

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MEETING**

Wednesday, January 9, 2019
6:30 p.m.
Council Chambers

Please be courteous and turn off all electronic devices during the meeting.

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: December 12, 2018
4. OPEN MIKE
5. ACTION ITEMS
 - A. Main Street Shoppes 2nd Addition Final Plat
6. DISCUSSION ITEMS
 - A. Zoning Ordinance Text Amendment Regarding Multiple Principal Buildings on Commercial, Industrial Parcels or Public/Semi-Public
 - B. Zoning Ordinance Text Amendment Regarding General Provisions Project Updates
7. ADJOURN

Meeting guidelines on reverse side.

City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES

Open Mike – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

Public Hearing - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES**

DATE	: December 12, 2018
TIME STARTED	: 6:30 P.M.
TIME ENDED	: 6:53 P.M.
MEMBERS PRESENT	: Perry Laden, Michael Root, Jeremy Stimpson, Michael Ruhland, Paul Tralle, Sue Peacock
MEMBERS ABSET	: Neil Evenson
STAFF PRESENT	: Katie Larsen, Mara Strand

PLANNING & ZONING BOARD MEETING

I. CALL TO ORDER AND ROLL CALL:

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:30 P.M. on December 12, 2018.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES

Mr. Laden made a MOTION to approve the November 14, 2018 Meeting Minutes. Motion was supported by Mr. Stimpson. Motion carried 5 - 0.

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:33 P.M.

There was no one present for Open Mike.

Mr. Stimpson made a MOTION to close Open Mike at 6:33 P.M. Motion was supported by Mr. Ruhland. Motion carried 5 - 0.

V. ACTION ITEMS

DRAFT MINUTES

A. 7859 Knoll Drive-Variance for Street and Side Yard Setbacks

Katie Larsen, City Planner, presented the staff report.

Mr. Laden asked if the 3 foot encroachment was for fire places only. He did not want the permitted 3 foot encroachment to be for additional living space. Staff noted that the 3 foot encroachments are not for living space.

The board recommended to allow permitted yard encroachments as stated in City Ordinance section 1007.042(5)(b)1.b.

Mr. O’Gara, 7859 Knoll Drive, spoke to the board. He noted that his neighbor brought the issue to his attention.

Mr. Laden made a MOTION to recommend approval of the variance for street and side yard setbacks at 7859 Knoll Drive. Motion was supported by Mr. Root. Motion carried 5-0.

VI. DISCUSSION ITEMS

A. Project Updates

- Watermark PUD final plat and final plan passed at Monday’s Council meeting.
- All Season’s Rental is revising their plans.
- Main Street Shoppes 2nd Addition is moving forward with final plat.
- Lino Lakes Storage is planning on June 2019 construction.
- Staff met with Lyngblomsten regarding right of way and improvements.
- Public hearing scheduled for 2040 Comprehensive Plan in March 2019.

VII. ADJOURNMENT

Mr. Ruhland made a MOTION to adjourn the meeting at 6:53 P.M. Motion was supported by Ms. Peacock. Motion carried 6 - 0.

Respectfully submitted,
Mara Strand

**PLANNING & ZONING BOARD
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: January 9, 2019

REQUEST: Main Street Shoppes 2nd Addition Final Plat

CASE NUMBER: FP2018-003

APPLICANT: CM Properties 14, LLC
Attention: Bruce Miller
3460 Washington Drive
Suite 100
Eagan, MN 55122

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	December 6, 2018
60-Day Review Deadline:	February 15, 2019
120-Day Review Deadline:	April 16, 2019
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	January 9, 2019
City Council Work Session:	February 4, 2019
City Council Meeting:	February 11, 2019

BACKGROUND

The applicant, CM Properties 14, LLC, submitted a land use application for final plat of Main Street Shoppes 2nd Addition. They are creating one 1.35 acre parcel for the purpose of constructing a 9,000 sf commercial retail building.

This staff report is based on the following information:

- 11/30/2018: Plan set, prepared by Carlson McCain
- 2/14/2018: RCWD CAPROC

- 2/6/2018: Photometric Plan, prepared by Luma Sales Associates
- Updated Title Insurance Commitment, prepared by First American Title
- Final Plat, prepared by Carlson McCain

Previous Council approvals:

- April 9, 2018: Resolution No. 18-35 Approving Preliminary Plat

ANALYSIS

Subdivision Ordinance

The Main Street Shoppes 2nd Addition final plat proposes to subdivide the existing Outlot A, Main Street Shoppes into one 1.35 acre lot and two outlots.

Conformity with the Comprehensive Plan and Zoning Code

The preliminary plat and final plat are consistent with the comprehensive plan for commercial development and zoning code requirements for GB, General Business as detailed in the April 9, 2018 Council staff report. The final plat substantially conforms to the revised preliminary plat.

Blocks and Lots

As suggested in the April 2018 Council staff report, the preliminary plat was revised to create Lot 1, Lot 2 and Outlot A. Lot 2 is the remaining parcel abutting CSAH 14 (Main Street) immediately to the east of Lot 1 and meets the required lot size (20,000 sf) and lot width (100 feet) GB, General Business zoning requirements.

Revised Preliminary Plat

Parcel	Square Feet (Acres)
Lot 1, Block 1	58,906 (1.35)
Lot 2, Block 1	54,522 (1.25)
Outlot A	607,275 (13.94)
TOTAL	16.54

The final plat has been submitted as Lot 1, Outlot A (Lot 2) and Outlot B (balance of site to the north). When the applicant is ready to develop Outlot A, they only need to submit a final plat consistent with the preliminary plat.

Final Plat

Parcel	Square Feet (Acres)
Lot 1, Block 1	58,906 (1.35)
Outlot A	54,522 (1.25)
Outlot B	607,275 (13.94)
TOTAL	16.54

Streets and Alleys

The front lot line is along CSAH 14 (Main Street). The rear lot line is along the private drive. No public street improvements are required. A private drive from Otter Lake Road extends east across the north boundary of Lot 1, Block 1, Main Street Shoppes (McDonald's site) and is covered by a Declaration of Driveway Easement Doc. #2626405. This private road will be extended the full length Lot 1 to serve to new retail development and the declaration shall be amended to include this addition.

Easements

Standard drainage and utility easements at least 10 feet wide have been provided along all lot lines. An additional 13 foot wide drainage and utility easement is provided along the north lot line. It ties into the existing easement platted along Lot 1, Main Street Shoppes and covers the public utilities along the private drive.

A 12 foot permanent easement per Anoka County Highway Right-of-Way plat No. 65 exists along CSAH 14 (Main Street) for trail and drainage purposes.

Stormwater Management and Erosion and Sediment Control

Per the Stormwater Management Plan dated January 5, 2018, in the fall of 2013, a McDonald's restaurant was constructed in the southwest corner of the site. The site was permitted for construction by Rice Creek Watershed District (RCWD) under Permit Number 13-029. The project resulted in the creation of 1.060 acres of impervious surface. To manage stormwater from this site, a stormwater pond was constructed and an irrigation reuse system was installed.

MFC Properties Corporation plans on developing the adjacent site to the east of the McDonald's into a commercial building with associated parking and drive areas. During construction, approximately 1.5 acres will be disturbed. The proposed construction will result in the creation of 1.142 acres of impervious surface. To manage stormwater from the proposed site, storm sewer will be used to collect stormwater from the newly created impervious surfaces. The storm sewer will be connected to the storm sewer installed for the McDonalds site. The existing stormwater pond will provide treatment for the

proposed added impervious surfaces, and the irrigation re-use system will be expanded to meet RCWD permit requirements.

A RCWD CAPROC for Permit #18-009 was issued on February 14, 2018.

Public Utilities

The new retail building will be municipally served by an 8” PVC sanitary sewer and an 8” DIP watermain located along the private drive that extends from Otter Lake Road.

Public Land Dedication

The City will collect a cash fee with the final plat of \$3,240 in lieu of land dedication for commercial development.

Main Street Shoppes 2nd Addition	
1.35 acres x \$2,400 per acre	\$3,240

Site & Building Plans

The applicant is proposing to construct a 9,000 sf commercial retail building on Lot 1, Block 1, Main Street Shoppes 2nd Addition. A full site and building plan review was completed in conjunction with the preliminary plat submittal. Revised plans have been submitted with the same building footprint; however, the internal units have been reconfigured to 6 units vs. the original proposed 5 units. Overall, the proposed commercial building meets ordinance requirements with only minor revisions required. Staff will continue to work with the applicant on these revisions.

The site plan indicates a drive-through service on the east side of the building which is allowed as an accessory use in the GB, General Business district. The site plan appears to provide an area on the northeast corner of the building for accessory outdoor dining or seating facility. This will require an Administrative Permit to be submitted by the future tenant.

Wetlands

Wetlands exist on the north end of Outlot A and were delineated in October 2010 as part of the original Main Street Shoppes plat. A 10’ feet wide drainage & utility easement covers the wetland. There are no wetland impacts due to the construction of the new retail building.

Floodplain

There is no FEMA floodplain on site.

Anoka County Highway Department

Plans and the final plat were distributed to Anoka County Highway Department on December 17, 2018. The County reviewed the plans and plat and noted they are acceptable and no County permit is required.

Stormwater Maintenance Agreement

Per the City Engineer letter dated December 21, 2018, the Declaration for Maintenance of Stormwater shall be amended and submitted in coordination with RCWD.

Development Agreement

A Development Agreement as it relates to the final plat will be drafted by the City and shall be executed by the Developer.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement is required in conjunction with construction of the retail building. This agreement will be drafted by the City and shall be executed by the Developer.

Title Commitment

The City Attorney has reviewed the title commitment and final plat and notes a mortgage consent to plat is required.

Findings of Fact-Final Plat

The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

1. The final plat shall substantially conform to the approved preliminary plat and phasing plan.

The final plat substantially conforms with the revised preliminary plat.

2. For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

Not applicable. The final plat is for a commercial development.

3. Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

The conditions of the preliminary plat have been substantially fulfilled. Outstanding conditions listed below need to be addressed prior to release of the final plat mylars. Securities will be required with a Development Agreement.

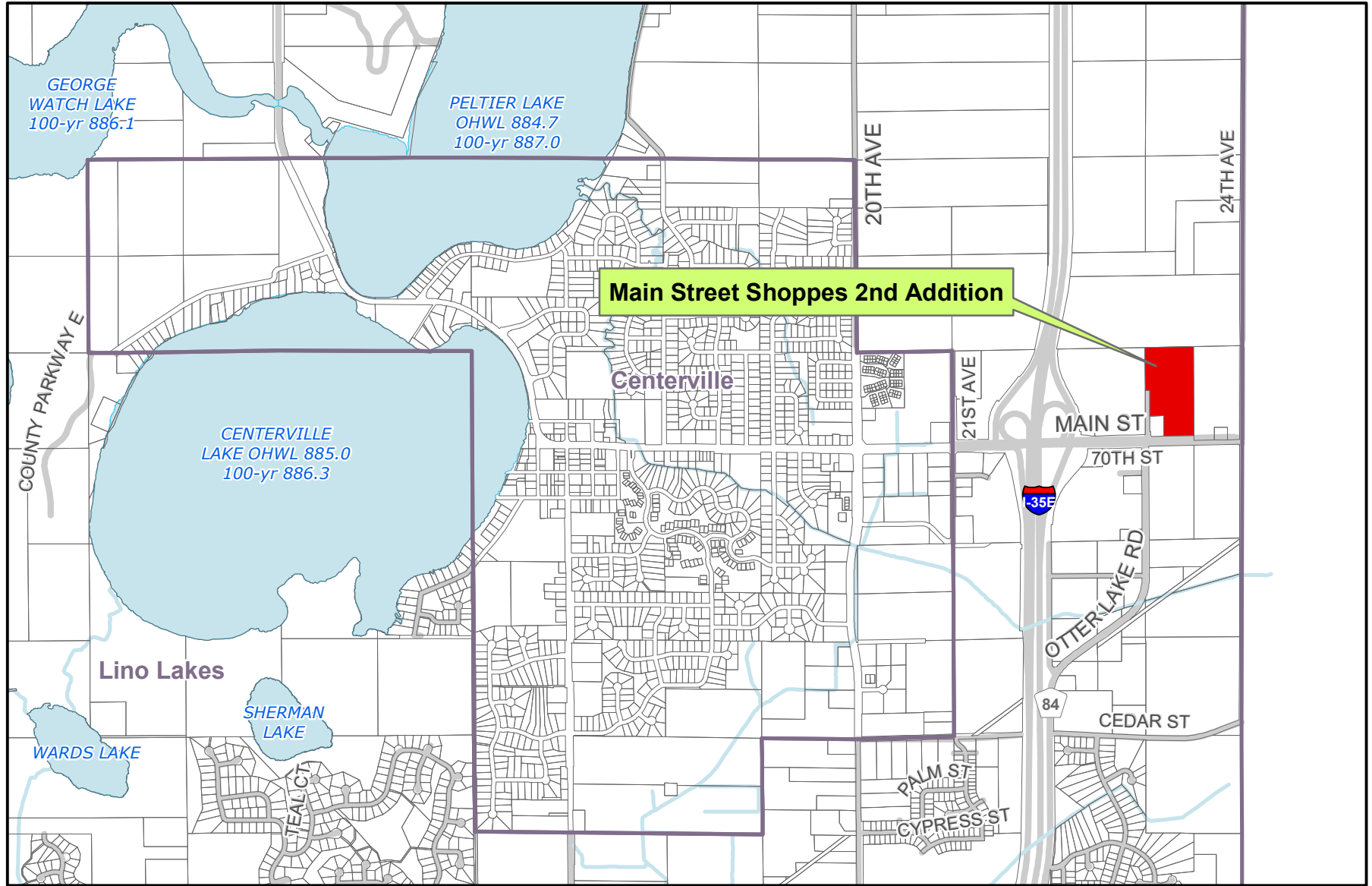
RECOMMENDATION

Staff recommends approval of the Main Street Shoppes 2nd Addition final plat with the following conditions:

1. All comments from the City Engineer letter dated December 21, 2018 shall be addressed.
2. The Declaration of Driveway Easement Doc. #2626405 shall be amended to include Lot 1, Block 1, Main Street Shoppes 2nd Addition and shall be submitted prior to release of the final plat mylars for recording.
3. A Development Agreement shall be drafted by the City and shall be executed by the Developer.
4. Mortgage consents to the plat and development agreement are required.

ATTACHMENTS

1. Site Location Map
2. Aerial Map
3. City Engineer letter dated December 21, 2018
4. Revised Plan Set and Architectural Elevations
5. Original Preliminary Plat
6. Revised Preliminary Plat
7. Final Plat



Site Location Map





24TH AVE

24TH AVE

OTTER LAKE RD

OTTER LAKE RD

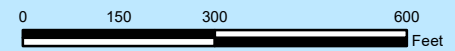
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7410

2373



Aerial Map Main Street Shoppes 2nd Addition





Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*

Date: *December 21, 2018*

Re: *Main Street Shoppes 2nd Addition
Final Plat and Site Plan Review
WSB Project No. 011560-000*

We have reviewed the Preliminary Plat, Final Plat and Site Plan documents received December 6, 2018 for the Main Street Shoppes 2nd Addition development including:

- Site Improvement Plan Set prepared by Carlson McCain
- Final Plat prepared by Carlson McCain
- CAPROC from Rice Creek Watershed District

The following are our review comments that should be responded to in writing by the applicant.

Engineering

- **General**

The Main Street Shoppes 2nd Addition is within is within the I-35E Corridor AUAR. The proposed subdivision complies with the AUAR mitigation plan for transportation, natural resources, erosion control, surface water runoff, wastewater, and cultural resources.

The Main Street Shoppes 2nd Addition includes a 15.19-acre Outlot and a 1.35-acre lot to accommodate an 9,000 square foot multi-tenant retail building with a drive-through. The site is located on the north side of Main Street (CSAH 14) and just east of Otter Lake Road. Access to the site will be from Otter Lake Road via a private drive.

The site has relatively flat topography, with elevations ranging from 920 to 923. The soil boring closest to this site (boring no. 1) in the geotechnical report indicates there is two feet of fill or weathered till overlaying till. Sandy lean clay was found 2 and 12 feet below grade. No groundwater was encountered with this boring.

- **Grading, Erosion and Sediment Control**

The Main Street Shoppes 2nd Addition facility will be located just east of the McDonald's located in the northeast corner of the intersection of Main Street and Otter Lake Road. Main Street Shoppes 2nd Addition proposes the construction of a 9,000 square-foot building with an associated parking area. Erosion control measures shown include silt fence around the development.

The proposed Main Street Shoppes 2nd Addition development area is currently used for agricultural purposes.

Comments:

- ~~1. The applicant shall provide additional parking lot grades on the grading plan. We recommend parking lot grades range between 2% and 5%.~~
~~Additional pavements grades added to the plan. Pavement grades are adequate.~~
- ~~2. Ensure the SWPPP was developed by a trained individual; include certification cards.~~
~~See Sheet 6, under SWPPP DESIGNER. This section lists Joseph T. Radach as the SWPPP designer and he is duly trained in SWPPP preparation, as required by the NPDES permit.~~
- ~~3. The contractor is responsible for obtaining any permits necessary for any potential dewatering.~~
~~Noted.~~
- ~~4. The plans should show the types of each inlet protection for each catch basin on the plan; silt fence is not an approved BMP method.~~
~~All catch basins are of the rectangular curb inlet type. The plan note has been revised to specify Wimco type inlet protection.~~
- ~~5. The applicant shall include inlet protection on the four exiting CBs on Otter Lake Road.~~
~~Plan revised to include additional inlet projection.~~

- **Stormwater Management**

The proposed stormwater management for the Main Street Shoppes 2nd Addition development consists of a private storm sewer system connecting to existing storm sewer system on Private Drive. This water discharges to the north and is conveyed to a pond on the north side of the property. Due to poor soils, irrigation is used to meet the City's volume and rate control requirements. The applicant has received a RCWD CAPROC.

Comments:

- ~~1. HydroCAD~~
 - ~~a. Subcatchment 11S does not appear to be on the proposed drainage area map.~~
 - ~~i. Please delete subcatchment 11S or explain why it is included in the model.~~
~~The HydroCAD model has been updated to remove catchment 11S.~~
2. Note the NWL and the new/proposed HWL of the pond in the plan.

A note will be added to Sheet C2 listing the NWL and HWL of the pond.
HWL and NWL shall be labeled on Sheet C2.

- ~~3. The applicant shall use 15-inch diameter pipes (108-101) on the Private Drive.
Pipe size revised to 15-inch.~~
- ~~4. Pipe 102-101 shall be reinforced concrete pipe.
Pipe material revised to RCP.~~

- **Water Supply**

There is an existing 16-inch diameter DIP trunk watermain located along Otter Lake Road and an 8-inch diameter DIP watermain located along Private Drive. The Main Street Shoppes 2nd Addition development is proposed to be served by extending the 8-inch diameter DIP watermain along Private Drive to the eastern boundary of the parcel, and by extending a 6-inch diameter PVC water service to the south side of the proposed building. The proposed watermain extension will include the installation of two (2) hydrants.

Comments:

1. A new 8" Gate Valve shall be installed at the connection to the existing watermain in the northwest corner of the site, as indicated by the "REMOVE & SALVAGE HYDRANT" callout on Sheet C4.
Noted.
Hydrants on site are note shown on the utility plan.

- **Sanitary Sewer**

There is an existing 8-inch diameter trunk sanitary sewer along Otter Lake Road and an existing 8-inch diameter sanitary sewer stub in Private Drive. The Main Street Shoppes 2nd Addition development is proposed to be served by extending the 8-inch diameter PVC sanitary sewer along Private Drive, and by extending a 6-inch diameter PVC sanitary service to the north side of the proposed building.

Comments:

- ~~1. The 8-inch diameter PVC sanitary sewer callout on Sheet C4 shall read, "198' 8" PVC @ 0.40%". The 8" STUB invert elevation shall be updated to 906.09.
Plan revised.~~
- ~~2. The "&" symbol in the 6" PVC sanitary service callouts shall be corrected to "@".
Plan revised.~~
- ~~3. The applicant shall add a note that sanitary services require the contractor to provide X, Y and Z GPS coordinates of wyes and service ends for future locating requirements.
Note added to utility plan.~~
- ~~4. The applicant shall add a note that sanitary sewer pipe be installed with a tracer wire. A tracer wire box shall be provided at the surface for the ends of the sanitary sewer service tracer wire to provide access to wire ends for future locating requirements.
Note added to plan. See Note 6.~~

- **Transportation**

MFC Properties Corp. is proposing phase 2 of the Main Street Shoppes development located on the north side of Main Street (CSAH 14) and just east of Otter Lake Road. Access to the site will be from Otter Lake Road via a private drive.

