



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, MAY 22, 2023

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: May 8, 2023

PUBLIC HEARINGS:

6:01 p.m. Seng Vang requesting a Temporary Conditional Use Permit to raise pigeons at 142 154th Avenue NE

6:01 p.m. Akil Ibrahim requesting a Conditional Use Permit to operate Fleet Star Truck and Trailer, LLC (a full-service trucking terminal business) at 16522 Buchanan Street NE

NEW BUSINESS:

1. Akil Ibrahim requesting Commercial Site Plan approval to construct a 12,613 square foot office/warehouse building for a truck terminal to be located at 16522 Buchanan Street NE

COMMISSION BUSINESS:

1. City Council Update

CITY OF HAM LAKE
PLANNING COMMISSION MINUTES
MONDAY, MAY 8, 2023

The Ham Lake Planning Commission met for its regular meeting on Monday, May 8, 2023 in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Kyle Lejonvarn, Scott Heaton, Jonathan Fisher and Jeff Entsminger

MEMBERS ABSENT: Commissioners Dave Ringler and Erin Dixon

OTHERS PRESENT: Building and Zoning Official Mark Jones 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 Heaton, seconded by Entsminger, to approve the minutes of the April 24, 2023 Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Hany Omar, YSMN Properties LLC, and Faiz Jameel and Sami Sekhi of GT Auto Sales, requesting a Conditional Use Permit to operate GT Auto Sales, an auto sales and service, car repair and auto body shop, at 16905 Baltimore Street NE

Mr. Hany Omar and Mr. Fiaz Jameel from GT Auto Sales were present. Mr. Omar stated he and his partners are interested in purchasing the 16905 Baltimore Street NE parcel, which they currently lease from the current owner but want to be sure the City approves of their plans for future business operations before they actually purchase the property. Mr. Omar stated they want to improve the visual appearance of the property to present a more positive image to the community. Mr. Omar stated the location is perfect for the business and he hopes they will be able to operate at the location for a long time. Mr. Omar stated the business currently buys and sells used cars, some of the cars have been damaged and are repaired before they are sold. Mr. Omar stated they are presenting a multi-year plan showing how and when they will add additional services, construct a fence for screening of damaged vehicles they acquire, and expand the sales display area. Chair Pogalz read a memo written by Building and Zoning Official, Mark Jones conveying that

the property is zoned Commercial Development II (CD-2); used car sales is a permitted use and auto repair is a conditionally permitted use. Chair Pogalz stated Building and Zoning Official Jones has provided a list of conditions for the commissioners to consider for this Conditional Use Permit (CUP). Commissioner Entsminger completed the inspection; a copy which is on file. Commissioner Entsminger stated the applicants have provided a three-phase plan for expanding services and modifying the parking area. Commissioner Entsminger stated there is not a fence on the property currently and there are two handicap parking spaces marked by signs posted on the building in front of them. Commissioner Lejonvarn asked how tall the proposed fence will be and how high the vehicles that will be stored inside of the fenced area are. Mr. Omar stated SUV's, vans and cars will be stored in the fenced in area; there will be no commercial vehicles. Commissioner Entsminger stated Building and Zoning Official Jones would like the commissioners to discuss business hours, especially Sunday business hours. Commissioner Lejonvarn stated motor vehicles sales are not allowed on Sundays. Mr. Omar stated business hours have been requested on Sundays to allow them to wash and detail vehicles that have been sold and scheduled for pick-up on Mondays. Mr. Omar stated he wants neighbors to be informed that there may be activity at the location on Sundays. Commissioner Lejonvarn asked for verification that no mechanical or auto body work will be done on Sundays. Mr. Omar stated that type of work will not be done on Sundays. Chair Pogalz asked Mr. Omar to explain the paint booth setup listed in Phase Two. Mr. Omar stated they would like to have a paint booth to paint and finish cars that need touching up after exterior work has been done so they don't have to transport them to another location to be painted. Commissioner Lejonvarn asked Mr. Omar to discuss the expanded parking area shown in the southeast corner in Phase Three and asked if the area would be paved. Mr. Omar stated if the business grows enough, they want to expand the sales display area; the expanded display area would be in the southeast corner of the parcel along 169th Avenue NE; it would be paved. Mr. Omar asked the commissioners if he and his partners could modify their plans related to when and where fencing was constructed. Mr. Omar stated they would like to construct fencing in the northeast corner of the lot in Phase One rather than in the northwest corner. The commissioners stated that was acceptable. Building and Zoning Official Jones stated it was acceptable to him but any natural screening removed would need to be replaced with fencing. Building and Zoning Official Jones stated he would like a completion date for when the fence would be constructed; there are currently compliance issues at the location due to outdoor storage of damaged vehicles. Building and Zoning Official Jones stated the City's motor vehicle sales lot license states all vehicles at a dealership must be capable of obtaining a license and shall be completely assembled as customarily delivered from the factory. Building and Zoning Official Jones stated GT Auto Sales LLC's request for a CUP will allow them to come into compliance with City Code in regard to storage of damaged vehicles. Commissioner Lejonvarn asked if a six-foot or eight-foot high fence would be high enough to conceal the vehicles; the City has had visual and noise issues with car dealerships in the past. Building and Zoning Official Jones stated an eight-foot fence should be high enough to screen a light-duty truck. The commissioners asked Mr. Omar when he could have the fence construction completed. Mr. Omar stated August 31, 2023.

Chair Pogalz opened the public hearing at 6:21 p.m. and asked for public comment.

Tim Mulcahy, 16915 Chisholm St NE. Mr. Mulcahy stated he has been a resident for over 30 years. Mr. Mulcahy stated he has some concerns about the proposed use of the property. Mr. Mulcahy stated Chisholm Street NE is used by the dealership as an area to photograph cars when the cars are ready to sell; cars get parked in the middle of the street and block traffic when they are being photographed. Mr. Mulcahy stated 169th Avenue NE often gets used as a test track; many of the cars are high performance cars and he believes the speed cars are driven at, is at least twice the speed limit. Mr. Mulcahy stated his neighbor, that has property right next to the lot, often has garbage from the dealership blow into his yard because the dumpster lid does not get closed. Mr. Mulcahy stated when people come to look at cars, they drive north on Baltimore Street NE to 170th Lane NE and come south on Chisholm Street NE through his neighborhood; people test driving vehicles stop on Chisholm Street NE to look under the hood and over the cars. Mr. Mulcahy stated he is asking for separation of the business from the neighborhood. Mr. Mulcahy stated an eight-foot fence may not be tall enough if all of the trees are cleared from the east side of the property; neighbors have decks facing the parcel and when the sun shines from the west onto the windshields of cars he feels it will create an issue. Mr. Mulcahy stated he does not feel GT Auto Sales has been the best of neighbors; if they are going to get permission to expand their business operations, the commission needs to look at what is happening now and correct these issues.

Chair Pogalz closed the public hearing at 6:27 p.m.

Commissioner Lejonvarn asked Building and Zoning Official Jones what type of fence he would like installed. Building and Zoning Official Jones stated he would like a sturdy fence that is code compliant. Chair Pogalz asked Building and Zoning Official Jones how often CUP's were reviewed by the City. Building and Zoning Official Jones stated CUP holders need to comply with the conditions listed on their permit; if CUP holders are not in compliance with the conditions of their permit, inspections are done and a notification is sent to them informing them of issues to address to come into compliance with the conditions of the permit. There was discussion on how the dealership could address current issues. Chair Pogalz asked Mr. Omar if a sales representative accompanied people when they test drive cars. Mr. Omar stated if a family is looking at a vehicle, the dealership holds a driver's license but does not ride with them during the test drive; if an individual is test driving a car, a sales representative will ride along with them. Chair Pogalz stated sales representatives need to be aware of the neighbors' concerns and encourage customers to do test drives on Highway 65 NE. Building and Zoning Official Jones stated Baltimore Street NE will be extended to the north in the future and will connect to a future new section of Chisholm Street NE that will outlet to Crosstown Boulevard NE; this may minimize test drive traffic in the neighborhoods near GT Auto Sales. Commissioner Entsminger stated there is not an enclosure around the dumpster currently but Phase One plans indicate one will be constructed this year. The commissioners discussed proposed Sunday business hours and what business activity could take place on Sundays. Commissioner Heaton reminded the applicants that working on vehicles outside is strictly prohibited anytime. Commissioner Lejonvarn clarified that fencing will be constructed in the northeast corner of the lot in Phase One

rather than the northwest corner and asked if there was a hard-surfaced area in the northwest corner of the property. Building and Zoning Official Jones stated the fenced areas shown in Phase One and Phase Three are currently just a dirt surface; the parking areas shown in Phases One and Two are currently paved. Building and Zoning Official Jones stated if the hard surface parking area is expanded, with either Class V or asphalt, drainage on the property will change and the applicants must contact the Coon Creek Watershed District. **Motion by Entsminger, seconded by Fisher, to recommend approval of the request of Hany Omar, YSMN Properties LLC, and Faiz Jameel and Sami Sekhi of GT Auto Sales, requesting a Conditional Use Permit to operate GT Auto Sales, an auto sales and service, car repair and auto body shop, at 16905 Baltimore Street NE subject to:**

1. **Constructing an eight-foot fence along the entire eastern property line, constructing a fenced enclosure in the northeast corner of the lot with fencing being at least six-feet high on the northern, western and southern sides, constructing an enclosure for the dumpster and striping the parking lot before any damaged or repairable vehicles can be kept outdoors on the property; repairable vehicles must be kept indoors during construction. Fence and trash enclosure construction and striping of the parking lot are to be completed by August 31, 2023.**
2. **Ensuring the primary and secondary septic areas are protected.**
3. **All damaged vehicles being parked within the screened in area and maintaining a 12-foot drive aisle between rows of cars.**
4. **No outside storage of liquids, tires, parts, etc.**
5. **No "parts" cars (vehicles bought for the sole purposes of removing parts for other vehicles).**
6. **Performing all repair work inside the building including work such as body work or replacement of headlights.**
7. **Containing and disposing of all fluids according to State and County requirements.**
8. **All auto sales activities being kept separate from the auto repair activity and adhering to all requirements of Article 7-900 for auto sales.**
9. **Business hours of 9 am to 9 pm Monday through Sunday with business activity on Sunday being limited to activity that creates no audible noise outside of the building.**
10. **Meeting all City, County, and State requirements.**

Mr. Omar stated what he heard was that they are not able to operate until the fence and the trash enclosure is constructed and striping of the parking lot is complete. Mr. Omar asked if they could operate while constructing the screened area and getting the parking lot striped. Commissioner Entsminger stated they can operate but cannot store damaged vehicles outside of the building; damaged cars must be stored inside of the building. There was discussion about how handicap parking spaces must be marked on the pavement. Mr. Omar stated they will have multiple dealers utilizing the office space in the future. Building and Zoning Official Jones stated other dealers can operate at the location as long as they are properly licensed. **All present in favor, motion carried. This application will be placed on the City Council's May 15, 2023 agenda.**

Chair Pogalz addressed Mr. Mulcahy and informed him some of his concerns are beyond the control of the Planning Commission. Chair Pogalz asked Mr. Mulcahy to contact the Anoka County Sheriff's Office if speeding continues on residential streets and to contact the City if some of his other concerns persist.

NEW BUSINESS: None

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the recommendation to approve the Certificate of Occupancy for ANB Auto LLC at the May 1, 2023 meeting. Commissioner Entsminger will attend the May 15, 2023 City Council meeting.

ADJOURNMENT:

Motion by Heaton, seconded by Fisher, to adjourn the Planning Commission meeting at 6:53 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: May 22, 2023

INSPECTION ISSUED TO: Erin Dixon

APPLICANT/CONTACT: Seng Vang

TELEPHONE NUMBER: 612-203-3239, seva612@gmail.com

BUSINESS/PLAT NAME: n/a

ADDRESS/LOCATION OF INSPECTION: 142 154th Avenue NE

APPLICATION FOR: Temporary Conditional Use Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



1,52 acres



CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

PLANNING REQUEST

Date of Application 4/28/23

Date of Receipt 5-8-23
Receipt # 95924

Meeting Appearance Dates:
Planning Commission 5/22/23

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) *Temporary
- 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: _____

Address/Location of property: 142 154th Ave NE Ham Lake MN 55304

Legal Description of property: _____

PIN # _____ Current Zoning PUD Proposed Zoning —

Notes: Temporary Conditional Use Permit to raise Pigeons

Applicant's Name: Seng Vang

Business Name: _____

Address 142 154th Ave Ne

City Ham Lake State MN Zip Code 55304

Phone 612-203-3239 Cell Phone 612-203-3239 Fax _____

Email address seva612@gmail.com

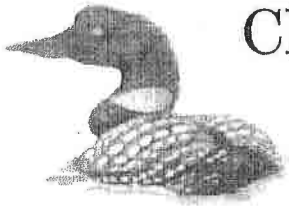
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 5/3/23

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, May 22, 2023 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE, for the purpose of considering the application of Seng Vang requesting a Temporary Conditional Use Permit to raise pigeons at 142 154th Avenue NE, such land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

LOT 2, BLOCK 3 OAK HILL ESTATES

At such hearing both written and oral comments will be heard.

DATED: May 12, 2023

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

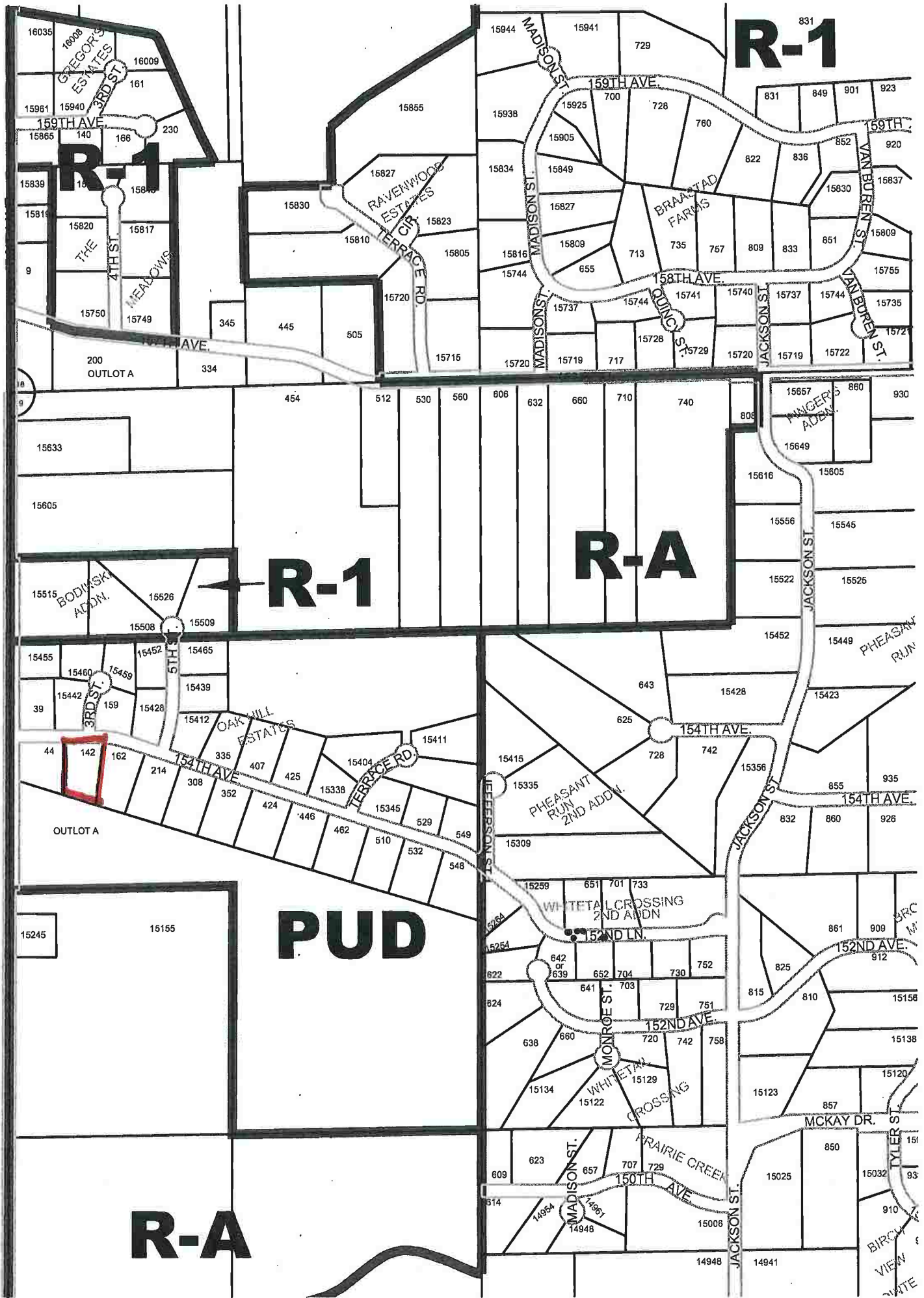
Anoka County Parcel Viewer



Parcel Information: Approx. Acres: 1.32855615
 19-32-23-23-0016 Commissioner: JULIE BRAASTAD
 142 154TH AVE NE
 HAM LAKE
 MN 55304
 Plat: OAK HILL ESTATES

Owner Information:
 CHANG, CHEE
 142 154TH AVE NE
 HAM LAKE
 MN
 55304





May 22, 2023

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

**Subject: Temporary Conditional Use Permit for Raising Pigeons
at 142 154 Avenue NE**

Introduction/Discussion:

Seng Vang is looking to raise 24 to 30 pigeons for the sport of racing. He is a member of the American Racing Pigeon Union and has been for 15 years. Mr. Vang races pigeons locally and at the national level. The pigeons he raises are bred for racing and are not wild pigeons. Mr. Vang is building a loft to house the pigeons and states he will monitor the birds' health closely. Clean lofts are a big factor in maintaining healthy pigeons. Mr. Vang plans to clean the loft two to three times a week. All waste will be bagged and disposed of in the trash. Mr. Vang also states that other than for racing, training and exercise, the pigeons will be in the loft.

Recommendation:

I recommend approval of the Temporary Conditional Use Permit (TCUP) on the conditions Mr. Vang raises no more than 26 pigeons and, when exercising the pigeons, no more than 50 percent of the birds be released at one time. If the pigeons roost on neighboring properties other than the applicant's property when being exercised, causing ongoing problems, the TCUP should be revoked.

Raising Of Pigeon for the Sport Of Pigeon Racing

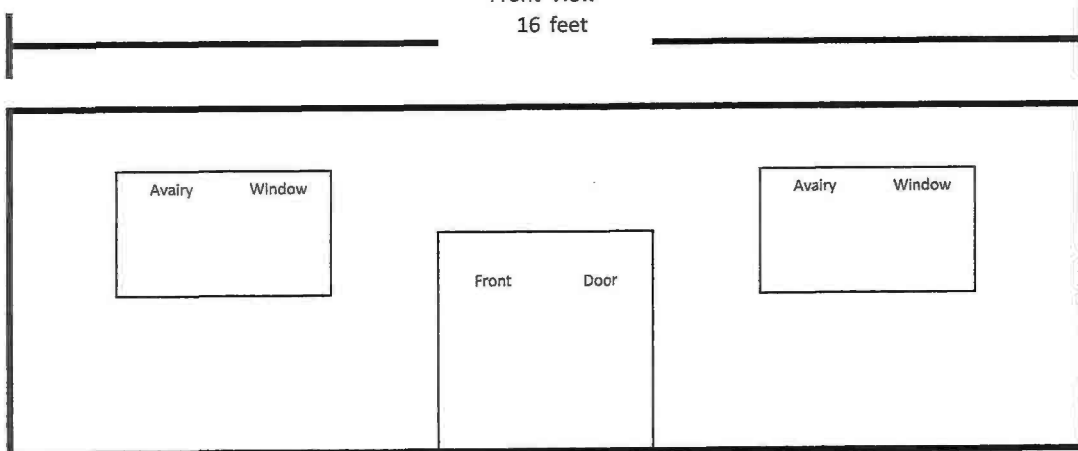
Raising of pigeons is strictly to compete in the sport of racing pigeons. Not only on a local level but also on a national level where birds are sent to a certain location to be raised and raced in that location. I have been a part of American Racing Pigeon Union for 15+ years. In the sport of pigeon racing, the pigeons are specifically bred from certain stock and are not wild pigeons. These pigeons are sold for large amounts of money so care and health of these birds are closely monitored. Certain medication and feed of birds are all controlled to maintain a healthy flock. Clean lofts are a big factor in the health of the birds so cleaning of loft will be closely monitored and bird droppings will be swept and properly bagged and disposed of in the trash every 2-3 days. I plan on having a flock of 24-30 birds. Some young birds will be sent to One Loft Races in other locations in the United States. Some will be kept for Club Racing with in MN. The number of birds will always fluctuate from birds being sent out of state or from natural death to predatory reasons. Training of birds will be limited to just once or twice a week and will all be dependent on weather. Other than out to exercise, birds will be confined to closed quarters and not free to be out and fly around. They will be food driven when training so they will not linger around on other property. Once directed, they will trap into loft to feed. I plan to construct the pigeon loft on the west side of the property. There is a natural barrier of evergreen pine trees and shrubs to hide the line of sight and noises from the neighbors to the west of my property. Also I have pine trees on the east side of my property to hide line of sight. All aspects of respect to my neighbors will be priority.

Building Plans for Pigeon Loft

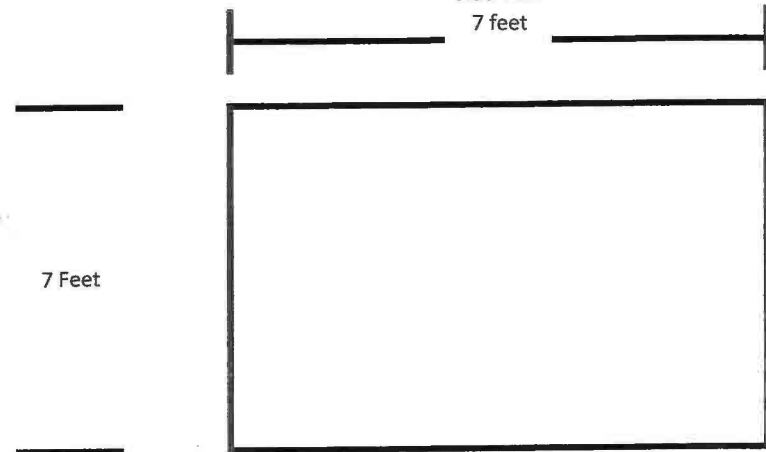
Pigeon loft will be constructed of wood frame that will be elevated off the ground to prevent rodents residing under the loft. Fencing will be install on the bottom to keep critters out. Loft plans are to have the building be 16 feet long and 7 feet wide. Roof design will be that of a shed with the slope going back towards the backside of the loft to promote good ventilation and discouragement of birds landing on the roof. Loft front will face the east with the length of the loft running north and south. Loft will be paint yellow to match the House.

Pigeon Loft Plans

Front View
16 feet



Side view
7 feet

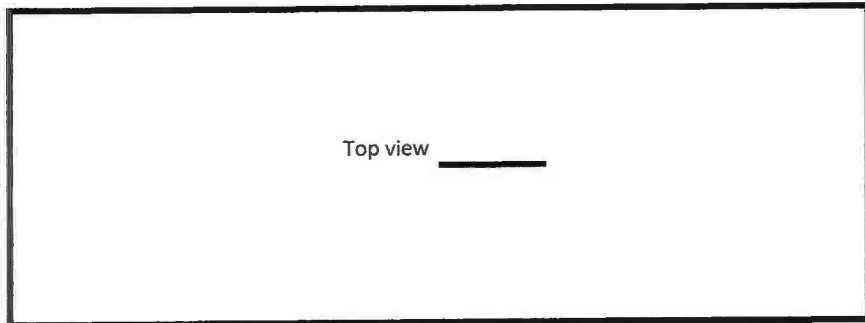


7 Feet

7 feet

Top view

7 feet



16 feet

Model Example



Google Maps



Map data ©2023, Map data ©2023 20 ft

Area Pigeon loft will be positioned at



Excerpt from Article 9 of the Ham Lake City Code

...

9-210.1 Single Family Residential (R-1) R-1 districts are intended for residential dwellings occupied by a single housekeeping unit. Definition of "SINGLE HOUSEKEEPING UNIT" - means one or more persons, not necessarily related by blood, occupying a portion of a dwelling unit which contains all of the following elements intended for the exclusive use of that particular person or group of persons: bathroom, kitchen or cooking facilities and sleeping quarters. All dwellings and ancillary features shall be constructed in accord with codes adopted by the State of Minnesota, County of Anoka, and City of Ham Lake. A *dwelling unit* is a properly and legally constructed structure in which humans are intended to reside. A *garage* is a structure which, when constructed (as labeled or indicated on the building permit application), was intended to store passenger-sized motor vehicles, regardless of the present usage of the structure.

a) Permitted Uses

- Single Family Dwellings, except Manufactured Homes
- Structures ancillary to the dwelling – including Non-Commercial
 - Radio Towers less than forty-five feet (45') in height.
- Public Parks
- Schools
- Full-size (9 hole +) golf courses
- Publicly Owned Buildings
- Underground Utilities
- Above Ground Transmission Lines and poles existing prior to the *Enactment Date*
- Multiple Dog License meeting requirements of Article 5-150
- Home Occupations under Article 9-350
- Accessory Buildings under Article 9-370
- Licensed Day Care Facilities in Dwellings Occupied as Residences
- Beauty Shops possessing Home Occupation Permits issued under 9-350
 - Dog grooming business possessing Home Occupation Permits issued under Article 9-350

b) Conditional Uses

- Public Utility Structures
- Firewood Sales

- Boarding Houses or Duplexes capable of meeting the provisions of Article 10-300 (Livability) as to each housekeeping unit

c) **Temporary Conditional Uses**

- Therapeutic Massage Facilities
- Raising of Pigeons under Article 9-330.8

...

9-210.5 Planned Unit Development (PUD) A PUD district is a development which involves single family housing of the variety found in the R-1 District, combined with a second active land use of a non-residential nature, or a development which involves a single active land use of a residential nature which differs from the housing types commonly found in the R-1 district, such as *townhomes* or facilities found in the R-AH districts. The following features shall be present in PUD developments:

- Development Agreement** Every PUD shall require the negotiation and execution of a written development agreement, for recording with the plat of the PUD.
- Permitted Uses, Conditional Uses, and Temporary Conditional Uses** The development agreement shall state the *permitted uses, conditional uses and temporary conditional uses* which shall be allowed in the PUD. For non-residential uses, the development agreement shall characterize these uses by reference to a particular zoning category found elsewhere in this code, and while the general zoning category of the property shall be "PUD", the non-residential usage shall be subject to the same requirements and conditions as are found for the zoning category which is chosen to characterize that particular non-residential usage.
- Townhomes** *Townhomes* are single family dwellings which have at least one common wall with another single-family dwelling, and are *permitted uses* in the PUD district up to a maximum of four units in a given row of *townhomes*.
- Density and Lot Requirements** Residential Density in a PUD shall not exceed one dwelling unit per acre. Physical standards for lots, streets and other aspects of development, including setbacks, shall generally be identical to those standards for the same character of land use in the individualized zoning districts; however, zero lot lines may be used for *townhomes*, and minor alterations in other physical

standards shall be permitted to encourage cluster housing or other planning techniques, without the need to categorize such alterations as variances.

- e) **Private Roads** Private roads may be used in the PUD districts, provided that there is a mechanism approved by the city for maintenance, snowplowing and access for emergency vehicles, school buses, mail vehicles, governmental inspectors, utility companies, rubbish removal and other common services.
- f) **Phasing and Amendments** A PUD may be developed in phases in accord with applicable statutory authority, but all phasing shall be detailed in the development agreement. Amendments to a PUD which do not materially affect land uses or persons outside the PUD may be processed by Planning Commission review and City Council action, but all other amendments shall require a public hearing to be conducted in the same manner as for the original PUD plat.

...

9-300 SPECIAL ZONING MATTERS

9-310 Conditional Use Permits

A *Conditional Use Permit* is a permit issued after approval by the City Council, which allows a particular parcel to be used for a purpose other than a *permitted use* in a given zoning category. Additional provisions for certain types of *Conditional Use Permits* are found in Article 9-330 of this code. The following specific terms and conditions shall apply to *Conditional Use Permits*:

9-310.1 General Guidelines for Issuance No *Conditional Use Permit* shall be issued unless the usage meets the criteria outlined in Article 9-110. In addition, a *Conditional Use Permit* may be denied if the City Council finds:

- i) that the proposed usage is visually or otherwise incompatible with adjoining pre-existing land uses; or
- ii) that the proposed usage would create unsafe traffic conditions; or
- iii) that the proposed usage would result in noise, light glare, vibrations, fumes or other environmental conditions that would disturb adjoining pre-existing land uses; or
- iv) that the proposed usage would otherwise be harmful to public health, safety or welfare.

9-310.2 Procedure for Issuance

Application for a *Conditional Use Permit* shall be made on forms prescribed by the *Zoning Officer*, and shall be accompanied by such fees as the City

Council may from time to time require. The *Zoning Officer* may request such additional information or data from the applicant as the *Zoning Officer* deems appropriate, prior to scheduling a public hearing. Once all submissions are complete, the *Zoning Officer* shall publish notice in the manner provided by statute of a public hearing to be held before the *Planning Commission*, which shall make recommendations to the City Council after reviewing the application and conducting the public hearing. The public hearing may be continued or recessed in the discretion of the *Planning Commission*. The City Council may attach such conditions to the issuance of *Conditional Use Permit* as it deems appropriate. If the application is denied, notice of the reasons for denial, including specific findings of fact, shall be given in the manner provided by law.

9-310.3 Renewal and Revocation

9-310.31 Duration

A *Conditional Use Permit* shall be issued for a period of one year.

9-310.32 Administrative Renewal

A *Conditional Use Permit* may be renewed by administrative action under the following conditions:

- a) City Staff shall keep a record of the expiration dates of all *Conditional Use Permits*, and shall conduct an annual inspection of the premises housing the *Conditional Use Permit* to verify ongoing compliance with the conditions of the Permit.
- b) If the annual inspection discloses no ongoing violations of the conditions of the Permit, the City Administrator shall approve the renewal, and make a notation in the Permit file as to such approval. Subject to the provisions of Article 9-310.33, the City Administrator may also approve a renewal where the annual inspection reveals an ongoing violation of the conditions of the Permit, if the violation is promptly cured by the Permit holder.
- c) No renewal fee shall be charged for renewal by administrative action.

9-310.33 Renewal by City Council Action

Renewal of a *Conditional Use Permit* by approval of the City Council, after *Planning Commission* review, shall be required in the following instances:

- a) If the Permit holder requests a material change in the conditions of the Permit; or
- b) If the City staff has documented more than two violations of the conditions of a *Conditional Use Permit* within any given calendar year; or

- c) If the City staff has documented a violation that constituted an immediate threat to public health or safety, requiring the imposition of additional conditions to the permit to lessen the likelihood of a repeat of the violation.
- d) The holder of a Permit requiring renewal by City Council action shall be required to reimburse the City for any expense incurred in renewing the permit.

9-310.34 Revocation

The City Council may, by resolution, revoke a *Conditional Use Permit* if, after conducting a review which affords reasonable due process of law to the permit holder, the City Council finds:

- a) That the conditions of the permit have been repeatedly violated in the preceding twelve months, and that there is a substantial likelihood that repeated violations will continue to occur; or
- b) That there is an ongoing violation of the permit that has not been cured; or
- c) That there are one or more conditions present at the location covered by the Permit that presents an ongoing threat to public health or safety.

