



PLANNING COMMISSION AGENDA

Thursday, July 16, 2015

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Roll Call

Adopt Agenda

Approval of minutes from previous meeting - May 21st

New Business

1. PC 15-23, Subdivision Exception, Kayser, 3338/3352 116th Avenue
2. PC 15-27, Site plan for parking lot expansion, Sand Creek Elementary School
3. PC 15-25 Preliminary plat, C-Store Partners (SA), Egret and Coon Rapids Blvd
4. PC 15-26, Site Plan/CUP, C-Store Partners (SA), Egret Blvd and Coon Rapids Blvd

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 07/16/2015

SUBJECT: Approval of minutes from previous meeting - May 21st

Attachments

Draft May 21 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF MAY 21, 2015

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Ray Knoblauch, Jonathan Lipinski, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; Assistant City Engineer Mark Hansen and, Assistant City Attorney Doug Johnson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE APRIL 16, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF APRIL 16, 2015, AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

1. PLANNING CASE 15-20 – HOME OCCUPATION PERMIT – PET GROOMING – 952-86TH AVENUE – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a home occupation permit to operate a pet grooming business as a home occupation. It was noted this permit would have to be renewed every two years. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stevens questions how many pets could be waiting to be groomed on site. Planner Harlicker reported that only one pet would be serviced at a time.

Chair Schwartz opened the public hearing at 6:35 p.m.

Nicole Miller, 952 86th Avenue, explained that she would expect to have at most two or three dogs on site at any one time. She noted the pets would be kenneled while waiting to be groomed. She understood the importance of being respectful of her neighbors.

Chair Schwartz closed the public hearing at 6:37 p.m.

Commissioner Schmolke supported the proposed pet business and addition to the home. She asked if the rear yard of the property had to be fenced. Planner Harlicker indicated this was not a City requirement. He understood that the animals would be kenneled indoors before and after being groomed.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-20, THE HOME OCCUPATION PERMIT WITH THE FOLLOWING CONDITIONS:

1. OPERATION IS LIMITED TO APPOINTMENT ONLY BETWEEN 9:00 A.M. AND 3:00 P.M. TUESDAY THROUGH SATURDAY.
2. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
4. THE APPLICATE RECEIVE ALL THE NECESSARY BUILDING PERMITS FOR THE ELECTRICAL, PLUMBING AND CONSTRUCTION.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

2. PLANNING CASE 15-16 – HOME OCCUPATION PERMIT – BEAUTY SALON – 11948 ELDORADO STREET – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a home occupation permit for a beauty salon. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 6:42 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 15-16, THE PROPOSED HOME OCCUPATION PERMIT WITH THE FOLLOWING CONDITIONS:

1. OPERATION IS LIMITED TO APPOINTMENT ONLY BETWEEN 9:00 A.M. AND 4:00 P.M. TUESDAY THROUGH FRIDAY.

2. ALL VEHICLES ASSOCIATED WITH THE HOME OCCUPATION ARE PARKED IN THE DRIVEWAY.
3. COMPLIANCE WITH TITLE 11, CITY CODE OF COON RAPIDS.
4. THE APPLICANT RECEIVE ALL NECESSARY BUILDING PERMITS FOR THE ELECTRICAL, PLUMBING AND CONSTRUCTION WORK.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

3. PLANNING CASE 15-19 – CONDITIONAL USE PERMIT – GASOLINE SALES –
2825 COON RAPIDS BOULEVARD – PUBLIC HEARING

It was noted the application is requesting approval of a conditional use permit to operate a gas station with eight dispensing hoses. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Knoblauch asked if the proposed use would create any traffic concerns. Planner Harlicker commented this was not a concern.

Chair Schwartz opened the public hearing at 6:47 p.m.

Bob Reihn, 1932 111th Avenue NE in Blaine, explained he owns the property adjacent to the subject property. He asked if the driveway would be realigned. Planner Harlicker noted the driveway alignment would not be altered.

Chair Schwartz closed the public hearing at 6:48 p.m.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-19, THE PROPOSED CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

1. THREE BALSAM FIRS BE PLANTED ON THE EAST SIDE OF THE CARWASH.
2. THE APPLICANT WORK WITH THE FIRE AND BUILDING DEPARTMENTS AND RECEIVE ALL NECESSARY PERMITS PRIOR TO REOPENING.
3. COMPLIANCE WITH TITLE 11.
4. REPAIR OR REPLACE LIGHT POLES AS DETERMINED BY THE BUILDING OFFICIAL.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

4. CASE 15-17 – LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL – 1005 COON RAPIDS BOULEVARD EXTENSION – PUBLIC HEARING

It was noted the applicant is requesting approval of a land use amendment to the City's Comprehensive Land Use Plan to change the land use designation of a property from Low Density Residential to Medium Density Residential. The applicant is also proposing a corresponding zone change to Moderate Density Residential. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Hosch asked if the townhomes would be owner-occupied or rental. Planner Harlicker was uncertain noting that the City has not reviewed any townhome plans to date.

Commissioner Schmolke questioned if access to the property would be altered. Planner Harlicker believed the access point would remain off the Coon Rapids Boulevard Extension with a possible secondary emergency access off 109th.

Commissioner Schmolke was in favor of removing the Finding #2. She believed it was a strong statement for the City to make that by redeveloping this site as townhomes the City would eliminate future similar problem uses. Planner Harlicker explained that staff added this statement as group homes were not allowed in the Moderate Density Residential zoning district.

Commissioner Stephenson recommended that the word "eliminate" be changed to "discourage" within Finding #2.

Chair Schwartz inquired how many townhomes were located within Town Glen. Planner Harlicker indicated that a similar parcel had been developed with nine townhomes.

Chair Schwartz did not believe that 14 or 15 townhome units would fit on the proposed site. Planner Harlicker reported that setback, green space and parking requirements would reduce the number of units.

Commissioner Stephenson questioned if the property has changed ownership. Planner Harlicker stated this was the case.

Commissioner Stevens asked

Chair Schwartz opened the public hearing at 7:05 p.m.

Luke Jensen, 961 Coon Rapids Boulevard Extension, discussed the steep grade of the subject property as it moves away from the railroad. He did not believe it would be possible to build on this portion of the property. He requested that the building height be limited to two stories so as not to adversely impact the surrounding homeowners. He also encouraged the City to pursue owner occupied units instead of low-income rental units.

Chair Schwartz commented that this was not a determination made by the Planning Commission.

Chair Schwartz closed the public hearing at 7:08 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER LIPINSKI, TO APPROVE PLANNING CASE 15-17, THE PROPOSED LAND USE CHANGE FROM LOW DENSITY RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING FINDINGS:

1. CHANGING THE LAND USE DESIGNATION TO MODERATE DENSITY RESIDENTIAL WILL ALLOW THE PROPERTY TO BE REDEVELOPED AS TOWNHOMES, WHICH WOULD BE A COMPLIMENTARY MIX WITH THE EXISTING SINGLE FAMILY HOMES AND APARTMENTS IN THE NEIGHBORHOOD.
2. THE PROPERTY HAS A HISTORY AS A PROBLEM PROPERTY. REDEVELOPING IT AS TOWNHOMES WOULD DISCOURAGE FUTURE SIMILAR PROBLEM USES.
3. INCREASING THE DENSITY TO 7 UNITS PER ACRE, WHICH IS WHAT IS ALLOWED UNDER MODERATE DENSITY RESIDENTIAL, WOULD BE MORE EFFICIENT USE OF THE PROPERTY AND WOULD NOT BE OUT OF CHARACTER WITH THE NEIGHBORHOOD.
4. CHANGING THE LAND USE TO MODERATE DENSITY RESIDENTIAL WILL PROVIDE AN OPPORTUNITY TO ADD NEW RESIDENCES AND REMOVE THE EXISTING DWELLINGS, WHICH IS A BLIGHTING INFLUENCE.
5. THE PROPOSED CHANGE IS ALSO CONSISTENT WITH THE HOUSING GOAL OF PROVIDING A VARIETY OF HOUSING TYPES. IT SUPPORTS THE POLICY OF REDEVELOPING SITES ALONG HIGH ACTIVITY AREAS FOR TOWNHOUSES AND/OR APARTMENT TYPE USES.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 16, 2015 City Council meeting.

5. PLANNING CASE 15-18 – ZONE CHANGE FROM LOW DENSITY RESIDENTIAL 2 TO MEDIUM DENSITY RESIDENTIAL – 1005 COON RAPIDS BOULEVARD EXTENSION – PUBLIC HEARING
-

It was noted the applicant is requesting approval of a zone change from Low Density Residential 2 to Moderate Density Residential. The applicant is also proposing a corresponding land use change to Moderate Density Residential. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:08 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-18, THE PROPOSED ZONE CHANGE TO MODERATE DENSITY RESIDENTIAL BASED ON THE FOLLOWING:

1. THE PROPOSED REZONING TO MODERATE DENSITY RESIDENTIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF MODERATE DENSITY RESIDENTIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CAN NOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 2, 2015 City Council meeting.

6. PLANNING CASE 15-21 – PRELIMINARY PLAT – CAROUSAL MOTOR GROUP ADDITION – 10541 WOODCREST DRIVE – PUBLIC HEARING

It was noted the applicant is requesting preliminary plat approval for Carousel Motors Addition. The proposal is a replat of two existing lots into one lot. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:13 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-21, THE PROPOSED PRELIMINARY PLAT WITH THE FOLLOWING CONDITIONS:

1. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED PRIOR TO RELEASING THE PLAT FOR RECORDING.
2. ALL COMMENTS OF MNDOT BE ADDRESSED.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the June 2, 2015 City Council meeting.

7. CASE 15-22 – SITE PLAN – PARKING LOT EXPANSION – COON RAPIDS
CHRYSLER – 10541 WOODCREST DRIVE – PUBLIC HEARING

It was noted the applicant is requesting site plan approval for a 321 space parking lot expansion. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:14 p.m., as no one wished to address the Planning Commission.

Chair Schwartz asked if the islands would be extended. Planner Harlicker stated this was the case.

Commissioner Stephenson questioned if drainage would be a concern considering the parking lot was being expanded. Assistant City Engineer Mark Hansen discussed the drainage on the site and noted all City requirements were being met.

MOTION BY COMMISSIONER LIPINSKI, SECONDED BY COMMISSIONER STEPHENSON, TO APPROVE PLANNING CASE 15-22, THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH TITLE 11 OF THE CITY CODE.
2. ALL COMMENTS OF THE CITY ENGINEER MUST BE ADDRESSED.
3. THE LANDSCAPING ON THE EXISTING FACILITY MUST BE BROUGHT INTO COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN.
4. THE APPLICANT MUST ENTER INTO A SITE SECURITY AND DEVELOPMENT AGREEMENT WITH THE CITY.
5. THE FINAL PLAT FOR CAROUSEL MOTOR GROUP ADDITION BE RECORDED AT ANOKA COUNTY.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

OTHER BUSINESS

Planner Harlicker provided the Commission with an update on development occurring in the City of Coon Rapids. He discussed the items that would be addressed by the Commission in June.

ADJOURN

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:21 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary

DRAFT



Planning Commission Regular

1.

Meeting Date: 07/16/2015

Subject: PC 15-23, Subdivision Exception, Kayser, 3338/3352 116th Avenue

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting a subdivision exception in order to complete a lot line adjustment. The proposal will transfer 1,147 square feet from 3352 116th Avenue (Lot 10). to 3338 116th Avenue (Lot 9).

ACTIONS

- Conduct a public hearing
- Decision by Planning Commission
- Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: June 2, 2015

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: August 1, 2015

LOCATION

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Single family residence	Low Density Residential	Low Density Residential 2
North	Single family residence	Low Density Residential	Low Density Residential 2
South	Single family residence	Low Density Residential	Low Density Residential 2
East	Single family residence	Low Density Residential	Low Density Residential 2
West	Single family residence	Low Density Residential	Low Density Residential 2

DISCUSSION

Background

Since 1991 the applicant and the neighbors at 3352 believed the common property line to be on a line extending from the backyard fence to the cable box at the street. In 2012 the property at 3352 went into foreclosure and Wells Fargo Home Mortgage took possession of the property. The bank informed the applicant that property line was not in the location that she and the previous owners thought it was. The property line actually bisected a storage building used to store firewood. The bank and the applicant have reached an agreement on a new location of the property line. This subdivision exception is needed to formally approve the change.

Analysis

The proposed location of the new lot line complies with the setback requirements for 3352. However, the location does not meet the 5 foot setback requirement for the storage building on 3338. The building is 3.8 feet from the proposed property line and 5 feet is the required setback. The applicant has agreed to either move the building or reduce it width so that it is 5 feet from the new property line. Both of the lots will exceed the minimum lot size requirement of 10,800 square feet.