The development is proposed to include 6,300 sq. ft. of general retail uses and 2,500 sq. ft. of fast food with drive through uses. The development would generate approximately 1,331 new trips per day, 106 new trips in the a.m. peak hour and 96 new trips in the p.m. peak hour.

Comments:

- ~~1. Access to the pedestrian path on Main Street (CSAH 14) should be considered.
Sidewalk added to connect site to pedestrian path.~~

- **Wetlands and Mitigation Plan**

The proposed Outlot of the Main Street Shoppes 2nd Addition development site contains wetlands. The building site does not propose an impact to wetlands.

- **Floodplain**

Floodplain is not present on the Main Street Shoppes 2nd Addition development site.

- **Drainage and Utility Easements**

There is a driveway easement in place for the Private Drive along Main Street Shoppes first phase, and a 12 foot wide road easement along CSAH 14 (Main Street).

1. This applicant shall amend the driveway easement to include the Main Street Shoppes 2nd Addition Private Drive.

Noted. To be provided at a later date.

- **Development Agreement**

A development agreement will be required with the final plat.

Noted. To be provided at a later date.

Note Easement to be provided.

- **Grading Agreement**

Not applicable at this time.

- **Stormwater Maintenance Agreement**

A Stormwater Maintenance Agreement is required.

Noted. To be provided at a later date.

The Declaration for Maintenance of Stormwater shall be Amended and submitted in coordination with RCWD.

- **Permits Required**

The following permits shall be obtained prior to the issuance of a grading permit.

1. NPDES Construction General Permit
2. Rice Creek Watershed for Erosion and Sediment Control and Stormwater Management
3. City of Lino Lakes Zoning Permit for Grading

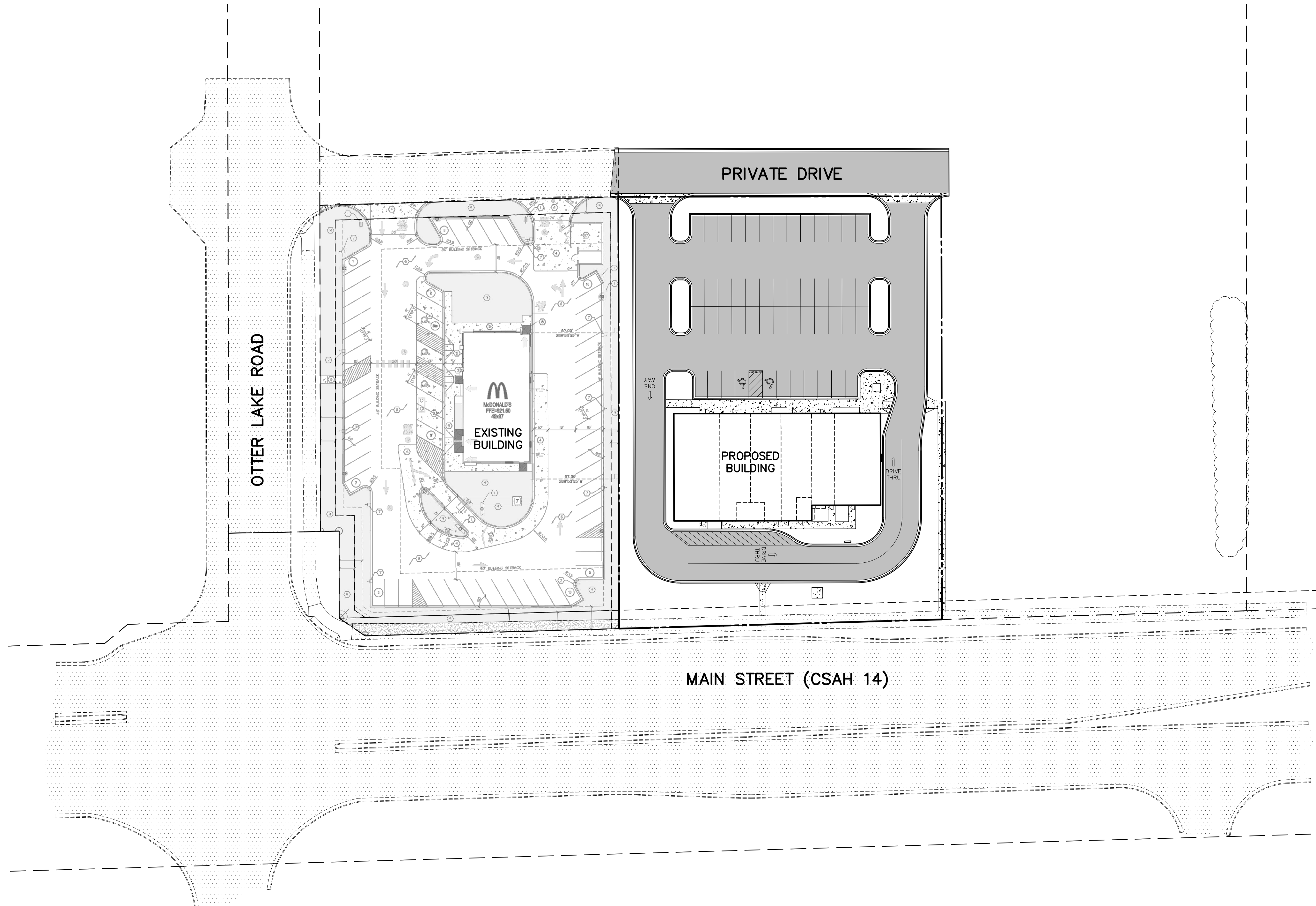
Noted.

If you or the applicant has any questions regarding these comments, please contact Diane Hanke at (651) 982-2430 or diane.hankee@ci.lino-lakes.mn.us.

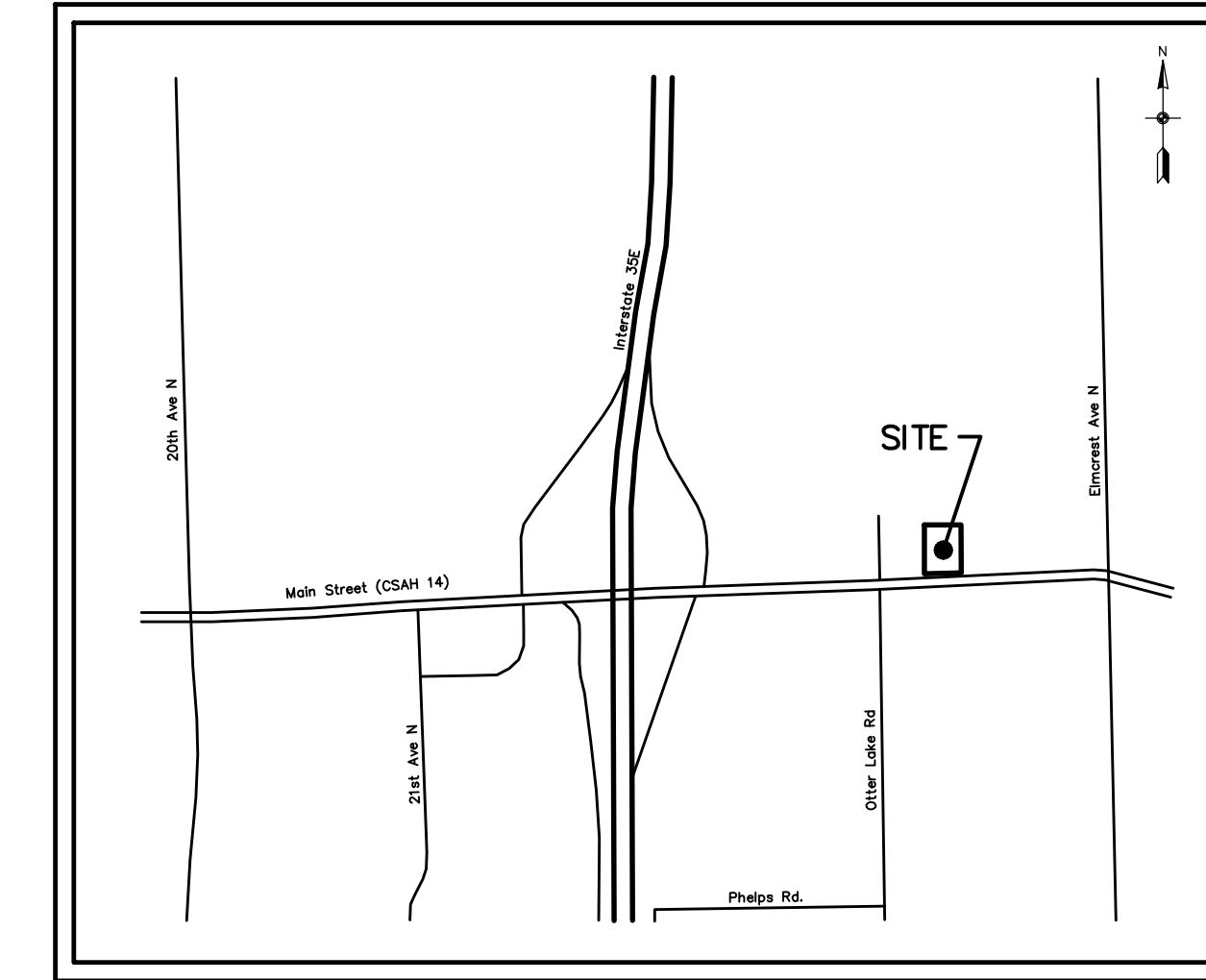
MAIN STREET SHOPPES - PHASE 2

~ PRELIMINARY SITE IMPROVEMENT PLANS ~

LINO LAKES, MINNESOTA

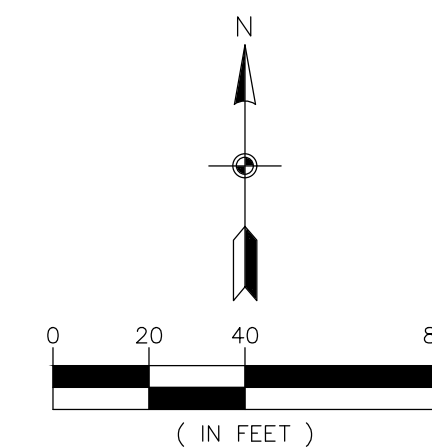


VICINITY MAP



SHEET INDEX

- C1. TITLE SHEET
- C2. EXISTING CONDITIONS & REMOVALS PLAN
- C3. SITE PLAN
- C4. UTILITY PLAN
- C5. GRADING, DRAINAGE & EROSION CONTROL PLAN
- C6. STORMWATER POLLUTION PREVENTION PLAN
- C7. DETAILS
- L1. SITE LANDSCAPE PLAN
- L2. SITE LANDSCAPE DETAILS



BENCHMARKS	
1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSD STATION NUMBER 92399, MNDOT NAME 0282 S.	ELEVATION = 931.47 (NAVD 88)



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

TITLE SHEET

**MAIN STREET SHOPPES
PHASE 2**
Lino Lakes, Minnesota

MFC PROPERTIES CORP.
3460 Washington Drive, Suite 100
Eagan, MN 55122

REVISIONS

1. 04/02/18 Per City comments.
2. 11/30/18 Permit Set.

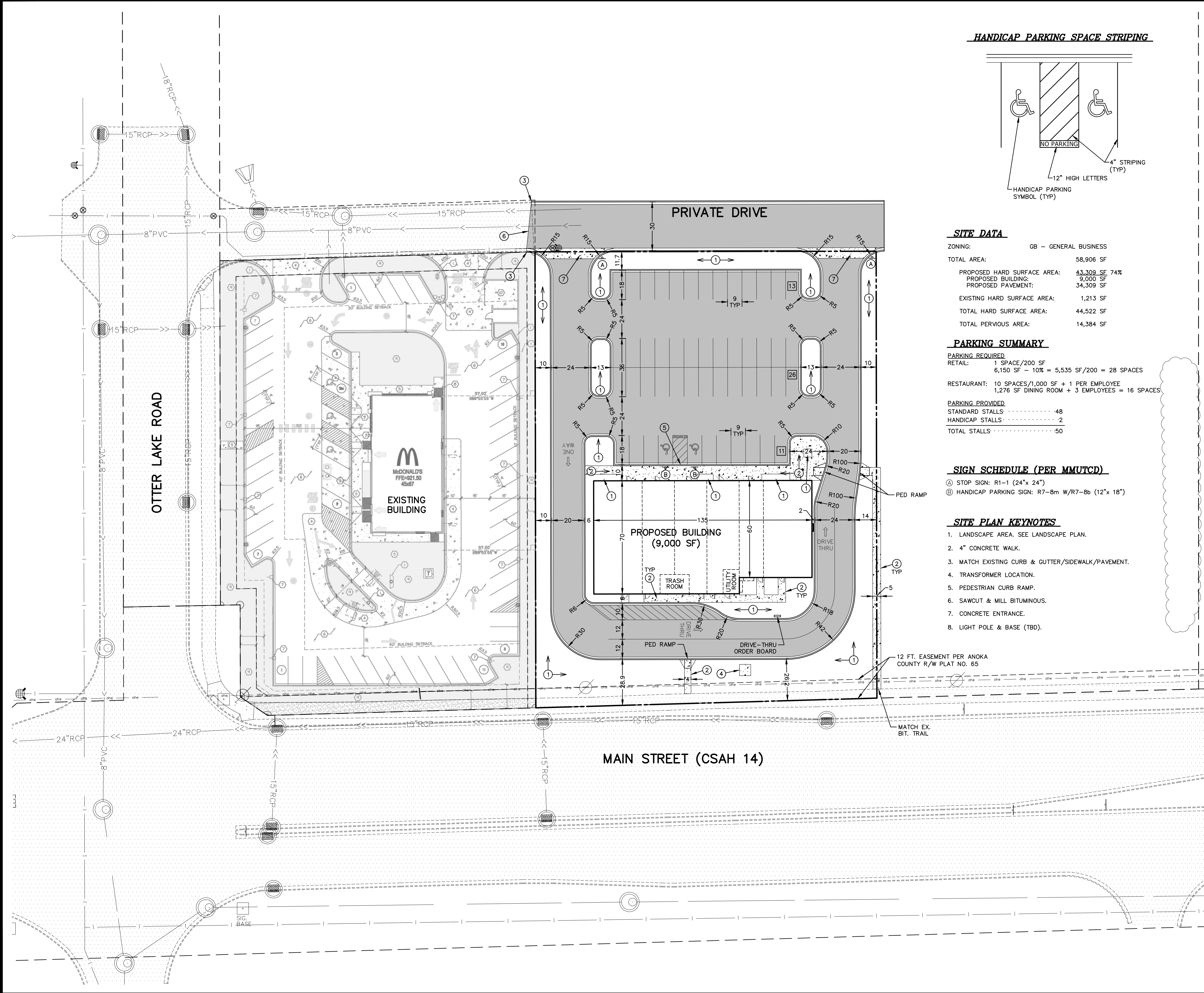
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 01/05/18

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

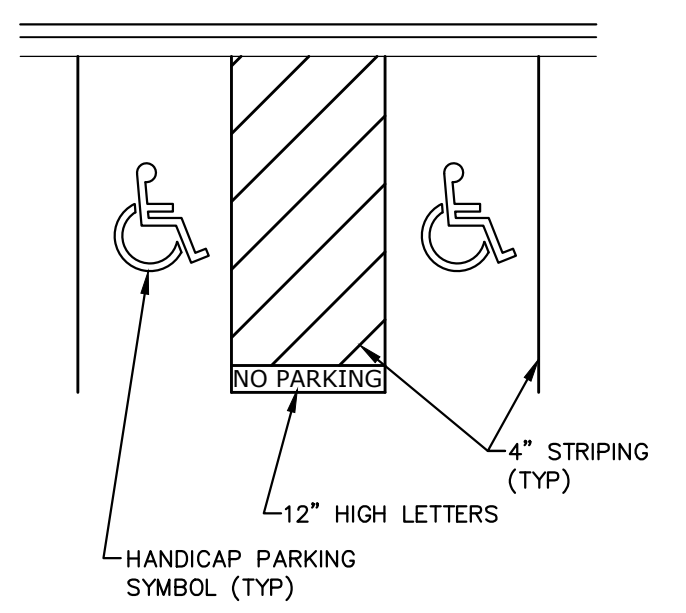
Name: Joseph T. Radach, P.E.
Signature: *J. T. Radach*
Date: 01/05/18 License #: 45889

C1
of
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**Carlson
McCain**
ENVIRONMENTAL - ENGINEERING - SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959



HANDICAP PARKING SPACE STRIPING



SITE DATA

ZONING:	GB - GENERAL BUSINESS
TOTAL AREA:	58,906 SF
PROPOSED HARD SURFACE AREA:	43,309 SF 74%
PROPOSED BUILDING:	9,000 SF
PROPOSED PAVEMENT:	34,309 SF
EXISTING HARD SURFACE AREA:	1,213 SF
TOTAL HARD SURFACE AREA:	44,522 SF
TOTAL PERVIOUS AREA:	14,384 SF

PARKING SUMMARY

PARKING REQUIRED	
RETAIL:	1 SPACE/200 SF 6,150 SF - 10% = 5,535 SF/200 = 28 SPACES
RESTAURANT:	10 SPACES/1,000 SF + 1 PER EMPLOYEE 1,276 SF DINING ROOM + 3 EMPLOYEES = 16 SPACES
PARKING PROVIDED	
STANDARD STALLS	48
HANDICAP STALLS	2
TOTAL STALLS	50

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (24"x 24")
- Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18")

SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 4" CONCRETE WALK.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- TRANSFORMER LOCATION.
- PEDESTRIAN CURB RAMP.
- SAWCUT & MILL BITUMINOUS.
- CONCRETE ENTRANCE.
- LIGHT POLE & BASE (TBD).

LEGEND

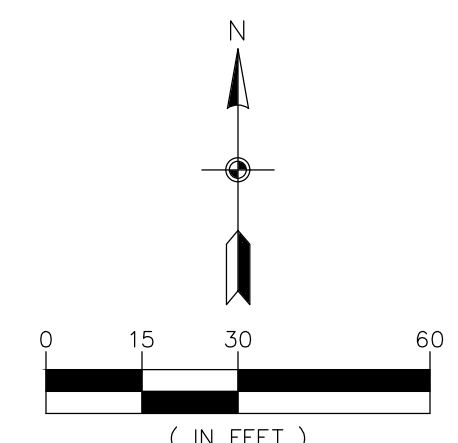
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
CATCH BASIN	---	---
UTILITY POLE	---	---

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - TYPICAL PARKING STALLS ARE 9' X 18.5'.
 - ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
 - UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 - CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.
 - SAW CUT CONTROL JOINTS MINIMUM 1/4" CONCRETE THICKNESS.
 - EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.
- *AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
- DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.