9-320 Temporary Conditional Use Permits

A *Temporary Conditional Use Permit* is identical to a *Conditional Use Permit*, and subject to all of the conditions and procedures outlined in Article 9-310, with the following exceptions:

- i) The *Temporary Conditional Use Permit* shall be issued for a finite duration, after which the permit expires and the land usage no longer authorized. There is no renewal of a *Temporary Conditional Use Permit*.
- ii) The City Council may, in its discretion, require annual review of a *Temporary Conditional Use Permit*, and may, in the initial issuance of the permit, reserve the right to establish additional conditions upon each annual review.

9-330.8 Raising of Pigeons

A. Definitions

1) **"Pigeon"** means a member of the family *Columbidae*, and consists of birds known as "Racing Pigeons", "Fancy Pigeons" and "Sporting Pigeons" as those terms are commonly known and used in the pigeon raising community.

2) **"Recognized Pigeon Association"** means the International Federation of Raging Pigeon Fanciers, the American Racing Pigeon Union, Inc., the National Pigeon Club, the American

Pigeon Club, the Rare Breeds Pigeon Club, the American Tippler Society, and the International Roller Association.

3) "Loft" means a structure especially built for the housing of pigeons.

B. Conditions

The following conditions shall be observed by every person granted a conditional use permit to keep, breed and raise pigeons.

1) Location. All pigeons shall be kept in a Loft containing at least 50 square feet of floor area. If the Loft contains more than 120 feet of floor area, the structure shall be deemed an *Accessory Building* and subject to the provision of Article 9-370. A Loft shall not be considered a *Farm Building*.

2) Construction Standards. The Loft shall be constructed as a wood frame building, of sufficient height and other security measures to discourage invasion by predatory animals. The property owner shall not be required to obtain a building permit for the Loft, but plans for the Loft shall be submitted at the time of application for Conditional Use Permit. The Loft shall provide adequate shelter from the elements, and meet any standards recommended by a Recognized Pigeon Association.

3) Population Limitations. No more than 32 pigeons may be kept on any parcel of land. Pigeons that are 28 days old or younger shall not be counted against this limit.

4) Noise. The permit holder shall take adequate steps to insure that noise from the pigeons are not audible to nearby properties.

5) Personal Hobby Use Only. Pigeons kept in any district but the R-A districts shall be for the personal hobby use of the permit holder, and the activity shall not be operated as any kind of a mercantile venture in areas zoned other than R-A.

6) Sanitation. All animal waste shall be removed and properly disposed of in a manner that promotes general health and safety, and all feed shall be stored inside the Loft, safe from invasion by vermin or disease-promoting forces. All feeding activities shall be carried on within the Loft.

7) Confinement. Except when involved in exercise, competition or training activities under the supervision of the permit holder, pigeons shall be confined to the Loft, and shall not be permitted to perch or linger on the property of others. Pigeons that have been fed within the previous four hours shall not be released from the Loft.

8) Banding and Registration. All pigeons that are six months old or older shall be banded and registered with at Recognized Pigeon Association.

9) Screening. All lofts shall be placed in locations where they are screened by buildings, fences or coniferous vegetation from view from adjoining properties.

C. Annual Inspection. All facilities shall be subject to an annual inspection by the City. The City may, at the discretion of its staff, delegate the inspection to a Recognized Pigeon Association. The permit holder shall comply with all requirements imposed by any inspection. All costs of inspection shall be the responsibility of the permit holder.

D. General Nuisance. The permit holder shall conduct all activities in connection with the keeping and raising of pigeons in a manner that avoids the creation of public or private nuisances, and to this end, and without limitation, the activities shall be conducted so as to eliminate from outside the Loft all odor, noise, vibrations, attraction of rodents, vermin or predatory animals, attractive nuisance, eyesores or other aesthetic detractions from neighborhood appearance, traffic or accumulation of debris or waste.

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

MTG DATE: May 22, 2023

INSPECTION ISSUED TO: Brian Pogalz

APPLICANT/CONTACT: Akil Abraham

TELEPHONE NUMBER: 952-666-8579, richlandrrs@gmail.com

BUSINESS/PLAT NAME: Fleet Star Truck & Trailer LLC

ADDRESS/LOCATION OF INSPECTION: 16255 Buchanan St NE

APPLICATION FOR: Commercial Site Plan & Conditional Use Permit

RECOMMENDATION: _____

DATE: _____

PLANNING COMMISSIONER SIGNATURE: _____



RECEIVED
MAR 06 2023
By:

CITY OF HAM LAKE

15544 Central Avenue NE

Ham Lake, MN 55304

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

**PLANNING
REQUEST**

Date of Application 3/6/2023

Date of Receipt 3-6-23

Receipt # 95475

95476

Meeting Appearance Dates:

Planning Commission 5/22/23

City Council _____

Please check request(s):

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

- Commercial Building Permit
- 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: Fleet STAR TRUCK & TRAILER

Address/Location of property: 16522 Buchanan St NE

Legal Description of property: LOTS 1-4, BLOCK 3, CREEKSIDE FURMS

PIN # 06-32-23-33-0009 Current Zoning CD-2 Proposed Zoning _____

Notes: 1.0010 1.0011 30012 cup B site plan for truck terminal

Applicant's Name: Atil Ibrahim

Business Name: Fleet STAR TRUCK & TRAILER, LLC

Address 1305 159th Ave NE

City Ham Lake State MN Zip Code 55304

Phone 763 571 441 Cell Phone 952-666-6579 Fax ☒

Email address Richlandres@gmail.com

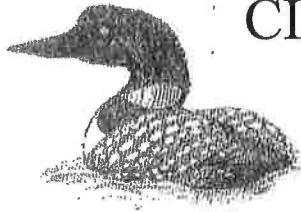
You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE [Signature] DATE 3-3-2023

- FOR STAFF USE ONLY -

ACTION BY: Planning Commission _____
City Council _____

PROPERTY TAXES CURRENT YES NO



CITY OF HAM LAKE

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

NOTICE OF PUBLIC HEARING
CITY OF HAM LAKE
COUNTY OF ANOKA
STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a Public Hearing shall be held before the Ham Lake Planning Commission on Monday, May 22, 2023 at 6:01 p.m. at the Ham Lake City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Akil Ibrahim of Fleet Star Truck and Trailer, LLC, requesting a Conditional Use Permit to operate a truck terminal at 16522 Buchanan Street NE, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

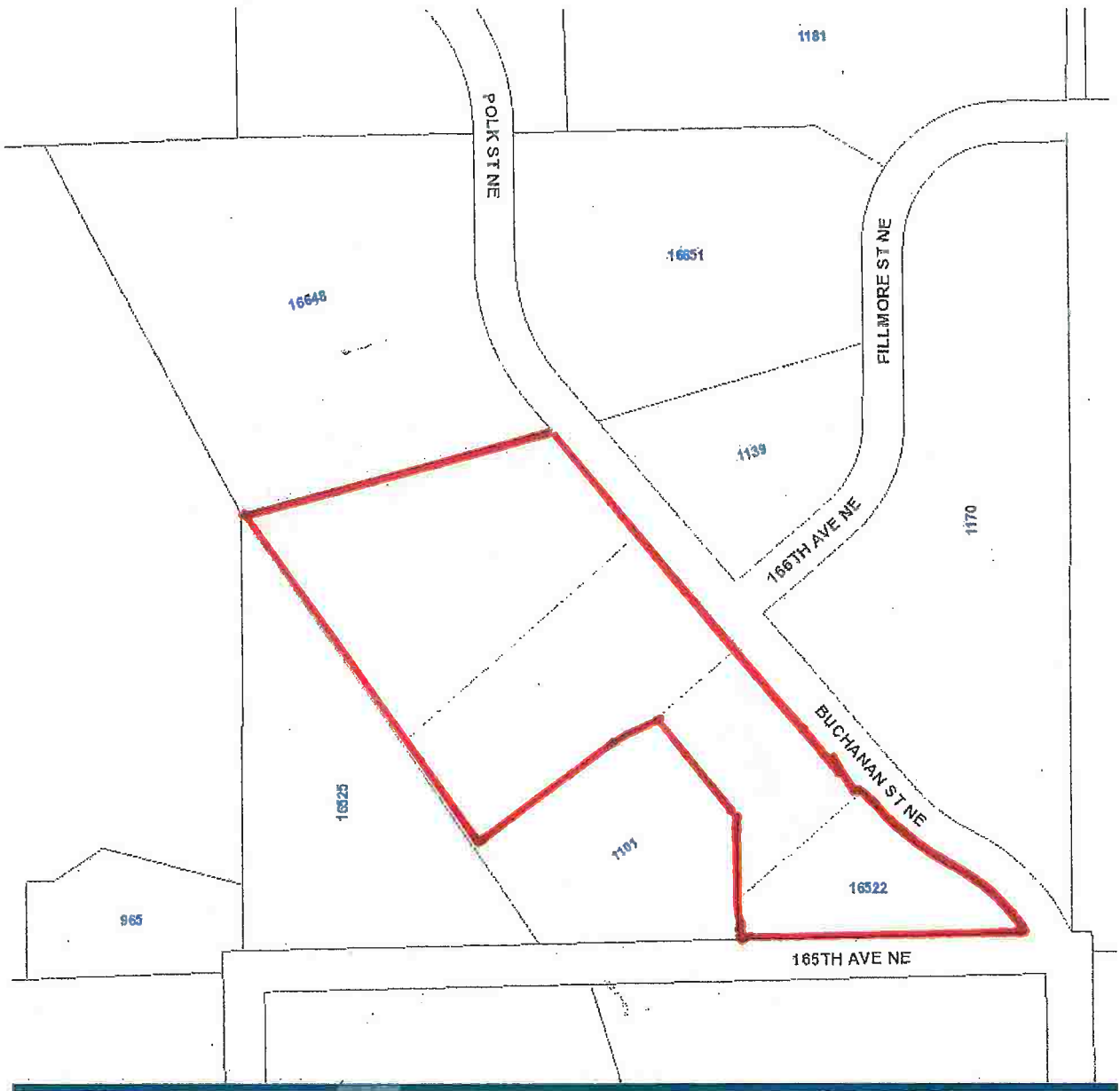
PIN#'s 08-32-23-33-0009, 08-32-23-33-0010, 08-32-23-33-0011 and 08-32-23-33-0012

LOTS 1, 2, 3 and 4, BLOCK 3 CREEKSIDE FARMS

At such hearing both written and oral comments will be heard.

DATED: May 12, 2023

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake



16522 Buchanan Street NE



RECEIVED MAY 01 2023

TO: City of Ham Lake – Attn: David Krugler
FROM: Akil Ibrahim
DATE: April 28, 2023
SUBJECT: FLEET STAR Truck & Trailer, LLC City Memo

Fleet Star Truck & Trailer, LLC is a local trucking company owned solely by myself, Akil Ibrahim and has been in business for 10 years. We currently have a location in Ham Lake. We are looking to open a second location and build a truck terminal in the new Creekside Farms Development, specifically lots 1-4 in Block 3. The building footprint square footage will be 11,057 sf (see attached A2.1 for further details) and will have two loading docks for the warehousing of freight (excludes any hazardous materials), storage bays for trailers, and one maintenance bay for light duty repairs and preventative maintenance on trucks and trailers; the upper level square footage is 2,498 and will have offices and a work area along with restrooms (see plan page A2.1) We will operate from 7AM to 5 PM Monday- Friday and employ 15 office staff, 5 Shop employees, 20 drivers, and 60-70 independent drivers which are contracted by Fleet Star (Independent Contractor Agreement submitted; Drivers provide trucking services ((loading and unloading of goods for Fleet Star)). The total truck traffic per day would be 4-5 trucks. Storage needs will take place within the building for transferring goods to and from trailers.

Please see attached X1 and X2 exhibits showing turning movements along with the 100 – year flood event of possible standing water for a short time that I find completely acceptable.

I would like to reiterate there will be no overnight parking (sleeping) allowed at this truck terminal.

Thank you and I look forward to continuing my business in Ham Lake,

Akil A

May 22, 2023

CITY OF HAM LAKE

STAFF REPORT

To: Members of the Planning Commission

From: Mark Jones, Building Official

Subject: Conditional Use Permit for Fleet Star Truck & Trailer LLC at 16522 Buchanan Street St. NE

Introduction/Discussion:

Akil Ibrahim, the owner of Fleet Star Truck & Trailer LLC (trucking company) currently located at 1305 159 Avenue NE in Ham Lake, is proposing to construct a truck terminal at 16522 Buchanan Street for a second location. This property is zoned Commercial Development 2 (CD-2). A truck terminal is permitted as a Conditional Use and is defined as a location where commercial trucks load and unload cargo on a regular basis. This location will be used as an office/warehouse with a maintenance bay to provide light duty repairs and maintenance of semi-trucks. Hours of operation will 7am to 5 pm Monday – Friday. There will be 15 office staff, 5 shop employees, 20 drivers employed by Fleet Star & Trailer LLC and 60 to 70 independent drivers. Most services will be performed off site; truck traffic onsite is estimated to be 4 to 5 trucks per day.

Recommendation:

I recommend approval of the Conditional Use Permit (CUP) for Fleet Star Truck and Trailer LLC with these conditions:

1. All semi-truck traffic must use Constance Boulevard NE and Buchanan Street NE.
2. All parking of semis and trailers is to be per approved plans and approved signage.
3. All semi-truck and trailer parking is to be associated with the truck terminal business use only. Leasing of parking spaces, under any circumstances, is strictly prohibited.
4. All truck repair is to be a secondary use to the truck terminal use.
5. All repairs are to be done inside the building
6. All fluids are to be contained and disposed of according to State and County requirements.
7. No outside storage, this include liquids, tires, parts, etc.
8. Proper screening must be provided between commercial and residential property per Article 9-220.1.e.
9. Must meet all City, County, and State requirements.

Memorandum

Date: May 17, 2023
To: Planning Commissioners
From: Tom Collins, City Engineer *TPC*
Subject: Fleet Star Truck and Trailer

Introduction:

The proposed 11,057 square foot footprint for Fleet Star Truck and Trailer is located on the combined 10.39-acres of Lots 1 thru 4, Block 3 of the Creekside Farms subdivision (attached). The parcels are zoned Commercial Development Tier 2 (CD-2). A 300-scale aerial photo and a 500-scale zoning map are attached.

Discussion:

The Site Plan, Demolition Plan, Paving Plan, Grading Plan, Utility Plan, Details and Erosion Control Notes, Details, Flood Plain Mitigation Plan, Storm Water Pollution Prevention Plan (SWPPP) and Stormwater Calculations received May 5th, the Certificate of Survey received April 27th, and the Architectural Plans and Lighting Plan received April 17th address prior review comments.

The attached Landscape Plan, with a revision date of April 25th, includes tree screening to the west and southwest of the proposed building. The screening is Norway spruce to the west of the proposed building and Hackberry to the southwest. Per the zoning map, the parcels to the west are zoned Rural Single Family Residential (R-A). Landscaping in commercially zoned areas is to be per 11-1800 of City Code (attached). Per 11-1853, 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. Per 9-220.1.e of City Code (attached), when any mercantile land use is located adjacent to a residential area, it shall be screened by opaque fencing, vegetation, or both. 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". A determination needs to be made as to whether the proposed landscaping is adequate where adjacent to R-A zoning or if additional screening is required.

A public hearing will be scheduled for consideration of vacating drainage and utility easements that were recorded with Creekside Farms. Easements to be considered for vacation include the northerly 10-feet of Lot 1, Block 3, southerly and northerly 10-feet of Lot 2, Block 3, southerly and northerly 10-feet of Lot 3, Block 3, southerly 10-feet of Lot 4, Block 3 and that portion of easements on the north side of Lot 4, Block 3 that exclude the County Ditch #58 easement on the west side. An exhibit with legal descriptions is attached..

The 908.73 100-year flood elevation of the infiltration basin on the northerly portion of the site extends into the drive aisle, with a depth of up to 0.68 feet. The attached 5-page owner memo states that this is acceptable.

A Division/Combination Request Form (attached) will need to be submitted and approved by the Anoka County Property Records & Taxation Division for combining Lots 1 thru 4, Block 3, Creekside Farms. Proof of combining Lots 1 thru 4 with Anoka County will need to be provided before consideration of the issuance of a building permit.

Fleet Star Truck and Trailer was conditionally approved by the Coon Creek Watershed District (CCWD) Board of Managers at their April 24th meeting. The attached Permit was issued May 1st. Fleet Star Truck and Trailer still needs to execute an Operation and Maintenance Agreement with the CCWD for stormwater treatment. A MPCA Construction Stormwater Permit is required before grading operations can commence because the disturbed area is over one-acre.

Recommendation:

It is recommended that the Fleet Star Truck and Trailer plans be recommended for approval, including the adequacy of the proposed screening.

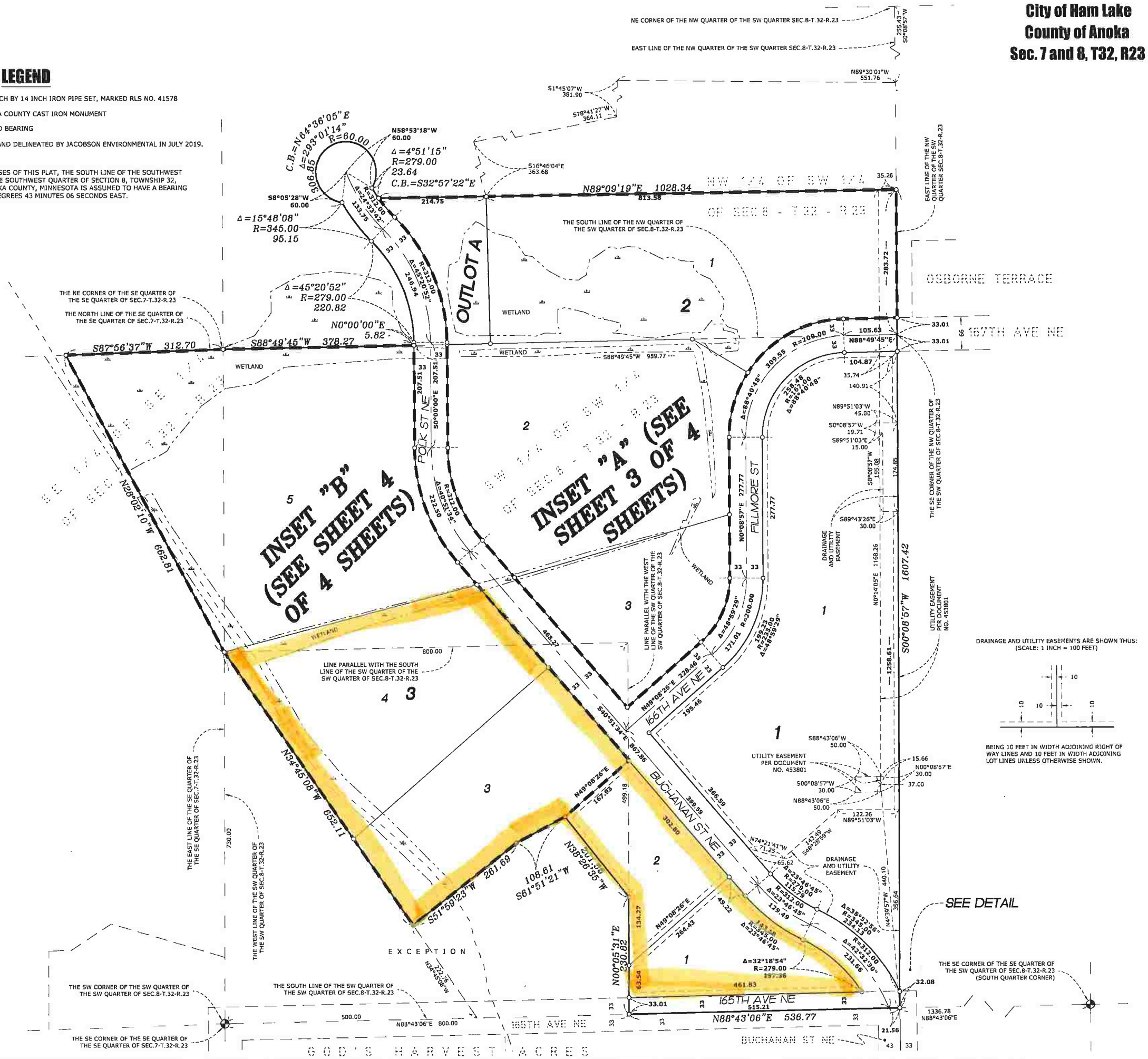
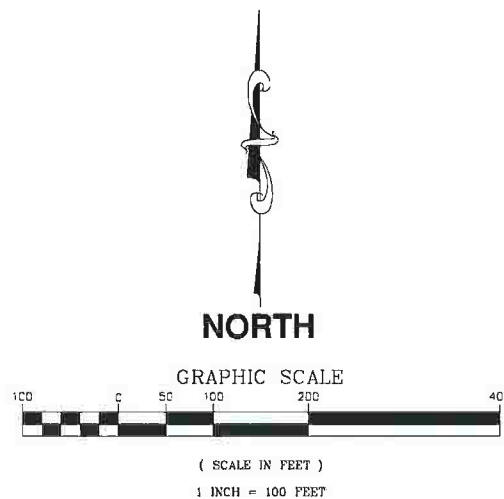
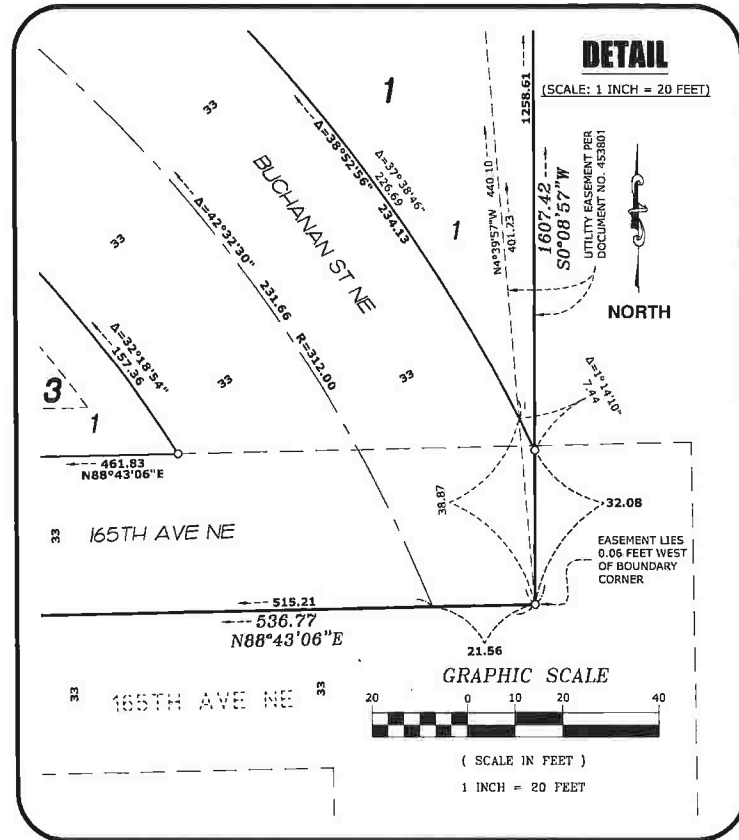
CREEKSIDE FARMS

City of Ham Lake
County of Anoka
Sec. 7 and 8, T32, R23

LEGEND

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- C.B. = DENOTES CHORD BEARING
- WETLAND DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN JULY 2019.

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 32, RANGE 23, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 43 MINUTES 06 SECONDS EAST.





1" = 300'

16918

FLAMINGO DR.

DEERWOOD DR.

R-M

16800

OSBORNE
TERRACE

1181

R-1

16648

CREEKSIDE
FARMS

16651

CD-2

1139

R-A

16612

16578

1170

R-A

CD-1

315

1207

16525
POLK ST.

1101

16562

16522

16501

965

POLK ST.

16457

16345

GOD'S HARVEST ACRES

PUD

16455

TOD

16430

16446

855

401

CD-1

16350

CD-2

16300

16326

1333

1365

925

JOHNSON ST.

828

916

928

950

1120

1160

1222

1360

16248

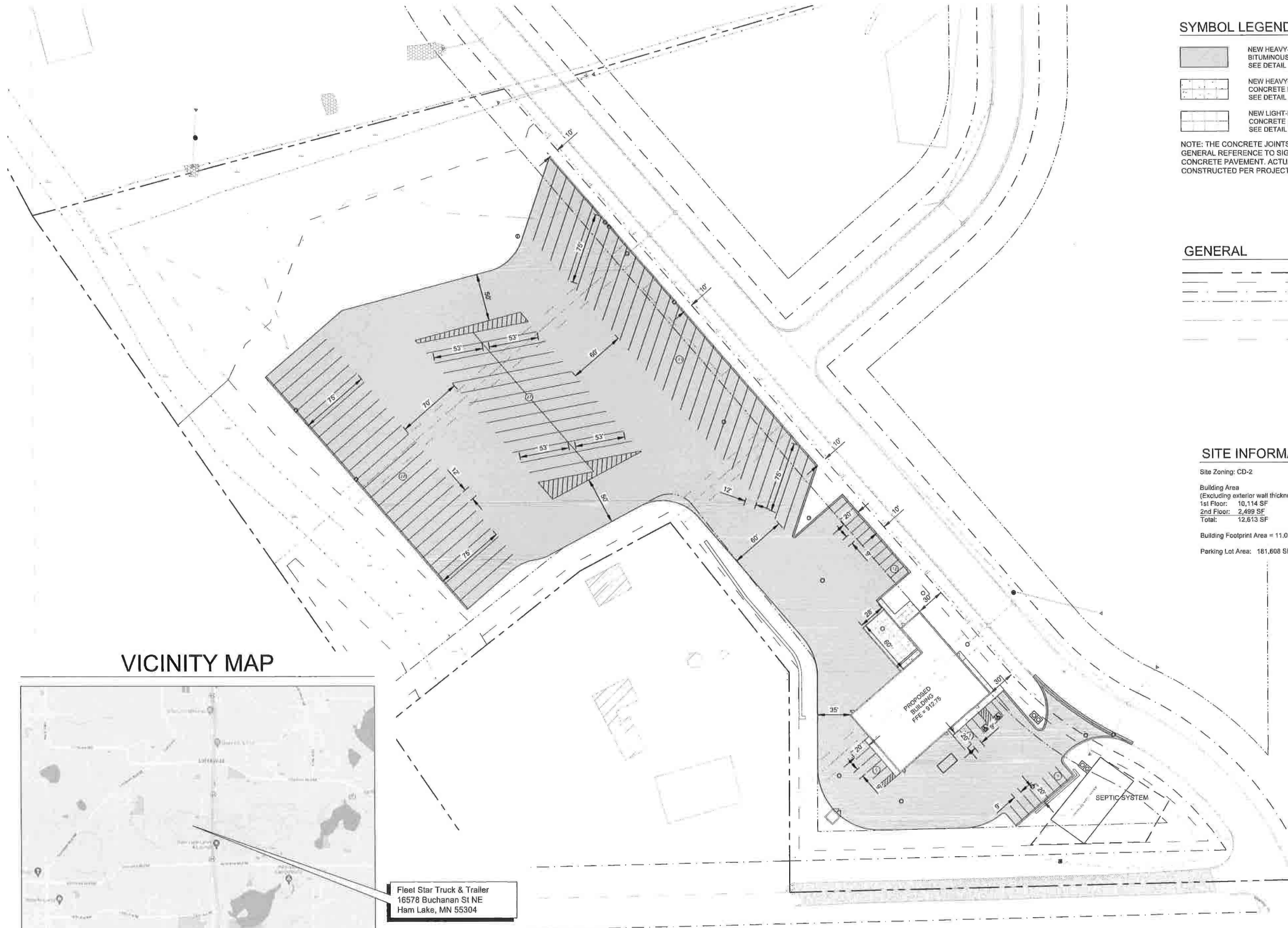
R-1

1130




DEER
CROSSING

STATE TRUNK HIGHWAY NO. 65

1" = 500'













SYMBOL LEGEND

-  NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL 1/C501
-  NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL 3/C501
-  NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL 2/C501

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

-  PROPERTY LINE
-  EASEMENT LINE
-  RIGHT-OF-WAY LINE
-  SETBACK LINE
-  EXISTING PROPERTY LINE TO BE VACATED
-  EXISTING EASEMENT LINE TO BE VACATED
-  ○ PROPOSED STORM MH
-  □ PROPOSED CATCH BASIN
-  ● PROPOSED WELL
-  □ PROPOSED SEPTIC TANK

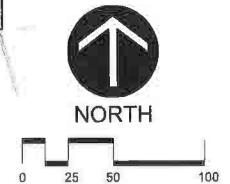
SITE INFORMATION

Site Zoning: CD-2
 Building Area (Excluding exterior wall thickness)
 1st Floor: 10,114 SF
 2nd Floor: 2,499 SF
 Total: 12,613 SF
 Building Footprint Area = 11,051 SF
 Parking Lot Area: 181,608 SF

VICINITY MAP



Fleet Star Truck & Trailer
 16578 Buchanan St NE
 Ham Lake, MN 55304

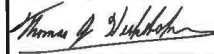


PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

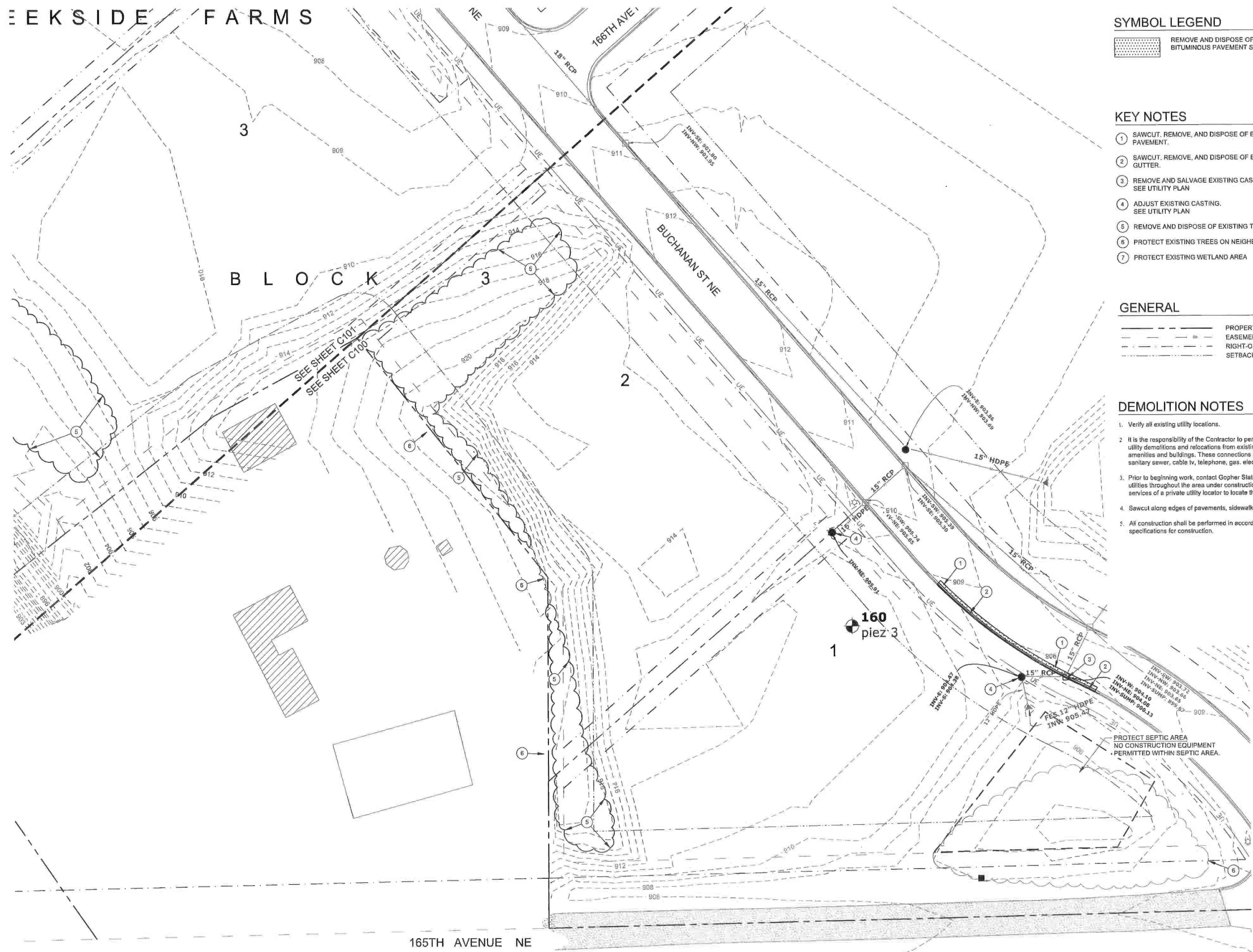
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

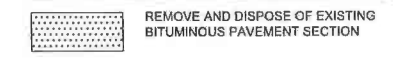
Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:

SITE PLAN
 Sheet: **C000**

CREEK SIDE FARMS



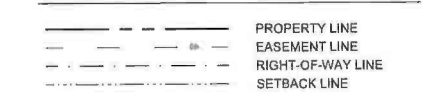
SYMBOL LEGEND



KEY NOTES

- 1 SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- 3 REMOVE AND SALVAGE EXISTING CASTING, ADJUST STRUCTURE. SEE UTILITY PLAN.
- 4 ADJUST EXISTING CASTING. SEE UTILITY PLAN.
- 5 REMOVE AND DISPOSE OF EXISTING TREES, STUMPS, AND ROOTS.
- 6 PROTECT EXISTING TREES ON NEIGHBORING PROPERTY.
- 7 PROTECT EXISTING WETLAND AREA.

