

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, NOVEMBER 14, 2022

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: October 10, 2022

PUBLIC HEARING: None

NEW BUSINESS:

1. Stone Construction Inc. requesting Commercial Site Plan approval to construct Bobby's Car Wash, a 4,121 square foot automated car wash and a 158 square foot pet wash at 13741 Johnson Street NE (PID# 32-32-23-24-0021)

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, OCTOBER 10, 2022

The Ham Lake Planning Commission met for its regular meeting on Monday, October 10, 2022 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Chair Brian Pogalz and Commissioners Dave Ringler, Kyle Lejonvarn, Jeff Entsminger and Erin Dixon

MEMBERS ABSENT: Commissioners Scott Heaton and Jonathan Fisher

OTHERS PRESENT: City Engineer, Dave Krugler and Building and Zoning Clerk, Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Lejonvarn, seconded by Dixon, to approve the minutes of the September 12, 2022 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Larry Schwartz requesting Preliminary Plat and Final Plat Approval and Rezoning from R-A, Rural Single Family Residential to R-1, Single Family Residential, for Schwartz Estates (3 single family residential lots) located in Section 23.

Mr. Larry Schwartz was present. Mr. Schwartz stated the preliminary and final plans being presented tonight are the same as the sketch plan with the exception of a modification that was done to Lot 1; the house pad was moved to ensure the existing pole building would be located to the side of the proposed house rather than in front of it. Chair Pogalz asked Engineer Krugler to comment on the project. Engineer Krugler stated the plat has received conditional approval from the Coon Creek Watershed District, all required soil borings have been completed and a drainage fee (and a parkland dedication fee) must be paid for all lots. Commissioner Dixon completed the inspection, a copy which is on file. Commissioner Dixon stated there is an existing pole shed on Lot 1 that will remain and the existing fencing on the property will be taken down; the site looks suitable for development.

Chair Pogalz opened the public hearing at 6:04 p.m. and asked for public comment.

Jean Kucera, 15512 Austin Street NE. Ms. Kucera stated she wanted to understand what will be happening with the property.

Chair Pogalz stated the larger parcel, currently addressed as 4012 155th Avenue NE, will be divided into three lots.

Ryan Schwartz, son of Larry Schwartz, stated they are dividing the property to keep it in the family. Mr. Schwartz stated there was a house fire at the site last year that prompted the family to decide to divide the property. Mr. Ryan Schwartz stated he will living on one lot and his sister and parents will live on the other two lots.

Chair Pogalz closed the public hearing at 6:08 p.m.

Motion by Dixon, seconded by Lejonvarn, to recommend approval of the request of Larry Schwartz for Preliminary and Final Plat approval and Rezoning of Schwartz Estates, a 3 lot Minor Plat, from R-A, Rural Single Family Residential, to R-1, Single Family Residential, located in Section 23 (PID# 23-32-23-14-0003), subject to paying a parkland and drainage fee for each lot, meeting the requirements of the City Engineer and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the October 17, 2022 City Council Agenda.*

NEW BUSINESS:

Larson Systems, Inc. requesting Commercial Site Plan approval to construct a 9,900 square foot building and a 17,776 square foot addition (east addition) to the existing 24,000 square foot building at 13847 Aberdeen Street NE (PID# 32-32-23-13-0026).

Mr. Dave Larson was present. Mr. Larson stated he started the business in 1979 in Crystal and after two moves settled in Ham Lake in 2017. Mr. Larson stated his business consists of manufacturing spring testing equipment and commercial grade kennel equipment; both businesses have grown and more space is needed. Mr. Larson stated the expansion will occur in three phases-constructing the 9,900 square foot building this year, adding the east addition in the spring and adding an addition to the north sometime in the future. Chair Pogalz asked Engineer Krugler to comment. Engineer Krugler stated the 100-year flood elevation of the proposed easterly of the southern two stormwater basins is a concern as the bituminous pavement adjacent to the storm pond could be under water by 1.23 feet during a 100-year flood event; the owners have submitted documentation that this is acceptable. Engineer Krugler stated a public hearing will need to be held in the future to vacate drainage and utility easements that remain after Lot 1, Block 2 Enterprise Plaza 2nd Addition and Lot 1, Block 2, Larson's Commercial Park were combined to create a larger lot addressed as 13847 Aberdeen Street NE. Engineer Krugler stated the Coon Creek Watershed District has conditionally approved a permit for this project. Engineer Krugler stated a MPCA Construction Stormwater Permit is also required because the disturbed area is over one-acre; these permits must be obtained before grading operations can commence. Commissioner Lejonvarn completed the inspection, a copy which is on file. Commissioner Lejonvarn stated there are currently trees that provide screening on the east side of the parcel; the applicant has started to

plant trees on the southside of the parcel but the screening may have to be redone due to the location of the 9,900 square foot building. Commissioner Lejonvarn stated the building may need to be the screening in the southeast corner of the property due to how close it will be to the drainage and utility easement. Mr. Larson stated he was aware that the current screening may need to be moved and will make the area as attractive as he can. Commissioner Lejonvarn stated there are some storage containers outside, they will be removed once the new building and the east addition are completed. Commissioner Dixon asked if the southeast building would be used for warehouse space. Mr. Larson stated some assembly will be done in the building initially and then it would be converted to warehouse use. Commissioner Dixon asked if there would be noise generated by the assembly work during second shift that would be audible to the neighbors. Mr. Larson stated he has not received any noise complaints from the neighbors in the past. Chair Pogalz asked about vehicles and semis that come to the property. Commissioner Lejonvarn stated he discussed the proposed septic systems and required maintenance of them with Mr. Larson. **Motion by Lejonvarn, seconded by Ringler, to recommend approval of the commercial site plan to construct a 9,900 square foot building and a 17,776 square foot addition (east addition) to the existing 24,000 square foot building at 13847 Aberdeen Street NE (PID# 32-32-23-13-0026) subject to adding screening along the south property line adjacent to 1555 138th Avenue NE that meets the requirements of Article 11-1853 of the City Code, installing the southeasterly septic area outside of the 100-year elevations of the existing pond to the west (894.73) and the existing pond to the north (894.97), coordinating septic siting with the building permit review, installing retaining walls to the west and/or north of the proposed septic area if required, adhering to the monitoring and mitigation plan for a Type III subsurface sewage treatment system as directed by the Building Official and submitting documentation as required by the plan, obtaining required permits from the Coon Creek Watershed District and MPCA prior to the commencement of grading operations, obtaining City Council approval of the vacation of easements at a future City Council meeting and meeting all City, State and County requirements. All present in favor, motion carried. *This item will be placed on the October 17, 2022 City Council Agenda.***

COMMISSION BUSINESS:

City Council Update

Chair Pogalz informed the Commissioners that the City Council concurred with the recommendation to approve the sketch plan of Hidden Forest East 4th Addition at the September 19, 2022 meeting. Chair Pogalz will attend the October 17, 2022 City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Lejonvarn, to adjourn the Planning Commission meeting at 6:27 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

**CITY OF HAM LAKE
PLANNING COMMISSION REQUEST APPLICATION
INSPECTION REPORT**

MTG DATE: 11/14/2022

INSPECTION ISSUED TO: Jeff Entsminger

APPLICANT/CONTACT: Mitch Stone, Stone Construction

TELEPHONE NUMBER: 612-366-4390, mitch.s@stoneconstructioninc.com

BUSINESS/PLAT NAME: Bobby's Car Wash

ADDRESS/LOCATION OF INSPECTION: 13741 Johnson St NE

APPLICATION FOR: Commercial Building Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



RECEIVED
 JUL 12 2022
 By:

CITY OF HAM LAKE

**PLANNING
 REQUEST**

**15544 Central Avenue NE
 Ham Lake, MN 55304**

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 7-13-2022

Date of Receipt 7-14-2022
 Receipt # 93425

Meeting Appearance Dates:
 Planning Commission 11-14-22

City Council _____

Please check request(s):

- Metes & Bounds Conveyance
- Sketch Plan
- Preliminary Plat Approval*
- Final Plat Approval
- Rezoning*
- Multiple Dog License*

- Commercial Building Site
- Certificate of Occupancy
- Home Occupation Permit
- Conditional Use Permit (New)*
- Conditional Use Permit (Renewal)
- Other

**NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.*

Development/Business Name: Bobby's Car Wash

Address/Location of property: 13741 Johnson St NE, Ham Lake, MN 55304

Legal Description of property: Lot 5 Block 4 Bunker Lake Commercial Park

PIN # 32-32-23-24-0021 Current Zoning CD-1 Proposed Zoning CD-1

Notes: _____

Applicant's Name: Mitchell Stone

Business Name: Stone Construction Inc

Address 2181 107th LN NE

City Blaine State MN Zip Code 55449

Phone 763 753 1950 Cell Phone 612 366 4390 Fax _____

Email address mitch.s@stoneconstructioninc.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.


SIGNATURE [Signature] DATE 7/13/2022

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
 City Council _____

PROPERTY TAXES CURRENT YES NO

Memorandum

Date: November 10, 2022
To: Planning Commissioners
From: David A. Krugler, City Engineer 
Subject: Bobby's Car Wash

Introduction:

The proposed 4,121 square foot Car Wash and 158 square foot Pet Wash are located on the 1.82-acre 13741 Johnson Street parcel (<https://gis.anokacountymn.gov/propertysearch/?find=32-32-23-24-0021>). This is Lot 5, Block 4 of the 1991 plat of Bunker Lake Commercial Park (attached), and is located on the former Design Homes site. The parcel is zoned Commercial Development Tier 1 (CD-1). A 100-scale aerial photo and a 400-scale zoning map are attached.

Discussion:

The Title Sheet, Construction Notes, Details and Project Legend, Details, Existing Topography and Removals Plan, Grading, Drainage, Erosion and Sediment Control Plan, Staking Plan, Utility Plan, Paving and Restoration Plan, Architectural Site Plan, and Landscape Plan and Site Lighting Plan received November 8th and the Stormwater Pollution Prevention Plan and Stormwater Management Plan received October 5th address prior review comments.

A 10-foot drainage and utility easement was dedicated over the east 10-feet of the parcel per the recorded plat of Bunker Lake Commercial Park. Per the Plans, there are public utilities on the east side of the parcel that are located outside of this 10-foot rear yard drainage and utility easement and outside of Highway 65 right-of-way. Proof of relocating these utilities being contained within the dedicated easements and right-of-way is required before the Building Department will consider the issuance of a Certificate of Occupancy.

The septic design is attached which contains 3 systems. The septic design includes a recycling system that is directed to two 12,000 gallon holding tanks for the Car Wash effluent. A separate mound system in the southerly area is provided for the Car Wash restroom septic. Another separate septic area in the southwesterly area is provided for the Pet Wash. The pet septic is not governed by Minnesota Rules 7080 as household septic waste is, and the designer has submitted how much waste the pet wash will create but is not clear on how realistic their assumptions are. Due to these uncertainties, the Building Official is requiring that the pet wash waste be monitored and a Wastewater Treatment permit will be required. The specifics of the septic designs will be approved by the Building Official prior to the issuance of a building permit.

There is an existing sign in the northeast portion of the parcel that does not meet the 10-foot setback requirement from the Highway 65 right-of-way. The sign location meets grandfather requirements, and the applicant has stated that the sign will be used as-is in the current location. If not, a sign permit will be required and the sign will need to be setback compliant.

Landscaping in commercially zoned areas is to be per 11-1850 of City Code (attached). 11-1860 allows for case-by-case evaluation for landscape approval and "strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable, and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan". The plan shows two Flowering Crabapple trees at the west lot corners.

There is a 16.5-foot wide telecommunication easement directly adjacent to Johnson Street right-of-way, which is shown on all of the plan sheets. The stormwater ponding and septic are located outside of the easement. Per US West easement document# 957290 "the Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights granted herein. Approval is not needed from US West for crossing the easement.

Bobby's Car Wash was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their June 27th meeting. The Notice of Application Status is attached. The \$2,950 escrow and the execution of an Operation and Maintenance Agreement for the underground infiltration trenches are required to obtain the CCWD Permit. A CCWD permit is required before grading operations can commence. A MPCA Construction Stormwater Permit is also required before grading operations can commence because the disturbed area is over one-acre.

Recommendation:

It is recommended that Bobby's Car Wash plans be recommended for approval. Approval is contingent on the following:

- Building Official approval of the septic designs.
- The Building Official receiving verification that the easterly utilities have been relocated to within easements and/or right-of-way prior to consideration of the issuance of a Certificate of Occupancy.

September 1, 2022

Bobby's Car Wash

Business Narrative Overview

Bobby's Car Wash is proposed to be located at 13741 Johnson St. NE in Ham Lake, MN. This business is to have a single tunnel drive-thru automated car wash system with drive-up vacuum stations and a pet wash. Bobby's will operate (7) days a week and have hours of operation between approx. 6:00am – 10:00pm. It will have 2-4 employees working during operating hours.