BENCHMARKS	
1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETTIC MONUMENT	GSID STATION NUMBER 92399, MNDOT NAME 0282 S.
ELEVATION = 931.47 (NAVD 88)	



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
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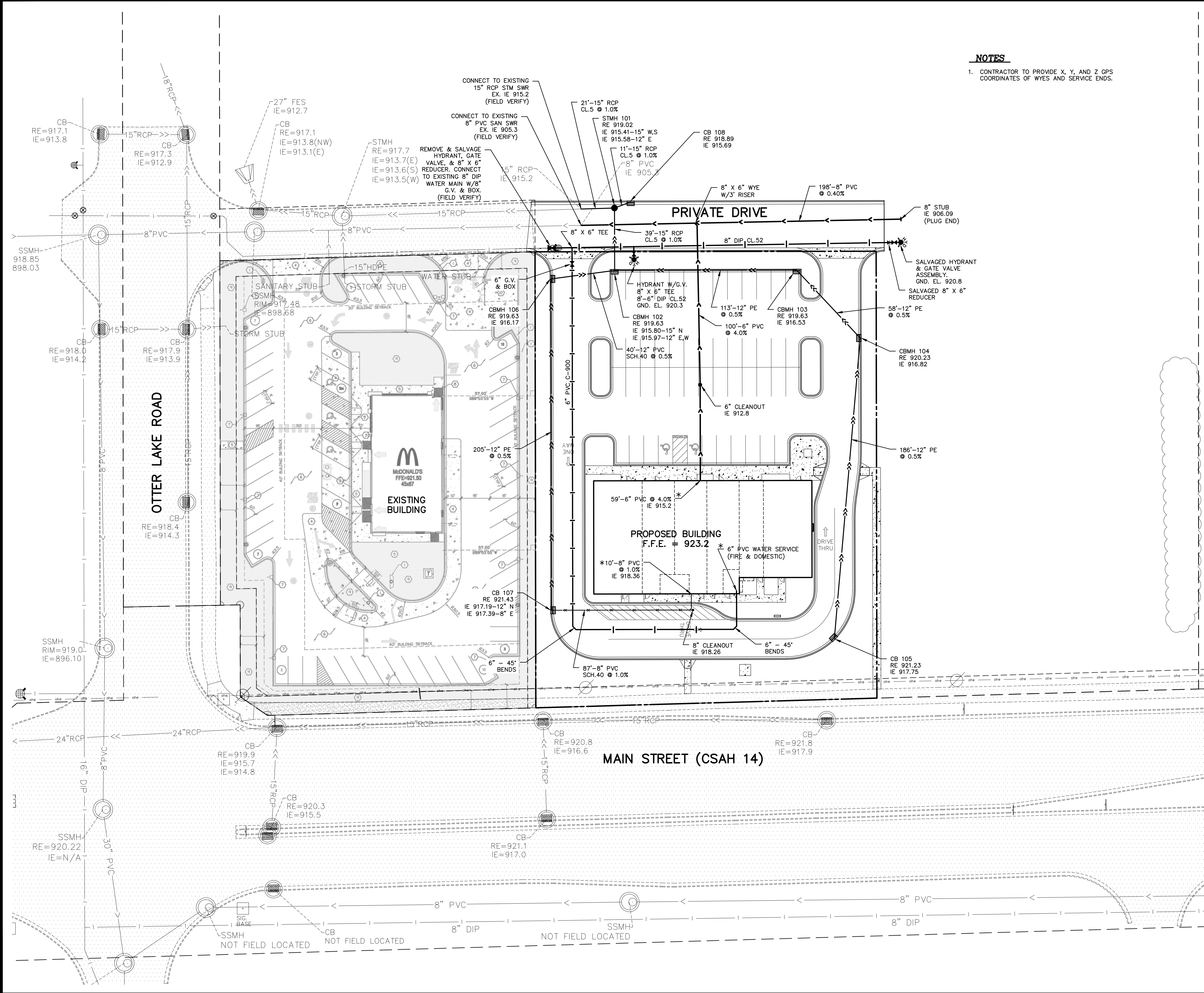
PRELIMINARY SITE PLAN
MAIN STREET SHOPPES
PHASE 2
 Lino Lakes, Minnesota

MFC PROPERTIES CORP.
 3460 Washington Drive, Suite 100
 Eagan, MN 55122

REVISIONS	
1. 04/02/18	Per City comments.
2. 11/30/18	Permit Set.
DRAWN BY: JTR	
DESIGNED BY: JTR	
ISSUE DATE: 01/05/18	

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

Name: Joseph T. Radach, P.E.
 Signature: *J. T. Radach*
 Date: 01/05/18 License #: 45889



NOTES

- CONTRACTOR TO PROVIDE X, Y, AND Z GPS COORDINATES OF WYES AND SERVICE ENDS.

LEGEND

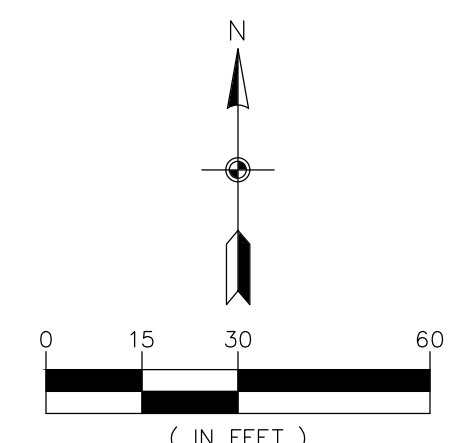
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	▨	▨
CONCRETE WALK	▨	▨
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
GATE VALVE	⊙	⊙
CATCH BASIN	⊙	⊙
UTILITY POLE	⊙	⊙

UTILITY PLAN NOTES

- GOVERNING SPECIFICATIONS: THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE CITY OF LINO LAKES STANDARD SPECIFICATIONS AND DETAIL PLATES, AND THE MINNESOTA PLUMBING CODE.
 - A MINIMUM OF 7.5 FEET OF COVER SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - A MINIMUM OF 2 FEET VERTICAL SEPARATION SHALL BE REQUIRED FOR ALL UTILITY CROSSINGS.
 - PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS FOR ANY REQUIRED WATER MAIN SHUT DOWNS AND/OR CONNECTIONS.
 - CITY OF LINO LAKES WATER DEPARTMENT SHALL OPERATE ALL VALVES ON PUBLIC OWNED MAINS AND VALVES CONNECTING PRIVATE LINES TO PUBLIC OWNED MAINS.
 - SANITARY SEWER PIPE TO BE INSTALLED WITH TRACER WIRE. A TRACER WIRE BOX SHALL BE PROVIDED AT THE SURFACE FOR THE ENDS OF THE SANITARY SEWER SERVICE. TRACER WIRE TO PROVIDE ACCESS TO WIRE ENDS.
 - ALL UTILITY TESTING SHALL BE COORDINATED WITH CITY OF LINO LAKES PUBLIC WORKS DEPARTMENT.
 - CATCH BASINS IN THE GUTTER LINE SHALL BE SUMPED 0.17'. ELEVATIONS SHOWN ON THE PLANS REFLECT THE SUMPED ELEVATIONS.
- * FINAL LOCATION OF SERVICES TO BE VERIFIED WITH ARCHITECTURAL AND MECHANICAL PLANS.

STORM SEWER SCHEDULE

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING OR EQUAL
CB-108	24" X 36"	R-3067-V
CB-107	24" X 36"	R-3067-VB
CBMH-106	48" DIA.	R-3067-V
CB-105	24" X 36"	R-3067-VB
CBMH-104	48" DIA.	R-3067-VB
CBMH-103	48" DIA.	R-3067-V
CBMH-102	48" DIA.	R-3067-V
STMH-101	48" DIA.	R-1733



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSID STATION NUMBER 92399, MNDOT NAME 0282 S. ELEVATION = 931.47 (NAVD 88)
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PRELIMINARY UTILITY PLAN
MAIN STREET SHOPPPES PHASE 2
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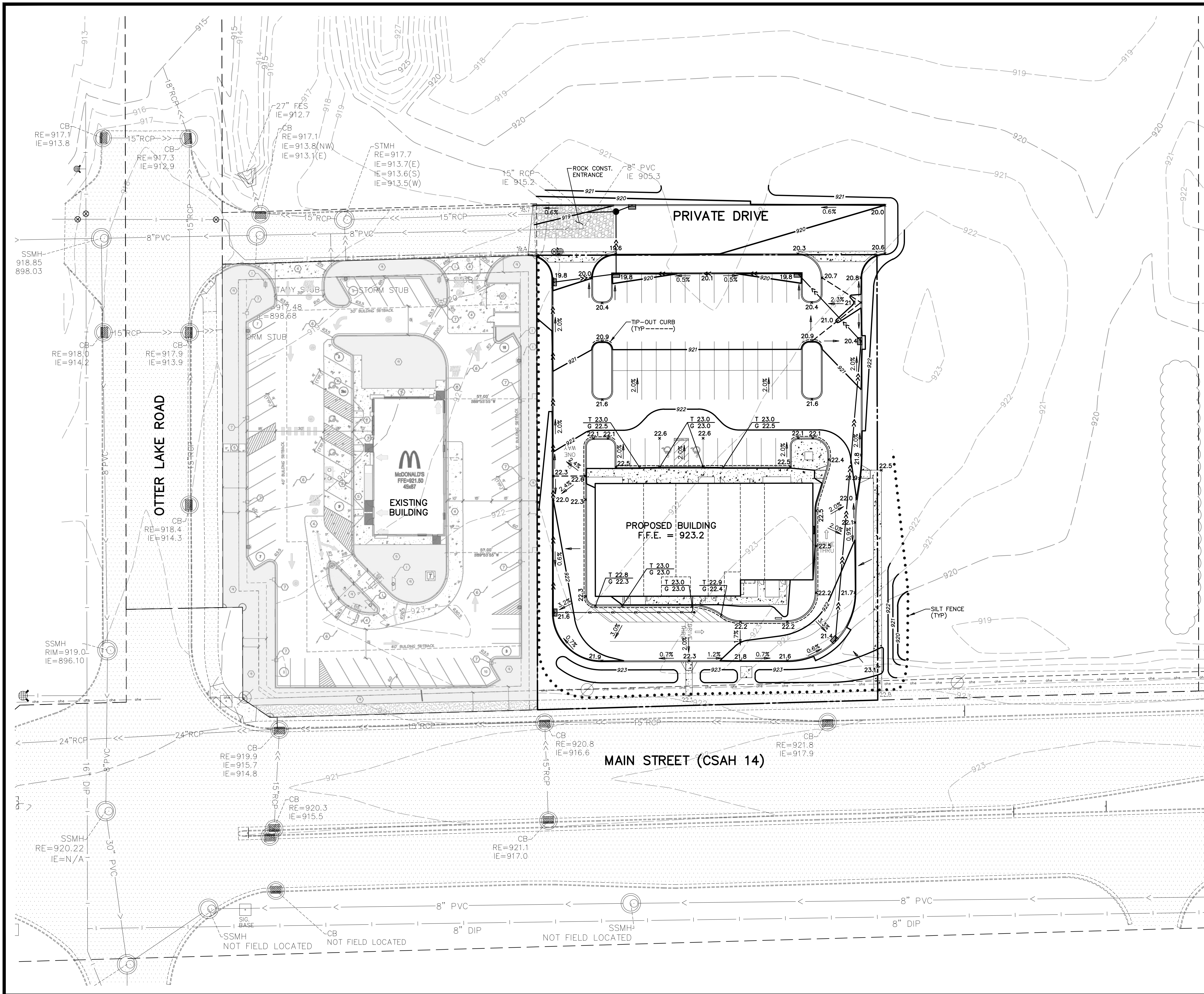
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 Signature: [Signature]
 Date: 01/05/18 License #: 45889



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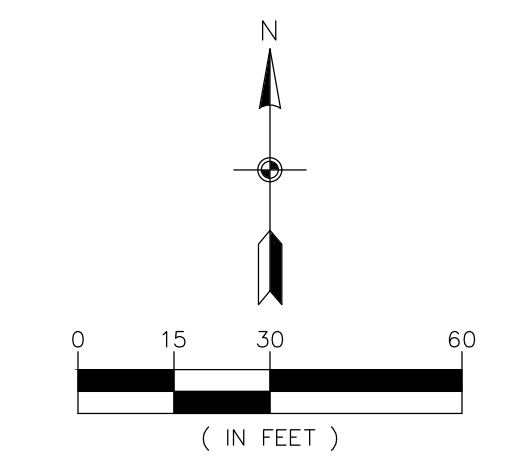
	EXISTING	PROPOSED
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EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
MANHOLE	○	●
HYDRANT	⊗	⊗
GATE VALVE	⊗	⊗
CATCH BASIN	⊗	⊗
UTILITY POLE	○	○
5' CONTOUR	---1040---	---1040---
1' CONTOUR	---1039---	---1039---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	○ 00.0	○ 00.0
TOP OF CURB ELEV. (GUTTER LINE ELEV.)	T 44.3	G 43.8
EMERGENCY OVERTFLOW	⊕ x ⊕	⊕ x ⊕
SILT FENCE	⋯	⋯

GOVERNING SPECIFICATIONS

- ALL WORK SHALL CONFORM TO THE CITY OF LINO LAKES STANDARD SPECIFICATIONS. WHERE SAID SPECIFICATIONS DOES NOT COVER THE PROPOSED WORK, THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATION SHALL APPLY.
- THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

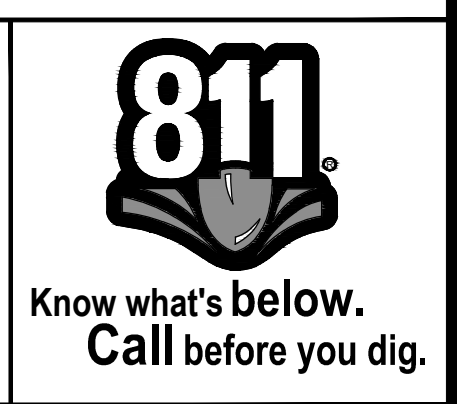
GRADING NOTES

- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
- SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDDED OR LANDSCAPED.
- TURF ESTABLISHMENT SHALL BEGIN AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 7 DAYS AFTER GRADING COMPLETION.



BENCHMARKS

1. MINNESOTA DEPARTMENT OF TRANSPORTATION GEODETIC MONUMENT GSID STATION NUMBER 92399, MNDOT NAME 0282 S. ELEVATION = 931.47 (NAVD 88)
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PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL PLAN
MAIN STREET SHOPPES PHASE 2
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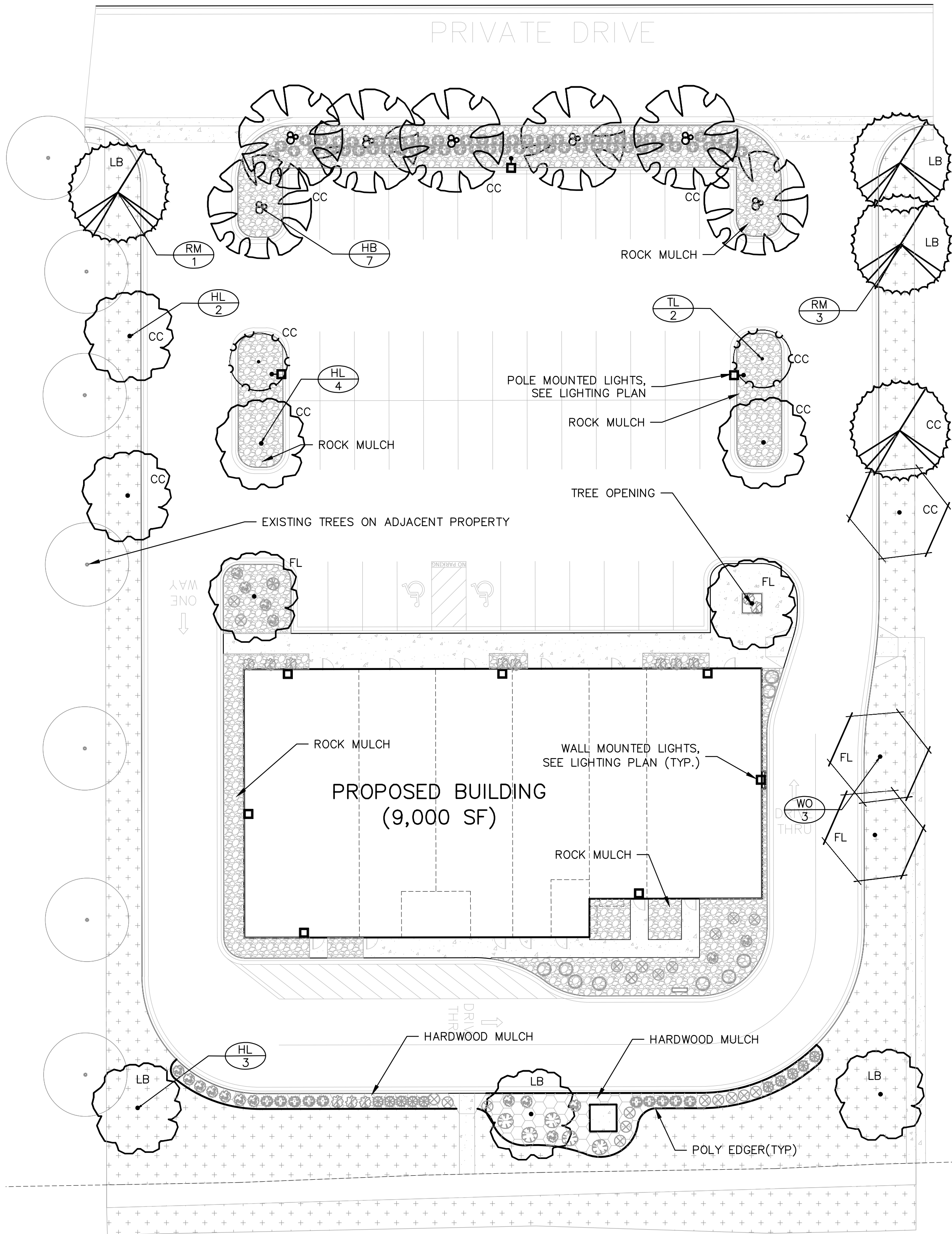
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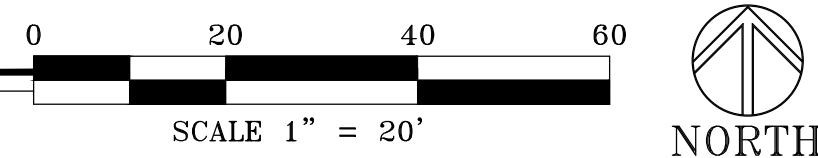
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 Signature: *J. T. Radach*
 Date: 01/05/18 License #: 45889



1 SITE LANDSCAPE PLAN
L1



PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS, ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. 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. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL. MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO 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.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. 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.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEEDING, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDING, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

CITY OF LINO LAKES LANDSCAPE CODE

- CANOPY COVERAGE
 - VEHICULAR HARDSCAPE(sf) X CANOPY COVERAGE % = REQUIRED MINIMUM CANOPY COVERAGE
(VH)31,650sf X (CC) 0.40% = (RMCC) 12,660sf
 - OVERSTORY TREES -
 - (+3 PRE ISLAND) = 1200(7X) = 8,400
 - (ISLAND) = 950 (2X) = 1,900
 - (7' FROM BOC) = 600 (4X) = 2,400
 - UNDERSTORY TREES -
 - (+3 PER ISLAND) = 250 = 250
 - (ISLAND) = 125 (2X) = 250
- (12,660sf) = 13 OVERSTORY TREES
= 2 UNDERSTORY TREES
= 15 TREES
- FOUNDATION LANDSCAPE STANDARDS
(TREES COVERED UNDER CANOPY COVERAGE IF WITHIN 30' OF BUILDING)
 - PER 100(lf) LINEAL FEET OF BUILDING FACING A STREET = 2 TREES & 6 SHRUBS
 - 264lf = 4 TREES (OVERSTORY @ 1:1)(UNDERSTORY @ 1:2)
 - 264lf = 12 - 6'TALL SHRUBS OR (12x3=36 3' SHRUBS)
- LANDSCAPE BUFFER (BETWEEN PARKING LOT AND PUBLIC R.O.W.)
 - YEAR ROUND PLANTINGS MIN 30" IN HEIGHT WITH A DOUBLE ROW
 - 57 SHRUBS ON THE NORTH PROVIDE 30" SCREENING
 - 50 SHRUBS ON THE SOUTH PROVIDE 30" SCREENING
- OPEN AREA STANDARDS
 - PER 2000(sf) SQUARE FOOT OF OPEN SPACE = 1 TREES & 3 SHRUBS
 - 12,695/2000 = 6 TREES (OVERSTORY @ 1:1)(UNDERSTORY @ 1:2)
 - 12,695/200 = (6x3) 18 SHRUBS
- TOTAL TREES REQUIRED = 23 OVERSTORY
= 2 UNDERSTORY
- TOTAL SHRUBS = 36 SHRUBS
- SCREENING SHRUBS = 107 SHRUBS