GENERAL



DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specifications 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.

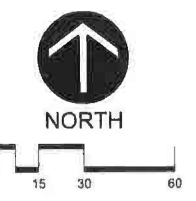
Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

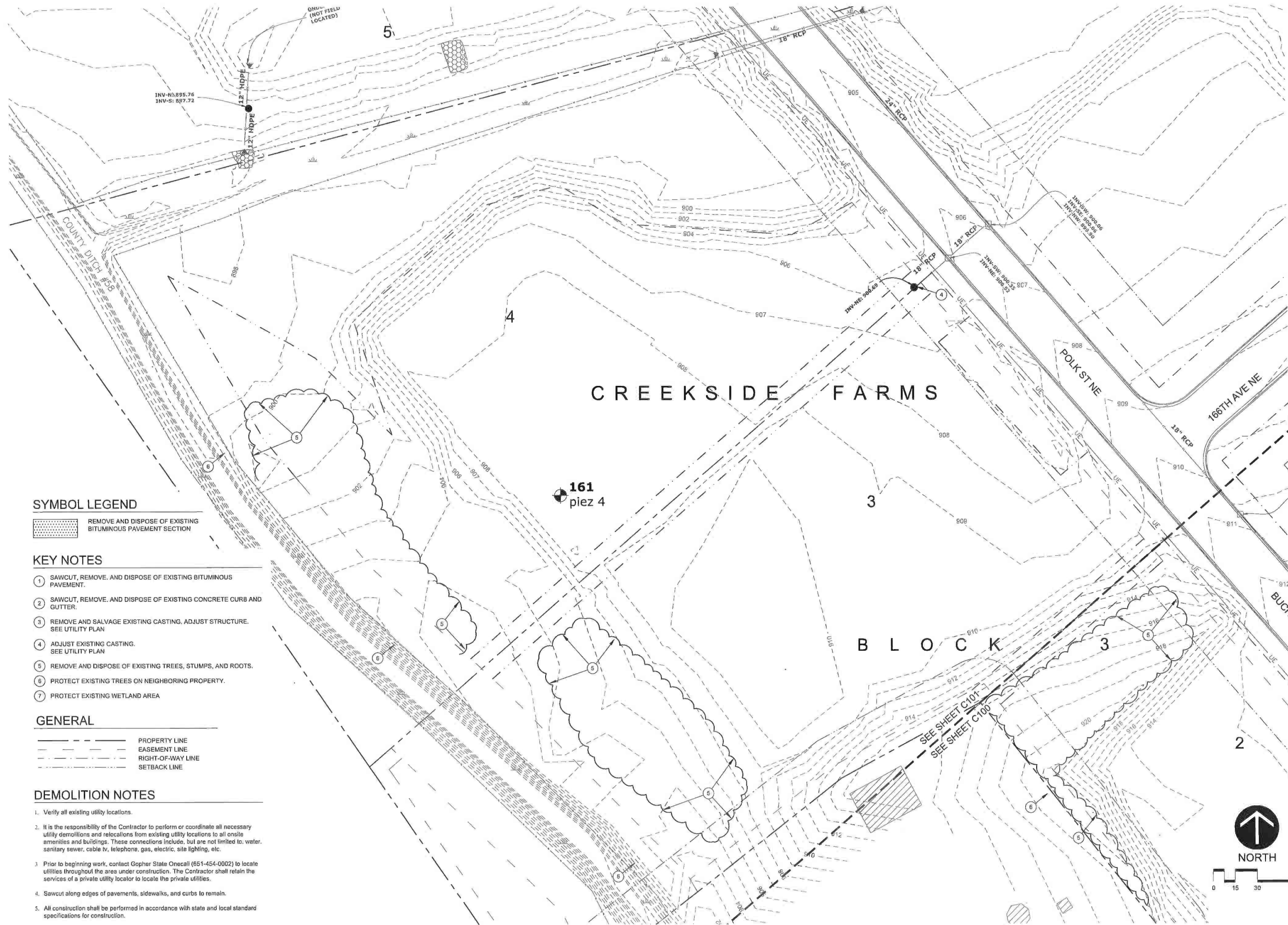
Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:

DEMOLITION PLAN

Sheet: **C100**





SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION

KEY NOTES

- 1 SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- 3 REMOVE AND SALVAGE EXISTING CASTING, ADJUST STRUCTURE. SEE UTILITY PLAN.
- 4 ADJUST EXISTING CASTING. SEE UTILITY PLAN.
- 5 REMOVE AND DISPOSE OF EXISTING TREES, STUMPS, AND ROOTS.
- 6 PROTECT EXISTING TREES ON NEIGHBORING PROPERTY.
- 7 PROTECT EXISTING WETLAND AREA.

GENERAL

PROPERTY LINE
 EASEMENT LINE
 RIGHT-OF-WAY LINE
 SETBACK LINE

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to: water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

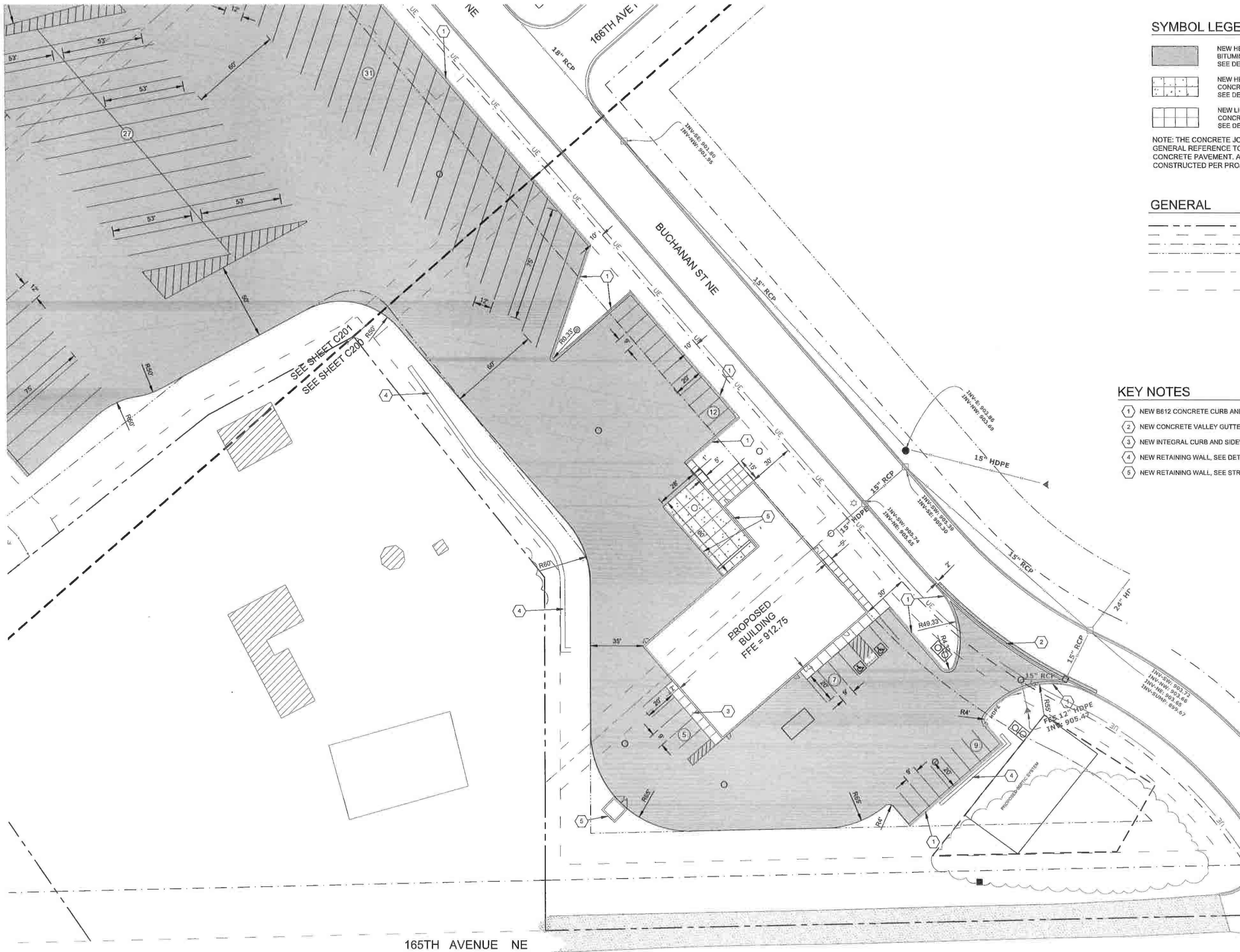
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:

DEMOLITION PLAN

Sheet
C101



SYMBOL LEGEND

- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL 1/C501
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL 3/C501
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL 2/C501

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE TO BE VACATED
- EXISTING EASEMENT LINE TO BE VACATED
- PROPOSED STORM MH
- PROPOSED CATCH BASIN
- PROPOSED WELL
- PROPOSED SEPTIC TANK

KEY NOTES

- 1 NEW B612 CONCRETE CURB AND GUTTER. SEE DETAIL 4/C501
- 2 NEW CONCRETE VALLEY GUTTER. SEE DETAIL 5/C501
- 3 NEW INTEGRAL CURB AND SIDEWALK. SEE DETAIL 6/C501
- 4 NEW RETAINING WALL. SEE DETAIL 7/C501
- 5 NEW RETAINING WALL. SEE STRUCTURAL

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

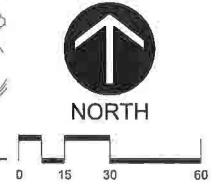
Thomas J. Heikenhoff
 Thomas J. Heikenhoff, P.E.
 Date: 04.28.23 Lic. No: 25520

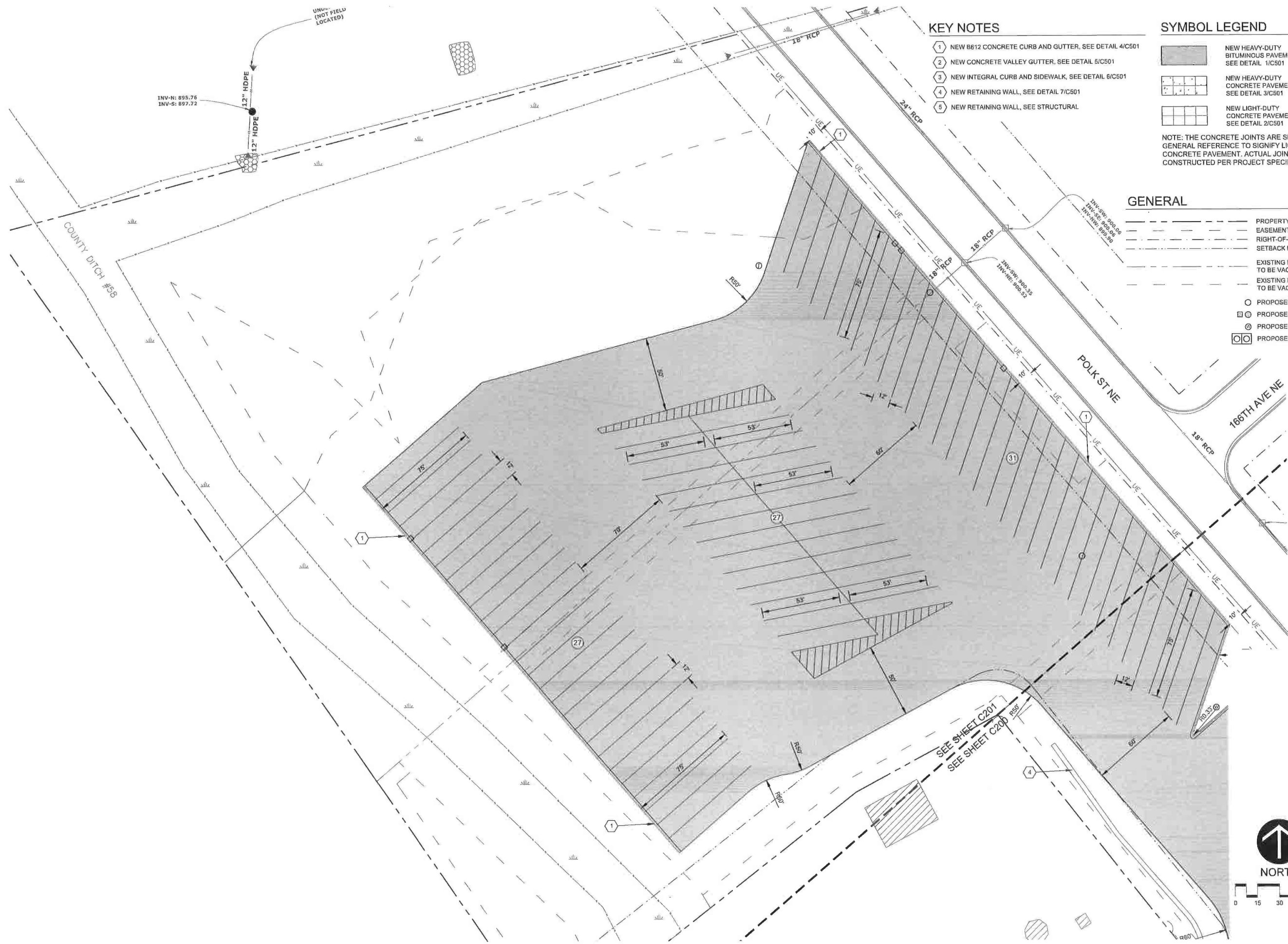
Rev.	Date	Description

Project #: 12226165
 Drawn By: T.JR/KBK
 Checked By: T.JH
 Issue Date: 04.28.23
 Sheet Title:

PAVING PLAN

Sheet:
C200





KEY NOTES

- 1 NEW B612 CONCRETE CURB AND GUTTER, SEE DETAIL 4/C501
- 2 NEW CONCRETE VALLEY GUTTER, SEE DETAIL 5/C501
- 3 NEW INTEGRAL CURB AND SIDEWALK, SEE DETAIL 6/C501
- 4 NEW RETAINING WALL, SEE DETAIL 7/C501
- 5 NEW RETAINING WALL, SEE STRUCTURAL

SYMBOL LEGEND

- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL 1/C501
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL 3/C501
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL 2/C501

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE TO BE VACATED
- EXISTING EASEMENT LINE TO BE VACATED
- PROPOSED STORM MH
- PROPOSED CATCH BASIN
- PROPOSED WELL
- PROPOSED SEPTIC TANK

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

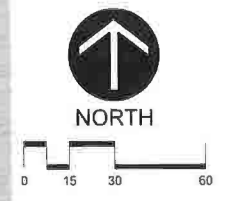
Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

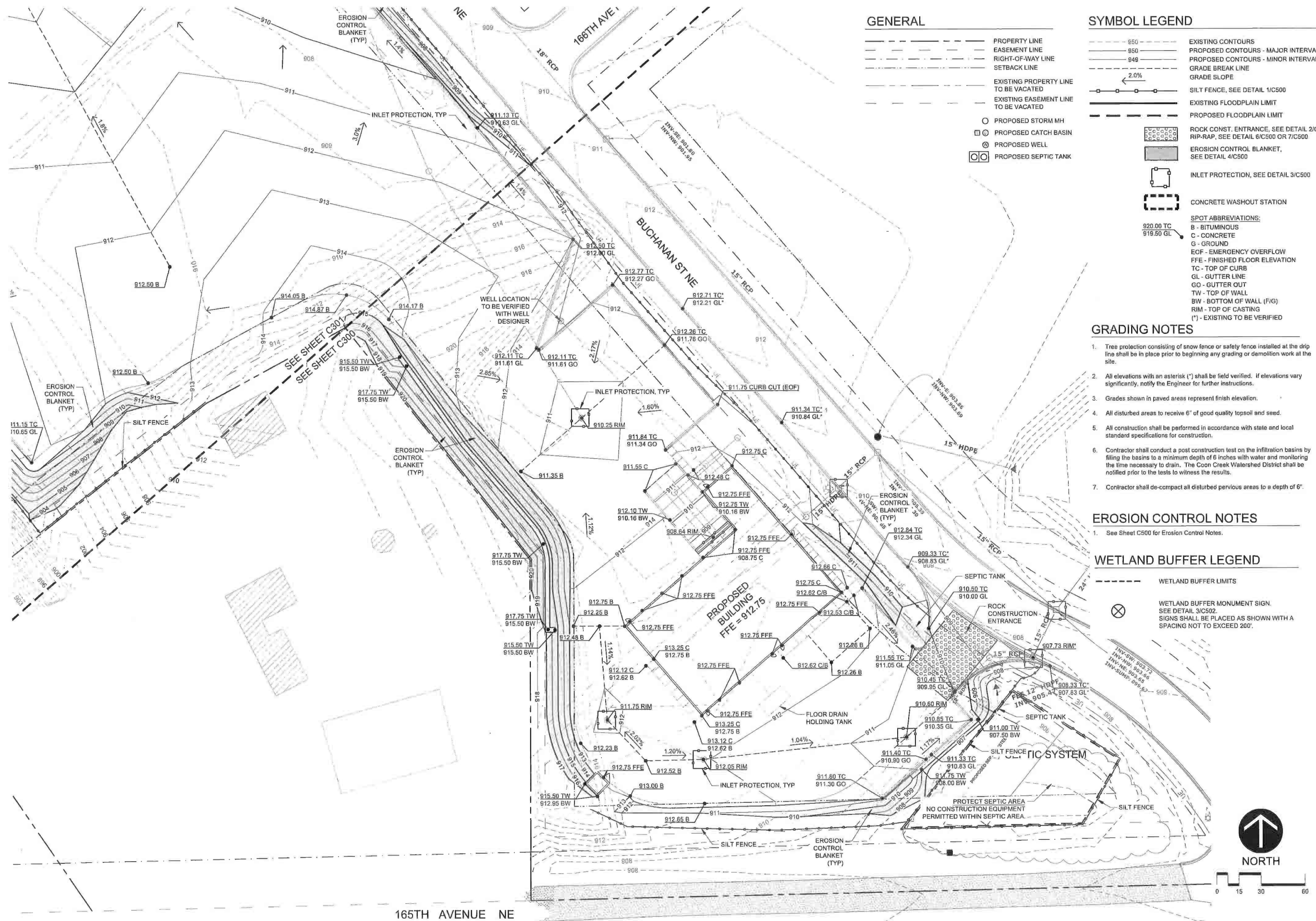
Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:

PAVING PLAN

Sheet:
C201





GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE TO BE VACATED
- EXISTING EASEMENT LINE TO BE VACATED
- PROPOSED STORM MH
- PROPOSED CATCH BASIN
- ⊙ PROPOSED WELL
- ⊞ PROPOSED SEPTIC TANK

SYMBOL LEGEND

- 5'00 --- EXISTING CONTOURS
- 5'00 --- PROPOSED CONTOURS - MAJOR INTERVAL
- 5'00 --- PROPOSED CONTOURS - MINOR INTERVAL
- 2.0% --- GRADE BREAK LINE
- 2.0% --- GRADE SLOPE
- SILT FENCE, SEE DETAIL 1/C500
- EXISTING FLOODPLAIN LIMIT
- PROPOSED FLOODPLAIN LIMIT
- ROCK CONST. ENTRANCE, SEE DETAIL 2/C500
- RIP-RAP, SEE DETAIL 6/C500 OR 7/C500
- EROSION CONTROL BLANKET, SEE DETAIL 4/C500
- INLET PROTECTION, SEE DETAIL 3/C500
- CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:
 B - BITUMINOUS
 C - CONCRETE
 G - GROUND
 EOF - EMERGENCY OVERFLOW
 FFE - FINISHED FLOOR ELEVATION
 TC - TOP OF CURB
 GL - GUTTER LINE
 GO - GUTTER OUT
 TW - TOP OF WALL
 BW - BOTTOM OF WALL (F/G)
 RIM - TOP OF CASTING
 (*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive 6" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. Contractor shall conduct a post construction test on the infiltration basins by filling the basins 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 tests to witness the results.
7. Contractor shall de-compact all disturbed pervious areas to a depth of 6".

EROSION CONTROL NOTES

1. See Sheet C500 for Erosion Control Notes.

WETLAND BUFFER LEGEND

- WETLAND BUFFER LIMITS
- ⊗ WETLAND BUFFER MONUMENT SIGN. SEE DETAIL 3/C502. SIGNS SHALL BE PLACED AS SHOWN WITH A SPACING NOT TO EXCEED 200'.

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE JULYSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

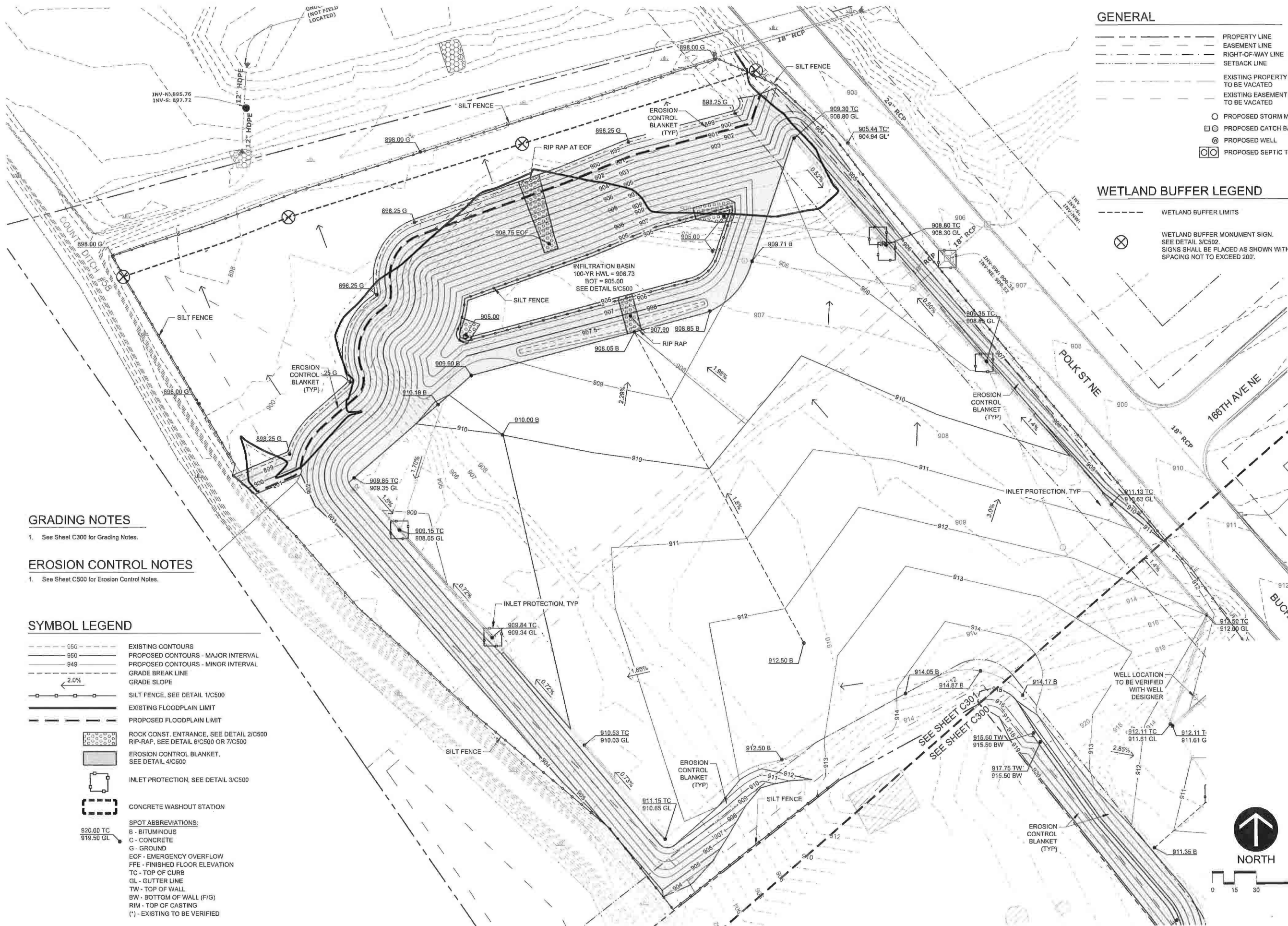
Thomas J. Heikenhoff
 Thomas J. Heikenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:

GRADING PLAN

Sheet:
C300



- GENERAL**
- PROPERTY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EXISTING PROPERTY LINE TO BE VACATED
 - EXISTING EASEMENT LINE TO BE VACATED
 - PROPOSED STORM MH
 - PROPOSED CATCH BASIN
 - ⊗ PROPOSED WELL
 - ⊠ PROPOSED SEPTIC TANK

- WETLAND BUFFER LEGEND**
- WETLAND BUFFER LIMITS
 - ⊗ WETLAND BUFFER MONUMENT SIGN. SEE DETAIL 3/C502. SIGNS SHALL BE PLACED AS SHOWN WITH A SPACING NOT TO EXCEED 200'.

GRADING NOTES

- See Sheet C300 for Grading Notes.

EROSION CONTROL NOTES

- See Sheet C500 for Erosion Control Notes.

SYMBOL LEGEND

- 5'00' --- EXISTING CONTOURS
 - 5'00' --- PROPOSED CONTOURS - MAJOR INTERVAL
 - 5'00' --- PROPOSED CONTOURS - MINOR INTERVAL
 - GRADE BREAK LINE
 - GRADE SLOPE
 - SILT FENCE, SEE DETAIL 1/C500
 - EXISTING FLOODPLAIN LIMIT
 - PROPOSED FLOODPLAIN LIMIT
 - ROCK CONST. ENTRANCE, SEE DETAIL 2/C500
 - RIP-RAP, SEE DETAIL 6/C500 OR 7/C500
 - EROSION CONTROL BLANKET, SEE DETAIL 4/C500
 - INLET PROTECTION, SEE DETAIL 3/C500
 - CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:**
- B - BITUMINOUS
 - C - CONCRETE
 - G - GROUND
 - EOF - EMERGENCY OVERTFLOW
 - FFE - FINISHED FLOOR ELEVATION
 - TC - TOP OF CURB
 - GL - GUTTER LINE
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (F/G)
 - RIM - TOP OF CASTING
 - (*) - EXISTING TO BE VERIFIED

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

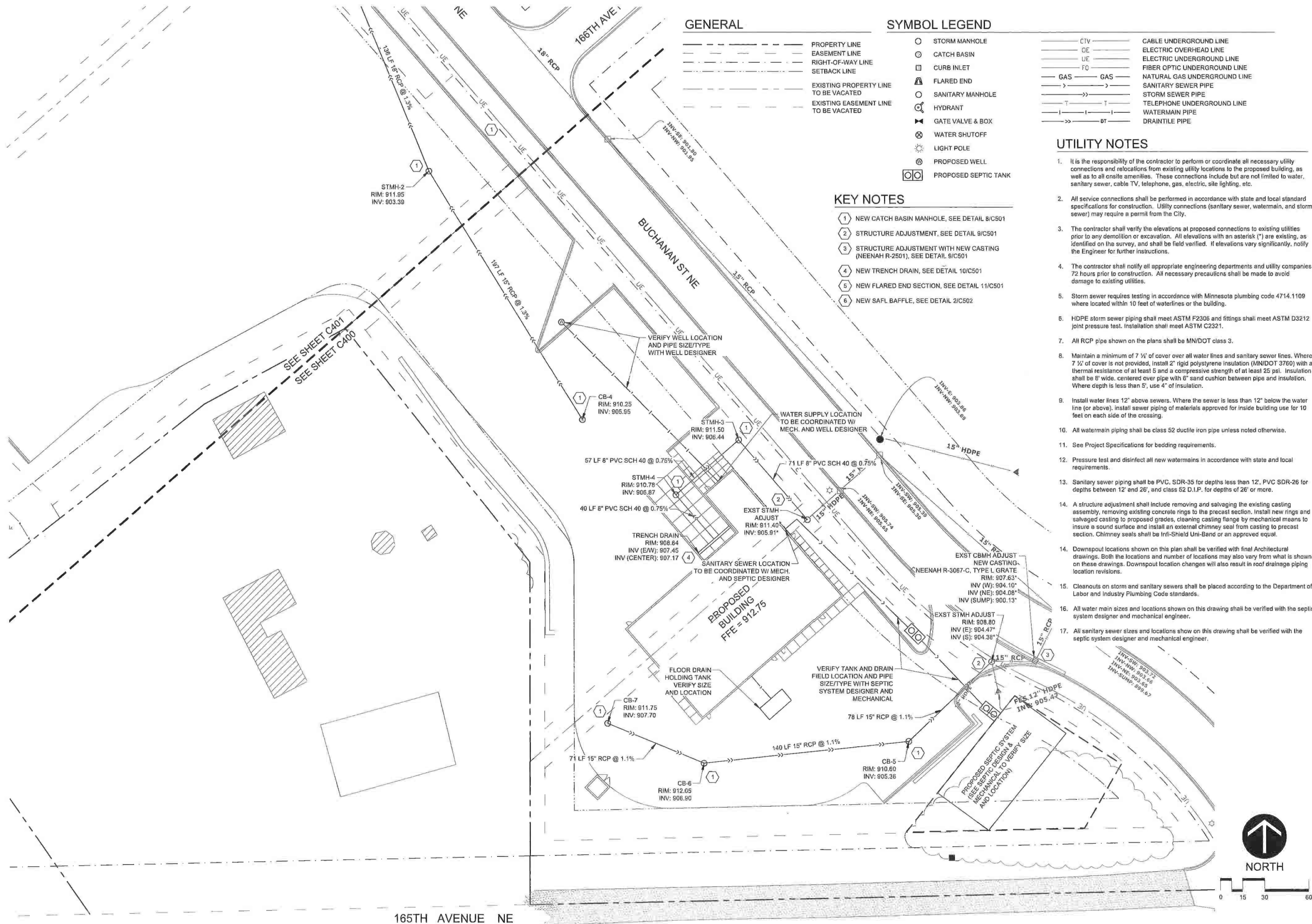
FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25620

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:
GRADING PLAN
 Sheet:
C301



GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE TO BE VACATED
- EXISTING EASEMENT LINE TO BE VACATED

SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- ▲ FLARED END
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ GATE VALVE & BOX
- ⊕ WATER SHUTOFF
- ⊕ LIGHT POLE
- ⊕ PROPOSED WELL
- ⊕ PROPOSED SEPTIC TANK

- CTV --- CABLE UNDERGROUND LINE
- OE --- ELECTRIC OVERHEAD LINE
- UE --- ELECTRIC UNDERGROUND LINE
- FO --- FIBER OPTIC UNDERGROUND LINE
- GAS --- GAS
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DT --- DRAIN TILE PIPE

KEY NOTES

- 1 NEW CATCH BASIN MANHOLE, SEE DETAIL 8/C501
- 2 STRUCTURE ADJUSTMENT, SEE DETAIL 9/C501
- 3 STRUCTURE ADJUSTMENT WITH NEW CASTING (NEENAH R-2501), SEE DETAIL 9/C501
- 4 NEW TRENCH DRAIN, SEE DETAIL 10/C501
- 5 NEW FLARED END SECTION, SEE DETAIL 11/C501
- 6 NEW SAFL BAFFLE, SEE DETAIL 2/C502

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all on-site amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) are existing, as identified on the survey, and shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MINDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.
14. Downspout locations shown on this plan shall be verified with final Architectural drawings. Both the locations and number of locations may also vary from what is shown on these drawings. Downspout location changes will also result in roof drainage piping location revisions.
15. Cleanouts on storm and sanitary sewers shall be placed according to the Department of Labor and Industry Plumbing Code standards.
16. All water main sizes and locations shown on this drawing shall be verified with the septic system designer and mechanical engineer.
17. All sanitary sewer sizes and locations shown on this drawing shall be verified with the septic system designer and mechanical engineer.

