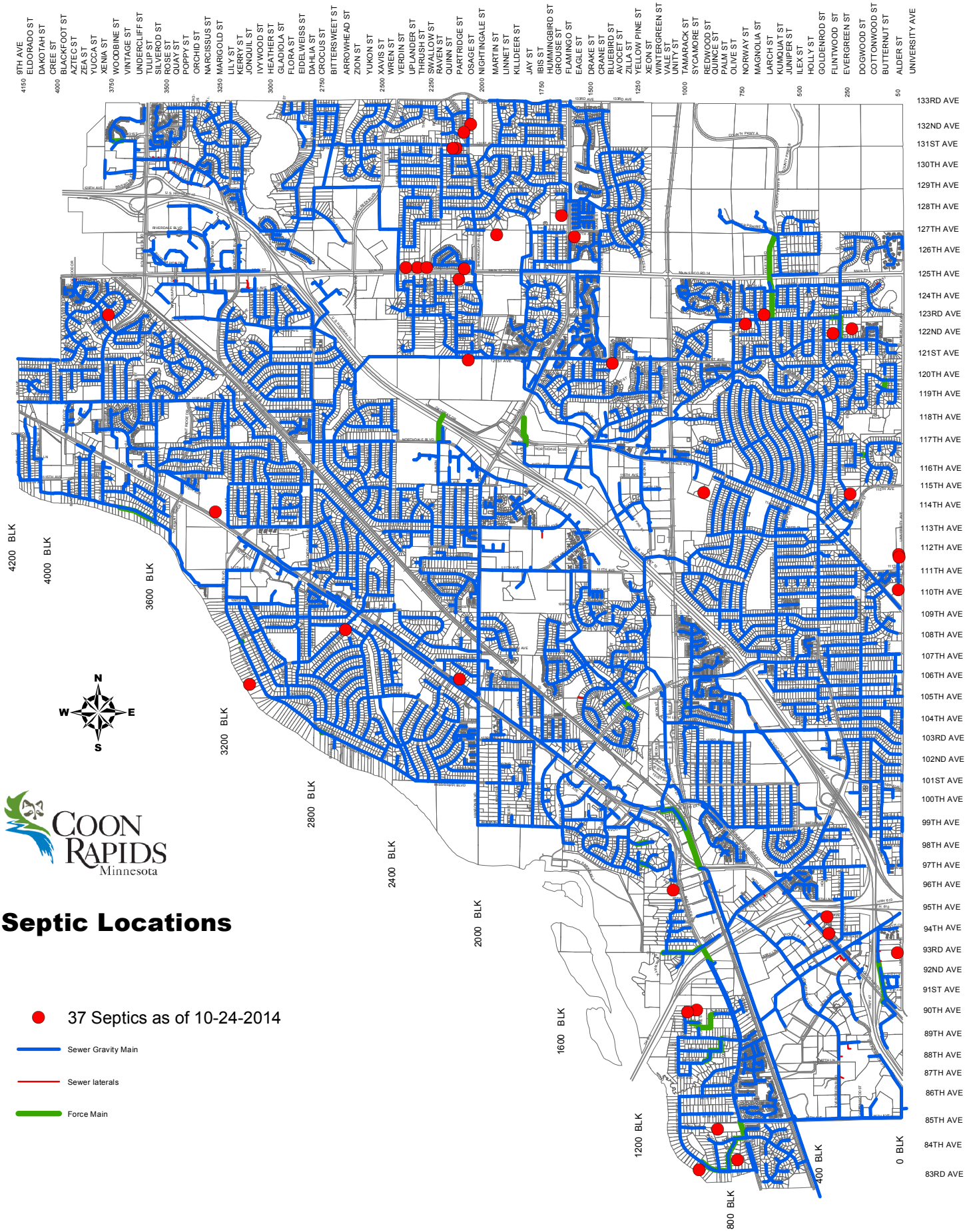
Introduced this ____ day of _____.

Adopted this ____ day of _____.

_____
Jerry Koch, Mayor

ATTEST:

_____
Joan Lenzmeier, City Clerk



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