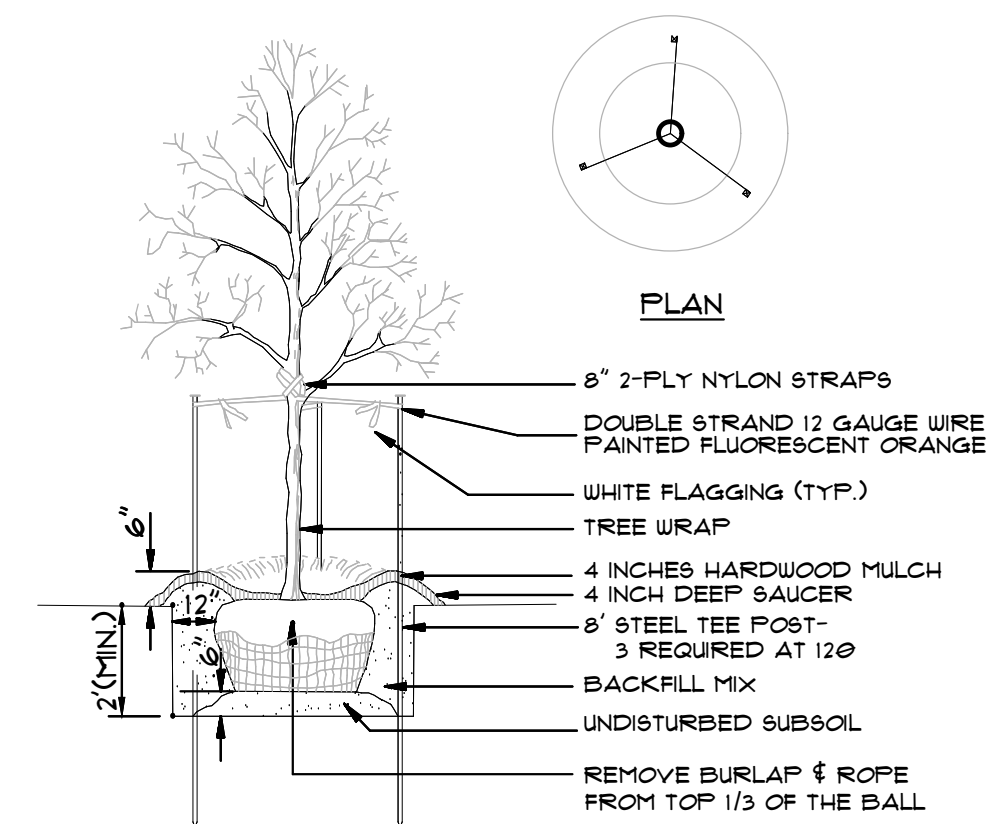
LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL	MATURE HEIGHT	CROTCH
DECIDUOUS TREES								
WO	Quercus bicolor	SWAMP WHITE OAK	2.5"	BB	3	15'	50'	STRAIT LEADER NO "V" CROTCH
HL	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	9	10'	50'	
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	7	15'	50'	
RM	Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	4	14'	50'	
ORNAMENTAL TREES								
TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	2	8'	20'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND SOD (PEAT SOD IS UNACCEPTABLE)
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION	MN SEED MIX 25-131 (OLD MNDOT 260) &
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE

A DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
 - TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
 - SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
 - PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 1/3 OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
 - PLUMB AND BACKFILL WITH BACKFILL SOIL.
 - WATER TO SETTLE PLANTS AND FILL VOIDS.
 - WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
- NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.
- GUY ASSEMBLY: 1/4" POLYPROPYLENE OR POLYETHYLENE (40 HL) 1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE 2-1" ROLLED STEEL POSTS (MNDOT 340P) #18@6" O.C. (SEE STAKING DIAGRAM)
- COORDINATE STAKING TO INSURE 120" INFORM 120" LINES AND STAKES
- STAKING DIAGRAM: GUY WIRE WITH WEBBING FLAGGING- ONE PER WIRE, 4"-6" SHREDDED BARK, MULCH, EXISTING GRADE, MINIMUM 1/2 WIDTH OF ROOT BALL, PLANTING SOIL MIXTURE (SEE SPEC), UNDISTURBED OR STABILIZED SUBSOIL.

B CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

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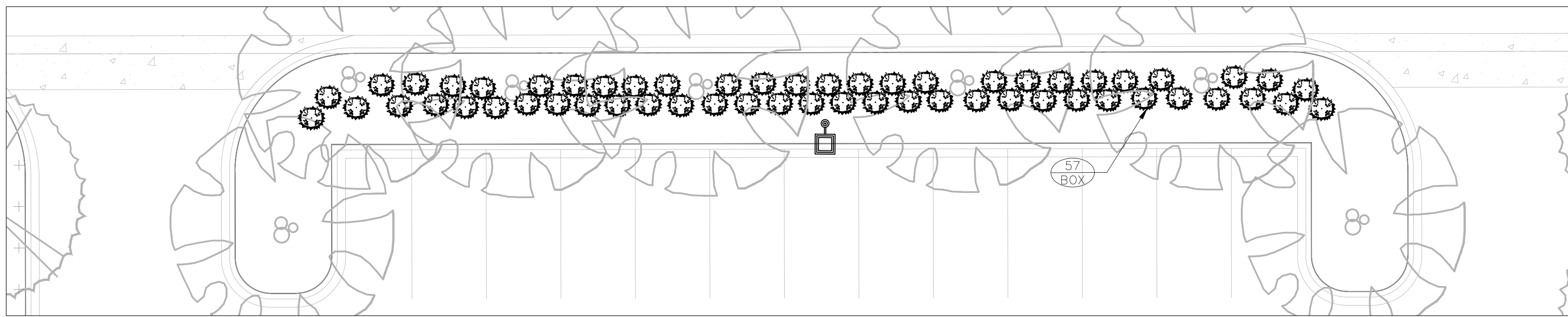
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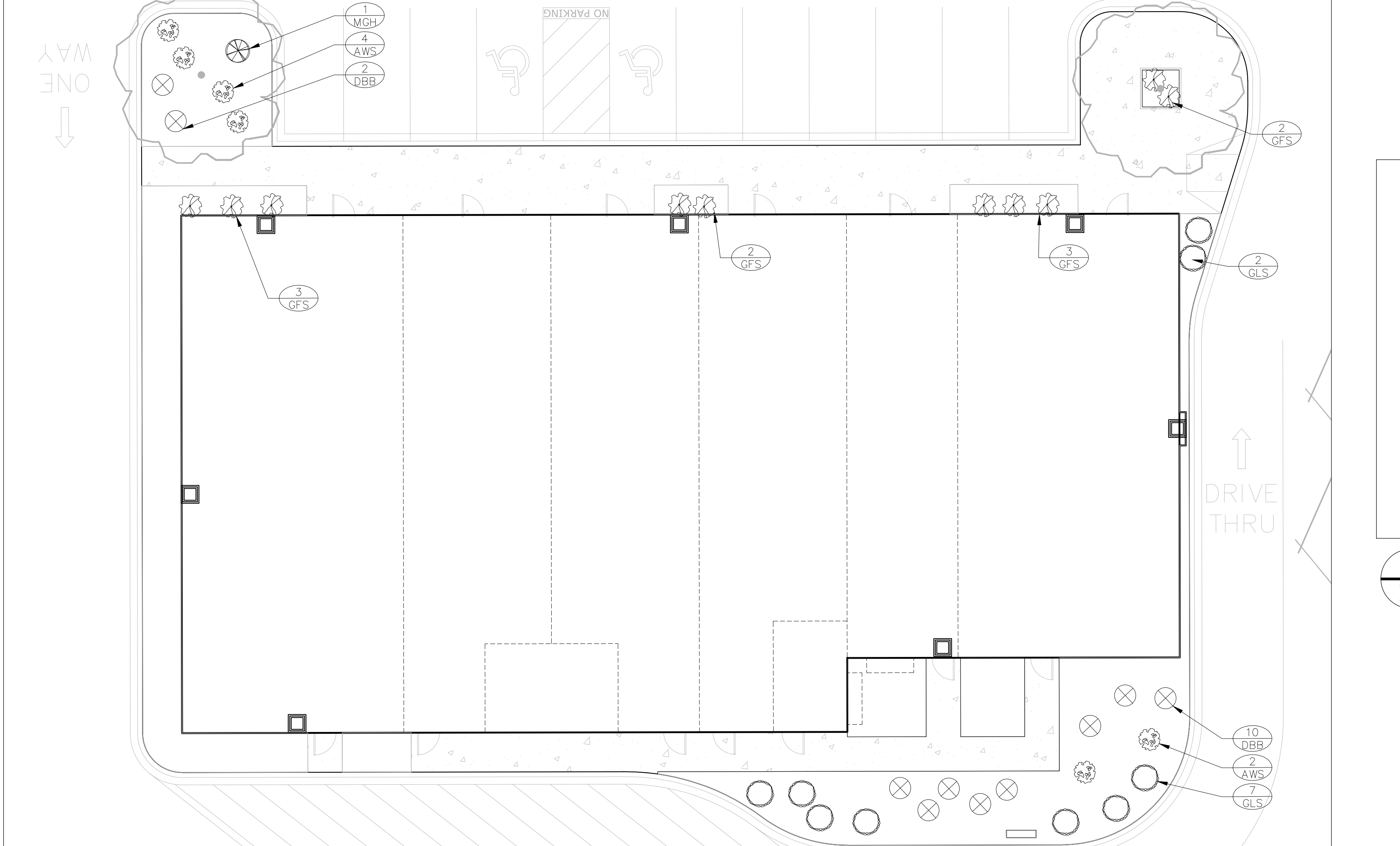
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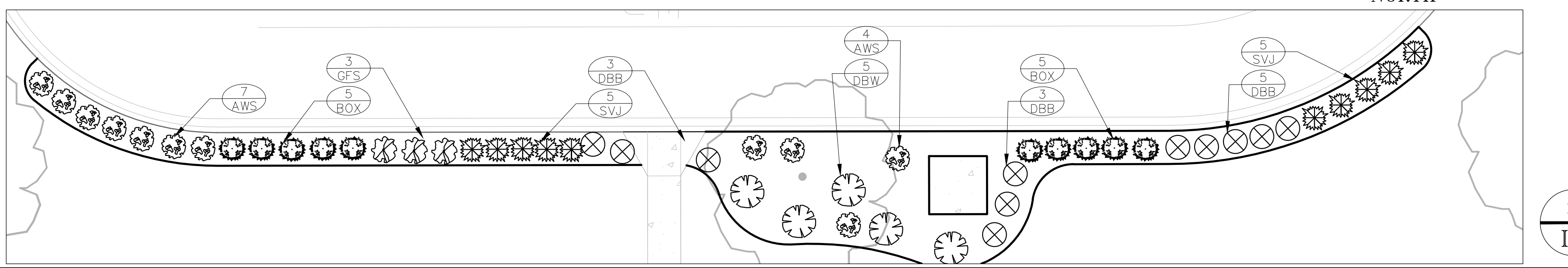
Name: James A. Kalkes, RLA
Signature: *James A. Kalkes*
Date: 01/05/18 License #: 45071



1 NORTHERN ISLAND
L2
SCALE 1" = 10'
NORTH



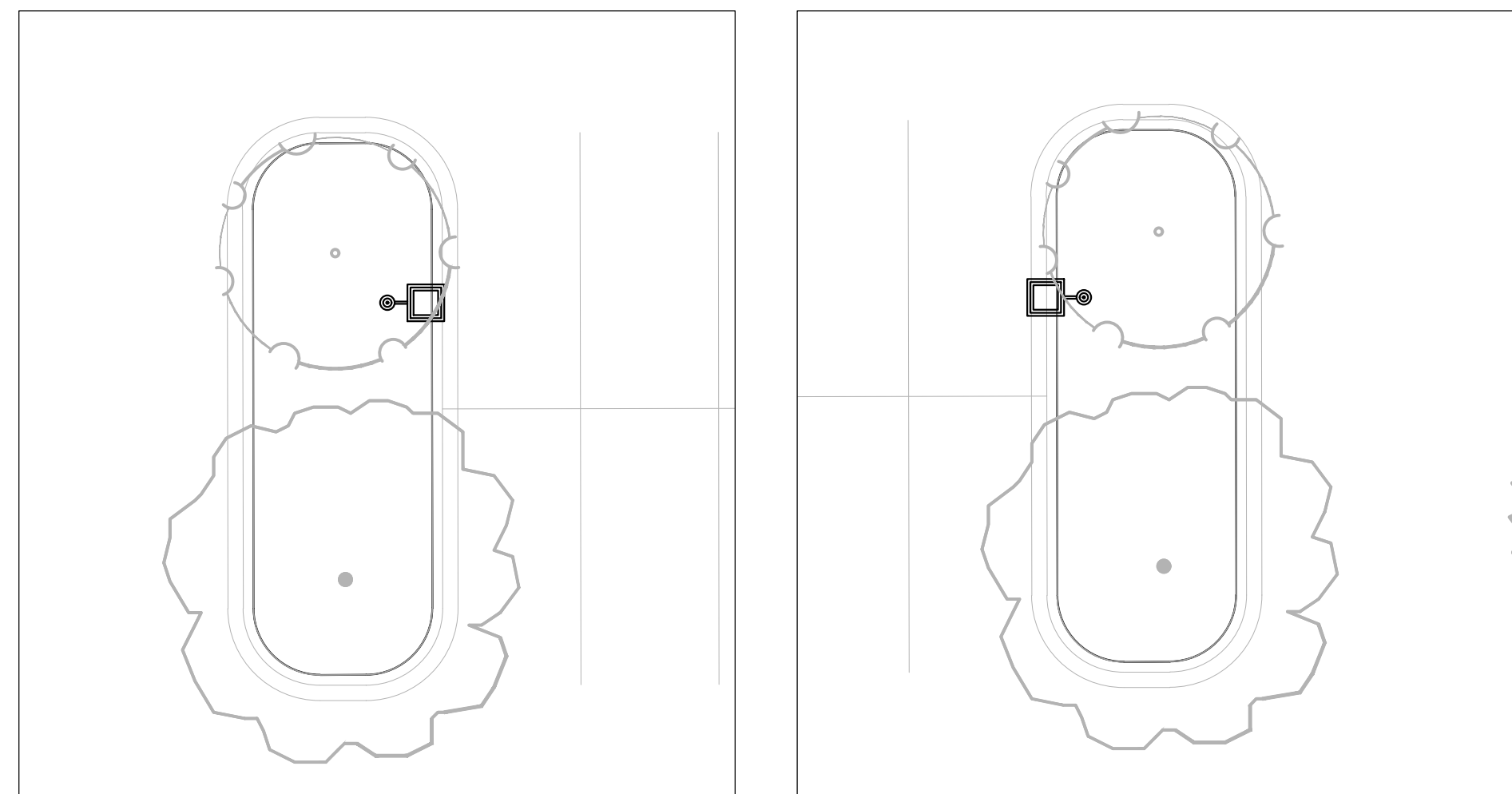
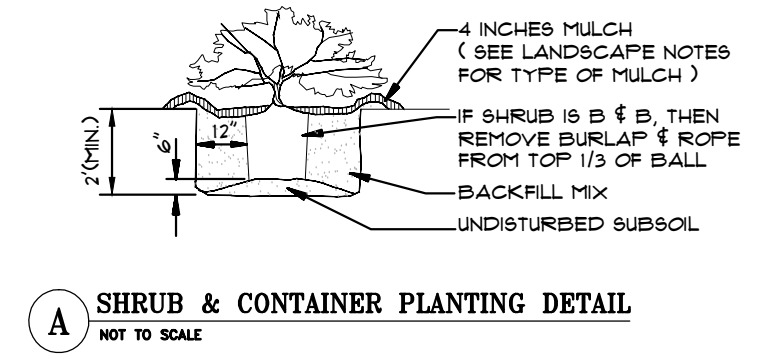
2 FOUNDATION PLANTINGS
L2
SCALE 1" = 10'
NORTH



3 SOUTH BUFFER
L2
SCALE 1" = 10'

LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	REMARKS	INSTALL HEIGHT	MATURE HEIGHT	
SHRUBS									
BOX	Buxus 'Glencoe'	CHICAGOLAND BOXWOOD	#5	CONT.	67	- BUFFER -	1.5'	3'x3'	
SVJ	Juniperus Chinensis 'Sea Green'	SEA GREEN JUNIPER	#5	CONT.	10	- BUFFER -	1'	3'x4'	
TAU	Taxus x media 'Tauntoni'	TAUNTON SPREADING YEW	#5	CONT.	-		1'	3'x4'	
DBB	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	#5	CONT.	21		1.5'	4'x4'	
GLS	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	#5	CONT.	9		1'	2.5'x5'	
BCA	Viburnum trilobum 'Bailey Compact'	COMPACT AMERICAN CRANBERRYBUSH	#5	CONT.	-		1.5'	4'x4'	
AWS	Spiraea x bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	#5	CONT.	17		1.5'	3'x4'	
SMS	Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA	#5	CONT.	-		1.5'	3'x4'	
GFS	Spiraea x bumalda 'Gold Flame'	GOLD FLAME SPIREA	#5	CONT.	13		1.5'	3'x4'	
MGH	Lonicera x xylosteoides 'Miniglobe'	MINIGLOBE HONEYSUCKLE	#5	CONT.	1		1.5'	4'x4'	
DBW	Salix purpurea 'Nano'	DWARF BLUE ARCTIC WILLOW	#5	CONT.	5	- BUFFER -	1'	3'x4'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