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

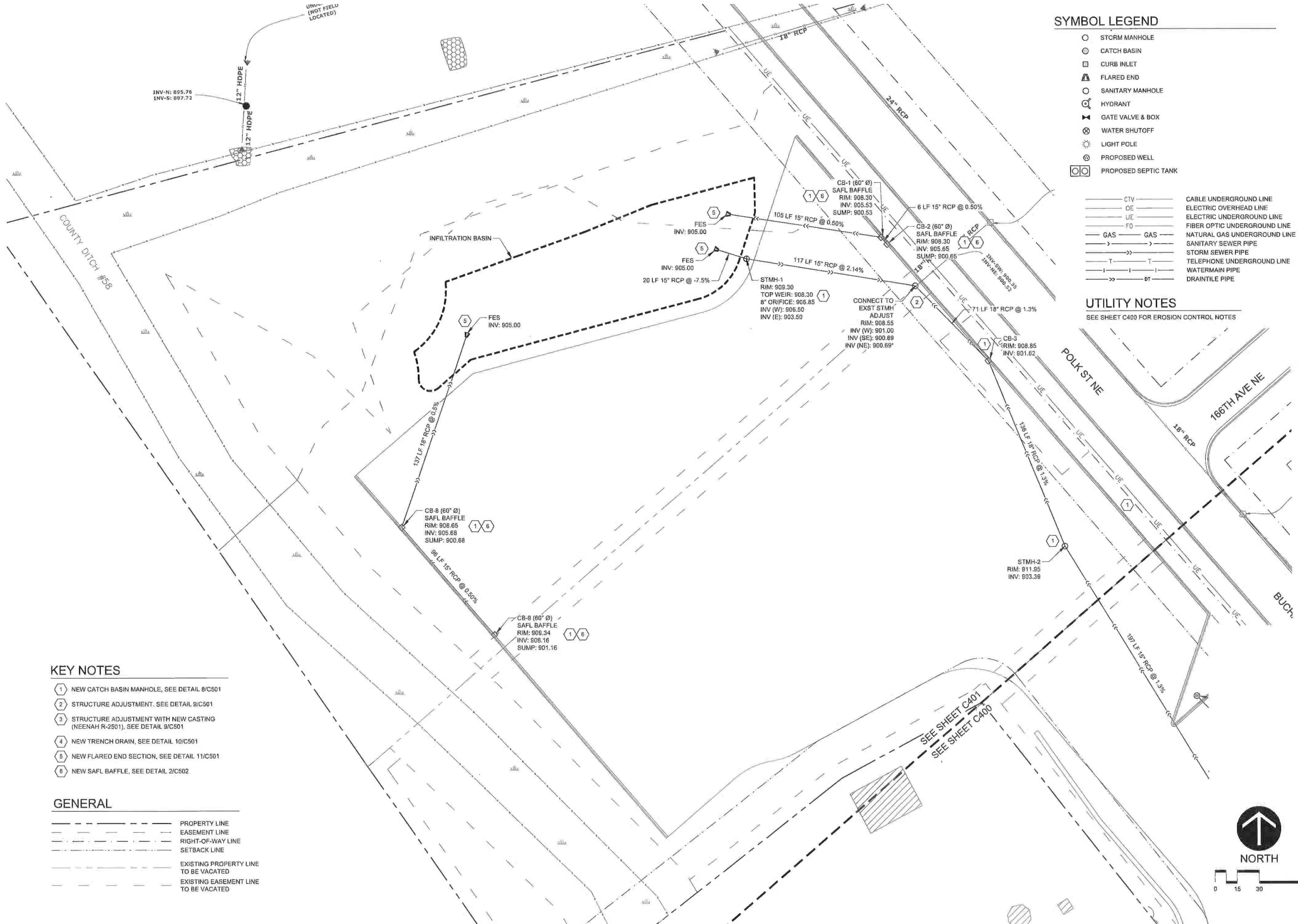
FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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

Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23
 Sheet Title:
UTILITY PLAN
 Sheet:
C400



SYMBOL LEGEND

- STORM MANHOLE
 - ⊙ CATCH BASIN
 - ⊠ CURB INLET
 - ▲ FLARED END
 - SANITARY MANHOLE
 - ⊕ HYDRANT
 - ⊗ GATE VALVE & BOX
 - ⊗ WATER SHUTOFF
 - ⊙ LIGHT POLE
 - ⊙ PROPOSED WELL
 - ⊙ PROPOSED SEPTIC TANK
-
- CTV CABLE UNDERGROUND LINE
 - OE ELECTRIC OVERHEAD LINE
 - UE ELECTRIC UNDERGROUND LINE
 - FO FIBER OPTIC UNDERGROUND LINE
 - GAS NATURAL GAS UNDERGROUND LINE
 - SS SANITARY SEWER PIPE
 - SSP STORM SEWER PIPE
 - TU TELEPHONE UNDERGROUND LINE
 - WM WATERMAIN PIPE
 - DT DRAIN TILE PIPE

UTILITY NOTES

SEE SHEET C400 FOR EROSION CONTROL NOTES

KEY NOTES

- 1 NEW CATCH BASIN MANHOLE, SEE DETAIL 8/C501
- 2 STRUCTURE ADJUSTMENT. SEE DETAIL 9/C501
- 3 STRUCTURE ADJUSTMENT WITH NEW CASTING (NEENAH R-2501), SEE DETAIL 9/C501
- 4 NEW TRENCH DRAIN, SEE DETAIL 10/C501
- 5 NEW FLARED END SECTION, SEE DETAIL 11/C501
- 6 NEW SAFL BAFFLE, SEE DETAIL 2/C502

GENERAL

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE TO BE VACATED
- EXISTING EASEMENT LINE TO BE VACATED

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

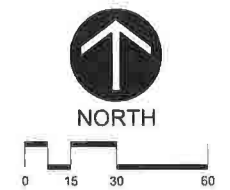
Thomas J. Heikenhoff
 Thomas J. Heikenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: T.JR/KBK
 Checked By: T.JH
 Issue Date: 04.28.23

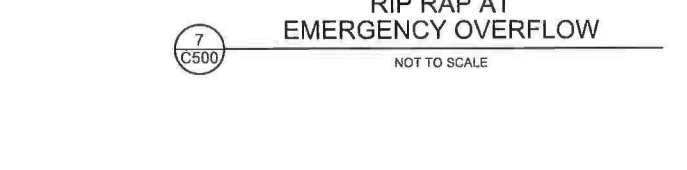
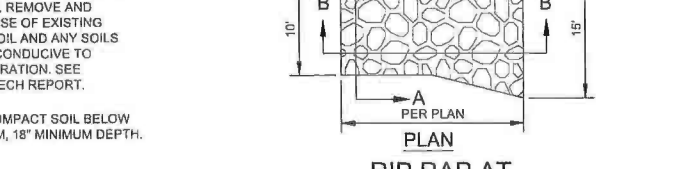
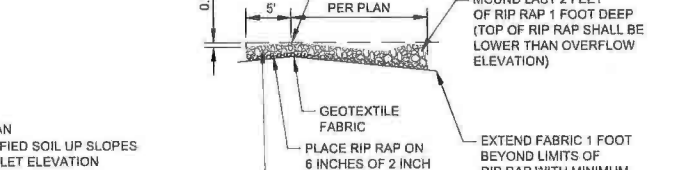
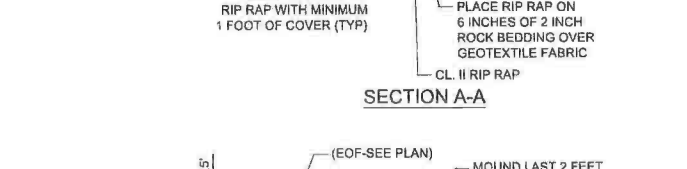
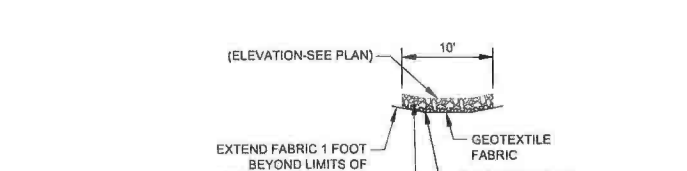
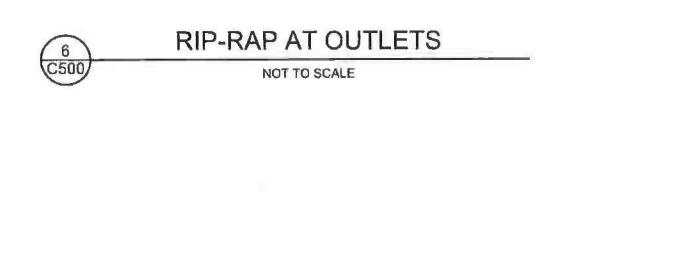
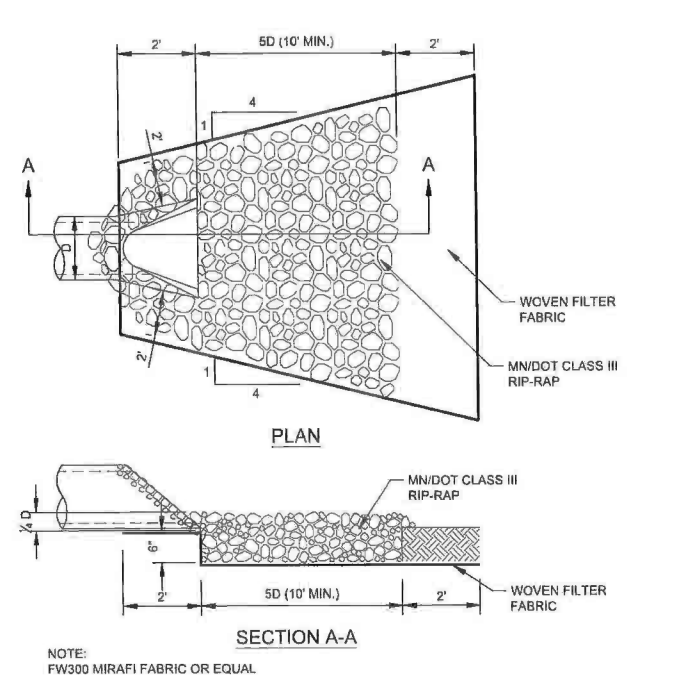
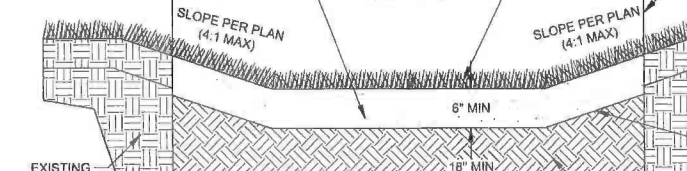
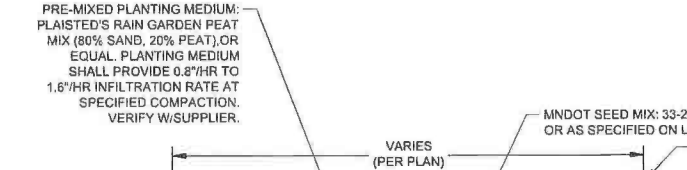
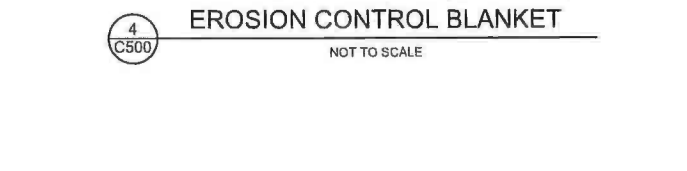
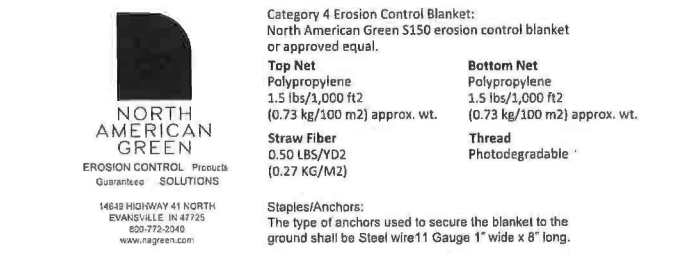
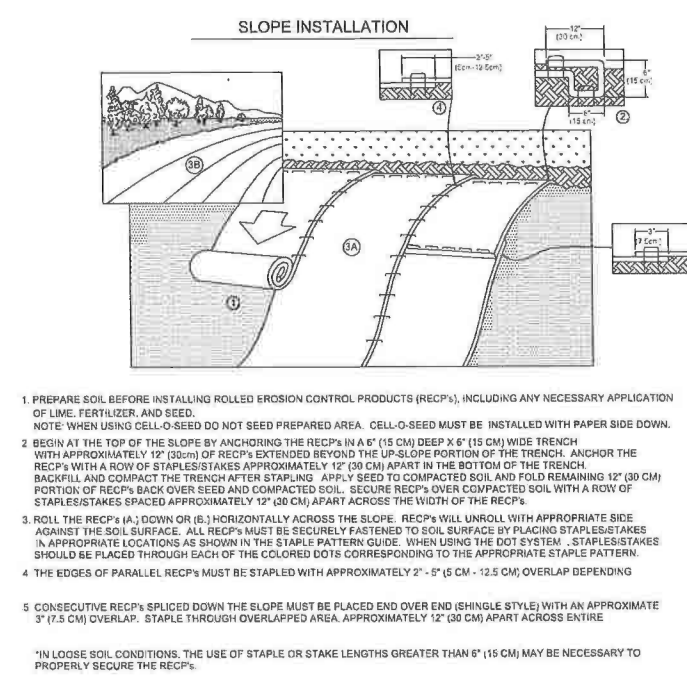
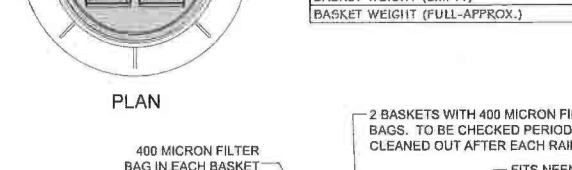
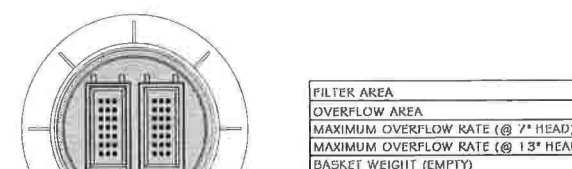
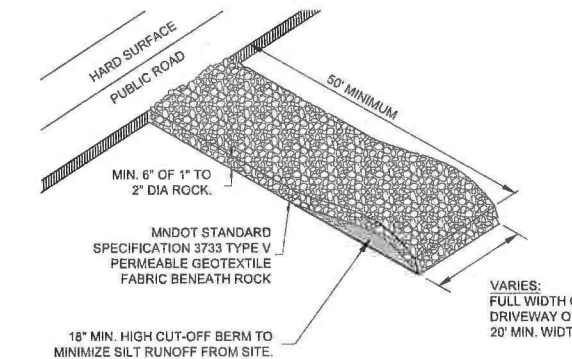
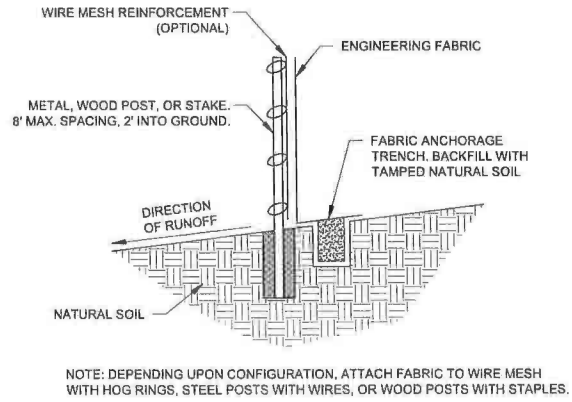
Sheet Title:
UTILITY PLAN

Sheet:
C401



EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Soil stockpiles shall be temporarily or permanently stabilized within 24 hours of inactivity. Temporary stockpiles without silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 linear feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (F) 651.481.9201
www.larsonengr.com

© 2023 Larson Engineering, Inc. All rights reserved.

CLASSIC CONSTRUCTION
18542 NE ULYSSES ST.
EAST BETHEL, MN 55011

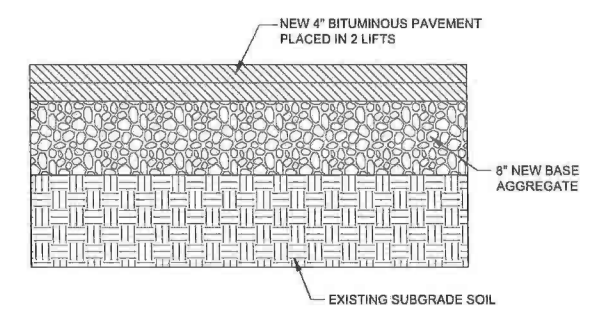
FLEET STAR TRUCK & TRAILER
HAM LAKE, MN

I hereby certify that this plan, specifications 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.

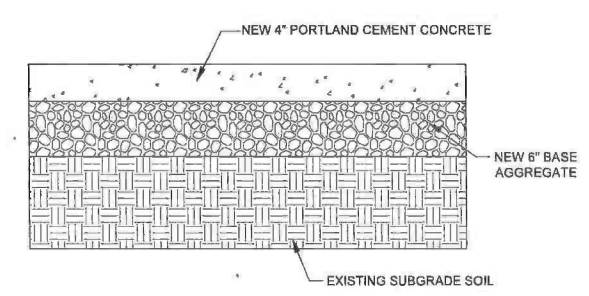
Thomas J. Harkenhoff, P.E.
Thomas J. Harkenhoff, P.E.
Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

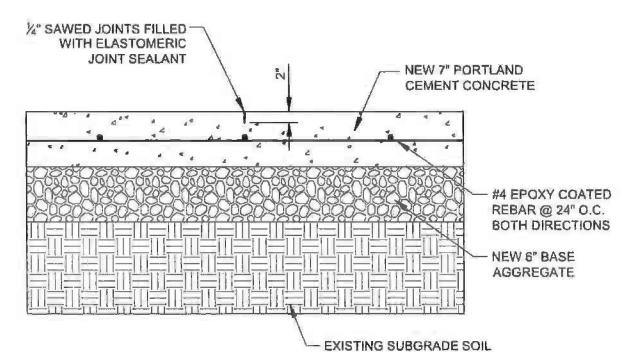
Project #: 12226165
Drawn By: TJR/KBK
Checked By: TJH
Issue Date: 04.28.23
Sheet Title:
DETAILS AND EROSION CONTROL NOTES
Sheet:
C500



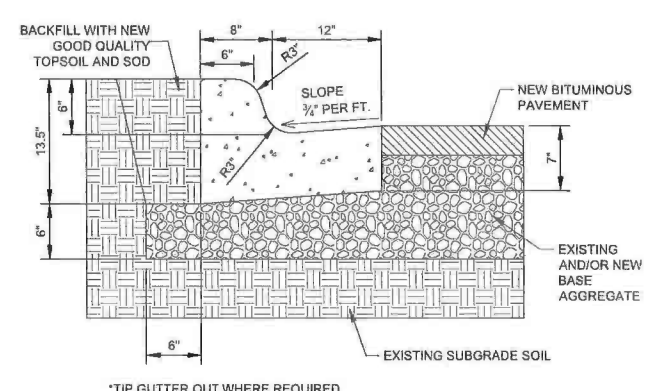
1 C501
HEAVY-DUTY BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



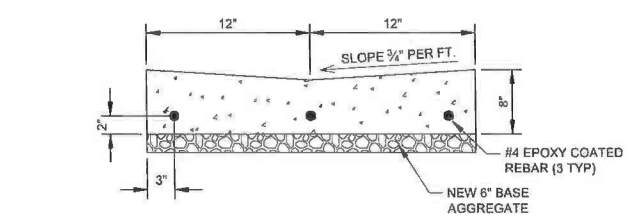
2 C501
CONCRETE SIDEWALK CONSTRUCTION DETAIL
NOT TO SCALE



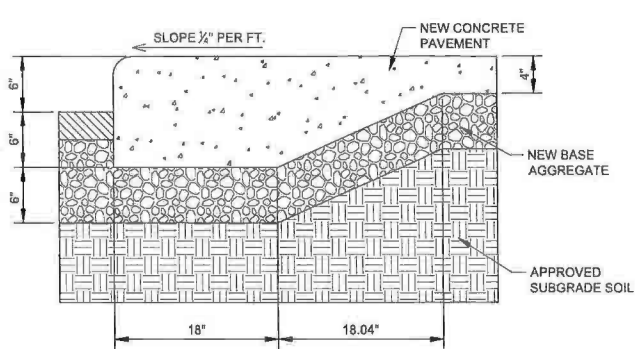
3 C501
HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE



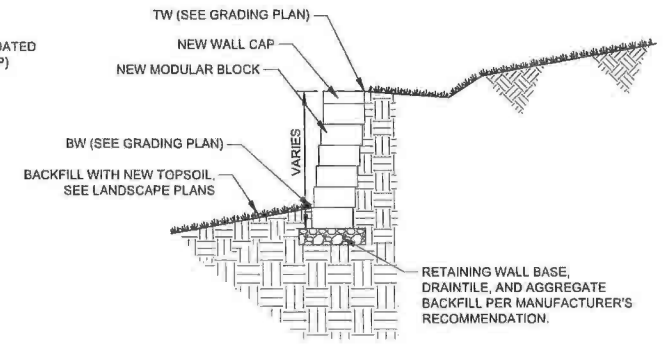
4 C501
B612 CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



5 C501
CONCRETE VALLEY GUTTER DETAIL
NOT TO SCALE

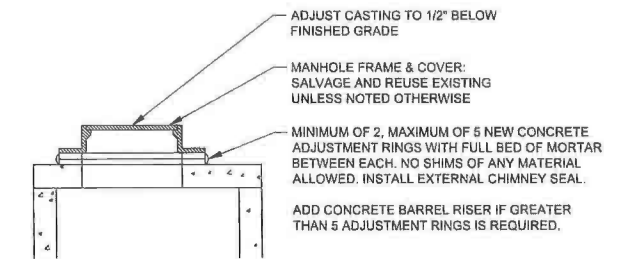


6 C501
INTEGRAL CURB & SIDEWALK DETAIL
NOT TO SCALE

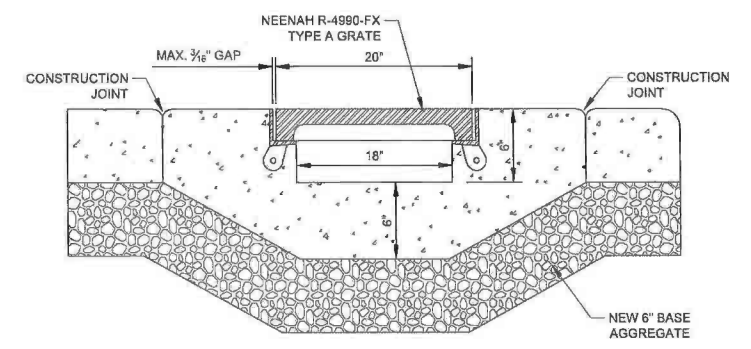


7 C501
RETAINING WALL DETAIL
NOT TO SCALE

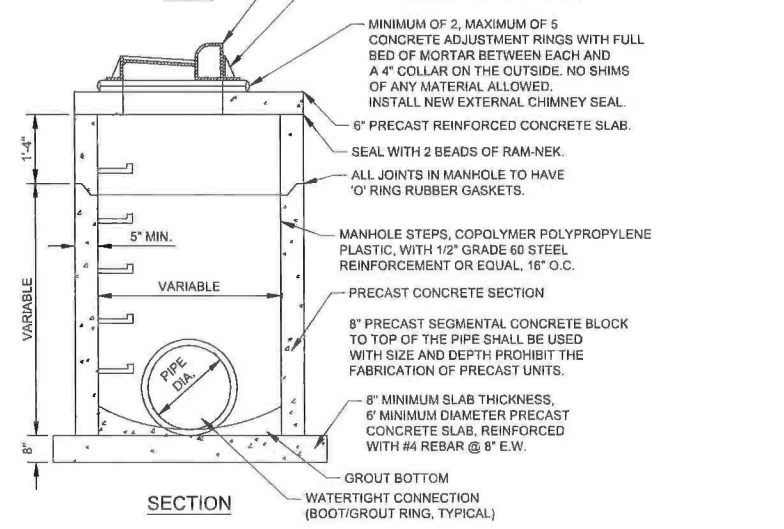
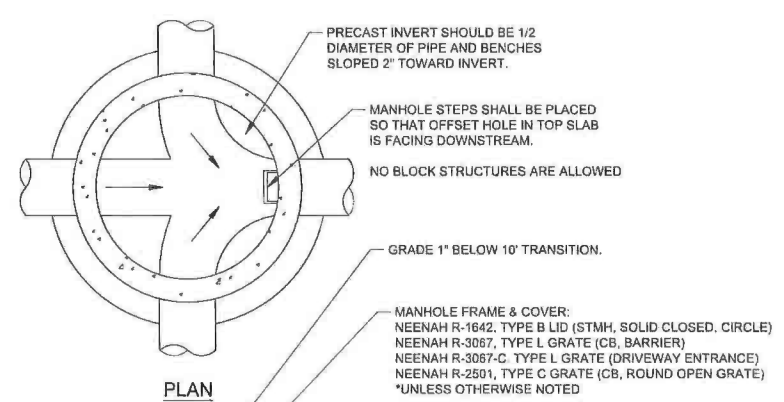
NOTE:
A STRUCTURE ADJUSTMENT SHALL INCLUDE REMOVING AND SALVAGING THE EXISTING CASTING ASSEMBLY, REMOVING EXISTING CONCRETE RINGS TO THE PRECAST SECTION, INSTALLING NEW RINGS AND SALVAGED OR NEW CASTING TO PROPOSED GRADES, CLEANING CASTING FLANGE BY MECHANICAL MEANS TO INSURE A SOUND SURFACE, AND INSTALLING AN EXTERNAL CHIMNEY SEAL FROM CASTING TO PRECAST SECTION. CHIMNEY SEAL SHALL BE INFI-SHIELD, UNI-BAND, OR AN APPROVED EQUAL.



8 C501
STRUCTURE ADJUSTMENT DETAIL
NOT TO SCALE



10 C501
TRENCH DRAIN DETAIL
NOT TO SCALE



8 C501
CATCH BASIN MANHOLE DETAIL
NOT TO SCALE

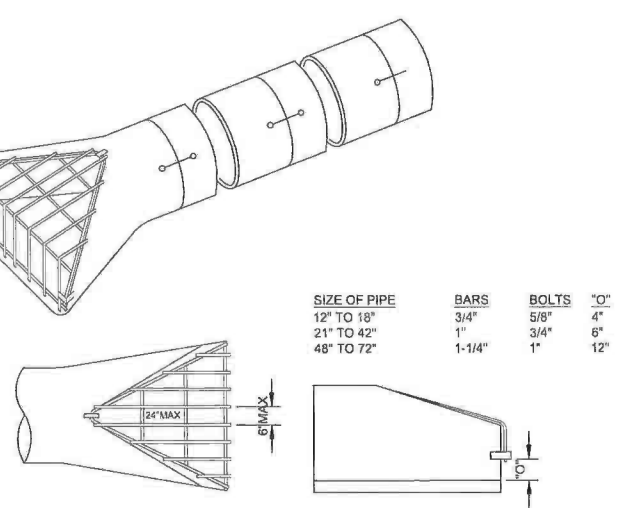
TIE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED TIE THE LAST 3 SECTIONS OF PIPE.

USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27".
USE 3/4" TIE FOR PIPE SIZES 30" TO 66".
USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21".

TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE.