- Automated car wash system will be available to most common commuter vehicles including passenger cars, SUVs, trucks, etc. Vehicles with lowered suspensions, trucks with lift kits larger than 3-4 inches, dually pick-up trucks, box trucks, and vehicles with tires wider than 14.5 inches will not be able to use this automated car wash.
- Pet wash will be available for residents to wash their pets with different options of soaps and dryers in a secure space.
- Future Building – At this time there is no description available. This will be revisited with the City of Ham Lake at the appropriate time in the future.
- Employee Office, Customer Service & Retail Area – This area will be employee office and be available for customers to purchase memberships and other miscellaneous cleaning supplies (towels, air fresheners, waxes, interior cleaning products, etc.). (1) To (2) parking stalls will be used by these customers.
- Deliveries will be dropped off at designated delivery area.

BUNKER LAKE COMMERCIAL PARK

CITY OF HAM LAKE, COUNTY OF ANOKA

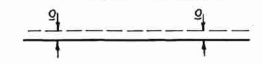
LOT SURVEYS COMPANY, INC.
LAND SURVEYORS



Scale: 1 inch = 100 feet

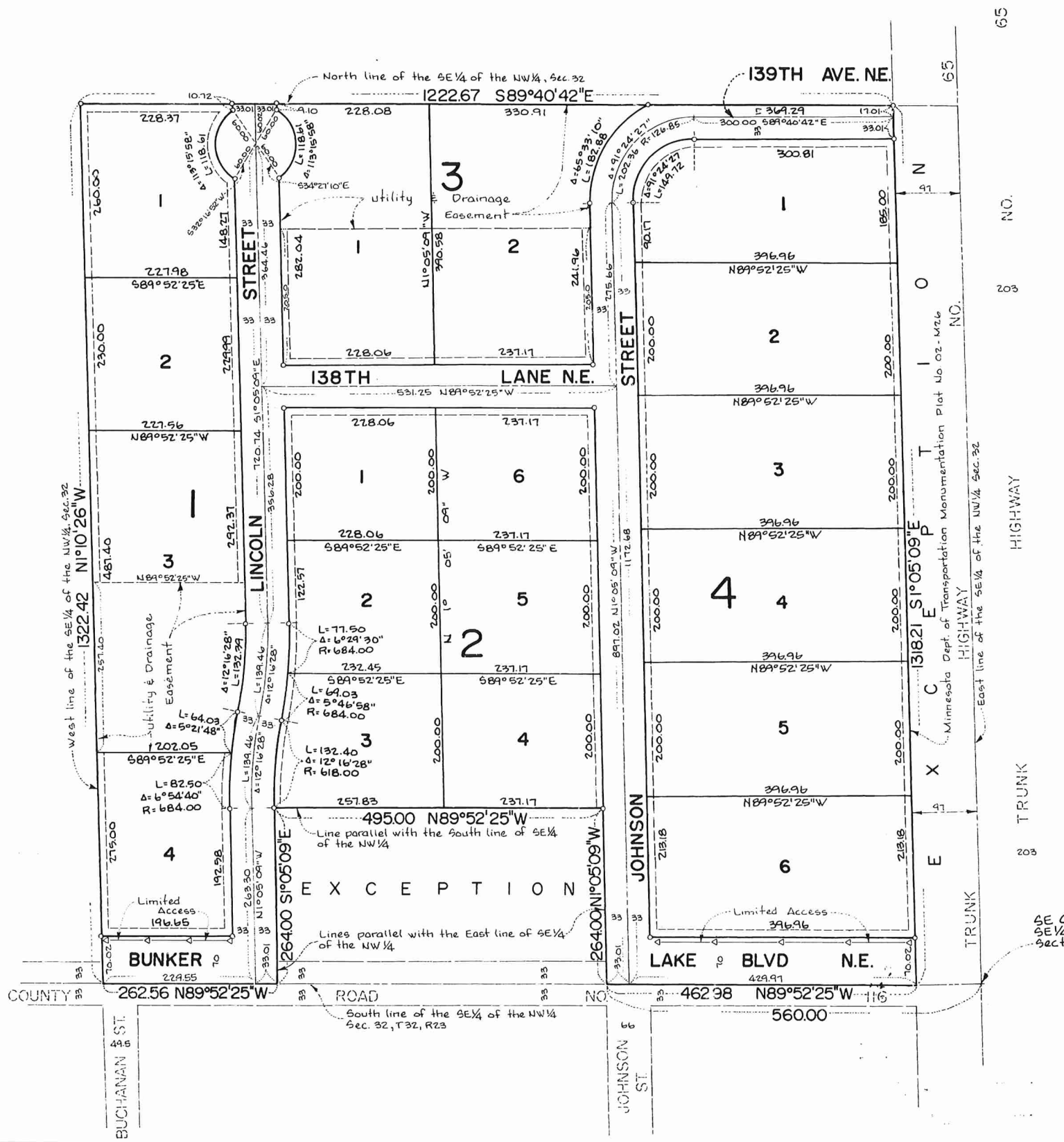
o Denotes Iron Monument
Iron Monument set at all property corners

Utility & Drainage Easements are shown thus:



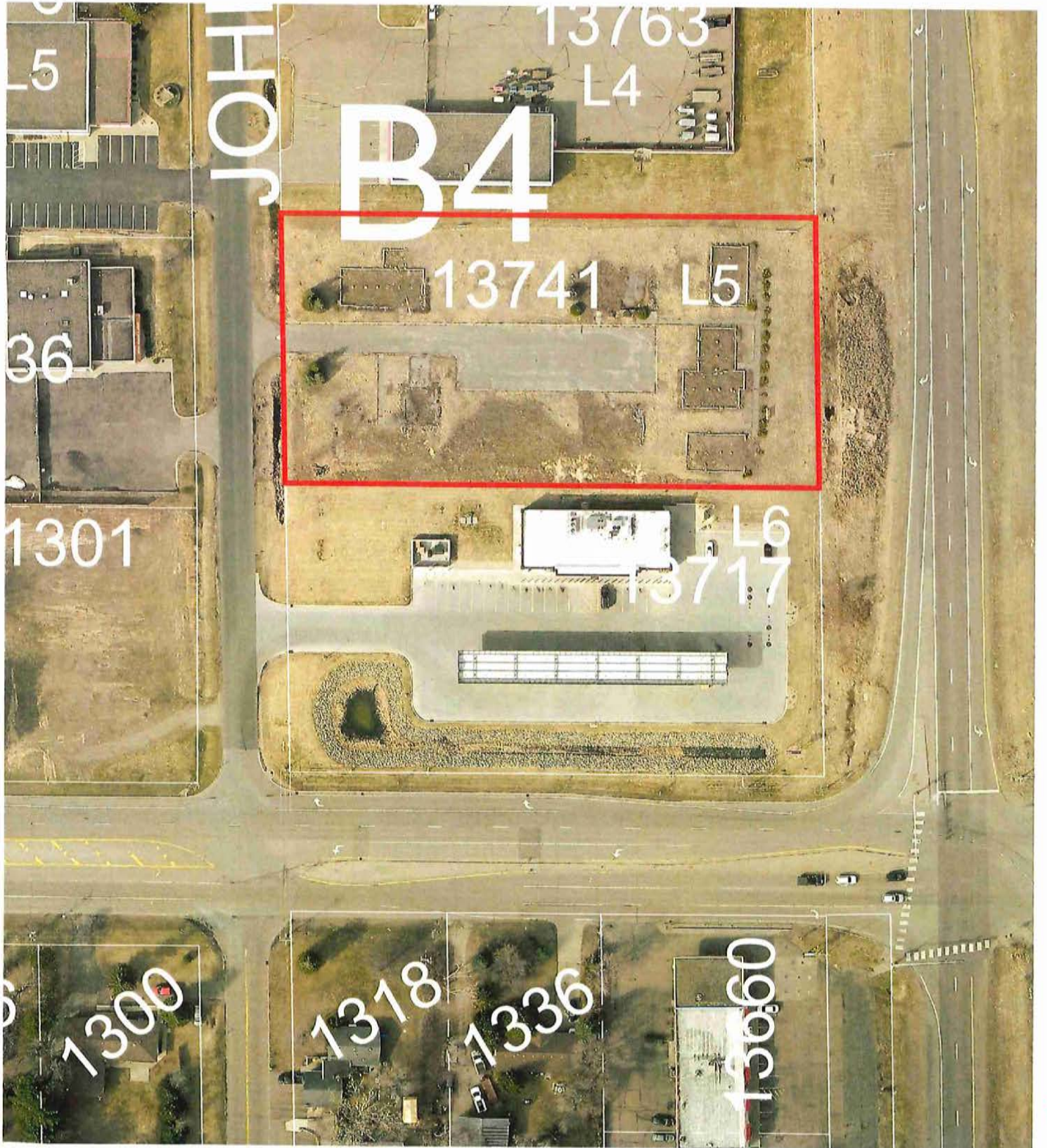
Being 10 feet in width on adjoining right of way lines, and 10 feet in width on adjoining rear lot lines, unless otherwise indicated, as shown on the plat.

For the purpose of this plat the south line of the SE 1/4 of the NW 1/4 of Sec. 32, T32, R23 is assumed to bear N89°52'25"W



65
NO.
203
NO.
HIGHWAY
TRUNK
203
TRUNK

SE Corner SE 1/4 of NW 1/4 Section 32, T32, R23



1"=100'

14018

CC CENTER

14011

13956

13941

13928

13915

13850

13831

13840

1338

13835

138TH LN.

BUNKER LAKE COMM PARK

LARSON COMMERCIAL PARK

OAKS

1517 1523 1531 1537 154

ENTERPRISE PLAZA 2ND ADDN.

13854

13838

138

LINCOLN ST.

MAJ OAKS AT HOMES
PIERCE ST.
6TH ADDN.

13839
13833

13736
13722

13712
13715

13815

13758

13819

13763

13739

13736

13741

13717

13720

1301

CD-2

CD-1

ENTERPRISE PLAZA

13830

13746

1441

ENTERPRISE PLAZA 3RD

13735

BUNKER LAKE BLVD. (CS 11)

MAJ OAKS AT HOMES
PIERCE ST.

13649
13645
13640
13632
13626
13616
13612
13564
13562
13558
13554
13542
13538
13530
13528

1206

1256

1300

13625

13636

13622

13621

13612

13610

13603

13562

13552

13551

13546

1211

1229

1245

1305

13542

13538

1206

1216

1304

13514

1325

13516

1250

35TH AVE.

13460

E TRUNK HIGHWAY NO. 65

T

1526

F

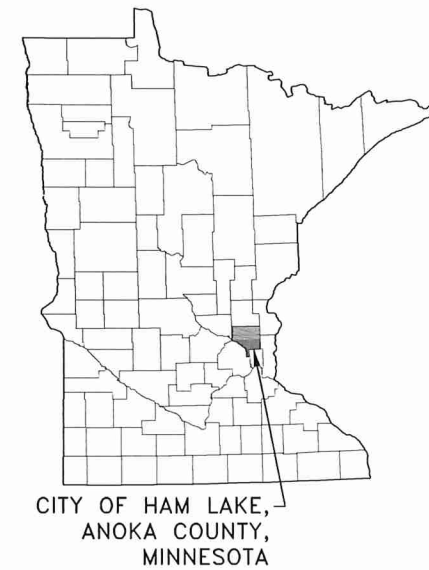
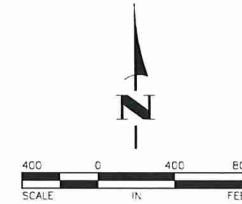
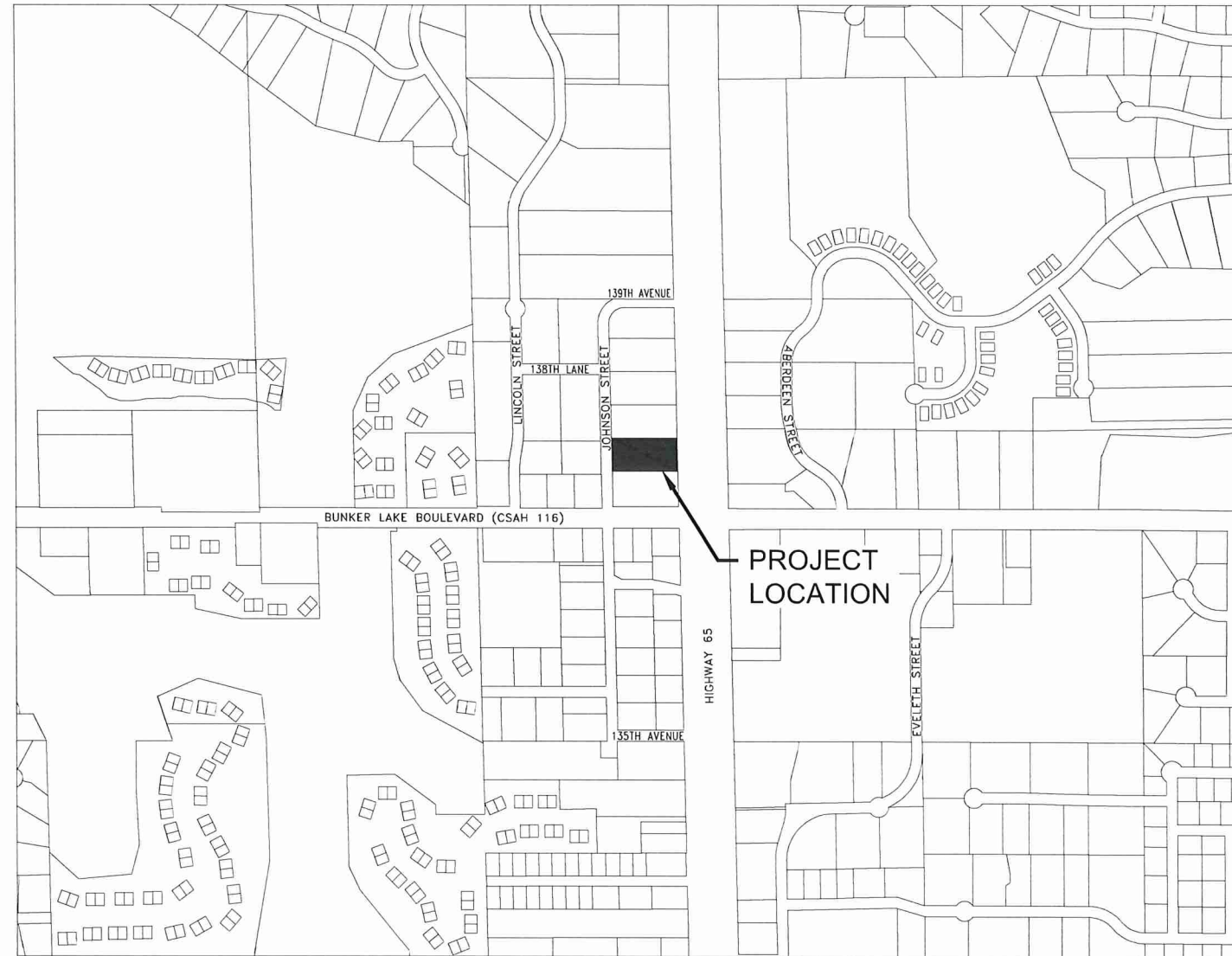
R-1