4 ISLAND PLANTINGS
L2
SCALE 1" = 10'
NORTH

Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

SITE LANDSCAPE DETAILS
MAIN STREET SHOPPES
PHASE 2
Lino Lakes, Minnesota

MFC PROPERTIES CORP.
3460 Washington Drive, Suite 100
Eagan, MN 55122

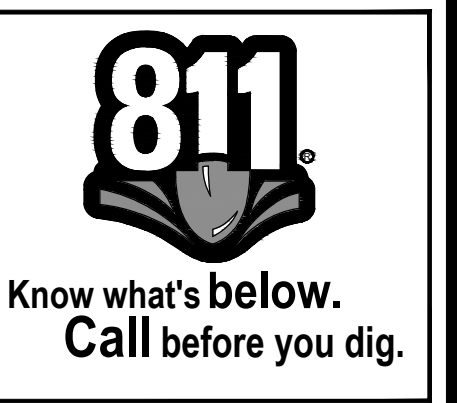
REVISIONS

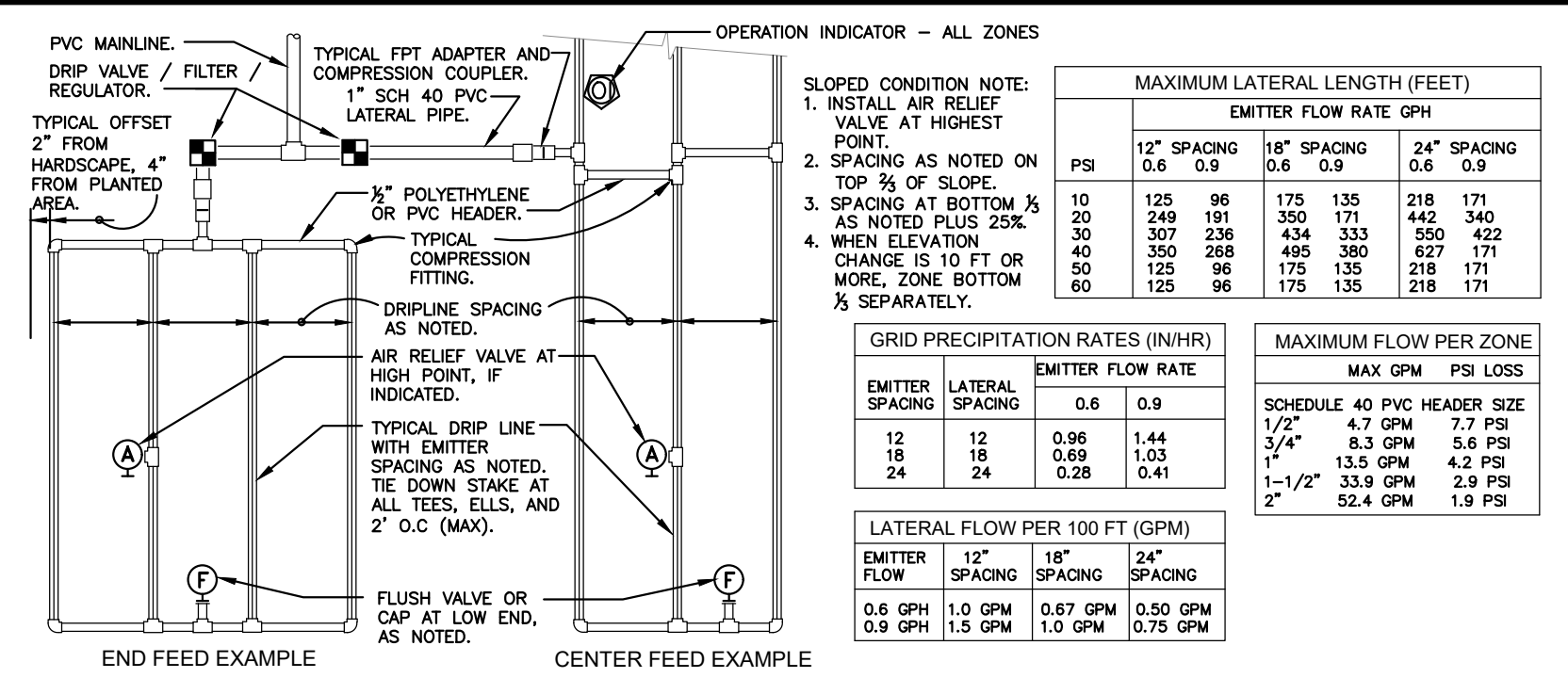
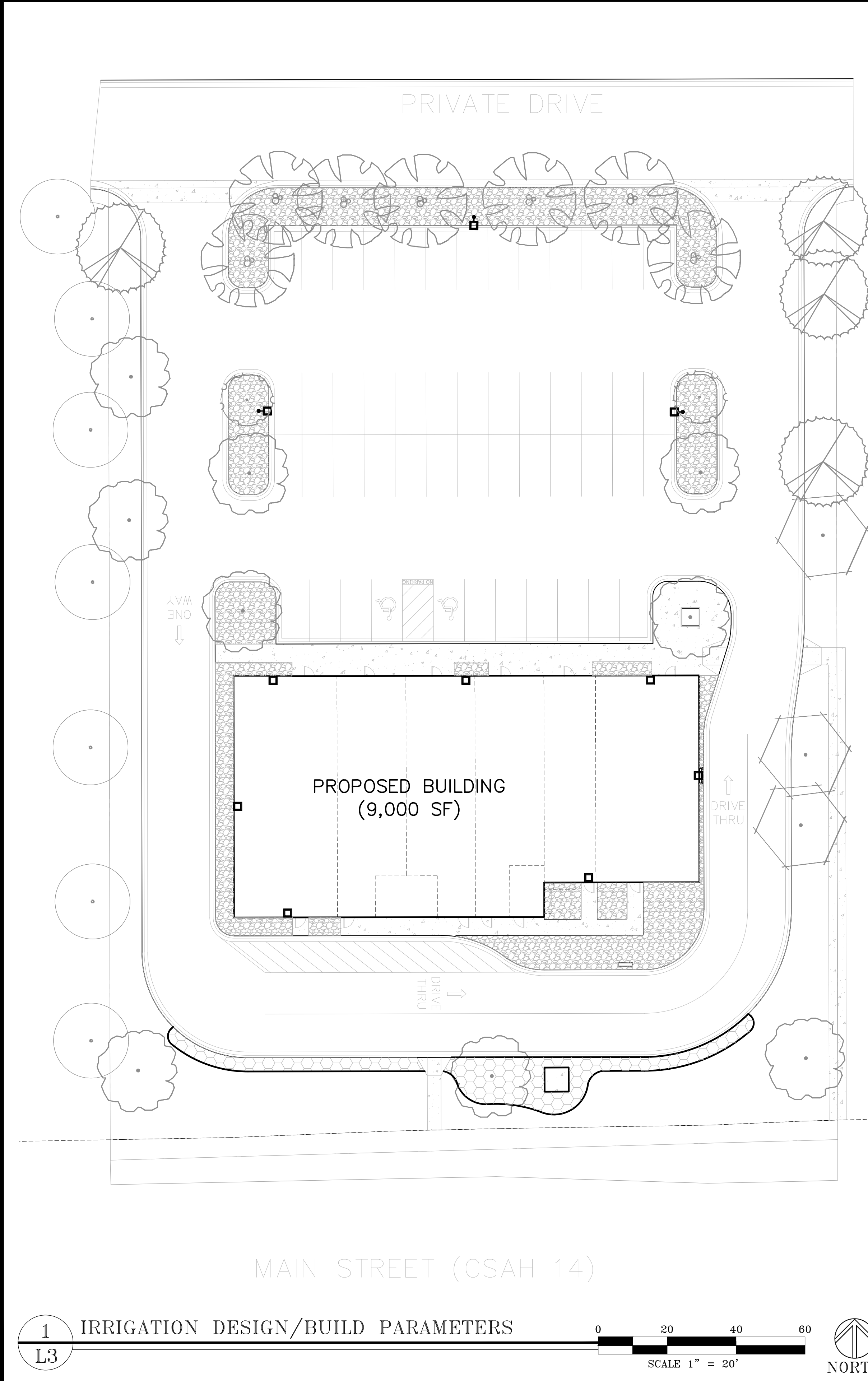
1.	04/02/18	Per City comments.
2.	11/30/18	Permit Set.

DRAWN BY: JAK
DESIGNED BY: JAK
ISSUE DATE: 01/05/18

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

Name: James A. Kalkes, RLA
Signature: *James A. Kalkes*
Date: 01/05/18 License #: 45071



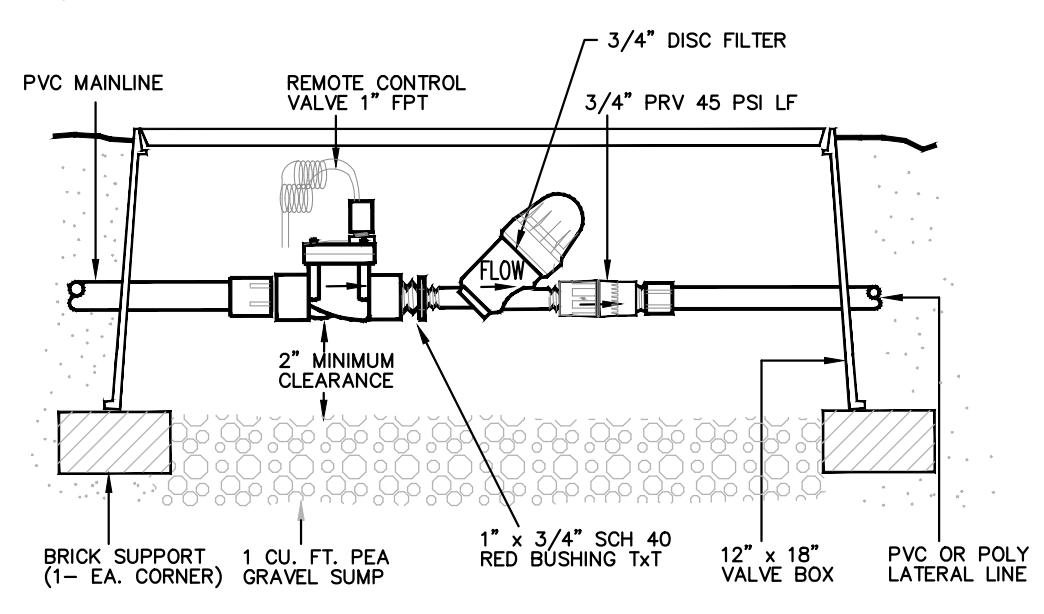


PSI	MAXIMUM LATERAL LENGTH (FEET)		
	12" SPACING 0.6 0.9	18" SPACING 0.6 0.9	24" SPACING 0.6 0.9
10	125	96	218
20	249	191	350
30	373	286	524
40	500	381	698
50	625	476	872
60	750	571	1046

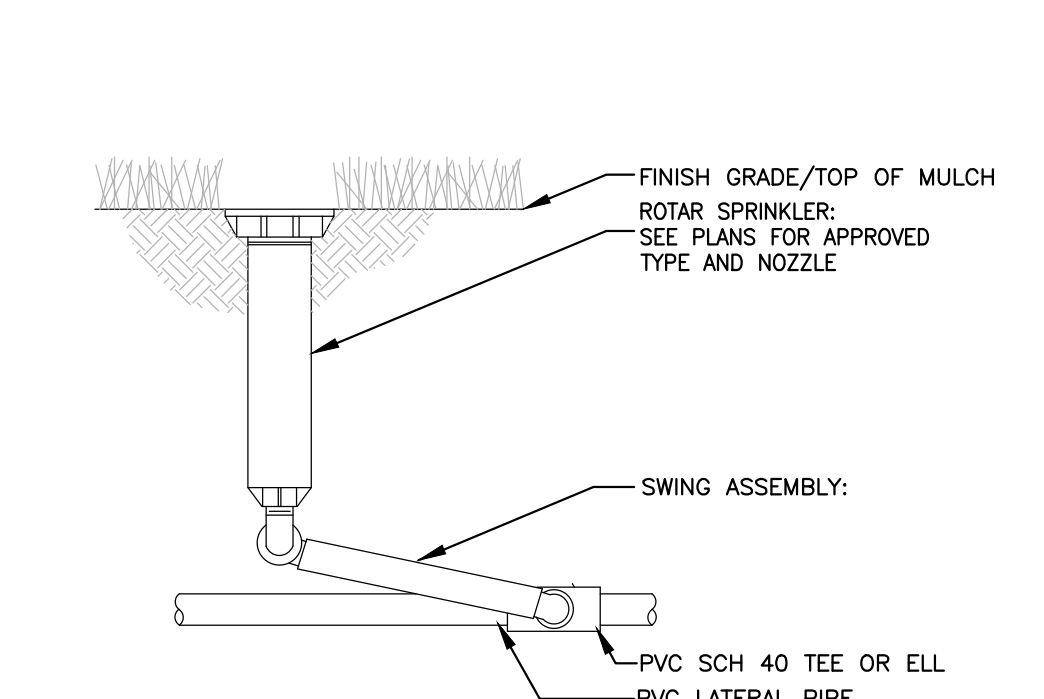
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE		
		0.6	0.9	1.44
12	12	0.96	1.44	1.44
18	18	0.60	1.03	1.44
24	24	0.45	0.75	1.44

EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING	MAXIMUM FLOW PER ZONE	
				MAX GPM	PSI LOSS
0.6 GPM	1.0 GPM	1.0 GPM	0.50 GPM	1.0 GPM	2.9 PSI
0.9 GPM	1.5 GPM	1.5 GPM	0.75 GPM	1.5 GPM	4.4 PSI

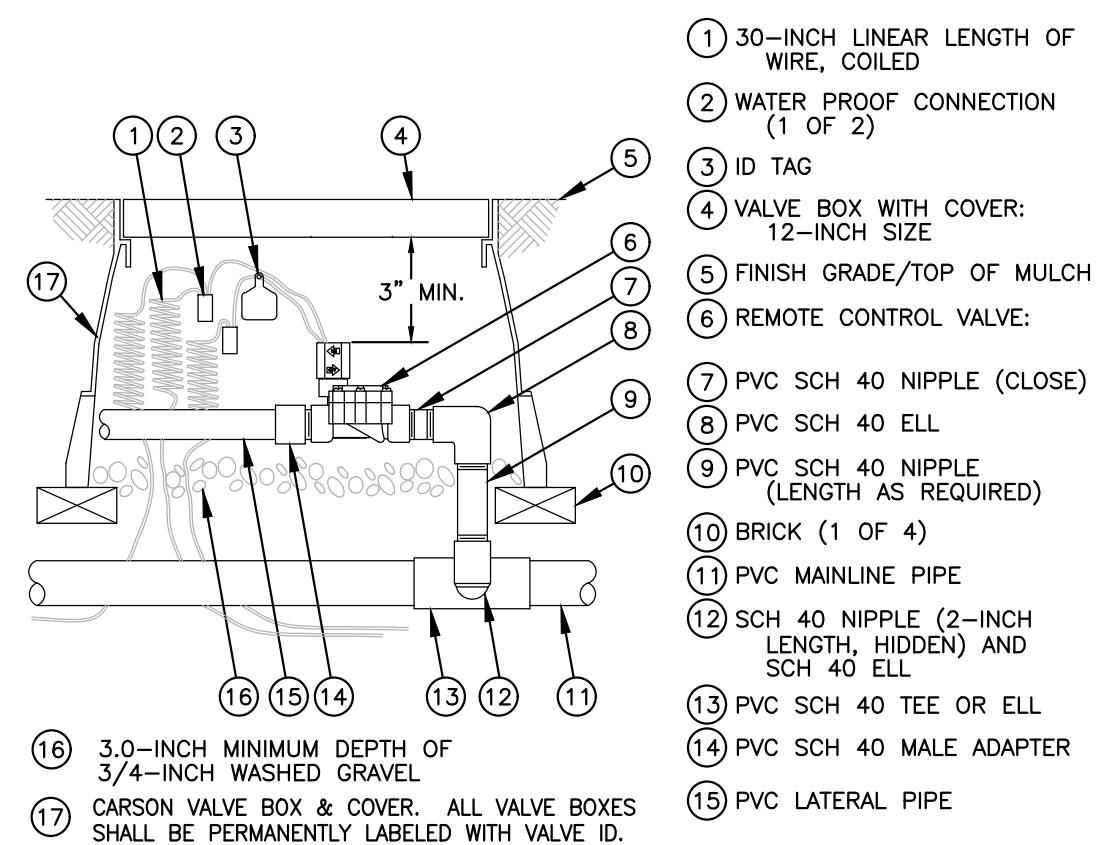
A DRIP LINE TYPICAL LAYOUT N.T.S.



B LOW FLOW ZONE CONTROL VALVE KIT N.T.S.



C POP-UP MP ROTATOR N.T.S.

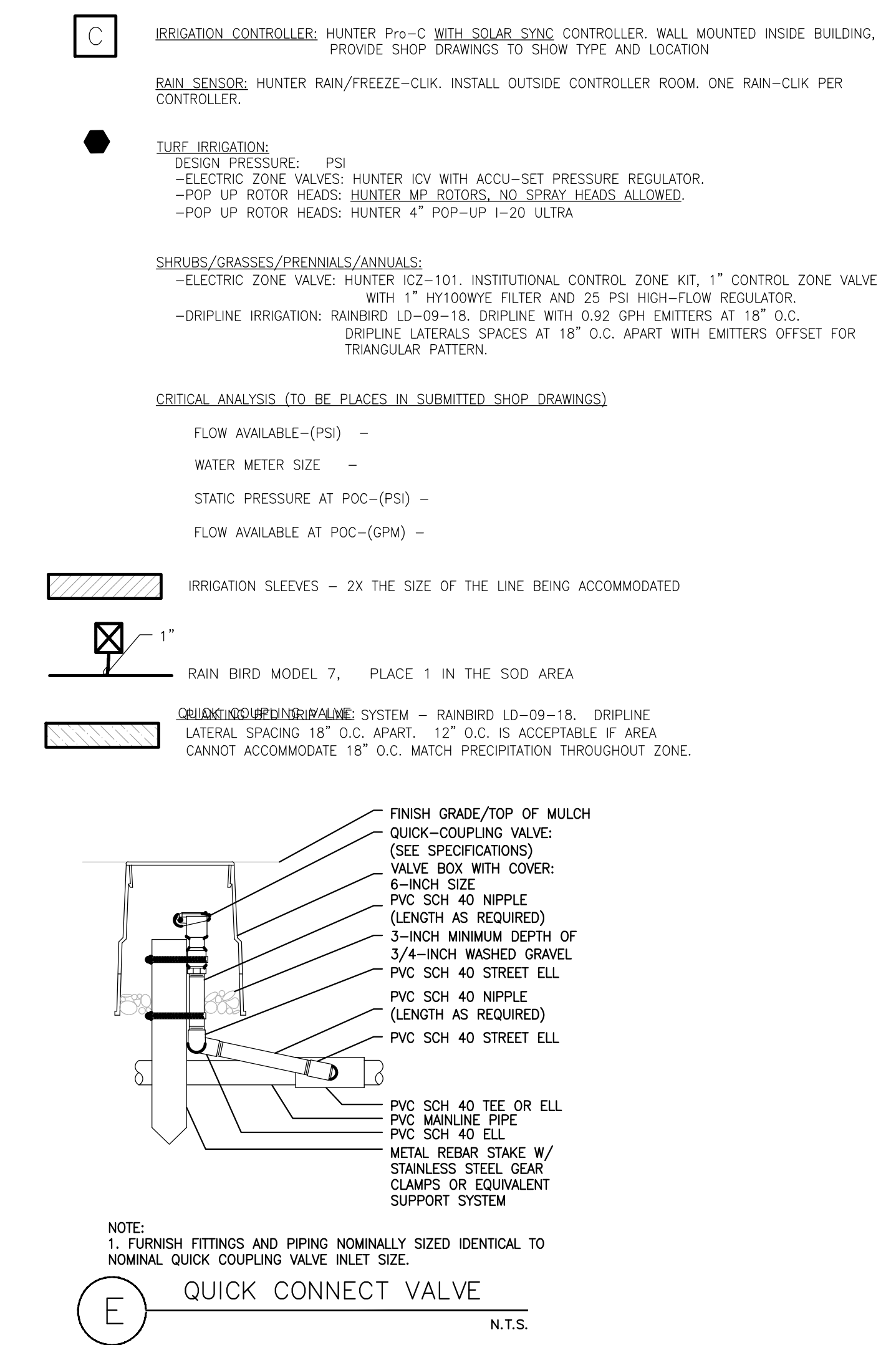


D REMOTE CONTROL VALVE N.T.S.

IRRIGATION NOTES

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL IN ACCORDANCE WITH PROJECT MANUAL. SHOP DRAWINGS SHALL INCLUDE ACCURATE LAYOUT OF SYSTEM, INCLUDING BUT NOT LIMITED TO LOCATIONS, SIZES, AND PRODUCT/MATERIAL TYPE USED FOR COMPLETE IRRIGATION SYSTEM. POP-UP SPRAY AND ROTOR IRRIGATION SHALL HAVE HEAD-TO-HEAD COVERAGE. SYSTEM SHALL BE WINTERIZED(BLOW-OUT) AFTER THE FIRST OPERATIONAL SEASON AND SHALL PROVIDE STARTUP THE FOLLOWING SPRING. IRRIGATION SHALL HAVE TWO-YEAR WARRANTY ON PARTS AND LABOR FOLLOWING INSTALLATION APPROVAL BY OWNER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE PROJECT SITE.
- THIS DESIGN IS TO BE BASED ON THE PRESSURE AND VOLUME OF STATIC, RESIDUAL, AND FLOW. SUBMIT CRITICAL ANALYSIS WITH THE SHOP DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL ARRANGE FOR ANY NECESSARY PERMITS AND/OR INSPECTIONS REQUIRED BY LOCAL AGENCIES OR ORDINANCES DURING THE COURSE OF CONSTRUCTION.
- THIS IRRIGATION DESIGN SHOWS NECESSARY MATERIALS, BUT CERTAIN OTHER MATERIALS MAY HAVE TO BE SUPPLIED AND INSTALLED BY THE IRRIGATION CONTRACTOR IN ORDER TO HAVE, UPON COMPLETION, A FULLY OPERATIONAL IRRIGATION SYSTEM.
- ALL PVC PIPING UNDER CONTINUOUS PRESSURE SHALL BE CLASS 200, ALL OTHER PVC SHALL BE CLASS 160.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL VERIFY LOCATIONS, SIZES, AND DEPTH OF SLEEVES PRIOR TO CONSTRUCTION.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS IN TURF AREAS SHALL BE GREEN IN COLOR. ALL VALVE BOXES ON PLANTING BEDS SHALL BE TAN IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE, SUBMIT LOCATION IN SHOP DRAWINGS.
- CONTROL WIRES: 14 GAUGE, DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE (#12 FOR RUNS OVER 2000-FEET). USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVERSPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE AT VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS IN ALL HEADS.
- CONTRACTOR SHALL SUPPLY RECORD DRAWINGS OF IRRIGATION SYSTEM AT THE TIME OF COMPLETION TO OWNER'S REPRESENTATIVE. A SET OF RECORD DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 2" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN PER INDUSTRY STANDARD.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX. THERE SHALL BE A 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
- THE IRRIGATION PIPING SHALL BE SEPARATE FROM THE DOMESTIC WATER SUPPLY IN THE MECHANICAL ROOM. THE IRRIGATION SUPPLY LINE SHALL HAVE ITS OWN WATER METER AND BACKFLOW DEVICE IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- PLACE DIFFERENT AMENITIES ON SEPARATE ZONES. THE FOLLOWING ARE TO BE IRRIGATED.
 - TURF AREAS
 - GRASS PAVEMENT AREAS
 - MULCHED AREAS
 - FILTRATION BASIN (ON SEPARATE ZONE THAT MAY BE TURNED OFF AFTER ESTABLISHMENT)

IRRIGATION LEGEND



E QUICK CONNECT VALVE N.T.S.