11 C501
FLARED END SECTION DETAIL
NOT TO SCALE

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (F) 651.481.9201
www.larsonengr.com

CLASSIC CONSTRUCTION
18542 NE ULYSSES ST.
EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
HAM LAKE, MN

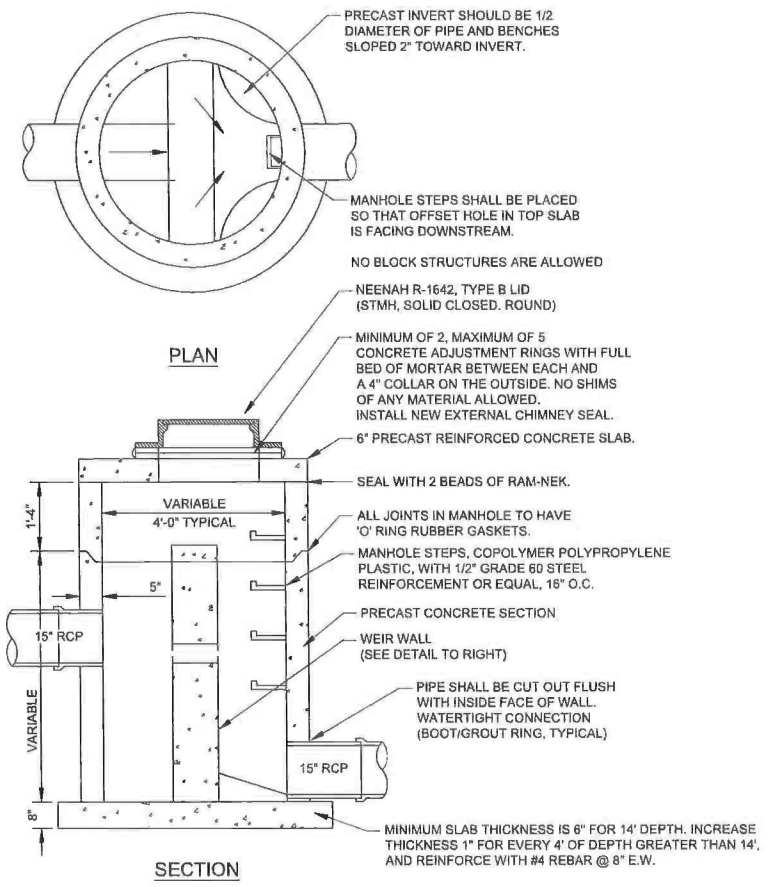
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Thomas J. Herkenhoff
Thomas J. Herkenhoff, P.E.
Date: 04.26.23 Lic. No.: 25520

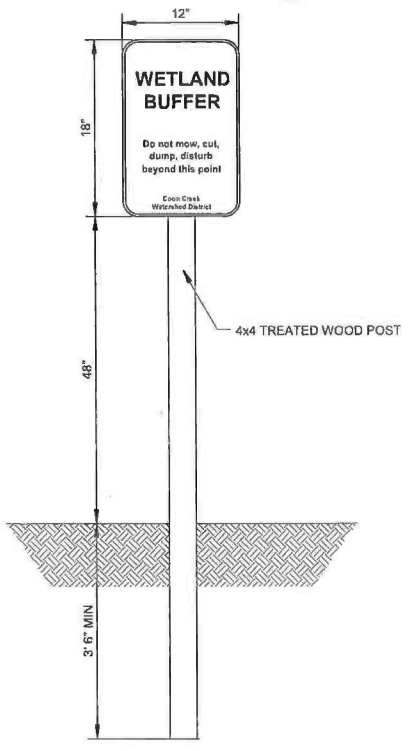
Rev.	Date	Description

Project #: 12226165
Drawn By: TJR/KBK
Checked By: TJH
Issue Date: 04.28.23
Sheet Title:

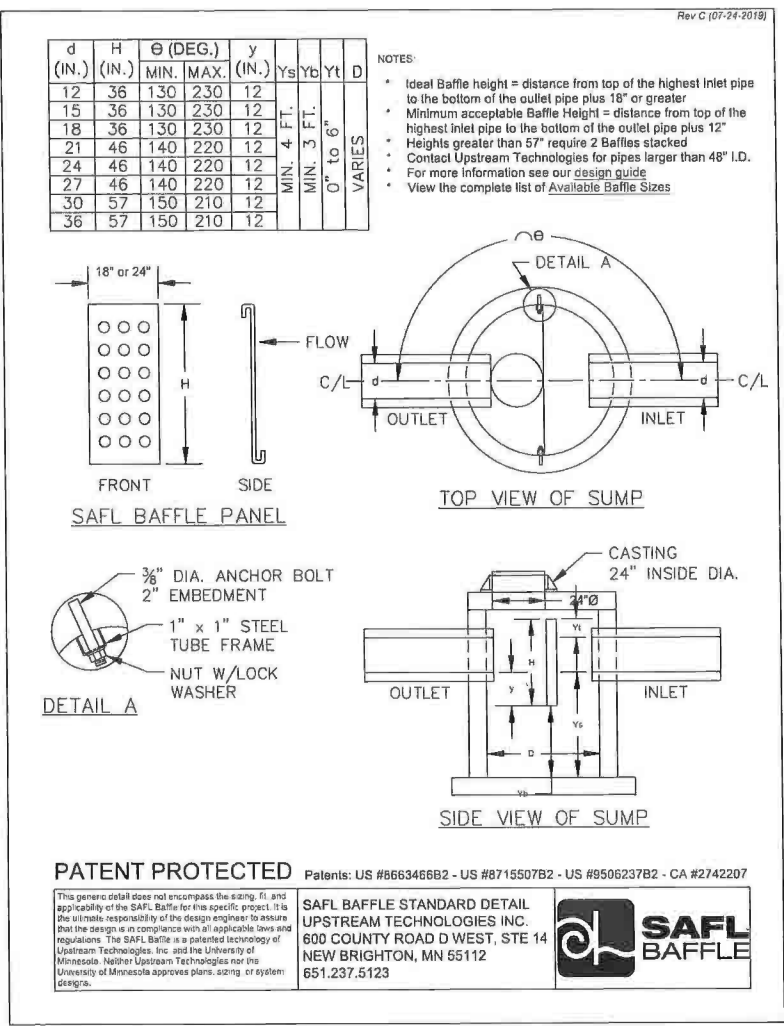
DETAILS
Sheet:
C501



OUTLET CONTROL STRUCTURE MANHOLE DETAIL
NOT TO SCALE



PARKING SIGN AND POST DETAIL
NOT TO SCALE



SAFL BAFFLE DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.8120 (F) 651.481.9201
www.larsonengr.com

CLASSIC CONSTRUCTION
18542 NE ULYSSES ST.
EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
HAM LAKE, MN

I hereby certify that this plan, specifications 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.

Thomas J. Herkenhoff
Thomas J. Herkenhoff, P.E.
Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
Drawn By: TJR/KBK
Checked By: TJH
Issue Date: 04.28.23
Sheet Title:

DETAILS

Sheet: **C502**



FLOOD PLAIN IMPACT LEGEND

FLOODPLAIN ELEVATION PER COON CREEK WATERSHED DISTRICT = 900.80

— EXISTING FLOODPLAIN ELEVATION BOUNDARY LINE AT ELEV. 900.8

□ FLOODPLAIN STORAGE VOLUME WITHIN IMPACT AREA = 3,042 CY

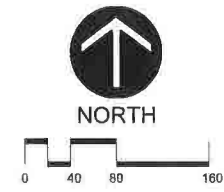


FLOOD PLAIN MITIGATION LEGEND

FLOODPLAIN ELEVATION PER COON CREEK WATERSHED DISTRICT = 900.80

- - - PROPOSED FLOODPLAIN ELEVATION BOUNDARY LINE AT ELEV. 900.8

▨ FLOODPLAIN COMPENSATORY STORAGE VOLUME WITHIN MITIGATION AREA = 3,149 CY



PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

Thomas J. Herkenhoff

Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23

Sheet Title:
FLOOD PLAIN MITIGATION PLAN

Sheet:
C600

PROJECT SPECIFIC SWPPP INFORMATION:

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: FLEET STAR TRUCK AND TRAILER
PROJECT LOCATION: 16522 BUCHANAN ST NE
 HAM LAKE, MN 55304

PROJECT CONTACTS OWNER:
 AKIL IBRAHIM
 FLEET STAR TRUCK AND TRAILER
 CONTACT: 763-571-4141
 RICHLANDRRS@GMAIL.COM

ENGINEER:
 LARSON ENGINEERING, INC.
 3524 LABORE ROAD
 WHITE BEAR LAKE, MN 55110
 CONTACT: MATT WOODRUFF, P.E., 651-481-92120,
 MWOODRUFF@LARSONENGR.COM

CONTRACTOR:
 CLASSIC CONSTRUCTION, INC.
 18542 NE ULYSSES ST
 EAST BETHEL, MN 55011
 CONTACT: STEVE PLENIEN
 651-238-3769
 STEVE@CLASSICCONSTRUCTIONINC.COM

CITY WHERE WORK WILL TAKE PLACE: HAM LAKE, MN
COUNTY WHERE WORK WILL TAKE PLACE: ANOKA

LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45° 16' 16" N, 93° 14' 36" W

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL COMMERCIAL/INDUSTRIAL

ROAD CONSTRUCTION: RESIDENTIAL & ROAD CONSTRUCTION

OTHER (DESCRIBE):

DATES OF CONSTRUCTION (ESTIMATED):
 Construction start date: 07/2023
 Construction completion date: 07/2024

PROJECT DESCRIPTION:
 This project will be a new truck and trailer lot within the previously designed Creekside Farms Development. It is proposing to combine four lots into one. It will consist of a parking area for approximately 104 trucks and trailers, 33 passenger cars, and a building consisting of office space, a loading dock, and a repair garage. The size of the property being developed is approximately 9.2 acres.

PROJECT LIMITS:
 See the project plans, in particular the grading & erosion control plans, for site disturbance limits.

SITE DISTURBANCE SUMMARY (to nearest tenth acre):

Total number of acres to be disturbed:	7.4
Pre-Construction acres of impervious:	0
Post-Construction acres of impervious:	4.9
Total new impervious acres:	4.9

II. RECEIVING WATERS

RECEIVING WATERS (WITHIN ONE MILE OF PROJECT PROPERTY EDGE):

NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
N/A			

TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS:
 N/A

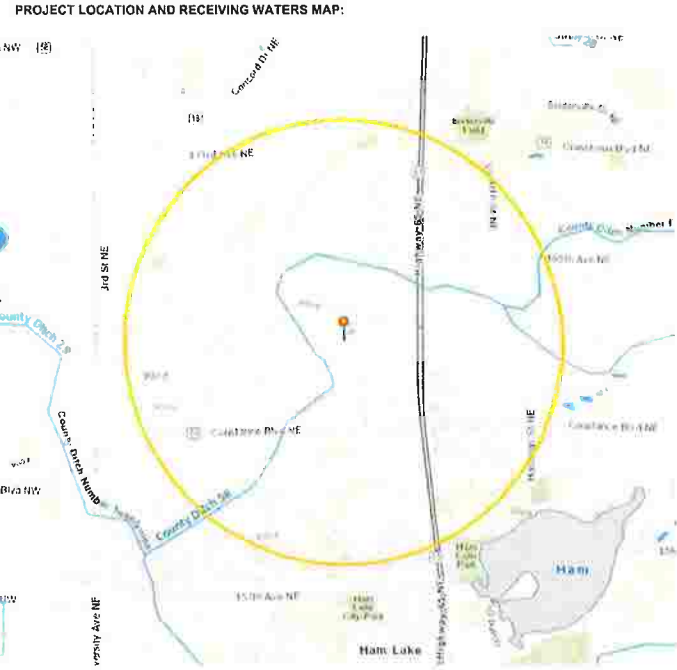
IDENTIFY WETLAND IMPACTS:

1. Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond?
 No.
 If yes, describe impacts and mitigation measures that were taken to address the impacts and include copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:
 N/A

ENVIRONMENTALLY SENSITIVE AREAS:

1. Identify adjacent public waters where the MN DNR has declared "work in water restrictions" during fish spawning timeframes:
 None identified.

2. Describe any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:
 N/A



III. PROJECT PLANS AND SPECIFICATIONS

Refer to the project plans, specifications, geotechnical report, and stormwater calculations which depict various features that are relevant to this project. Such features may include, but are not limited to, the following:

- Project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.)
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion control and sediment control best management practices (BMP's).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.
- Standard details for erosion and sediment control BMP's to be installed at the site.

The anticipated erosion prevention and sediment control BMP quantities needed for the life of this project include the following. These quantities are estimated only and shall be verified by the Contractor.

BMP	Bidding Quantity	Final Quantity
Rock Construction Entrance	1 EA	
Silt Fence	3,120 LF	
Inlet Protection	14 EA	
Concrete Washout	1 EA	
FES Outlet Rip-Rap	4 EA (size per plan)	
Turf Seeding	2.2 ACRE	
Infiltration Basin Planting Area	0.3 ACRE	
Erosion Blanket	6,540 SY	

TEMPORARY SEDIMENT CONTROL (SITE SPECIFIC ITEMS)

1. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location, or 5 acres or more if the site is located within 1 mile of a special or impaired water?
 No.
 If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Section 14.
 N/A
2. Will the project include dewatering, basin draining?
 No.
 If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Section 10 of the permit):
 N/A. Based on soil boring results, dewatering is not anticipated.
3. Will the project include use of filters for backwash water?
 No.
 If yes, describe how filter backwash water will be managed on the site or properly disposed of:
 N/A

PERMANENT STORMWATER MANAGEMENT (SITE SPECIFIC ITEMS)

1. Will the project result in one acre or more of new impervious surface or result in one acre or more of new impervious in total if the project is part of a larger plan of development?
 Yes.
 If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (Section 15) through infiltration unless prohibited due to one of the reasons in item 16.14 through 16.21. If infiltration is prohibited, identify other methods of stormwater treatment used (e.g. filtration, wet sedimentation basin, regional ponding, or equivalent method):
 One (1) new infiltration basin is proposed as part of the project to provide the required water quality volume from the total new and fully reconstructed impervious areas.

2. Attach design parameters for the planned permanent stormwater management system, including volume calculations, discharge rate calculations, construction details including basin depth, outlet configurations, location, design of pre-treatment devices, and timing for installation.
 See the project plans and stormwater calculations.
3. For infiltration systems, provide at least one soil boring, test pit, or infiltrometer test in the location of the infiltration practice for determining infiltration rates.
 See the geotechnical evaluation reports contained within the stormwater calculations. Additional in-field testing and geotechnical observations are planned during construction to verify soil characteristics at the proposed basin location.
4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.
 N/A

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. Install stabilized rock construction entrances.
2. Install perimeter erosion control BMP's (silt fence, bio-logs, etc.).
3. Install temporary construction fencing at infiltration areas and other areas not to be disturbed.
4. Install inlet protection throughout project area and downstream inlets.
5. Construct temporary sediment basins/traps as necessary.
6. Strip and stockpile topsoil.
7. Complete rough grading of site.
8. Stabilize denuded areas and stockpiles.
9. Install site utilities.
10. Install temporary inlet protection at newly installed catch basins/inlets.
11. Install curb and gutter and pavement sections.
12. Place topsoil and final grading of areas to be vegetated.
13. Remove accumulated sediment from basins / ponds.
14. Final grade pond and infiltration areas, including soil de-compaction as specified.
15. Complete stormwater basin as-built surveys (as required by project specifications and/or local jurisdictional authorities).
16. Complete permanent stabilization including plantings, seeding, and mulch.
17. Upon completion of construction activity and satisfactory vegetation establishment, remove remaining temporary erosion and sediment control BMP's.
18. Reseed / restore any areas disturbed during BMP removal.

SEEDING NOTES AND REQUIREMENTS:

1. The Contractor is responsible to salvage and preserve existing topsoil as necessary for final stabilization. All topsoil to be salvaged and re-used shall be processed as necessary to meet project specifications.
2. Prior to final seeding, all areas to be vegetated shall be scarified/decompacted and amended as specified in the plans and specifications.
3. Unless otherwise noted, all seed mixes and applications shall be in accordance with MNDOT Seeding Manual, latest edition.
4. See the project plans and specifications for seed mixtures, mulch, slope stabilization, and all other landscaping requirements.

FINAL STABILIZATION:

Ensure Final Stabilization of the site. Final Stabilization is not complete until all of the following requirements are complete:

1. All soil disturbing activities at the site have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth over the entire pervious surface area, or other equivalent means necessary to prevent soil erosion under erosive conditions.
2. The permanent stormwater management system is constructed and operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMP's (such as silt fence, bio-logs, etc.) have been removed from the site. BMP's designed to decompose on site may be left in place.
4. Upon correction of all erosion and sediment items and achieving vegetative cover, temporary erosion prevention and sediment control BMP's will be removed and properly disposed/recycled.
5. Within 30 days of final stabilization, a notice of termination shall be submitted to the MPCA (see Permit Termination Req's).

GENERAL SWPPP NOTES:

1. The Contractor and all Subcontractors involved with construction activity that disturbs soil, or implements a pollution control measure as part of the Storm Water Pollution Prevention Plan (SWPPP) for this project, must comply with the requirements of the National Pollution Discharge Elimination System (NPDES) / State Disposal System (SDS) Program, General Permit MNR10001, Dated August 1, 2018.
2. The Contractor and all Subcontractors shall be responsible for reviewing the NPDES Permit in its entirety, to ensure that all SWPPP measures are in place and permit requirements fulfilled throughout the duration of the project.

SWPPP TRAINING (SECTION 21):

SWPPP PREPARER: COMPANY: LARSON ENGINEERING, INC.
 CONTACT: T.J ROSE, 612-231-8103
 TROSE@LARSONENGR.COM

COURSE: DESIGN OF CONSTRUCTION SWPPP
 TRAINING ENTITY: UNIVERSITY OF MINNESOTA
 EXPIRATION: MAY 31, 2024

SWPPP CONTACT: CONTRACTOR: (TBD)
 CONTACT: NAME, PHONE, EMAIL
 COURSE INSTRUCTOR: (TBD)
 TRAINING ENTITY: (TBD)
 EXPIRATION: (TBD)

This SWPPP was prepared by personnel certified in design of construction SWPPP's as listed above. Copies of respective certifications are available upon request. In accordance with Section 21 of the permit, the following individuals must receive training, and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under the permit:

- a. Individuals preparing the SWPPP for the project.
- b. Individuals overseeing implementation of, revising and/or amending the SWPPP, and individuals performing inspections for the project.
- c. Individuals performing or supervising the installation, maintenance and repair of BMP's.

Individuals must receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the MN NPDES/SDS Construction Stormwater permit. Individuals shall attend a refresher-training course every three (3) years.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. The Owner and Contractor are Permittee(s) as Identified by the NPDES permit.
2. The Contractor shall be responsible for all on-site implementation of the SWPPP, including all Subcontractor activities.
3. The Contractor shall provide knowledgeable and experienced person(s) in the application, installation, and maintenance of Erosion and Sediment Control BMP's throughout the project.
4. The Contractor shall provide person(s) meeting the training requirements of the NPDES permit to conduct inspection and maintenance of all erosion prevention and sediment control BMP's in accordance with permit requirements. One of these individuals must be available for an on-site inspection within 72 hours upon request by the MPCA.
5. The Contractor shall provide training documentation for all individual(s) required by the permit. This training documentation shall be recorded in the SWPPP prior to construction, or as soon as personnel for the project have been determined. Documentation shall include:
 - a. Names of personnel associated with the project required to be trained (as listed above and under Section 21 of the permit).
 - b. Dates of training, name of instructor, and entity providing training.
 - c. Content of training course or workshop including number of hours of training.

INSPECTIONS AND MAINTENANCE:

1. The Contractor shall provide person(s) meeting the training requirements to conduct inspection and maintenance of all erosion prevention and sediment control BMP's under this project in accordance with permit requirements.
2. An example MPCA construction stormwater checklist can be found at the link below. Note: This template inspection report does not address all aspects of the NPDES Permit. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the full permit requirements.

<https://www.pca.state.mn.us/sites/default/files/wq-stm2-35.docx>

RECORDS RETENTION:

The SWPPP, including all changes/amendments, and inspections and maintenance records shall be kept on site during normal working hours by individuals who have operational control of that portion of the site.

All Owner(s) shall keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the NOT as outlined in Section 4:

- a. The Final SWPPP;
- b. Any other stormwater related permits required for the project;
- c. Records of all inspection and maintenance conducted during construction;
- d. All permanent operation and maintenance agreements that have been implemented, including all Right-Of-Way, Contracts, Covenants, and other binding requirements regarding perpetual maintenance; and
- e. All required calculations for design of the temporary and permanent stormwater management systems.

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165

Drawn By: TJR/KBK

Checked By: TJH

Issue Date: 04.28.23

Sheet Title:

SWPPP

Sheet:

C700

GENERAL SWPPP REQUIREMENTS AND NOTES:

SWPPP AMENDMENTS (SECTION 6):

- One of the individuals described in Item 21.2.a or 21.2.b of the permit or another qualified individual must complete all SWPPP changes. Changes involving the use of less stringent BMPs must include a justification describing how the replacement BMP is effective for the site characteristics.
- The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.
- The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or groundwater or the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2 or the SWPPP is not consistent with the objectives of the USEPA approved TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

- All BMPs identified in the SWPPP document and construction plans shall be selected, installed, and maintained in an appropriate and functional manner in accordance with relevant manufacturer specifications and accepted engineering practices.

TEMPORARY EROSION PREVENTION PRACTICES (SECTION 8)

- Prior to beginning any construction work at the site, locations of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence, snow fence, etc.) throughout the project site.
- Minimize the need for disturbance of portions of the project with steep slopes. For those sloped areas which must be disturbed, use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).
- Stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days (or 7 days if within one mile of an identified impaired water). Stabilization must be completed no later than 14 calendar days (or 7 days if within one mile of an identified impaired water) after the construction activity has ceased.
- Stabilization is not required on constructed base components of roads, parking lots, and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but sediment controls must be placed at the base of the stockpile.
- For Public Waters that the Minnesota Department of Natural Resources has promulgated "work in water restrictions" during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period.
- Stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Stabilize remaining portions of temporary or permanent ditches or swales within 14 calendar days (or 7 days if within one mile of an identified impaired water) after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases.
- Temporary or permanent ditches or swales being used as sediment containment systems during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used for as a sediment containment system.
- Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.
- Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water or permanent stormwater treatment system.
- Route water around unstabilized areas on the site and to reduce erosion, unless infeasible. Use erosion controls and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.
- Unless infeasible due to lack of pervious or vegetated areas, direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. Use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.
- Infiltration areas shall not be excavated until all upstream areas have been stabilized and/or upstream BMPs are in place to properly prevent sediment deposition. Only low impact equipment shall be allowed in infiltration areas which shall be clearly identified, staked, and marked/fenced off.
- Project phasing shall be implemented to ensure land disturbance and temporary erosion control measures can be effectively inspected and maintained throughout the duration of the project in accordance with the Inspection and Maintenance requirements of Section 11.

TEMPORARY SEDIMENT CONTROL PRACTICES (SECTION 9)

- Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practices must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established.
- If downgradient sediment controls become overloaded, based on frequent failure or excessive maintenance requirements, additional upgradient sediment control practices or redundant BMPs shall be installed to eliminate the overloading concerns. All changes shall be recorded in the SWPPP.
- Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.
- A floating silt curtain placed in the water is not an acceptable sediment control BMP except when working on a shoreline or below the waterline. Immediately after the short term construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, upland perimeter control practices shall be installed if exposed soils still drain to a surface water.
- Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. Complete any short-term activity that requires removal of sediment control practices as quickly as possible and re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.
- All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer). The Permittee(s) must document the need for removal in the SWPPP.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in any natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Where vehicle traffic leaves any part of the site (or onto paved roads within the site) install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems. Use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.
- The Permittee(s) must install temporary sedimentation basins as required in accordance with permit requirements.
- Minimize soil compaction by restricting vehicle access in areas where final vegetative stabilization will occur, unless otherwise infeasible.
- Discharges from BMPs shall be directed to vegetated areas unless infeasible.
- Preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water.
- Perimeter sediment controls shall be installed at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, the reasons for which shall be recorded in the SWPPP.
- The use of polymers, flocculants, or other sedimentation treatment chemicals, if used on the project, shall be used in accordance with accepted engineering practices, dosing specifications, and sediment removal design specifications provided by the product manufacturer or supplier. Use conventional erosion and sediment controls prior to the chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows or filtration or settlement of the floc prior to discharge.
- If the proposed project as shown on the plans has 10 or more acres draining to a common location or 5 acres or more if the site is within one mile of a special or impaired water (as identified in Section II - Receiving Waters and Environmentally Sensitive Areas), then a temporary sediment basin must be constructed as shown on the plans. Temporary sediment basins will have a minimum of 3,600 cubic feet of storage per acre draining to the basin. The basin outlet shall provide for discharging water from the surface to minimize discharging of pollutants. A stabilized emergency overflow shall be constructed.

DEWATERING AND BASIN DRAINING (SECTION 10)

- Discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties.
- Discharge water that contains oil or grease, must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbent pads) prior to discharging the water.
- All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or downslope properties, erosion or scour in the immediate vicinity of discharge points, or inundation in wetlands causing significant adverse impact to the wetland.
- The use of filters with backwash water, haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. Discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. Replace and clean the filter media used in dewatering devices when required to retain adequate function.

INSPECTIONS AND MAINTENANCE (SECTION 11)

- Owner and Contractor shall ensure that a trained person (as identified in Item 21.2.b) of the permit will inspect the entire construction site at a minimum:
 - Once every seven (7) days during active construction, and
 - Within 24 hours after a rainfall event greater than 1/2 inch in 24 hours
- Inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. Investigate and comply with the following Inspection and Maintenance requirements:
 - All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
 - Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
 - Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. Remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. Use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. Contact all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
 - Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time.
 - Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).
- Inspection frequency adjustment:
 - Inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
 - where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
 - where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.
- All inspections and maintenance activities within 24 hours of being conducted must be recorded and retained in the SWPPP. These records must include:
 - Date and time of inspections
 - Name of person(s) conducting inspections
 - Findings of inspections, including the specific location where corrective actions are needed
 - Corrective actions taken (including dates, times, and party completing maintenance activities)
 - Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
 - If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
 - Any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area. All infiltration areas must be inspected to ensure that equipment is not being driven across the infiltration area.

POLLUTION PREVENTION MANAGEMENT MEASURES (SECTION 12)

Implement the following pollution prevention management measures on the site:

- Storage, Handling, and Disposal of Construction Products, Materials, and Wastes shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:
 - Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
 - Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
 - Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
 - Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
 - Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.
- Fueling and Maintenance of Equipment or Vehicles; Spill Prevention and Response: Take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Conduct fueling in a contained area unless infeasible. Ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.
- Vehicle and equipment washing: Wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. Properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.
- Concrete and other washouts waste: Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

PERMIT TERMINATION (SECTIONS 4 AND 13)

- Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete.
- Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under the permit terminates at midnight on the submission date of the NOT.
- Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
 - Construction activity has ceased for at least 90 days; and
 - at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
 - on areas where construction activity is not complete, permanent cover has been established; and
 - the site complies with items 13.3 through 13.7 of the permit.

After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activity of one (1) or more acres in size.
- Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner canceled the project.
- Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter.
- Permittees must clean the permanent stormwater system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 of the permit and is operating as designed.
- Permittees must remove all sediment from conveyance systems prior to submitting the NOT.
- Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. BMPs designed to decompose on-site may be left in place.
- For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
- For construction projects on agricultural land (e.g., pipelines across cropland), disturbed land must be returned to its preconstruction agricultural condition prior to submitting the NOT.
- When submitting the NOT, permittees must include either ground or aerial photographs showing vegetative cover requirements have been met as listed above. All submitted photographs shall include the date and specific site location.

LONG TERM OPERATION AND MAINTENANCE:

- Upon the completion of construction activity and NPDES permit termination, in accordance with Sections 4 and 13, the Property Owner shall become the responsible party for long term operation and maintenance (O&M) of all permanent stormwater management features under this project.
- All associated operations, inspections, maintenance, and record keeping shall be performed by trained individual(s) familiar with the site stormwater management system.
- Record keeping of inspections and maintenance items shall be maintained by the Owner in accordance with applicable Maintenance Agreements/Declarations as required by local jurisdictional authorities.

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (F) 651.481.9201
 www.larsonengr.com

© 2023 Larson Engineering, Inc. All rights reserved.

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.

Thomas J. Herkenhoff
 Thomas J. Herkenhoff, P.E.
 Date: 04.28.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12226165
 Drawn By: TJR/KBK
 Checked By: TJH
 Issue Date: 04.28.23

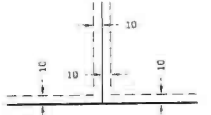
Sheet Title:
SWPPP
 Sheet:
C701

CERTIFICATE OF SURVEY

~for~ CLASSIC CONSTRUCTION
~of~ RICHLAND REFRIGERATION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS.
(NOT TO SCALE)



BEING 10 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 10 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.

EXISTING LEGAL DESCRIPTION

Lots 1 through 4, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota.

NOTES

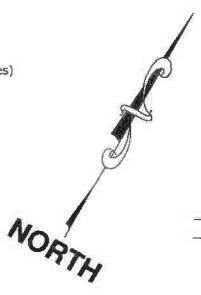
- Field survey was completed by E.G. Rud and Sons, Inc. on 12/20/22. Soil borings located on 2/22/23.
- Curb shots are taken at the top and back of curb.
- Wetland delineation completed by Jacobson Environmental Services, Inc. Wetland location provided by Jacobson Environmental Services, Inc. and verified by E.G. Rud and Sons, Inc.
- Total parcel area = 398,904± sq. ft. (9.16 acres)
- Parcel ID No's:
 - 08-32-23-33-0009
 - 08-32-23-33-0010
 - 08-32-23-33-0011
 - 08-32-23-33-0012

BENCHMARK

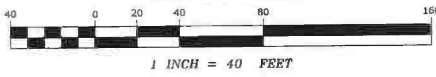
MNDOT NAME: 0208 T
GSID STATION: # 568
ELEVATION: 911.425 (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES EXISTING SPOT ELEVATION
- ☆ DENOTES LIGHT POLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES SOIL BORING. (BY OTHERS, COMPLETED IN 2019/2020)
- DENOTES WET LAND
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED UNDERGROUND ELECTRIC LINE PER CONNEXUS DESIGN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE



GRAPHIC SCALE



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.

JASON E. RUD
Date: 2/22/2023 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	02/22/23	Add soil Borings	JEN
2			
3			

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

PROPOSED BUILDING FOR FLEET STAR

HAM LAKE, MINNESOTA



PERSPECTIVE ELEVATION

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

PROPOSED
BUILDING FOR
FLEET STAR

16522 BUCHANAN ST. NE
HAM LAKE, MN

CLASSIC
CONSTRUCTION

PROJECT TEAM

APPLICANT

FLEET STAR TRUCK AND TRAILER
OWNER: AKIL IBRAHIM
PHONE: 763-571-4141

CONTRACTOR

CLASSIC CONSTRUCTION
PHONE: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011

ARCHITECT

ROSA ARCHITECTURAL GROUP, INC.
PHONE: 651-739-7988
1084 STERLING STREET N
ST. PAUL, MN 55119

CIVIL ENGINEER

LARSON ENGINEERING
PHONE: 651-481-9120
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110

SURVEYOR

E.G. RUD & SONS, INC.
PHONE: 651-361-8200
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MN 55014

SHEET INDEX

ARCHITECTURAL

A1.1 TITLE SHEET & PROJECT INFORMATION
A2.1 FLOOR PLANS
A3.1 ELEVATIONS
A3.2 COLOR ELEVATIONS

L1.0 LANDSCAPE PLAN

CIVIL

CERTIFICATE OF SURVEY

C100 DEMOLITION PLAN
C101 DEMOLITION PLAN
C200 PAVING PLAN
C201 PAVING PLAN
C300 GRADING PLAN
C301 GRADING PLAN
C400 UTILITY PLAN
C401 UTILITY PLAN

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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

PRINT NAME: _____
SIGNED: _____
DATE: _____ REG. NO. _____

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.

PRINT NAME: RUSSELL Q ROSA
SIGNED: [Signature]
DATE: 4/13/2023 REG. NO. 18039

PROJECT NUMBER: 22302
DATE: APRIL 13, 2023
DRAWN BY: KF
CHECKED BY: RR
REVISIONS: _____

TITLE SHEET AND PROJECT
INFORMATION

A1.1

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

PROPOSED
BUILDING FOR
FLEET STAR

16522 BUCHANAN ST. NE
HAM LAKE, MN

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

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.