08

1" = 400'

BOBBY'S CAR WASH

SITE DEVELOPMENT PLANS FOR STONE CONSTRUCTION IN THE CITY OF HAM LAKE



GOVERNING SPECIFICATIONS
 THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.
 ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
 ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX
THIS PLAN CONTAINS 9 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
C3-C4	DETAILS
C5	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C6	GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN
C7	STAKING PLAN
C8	UTILITY PLAN
C9	PAVING AND RESTORATION PLAN

**PROJECT
LOCATION**

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARK:
 1. DOUBLE SPIKE IN THE POWER POLE NEAR THE NORTHEAST CORNER OF THE SITE.
 ELEVATION=898.00 (NAVD 88)

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

Tim Eggerichs
 TIMOTHY A. EGGERICHS, P.E.
 HAKANSON ANDERSON
 DESIGN ENGINEER

43362 DATE 6/3/22
 LIC. NO.

DATE	REVISION
8/29/22	PLAN REVISIONS PER CITY AND CCWD REVIEW

SHEET C1 OF C9 SHEETS
2285.40

Nov 07, 2022 - 3:45pm
K:\PRIVATE\228540\ENGINEERING\PLAN DWG\228540_TITLE.dwg

**Hakanson
Anderson**
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520

GENERAL CONSTRUCTION AND SOILS NOTES:

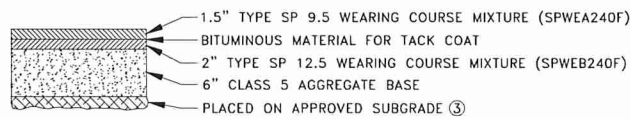
- STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
- UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 6" TO 8" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
- SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
- CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION, PREPARED BY AMERICAN ENGINEERING TESTING AND DATED JUNE 9, 2022, FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
- PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
- USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
- IF NECESSARY, CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
- IF DEWATERING IS REQUIRED, CONTRACTOR SHALL PROVIDE THE WELL FIELD LOCATION, RATES, DISCHARGE LOCATION, SCHEDULE AND QUANTITIES TO THE COON CREEK WATERSHED DISTRICT PRIOR TO CONSTRUCTION.

GENERAL EROSION CONTROL NOTES:

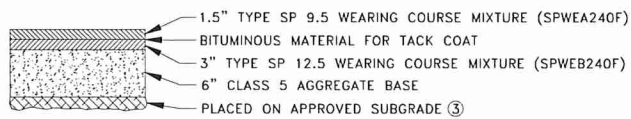
- EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
- THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

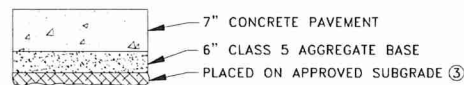
- TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.
- TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. WIMCO MODEL CG 3067 IS SHOWN.
- IF CLAYEY OR SILTY SOILS ARE ENCOUNTERED, PLACE A 12" THICK SAND SUBBASE UNDER THE AGGREGATE BASE. THE SAND SUBBASE SHALL CONSIST OF SELECT GRANULAR MATERIAL MODIFIED 10% PER MN/DOT SPEC. 3149.2.B, TABLE 3149.2-1. SEE THE REPORT OF GEOTECHNICAL EXPLORATION FOR ADDITIONAL INFORMATION.



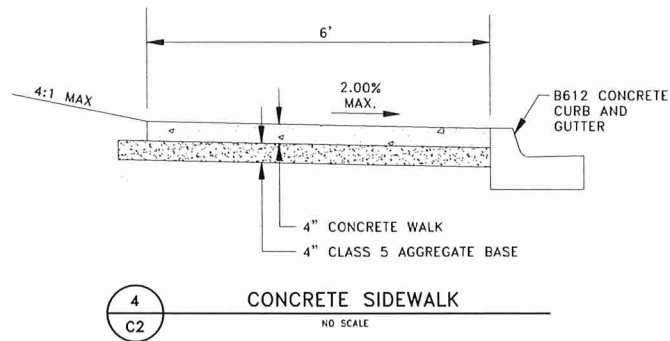
1 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



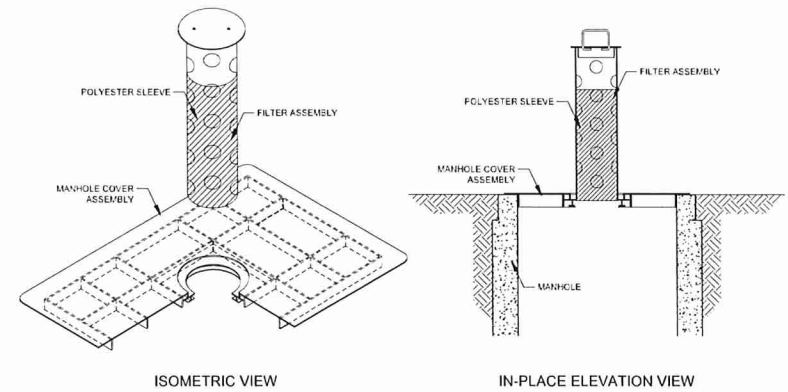
2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



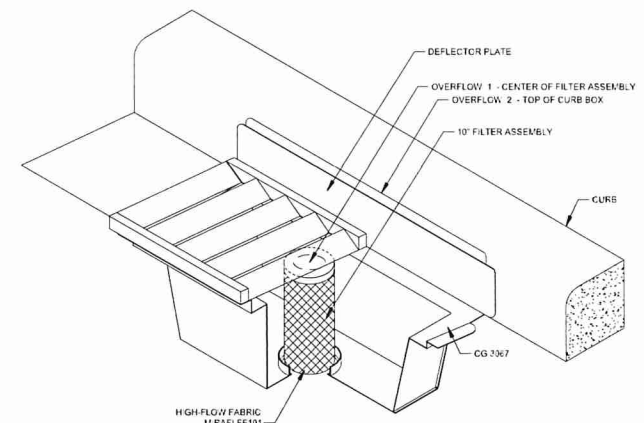
3 CONCRETE PAVEMENT SECTION
NO SCALE



4 CONCRETE SIDEWALK
NO SCALE



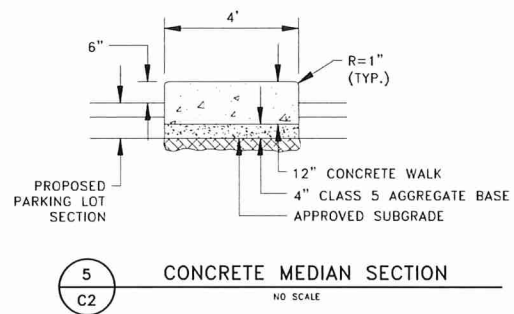
6 STORM DRAIN INLET PROTECTION TYPE 1



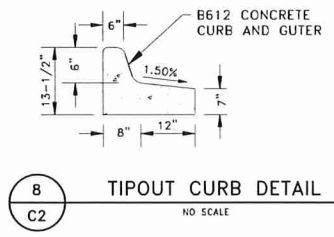
7 STORM DRAIN INLET PROTECTION TYPE 2

LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	SECTION LINE
- - - - XXX	EXISTING CONTOUR
- - - - XXX	PROPOSED CONTOUR
=====	EXISTING CONCRETE CURB
=====	PROPOSED CONCRETE CURB
— G — G —	GAS MAIN
— P-BUR —	BURIED ELECTRIC LINE
— T-BUR —	BURIED TELEPHONE LINE
— P-OH — P-OH —	OVERHEAD ELECTRIC LINE
— >> >> >> >> —	EXISTING STORM SEWER
— >> >> >> >> —	PROPOSED STORM SEWER
△	EXISTING STORM SEWER APRON
△	PROPOSED STORM SEWER APRON
☒	MAILBOX
⊙	WELL
⊕	UTILITY PEDESTALS
⊙	EXISTING SSTS MANHOLE
⊕	PROPOSED CATCH BASIN
⊕	PROPOSED OUTLET CONTROL STRUCTURE
⊙	BOLLARD
●	SSTS CLEANOUT
⊕	UTILITY POLE
⊙	LIGHT POLE
⊕	SIGN
🌳	DECIDUOUS AND CONIFEROUS TREES
=====	EXISTING BITUMINOUS PAVEMENT
=====	EXISTING CONCRETE PAVEMENT
=====	EXISTING RIPRAP
=====	PROPOSED RIPRAP
⊕	SOIL BORING LOCATION
X	DETAIL NUMBER
X	SHEET NUMBER



5 CONCRETE MEDIAN SECTION
NO SCALE



8 TIPOUT CURB DETAIL
NO SCALE

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DATE	REVISION
8/29/22	PLAN REVISIONS PER CITY AND CCWD REVIEW

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Timothy A. Egenhuis
TIMOTHY A. EGENHUIS, P.E.
Date 6/3/22 Lic. No. 43362

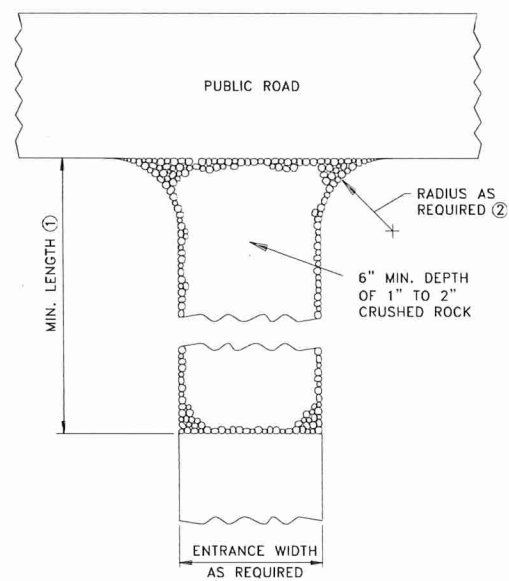
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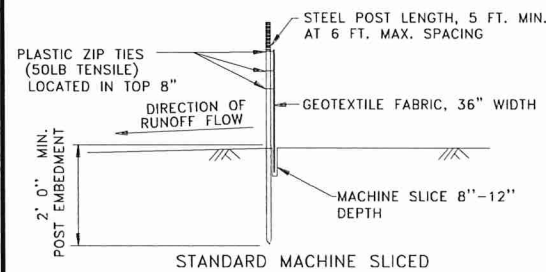
BOBBY'S CAR WASH

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
CITY OF HAM LAKE, MINNESOTA

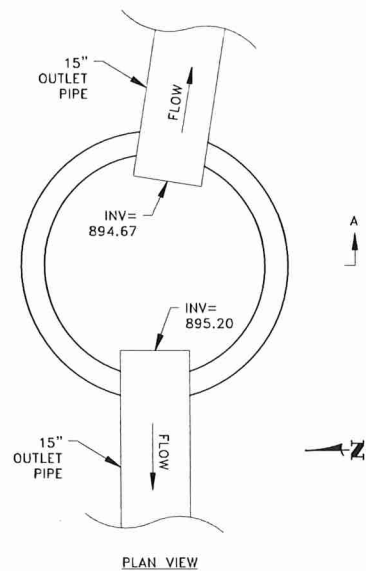
SHEET C2	OF C9
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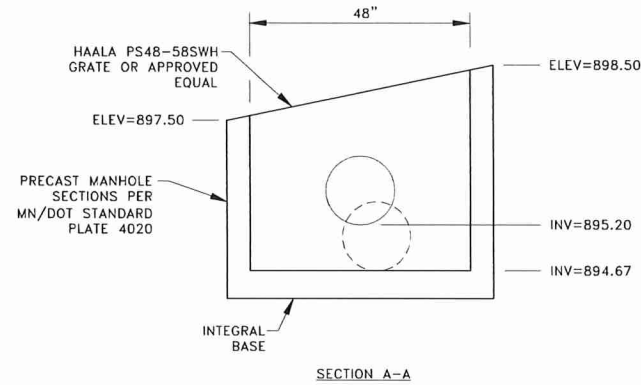
1 STABILIZED CONSTRUCTION EXIT
C3