There are 5 foot drainage and utility easements on either side of the existing lot line. Those easements will have to be vacated and replaced with new easements on either side of the relocated lot line.

RECOMMENDATION

In Planning Case 15-23, the Planning Commission approve the subdivision exception with the following conditions:

1. The existing drainage and utility easements along the current lot line be vacated and new five foot easements be granted on either side of the new lot line.
2. The storage shed on Lot 9 be moved or the width reduced so that it complies with the five foot setback requirement.

Attachments

Location Map

Survey

Applicant's Narrative

Location Map



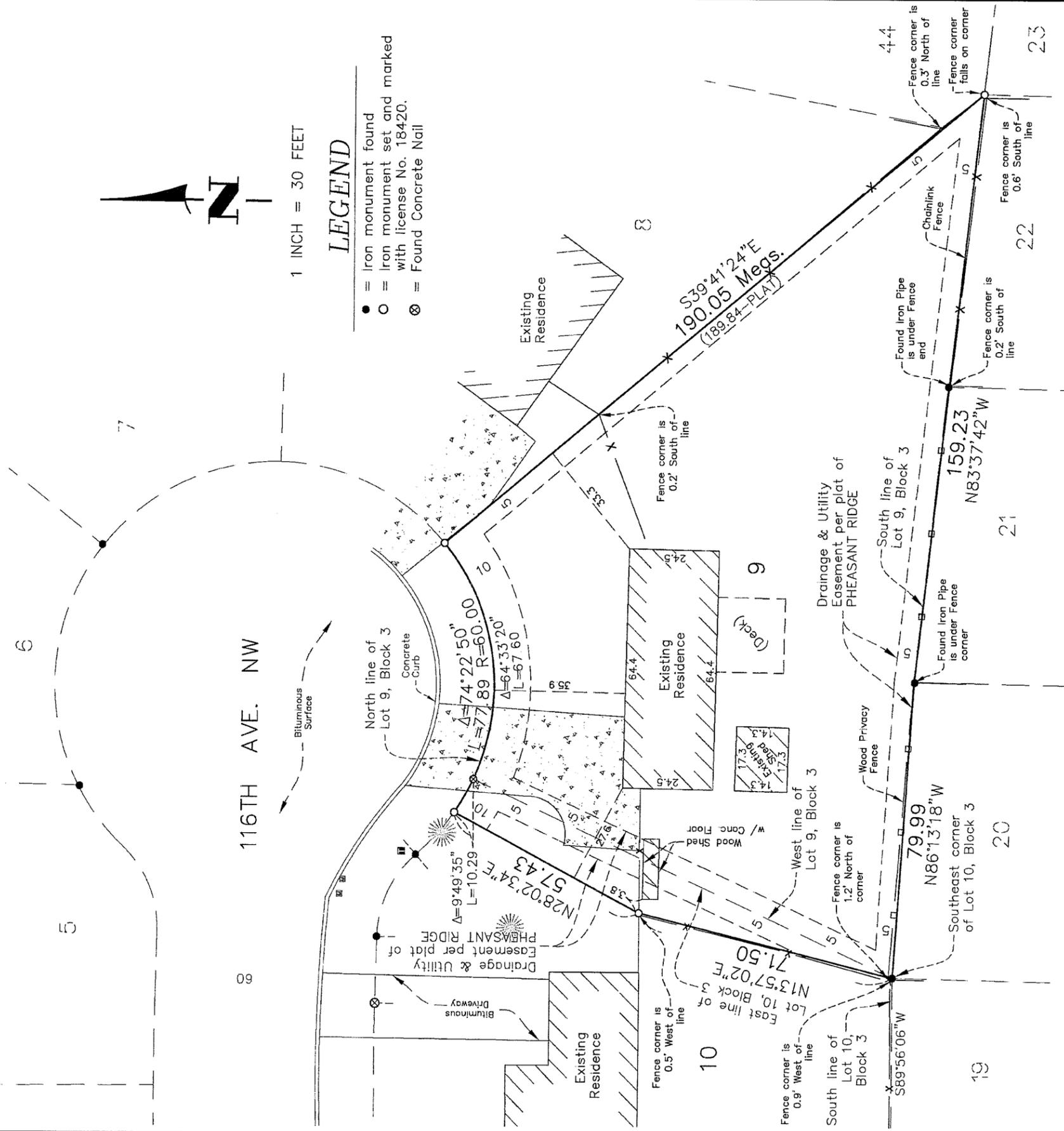
Certificate of Survey ^{for} Mary Kayser

NOTES:

- In providing this boundary survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Area of property surveyed is 19,904 Sq.Ft. or 0.457 Acres (includes portion of Lot 10).
- This lot is in Section 17 Township 31 Range 24.
- Bearings are based on Anoka County Coordinate System NAD83 (1996 Adjustment).
- Area of property to be acquired from Lot 10 is 1,147 Sq.Ft. or 0.026 Acres.
- Area of remainder of Lot 10 is 10,931 Sq.Ft. or 0.251 Acres.

DESCRIPTION OF PROPERTY SURVEYED:

Lot 9, Block 3, PHEASANT RIDGE, Anoka County, Minnesota.
 AND
 That part of Lot 10, Block 3, PHEASANT RIDGE, Anoka County, Minnesota, lying East of the following described line and its extensions:
 Beginning at the Southeast corner of said Lot 10; thence North 13 degrees 57 minutes 02 seconds East, assuming the South line of said Lot 10 bears South 89 degrees 56 minutes 06 seconds West, a distance of 71.50 feet; thence North 28 degrees 02 minutes 34 seconds East a distance 57.43 feet to the Northerly line of said Lot 10 and said line there terminating.



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

Charles R. Christopherson

Charles R. Christopherson, MN License No. 18420

Revised: April 1, 2015 (Add additional square footage totals)

Revised: May 21, 2015 (Revise Proposed Lot Line)



Job No.: 3912.01

May 21, 2015 - 9:51am sethm
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 © 2015 HAKANSON ANDERSON ASSOCIATES, INC.

03/26/15

Date

To: The Mayor and Council Members, City of Coon Rapids

The reason for the lot split:

In December of 1991 I purchased the property at 3338 116th Ave NW. From that date myself and the 3 different neighbors at 3352 116th Ave NW considered the property line to be the backyard fence continuing on down to the line between the cable box post and the mailboxes.

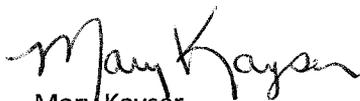
In November of 2012 I was informed that the line was not in fact that as we had believed. After 21 years of upkeeping and improving on that portion of property I filed an adverse possession lawsuit against the then owners of the property Wells Fargo Home Mortgage. Wells Fargo and I have come to an agreement on a new property line.

That part of Lot 10. Block 3, PHEASANT RIDGE, Anoka county, MN, lying east of the following described line and its extensions:

Beginning at the Southeast corner of said Lot 10; thence North 13 degrees 57 minutes and 02 seconds East, assuming the south line of said Lot 10 bears South 89 degrees 56 minutes 06 seconds West , a distance of 71.50 feet; thence North 28 degrees 02 minutes 34 seconds East a distance 57.43 feet to the Northerly line of said Lot 10 and said line there terminating the property

will now be added to Lot 9 Block 3.

The new property line and utility easement will be as shown on the enclosed survey for Mary Kayser dated 3/26/2015.


Mary Kayser

Included :

6 copies of the survey, petition to vacate drainage and utility easement, land use application form and fee



Planning Commission Regular

2.

Meeting Date: 07/16/2015

Subject: PC 15-27, Site plan for parking lot expansion, Sand Creek Elementary School

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting approval of a site plan for a parking lot expansion at Sand Creek elementary school.

ACTIONS

- Conduct a public hearing
- Decision by Planning Commission
- Appeal to City Council Available

60 DAY RULE

The applicant submitted this application on: June 8

To comply with the requirements of Minnesota Statute §15.99, the City extended the 60 day time period; the City must approve or deny the application by: October 6

LOCATION

The property is located at 12156 Olive Street

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Elementary school	Institutional	Low Density Residential 2
North	School property	Institutional	Low Density Residential 2
South	School property	Institutional	Low Density Residential 2
East	Single family homes	Low Density Residential	Low Density Residential 2
West	School Property	Institutional	Low Density Residential 2

DISCUSSION

The applicant is proposing to reconfigure their parking lot and construct an additional 41 parking spaces to the parking lot along Olive Street. There are currently 94 spaces, the proposed additional 41 spaces will bring the total to 135 spaces. The parking regulations do not include a specific parking requirement for schools; therefore, there is no minimum parking requirement.

Site Plan Criteria

Required Finding - Chapter 11-304.8 - General Requirements for All Site Plans	Staff Analysis and Comments
(1) Be compatible with surrounding land uses	OK - The new parking lot will be made

	functionally part of the existing parking lot.
(2) Preserve existing natural features whenever possible	OK - There is an existing small stand of mature spruce trees that will be removed. It is not possible to save the trees, they are in the middle of the proposed parking lot expansion.
(3) Achieve a safe and efficient circulation system	OK – The internal drive aisles are a minimum 24 feet wide to provide for two way traffic. No new access is proposed from Olive Street, the existing two accesses will be used.
(4) Not place excessive traffic loads on local streets	OK – The project will not increase traffic on Olive Street. The parking lot expansion will provide needed parking for those currently using the facility.
(5) Conform to the City’s plans for parks, streets, service drives, and walkways	N/A
(6) Conform to the City’s Goals and Policies	OK - The proposed parking lot is an expansion of an allowed use.
(7) Achieve a maximum of safety, convenience, and amenities	OK – The proposed expansion will provide additional on site parking
(8) Show sufficient landscaping	NO – See discussion below.
(9) Not create detrimental disturbances to surrounding properties	OK – The proposal is an expansion of an existing lot and will not generate additional traffic.
(10) Meet Title 11	NO - The proposed plan does not comply with the minimum 20 foot setback requirement from Olive Street. See discussion below.
(11) Show efforts to conserve energy whenever practical	OK - Fourteen maple trees will be planted along an existing sidewalk.

Parking Lot layout and Setback

The plan includes adding two rows of parking spaces next to the existing stalls at the north end of the current main parking lot. The island located on the north end of the double row of parking stalls should be enlarged to include the adjacent striped area. This will better direct traffic and could not be used as a parking stall.

The proposed expansion does not comply with the setback requirement from street right-of-way. The required setback along Olive Street is 20 feet; the applicant is proposing a 5 foot setback. The existing parking along Olive Street is setback about one foot from the street right-of-way. For the parking expansion to be constructed as proposed, a variance is needed. The applicant has submitted an application for a variance to the setback requirement; it will be heard by the Board of Adjustment and Appeals at their August meeting. If the variance is denied, the site plan approval will become void as the variance was a condition of approval.

Landscaping

The landscape plan includes a hedge between the parking spaces and Olive Street. City Code also requires one street tree for every 40 linear feet of street frontage. No street trees are proposed; the plan should be revised to include five trees along Olive Street. Overstory trees should be planted on the peninsulas on either end of the parking row facing Olive Street and two trees should be planted on the landscaped island at the north end of the double row of parking spaces. The plan includes 14 maple trees planted along the sidewalk on the west side of the main drive aisle. To ensure the viability of the new landscaping, the proposed landscaping should be irrigated.