PRINT NAME: ROSA ARCHITECTURAL GROUP

SIGNED: _____

DATE: 4/13/2023 REG. NO. 18033

PROJECT NUMBER: 22302

DATE: APRIL 13, 2023

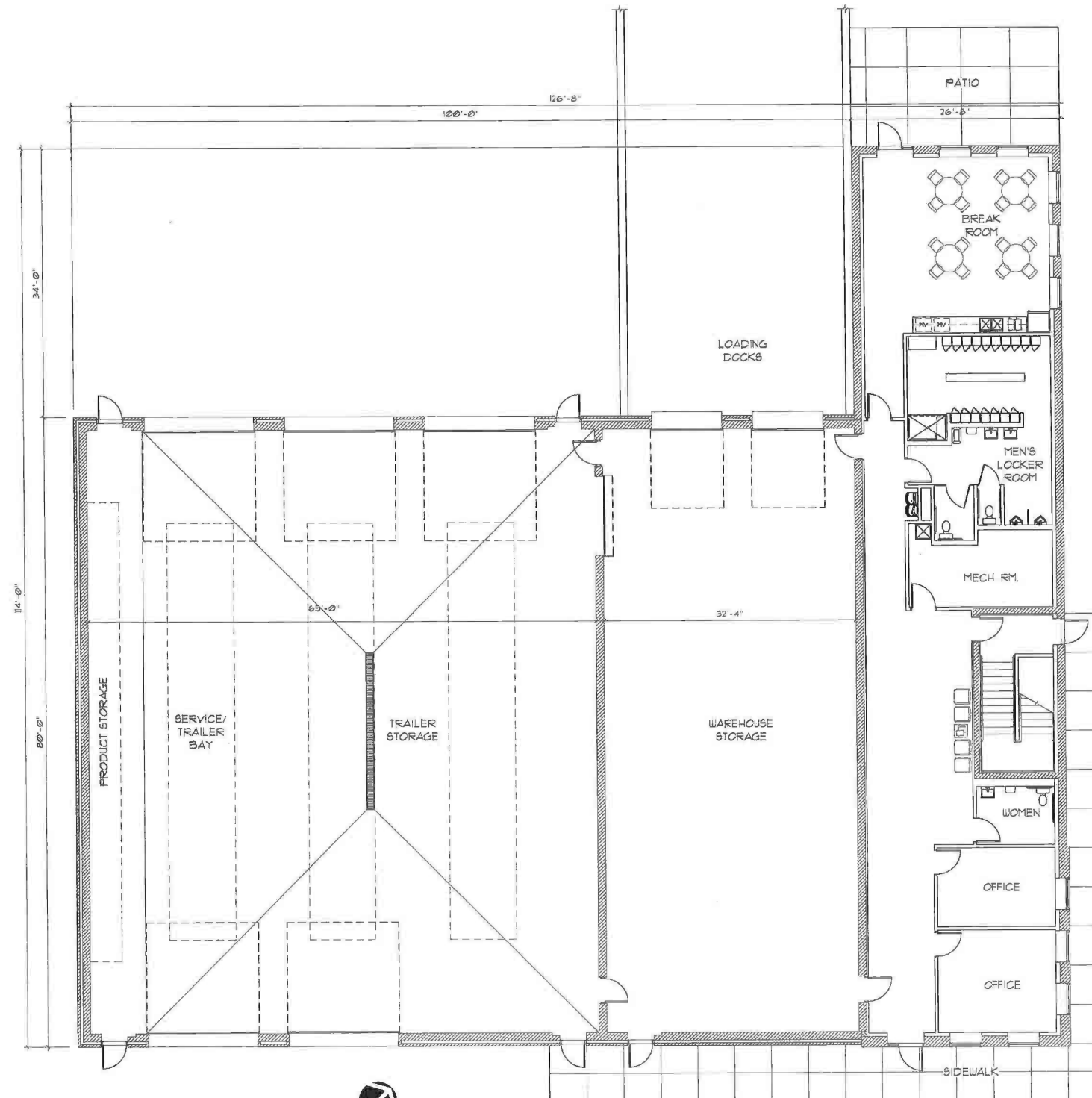
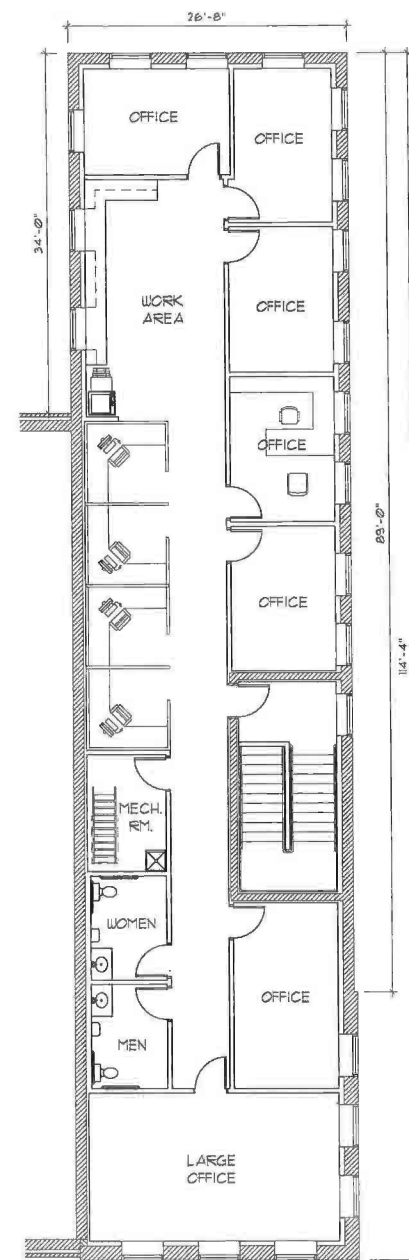
DRAWN BY: KF

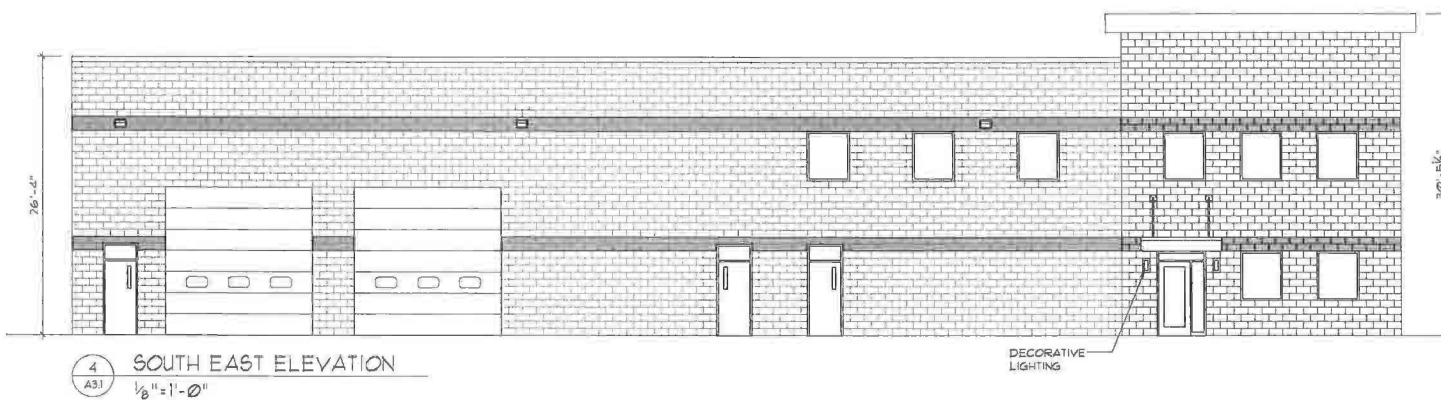
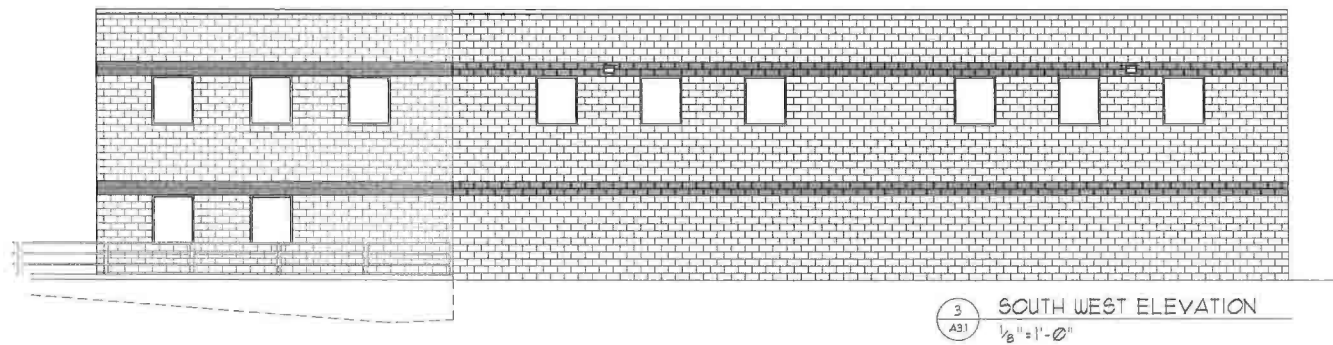
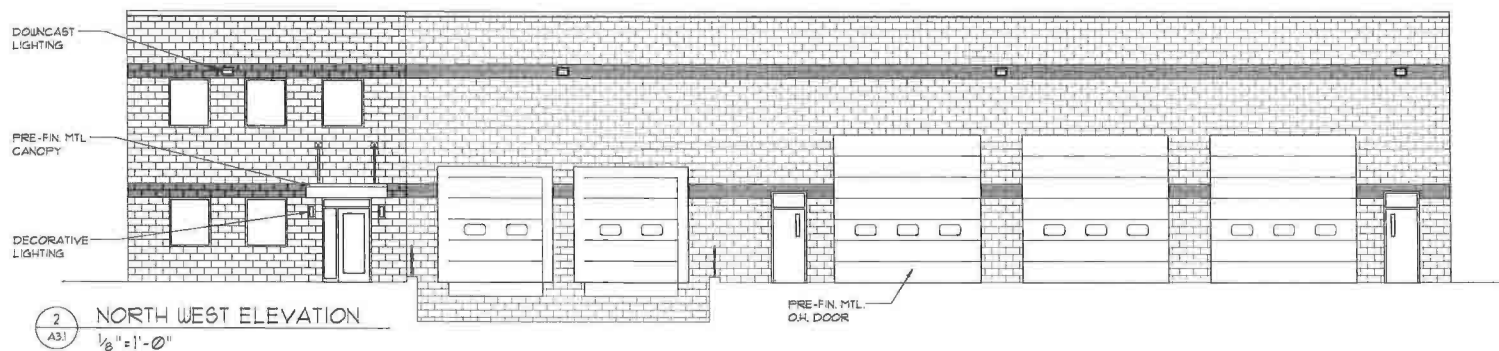
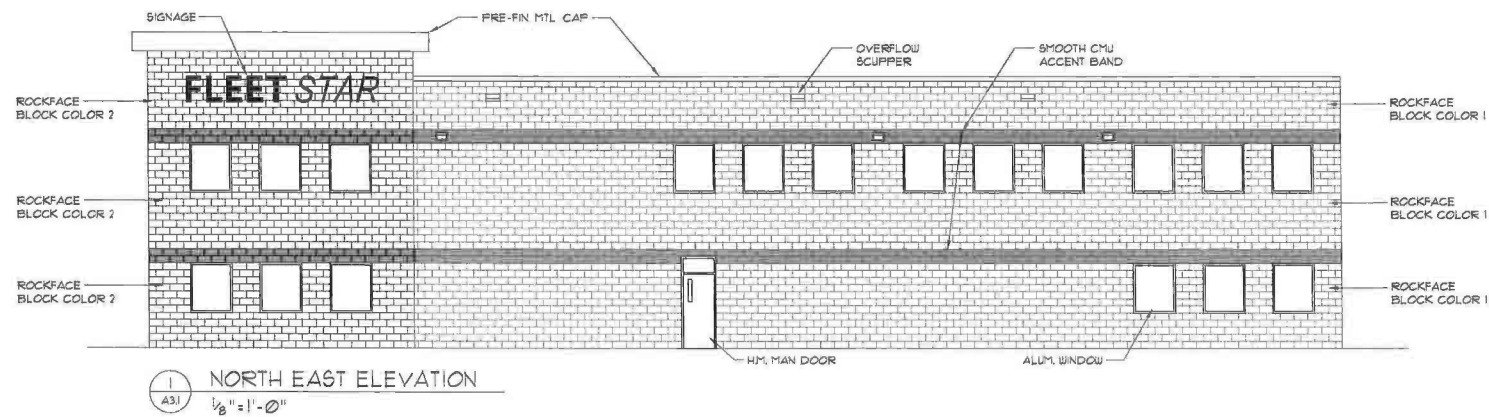
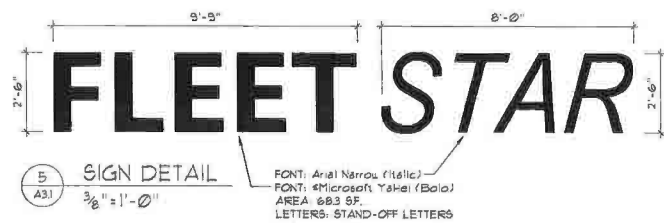
CHECKED BY: RR

REVISIONS: 4/26/23

FLOOR PLANS

A2.1





Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

PROPOSED
BUILDING FOR
FLEET STAR

16522 BUCHANAN ST. NE
HAM LAKE, MN

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

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.

PRINT NAME: RUSSELL ROSA

SIGNED: [Signature]

DATE: 4/13/2023 REG. NO. 18039

PROJECT NUMBER: 22302

DATE: APRIL 13, 2023

DRAWN BY: KF

CHECKED BY: RR

REVISIONS: _____

ELEVATIONS

A3.1



1
A3.2
NORTHEAST ELEVATION
NOT TO SCALE



2
A3.2
NORTHWEST ELEVATION
NOT TO SCALE



3
A3.2
SOUTHWEST ELEVATION
NOT TO SCALE



4
A3.2
SOUTHEAST ELEVATION
NOT TO SCALE

Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

PROPOSED
BUILDING FOR
FLEET STAR

16522 BUCHANAN ST. NE
HAM LAKE, MN

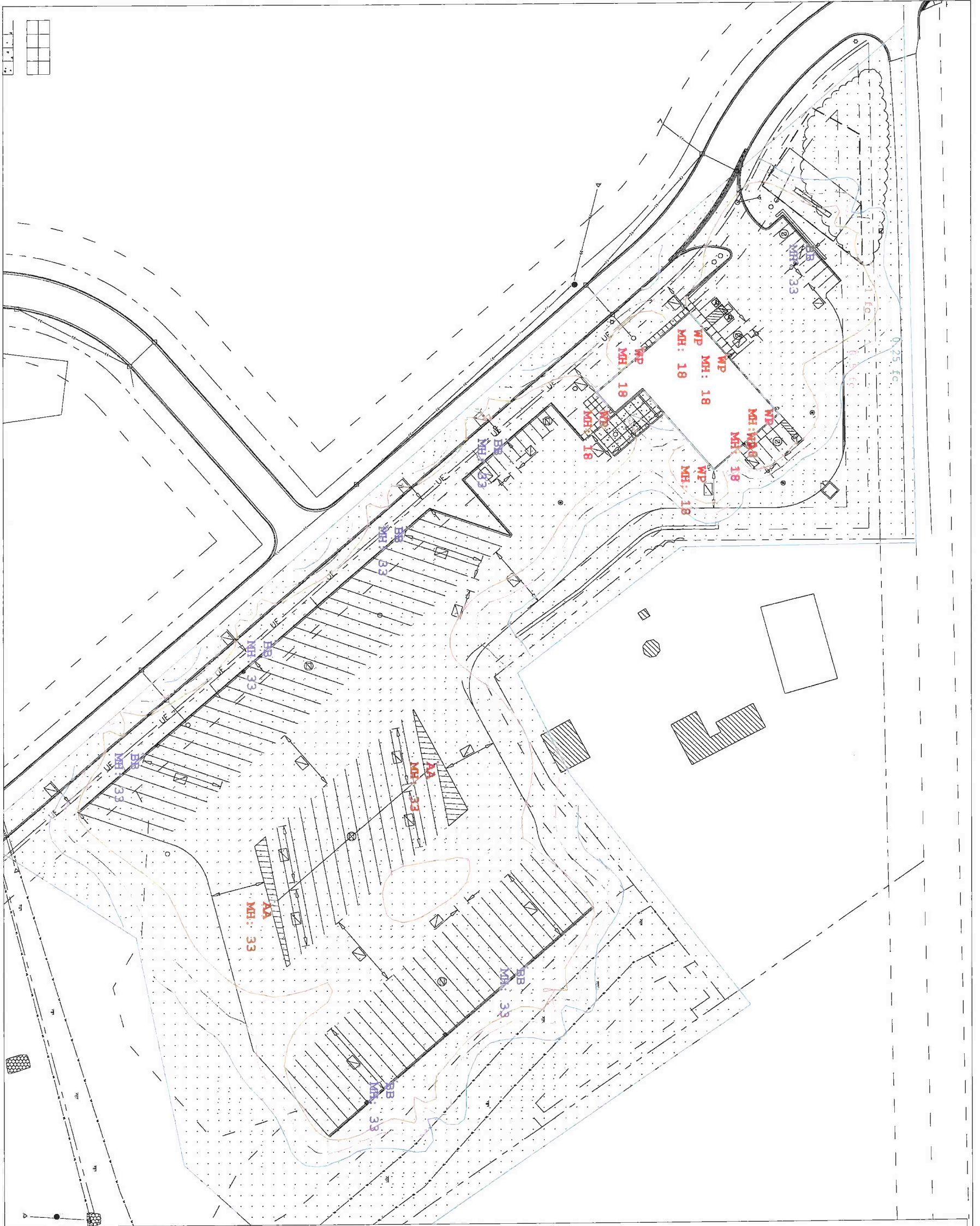
CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

4/13/2023
SUBMITTAL
NOT FOR
CONSTRUCTION
18039

COLOR ELEVATIONS

A3.2



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Planar	Illuminanc	Fc	1.48	11.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	2	AA	SINGLE	0.910	RSX4 LED P6 40K R5	545.6631
	7	BB	SINGLE	0.910	RSX4 LED P6 40K R4	545.6631
	7	WP	SINGLE	0.910	WPX3 LED 40K Mvolt	72.33

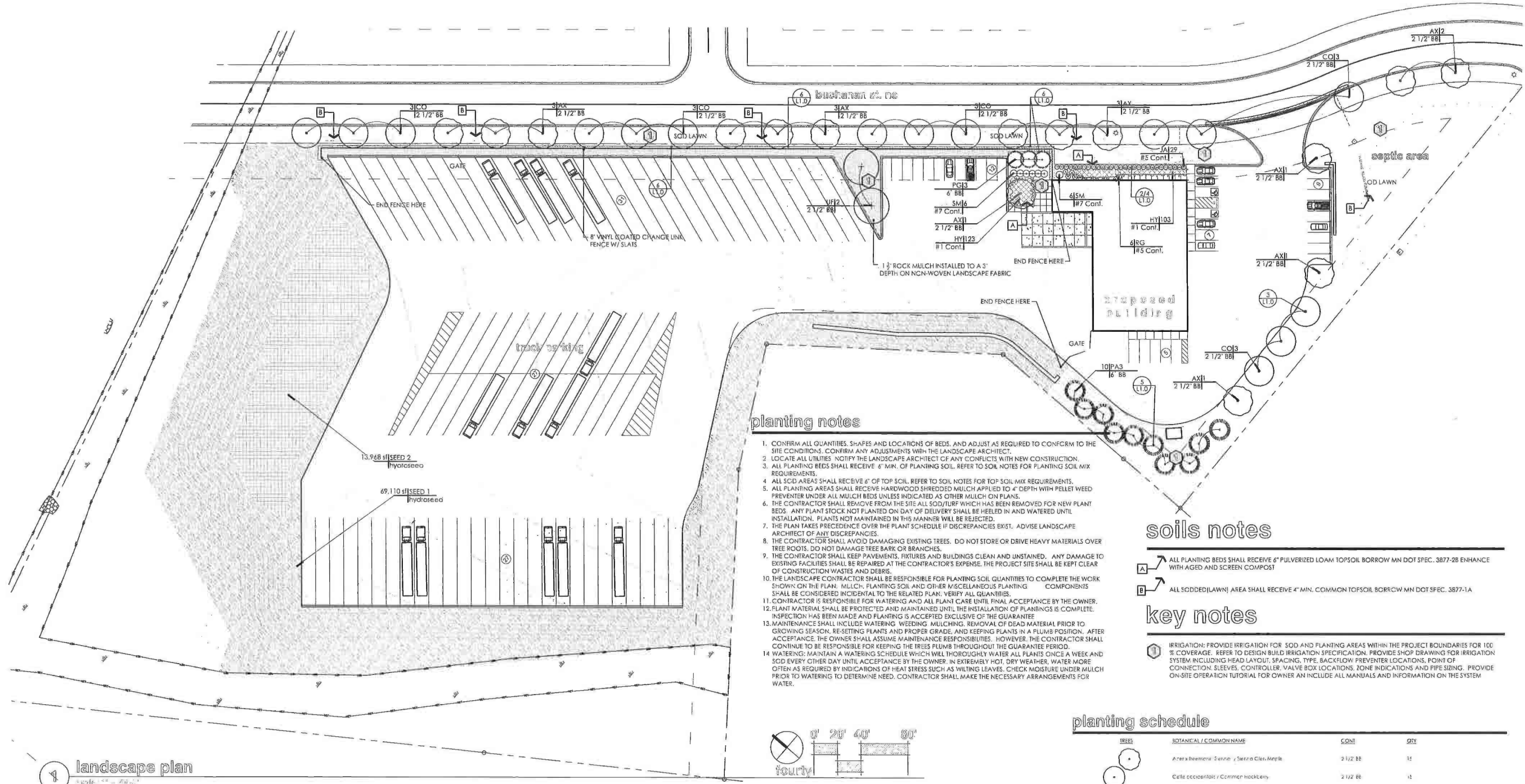
Page M of 1

Fleet Star Exterior

Drawn By: Daniel Budke
 Checked By:
 Date: 4/14/2023
 Scale:

#	Date	Comments





planting notes

1. CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
2. LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH NEW CONSTRUCTION.
3. ALL PLANTING BEDS SHALL RECEIVE 6" MIN. OF PLANTING SOIL. REFER TO SOIL NOTES FOR PLANTING SOIL MIX REQUIREMENTS.
4. ALL SOD AREAS SHALL RECEIVE 6" OF TOP SOIL. REFER TO SOIL NOTES FOR TOP SOIL MIX REQUIREMENTS.
5. ALL PLANTING AREAS SHALL RECEIVE HARDWOOD SHREDDED MULCH APPLIED TO 4" DEPTH WITH PELLET WEED PREVENTER UNDER ALL MULCH BEDS UNLESS INDICATED AS OTHER MULCH ON PLANS.
6. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
7. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
8. THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
9. THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. MULCH, PLANTING SOIL AND OTHER MISCELLANEOUS PLANTING COMPONENTS SHALL BE CONSIDERED INCIDENTAL TO THE RELATED PLAN. VERIFY ALL QUANTITIES.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND ALL PLANT CARE UNTIL FINAL ACCEPTANCE BY THE OWNER.
12. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE.
13. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RESETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
14. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK AND SOD EVERY OTHER DAY UNTIL ACCEPTANCE BY THE OWNER. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

soils notes

- A ALL PLANTING BEDS SHALL RECEIVE 6" PULVERIZED LOAM TOPSOIL BORROW MN DOT SPEC. 3877-2B ENHANCE WITH AGED AND SCREEN COMPOST
- B ALL SODDED(LAWN) AREA SHALL RECEIVE 4" MIN. COMMON TOPSOIL BORROW MN DOT SPEC. 3877-1A

key notes

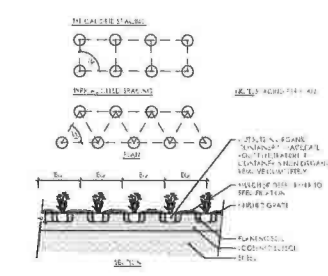
- 1 IRRIGATION: PROVIDE IRRIGATION FOR SOD AND PLANTING AREAS WITHIN THE PROJECT BOUNDARIES FOR 100% COVERAGE. REFER TO DESIGN BUILD IRRIGATION SPECIFICATION. PROVIDE SHOP DRAWING FOR IRRIGATION SYSTEM INCLUDING HEAD LAYOUT, SPACING, TYPE, BACKFLOW PREVENTER LOCATIONS, POINT OF CONNECTION, SLEEVES, CONTROLLER, VALVE BOX LOCATIONS, ZONE INDICATIONS AND PIPE SIZING. PROVIDE ON-SITE OPERATION TUTORIAL FOR OWNER AND INCLUDE ALL MANUALS AND INFORMATION ON THE SYSTEM

planting schedule

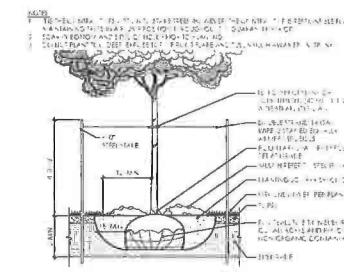
TREES	BOTANICAL / COMMON NAME	CONT.	QTY	
	Acer balsamifera / Sassa Clar. Maple	2 1/2" BB	15	
	Celtis occidentalis / Common Hackberry	2 1/2" BB	12	
	Fernoxia / Norway Spruce	6" BB	10	
	Picea canadensis / Black Hills Spruce	6" BB	5	
	Juniperus horizontalis / Horizontal Blue Juniper	2 1/2" BB	5	
SHRUBS	BOTANICAL / COMMON NAME	CONT.	QTY	
	Arctostaphylos / Arctostaphylos	#5 Cont.	25	
	Rhus aromatica / Grease Wood / Grease Wood	#8 Cont.	6	
	Syringa meyeri / Dwarf Meyer Lilac	#7 Cont.	7	
SOD AREAS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	Hemlock / Hybrid Daylily	#1 Cont.	24" o.c.	206
GRASS COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	MN-DOT 22-241 / Suka Via Stemwelder Suka / HYDROSEED	Hydroseed		13,968 sf
	MN-DOT 35-44 / Arctic Prairie / HYDROSEED	Hydroseed		69,110 sf
	Fescue / Kentucky Bluegrass	100		46,74 sf

1 landscape plan

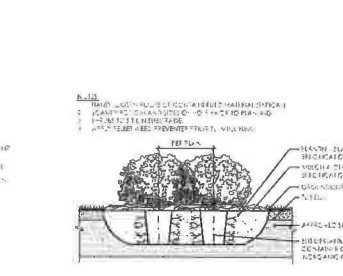
Scale: 1/8" = 1'-0"



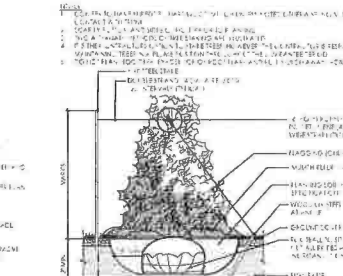
2 perennial planting



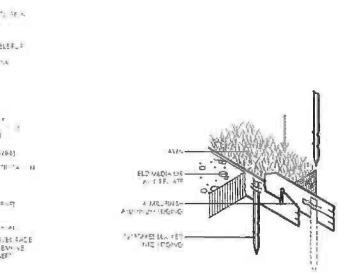
3 deciduous tree



4 shrub planting



5 coniferous tree



6 alum. edge

client

CLASSIC CONSTRUCTION
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011

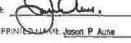
project

FLEET STAR TRUCK & TRAILER
HAM LAKE, MN

contract number

certification

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

SIGNATURE: 
TYPED OR PRINTED NAME: **Scott P. Aune**
DATE: **04/25/2023** REG. NO. **42162**

issue / revision

NO.	DATE	ISSUE / REVISION
4	04/25/23	CITY REVIEW
3	03/20/23	OWNER REVIEW
2	02/28/23	OWNER REVIEW
1	02/27/23	OWNER REVIEW
NO.	DATE	ISSUE / REVISION

sheet title

LANDSCAPE PLAN

 THIS SQUARE AFFERS 1/2" x 1/2" ON FULL SIZE SHEETS.

DRAWN BY: 
CHECKED BY:

L1.0

* **11-1800 LANDSCAPING IN COMMERCIAL 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.

other than a personal computer, copy machine, fax machine and/or small personal printer.

b. Conditional Uses

- Public Utility Structures
- Accessory Buildings

9-220 Mercantile Districts The land uses described in Article 9-220 are intended to be applicable to developments which utilize subsurface sewage treatment systems (SSTS), and to developments which use approved combined sewage treatment systems. All building permits and Certificates of Occupancy in the Mercantile Districts shall require the review and approval of the City Council, after review and recommendation by the Planning Commission, excepting building permits and/or certificates of occupancy being issued for an alteration to an existing structure under circumstances in which the land use will be unchanged, and in which the alteration will not materially affect parking requirements, stormwater runoff, traffic, sewage treatment needs or aesthetics.

9-220.1 Standards Common to All Mercantile Districts

The following standards shall apply to all of the mercantile districts as listed in Article 9-220.

- a) **Paving** All parking lots, drives and surfaces upon which the general public and employees shall have access shall be paved according to specifications to be established by the city's engineer;
- b) **Drainage** Surface water drainage and ponding needs shall be implemented in the manner directed by the city's engineer;
- c) **Landscaping** Landscaping shall be implemented in the manner provided in Article 11-1800;
- d) **Setbacks for Paved Areas** There shall be a ten-foot setback between any lot line and the back of curb of any parking lot or driveway, and a six-foot setback between the back of curb of any parking lot and any building;
- * e) **Buffering** When any mercantile land use is located adjacent to a residential area, it shall be screened by opaque fencing, vegetation, or both;
- f) **Refuse Containers** Refuse containers shall be stored in locations which are completely screened from outside view; hazardous materials shall be stored and disposed of in the manner provided by law;
- g) **Parking Lots and Lighting** Off-street parking shall be provided for the general public and employees.

11-200 FENCES AND HEDGES

11-210 Definitions

For the purposes of this Code, the following terms shall have the meanings herein stated:

- A. **Fence.** Any structure which is 36 inches or more in height, and a length of 6 feet or more, which is composed on non-living materials which cover the entire area bounded by said height and length criteria;
- B. **Hedge.** Any grouping of vegetation which creates a visual barrier of a substantially opaque nature for a length of 6 feet or more and for a height of from ground level to 36 inches above ground level;
- C. **Front Yard.** The area between the public street right-of-way line and the minimum required building setback line, as measured along any side of a lot. Lakeshore properties shall be considered on both lakeside and roadside to be front yards.
- D. **Side Yard.** The area between the front yard and back yard of any lot;
- E. **Back Yard.** The area lying to the rear of the rear building line of the principal structure on any lot;
- F. **Principal Structure.** In the case of property used wholly or partially for residential purposes, the principal structure shall be the structure housing any dwelling unit. In all other cases, the principal structure shall be the structure located closest to any adjacent street, or, in the case of more than one building equidistant from such street, the building containing the greater square footage shall be deemed the principal structure.

11-220 Height

Fences and hedges shall not exceed the following heights unless a variance from this ordinance is granted by the City Council.