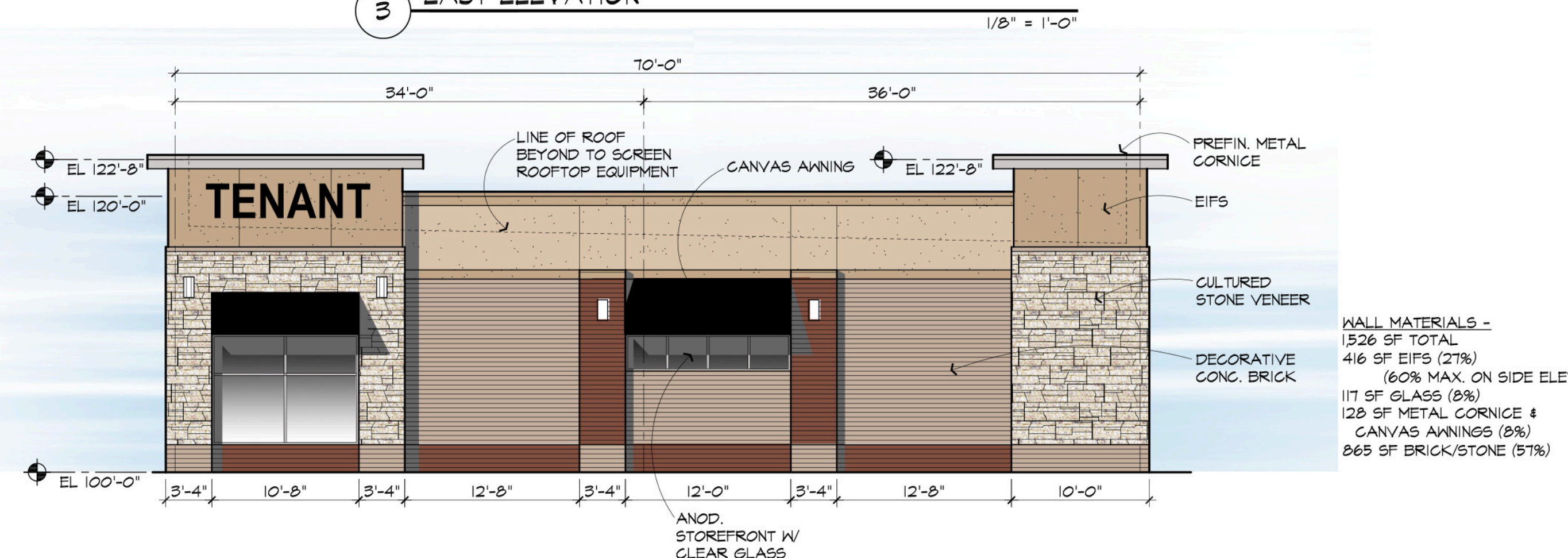
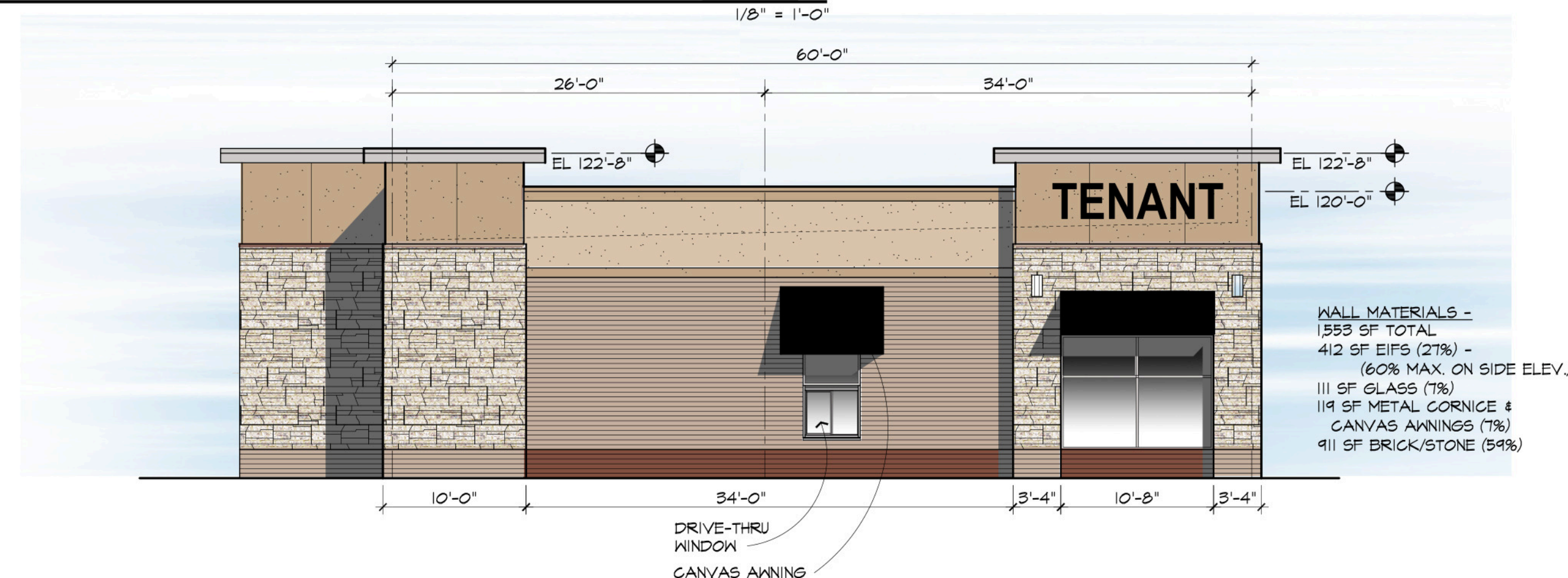
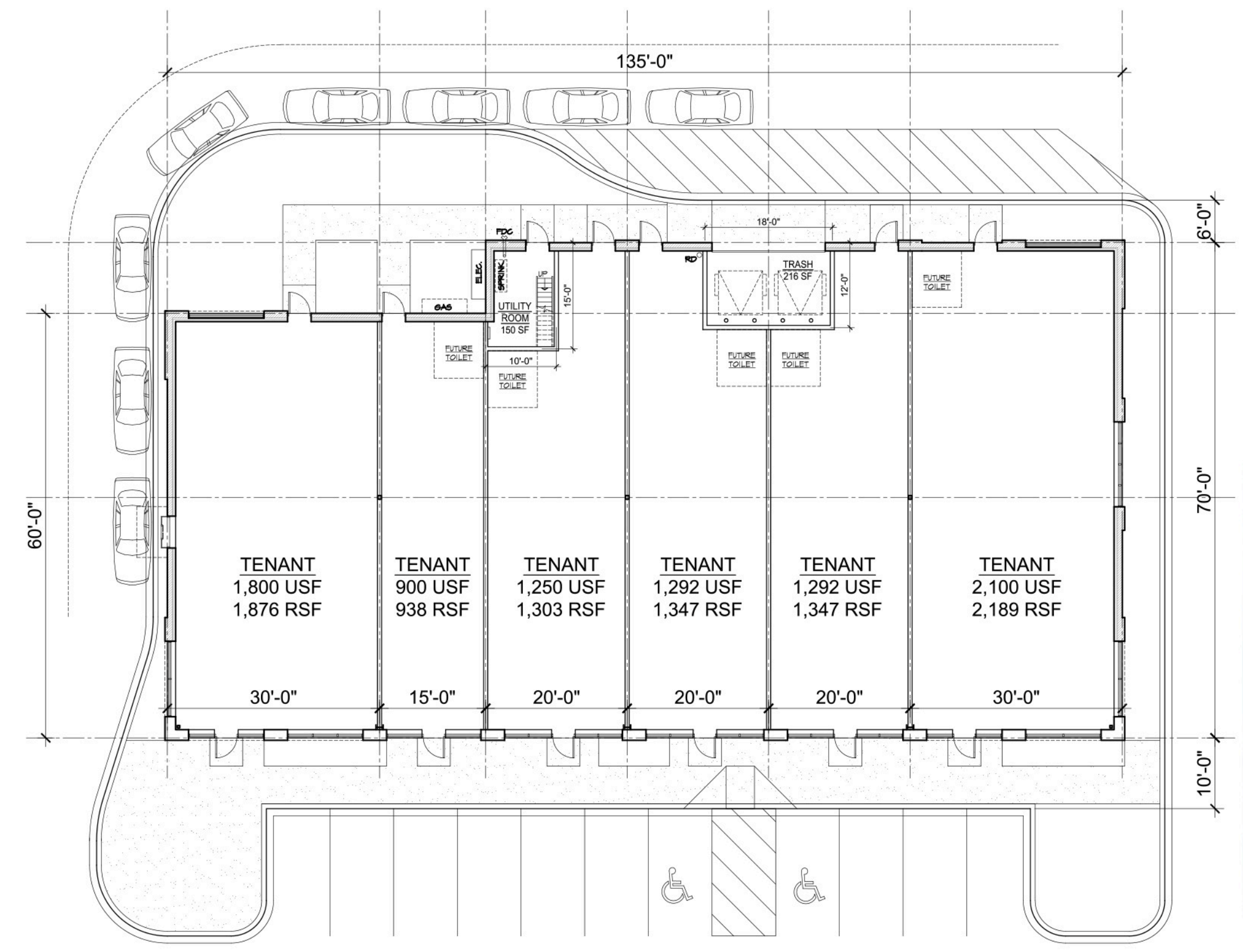
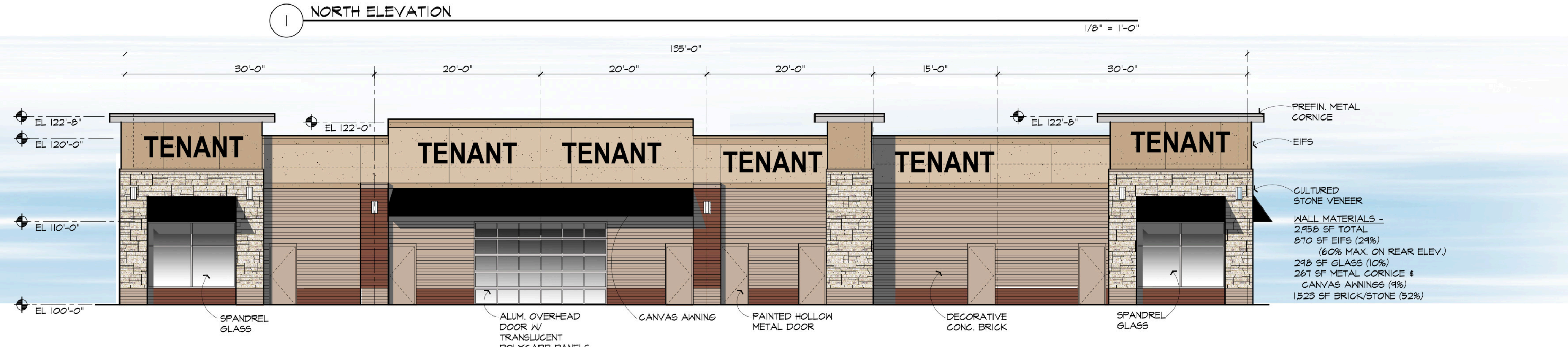
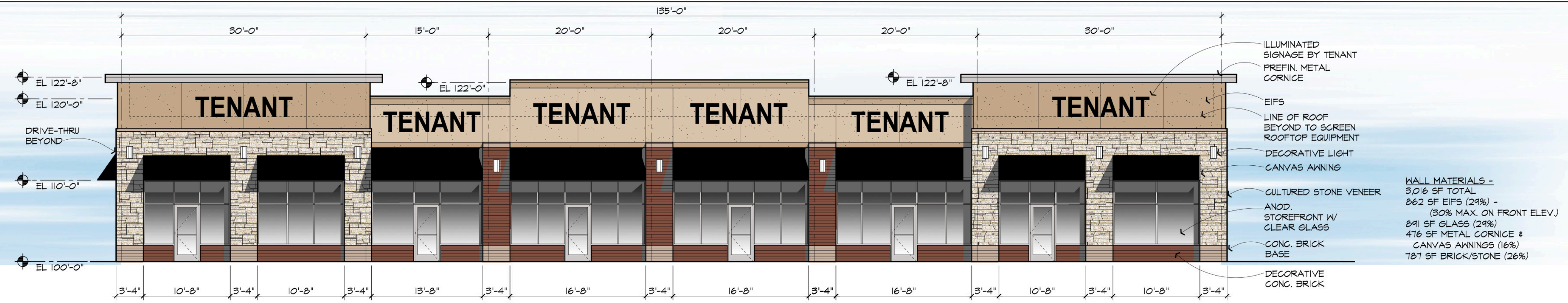
REVISIONS

- 04/02/18 Per City comments.
- 11/30/18 Permit Set.

DRAWN BY: JAK
 DESIGNED BY: JAK
 ISSUE DATE: 01/05/18

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
 Minneapolis, MN 55401 Fax 612-692-9960



Mark	Revision / Issue	Date
	CITY SUBMITTAL	11-30-18

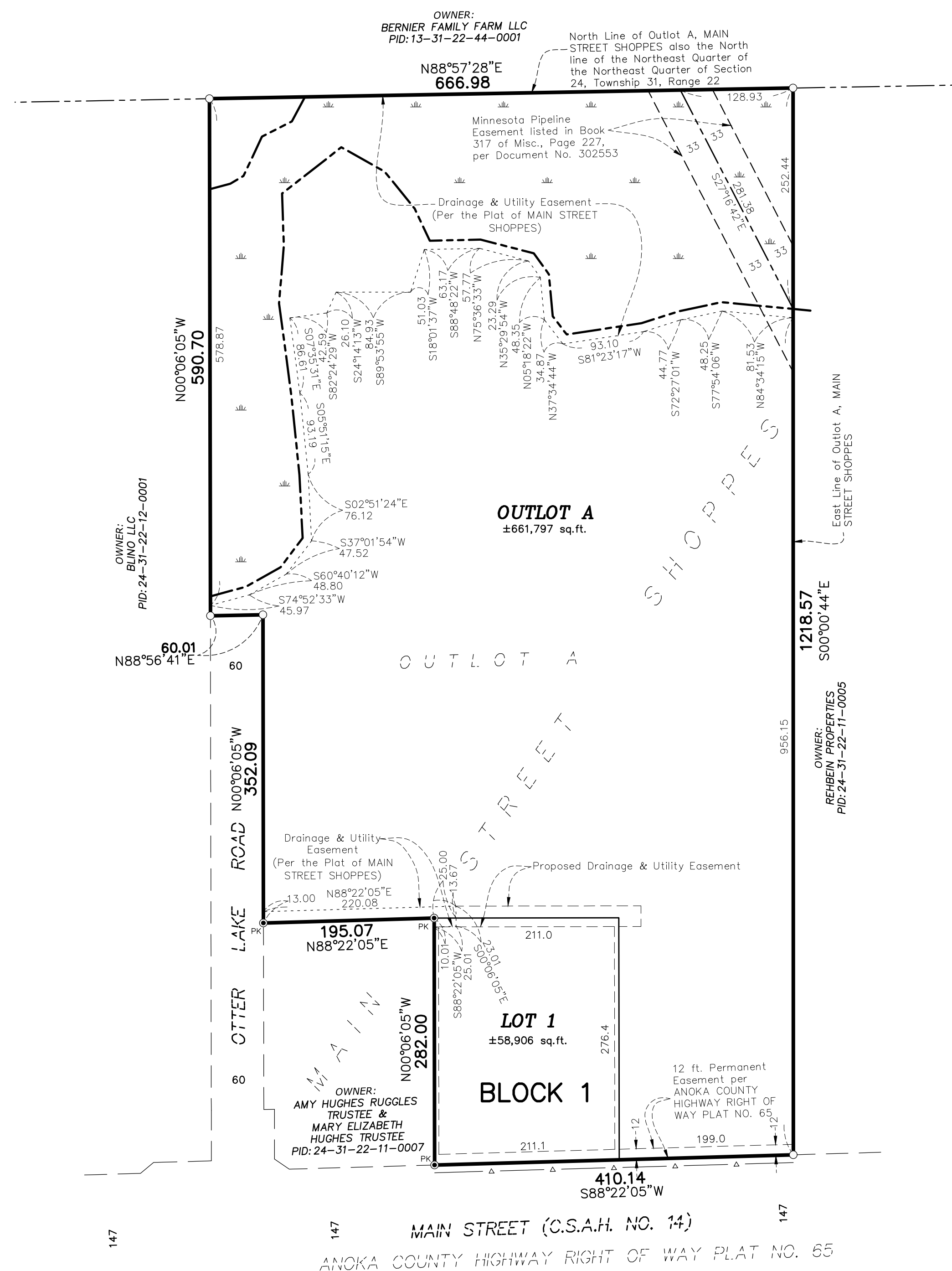
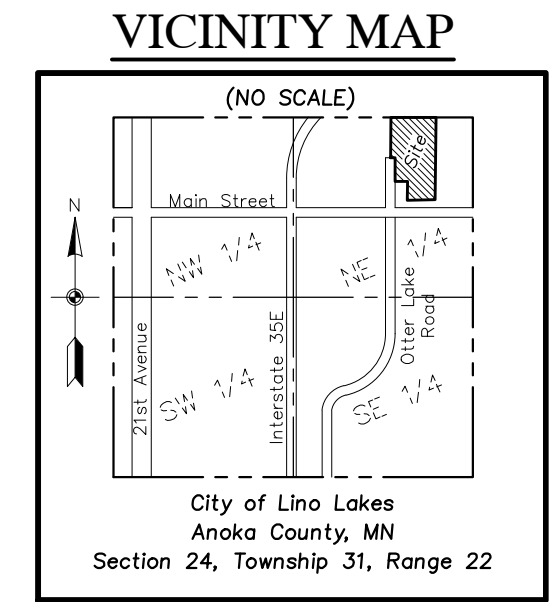
MAIN STREET SHOPPES
 LINO LAKES, MN

EXTERIOR ELEVATIONS

PROJECT NUMBER:	18-1001-01
ISSUED DATE:	11-30-18
DRAWN BY:	BL
CHECKED BY:	KA

A1

MAIN STREET SHOPPES 2ND ADDITION



PARCEL DESCRIPTION:

Outlot A, MAIN STREET SHOPPES, according to the recorded plat thereof, Anoka County, Minnesota

GENERAL NOTES:

- Bearings shown are based on the North line of Outlot A, MAIN STREET SHOPPES, Washington County, Minnesota, which is assumed to bear N88°57'28"E.
- No title work was provided of this survey. Subject to all easements of record, if any.
- All of the drainage and utility easements previously dedicated over Outlot A, MAIN STREET SHOPPES, are proposed to be vacated and recreated and dedicated on the plat of MAIN STREET SHOPPES 2ND ADDITION.

SITE DATA

TOTAL SITE AREA	±16.54 AC.
TOTAL OUTLOT AREA	±15.19 A.C.
TOTAL LOT AREA	±1.35 AC.
GROSS DENSITY	0.06 LOTS/AC.
EXISTING ZONING	GB
UTILITIES	AVAILABLE

SETBACK DATA

FRONT FROM MAIN STREET	40 FT.
SIDE	10 FT.
REAR SETBACK	30 FT.