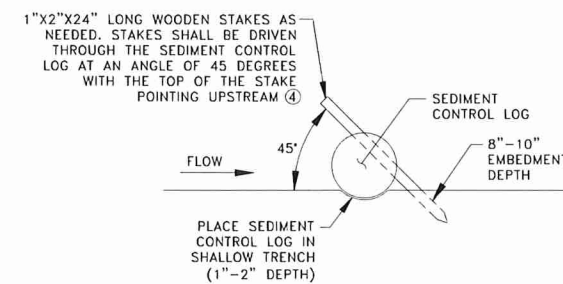
2 SILT FENCE DETAILS
C3



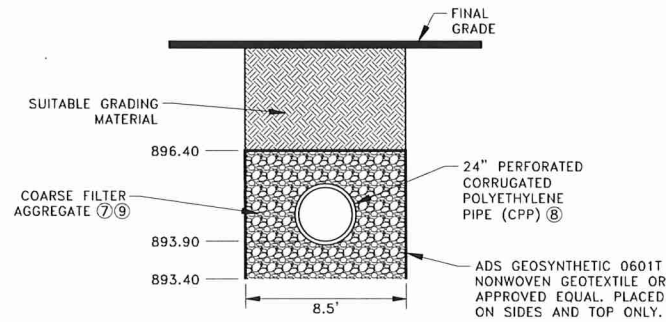
PLAN VIEW



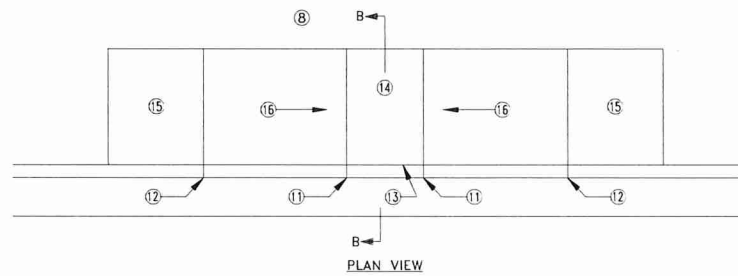
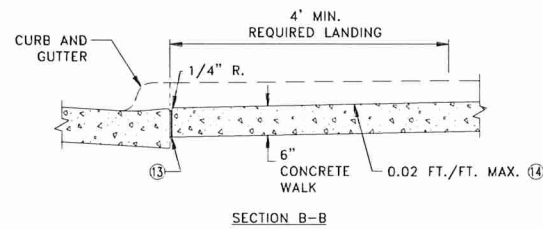
3 OUTLET CONTROL STRUCTURE
NO SCALE



4 SEDIMENT CONTROL LOG TYPE STRAW
C3



5 INFILTRATION TRENCH
NO SCALE



6 PEDESTRIAN RAMP
NO SCALE

- REFERENCE NOTES:
- MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.
 - PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS.
 - SEDIMENT CONTROL LOG SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3897.2.A.
 - SOIL BORINGS SB-3 AND SB-7 SHOW A LAYER OF SILT AND CLAY. CONTRACTOR SHALL EXCAVATE THIS TYPE OF MATERIAL AND REPLACE WITH GRANULAR SOILS UNDER THE INFILTRATION TRENCH.
 - AGGREGATE BACKFILL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3149.2H.
 - PIPE SHALL BE PERFORMED PER AASHTO CLASS 2 PERFORATION PATTERNS.
 - PRIOR TO PLACING THE COARSE FILTER AGGREGATE, CONTRACTOR SHALL COMPLETE DOUBLE RING INFILTRMETER TESTS TO DETERMINE THE ACTUAL INFILTRATION RATE UNDER THE INFILTRATION TRENCH. THE INFILTRATION RATE FOR THE SOILS UNDER THE TRENCHES SHALL BE BETWEEN 0.45 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT. RESULTS OF THE DOUBLE RING INFILTRMETER TESTS SHALL BE PROVIDED TO THE COON CREEK WATERSHED DISTRICT.
 - A POST CONSTRUCTION INFILTRATION TEST ON THE INFILTRATION TRENCHES SHALL BE COMPLETED BY FILLING THE TRENCHES TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE TIME NECESSARY TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS.
 - 0" CURB HEIGHT.
 - FULL CURB HEIGHT.
 - 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS.
 - 4'x4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
 - IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4'x4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
 - PEDESTRIAN RAMP-SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

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Timothy A. Edgerly
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Date 6/3/22 Lic. No. 43362

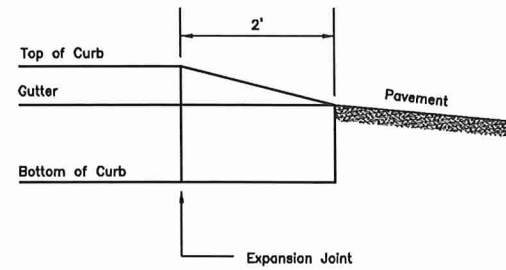
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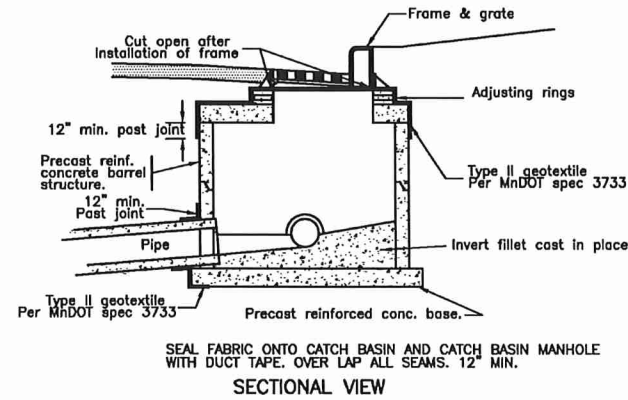
BOBBY'S CAR WASH

CITY OF HAM LAKE, MINNESOTA

SHEET C3 OF C9 SHEETS

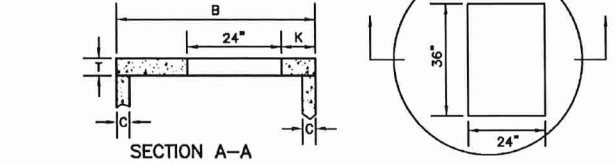


CURB END DETAIL HL-380A
NOT TO SCALE

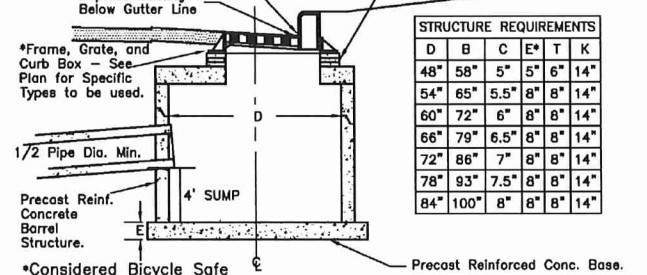


FABRIC AROUND CATCH BASIN HL-463
NOT TO SCALE

NOTE: HS20 Roadway Loading Catch Basin Cover Slab of Precast Reinforced Concrete with Rectangular Opening.

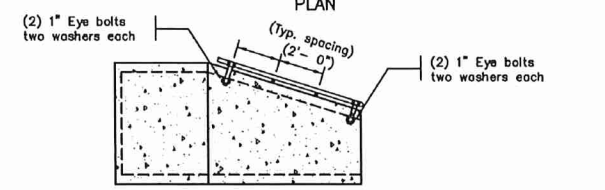
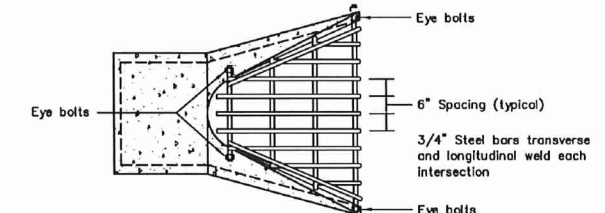


- Note:
- Steps needed for structure height greater than 4'.
 - Cover Slab to Rest on Bed of Mortar on Full Thickness of Structure Walls, not to Rest on Pipe Tongue or Groove.
 - Location of Structure as Shown in Plans.
 - See Plan for Box and Grate Type.



RECTANGULAR INLET FOR ROUND MANHOLE HL-465A2
NOT TO SCALE

D	B	C	E*	T	K
48"	58"	5"	5"	6"	14"
54"	65"	5.5"	8"	8"	14"
60"	72"	6"	8"	8"	14"
66"	79"	6.5"	8"	8"	14"
72"	86"	7"	8"	8"	14"
78"	93"	7.5"	8"	8"	14"
84"	100"	8"	8"	8"	14"

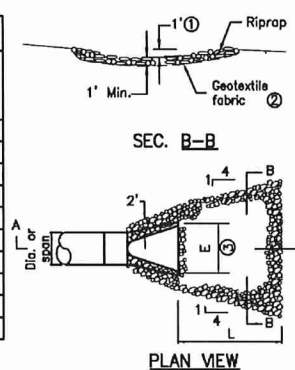


- Note:
- Trash guard to be galvanized after fabrication.
 - The size of each trash guard will vary to fit the apron size.
 - All bolts to be non-rusting stainless steel.
 - Weld all bolts to prevent entry after final storm sewer cleaning.
 - Round all steel bars such that ends are smooth and free of burrs.

RCP TRASH GUARD HL-466B
NOT TO SCALE

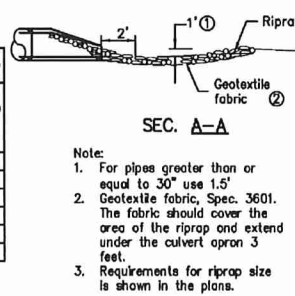
TABLE OF QUANTITIES Riprap at RCP Outlets

Dia. Pipe (In.)	L (Ft.)	Class II	Class III	Class IV
		D ₅₀ = 6"	D ₅₀ = 9"	D ₅₀ = 12"
		12" Depth Riprap (Cu. Yd.)	18" Depth Riprap (Cu. Yd.)	24" Depth Riprap (Cu. Yd.)
12	8	3.0	4.4	5.9
15	8	3.2	4.8	6.4
18	10	4.3	6.4	8.5
21	10	4.7	7.1	9.4
24	12	6.2	9.2	12.3
27	12	6.6	9.9	13.2
30	14	8.2	12.3	16.4
36	16	10.6	15.8	21.1
42	18	12.5	18.7	24.9
48	20	14.8	22.2	29.6



Riprap at RCPA Outlets

Span Pipe Arch (In.)	L (Ft.)	Class II	Class III	Class IV
		D ₅₀ = 6"	D ₅₀ = 9"	D ₅₀ = 12"
		12" Depth Riprap (Cu. Yd.)	18" Depth Riprap (Cu. Yd.)	24" Depth Riprap (Cu. Yd.)
22	10	4.1	6.1	8.1
28	12	5.7	8.5	11.3
36	14	7.5	11.2	14.9
43	16	9.5	14.3	19.0
51	18	11.3	16.9	22.5
58	20	13.2	19.8	26.4



- Note:
- For pipes greater than or equal to 30" use 1.5'.
 - Geotextile fabric, Spec. 3601. The fabric should cover the area of the riprap and extend under the culvert apron 3 feet.
 - Requirements for riprap size is shown in the plans.