11-220.1 Varied Height Requirements

The above fence height requirements may be varied by resolution of the City Council, where the following conditions are met:

- a) The fence will not present any public safety problems;
- b) The height requested will not deprive adjoining properties of air, light, or ventilation, sight lines or create aesthetic problems.

Zoning Classification	Front Yard	Side yard	Back Yard
R-1, R-2, RS-1, RS-2, ML-PUD, PUD	4 feet	6 feet	6 feet
R-A, C-A	4 feet	6 feet	6 feet
CD-1-2-3 & 4, B-1, B-2	• 6-12 feet	• 6-12 feet	• 6-12 feet
I-1, I-2	• 6-12 feet	• 6-12 feet	• 6- 12 feet

- Height marked with an asterisk may be increased by two feet to accommodate a barbed wire security arm top.

11-230 Permit Required. No person, firm, or corporation shall hereafter construct or erect or cause to be constructed or erected within any Commercial or Industrial Zoning District any fence which is intended to be a permanent structure on the premises, without first securing a building permit.

11-240 Construction and Maintenance of Fences Generally. Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Fences shall be constructed so that their more attractive side faces neighboring property. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any such fence which is, or has become dangerous to the public safety, health or welfare, is a public nuisance and the Ham Lake Building Inspector shall commence proper proceedings for the abatement thereof. Link fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top except in Industrial and Commercial Districts. Electric and barbed wire fences shall be permitted only on agriculturally zoned property (R-A), and shall be permitted only when necessary to further so bona fide agricultural purpose.

...

* **11-260 Commercial and Industrial Fences.**

Fences in all Commercial and Industrial Zoning shall not be less than 6 (six) feet and not exceed twelve (12) feet in height and may be increased to accommodate a barbed wire security arm top except that:

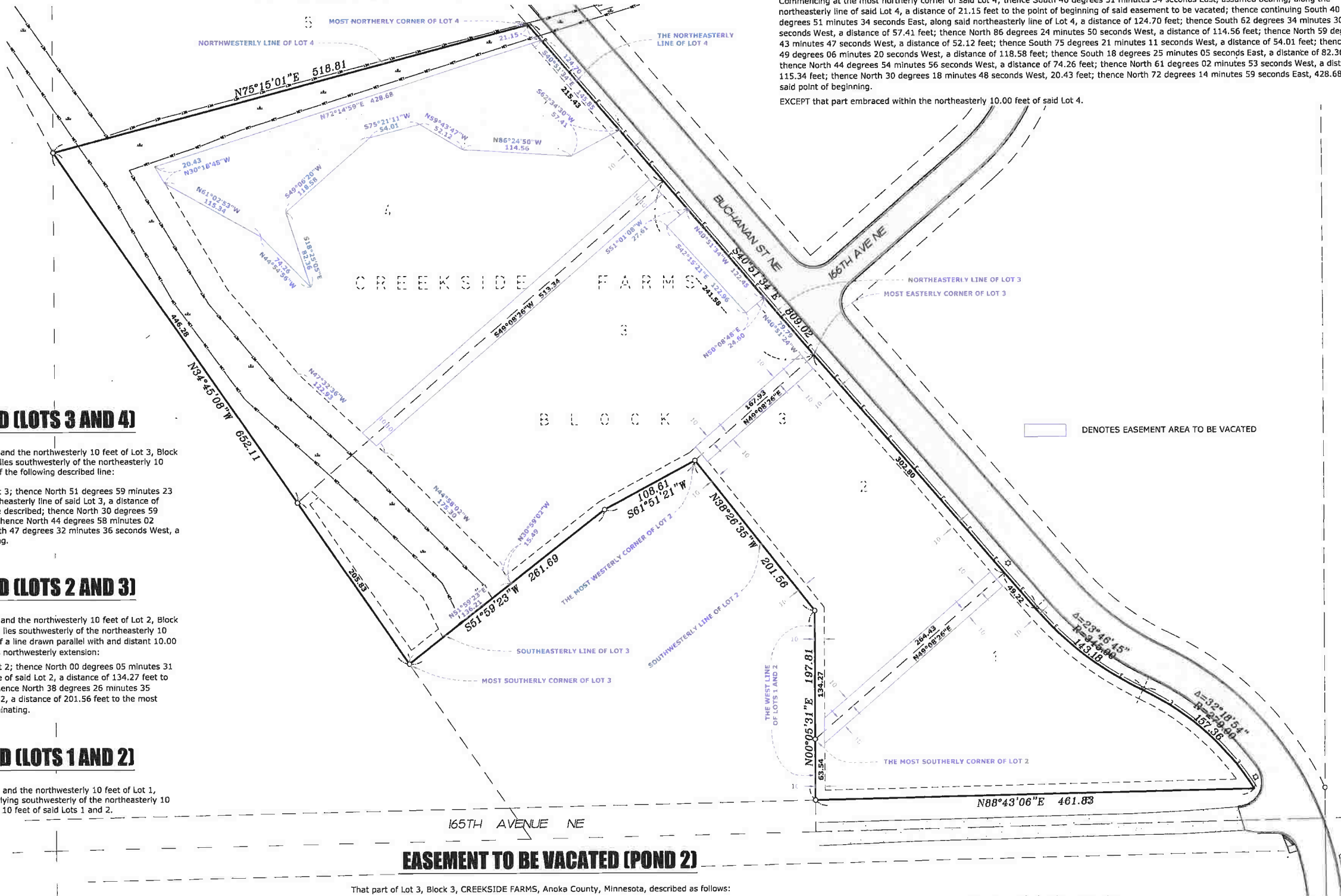
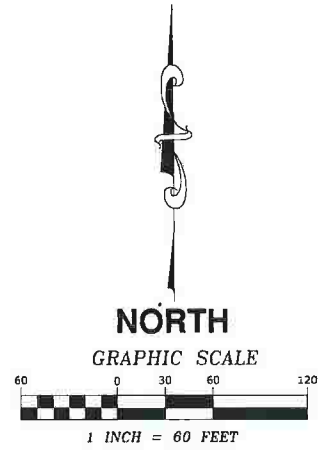
- (1) Special Purpose Fences. Fences for special purposes and fences differing in construction, height or length may be permitted in any district in the City of Ham Lake with approval by the Planning and Zoning Commission and City Council. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended.
- (2) Metal panel and chain link fencing are not appropriate in Commercial Development Tier 1 (CD-1) zoning. Fencing is not appropriate in front yard area facing Highway 65.

SKETCH AND DESCRIPTION

~for~ CLASSIC CONSTRUCTION
~of~ FLEET STAR TRUCK AND TRAILER

EASEMENT TO BE VACATED (POND 1)

All of the drainage and utility easements lying over, under, and across that part of Lot 4, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota, described as follows:
Commencing at the most northerly corner of said Lot 4; thence South 40 degrees 51 minutes 34 seconds East, assumed bearing, along the northeasterly line of said Lot 4, a distance of 21.15 feet to the point of beginning of said easement to be vacated; thence continuing South 40 degrees 51 minutes 34 seconds East, along said northeasterly line of Lot 4, a distance of 124.70 feet; thence South 62 degrees 34 minutes 30 seconds West, a distance of 57.41 feet; thence North 86 degrees 24 minutes 50 seconds West, a distance of 114.56 feet; thence North 59 degrees 43 minutes 47 seconds West, a distance of 52.12 feet; thence South 75 degrees 21 minutes 11 seconds West, a distance of 54.01 feet; thence South 49 degrees 06 minutes 20 seconds West, a distance of 118.58 feet; thence South 18 degrees 25 minutes 05 seconds East, a distance of 82.36 feet; thence North 44 degrees 54 minutes 56 seconds West, a distance of 74.26 feet; thence North 61 degrees 02 minutes 53 seconds West, a distance of 115.34 feet; thence North 30 degrees 18 minutes 48 seconds West, 20.43 feet; thence North 72 degrees 14 minutes 59 seconds East, 428.68 feet to said point of beginning.
EXCEPT that part embraced within the northeasterly 10.00 feet of said Lot 4.



EASEMENT TO BE VACATED (LOTS 3 AND 4)

That part of the southeasterly 10 feet of Lot 4, Block 3, and the northwesterly 10 feet of Lot 3, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota which lies southwesterly of the northeasterly 10 feet of said Lots 3 and 4, and which lies northeasterly of the following described line:
Commencing at the most southerly corner of said Lot 3; thence North 51 degrees 59 minutes 23 seconds East, on an assumed bearing along the southeasterly line of said Lot 3, a distance of 136.21 feet to the point of beginning of the line to be described; thence North 30 degrees 59 minutes 02 seconds West, a distance of 15.49 feet; thence North 44 degrees 58 minutes 02 seconds West, a distance of 175.30 feet; thence North 47 degrees 32 minutes 36 seconds West, a distance of 122.93 feet and said line there terminating.

EASEMENT TO BE VACATED (LOTS 2 AND 3)

That part of the southeasterly 10 feet of Lot 3, Block 3, and the northwesterly 10 feet of Lot 2, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota, which lies southwesterly of the northeasterly 10 feet of said Lots 2 and 3, and which lies northeasterly of a line drawn parallel with and distant 10.00 feet northeasterly of the following described line and its northwesterly extension:
Commencing at the most southerly corner of said Lot 2; thence North 00 degrees 05 minutes 31 seconds East, assumed bearing, along a westerly line of said Lot 2, a distance of 134.27 feet to the point of beginning of said line to be described; thence North 38 degrees 26 minutes 35 seconds West, along a southwesterly line of said Lot 2, a distance of 201.56 feet to the most westerly corner of said Lot 2 and said line there terminating.

EASEMENT TO BE VACATED (LOTS 1 AND 2)

That part of the southeasterly 10 feet of Lot 2, Block 3, and the northwesterly 10 feet of Lot 1, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota lying southwesterly of the northeasterly 10 feet of said Lots 1 and 2, and lying easterly of the west 10 feet of said Lots 1 and 2.

EASEMENT TO BE VACATED (POND 2)

That part of Lot 3, Block 3, CREEKSIDE FARMS, Anoka County, Minnesota, described as follows:
Commencing at the most easterly corner of said Lot 3; thence on an assumed bearing along the northeasterly line of said Lot 3, North 40 degrees 51 minutes 34 seconds West, a distance of 79.79 feet, to the point of beginning of the easement to be vacated; thence continuing North 40 degrees 51 minutes 34 seconds West, a distance of 122.45 feet; thence South 51 degrees 01 minutes 08 seconds West, a distance of 27.61 feet; thence South 42 degrees 15 minutes 21 seconds East, a distance of 122.96 feet; thence North 50 degrees 08 minutes 48 seconds East, a distance of 24.60 feet to the point of beginning.

EXCEPT
That part embraced within the northeasterly 10.00 feet of said Lot 3.

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.

JASON E. RUD
Date: 5/17/2023 License No. 41578

DRAWN BY:	CHB	JOB NO:	221319BT	DATE:	01/03/23
CHECK BY:	JER	FIELD CREW:	RW / MR		
1	05/17/23	REVISED DESCRIPTIONS		JEN	
2					
3					
NO.	DATE	DESCRIPTION		BY	

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



Anoka County

PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

DIVISION/COMBINATION REQUEST FORM

Date _____ Municipality _____

For Taxes Payable In _____ Taxes Certified _____

- Division
- Combination

Fee Owner	
Contract Purchaser	
Taxpayer Name	
Address	

Parcel IDs	Legal Description	TCA

Note:

- If request is for a Division of a tax parcel, without transferring title, the legal descriptions of the new parcels and copy of survey must be attached and stamped with city approval
- If request is by a Contract Purchase, the applicant must already appear as the contract purchaser in the county tax records or a copy of the contract for deed must be attached
- All delinquent taxes must be paid in full – Divisions must have current taxes paid per MN Statute 272.121

Is Combination required for a building permit? Yes No

Phone _____

Email _____

Signature _____

- Fee Owner
- Contract Purchaser

I:\PropTax\~DeptShare\Seg Merge\Divisions & Combinations\Division Combo Request Form.docx

TO: City of Ham Lake – Attn: David Krugler

FROM: Akil Ibrahim

DATE: April 28, 2023

SUBJECT: FLEET STAR Truck & Trailer, LLC City Memo

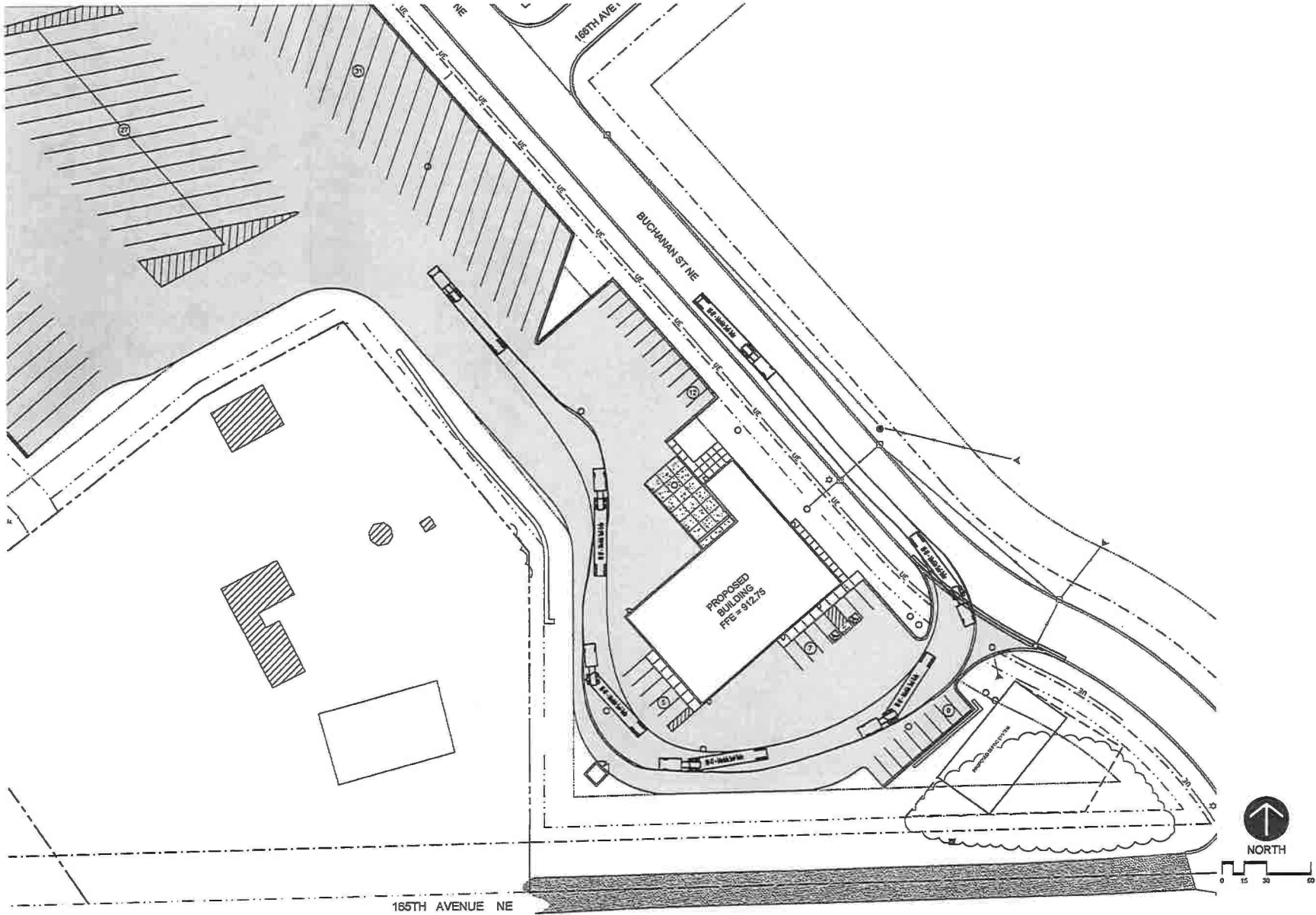
Fleet Star Truck & Trailer, LLC is a local trucking company owned solely by myself, Akil Ibrahim and has been in business for 10 years. We currently have a location in Ham Lake. We are looking to open a second location and build a truck terminal in the new Creekside Farms Development, specifically lots 1-4 in Block 3. The building footprint square footage will be 11,057 sf (see attached A2.1 for further details) and will have two loading docks for the warehousing of freight (excludes any hazardous materials), storage bays for trailers, and one maintenance bay for light duty repairs and preventative maintenance on trucks and trailers; the upper level square footage is 2,498 and will have offices and a work area along with restrooms (see plan page A2.1) We will operate from 7AM to 5 PM Monday- Friday and employ 15 office staff, 5 Shop employees, 20 drivers, and 60-70 independent drivers which are contracted by Fleet Star (Independent Contractor Agreement submitted; Drivers provide trucking services ((loading and unloading of goods for Fleet Star)). The total truck traffic per day would be 4-5 trucks. Storage needs will take place within the building for transferring goods to and from trailers.

Please see attached X1 and X2 exhibits showing turning movements along with the 100 – year flood event of possible standing water for a short time that I find completely acceptable.

I would like to reiterate there will be no overnight parking (sleeping) allowed at this truck terminal.

Thank you and I look forward to continuing my business in Ham Lake,

Akil A



PP\Projects\Projects - 2022\1222543 - Crawable Fleet Trucking Terminal\CG_Design\Drawing Files\1222543 0001 - Truck Turning.dwg

PRELIMINARY NOT FOR CONSTRUCTION

Project No.

**FLEET STAR
TRUCK & TRAILER**
HAML LAKE, MN

**CLASSIC
CONSTRUCTION**
18542 NE ULYSSES ST.
EAST BETHEL, MN 55011

**Larson
Engineering, Inc.**
3524 Lakes Road
White Bear Lake, MN 55110
651.461.3100 (T) 651.461.3201
www.larsoneng.com
©2021 Larson Engineering, Inc. All rights reserved.

I hereby certify that the plans, specifications or report was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

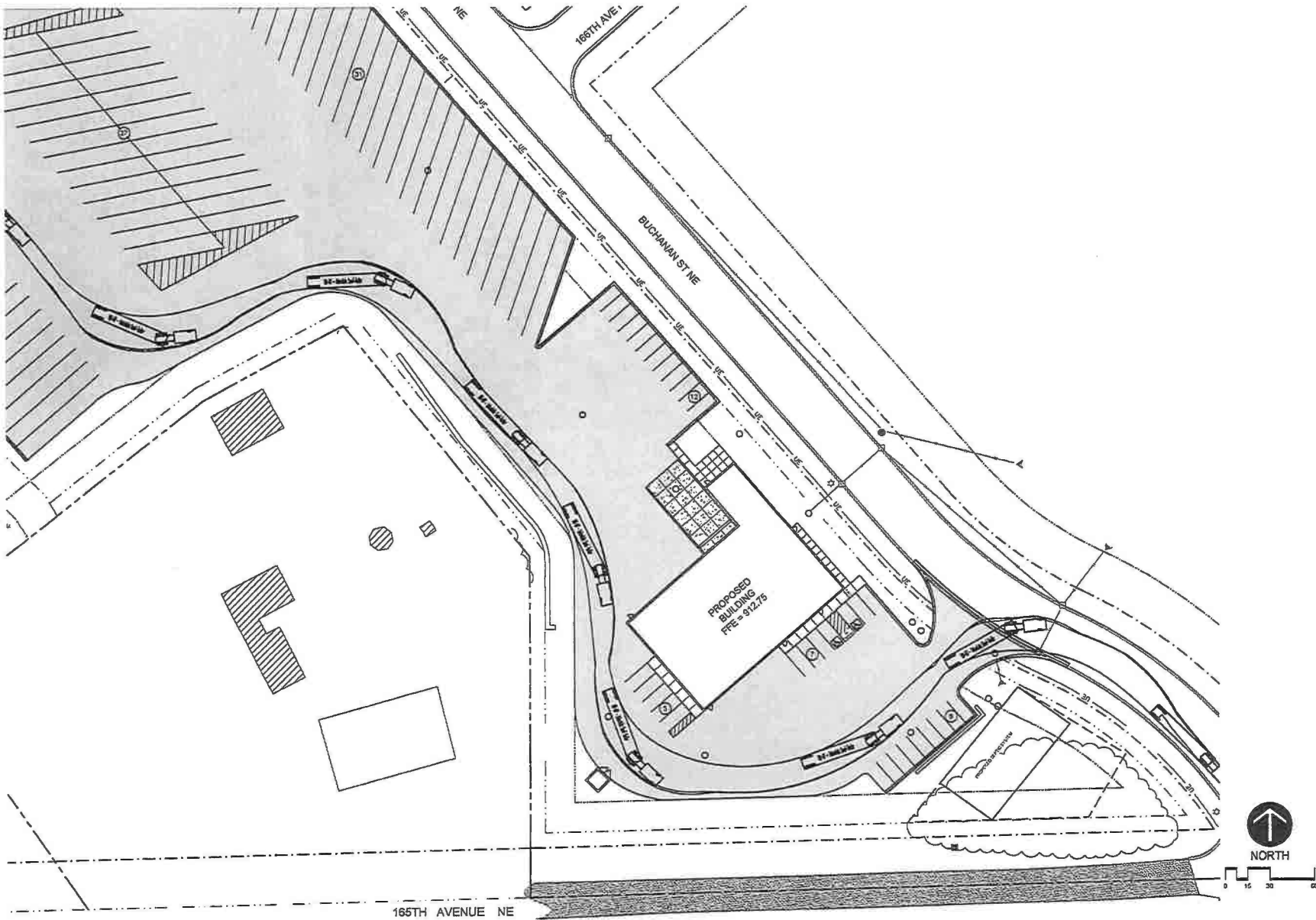
Thomas J. Vothwinkel
Thomas J. Vothwinkel, P.E.
Date: 04.19.23 Lic. No.: 25529

Rev.	Date	Description

Project #: 1222543
 Drawn By: TJD/20K
 Checked By: T.J.H.
 Issue Date: 04.19.23
 Sheet Title:

TRUCK TURNING
EXHIBIT

Sheet:
X1



PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
 3324 Larson Road
 Ham Lake, MN 55126
 Phone: 763.451.0391
 www.larsoneng.com
 ©2023 Larson Engineering, Inc. All rights reserved.

CLASSIC CONSTRUCTION
 18542 NE ULYSSES ST.
 EAST BETHEL, MN 55011

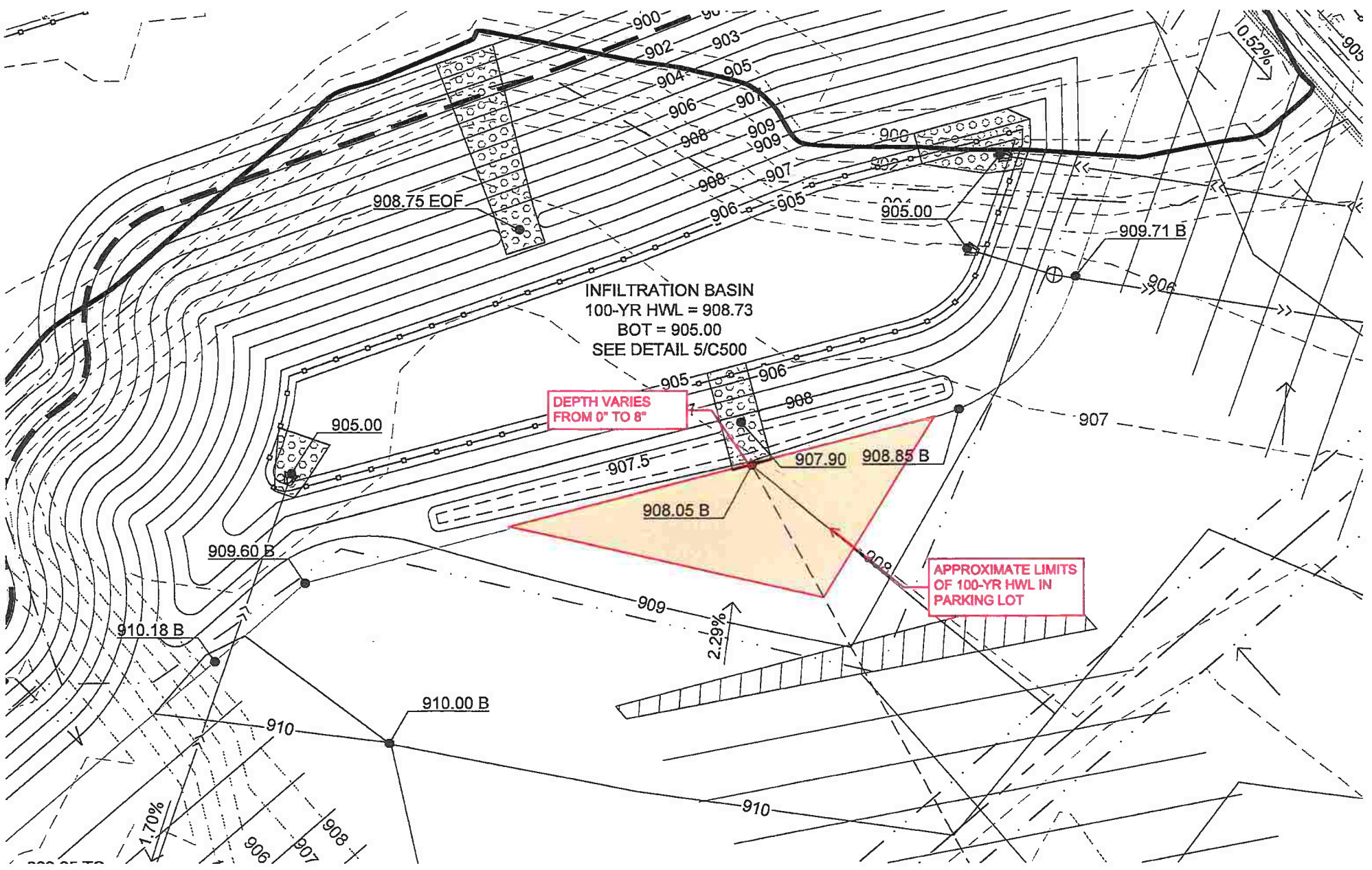
FLEET STAR TRUCK & TRAILER
 HAM LAKE, MN

I hereby certify that this plan, specifications 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.
Thomas J. Wickham
 Thomas J. Wickham, P.E.
 Date: 04.10.23 Lic. No.: 29292

Rev.	Date	Description

Project #: 1223163
 Drawn By: TJS/09/23
 Checked By: TJS
 Issue Date: 04.10.23
 Sheet Title:

TRUCK TURNING EXHIBIT
 Sheet: **X2**



Rosa
Architectural
Group
Inc.

1084 Stirling Street
St. Paul, Minnesota 55119
tel 651-730-7988
fax 651-730-3165

PROPOSED
BUILDING FOR
FLEET STAR

16522 BUCHANAN ST. NE
HAM LAKE, MN

CLASSIC
CONSTRUCTION

PH: 763-434-8870
18542 ULYSSES ST. NE
EAST BETHEL, MN

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

DATE: _____
SIGNATURE: _____
TITLE: _____

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

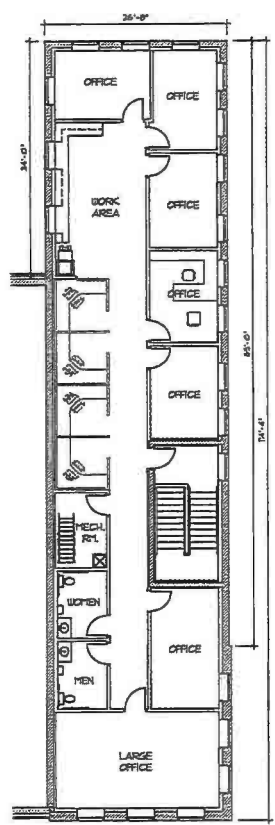
DATE: 4/13/2023
SIGNATURE: ROSA
TITLE: ARCHITECT

PROJECT NUMBER: 22302
DATE: APRIL 13, 2023
DRAWN BY: KF
CHECKED BY: RR
REVISIONS: 4/28/23

FLOOR PLANS

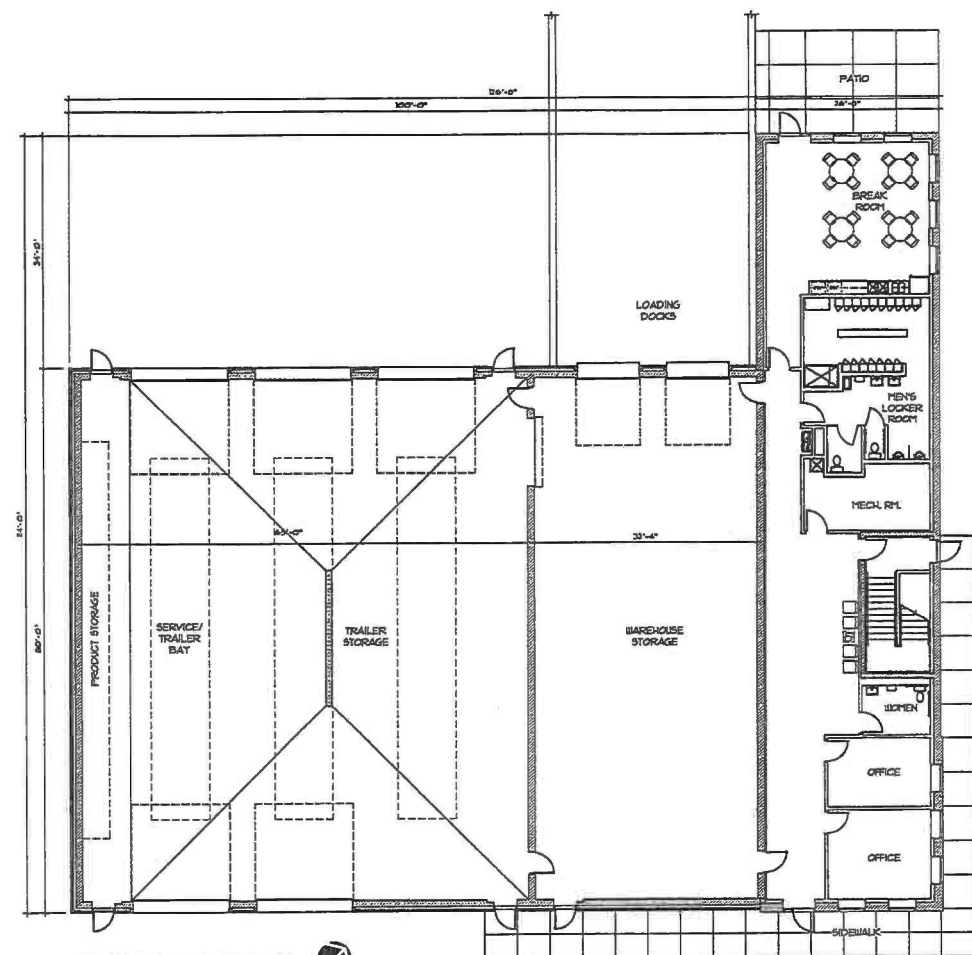
A2.1

© COPYRIGHT 2023 ROSA ARCHITECTURAL GROUP



2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"
NORTH

UPPER LEVEL AREA: 2,498.6 SF.
(THIS AREA DOES NOT INCLUDE THE THICKNESS OF THE EXTERIOR WALLS PER MSBC)



1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"
NORTH

MAIN LEVEL AREA: 10,138.5 SF.
(THIS AREA DOES NOT INCLUDE THE THICKNESS OF THE EXTERIOR WALLS PER MSBC)

PARKING SPACES REQUIRED:
OFFICE: 56.02 / 25.0 = 2.06
WAREHOUSE: 56.733 / 20.00 = 2.8
SERVICE: 1188.9 / 25.0 = 4.75
TOTAL: 2.06 + 2.8 + 4.75 = 9.61 STALLS REQ'D

BUILDING FOOTPRINT AREA: 11,051 SF.
(THIS AREA INCLUDES THE THICKNESS OF THE EXTERIOR WALLS)

PROPERTY DESCRIPTION:
LOTS 1-4, BLOCK 3, CREEKSIDE FARMS

PERMIT
COON CREEK WATERSHED DISTRICT
13632 Van Buren St NE
Ham Lake, MN 55304
Permit Number: 2317

Project: Fleet Star Trucking & Trailer

Issued to: CSF Development LLC
Attn: Jesse Osborne
16800 HWY 65
Ham Lake, MN 55304

Location: SW of the intersection of Buchanan St NE and 166th Ave NE, Ham Lake

Permit Application #: P23-033

Purpose: Construction of truck and trailer lot, office space, loading dock, repair garage, and associated stormwater treatment features

At its meeting on April 24, 2023, the Board of Managers of the Coon Creek Watershed District reviewed and approved your permit application. The following exhibits are on file describing the approved project:

1. Construction Plans (15 sheets); by Larson Engineering, dated 04/28/2023, received 04/28/2023.
2. Stormwater Management Report; by Larson Engineering, dated 04/28/2023, received 04/28/2023.
3. Geotechnical Report; by Haugo Geotechnical Services, dated 04/18/2023, received 04/19/2023.
4. Landscape Plans; by Aune Fernandez Landscape Architects, dated 03/30/2023, received 4/10/2023.