RECOMMENDATION

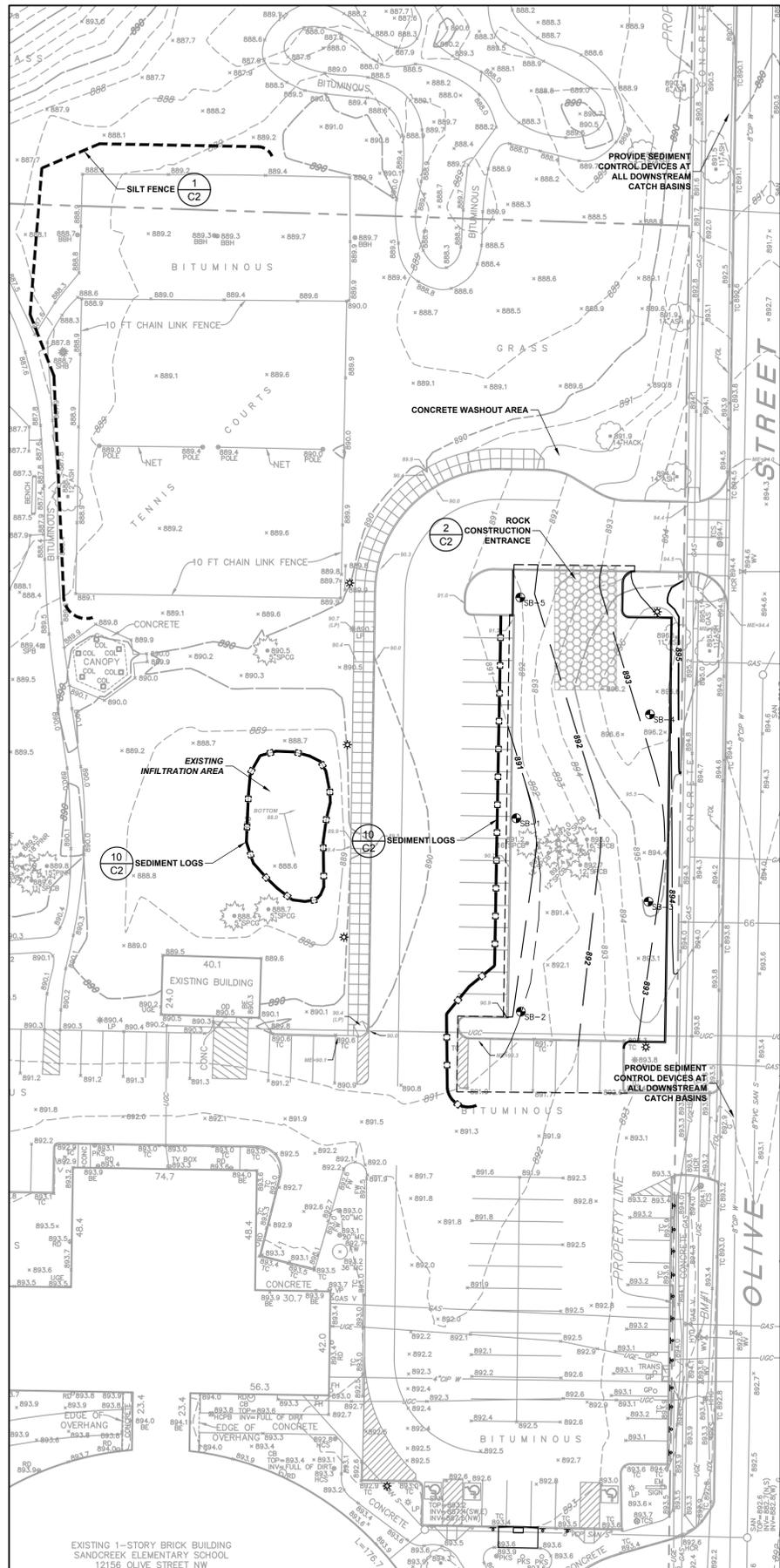
The Planning Commission approve the site plan with the following conditions:

1. The applicant be granted a variance to the parking setback along Olive Street.
2. The island at the north end of the double row of parking stalls be expanded to included the striped area at the end of the new row of parking.
3. The plan be revised to include five new overstory trees along Olive Street, two overstory trees be planted on the parking lot island and one overstory tree planted on each of the peninsulas. The trees must be a minimum of 2 1/2 inches.
4. The new landscaped areas be irrigated.

Attachments

Location Map

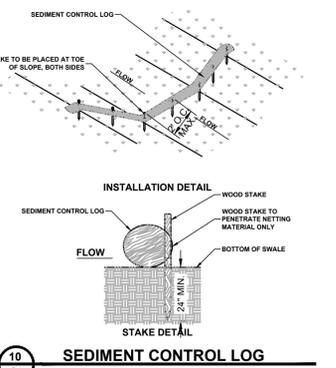
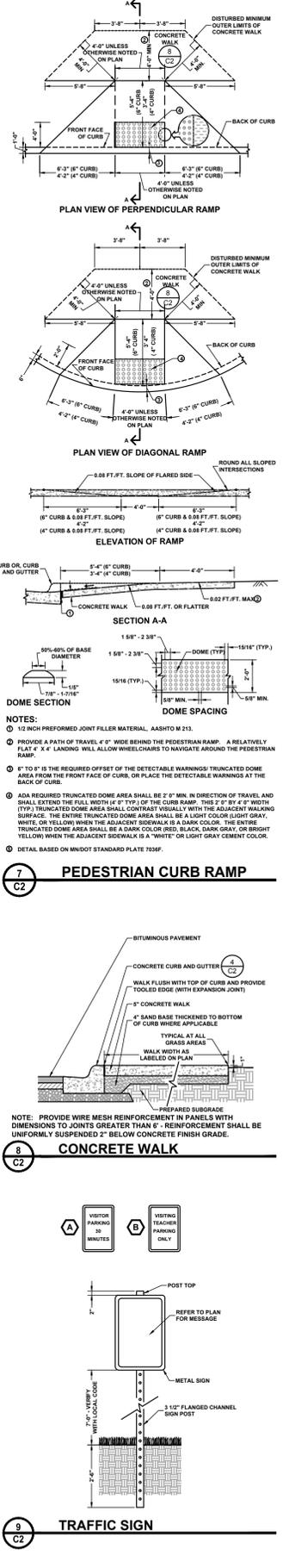
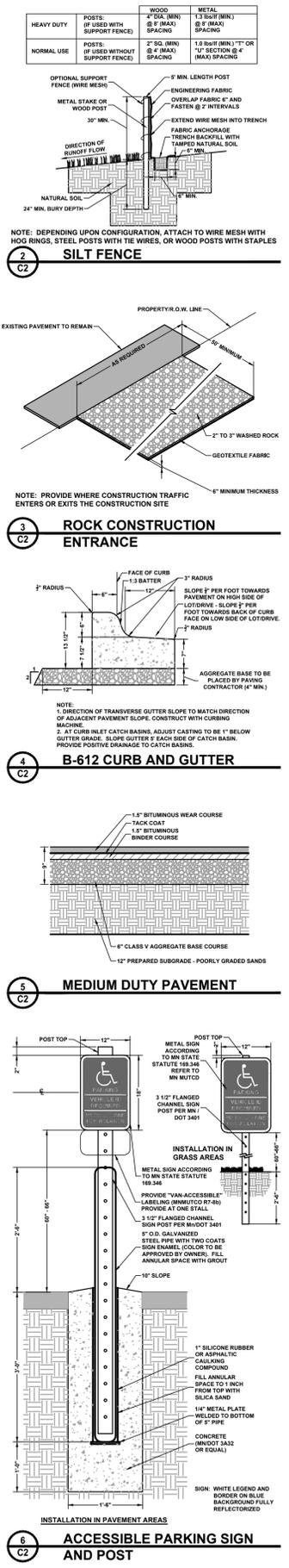
Plans



1 C2 GRADING & DRAINAGE PLAN

GENERAL NOTES

- ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
- INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
- INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
- REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
- MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
- IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
- CONSTRUCT TEMPORARY SEDIMENT BASINS AND SEDIMENT FILTERS AS NECESSARY TO CONTROL EROSION. MAINTAIN AND REPAIR SEDIMENT BASINS AND FILTERS UNTIL CONSTRUCTION IS COMPLETE. REMOVE SEDIMENT FILTERS AFTER VEGETATION IS ESTABLISHED AND REPAIR SEDIMENT BASIN AND FILTER TRENCHES.
- PRIOR TO STRIPPING TOPSOIL, THOROUGHLY DISK OR ROTOTILL VEGETATION (TURF) INTO SOIL.
- IF GRADING OPERATIONS ARE SUSPENDED FOR LONGER THAN 15 DAYS, DESPITE REASONS OR CIRCUMSTANCES, ALL AREAS OF BARE SOIL EXPOSED TO POSSIBLE EROSION SHALL BE SHAPED TO DRAIN WITH MINIMUM POTENTIAL FOR EROSION. THE DISTURBED AREAS SHALL THEN BE SEEDED WITH PERENNIAL RYEGRASS AND ANNUAL WHEAT AT THE RATE OF 10 POUNDS PER ACRE (0.25 LBS./1,000 SQ. FT.) AND 20 POUNDS PER ACRE (0.50 LBS./1,000 SQ. FT.) RESPECTIVELY, THEN AND COVERED WITH STRAW MULCH AT THE RATE OF 4,000 POUNDS PER ACRE, DISC ANCHORED.
- TEMPORARY BERMS, DIKES, SLOPE DRAINS, OR SEDIMENTATION BASINS SHALL BE CONSTRUCTED THROUGHOUT THE COURSE OF CONSTRUCTION WHERE THE POSSIBILITY FOR WATER POLLUTION (SEDIMENTATION) MAY EXIST AND THE PERMANENT EROSION CONTROLS (TURF, PAVEMENT AND STORM SEWER) ARE NOT CONSTRUCTED OR COMPLETELY OPERATIVE.
- ALL EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL OTHER MEANS OF PERMANENT CONTROL SUCH AS TURF ESTABLISHMENT AND PAVING HAVE TAKEN PLACE. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THEIR TEMPORARY LIFE AND REMOVE THEM AND WHEN SO INSTRUCTED BY THE ENGINEER. REMOVAL OF EROSION CONTROL DEVICES INCLUDES RESTORATION OF AFFECTED AREAS. MAINTENANCE AND REMOVAL WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREFOR. SILT FENCES WHICH HAVE WASHED OUT SHALL BE REPLACED AND REINFORCED WITH ADDITIONAL STAKES AND BACKED BY SNOW FENCE TO REDUCE THE POSSIBILITY OF FUTURE WASHOUTS.
- SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. ACCEPTABLE PRODUCTS:
 - WIMCO TOP SLAB™ MODEL RD 27.
 - INFRASAFE® SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SCB'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SCB'S SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHROUD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A GEOTEXTILE SOUV.
 - DANDY BAG® OR DANDY BAG I® DISTRIBUTED BY BROCK WHITE COMPANY, ST. PAUL, MN (615) 647-0950. DANDY BAG SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
 - INFRASAFE® DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC., DISTRIBUTED BY ESS BROTHERS, 9350 COUNTY ROAD 19, CORCORAN, MN 55357 DCD'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
 - OR APPROVED EQUAL.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS SHOWN TYPICALLY AS 91.1 OR 91 SHALL BE UNDERSTOOD TO MEAN 891.1 OR 1891.
- SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
- NO FINISHED SLOPES SHALL EXCEED 3' HORIZONTAL TO 1' VERTICAL (3:1), UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED.
- WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.



LEGEND

1 C2	REFERENCE KEY TO SITE DETAILS DETAIL I.D NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
892	EXISTING CONTOUR
892.5	EXISTING SPOT ELEVATION
892	PROPOSED CONTOUR
SB-1	APPROXIMATE SOIL BORING LOCATION
---	PROPOSED SILT FENCE
---	PROPOSED SEDIMENT CONTROL LOG
---	PROPOSED ROCK CONSTRUCTION ENTRANCE
---	PROPERTY LINE

Project No. 15096
Date 06/09/2015
Drawn By JRP
Checked By JRP
Revisions 09/09/10

GRADING & DRAINAGE AND EROSION & SEDIMENT CONTROL PLAN AND DETAILS

I hereby certify that this plan 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.

JAY R. POMEROY
Date 06/09/2015
Reg. No. 23543

AJA ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
515 GOLDEN VALLEY ROAD
P.O. BOX 1446831
MINNEAPOLIS, MN 55414-0681
PHONE: (763) 544-7179
FAX: (763) 544-7179

PARKING EXPANSION SAND CREEK ELEMENTARY SCHOOL ANOKA-HENNEPIN SCHOOLS
INDEPENDENT SCHOOL DISTRICT No. 11

Sheet **C2** of 2



Planning Commission Regular

3.

Meeting Date: 07/16/2015

Subject: PC 15-25 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 .

ACTIONS

- Conduct of public hearing
- Recommendation by Planning Commission
- Decision City Council on: August 5

60 DAY RULE

The applicant submitted this application on: June 9

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: October 7

LOCATION

The property is located at the northeast corner of Egret Boulevard and Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and a vacant car wash	Commercial Mixed Use	PORT/River rapids Overlay
North	Single family residence	Commercial Mixed Use	PORT/River rapids Overlay
South	Coon Rapids Boulevard	Residential Mixed Use	PORT/River rapids Overlay
East	Commercial building	Commercial Mixed Use	PORT/River rapids Overlay
West	Egret Boulevard and single family residences	Office	Office

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.