RIPRAP AT RCP OUTLETS HL-480A1
NOT TO SCALE

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Timothy A. Eggen
TIMOTHY A. EGGEN, P.E.
Lic. No. 43362

Date: 6/3/22

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

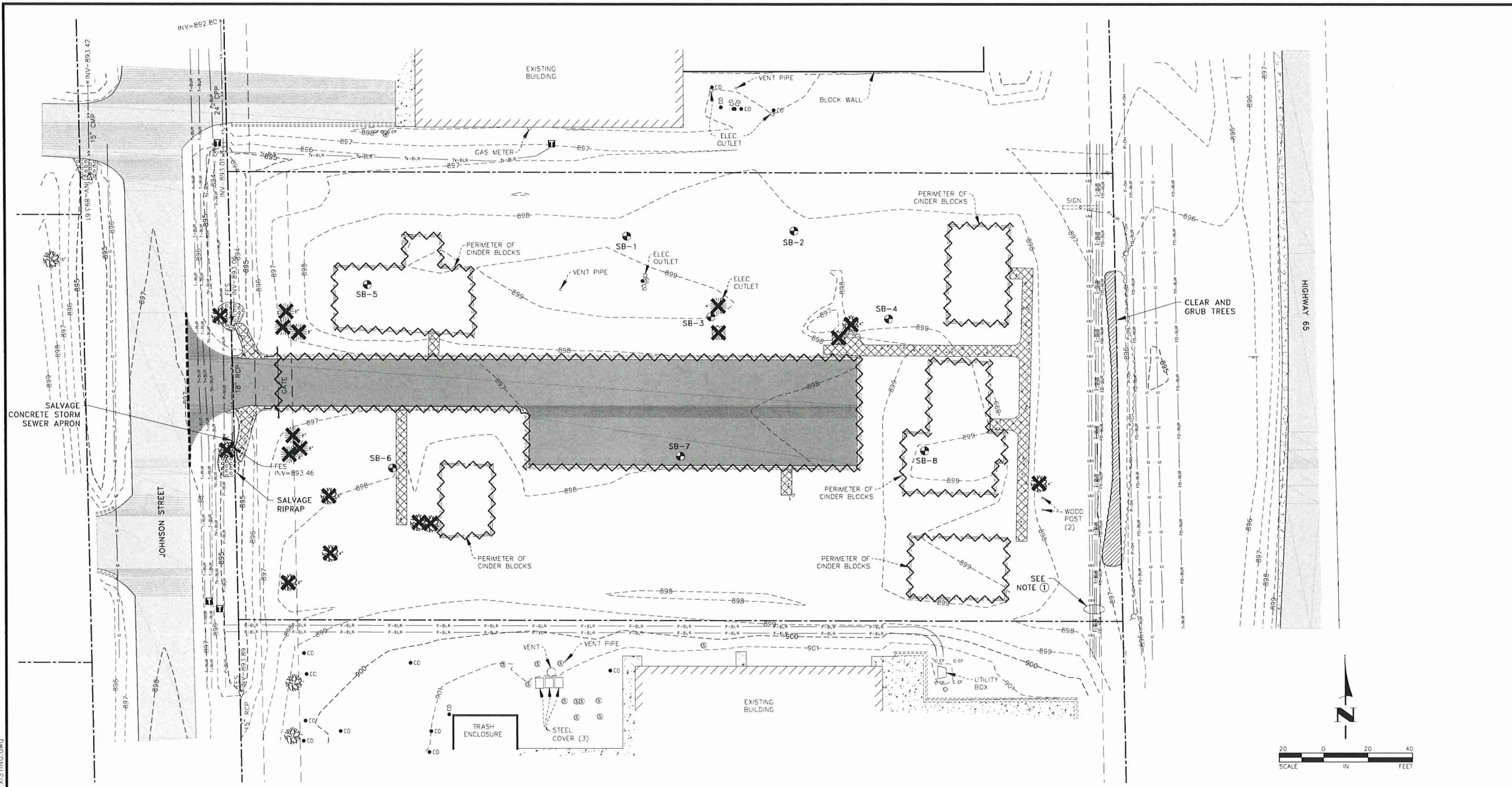
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BOBBY'S CAR WASH

DETAILS
CITY OF HAM LAKE, MINNESOTA

SHEET C4 OF C9 SHEETS
2285.40







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GENERAL NOTES:
 1. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
 2. CONTRACTOR SHALL REMOVE THE EXISTING SSTS AREA PER ALL LOCAL AND STATE REGULATIONS.
 3. IF NECESSARY, CONTRACTOR SHALL ABANDON THE EXISTING WELL PER ALL LOCAL AND STATE REGULATIONS.

REFERENCE NOTES:
 ① VERIFY LOCATION OF EXISTING UTILITIES. RELOCATE TO EASEMENT AS NECESSARY.

LEGEND

	EXISTING BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT REMOVAL AREA
	CONCRETE PAVEMENT REMOVAL AREA
	LINEAR REMOVALS (CURB, GATE, FOOTING)
	SAWCUT BITUMINOUS PAVEMENT
	CLEAR AND GRUB TREE

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10/20/22	PLAN REVISIONS PER CITY REVIEW

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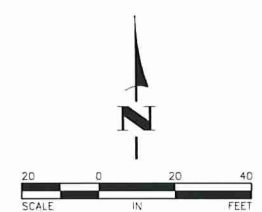
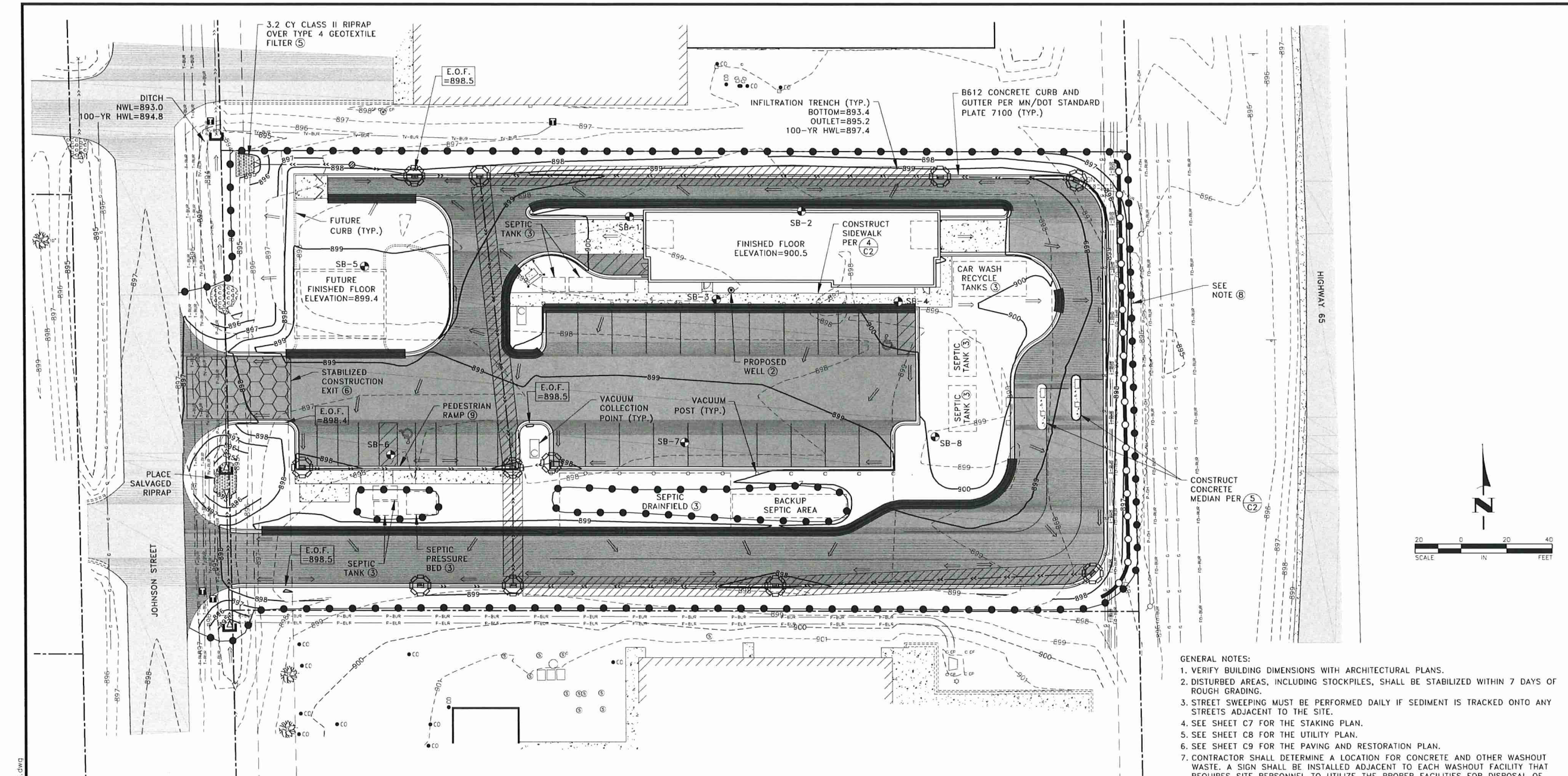
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BOBBY'S CAR WASH

EXISTING TOPOGRAPHY AND REMOVALS PLAN
 CITY OF HAM LAKE, MINNESOTA

SHEET C5 OF C9 SHEETS
 2285.40



- GENERAL NOTES:**
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - DISTURBED AREAS, INCLUDING STOCKPILES, SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED ONTO ANY STREETS ADJACENT TO THE SITE.
 - SEE SHEET C7 FOR THE STAKING PLAN.
 - SEE SHEET C8 FOR THE UTILITY PLAN.
 - SEE SHEET C9 FOR THE PAVING AND RESTORATION PLAN.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
- REFERENCE NOTES:**
- INSTALL CULVERT END CONTROLS AT ALL CULVERTS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE.
 - OWNER SHALL APPROVE THE PROPOSED WELL LOCATION.
 - FINAL SEPTIC DESIGN SHALL BE COMPLETED BY A MINNESOTA LICENSED DESIGNER.
 - THESE NUMBERS INCLUDE AREAS OUTSIDE THE PROPERTY BOUNDARIES.
 - PLACE RIPRAP PER CITY DETAIL HL-480A1 ON SHEET C4.
 - PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER (C3).
 - PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
 - ON THE EAST SIDE OF THE SITE, PLACE A SECOND ROW OF SILT FENCE 5 FEET WEST OF THE SILT FENCE SHOWN UNTIL THE SLOPE IS GRADED. PLACE SEDIMENT CONTROL LOG AS SHOWN AFTER THE COMPLETION OF GRADING.
 - CONSTRUCT PEDESTRIAN RAMP PER (C3).

LEGEND

	EXISTING BITUMINOUS PAVEMENT		PROPOSED TIPOUT CURB PER (C2)
	PROPOSED BITUMINOUS PAVEMENT		DRAINAGE ARROW
	PROPOSED CONCRETE PAVEMENT		CULVERT END CONTROL PER (1)
	INFILTRATION TRENCH PER (C3)		INLET PROTECTION DEVICE PER (C2) AND (C7)
	SILT FENCE PER (C3)		E.O.F. EMERGENCY OVERFLOW ELEVATION
	SEDIMENT CONTROL LOG PER (C3)		

PROJECT SUMMARY

LOT AREA	= 79,375 S.F.
EXISTING IMPERVIOUS AREA	= 13,346 S.F. (4)
PROPOSED IMPERVIOUS AREA	= 54,550 S.F. (4)
DISTURBED AREA	= 81,496 S.F. (4)

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10/3/22	PLAN REVISIONS PER CITY AND CCWD REVIEW
10/20/22	PLAN REVISIONS PER NEW SITE PLAN
10/27/22	PLAN REVISIONS PER CCWD REVIEW
11/7/22	UPDATED SEPTIC AREAS

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Date 6/3/22 Ltc. No. 43362

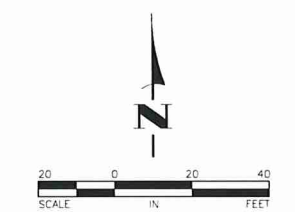
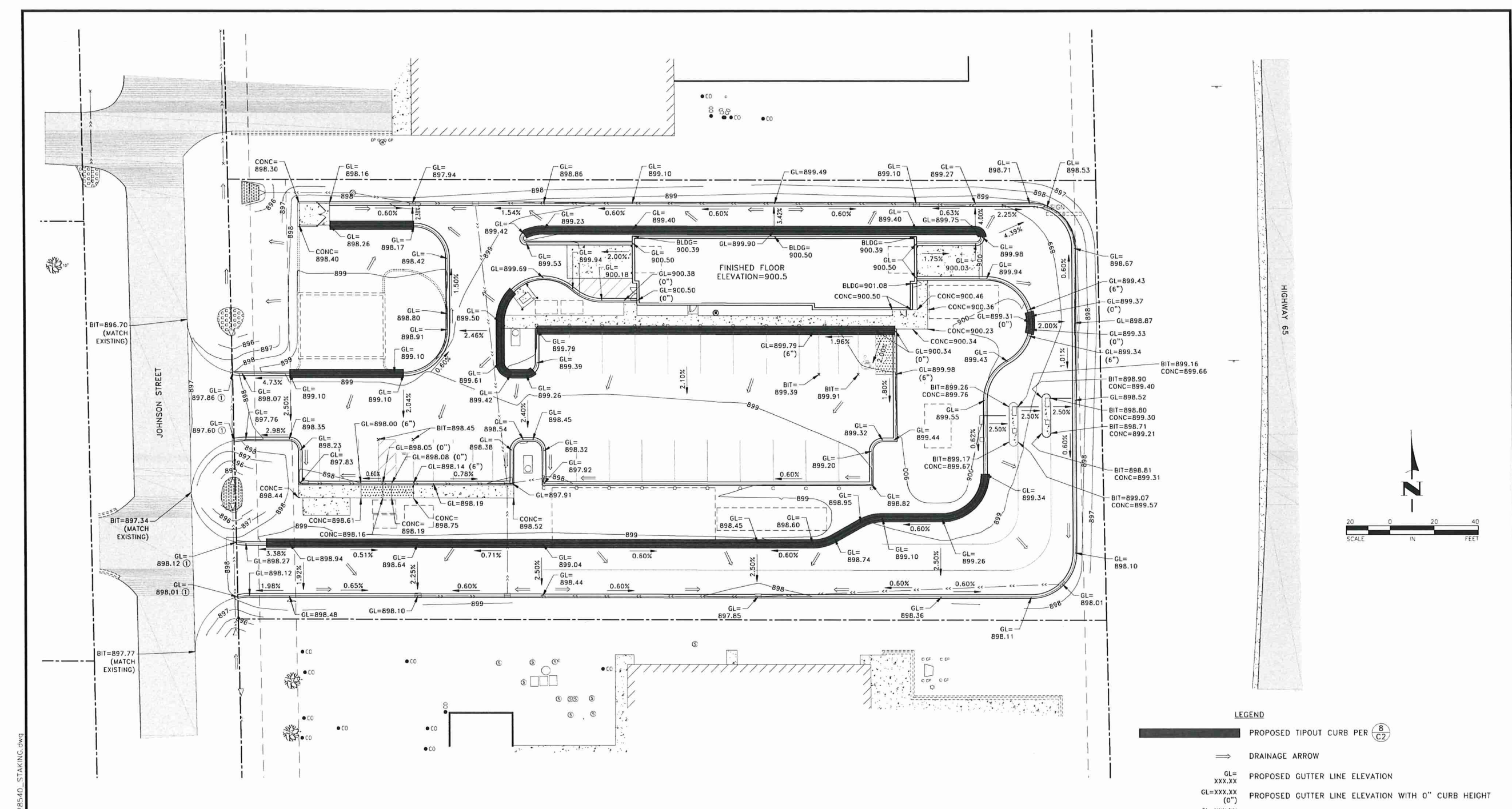
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BOBBY'S CAR WASH