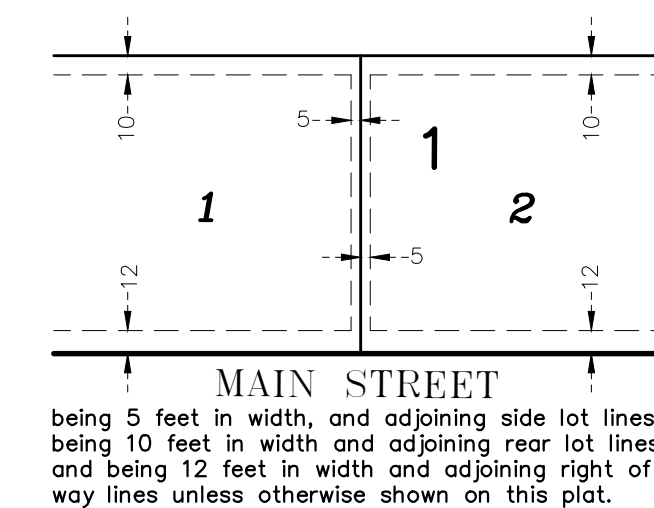
LEGEND

- PK - Denotes Found PK Nail
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- △ - Denotes Right of Access dedicated to Anoka County per the plat of MAIN STREET SHOPPES
- Denotes Wet Land as shown on the plat of MAIN STREET SHOPPES

BENCHMARKS

- Minnesota Department of Transportation Geodetic Monument GSID Station No. 92399, MNDOT name 0282 S. Elevation = 931.458 ft. (NAVD 88)
- Top nut of hydrant located at the northwest quadrant of Otter Lake Road and Main Street (CSAH No. 14) Elevation = 920.80 ft. (NAVD 88)

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Carlson McCain
 ENVIRONMENTAL · ENGINEERING · SURVEYING
 3890 Pheasant Ridge Drive NE,
 Suite 100, Blaine, MN 55449
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT
MAIN STREET SHOPPES 2ND ADDITION
 Lino Lakes, MN

MFC PROPERTIES CORPORATION
 3470 Washington Drive, Suite 102
 Eagan, MN, 55122

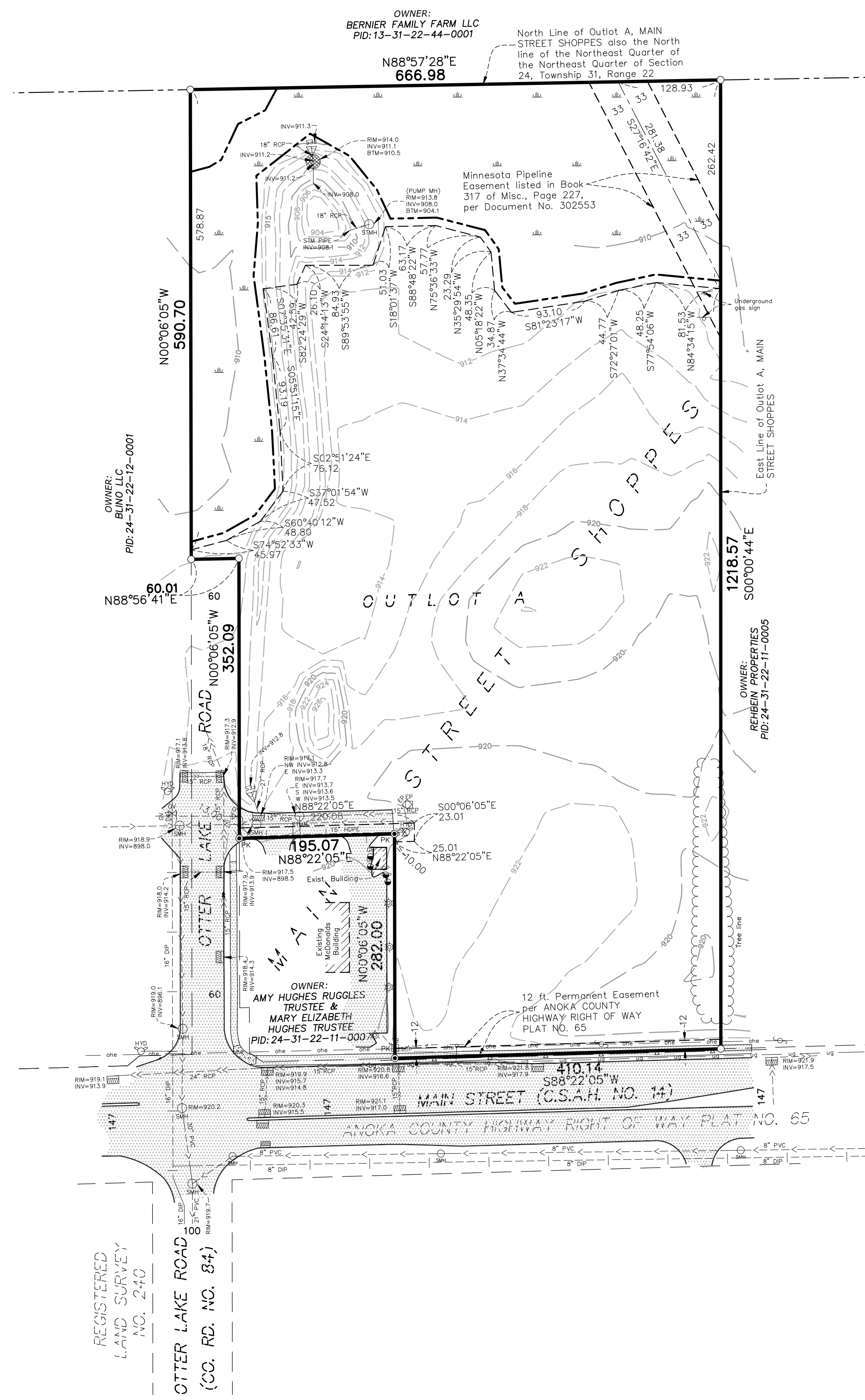
REVISIONS

1.	2/9/18-Revise Easements
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjs
 ISSUE DATE: 1/25/18
 FILE NO: 1602

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

Name: Thomas R. Balluff
 Signature: *Thomas R. Balluff*
 Date: 1/25/18 License #: 40361



OWNER:
BERNIER FAMILY FARM LLC
PID: 13-31-22-44-0001

N88°57'28"E
666.98

North Line of Outlot A, MAIN STREET SHOPPES also the North line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 31, Range 22

OWNER:
BLINO LLC
PID: 24-31-22-12-0001

N88°56'41"E
60.01

578.87

500°06'05"W
580.70

OWNER:
AMY HUGHES RUGGLES TRUSTEE & MARY ELIZABETH HUGHES TRUSTEE
PID: 24-31-22-11-0007

195.07
N88°22'05"E

352.09

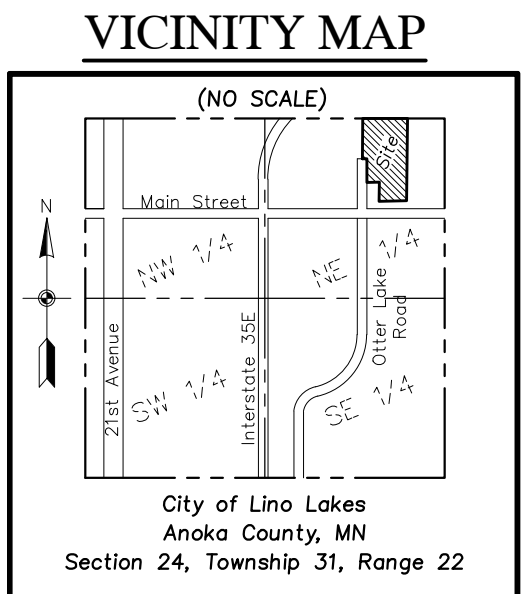
1218.57
500°00'44"E

OWNER:
AMY HUGHES RUGGLES TRUSTEE & MARY ELIZABETH HUGHES TRUSTEE
PID: 24-31-22-11-0007

282.00

410.14
S88°22'05"W

ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 65



PARCEL DESCRIPTION:
Outlot A, MAIN STREET SHOPPES, according to the recorded plat thereof, Anoka County, Minnesota

GENERAL NOTES:

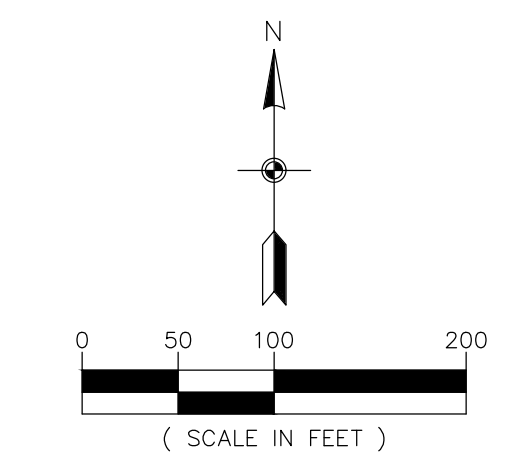
- 1) The field work for this survey was completed on January 16th, 2018.
- 2) Bearings shown are based on the North line of Outlot A, MAIN STREET SHOPPES, Washington County, Minnesota, which is assumed to bear N88°57'28"E.
- 3) Surveyed property address - unassigned, Lino Lakes, MN.
- 4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument GSD Station No. 92399, MNDOT name 0282 S. Elevation = 931.458 ft. (NAVD 88)
2.	Top nut of hydrant located at the northwest quadrant of Otter Lake Road and Main Street (CSAH No. 14) Elevation = 920.80 ft. (NAVD 88)

LEGEND			
	- Denotes Found PK Nail		- Denotes Underground Fiber Optics
	- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361		- Denotes Underground Electric
	- Denotes Light Pole		- Denotes Watermain
	- Denotes Sanitary Manhole		- Denotes Sanitary Sewer
	- Denotes Miscellaneous Sign		- Denotes Underground Gas
	- Denotes Fire Hydrant		- Denotes Storm Sewer
	- Denotes Gate Valve		- Denotes Right of Access dedicated to Anoka County per the plat of MAIN STREET SHOPPES
	- Denotes Electric Box		- Denotes Concrete Surface
	- Denotes Catch Basin		- Denotes Bituminous Surface
	- Denotes Telephone Box		- Denotes Existing 1 Ft. Contour
	- Denotes Utility Pole		- Denotes Existing 5 Ft. Contour
	- Denotes Flared End Section		- Denotes Wet Land as shown on the plat of MAIN STREET SHOPPES
	- Denotes Guard Post		
	- Denotes Overflow Structure		
	- Denotes Storm Manhole		

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.



Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

EXISTING CONDITIONS

MAIN STREET SHOPPES 2ND ADDITION
Lino Lakes, MN

MFC PROPERTIES CORPORATION
3470 Washington Drive, Suite 102
Eagan, MN, 55122

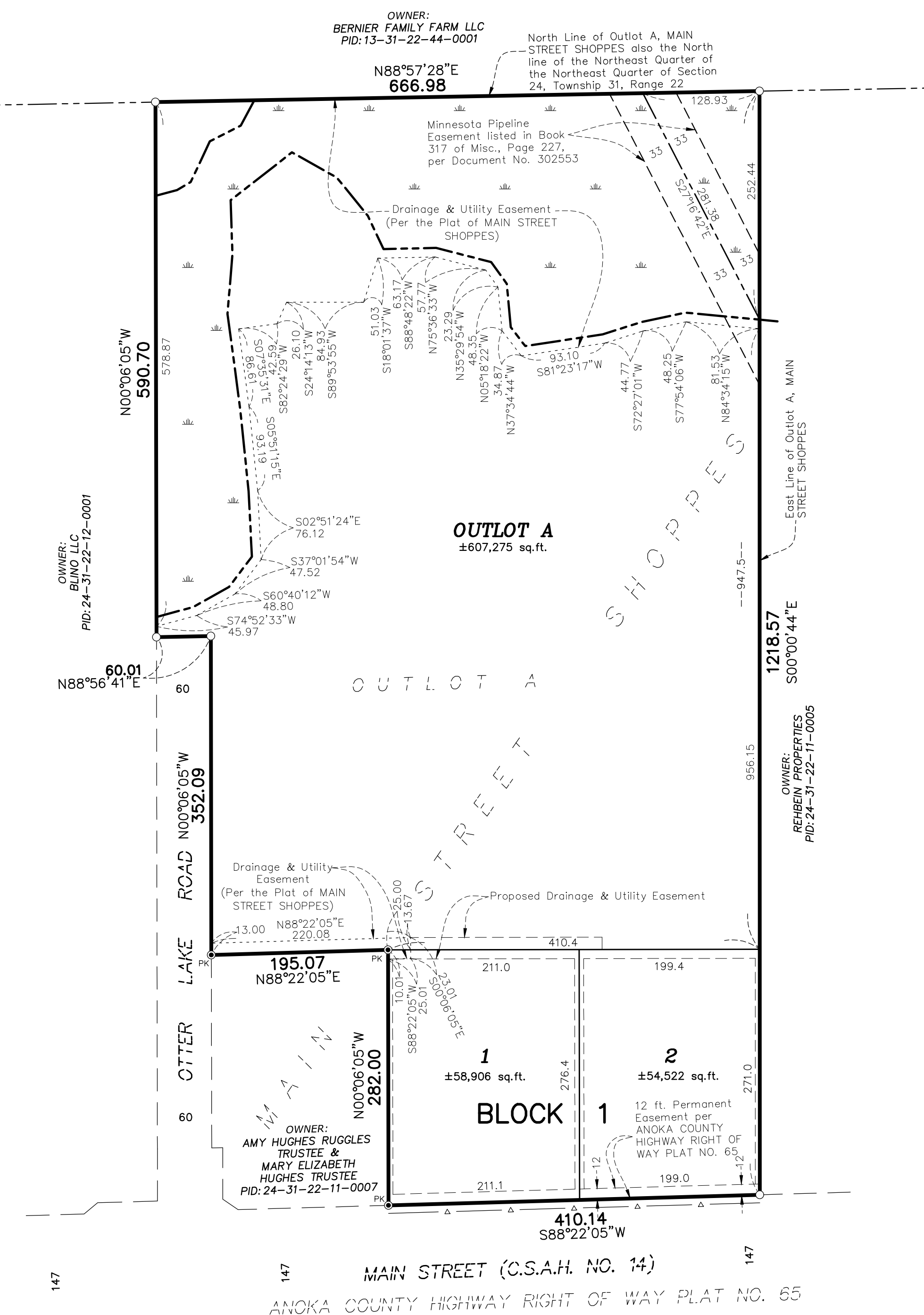
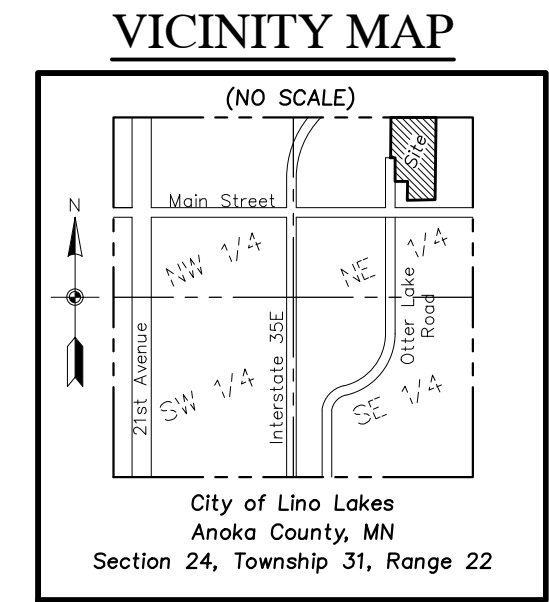
REVISIONS	
1.	2/8/18-Revise Easements
2.	
3.	
4.	
5.	
6.	

DRAWN BY: bjs
ISSUE DATE: 1/25/18
FILE NO: 1602

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 1/25/18 License #: 40361

MAIN STREET SHOPPES 2ND ADDITION



PARCEL DESCRIPTION:

Outlot A, MAIN STREET SHOPPES, according to the recorded plat thereof, Anoka County, Minnesota

GENERAL NOTES:

- Bearings shown are based on the North line of Outlot A, MAIN STREET SHOPPES, Washington County, Minnesota, which is assumed to bear N88°57'28"E.
- No title work was provided of this survey. Subject to all easements of record, if any.

SITE DATA

TOTAL SITE AREA	±16.54 AC.
TOTAL OUTLOT AREA	±13.94 A.C.
TOTAL LOT AREA	±2.60 AC.
LOT 1	±58,906 S.F.
LOT 2	±54,522 S.F.
GROSS DENSITY	±0.12 LOTS/AC.
EXISTING ZONING	GB
LAND USE GUIDING	COMMERCIAL
UTILITIES	AVAILABLE

SETBACK DATA

FRONT FROM MAIN STREET	40 FT.
SIDE	10 FT.
REAR SETBACK	30 FT.

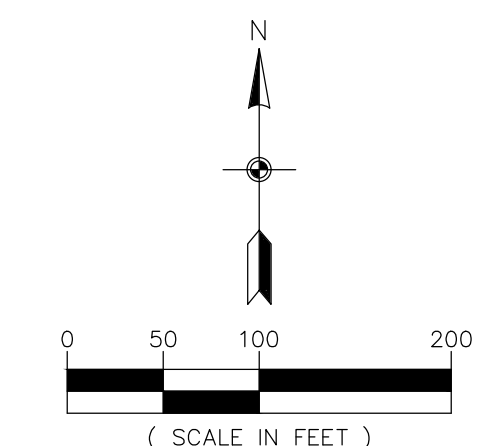
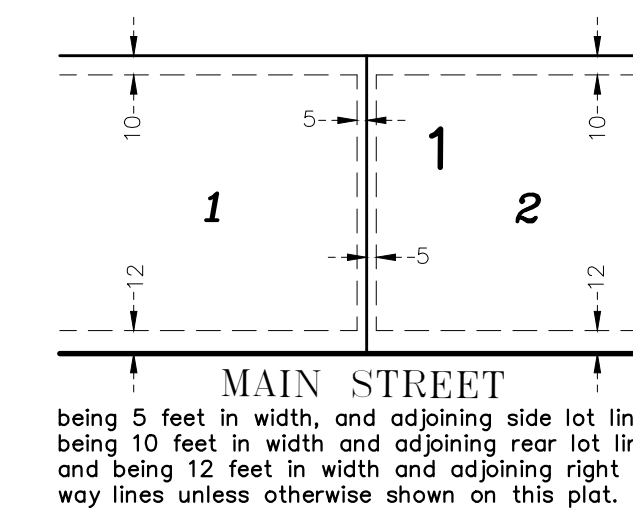
LEGEND

- PK - Denotes Found PK Nail
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- △ - Denotes Right of Access dedicated to Anoka County per the plat of MAIN STREET SHOPPES
- Denotes Wet Land as shown on the plat of MAIN STREET SHOPPES

BENCHMARKS

- Minnesota Department of Transportation Geodetic Monument GSID Station No. 92399, MNDOT name 0282 S. Elevation = 931.458 ft. (NAVD 88)
- Top nut of hydrant located at the northwest quadrant of Otter Lake Road and Main Street (CSAH No. 14) Elevation = 920.80 ft. (NAVD 88)

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Carlson McCain
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 3890 Pheasant Ridge Drive NE,
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 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT
MAIN STREET SHOPPES 2ND ADDITION
 Lino Lakes, MN

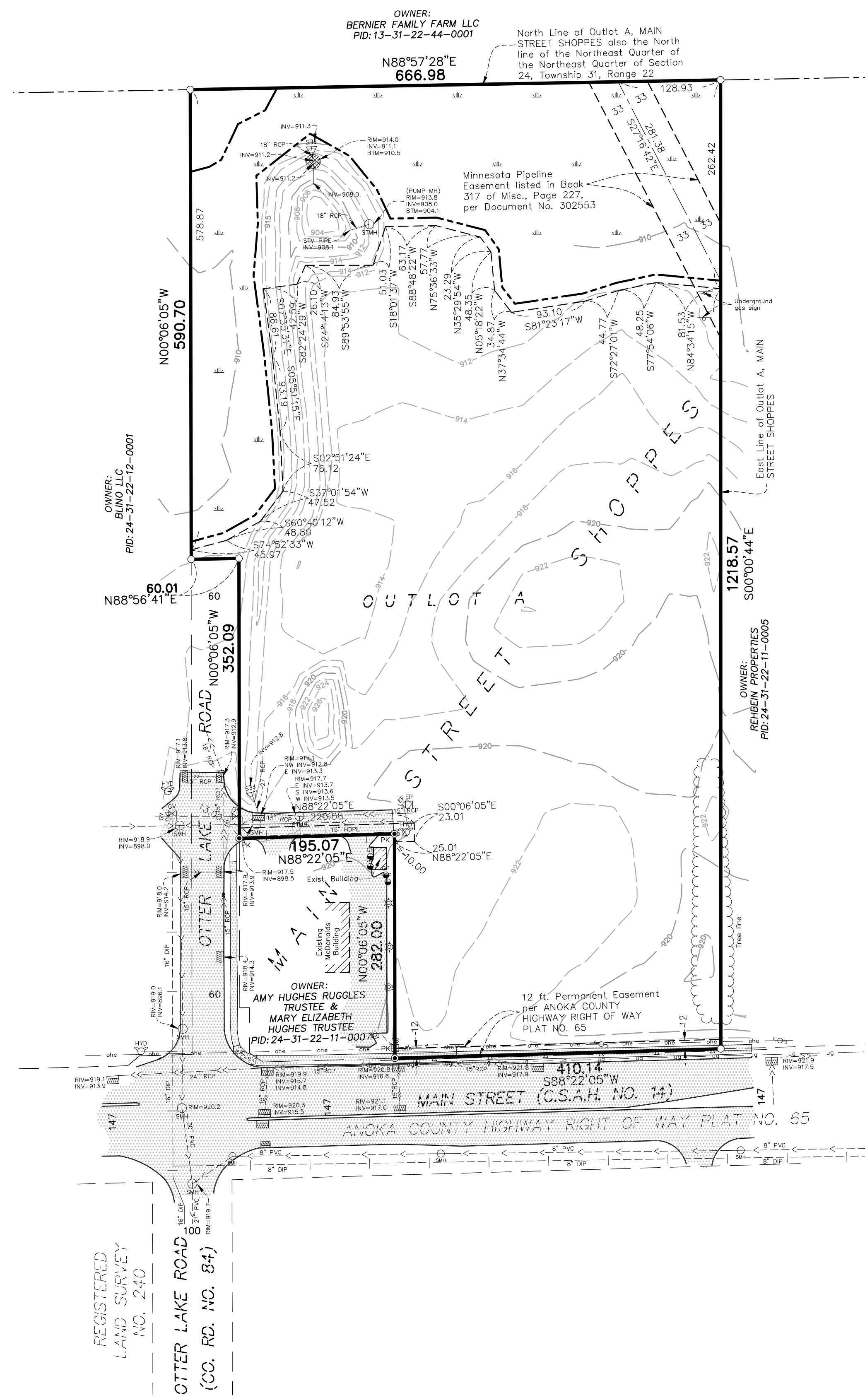
MFC PROPERTIES CORPORATION
 3470 Washington Drive, Suite 102
 Eagan, MN, 55122