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

RECOMMENDATION

In Planning Case 15-25, the Planning Commission recommend approval of 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

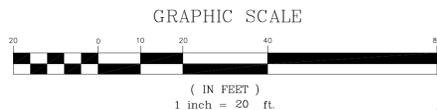
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MON. TO BE SET, MARKED RLS #19421
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊖ DENOTES ELECTRIC MANHOLE
- ⊗ DENOTES HYDRANT
- ⊘ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊖ DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES SIGN
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES CABLE PEDESTAL
- ⊙ DENOTES ELECTRICAL BOX
- ⊖ DENOTES GUY WIRE
- ⊙ DENOTES WELL
- x—x— 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
- TDL DENOTES UNDERGROUND TELEPHONE LINE
- ▭ DENOTES CONCRETE SURFACE
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

PIN No: 17-119-23-14-0008
Owner: City of X
Address: Unassigned

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

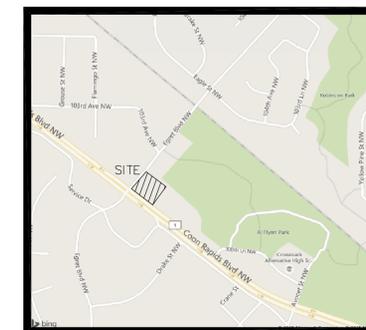
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

BLAKE L. RIVARD
Date: 6-4-15 License No. 19421



VICINITY MAP

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



ANOKA COUNTY, MINNESOTA
(NO SCALE)

TREE DETAIL

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

BENCHMARK

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

DRAWN BY: JEN	JOB NO: 15248PP	DATE: 06/4/15	
CHECK BY: BLR	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



Planning Commission Regular

4.

Meeting Date: 07/16/2015

Subject: PC 15-26, 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).

ACTIONS

Conduct of public hearing
 Recommendation by Planning Commission
 Decision City Council on: August 5

60 DAY RULE

The applicant submitted this application on: June 9

To comply with the requirements of Minnesota Statute §15.99, the City must approve or deny the application by: August 8

LOCATION

The property is located at the northeast corner of Egret Boulevard and Coon Rapids Boulevard.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Vacant and a vacant car wash	Commercial Mixed Use	PORT/River rapids Overlay
North	Single family residence	Commercial Mixed Use	PORT/River rapids Overlay
South	Coon Rapids Boulevard	Residential Mixed Use	PORT/River rapids Overlay
East	Commercial building	Commercial Mixed Use	PORT/River rapids Overlay
West	Egret Boulevard and single family residences	Office	Office

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	4,820 square feet
Building Floor Area Ratio - .6 minimum	.05 FAR
Parking – 12 plus pumps = 28 spaces	30 total spaces
Setbacks Required	
Bldg from street CRB right-of-way 30'	52 feet
Bldg from Egret 10-20'	88 feet
Bldg from north property line 10'	15 feet
Bldg from east property line 10'	86 feet
Parking from street right-of-way 20'	22 feet
Parking from north property line 10'	10 feet
Parking from east property line 5'	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.

<p>Canopies/Awnings/Entry Treatments, 11-1003.11(6) Entries or focal features facing public streets</p>	<p>OK –The main entrance faces Coon Rapids Boulevard.</p>
<p>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.</p>	<p>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.</p>
<p>Windows and Doors, 11-1003.11(8) Primary street level façade between 3 and 8 feet above grade must be 60% glass</p>	<p>OK – The facade of the building facing Coon Rapids Boulevard complies with the 60% glass requirement.</p>
<p>Outdoor Spaces, 11-1003.11(9) Plazas, seating areas, outdoor furniture</p>	<p>OK– An outdoor seating area is provided in front of the store.</p>
<p>Parking, 11-1003.11(10) Locate parking to rear or sides of buildings.</p>	<p>OK – A single row of parking is provided along the south and west sides of the buildings.</p>
<p>Pedestrian/Bicycle Access and Circulation, 11-1003.11(11) Complete system from public ROW to buildings; minimum 5' wide sidewalks</p>	<p>OK– See Discussion Below</p>
<p>Urban Design Furniture/Amenities, 11-1003.11(12) Compatible furniture/amenities (benches, trash receptacles, pedestrian-scale lighting, bicycle racks)</p>	<p>OK– A seating area and bike rack are provided in front of the store.</p>
<p>Landscaping and Screening, 11-1003.11(13)</p>	<p>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.</p>
<p>Lighting, 11-1003.11(14) Accent lighting for building facades; compatible with applicable standards</p>	<p>N/A - No exterior building lighting is shown on the building elevations.</p>
<p>Fuel Pump Canopies, 11-1003.11(15) Must have same shape, materials and color as the roof of the principle building</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>

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.

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

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.

RECOMMENDATION

In Planning Case 15-26, the Planning Commission recommend approval of 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.
6. The canopy will not be illuminated except for the signage.
7. All signage will require separate sign permits.
8. The canopy be modified so that it incorporates the same roof features as the store.

Attachments

Location Map

Development Plans

Building Elevations

Color Elevations

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.



PRELIMINARY PLANS FOR SUPERAMERICA COON RAPIDS, MINNESOTA



VICINITY MAP

NOTES:

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



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

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



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

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

DEVELOPER

C-STORE PARTNERS, LLC

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

ARCHITECT

NORR LLC

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

NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

FOR REVIEW

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

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

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

COVER SHEET

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

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



Know what's below.
Call before you dig.

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

CERTIFICATION

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

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

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

Except that portion of the above land described as follows:

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

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

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

Torrens Property— Certificate of Title No. 109499

AND

Parcel 1:

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

Abstract Property

Parcel 2 (easement insured parcel):

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

Abstract Property

Parcel 3 (easement insured parcel):

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

Abstract Property

Parcel 4 (easement insured parcel):

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

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

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

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

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(U) Easement for street purposes in favor of the City of Coon Rapids dated 5/17/1977, recorded 1/16/1977 as Document No. 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.]

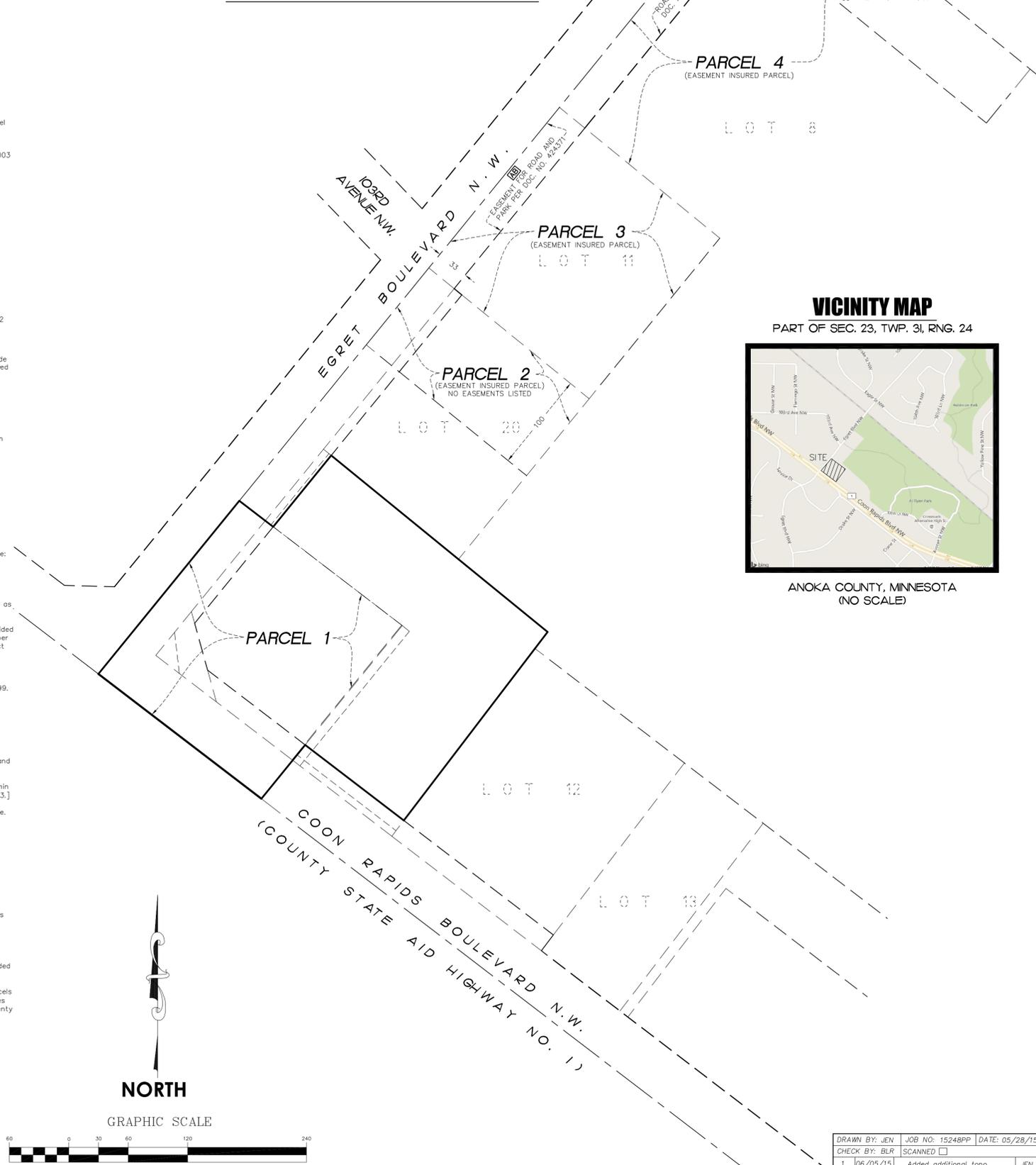
(X) Easements in favor of the City of Coon Rapids per Condemnation No. 77-1 as contained in document dated 5/11/1977, recorded 5/18/1977 as Document No. 468281. (Parcels 1 and 4) [Surveyor's Note: As shown, only affects Parcel 1.]

(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.]

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

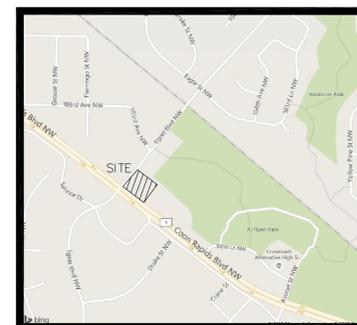
(CC) Easement for road purposes over the Northwesterly 33 feet for road purposes, and also State Trunk Highway Right of Way per Document No. 271783 (Parcel 4). [Surveyor's Note: As shown on Easement Insured Parcel Exhibit.]

EASEMENT INSURED PARCEL EXHIBIT



VICINITY MAP

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



ANOKA COUNTY, MINNESOTA
(NO SCALE)

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

SHEET 1 of 4 SHEETS

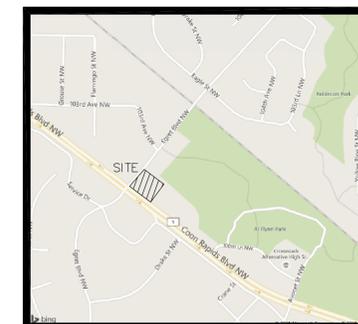
15248PP

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

VICINITY MAP

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



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT TO BE SET, MARKED RLS #19421
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊖ DENOTES ELECTRIC MANHOLE
- ⊗ DENOTES HYDRANT
- ⊘ DENOTES GATE VALVE
- ⊙ DENOTES GAS METER
- ⊕ DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES CABLE PEDESTAL
- ⊗ DENOTES ELECTRICAL BOX
- ⊘ DENOTES GUY WIRE
- ⊙ DENOTES WELL
- x 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
- PR 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



SEE SHEET 4 OF 4 SHEETS

SEE SHEET 3 OF 4 SHEETS

BENCHMARK

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

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

SHEET 2 of 4 SHEETS

15248PP

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

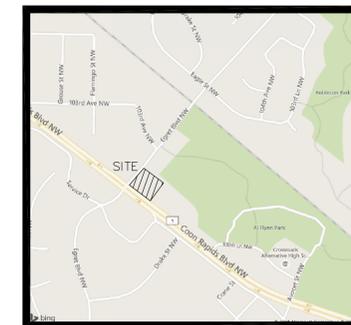
ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

SEE SHEET 2 OF 4 SHEETS

VICINITY MAP

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

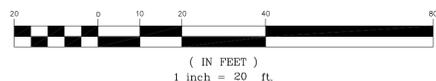


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



LEGEND

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- >- DENOTES EXISTING STORM SEWER
- I- 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
- 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