GRADING, DRAINAGE, EROSION AND
SEDIMENT CONTROL PLAN
CITY OF HAM LAKE, MINNESOTA

SHEET
C6
OF
C9
SHEETS
2285.40



- LEGEND**
- PROPOSED TIPOUT CURB PER (B/C2)
 - DRAINAGE ARROW
 - GL=XXX.XX PROPOSED GUTTER LINE ELEVATION
 - GL=XXX.XX (0") PROPOSED GUTTER LINE ELEVATION WITH 0" CURB HEIGHT
 - GL=XXX.XX (6") PROPOSED GUTTER LINE ELEVATION WITH 6" CURB HEIGHT
 - BIT=XXX.XX PROPOSED SPOT ELEVATION (BITUMINOUS)
 - CONC=XXX.XX PROPOSED SPOT ELEVATION (CONCRETE)
 - BLDG=XXX.XX PROPOSED GROUND ELEVATION AT BUILDING
 - X.XXX% PROPOSED GUTTER, BITUMINOUS OR CONCRETE GRADE
 - ADA ACCESSIBLE RAMP LOCATION

GENERAL NOTES:
 1. CURB HEIGHT SHALL BE 6", UNLESS NOTED OTHERWISE.
REFERENCE NOTES:
 ① END CURB PER CITY DETAIL HL-380A ON SHEET C4.

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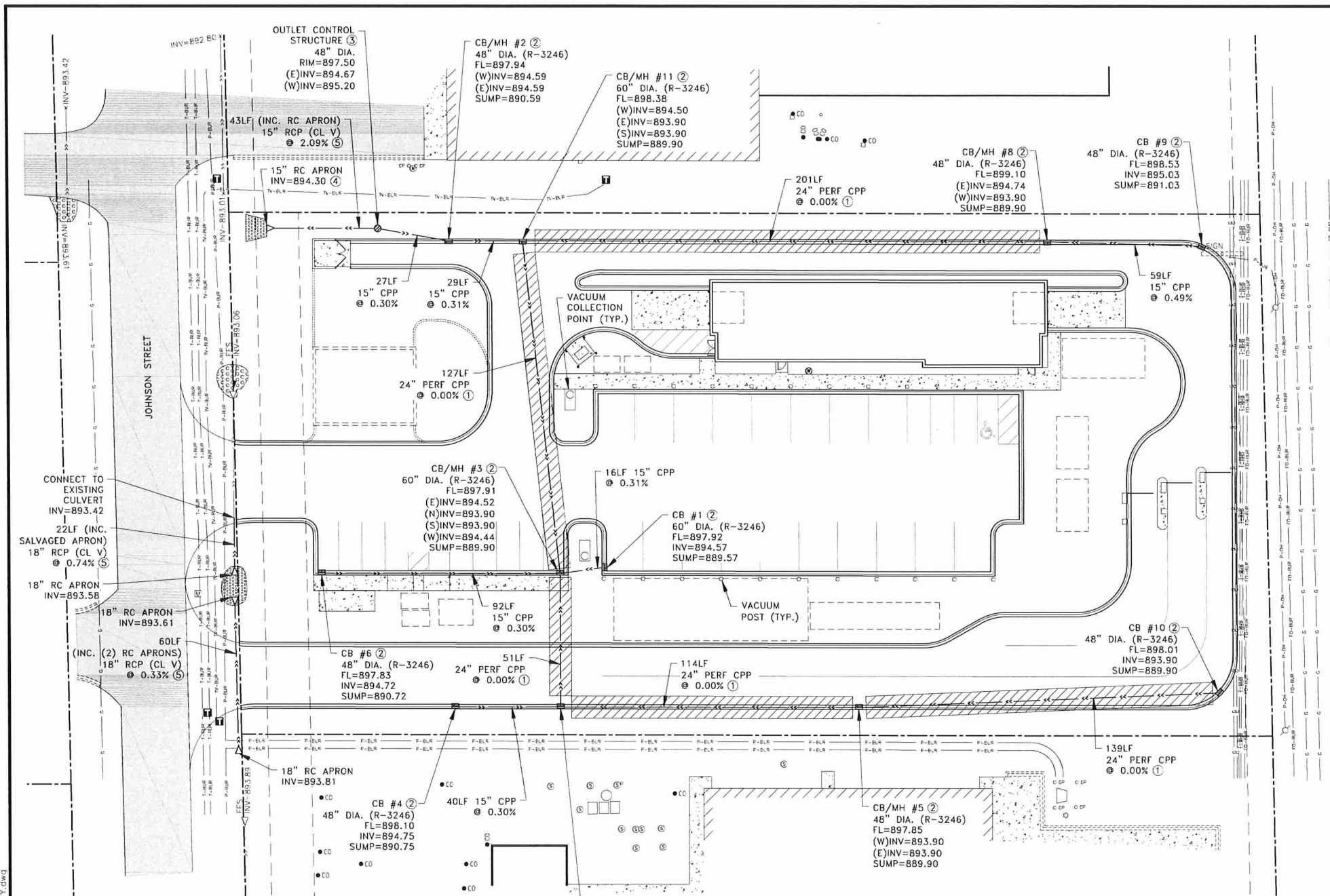
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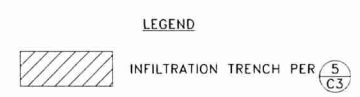
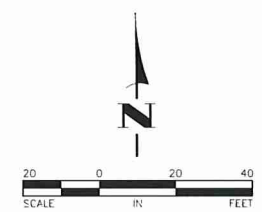
STAKING PLAN
 CITY OF HAM LAKE, MINNESOTA

SHEET C7 OF C9 SHEETS
 2285.40

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- GENERAL NOTES:**
- IF NECESSARY, CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
 - CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CLAMP-ON BANDS SHALL NOT BE ALLOWED. PIPE BEDDING SHALL BE PER THE MANUFACTURER'S RECOMMENDATION.
 - CATCH BASIN CASTING AND RINGS SHALL BE CONSTRUCTED WITH GEOTEXTILE FABRIC PER CITY DETAIL HL-463 ON SHEET C4.
- REFERENCE NOTES:**
- CONSTRUCT STORM SEWER AND INFILTRATION TRENCH PER (S/C3).
 - CONSTRUCT STRUCTURE PER CITY DETAIL HL-465A2 ON SHEET C4.
 - CONSTRUCT STRUCTURE PER (S/C3).
 - CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY DETAIL HL-466B ON SHEET C4.
 - TIE ALL PIPE JOINTS.

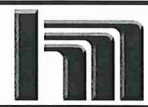


DATE	REVISION
8/29/22	PLAN REVISIONS PER CITY AND CCWD REVIEW
10/3/22	PLAN REVISIONS PER CITY AND CCWD REVIEW
10/20/22	PLAN REVISIONS PER NEW SITE PLAN
11/7/22	UPDATED SEPTIC AREAS

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

Timothy A. Eggen
 TIMOTHY A. EGGEN, P.E.
 Date 6/3/22 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



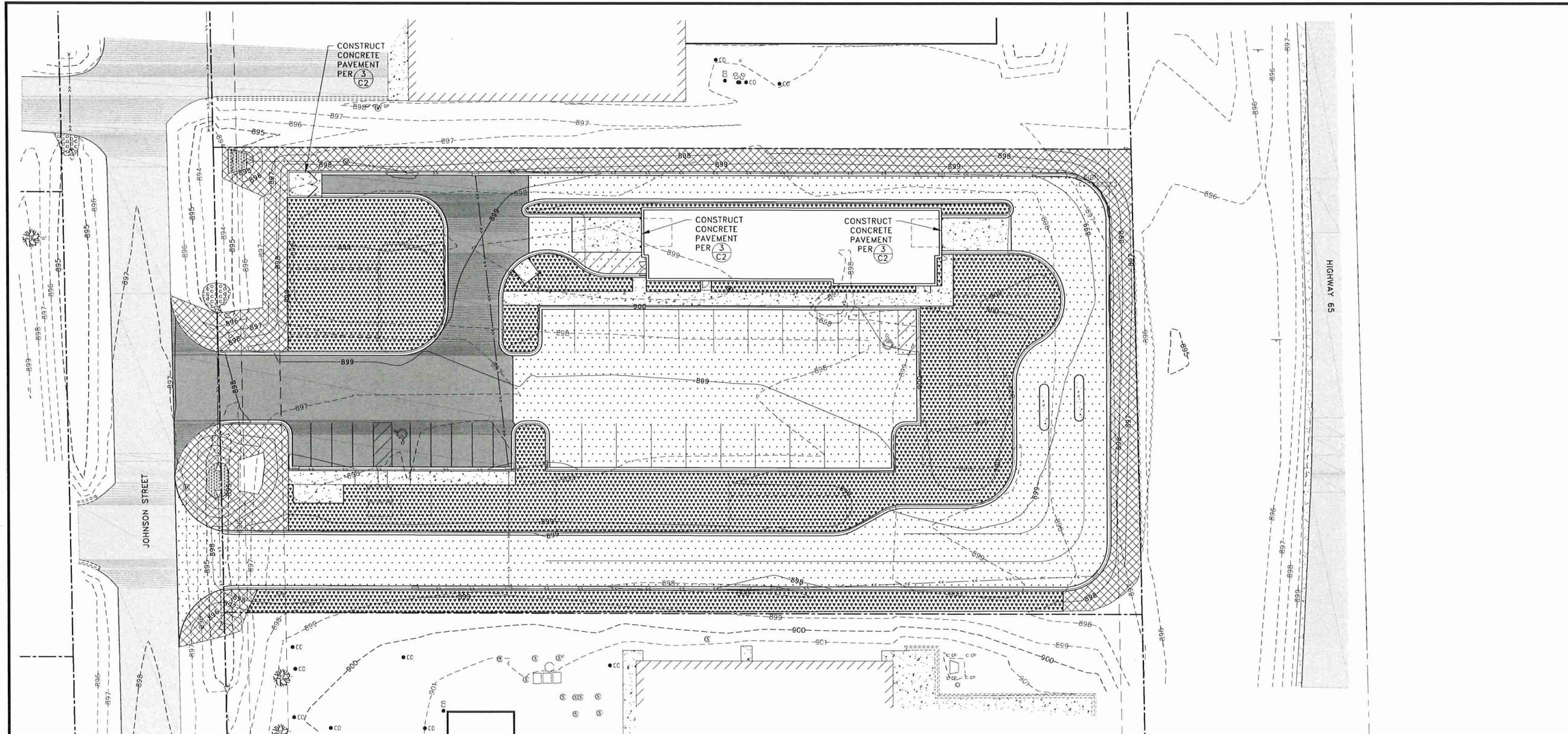
Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Ancker, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

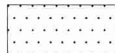



BOBBY'S CAR WASH

UTILITY PLAN
 CITY OF HAM LAKE, MINNESOTA

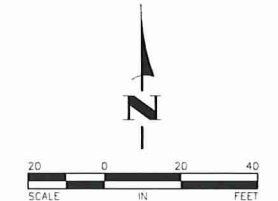
SHEET
 C8
 OF
 C9
 SHEETS
 2285.40

Nov 07, 2022 - 3:47pm
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- LEGEND**
-  PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT PER $\frac{1}{C2}$
 -  PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER $\frac{2}{C2}$
 -  SEED MIX 25-131 (220 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 -  SEED MIX 25-131 (220 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

- GENERAL NOTES:**
1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL PVIOUSLY DISTURBED AREAS.
 2. PARKING LOT AND DRIVE AISLE AREA EQUALS 40,595 SQUARE FEET.