The Board of Managers found the project as planned to be in accordance with the Rules and Regulations, and Guidelines of the District, and therefore, approved the permit with 3 stipulations.

1. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3 of staff report, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. Completion of a post construction infiltration test on the Infiltration Basin 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.

A follow up inspection will be conducted at the project site to assure compliance with all stipulations to this Permit. Failure to comply with the foregoing may result in rescission of the Permit, and is a violation of Minnesota Statutes section 103D.545, a misdemeanor.

This document is not transferable.

Date of Issuance: 5/1/2023
Date of Expiration: 5/2/2024


Jon Janke, Director of Operations

cc: File- P23-033
Eileen Weigel, Stantec
Danielle Tourtillott, Stantec
Tom Collins, City of Ham Lake

IMPORTANT PERMIT REQUIREMENTS OUTLINED ON REVERSE

GENERAL PERMIT STIPULATIONS:

1. The permittee must maintain the project authorized by this permit in good condition and in conformance with the terms and conditions of this permit.
2. The permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the District for inspection of the work authorized hereunder.
3. The permittee shall utilize best management practices on the project site to minimize the potential for adverse impacts associated with erosion and sedimentation.
4. This permit applies only to the permitted project and the dated plans approved on this permit. If the design, location or purpose of the project changes you should contact the District to make sure the changes would not violate District Rules or applicable state law.
5. Construction work authorized under this permit shall be completed on or before the date specified above. The permittee may request an extension of the time to complete the project, stating the reason thereof, upon written request to the District.
6. The District may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you or in support of your permit application proves to have been false, incomplete, or inaccurate.
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
7. Permittee shall ensure that the contractor has received and thoroughly understands all conditions of this permit.

ADDITIONAL WETLAND-RELATED PERMIT CONDITIONS:

The following additional terms and conditions apply to replacement wetland(s) approved as part of this permit.

1. The replacement wetland approved as part of this permit must be constructed concurrent with or prior to any wetland fill or draining activity; or the District has received and accepted an irrevocable bank letter of credit, a performance bond, or other security acceptable to the District in an amount sufficient to guarantee the successful completion of the wetland replacement as provided under Minn. Rules 8420.0530 (B)(2), as amended.
2. The Notice of Use Restrictions and Maintenance Responsibilities specified in Minn. Rules 8420.0530(D)(6), as amended, must be recorded and proof of recording provided to the District within 30 days of completing construction of the replacement wetland (completion of construction as determined by the District).
3. The permittee each year for five years following completion of the replacement wetland must submit to the District a Monitoring Report on the replacement wetland, which Report includes the information specified in Minn. Rules 8420.0620, as amended. The Report must be submitted to the District no later than October 1 of each year.

THIS CERTIFICATION ONLY APPLIES TO THE WCA OF 1991, AS AMENDED. Permits from local, state, and federal agencies may be required. Check with the appropriate authorities before commencing work in or near wetlands. The Combined Project Notification form can be used for this purpose.

REFUNDING OF ESCROWS: Upon completion of the project the applicant shall notify the District that:

1. The project is complete
2. The site is stabilized
3. The project is ready for final inspection
4. All stipulations listed on this permit have been fulfilled
5. If applicable, the applicant would like return of its escrow

Upon receipt of such notification the District will inspect the project for conformance with the permit conditions and requirements, permitted plans and water resources associated with the implementation of those plans resulting from construction. If the District determines the project is not complete and/or not stabilized the District will inform the applicant in writing. If the District determines the site is complete and stabilized, the permit conditions and requirements have been satisfied, the District will execute the appropriate refund at its next regularly scheduled meeting where the Board pays bills (typically the second Monday of each month).

Escrow refunds will be calculated as follows and shown on the refund check

1. Amount of escrow balance paid in cash;
2. Minus any permit review and/or inspection fees
3. Minus any other project-related expenses incurred by the District.

other than a personal computer, copy machine, fax machine and/or small personal printer.

b. Conditional Uses

- Public Utility Structures
- Accessory Buildings

9-220 Mercantile Districts The land uses described in Article 9-220 are intended to be applicable to developments which utilize subsurface sewage treatment systems (SSTS), and to developments which use approved combined sewage treatment systems. All building permits and Certificates of Occupancy in the Mercantile Districts shall require the review and approval of the City Council, after review and recommendation by the Planning Commission, excepting building permits and/or certificates of occupancy being issued for an alteration to an existing structure under circumstances in which the land use will be unchanged, and in which the alteration will not materially affect parking requirements, stormwater runoff, traffic, sewage treatment needs or aesthetics.

9-220.1 Standards Common to All Mercantile Districts

The following standards shall apply to all of the mercantile districts as listed in Article 9-220.

- a) **Paving** All parking lots, drives and surfaces upon which the general public and employees shall have access shall be paved according to specifications to be established by the city's engineer;
- b) **Drainage** Surface water drainage and ponding needs shall be implemented in the manner directed by the city's engineer;
- c) **Landscaping** Landscaping shall be implemented in the manner provided in Article 11-1800;
- d) **Setbacks for Paved Areas** There shall be a ten-foot setback between any lot line and the back of curb of any parking lot or driveway, and a six-foot setback between the back of curb of any parking lot and any building;
- e) **Buffering** When any mercantile land use is located adjacent to a residential area, it shall be screened by opaque fencing, vegetation, or both;
- f) **Refuse Containers** Refuse containers shall be stored in locations which are completely screened from outside view; hazardous materials shall be stored and disposed of in the manner provided by law;
- g) **Parking Lots and Lighting** Off-street parking shall be provided for the general public and employees.

The *Zoning Officer* shall maintain a schedule of parking requirements, to be ratified from time to time by resolution of the City Council, to serve as the general guideline for the establishment of parking requirements, subject to modification by the City Council where merited. Security lighting shall be permitted, and may be required on review of site plans, but shall be directed away from adjacent properties. No light or combination of lights that cast light upon a Residential Land Use shall exceed 4-foot candle meter reading as measured at the residential property line. All measurements shall be made after dark at the property line or edge of roadway.

- h) **Off-Street Loading** All deliveries and bulk pickups of merchandise, inventory and supplies shall be made to loading facilities preferably located in the rear of the building, which loading facilities shall be sufficient to enable the prompt and safe transfer of goods.
- i) **Signage** All signage shall conform to the provisions of Article 11-300.
- j) **Special Considerations** Notwithstanding the limitations as to building styles, construction types and exterior treatments, the City Council, after Planning Commission review, may depart from strict adherence to the standards found in Article 9-220, where special conditions merit such departure, and where certain standards are met. Such special conditions and standards may include, without limitation, the following items.
 - i) The departure is not being requested for purely economic reasons;
 - ii) The nature of the business is such that it requires a specific type of building construction in order to improve the business function, such as requirements for sunlight, specialty equipment, interior lighting or the like;
 - iii) The business is a permitted or conditional use in the zoning district;
 - iv) The applicant proposes the usage of special aesthetic treatments which provide a superior exterior view, such as landscaping, vegetation screening, berming, or the like;

- v) The property contains unusual topography, mature vegetation or other features which can be preserved or enhanced to produce an overall superior appearance;
 - vi) The property contains unusual accessibility problems to or from adjacent roadways;
 - vii) The applicant offers to implement more stringent design limitations in certain site plan features than would normally be required, in exchange for being permitted less stringent design limitations in other site plan features.
- k) **Outside Storage** Outside storage and activities for areas zoned CD-3, CD-4, Industrial Park (I-P) and Light Industrial (I-1) shall be as specifically detailed in the Code Sections dealing with those land uses (Articles 9-220.4 through 9-220.7). For areas zoned CD-1 and CD-2, the following provisions shall apply to outside storage, excepting Fireworks sales and storage, which are governed by the provisions of Article 9-330.6. **Unless specifically permitted by this Article 220.1(k), no Outside Storage shall be allowed in any area zoned CD-1 or CD-2.**

1) Definitions

- aa) **Outside Storage** – personal property (not fixtures) that are located within the Approved Property Lines of any parcel bearing a CD zoning classification, but which are found outside of an enclosed, roofed building (including temporary structures). Outside Storage does not include Refuse Containers, customer vehicles, employee vehicles parked while the employee is on duty, delivery vehicles while in the process of delivery or pickup, construction materials or vehicles being used in an active construction project on the parcel, legal signs or banners, or legal temporary structures. Except where specifically excepted, Outside Storage does include inventory of the business occupying the parcel.
- bb) **Inventory** - goods, except Vehicle Inventory, that are offered for sale in the ordinary course of business of any business occupying the parcel. For auto repair shops, inventory shall also be deemed to mean

passenger vehicles or pickup trucks awaiting repair services.

- cc) **Vehicle Inventory** – Automobiles, Trucks, Trailers, Manufactured Homes, Recreational Vehicles, Campers, Camper Tops, Truck Toppers, Boats or other wheeled conveyances that are offered for retail sale at a legal business location whose primary business is the retail sale of one or more of the above items. Rental equipment that may be offered for sale is not Vehicle Inventory. Vehicle Inventory that bears obvious signs that the vehicle is not presently capable of being legally operated or conveyed on a public road is not Vehicle Inventory, including, but not limited to vehicles lacking wheels or inflated tires, operable drive train components, broken windows or lights, required current vehicle registration, missing body parts, such as fenders, doors, hood lids, trunk lids, bumpers, lights or trim.
- dd) **Aesthetically Screened Outside Storage** - Inventory or Vehicle Inventory behind an opaque barrier constructed of masonry or brick, attached to and matching or complementary to the main building, and of sufficient height and design so as to give the appearance that the barrier is a part of the main building. No object shall be stored inside of such a barrier if the object protrudes above the height of the barrier. Any gates through the barrier shall be opaque and of aesthetic design.
- ee) **Limited Outdoor Displays** - Temporary displays of merchandise which are normally sold or displayed from within an enclosed retail store location, but which are temporarily placed not more than ten feet from an outside wall of the main retail sales building during business hours, and then returned to inside storage during non-business hours.”
- ff) **Improvement Stores** – Businesses that have as their primary source of revenue the retail sale of plants, seeds, landscaping supplies, produce, or yard statuary.
- gg) **24-Hour Convenience Stores** – Businesses that sell gasoline at retail, and, from the same store location, also sell groceries, auto supplies, sundries, over-the-counter medications and personal products, sundries and other items for human consumption, and which remain open for business at all times of every day.

- hh) **Approved Property Lines** – Are the outside perimeter of the real estate parcel or parcels which were shown on the site plan used for the initial municipal approval of a certificate of occupancy or conditional use permit for a particular operation.
- ii) **Pool Stores** – retail stores that engage in the retail sales of above ground or below ground recreational swimming pools that contain electric filtration devices providing water circulation and filtration in the pool, and under conditions where an inventory of above ground or in ground swimming pools is maintained, connected by water and electricity to a source originating in a permanent retail building located on the same parcel. A Pool Store shall not be considered a retail store for the purposes of determining permitted uses under Article 9-220.2 (b) or 9-220.3(b).
- jj) **Screened Outside Storage** – is Inventory or Vehicle Inventory behind an opaque barrier constructed of wood, metal, plastic, masonry, brick or earthen berm, or which is behind an opaque barrier composed of existing buildings or other structures on the property, or which is behind a semi-opaque barrier of vegetation that substantially conceals the storage from outside view.

2) Permitted Outside Storage

- aa) Vehicle Inventory is permitted Outside Storage on any CD-1 or CD-2 parcel in connection with a business that is legally permitted to sell Vehicle Inventory. If specifically permitted by the conditions of any Conditional Use Permit or Temporary Conditional Use Permit for any such parcel, vehicles that do not meet the definition of Vehicle Inventory may also be permitted Outside Storage.
- bb) Aesthetically Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel in connection with the new construction of a main commercial building on the parcel.
- cc) Limited Outdoor Displays are permitted Outside Storage in both the CD-1 and CD-2 districts. If the business is a 24-Hour Convenience Store, the Limited Outdoor Display need not be moved indoors, but the

business shall at all times maintain a clear pedestrian path on sidewalks that is at least 36 inches in width.

- dd)** Inventory is permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales but must be separately identified on the initial site plan submitted with the initial request for certificate of occupancy or conditional use permit, and must be stored only in conformance with that site plan. Bins or containers housing the Inventory shall also be permitted Outside Storage for Improvement Stores and Manufactured/Prefabricated Structure Sales as shall be other items necessarily incident to the storage, maintenance or protection of the Inventory.
- ee)** No Outside Storage shall be permitted for any business unless the storage is within the Approved Property Lines.
- ff)** Pool Stores may display above ground or below ground swimming pools as Permitted Outside Storage only on property under conditional use permit, subject to conditions to be established by the City Council, which must include, at a minimum, the following:
 - 1)** Pool water must be maintained in a sanitary condition;
 - 2)** Below ground pools must be surrounded by code-compliant fencing;
 - 3)** Above ground pools must be constructed in a code-compliant method relative to either fencing or sufficient elevation to prevent accidental entry into the pool;
 - 4)** Adequate security fencing around the storage display area must be installed to discourage after-hours entry into the pool storage area;
 - 5)** Reasonable screening from outside view shall be installed;
 - 6)** All sources of water and electricity shall be connected to the pools in a code-compliant manner;
 - 7)** Only pools that are intended for use with circulating filters shall be permitted outside; no "kiddy pools", wading pools or inflatable pools shall be permitted to be displayed outside.
 - 8)** Winter storage of outside pools shall be done in a manner that covers the pool surface and prevents the accidental entry into the pool;

- gg)** Screened Outside Storage is permitted outside storage if used as a condition of approval of any site plan, Conditional Use Permit or Temporary Conditional Use Permit on any CD-1 or CD-2 parcel involving pre-existing main buildings or structures that:
- 1) Historically utilized outside storage in connection with business operating on the property, and which uses were never abandoned;
 - 2) Do not involve replacement or major remodeling of the existing structures, but utilizes the existing structures for the business to be operated;

Approval of Screened Outside Storage is discretionary with the City Council.

- hh) Revocation** All permits and certificates of occupancy issued in the mercantile districts are subject to revocation under the provisions of Article 9-240.

- 3) Office/Warehouses** Office/Warehouse is a term given to a structure that is designed to have office space in front, behind which is situated an open bay or bays, with the office and bay space to be occupied by a single business. The office space and the bay space may also include area for retail sales. The bay space may also be used for manufacturing, other industrial activity, or warehousing. Building Permits may be issued for Office/Warehouses in any Mercantile District as found in Article 9-220. However, specific uses within each Office/Warehouse are subject to the Permitted Use, Conditional Use and Temporary Conditional Use restrictions for the given zoning district in which the Office/Warehouse is constructed. The issuance of a building permit for an Office/Warehouse does not confer upon the property owner the right to use any portion of the structure in a manner inconsistent with the use restrictions for the zoning district in which the structure is located. All new tenants or occupants of any Office/Warehouse must observe the same conditions for site plan or other approval, as would any other occupant. Further, if the zoning district in which the Office/Warehouse is to be constructed contains restrictions on building materials or design, those restrictions must be followed. No outside storage unless permitted by Conditional Use Permit, Temporary Conditional Use Permit, or by the given zoning district in which the Office/Warehouse is constructed.

9-220.2 Commercial Development I (CD-1)

The CD-1 zone is intended to apply to certain commercial uses on lands abutting the city's only major thoroughfare, Trunk Highway 65. In that these lands have high visibility to the traveling public, it is considered important to the preservation of land values in general, as well as important to the continuing ability of the city to generate the establishment of quality commercial development and the concomitant tax and employment base, that structures in the CD-1 zones observe specific construction and aesthetic standards, which are listed below. No usage shall be permitted in the CD-1 zone which does not observe the standards found in Article 9-220.2 (a) below.

a) Standards for Site and Building Construction

- i) Except for structures housing public utility feature, no metal or pole-type building shall be permitted;
- ii) Exterior wall surfaces shall be of brick, decorative masonry, stone, precast panel, architectural concrete, glass, stucco, architectural metal panel with hidden fasteners, or wood framed with horizontal lap siding;
- iii) No galvanized surfaces shall be permitted, either on roofs or siding;
- iv) All roofs shall be colored and shall incorporate a minimum 18-inch soffit on the eave edge of the roof;
- v) All roofs shall have a minimum 12-inch overhang on the gable ends;
- vi) All roofs have a minimum 6-inch fascia;
- vii) Standing metal seam roofing shall be permitted (minimum 24-gauge, non-galvanized);

b) Permitted Uses (Including uses that are ancillary to the main use)

- Clubs and Lodges
- Medical Facilities
 - Assisted Living Facilities
 - Chiropractic
 - Clinics of all medical disciplines
 - Dental
 - Diagnostic Facilities
 - Hospitals
 - Laboratories
 - Nursing Homes
 - Residential Treatment Centers

- Treatment Rooms and Centers
- Veterinary Clinics
- Hotels, Motels and Lodging Houses under Article 11-1100
- Light Manufacturing, defined as follows: The fabrication or processing of goods for sale to retailers, wholesalers, other manufacturers or at retail that takes place entirely within an enclosed building and that meets the following criteria:
 - a) The business does not generate any noise, odor or vibration detectable from adjoining properties, other than that which occurs in the normal course of business during shipping and receiving activities;
 - b) There is no outside storage of any item except Aesthetically Screened Outside Storage as defined in Article 9-220(k)(1)(dd) of this Code.
 - c) No outside cranes or booms are located on the site;
 - d) Retail sales of the business products can occur on the premises if the commodities are the commodities manufactured on site.
- Offices and Office Buildings
- Office Warehouses
- Park and Ride Lots
- Post Offices
- Public Utilities (metal or pole type construction allowed)
- Recreational Facilities (indoor unless noted)
 - Batting Cages
 - Billiard Parlors
 - Bowling Alleys
 - Dance/Gymnastic Studios
 - Health Clubs
 - Martial Arts Studios
 - Miniature Golf Courses (outdoor)
 - Paintball or Laser Tag Facilities
 - Parks (outdoor/publicly owned)
 - Roller Skating Facilities
 - Shooting Range
 - Skateboard Facilities
 - Virtual Golf Facilities
- Restaurants, including liquor service
- Retail Facilities - engaged in the sale of goods (Excluding Motor Vehicle/ Boat/RV/Camper Sales), from freestanding one-store locations, shopping

centers, strip malls or enclosed malls, including, but not limited to:

- Antique Stores
- Appliance Stores
- Automobile Parts Stores (new parts only)
- Bakeries
- Bicycle Stores
- "Big Box" Stores (subject to Article 9-400)
- Book Stores
- Butcher Shops/Meat Markets
- Camera Stores
- Candy Stores
- Carpet Stores
- Clothing Stores
- Coin Stores
- Convenience Stores
- Cosmetic Stores
- Discount Stores
- E-Cig Stores
- Electrical, HVAC and Plumbing Equipment Stores
- Electronics Stores
- Fireworks (under Article 9-330.6)
- Floral Stores
- Furniture Stores
- Gift Shop
- Grocery Stores
- Hardware Stores
- Health Stores
- Hobby/Game Stores
- Housewares Stores
- Improvement Stores (Lawn & Garden) as defined in Article 9-220.1 (k)(1)(ff)
- Jewelry Stores
- Liquor Stores
- Luggage Stores
- Music Stores
- Office Supply Stores
- Optical Supply Stores
- Paint/Wallpaper Stores
- Pet Stores
- Petroleum product sales (excluding vehicle repair)
- Pharmacies
- Shoe Stores
- Sporting Goods Stores
- Souvenir Stores
- Thrift Stores

- Tobacco Stores
- Video Stores
- Schools and Colleges
- Service Businesses with no outside storage or displays
- Service Businesses
 - Appliance Repair Shops
 - Barber Shops
 - Beauty Shops
 - Car Washes
 - Day Cares (licensed)
 - Dry Cleaners
 - Electronics Repair Shops
 - Financial Institutions
 - Funeral Homes
 - Government Buildings
 - Insurance Agencies
 - Law Offices
 - Locksmiths
 - Manicure/Pedicure/Nail Care shops
 - Pet Grooming Shops
 - Photography Studios
 - Print Shops
 - Shoe Repair Shops
 - Specialty Retail Shops
 - Tailor Shops
 - Tanning Facilities
 - Travel Agencies
- Small Engine Sales and Repair
 - Air Compressors
 - Chain Saws
 - Garden Tractors
 - Lawn Mowers
 - Leaf Blowers
 - Other Motorized Gardening Equipment
 - Power Rakes
 - Power Washers
 - Rototillers
 - Shop Vacs
 - Snowblowers
 - Woodchippers
 - Wood-splitters
- Theatres
- Therapeutic Massage where the business meets the following criteria:
 - a) *Therapeutic Massage* means the practice of

administering physical therapy through the massaging, rubbing, kneading or other manipulations of the body, administered solely for therapeutic purposes, but not intended to result in the sexual gratification of the recipient.

- b) No person shall engage in *Therapeutic Massage* who is not a *Massage Therapist* (defined as a person who maintains certification with the National Certification Board for Therapeutic Massage & Bodywork (NCBTMB), has passed the MBLEx examination given by the Federation of State Massage Therapy Boards, is a member in good standing in the American Massage Therapy Association (AMTA), or is a member in good standing in the Associated Bodywork and Massage Professionals (ABMP));
 - c) Hours of operation shall be limited to 8:00 am to 10:00 pm;
 - d) The business shall at all times maintain a complete listing of all persons engaged as *Massage Therapists* and shall on request of City staff furnish evidence that each such person meets the qualifications to be a *Massage Therapist*.
- Worship Centers and ancillary features owned by the entity that owns the Worship Center, including classrooms, recreational features, residences for staff, offices and kitchen/dining.

c) Conditional Uses

- Automobile Repair Shops (Passenger Vehicles, Pickup Trucks, ATVs, Snowmobiles, Motorcycles, Jet-skis, Boats and other Marine Equipment)
- Equipment Rental Businesses
- Event Center/Convention Center defined as a structure or area used for the purposes of public performances, sporting events, private receptions or parties, conventions, shows, or similar attractions that may generate heavy traffic
- Indoor Agricultural Facility
- Manufactured Home Sales (including, without limitation, housing units, gazebos, storage sheds, playhouses, screened porches, and shelters) together with incidental furnishings such as lawn chairs and picnic tables
- New Vehicle Sales (must have indoor showroom) limited to the following:
 - **Note:** Where the word "vehicle" is used, the term is hereby defined to exclude manufactured homes, busses, semi-tractors, semi-trailers over 30 feet in

length, and heavy construction equipment, such as bulldozers, backhoes, road graders, earth moving equipment, cranes and excavators.

- ATV's (all-terrain vehicles)
- Automobiles
- Boats
- Campers
- Golf Carts
- Motorcycles, Motorbikes and Scooters
- Recreational Vehicles
- Snowmobiles
- Commercial Trucks
- Pickup Trucks
- Trailers less than 30 feet in length
- Pool Stores
- Service Businesses with outside storage or displays
 - Landscaping
- Sexually Oriented Business under Article 9-330.3
- Self-Storage Facilities, limited to properties on which self-storage facilities were in existence as of January 1, 2014. "Properties" as used herein is intended to include "Expansion Parcels", which are tax parcels that were on said date contiguous to and in common ownership or control with the parcel on which self-storage facilities were in use on said date and which were lacking a permanent structure/usage and/or providing a parking area or driveway serving the parcel on which the self-storage units were located. Expansion Parcels do not include parcels that are separated by public roads from the parcel on which the self-storage units were located on said date. It is the intent of this language that the self-storage use be permitted to expand onto the Expansion Parcels if a Conditional Use Permit for such expansion is approved. Notwithstanding these provisions, all self-storage uses shall be considered non-conforming uses and if abandoned or damaged and unrepaired, are subject to the same criteria for termination of allowed usage status as for other non-conforming uses as provided in Article 9-150.1 of this Code.
- Temporary Commercial Structures under Article 9-330.7
- Transportation Facilities
- Used Vehicle Sales limited as follows
 - Collector Cars

- Motor Homes and Recreational Vehicle Trailer Sales*
*(A "Trailer", for the purposes of this code, shall mean a conveyance which is primarily designed to be towed behind a motor vehicle on public highways for usage in camping at bona fide campgrounds or RV parks. The conveyance commonly known in the industry as a "Park Model" is not to be considered a Trailer.)
- Facilities that meet the following criteria:
 - The lot on which the use is proposed is presently and lawfully used by a business whose primary business is in the automotive industry such as automobile specialty shop, auto repair or recreational vehicle sales lot; and
 - The sales are limited to passenger cars and pickup trucks; and
 - The primary business activity in the automotive industry that qualified the lot to be used for Used Vehicle Sales must continue to be the primary business activity on the lot; Used Vehicle Sales shall be an incidental use only, and shall not replace the primary business activity; or
 - The used vehicle inventory is part of the overall inventory of a New Vehicle Sales operation, limited to vehicles that have been taken in trade by the owner

d) Temporary Conditional Uses Only

Modular or prefabricated housing sales lots may be allowed as Temporary Conditional Uses in the CD-1 areas under the following limited conditions:

- i) The permit shall be for no longer than five years;
- ii) No housing units shall be permitted which are manufactured homes, which were at one time manufactured homes, or which could become manufactured homes with the addition of wheels installed in a pre-engineered or pre-planned receptacle. It is the intention of this usage that the only housing units permitted for display in such areas are single family dwellings of wood frame construction, designed for placement on a permanent foundation in a typical single-family residential neighborhood, and not designed for or commonly found in manufactured home parks.

- iii) A single housing unit may be used as a sales office.
- iv) Marketing of housing units shall be only to consumer-homeowners, and not to retailers or wholesalers;
- v) All units shall be placed on concrete blocks, at least two courses in height, giving the appearance of a full basement.
- vi) All units shall be completely finished on the exterior to give the appearance that the unit is inhabited as a part of a quality single family neighborhood. Units may be assembled from pre-constructed component parts on site, but may not be constructed from scratch on the site. Assembly of any display unit shall be complete (weather permitting) within 14 days after commencement of assembly. Each display unit shall obtain a building permit from the City prior to commencement of assembly. vii) All surfaces upon which the public is expected to drive, park or walk shall be paved with bituminous or concrete material according to specifications to be established by the City's engineer.
- vii) A Site Plan shall be reviewed and approved by the City Council, after review and comment by the Planning Commission, which plan shall limit the number of units to be displayed, provide a landscaping plan, show the locations of all drives, walkways and parking areas, and provide photographic samples of the styles of units to be displayed.
- ix) The City Council may attach such other conditions to the Temporary Conditional Use Permit as are deemed appropriate or necessary to protect public safety, health or welfare, or to protect nearby property values.

9-220.3 Commercial Development II (CD-2)

The CD-2 Districts are located adjacent to the CD-1 Districts, and constitute a second tier of commercial activities along the T.H. 65 corridor. These districts also have importance in presenting a visually pleasing image to the traveling public, but are less visible from the T.H. 65 roadway than the CD-1 districts.

a) Standards for Site and Building Construction

- i) Metal or pole-type buildings shall be permitted if surfaces meet the requirements of ii below, and, provided that no galvanized surface may appear, all roofs shall be colored and incorporate a minimum 18-inch soffit on eave edges, 12-inch overhang on gable ends, and 6-inch fascia.
- ii) Metal panel with exposed fasteners or architectural metal panel with hidden fasteners may be used for roof surfaces. All wall surfaces may be composed of metal panel, brick, decorative masonry, stone, precast panel, architectural concrete, glass, stucco or wood framed with horizontal lap siding. The exterior wall surface facing or with the most exposure to a public street or right-of-way, shall have a wainscot at least 42-inches in height which is composed of a contrasting color or material.

b) Permitted Uses (Including uses that are ancillary to the main use)

- All Permitted Uses in the CD-1 District
- Broadcasting Studios
- Building Supply Yards/Lumber Yards
- Enclosed Storage and Office/Warehousing
- Landscaping Businesses
- Manufacturing involving no non-enclosed storage
- Public Utilities (metal or pole type construction allowed)
- Research laboratories
- Used Vehicle Sales - limited to the following:
 - ATV's (all-terrain vehicles)
 - Automobiles
 - Boats
 - Campers
 - Golf Carts
 - Motorcycles, Motorbikes and Scooters
 - Recreational Vehicles
 - Snowmobiles
 - Commercial Trucks
 - Pickup Trucks
 - Trailers less than 30 feet in length
- Utility Companies

c) Conditional Uses

- All conditional uses or temporary conditional uses in the CD-1 District
- Construction Service Contractors such as Concrete Masonry, Roofing, Siding, and Landscaping Contractors
- Flea Markets under Article 11-1500
- Kennels
- Pawn Shops under Article 11-1300
- **Truck Terminals** – as defined as a location where commercial trucks load and unload cargo on a regular basis with Large Truck and Equipment Repair (Body and Driveline Repair) as a secondary use
- Self-storage facilities, but not including the limitations and conditions imposed for such facilities as found in Article 9-220.2 (c).

9-220.4 Commercial Development III (CD-3)

The CD-3 zones are areas of the City that are located outside of the TH 65 Corridor, which are suitable for certain institutional activities; neighborhood retail, or which operate under historic permits, and which involve no outside storage of supplies, equipment or inventory excepting motor vehicles used in the business (unless specifically allowed by historic permit) and except as stated below:

a) Permitted Uses (Including uses that are ancillary to the main use)

- Campgrounds (may include outside storage of firewood, equipment, picnic tables and other items common to a campground environment)
- Churches, including ancillary structures such as classrooms, offices, recreational facilities, parsonages or other dwellings for occupancy by church staff
- Convenience Stores including outdoor displays and inventory
- Financial Institutions
- Governmental, Business and Professional Offices
- Land Uses Specifically Authorized by Development
- Agreements in effect in whole or in part prior to January 1, 2000
- Licensed Day Care Centers
- Medical Clinics, including general medicine, specialty medicine, dental, optical and chiropractic