BENCHMARK

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

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www.egrud.com

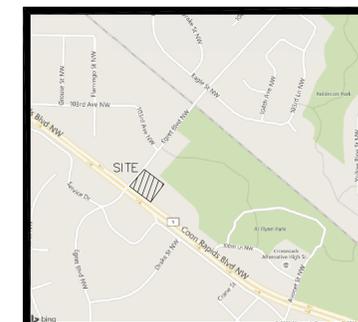
DRAWN BY: JEN	JOB NO: 15248PP	DATE: 05/28/15
CHECK BY: BLR	SCANNED <input type="checkbox"/>	
1 06/05/15	Added additional topo	JEN
2		
3		
NO.	DATE	DESCRIPTION
		BY

ALTA/ACSM LAND TITLE SURVEY

~for~ KIMLEY-HORN

VICINITY MAP

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

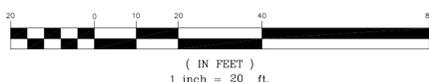


ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH

GRAPHIC SCALE



LEGEND

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- DENOTES EXISTING WATER MAIN
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- PN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned
DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER ANOKA COUNTY TAX INFORMATION)
- DENOTES MAILBOX
- DENOTES TREE LINE

TREE DETAIL

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



SEE SHEET 2 OF 4 SHEETS

BENCHMARK

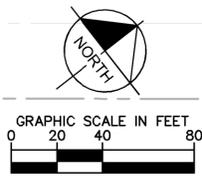
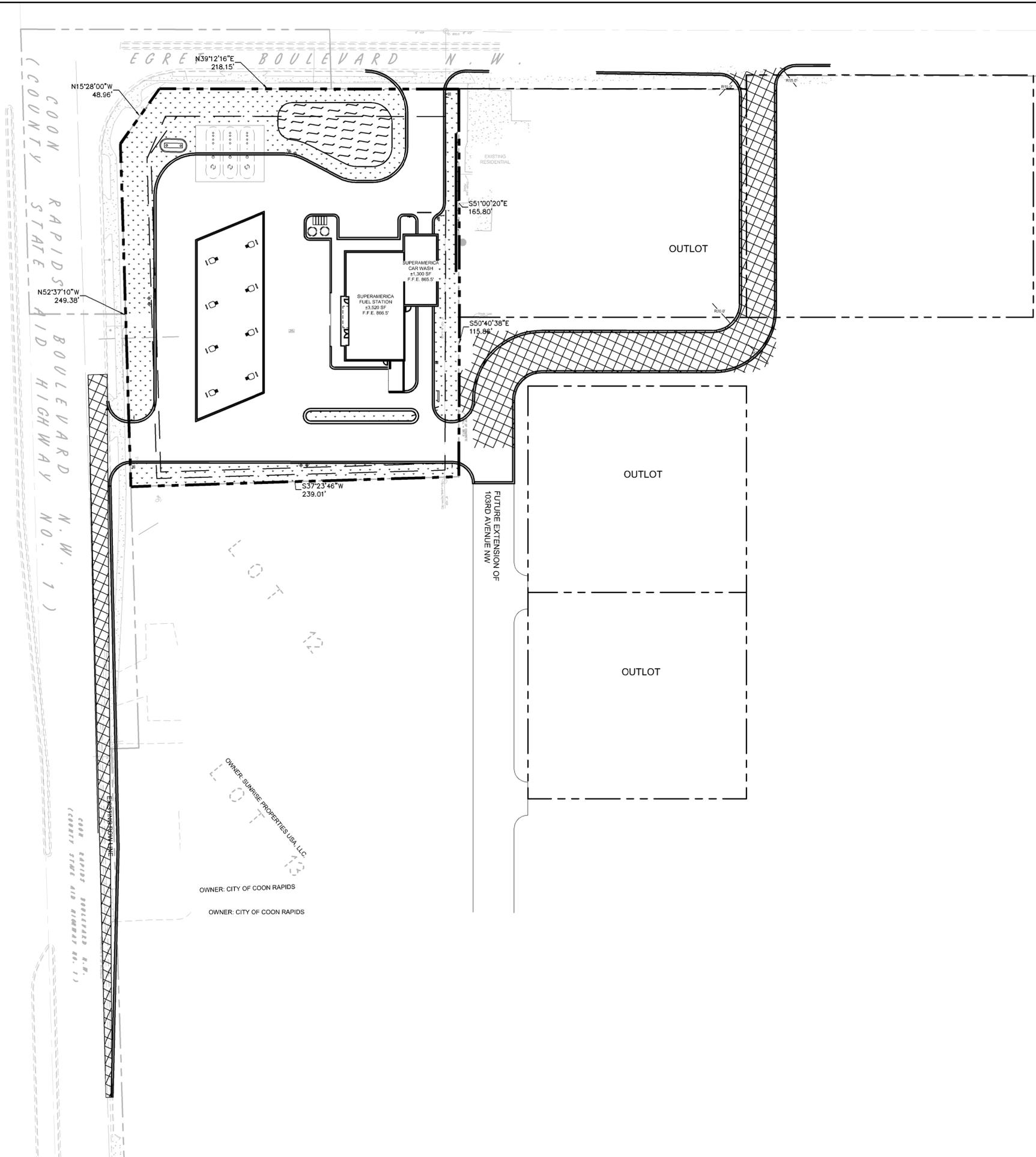
MNDOT STATION NAME: 2748 Y 4
Elev. = 828.256 (NAVD88)

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

SHEET 4 of 4 SHEETS

15248PP

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

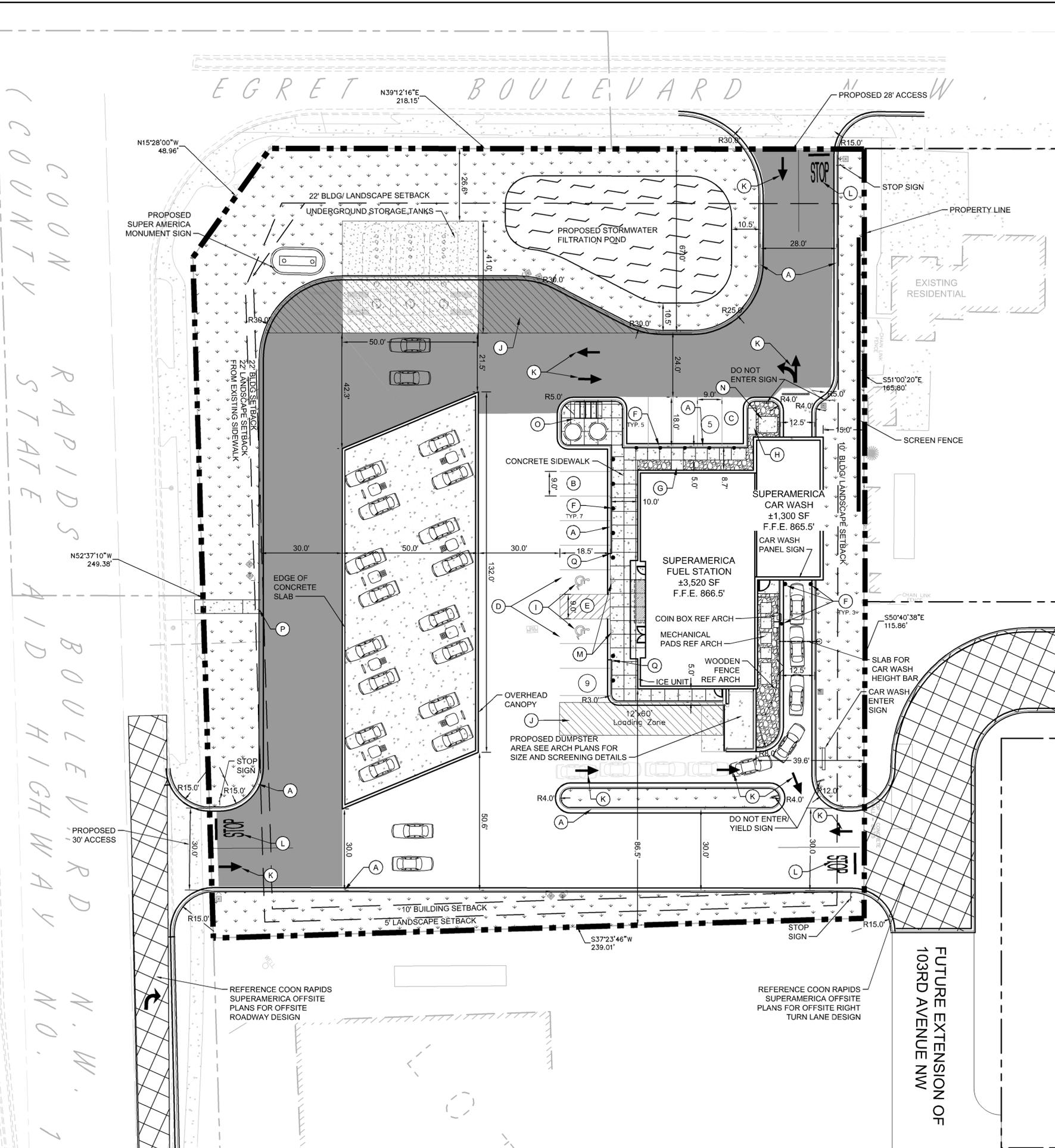


SITE LEGEND

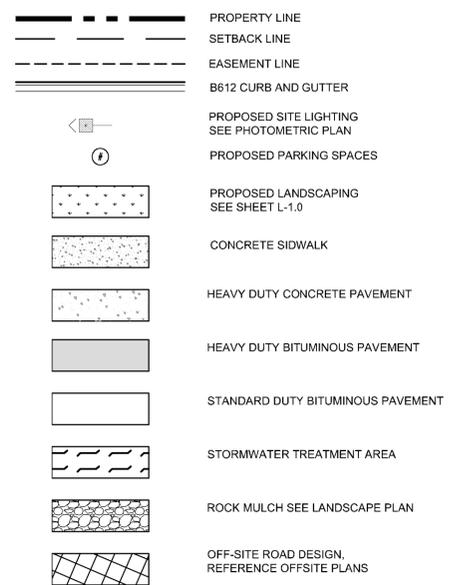
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	OFF-SITE ROAD DESIGN, REFERENCE OFFSITE PLANS
	STORMWATER TREATMENT AREA

NOT FOR CONSTRUCTION

<p>811 Know what's below. Call before you dig.</p>	<p>DATE 07/06/2015</p>	<p>PROJECT NO. 160768007</p>	<p>SHEET NUMBER C-1.3</p>
	<p>C-STORE PARTNERS, LLC SUPERAMERICA COON RAPIDS ANOKA COUNTY MINNESOTA</p>	<p>OVERALL SITE PLAN</p>	<p>SCALE AS SHOWN</p>
<p>PHILIP R. KAUFMAN, P.E. MIN. LIC. NO. 48728</p>	<p>DATE: _____</p>	<p>HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p>	<p>FOR REVIEW</p>
<p>Kimley»Horn 2650 UNIVERSITY AVE. WEST, SUITE 238A ST. PAUL, MINNESOTA 55114 TEL. NO. (651) 645-4137 FAX. NO. (651) 645-5116</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>



SITE LEGEND



SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 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.
- 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.
- ALL INNER CURB RADII TO BE 3' AND ALL OUTER CURB RADII TO BE 10' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY E.G. RUD & SONS, INC. DATED MAY 28TH, 2015.
- 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

NOT FOR CONSTRUCTION

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							
							NO.
							REVISIONS
							DATE