DATE	REVISION
8/29/22	PLAN REVISIONS PER CITY AND CCWD REVIEW
10/3/22	PLAN REVISIONS PER CITY AND CCWD REVIEW
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11/7/22	UPDATED SEPTIC AREAS

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

Timothy A. Eckenroth
 TIMOTHY A. ECKENROTH, P.E.
 Date 6/3/22 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



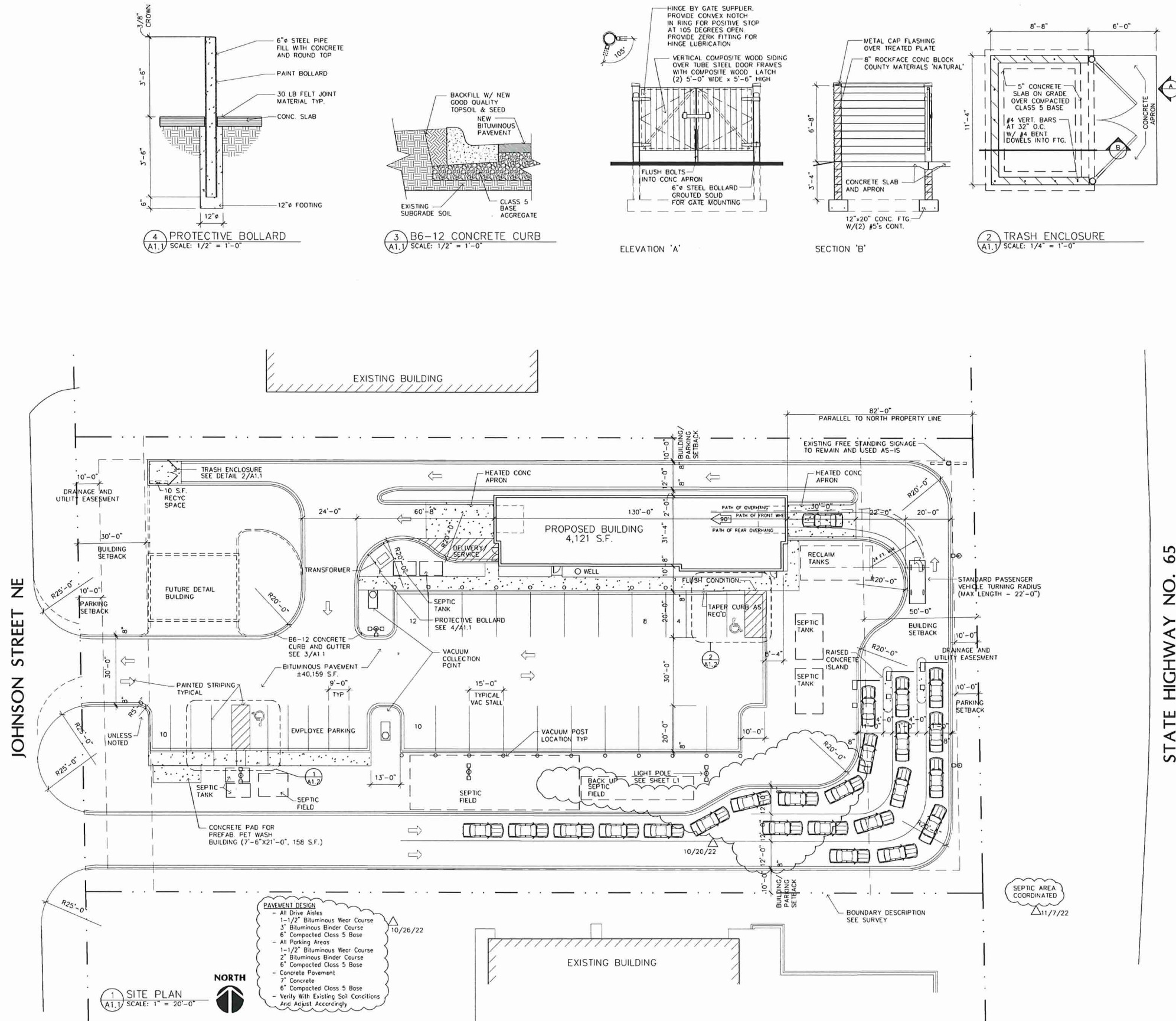
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BOBBY'S CAR WASH

PAVING AND RESTORATION PLAN
 CITY OF HAM LAKE, MINNESOTA

SHEET C9 OF C9 SHEETS 2285.40

Filename: BOBBY'S CAR WASH\BOBBY'S CAR WASH-A1.1



PAVEMENT DESIGN
 - All Drive Aisles
 1-1/2" Bituminous Wear Course
 3" Bituminous Binder Course
 6" Compacted Class 5 Base
 - All Parking Areas
 1-1/2" Bituminous Wear Course
 2" Bituminous Binder Course
 6" Compacted Class 5 Base
 - Concrete Pavement
 7" Concrete
 6" Compacted Class 5 Base
 - Verify With Existing Soil Conditions
 And Adjust Accordingly

1 SITE PLAN
 A1.1 SCALE: 1" = 20'-0"

LAMPERT ARCHITECTS

420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.2211 Fax: 763.757.2849
 lamper@lampert-arch.com

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

Leonard Lampert
 LEONARD LAMPERT
 PRINT NAME
 13669
 LICENSE NO
 10/4/22
 DATE

(763) 784-1950
 FAX 784-9707

STONE CONSTRUCTION, INC.
 2181 - 107th LANE N.E.
 BLAINE, MINNESOTA 55434

STATE HIGHWAY NO. 65

BOBBY'S CAR WASH
 Ham Lake, Minnesota

Copyright 2022
 Leonard Lampert Architects Inc.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL

Revisions

5/26/22	PRELIMINARY
7/11/22	CITY SUBMITTAL
8/12/22	CITY COMMENTS
10/4/22	ISSUE FOR PERMIT

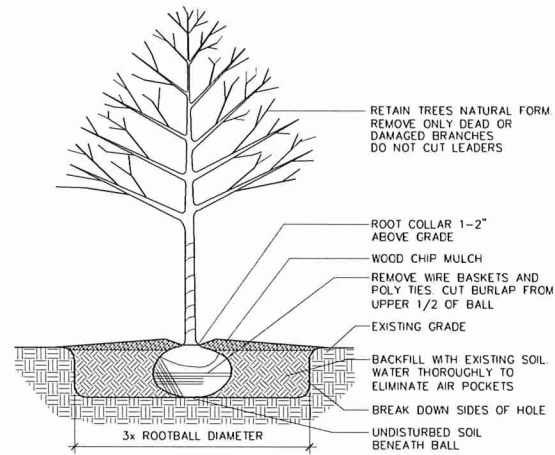
SITE PLAN

Sheet Number

A1.1

Project No. 220225-3

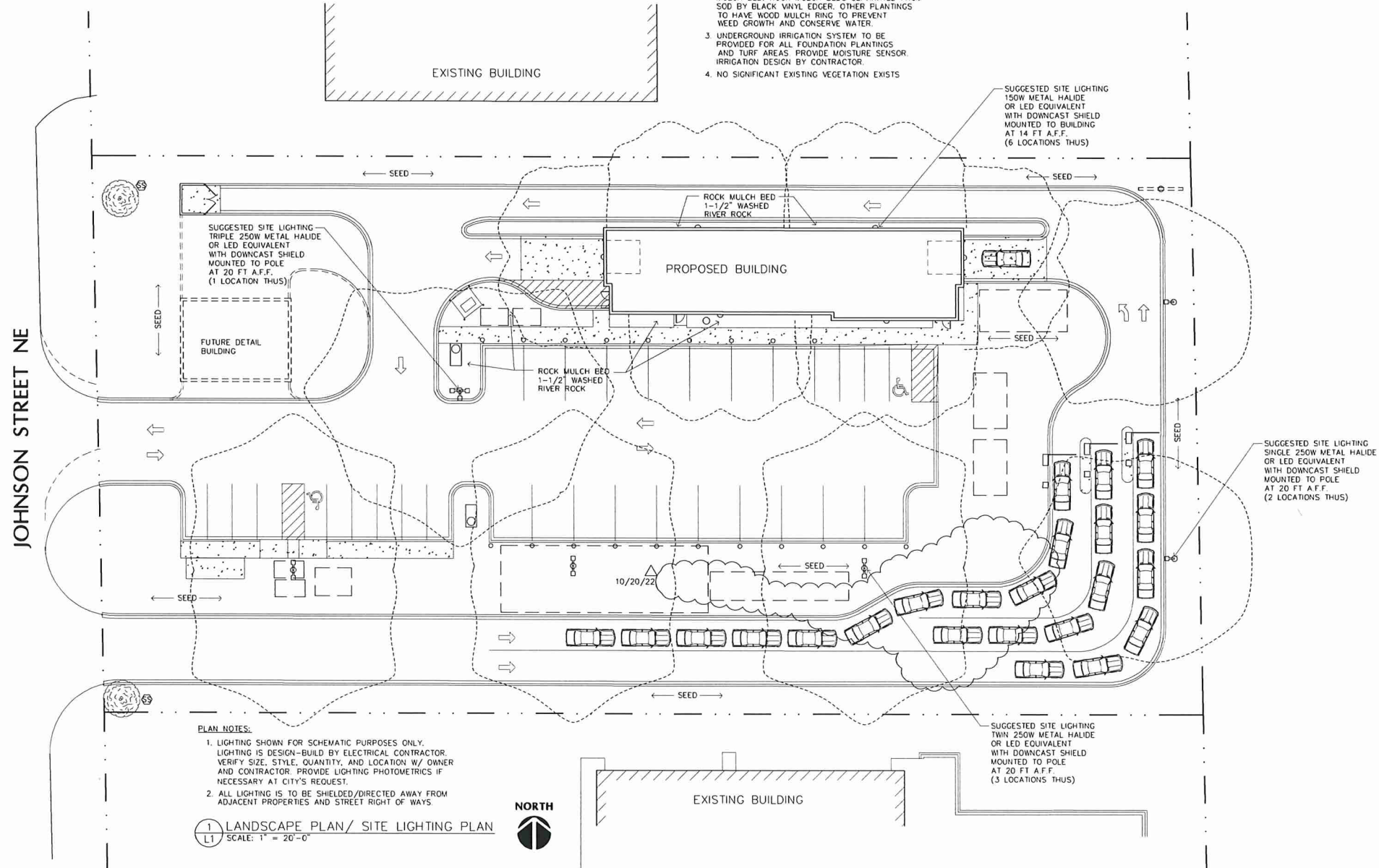
Filename: BOBBY'S CAR WASH\BOBBY'S CAR WASH-L1



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
2	SS	FLOWERING CRABAPPLE "SPRING SNOW"	MALUS X HYBRIDS 'SPRING SNOW'	1.5" CAL.	BB	

- LANDSCAPE NOTES:
- SEED AREAS AS SHOWN ON THE PLAN.
SEED = HYDRO SEED OR EQUAL.
 - SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
 - UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
 - NO SIGNIFICANT EXISTING VEGETATION EXISTS.



- PLAN NOTES:
- LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.
 - ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.