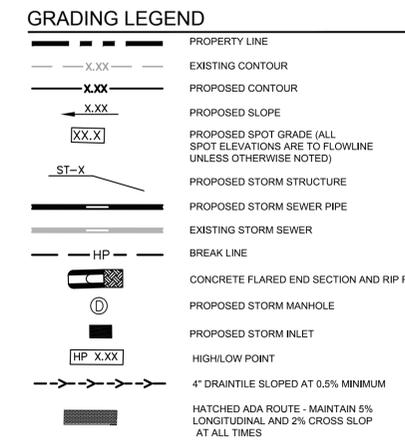
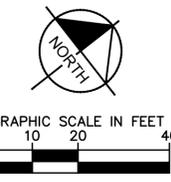
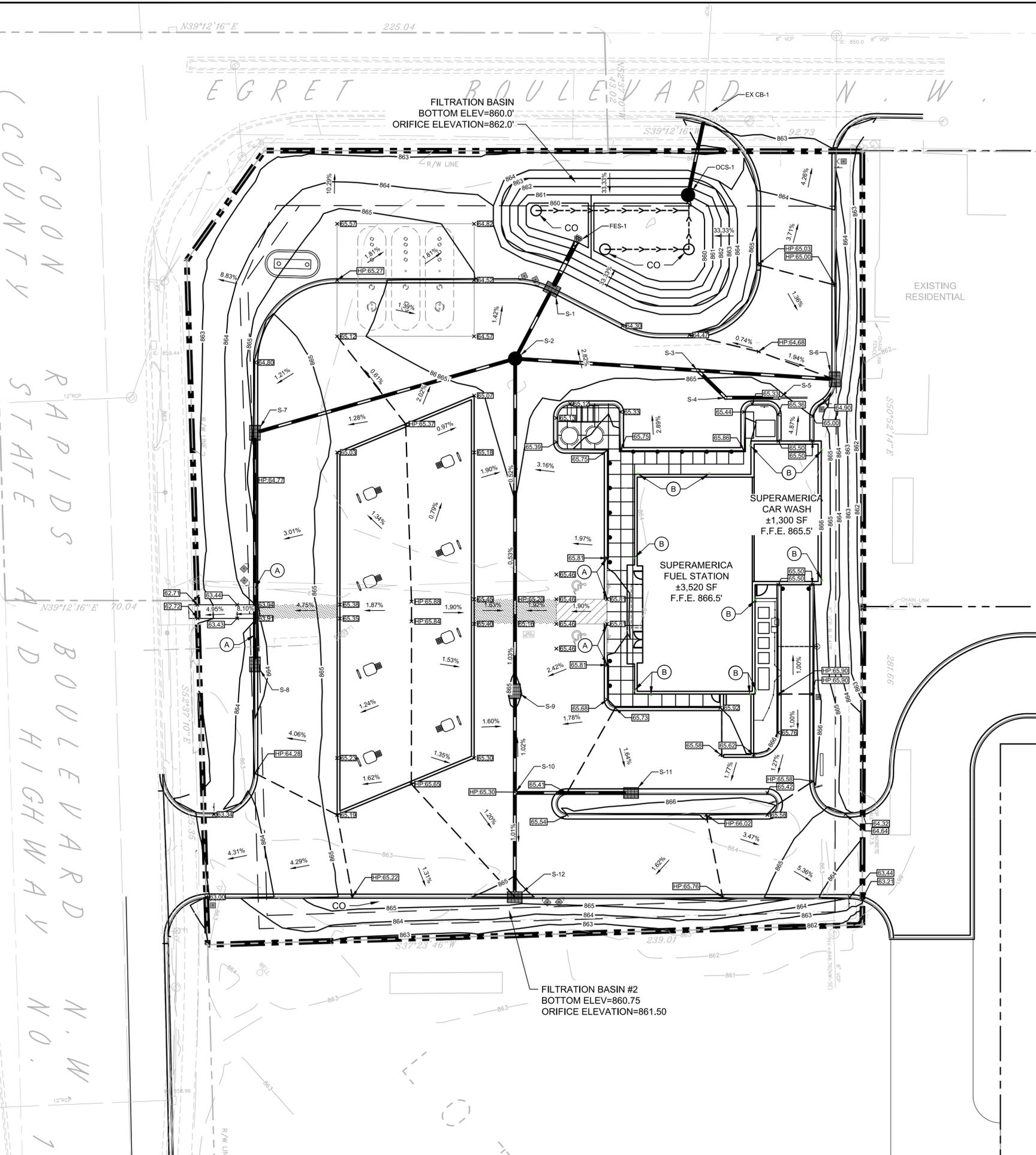
FOR REVIEW

Kimley»Horn
 2650 UNIVERSITY AVE. WEST SUITE 238A
 ST. PAUL, MINNESOTA 55114
 TEL. NO. (651) 645-4137
 FAX. NO. (651) 645-5116

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 PHILIP R. KAUFMAN, P.E.
 AN. LIC. NO. 48728



This document, together with the concepts and designs presented herein, is 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 Kinney-Horn, Inc. shall be without liability to Kinney-Horn, Inc. and Associates, Inc.



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

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

NOT FOR CONSTRUCTION

FOR REVIEW

Kimley»Horn
 2565 UNIVERSITY AVE. WEST, SUITE 239N
 ST. PAUL, MINNESOTA 55114
 TEL. NO. (651) 644-1987
 FAX. NO. (651) 645-9116

SCALE	AS SHOWN	DESIGNED BY	JRA	DRAWN BY	JRA	CHECKED BY	PKK
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. PHILIP R. KAUFMAN, P.E. IN LIC. NO. 48728							

GRADING & DRAINAGE PLAN

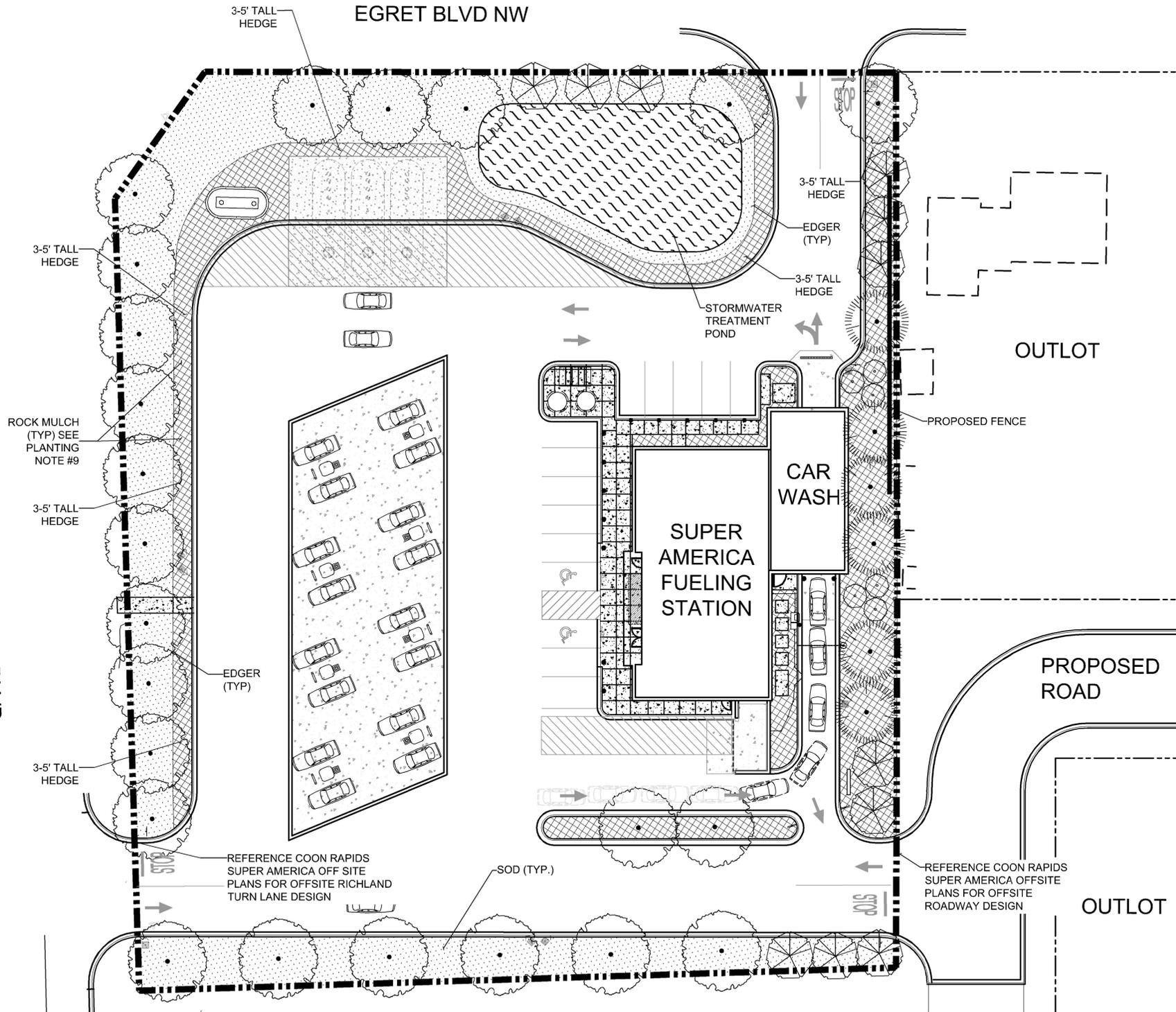
C-STORE PARTNERS, LLC
SUPERAMERICA
 COON RAPIDS
 ANOKA COUNTY
 MINNESOTA

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



COON RAPIDS BLVD

EGRET BLVD NW



PLANTING NOTES

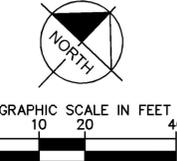
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "Y" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE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

IRRIGATION NOTES

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

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- PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS PRIOR AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.



PRELIMINARY PLANT SCHEDULE					
SYMBOL	QTY	COMMON NAME	SIZE	ROOT	MAX HT
OVERSTORY DECIDUOUS	23	SWAMP WHITE OAK	2.5" CAL.	B & B	60'
		COMMON HACKBERRY	2.5" CAL.	B & B	50'
		NORTHERN ACCLAIM HONEYLOCUST	2.5" CAL.	B & B	40'
		AUTUMN BLAZE MAPLE	2.5" CAL.	B & B	50'
		CRIMSON SPIRE OAK	2.5" CAL.	B & B	50'
		PRAIRIE GOLD ASPEN	2.5" CAL.	B & B	40'
		BOULEVARD LINDEN	2.5" CAL.	B & B	60'
ORNAMENTAL DECIDUOUS	11	CRABAPPLE	1.5" CAL.	B & B	25'
		JAPANESE TREE LILAC	1.5" CAL.	B & B	6'
		NEWPORT PLUM	1.5" CAL.	B & B	20'
EVERGREEN	6	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)			
10,800 SQ. FT.		SOD			

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

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

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

NOT FOR CONSTRUCTION

FOR REVIEW



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

LANDSCAPE PLAN

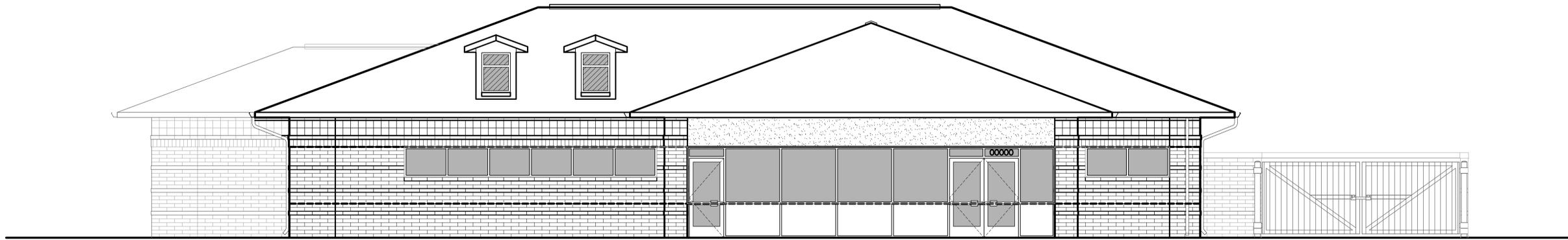
C-STORE PARTNERS, LLC
 SUPERAMERICA
 COON RAPIDS
 ANOKA COUNTY
 MINNESOTA

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

L-1.0

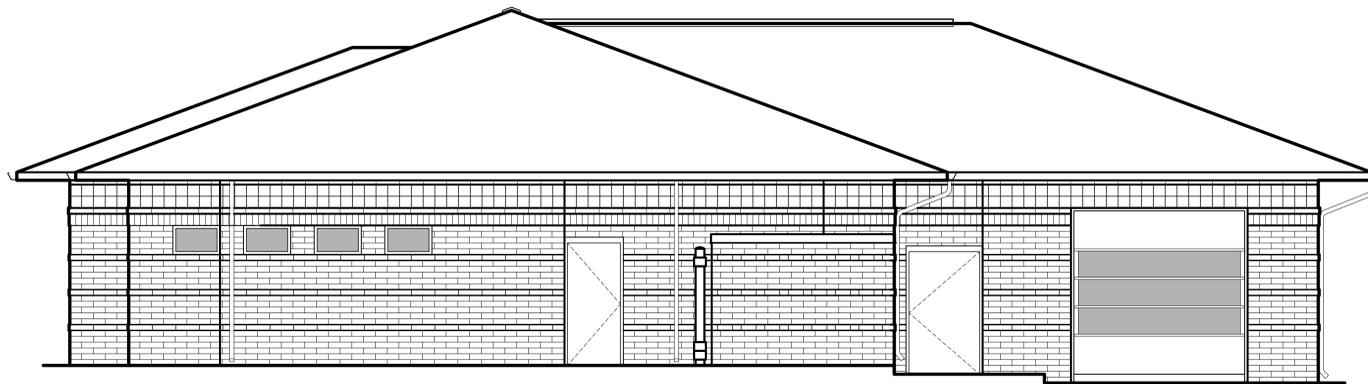


Know what's below.
Call before you dig.

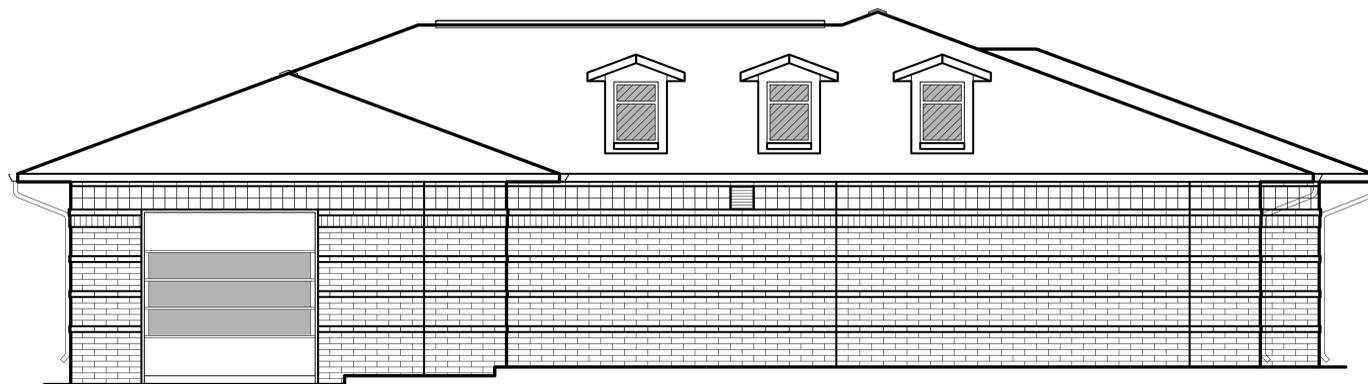


1 WEST ELEVATION (COON RAPIDS ROAD)
 A3.0 1/4" = 1'-0"

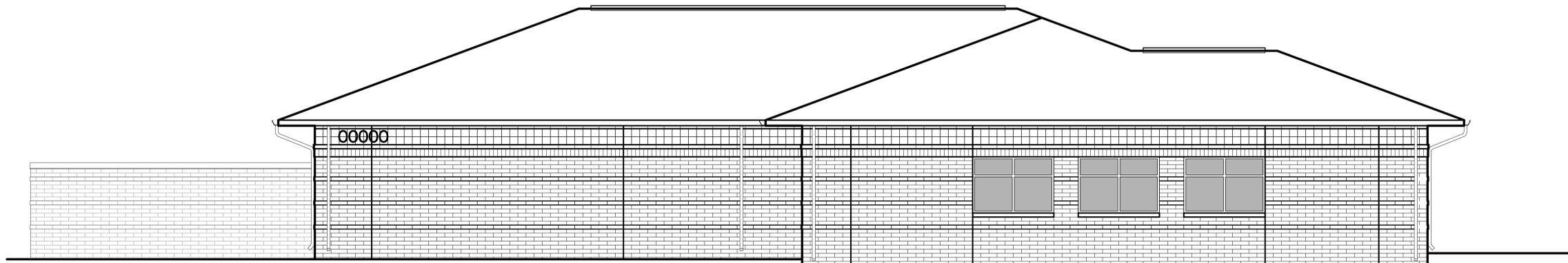
FACADE AREA BETWEEN 3'-0" AND 8'-0" AFF = 396.7 SQ. FT.
 GLAZING AREA REQUIRED (396.7*6) = 238.0 SQ. FT.
 GLAZING AREA PROVIDED = 238.2 SQ. FT.



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



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



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

CONSULTANT:

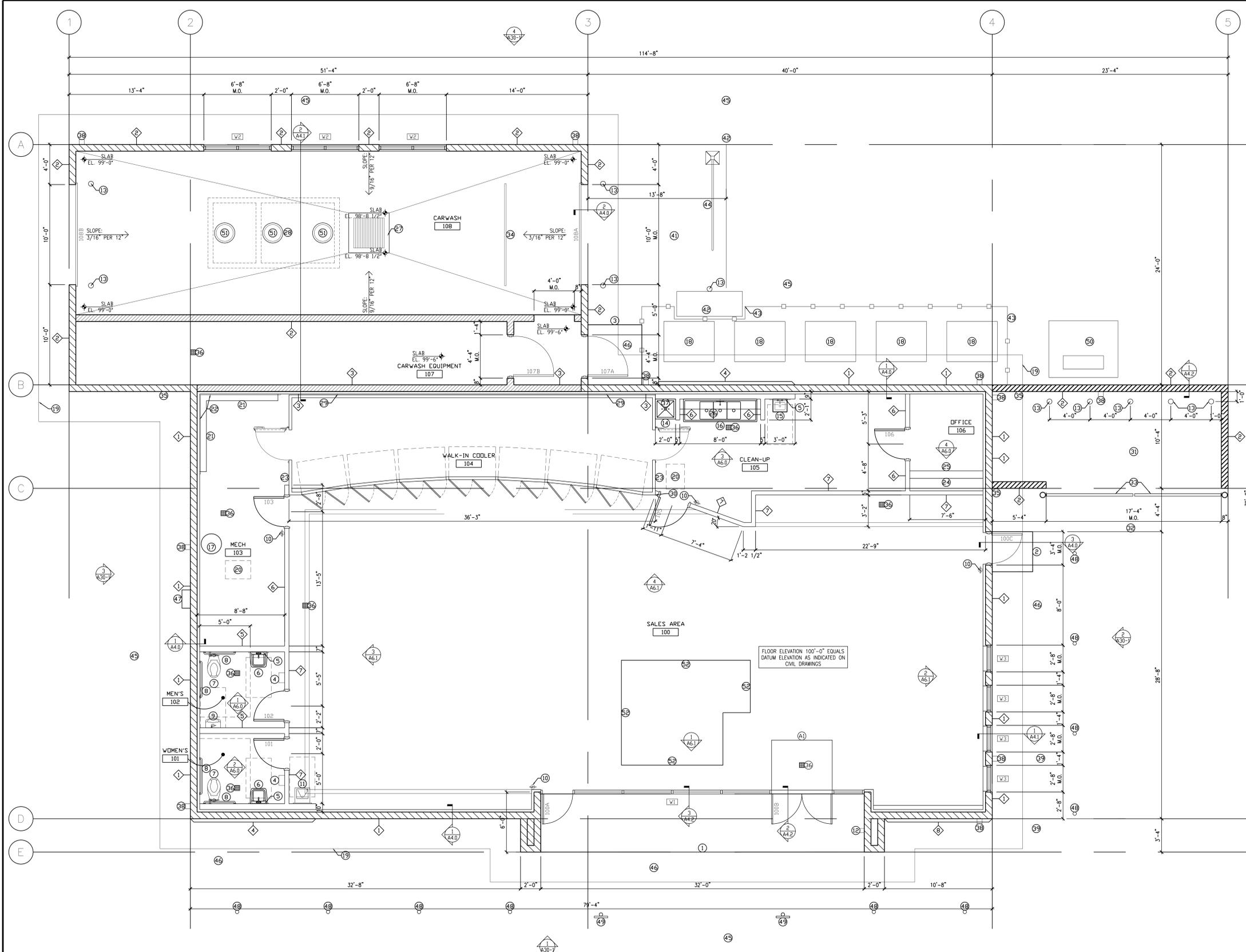
NORR

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



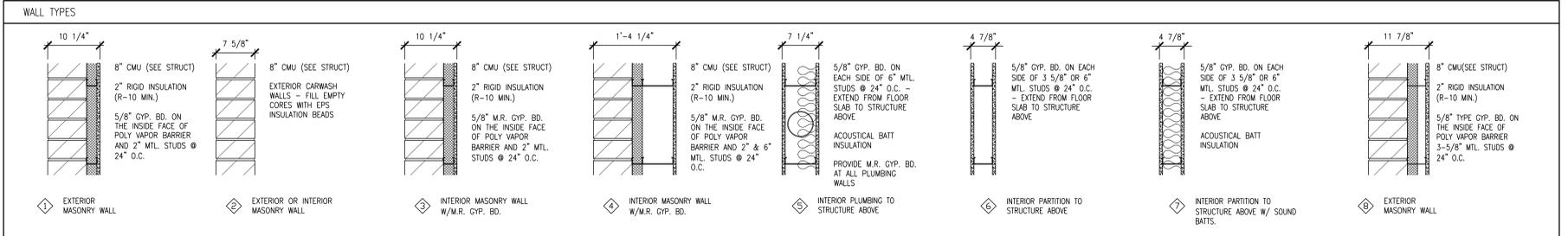
- KEY NOTES**
- STRUCTURAL STOOP @ DOORS 6'-0" X 32'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT - HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
 - STRUCTURAL STOOP @ DOORS 4'-0" X 4'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT - HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
 - STRUCTURAL STOOP @ DOORS 5'-4" X 6'-0" - SLOPE CONC. AWAY FROM DOOR 1/4" PER FT - HIGH POINT OF STOOP SHALL BE 1/4" BELOW T.O.S. ELEVATION (SEE STRUCTURAL PLANS)
 - HAND-DRYER - XLERATOR HAND DRYER, XL-SB W/ANTI-MICROBIAL WALL GUARD, 895
 - MIRROR WITH ANGLE FRAME - BRADLEY 780-2436 (24"x26") OR EQUAL
 - WALL-HUNG LAVATORY W/HARDWIRED AUTOMATIC SENSOR POWER FAUCET
 - FLOOR MOUNT FLUSH-VALVE TOILET W/HARDWIRED AUTOMATIC SENSOR FLUSH VALVE
 - 1-1/2" Ø D. HEAVY DUTY STAINLESS STEEL GRAB BARS V/CONCEALED MOUNTING
 - WALL MOUNT URINAL W/HARDWIRED AUTOMATIC SENSOR FLUSH VALVE
 - 10# MULTIPURPOSE FIRE EXTINGUISHER WITH MOUNTING BRACKET (COORDINATE LOCATIONS WITH LOCAL OFFICIALS)
 - WALL MOUNT WATER COOLER
 - FIRE DEPARTMENT KEY BOX (COORDINATE LOCATIONS WITH LOCAL OFFICIALS)
 - 6" CONCRETE FILLED PIPE BOLLARD W/PLASTIC BOLLARD COVER, (COLOR - RED) (SEE DETAIL 17/AS.1)
 - 24"x24" FLOOR MOUNTED MOP SINK
 - WALL MOUNTED STAINLESS STEEL HAND SINK W/SIDE AND BACK SPLASHES (SEE EQUIPMENT PLAN)
 - FLOOR MOUNTED STAINLESS STEEL 3 COMPARTMENT SINK (SEE EQUIPMENT PLAN)
 - WATER HEATER (SEE PLUMBING PLANS)
 - CONCRETE EQUIPMENT PAD (COORDINATE SIZE AND QUANTITY WITH MECHANICAL PLANS)
 - RIDF EDGE ABOVE
 - 22"x30" ATTIC ACCESS PANEL (FIELD LOCATED BETWEEN TRUSSES)
 - 4" HIGH CONCRETE HOUSE KEEPING PAD, TYPICAL AT ALL FLOOR PENETRATIONS, COORDINATE WITH ALL MECH/ELECT PLANS
 - 5/8" FIRE TREATED PLYWOOD FOR MOUNTING OF ELECTRICAL DISTRIBUTION PANELS PAINT TO MATCH ADJACENT WALLS
 - 24"x24" ACCESS PANEL ABOVE WALK-IN COOLER
 - 12" DEEP WHITE PLASTIC LAMINATE SHELVING SYSTEM, INCLUDE WALL STANDARDS, BRACKETS AND 3 SHELVES. WALL STANDARDS TO EXTEND FROM COUNTERTOP TO CEILING.
 - 24" PLASTIC LAMINATE COUNTERTOP
 - 12" DEEP EPOXY COATED WIRE LAMINATE SHELVING SYSTEM, INCLUDE WALL STANDARDS, BRACKETS AND 2 SHELVES. WALL STANDARDS TO EXTEND FROM 6" ABOVE 3 COMPARTMENT SINK BACKSPLASH TO CEILING.
 - CARWASH SAND TRAP (SEE DETAIL 7/AS.0 AND STRUCT PLANS)
 - PRECAST CONCRETE RE-CIRCULATION PIT, COORDINATE SIZE AND REQUIREMENTS WITH FINAL APPROVED CARWASH PLANS.
 - PROVIDE 1" CLEAR BETWEEN WALK-IN COOLER AND FINISHED WALL
 - ALIGN STL AND GYP BD WALL WITH WALK-IN COOLER WALL
 - TRASH AND RECYCLING ENCLOSURE WITH 6" MIN. CONCRETE SLAB (SEE STRUCTURAL PLANS FOR REINFORCING)
 - 6" MIN. CONCRETE APRON, SIZE 6' X WIDTH OF GATE (SEE STRUCTURAL PLANS FOR REINFORCING)
 - TRASH AND RECYCLING ENCLOSURE GATE (SEE DETAIL 1/AS.2)
 - 1-1/2" X 2-1/2" X 10'-2" TROUGH FOR UNDER CAR WASH, COORDINATE LOCATION AND ADDITIONAL REQUIREMENTS WITH FINAL APPROVED CARWASH PLANS
 - FROST PROOF HOSE BIBB. (SEE PLUMBING PLANS)
 - FLOOR DRAIN (SEE PLUMBING PLANS)(SEE DETAIL 10/AS.1)
 - 18" SHELF WITH MOP HANGERS
 - PRE-FINISHED METAL DOWNSPOUT
 - DOWNSPOUT SIDE WALK TRENCH DRAIN (SEE DETAIL 6/AS.0)
 - 10" STRIP DRAIN, CONNECT TO STORM SEWER (SEE CIVIL PLANS)(SEE DETAIL 5/AS.0)
 - CONCRETE APRON WITH SNOW MELT SYSTEM (SEE MEP PLANS)
 - CONCRETE PAD, COORDINATE WITH FINAL APPROVED CARWASH PLANS
 - 4" DOG EARED STAGGERED SLAT WOOD FENCE AND POST SYSTEM (CEDAR WITH CLEAR WATER INSISTENT SEALER)
 - HEIGHT RESTRICTION BAR. MOUNT TO CONCRETE LAB
 - CONCRETE CURBING SYSTEM (SEE CIVIL PLANS FOR ALL CONCRETE CURBING)
 - CONCRETE WALK SYSTEM, HORIZONTAL GRADE SEALANT AT JOINTS, TYPICAL AT ALL CONCRETE WALKS.(SEE CIVIL PLANS)
 - GAS METER, COORDINATE WITH GAS COMPANY
 - 4" PIPE BOLLARD W/PLASTIC BOLLARD COVER, CENTERED ON PARKING STALL (INSTALL ADA SIGNAGE INTEGRALLY WITH PIPE BOLLARD AS REQUIRED)(COLOR - RED)(SEE DETAIL 17/AS.1)
 - ADA PARKING STALL SIGNAGE (SEE CIVIL PLANS)
 - CONCRETE ELECTRICAL TRANSFORMER PAD, SEE DETAIL 10/AS.0, COORDINATE PLACEMENT AND ORIENTATION WITH DAKOTA ELECTRIC.
 - MANHOLE COVER
 - P.O.S. PLATFORM WITH ANTI-FATIGUE MAT. ANTI-FATIGUE MAT (WEARWELL TILE-TOP SPONGECOTE NO. 420 "BLACK" 3/8" THICK) INSTALLED OVER 3/4" PLYWOOD DECKING ON TOP OF 2X4 STUDS ON END ATTACHED TO FLOOR(APPROX. 4-1/4" HIGH), RAMP DOWN TO SALES FLOOR. COORDINATE SIZE AND SHAPE WITH CASH WRAP CASEWORK.