1 LANDSCAPE PLAN/ SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

BOBBY'S CAR WASH
Ham Lake, Minnesota

STATE HIGHWAY NO. 65

Drawn By: JRB
Checked By: LL

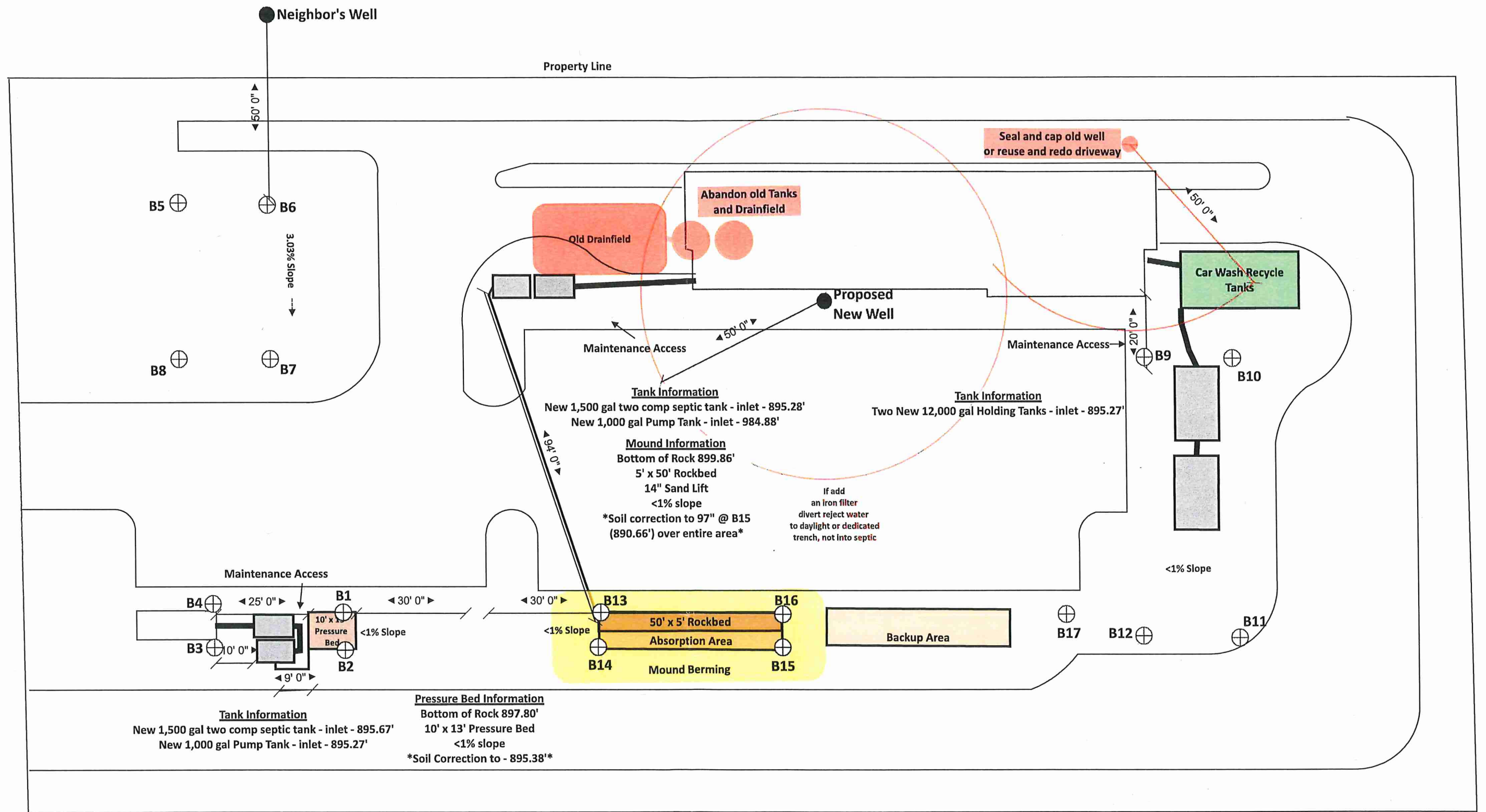
Revisions

DATE	DESCRIPTION
7/11/22	CITY SUBMITTAL
8/12/22	CITY COMMENTS
10/4/22	ISSUE FOR PERMIT

LANDSCAPE PLAN
SITE LIGHTING PLAN
Sheet Number

L1

Project No. 220225-3



11-1800 LANDSCAPING IN COMMERCIALY ZONED AREAS

In all areas of the City zoned CD-1, CD-2, CD-3 or CD-4, the following conditions shall apply to landscaping and ground cover.

11-1810 Landscape Plan Required No building permit shall be issued for construction on a vacant lot, nor for any addition to an existing building involving the addition of 500 square feet or more of additional building space, unless the applicant shall have first submitted and obtained approval of the City Council, after review by the Planning Commission, of a landscaping plan meeting the requirements of this code.

11-1820 Installation Required No certificate of occupancy shall be issued for any construction which required a landscaping plan unless the applicant has installed all of the elements of the landscaping plan, or unless the applicant has posted security acceptable to the City to guarantee timely installation of all landscaping.

11-1830 Time for Submission The landscaping plan shall be submitted, whenever possible, at the time of site plan approval. If the landscaping plan is not submitted at the time of site plan approval, it must be separately reviewed by the Planning Commission and approved by the City Council prior to the issuance of any building permits.

11-1840 Contents and Specifications

The landscaping plan shall be a quality document prepared at a scale of one-inch equals thirty feet, showing all relevant dimensions. Fifteen copies of the plan shall be submitted by the applicant. The following data shall be displayed on the plan, legibly labeled:

- A. Perimeter of all buildings, signs or other structures;
- B. Parking lots and walkways, identifying pavement material;
- C. Areas of decorative rock, identifying type of rock;
- D. Areas of lawn;
- E. Other areas where other than natural wooded vegetation is to be used as ground cover, identifying the ground cover to be used;
- F. Locations, trunk size, height and species of all trees to be planted;
- G. Locations where existing natural wooded vegetation will remain undisturbed;
- H. All other landscaping features to be used.

11-1850 MINIMUM LANDSCAPING REQUIREMENTS

11-1851 Paved Surfaces All surfaces upon which motor vehicles will be parked or driven, and all areas in which pedestrians will be walking from point to point shall be surfaced with asphalt or concrete, to specifications established by the City's engineer.

11-1852 Ground Cover On any side of a lot which abuts a public road, the area from the road right-of-way to the nearest building side shall be entirely covered with ground cover consisting of pavement, decorative rock bordered with edging, lawn grass intended for regular mowing, mulch, bark, wood chips or other commonly used landscaping ground cover. Shingles, aggregate and clay mixtures such as Class V material, recycled concrete or asphalt, and other non-conventional ground covers shall not be permitted. Loose ground cover shall be installed to a depth of at least three inches. Any area which is covered by landscaping ground cover (not lawn or pavement) shall also include one decorative shrub for each ten square feet of ground cover.

Side yards and rear yards which do not contain existing natural wooded vegetation shall either be covered with ground cover in the manner stated above for front yards, or shall be planted so as to encourage the emergence of natural wooded vegetation, through the planting of tree species expected to reach a height of at least twenty five feet. Areas so prepared shall not be required to have mown lawn areas, but may be allowed to return to a natural state.

11-1853 Tree Plantings Trees which are planted outside of areas intended to return to a natural wooded state shall be of a variety indigenous to the local climate. Deciduous trees shall, when planted, have a trunk size of at least one and one half inches at a height of four feet from ground level. Conifers shall have a height of at least five feet. Tree locations are subject to review and approval of the City in the landscaping plan review process, and while no specific number of trees are required, the following general principles shall be observed;

- A. Where property lines are adjacent to residential areas, a planting screen of conifers shall be required, of sufficient size and proximity to provide an intermingled screen within five years;
- B. Decorative trees shall be planted along the right of way lines of adjacent public roadways;
- C. The use of conifers shall be encouraged and preferred.
- D. Whenever possible, an attempt will be made to preserve stands of existing vegetation, particularly treed or wooded areas.

11-1860 Case by Case Evaluation

Recognizing that the City contains a wide variety of commercial land, the landscape approval process shall be on a case by case basis. Where wetlands are present, or where large distances separate a commercial lot from adjacent lands, for example, strict adherence to screening requirements may be unnecessary. Likewise, strict adherence to the remaining provisions of Article 11-1800 may be unnecessary where size, spatial relationships, topography or other physical features render a given landscaping plan aesthetically acceptable,

and departures from the strict observance of the elements of Article 11-1800 shall not be considered variances requiring a showing of physical hardship. Conversely, an applicant shall be expected to meet the general spirit of this article in establishing an aesthetically pleasing landscaping plan.

11-1900 ILLICIT DISCHARGES AND CONNECTIONS TO STORM DRAINAGE SYSTEM

The purpose of this ordinance is to provide for the health, safety, and general welfare of the citizens of Ham Lake through the regulation of non-storm water discharges to the storm sewer drainage system to the maximum extent practicable as required by federal and state law. This ordinance establishes methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System (MS4) in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this ordinance are:

1. To regulate and minimize the contribution of pollutants to the municipal separate storm sewer system (MS4) by stormwater discharges by any user.
2. To prohibit Illicit Connections and Discharges to the municipal separate storm sewer system.
3. To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with this ordinance.

11-1900.10 DEFINITIONS

For the purposes of this Code, the following shall mean:

- a) **Authorized Enforcement Agency:** employees or designees of the Administrator of the City of Ham Lake designated to enforce this Ordinance.
- b) **Best Management Practices (BMPs):** schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to storm water, receiving waters, or storm water conveyance systems. BMPs also include treatment practices, operating procedures and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.
- c) **Clean Water Act:** The federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) and any subsequent amendments thereto.
- d) **Construction Activity:** Activities subject to NPDES Construction Permits. These include construction projects resulting in land disturbance of 1 acre or more. Such activities include but are not limited to clearing and grubbing, grading, excavating and demolition.
- e) **Hazardous Materials:** Any material, including any substance,



NOTICE OF PERMIT APPLICATION STATUS

Project: Bobby's Car Wash

Date: September 7, 2022

Applicant: Robert Awaijane
434 140th Lane NE
Ham Lake, MN 55304

Permit Application#: P22-059

Purpose: Commercial development of car wash and associated stormwater infrastructure

Location: 13741 Johnson Street NE, Ham Lake, MN

At their meeting on June 27, 2022 the Board of Managers of the Coon Creek Watershed District **conditionally approved** the above referenced project with 7 conditions and 2 stipulations. **This is NOT a permit.**

Since your last submittal on 8/31/2022, the following 3 conditions remain which must be addressed before permit issuance (please see note below on how to address conditions).

1. Receipt of Escrows.
2. Provide an O&M Agreement that meets District requirements. *-In progress*
3. Raise the bottom of the infiltration trenches to meet 3-foot separation from the seasonally high groundwater level. The bottom of the infiltration trenches should be at a minimum elevation of 893.40.

Please note that there are also 2 stipulations.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rule 5.1. If you have any questions, please call 763-755-0975.

Sincerely,

A handwritten signature in black ink that reads "Erin Edison". The signature is written in a cursive, flowing style.

Erin Edison
Watershed Development Coordinator

cc: File P22-059
Eileen Weigel, Stantec
Danielle Tourtillott, Stantec
Tom Collins, City of Ham Lake

Note: Please respond to each of these items in writing when resubmitting the revised plans to the District. Resubmittals can be sent via email to permitsubmittals@cooncreekwd.org. **Please submit written responses below the original typed comments, using extra sheets as necessary, addressing comments from the District.** If you have any questions, feel free to contact Erin Edison at (763) 755-0975. Pursuant to Coon Creek rule 7.3 deficiencies must be addressed and resubmitted within 60 days. Failure to do so shall be deemed a withdrawal of the permit application.

To: Erin Edison, Tim Kelly From: Brady Schmitz, Stantec Consulting Services Inc.
Coon Creek Watershed Copy: Ed Matthiesen, P.E., Stantec Consulting Services Inc.
District
PAN: P22-059 Date: September 6, 2022

Reference: Bobby's Car Wash Update

Exhibits:

1. Construction Plans (9 sheets); by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.
2. Stormwater Management Plan; by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.
3. Stormwater Pollution Prevention Plan; by Hakanson Anderson, dated 08/29/2022, received 08/31/2022.

In Response to the Coon Creek Watershed District "Notice of Permit Application Status" dated June 28, 2022:

1. Receipt of Escrows. **NO**
2. Update plans with the following:
 - a. Soil boring 7 shows a 1-foot layer of silt and clay at the bottom of the proposed underground infiltration system. The system should be over-excavated to remove this layer and replaced with good draining soils. Update plans to reflect this. **YES**
 - b. Due to the presence of gray and mottled soils on site, pre-construction infiltration testing should be performed on the underground infiltration system to ensure adequate infiltration rates are obtained. Testing should be conducted at the elevation of the bottom of the infiltration system and results provided to the District. **YES**
 - c. Label the HWL of the underground Stormtech system on the grading plan. **YES**
3. Provide confirmation that the City has reviewed the proposed plan and that no significant changes are anticipated as a result of their review. **YES**
4. Update the construction plans to include the following:
 - a. Update construction plans to stabilize soil stock piles within 7 days of rough grading or inactivity. **YES**
 - b. Provide double row of perimeter control at wetlands with a natural buffer < 50 feet on the East end of the property. **YES**
 - c. Provide note on erosion control plan that provisions have been made for cleaning road surfaces where sediment is transported by the end of the day. **YES**
 - d. Clearly locate construction entrances on the plans. **YES**
5. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities. **YES**
6. Provide calculations and inputs to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. SHSAM can be used with an OK110 particle size. A minimum of 4-foot depth is required to prevent resuspension. **YES**
7. Provide an O&M Agreement that meets District requirements. **NO**

Findings: Additional changes from the approved plan set were identified. The changes included switching from the underground Stormtech infiltration chamber to infiltration trenches and the addition of 6 sumped catch basins. The current proposed system meets the volume management and rate control requirements; however, it does not meet the groundwater separation requirement. According to the soil borings, the highest observed groundwater was 890.40 and the current

proposed bottom of the infiltration trenches is 893.20. The infiltration trenches should be raised to meet the requirement of a minimum of 3-foot separation from the seasonally high groundwater level.

Recommendation: Approval with 3 Conditions and 3 Stipulations:

Conditions:

1. Receipt of Escrows.
2. Provide an O&M Agreement that meets District requirements. *In progress*
3. Raise the bottom of the infiltration trenches to meet 3-foot separation from the seasonally high groundwater level. The bottom of the infiltration trenches should be at a minimum elevation of 893.40.

Stipulations:

1. Submittal of as-builts for the following stormwater management practices, including volume, critical elevations and proof of installation for hydrodynamic separators:

Stormwater Treatment Practices	Number
Underground Infiltration Trench	5
Catch Basin Sump	11
Outlet Control Structure	1

2. Completion of a post construction infiltration test on the underground infiltration trenches by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.