- NOTES**
- ALL WALL TYPES ARE NOMINAL THICKNESS, SEE WALL TYPE SCHEDULE FOR ACTUAL WALL THICKNESS.
 - ALL DOOR JAMES TO BE 4" FROM HINGE SIDE EDGE OF WALL UNLESS OTHERWISE NOTED.
 - SEE A6.0 FOR DOOR AND WINDOW TYPES.

SQUARE FOOTAGE SUMMARY:

Interior Dimensions:	Sq. Ft.
Car Wash (108):	817 Sq. Ft.
Car Wash Equipment (107):	270 Sq. Ft.
Mechanic (103):	221 Sq. Ft.
Toilet Rooms (101,102):	128 Sq. Ft.
Office (106):	70 Sq. Ft.
Clean Up (105):	247 Sq. Ft.
Walk in Cooler (104):	328 Sq. Ft.
Trash/Recycling Enclosure:	204 Sq. Ft.
Sales Area (100):	2101 Sq. Ft.

1 FLOOR PLAN
A20-01
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR	REV

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Keyplan

North Arrow

Detail Symbol

Detail No. Sheet No.

Consultants

Seal(s)

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Project Leader	Checked
J. Polinelli	J. Polinelli

Client

CROWLEY
W ASSOCIATES

Project
PROPOSED NEW BUILDING SUPERAMERICA
COON RAPIDS, MN

Drawing Title
Floor Plan

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. **JCDT15.0176.00**

Drawing No. **A20-01**

ARCH E1 - 30"x42" - 762mmx1067mm (rounded)



1 FRONT ELEVATION
A30-01 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
A30-01 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
A30-01 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
A30-01 SCALE: 1/4" = 1'-0"

- ELEVATION KEYNOTES:**
- ① EPS. 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 LAMINATED ASPHALT SHINGLE, TAMCO HERITAGE SHINGLES OR APPROVED EQUAL, COLOR - WEATHERED WOOD
 - ⑥ CONCRETE FIELD BRICK, SPEC-BRICK OR APPROVED EQUAL, 4X16, COLOR - #921 FIRE BRICK RED
 - ⑦ CONCRETE ACCENT BRICK, SPEC-BRICK OR APPROVED EQUAL, 4X16, COLOR - #311 GOLDLEAF
 - ⑧ CONCRETE "SOLDIER COURSE" BRICK, SPEC-BRICK OR APPROVED EQUAL, 8X16, 3 SCORE
 - ⑨ CONCRETE ACCENT BRICK, SPEC-BRICK OR APPROVED EQUAL, 8X16, 1 SCORE RAKE, COLOR - #311 GOLDLEAF, FILL SCORES WITH GROUT.
 - ⑩ OUTLINE OF FOUNDATION, FOR GRAPHICAL REPRESENTATION ONLY, SEE STRUCTURAL PLANS
 - ⑪ HOLLOW METAL DOOR AND FRAME SYSTEM. COLOR - PAINT TO MATCH (E)
 - 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 NOT 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 (E7)
 - ㉓ ALUM. WINDOW SYSTEM
 - ㉔ TRASH ENCLOSURE GATE SYSTEM
 - ㉕ GAS DISPENSING SYSTEM (SEE GAS DISPENSING PLANS)
 - ㉖ CANOPY SIGNAGE, 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

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Keyplan

Detail No. Sheet No.

Consultants

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Seal(s)

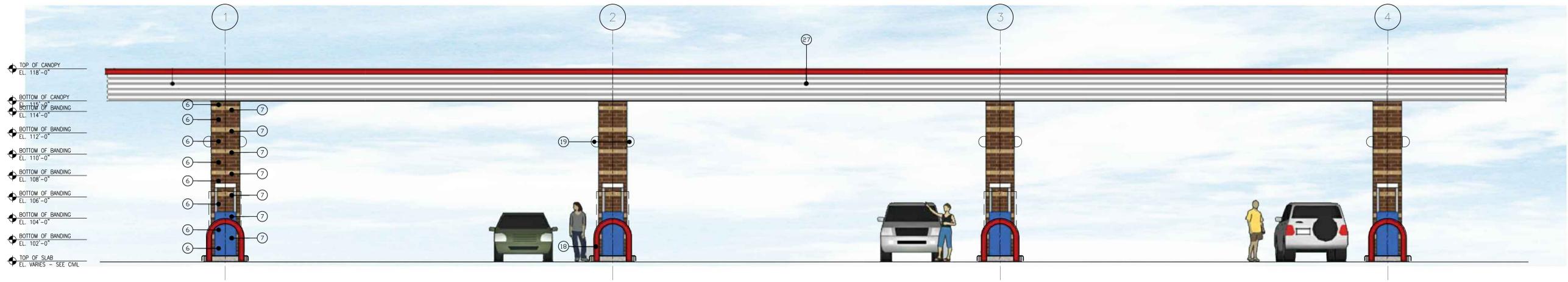
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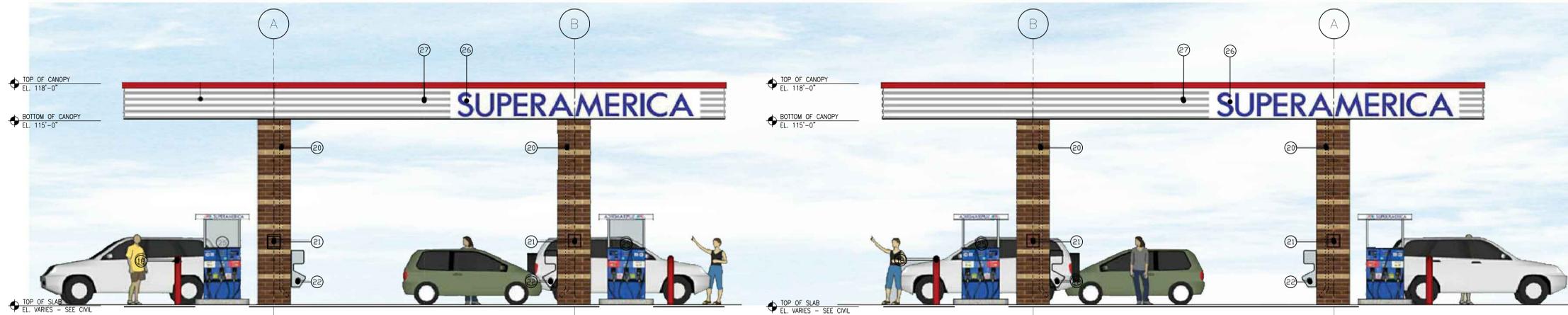
150 W. Jefferson Ave, Suite 1300
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www.norr.com

Project Manager A. Ricciuti	Drawn C. LANOUE
Project Leader J. POLSINELLI	Checked J. POLSINELLI
Client T.M. CROWLEY & ASSOCIATES	
Project PROPOSED NEW BUILDING SUPERAMERICA COON RAPIDS, MN	
Drawing Title EXTERIOR ELEVATIONS	
Check Scale (may be photo reduced) 0 1 inch 0 10mm	
Project No. JCDT15.01.76.00	
Drawing No. A30-01	

ARCH E1 - 30"x42" - 762mmx1067mm (rounded)



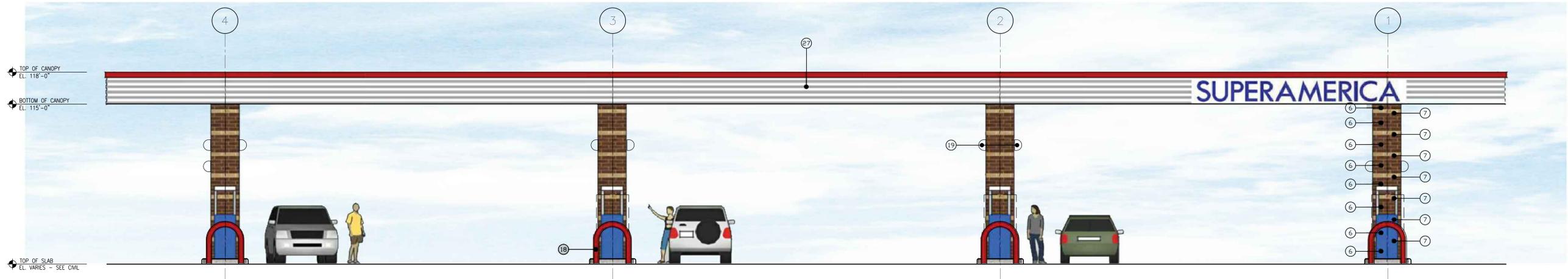
1 GAS ISLAND CANOPY
A30-02 SCALE: 1/4" = 1'-0"



2 GAS ISLAND CANOPY
A30-02 SCALE: 1/4" = 1'-0"

3 GAS ISLAND CANOPY
A30-02 SCALE: 1/4" = 1'-0"

NOTES:
1. SEE SHEET A30-01 FOR KEY NOTES
2. SEE CANOPY PLANS FOR FURTHER INFORMATION
3. SEE CIVIL PLANS FOR CANOPY LOCATION
4. SEE STRUCTURAL PLANS



4 GAS ISLAND CANOPY
A30-02 SCALE: 1/4" = 1'-0"

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Project
PROPOSED NEW BUILDING
SUPERAMERICA
COON RAPIDS, MN

Drawing Title
GAS ISLAND CANOPY
ELEVATIONS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. JCDT15.0176.00

Drawing No. A30-02