REVISIONS

1.	2/9/18-Revise Easements
2.	4/3/18-Revise Layout
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	1/25/18
FILE NO:	1602

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

Name: Thomas R. Balluff
 Signature: *Thomas R. Balluff*
 Date: 1/25/18 License #: 40361



OWNER:
BERNIER FAMILY FARM LLC
PID: 13-31-22-44-0001

North Line of Outlot A, MAIN STREET SHOPPES also the North line of the Northeast Quarter of the Northeast Quarter of Section 24, Township 31, Range 22

N88°57'28"E
666.98

Minnesota Pipeline Easement listed in Book 317 of Misc., Page 227, per Document No. 302553

OWNER:
BLIND LLC
PID: 24-31-22-12-0001

N88°56'41"E
60.01

352.09

195.07
N88°22'05"E

282.00

410.14
S88°22'05"W

147

147

REGISTERED
LAND SURVEY
NO. 240

OTTER LAKE ROAD
(CO. RD. NO. 84)

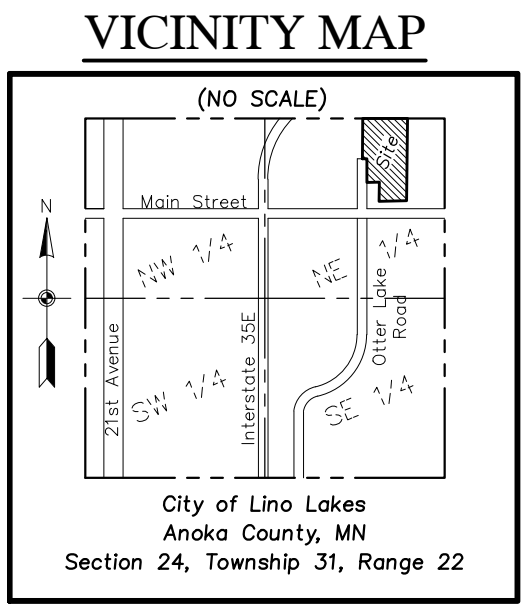
OWNER:
AMY HUGHES RUGGLES
TRUSTEE &
MARY ELIZABETH
HUGHES TRUSTEE
PID: 24-31-22-11-0007

12 ft. Permanent Easement
per ANOKA COUNTY
HIGHWAY RIGHT OF WAY
PLAT NO. 65

147

147

147



PARCEL DESCRIPTION:

Outlot A, MAIN STREET SHOPPES, according to the recorded plat thereof, Anoka County, Minnesota

GENERAL NOTES:

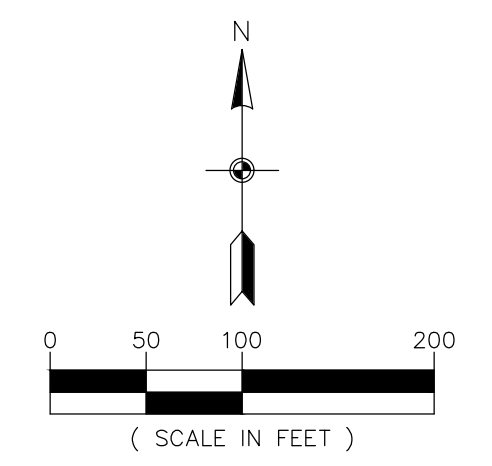
- 1) The field work for this survey was completed on January 16th, 2018.
- 2) Bearings shown are based on the North line of Outlot A, MAIN STREET SHOPPES, Washington County, Minnesota, which is assumed to bear N88°57'28"E.
- 3) Surveyed property address - unassigned, Lino Lakes, MN.
- 4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

BENCHMARKS

1. Minnesota Department of Transportation Geodetic Monument GSD Station No. 92399, MNDOT name 0282 S. Elevation = 931.458 ft. (NAVD 88)
2. Top nut of hydrant located at the northwest quadrant of Otter Lake Road and Main Street (CSAH No. 14) Elevation = 920.80 ft. (NAVD 88)

LEGEND

- Denotes Found PK Nail
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Light Pole
- Denotes Sanitary Manhole
- Denotes Miscellaneous Sign
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Electric Box
- Denotes Catch Basin
- Denotes Telephone Box
- Denotes Utility Pole
- Denotes Flared End Section
- Denotes Guard Post
- Denotes Overflow Structure
- Denotes Storm Manhole
- Denotes Underground Fiber Optics
- Denotes Underground Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Underground Gas
- Denotes Storm Sewer
- Denotes Right of Access dedicated to Anoka County per the plat of MAIN STREET SHOPPES
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 1 Ft. Contour
- Denotes Existing 5 Ft. Contour
- Denotes Wet Land as shown on the plat of MAIN STREET SHOPPES



EXISTING CONDITIONS

MAIN STREET SHOPPES 2ND ADDITION
Lino Lakes, MN

MFC PROPERTIES CORPORATION
3470 Washington Drive, Suite 102
Eagan, MN, 55122

REVISIONS

1.	2/9/18-Revise Easements
2.	4/3/18-Revise Layout
3.	
4.	
5.	
6.	

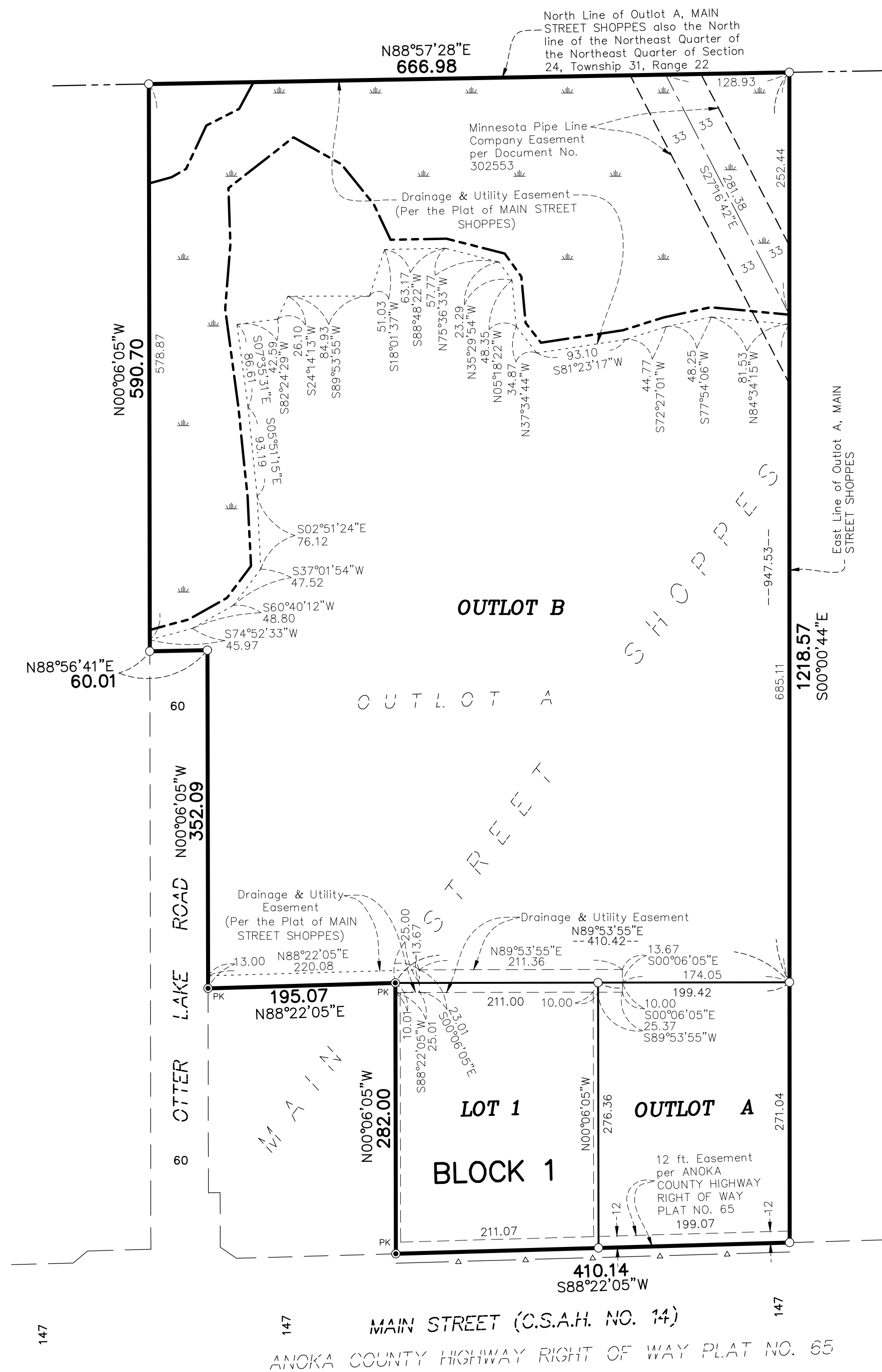
DRAWN BY: bjs
ISSUE DATE: 1/25/18
FILE NO: 1602

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 1/25/18 License #: 40361

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

MAIN STREET SHOPPES 2ND ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That CM Properties 14, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, MAIN STREET SHOPPES, Anoka County, Minnesota

Has caused the same to be surveyed and platted as MAIN STREET SHOPPES 2ND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said CM Properties 14, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

CM PROPERTIES 14, LLC

 Bruce A. Miller, Vice President

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Bruce A. Miller, Vice President of CM Properties 14, LLC, a Minnesota limited liability company.

 Notary Public,
 My commission expires _____

I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

 Thomas R. Balluff, Licensed Land Surveyor
 Minnesota License No. 40361

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

 Notary Public,
 My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of MAIN STREET SHOPPES 2ND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: _____, Mayor
 By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By: _____
 Charles F. Gitzen
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

 Property Tax Administrator
 By: _____, Deputy

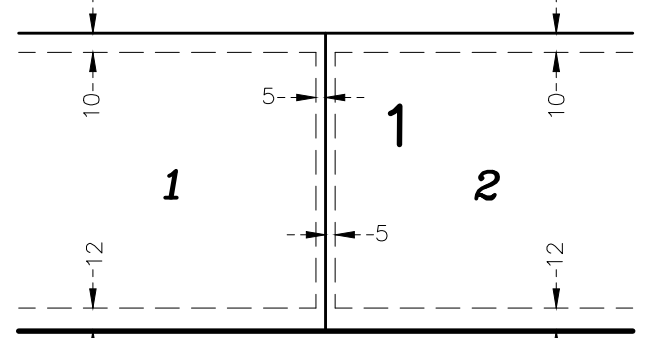
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

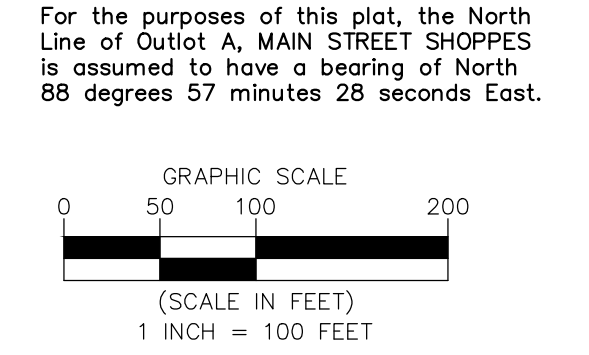
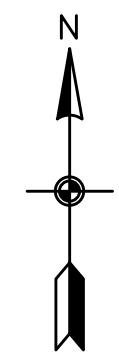
I hereby certify that this plat of MAIN STREET SHOPPES 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____M. and was duly recorded as Document Number _____.

 County Recorder/Registrar of Titles
 By: _____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found PK Nail
- △ Denotes Right of Access dedicated to Anoka County per the plat of MAIN STREET SHOPPES
- ▭ Denotes Wet Land as shown per the plat of MAIN STREET SHOPPES



REGISTERED
 LAND SURVEY
 NO. 240

OTTER LAKE ROAD
 (CC. RD. NO. 84)

147 MAIN STREET (C.S.A.H. NO. 14)
 ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 65



PLANNING & ZONING BOARD

AGENDA ITEM 6A

STAFF ORIGINATOR: Michael Grochala
P & Z MEETING DATE: January 9, 2019
REQUEST: Discussion Item – Zoning Ordinance Text Amendment Regarding Multiple Principal Buildings on Commercial, Industrial Parcels or Public/Semi-Public Zoning Districts.
APPLICANT: City of Lino Lakes
REVIEW DEADLINE: Not Applicable – City Initiated

BACKGROUND

Recent projects and inquiries, including the possible expansion of the Labors Training Center, have brought forth questions regarding the approval process for allowing multiple buildings on a single lot for a single use.

Current City ordinance only allows for one principal building per parcel. In commercial and industrial zoning districts the size of accessory buildings is limited to 400 square feet.

Accordingly any expansion project which requires an additional building in excess of 400 square feet would require approval of a planned unit development. PUD's may be done by rezoning in Industrial Districts and by either rezoning or Conditional Use Permit in Commercial Districts. For a single use site, approval for multiple buildings may be more appropriately handled through a Conditional Use permit process.

City staff is proposing an ordinance change for the board's consideration to simplify the process for single use expansion projects.

ANALYSIS

City Code §1007.042 (4)(b) states “except in an approved planned unit development that specifically allows it, provided for in §1007.024 of this Ordinance, not more than (1) principle building shall be located on a lot”.

Section 1007.043 (4) (j) 1. States Only one (1) accessory building shall be allowed not to exceed four hundred (400) square feet except when intended for storage of buses.

Prior to an ordinance amendment in 1997, only buildings in residential zoning districts were subject to the one building requirement.

While the PUD process is appropriate, when considering approval of complicated sites with multiple buildings and potentially multiple owners, to ensure a harmonious development pattern multiple buildings on single use sites have fewer inherent issues.

Provided that the base lot meets all applicable dimensional requirements, standard setbacks are met, and only one (1) use is proposed on the site, site plan approval through the Conditional Use Permit process could more simply address development concerns.

Staff is suggesting an amendment to City Code §1007.042 (4)(b) that would allow “Two (2) or more buildings on same lot provided such buildings relate to one (1) permitted or conditional use”.

This would likely be applied to the Commercial, Industrial, and Public/Semi-Public Districts.

Molin Concrete, established locally in the 1950’s is an example of a multiple buildings on one (1) lot with one use. This was established prior to the 1997 ordinance change and is regulated under an existing CUP. Please note that this is a General Industrial area that allows exterior storage. This type of use would be covered under the proposed amendment.

The Fogerty Buildings, within the Apollo Business Park, were approved as a PUD in the late 1990’s. These buildings are individually owned and operate under as a “Common Interest Community”. This type of use would still require PUD approval.

REQUESTED BOARD DIRECTION

Staff is seeking board input on the suggested modifications.

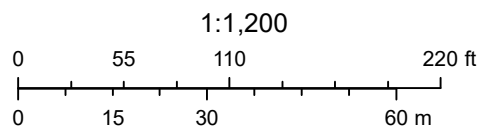
ATTACHMENTS

1. Aerial Maps – Molin Concrete
2. Aerial Maps – Fogerty Buildings

524 Apollo Drive



January 3, 2019



Molin Concrete Aerial



© 2014 Pictometry

PLANNING & ZONING BOARD

AGENDA ITEM 6B

STAFF ORIGINATOR: Michael Grochala
P & Z MEETING DATE: January 9, 2019
REQUEST: Discussion Item – Zoning Ordinance Text Amendment
Regarding General Provisions
APPLICANT: City of Lino Lakes
REVIEW DEADLINE: Not Applicable – City Initiated

BACKGROUND

During 2018 a number of zoning code related items were identified either through code enforcement complaints, variance requests or resident/business inquiries. In response staff would like to discuss the following possible zoning ordinance text amendments.

ANALYSIS

Fence and Retaining Walls

City Code §1007.043 (18) (d)(5) currently prohibits retaining walls over 42 inches in height. A zoning permit is required for anything 42 inches or less.

The state building code has provision for walls 48 inches and greater. Staff is proposing to allow the higher wall height subject to State Building Code provisions. Staff also is proposing a permit exception for retaining walls of a certain maximum height. We are currently considering 24”.

Staff requests Planning & Zoning Board input as to whether to consider changes to the retaining wall requirements.

Exterior Storage

City Code §1007.043 (16)(a) regulates Exterior Storage in rural or residential zoning districts on properties ten (10) acres in size or less. There are no prohibitions regarding exterior storage on parcels over 10 acres.

Staff would also recommend discussion on possible limitations of the number of vehicles that could be stored on a property under the provisions of §1007.043 (16)(a)(1)(g) which refers to off-street parking of automobiles as external storage.

Staff requests Planning & Zoning Board input as to whether to consider changes to exterior storage requirements for parcels greater than 10 acres in area and requirements for storage of vehicles.

Driveway Widths

The City has received variance requests for driveway widths in the past several years. The Planning & Zoning Board has suggested amending the ordinance to allow for wider driveways. On March 5, 2018, staff presented a report at the City Council Work Session regarding driveway widths. A copy of the report is attached. No changes were proposed at that time.

Staff requests Planning & Zoning Board input as to whether to consider changes to the maximum driveway width.

Metal Roofs

The City recently approved a variance for a metal roof with exposed fasteners. City ordinance currently allows for metal roofs with hidden fasteners (i.e. standing seam). This is mostly an aesthetic issue. See Attachment #2 for an example of exposed vs. hidden fasteners (standing seam).

Staff requests Planning & Zoning Board input as to whether metal roofs with either exposed or hidden fasteners should be allowed.

REQUESTED BOARD DIRECTION

Staff is seeking board input on the suggested modifications.

ATTACHMENTS

1. March 5, 2018 Driveway Work Session report
2. Exposed versus Standing Seam roof Exhibit

WORK SESSION STAFF REPORT
Work Session Item No. 8

Date: March 5, 2018
To: City Council
From: Michael Grochala, Community Development Director
Re: Allowance for Wider Driveways

Background

Councilmember Stoesz requested discussion of possibly increasing the allowable width for residential driveways.

The City Zoning Ordinance allows a maximum residential curb cut width of 26 feet. The driveway may increase in width at a 45 degree angle at the property line. Driveway width restrictions are fairly common and serve a number of purposes. These include:

- Maintain front yard green space and enhance the streetscape.
- Preserve areas for on-street parking.
- Minimize impact and maintenance costs to public right-of-way and utility corridors.
- Preserve street snow storage.
- Minimize conflicts with vehicle, pedestrian and bicycles using street.
- Minimize impervious surfaces.

A preliminary study of municipal zoning ordinances shows residential driveway widths ranging from 24 – 30 feet. 10 of the 12 communities had maximum driveway widths of 24 feet or less. Roseville has a 26' width and Blaine allows up to 30'.

Over 500 driveways have been permitted during the last 5 years. There has not been any significant issues raised by the existing ordinance requirements.

Amendment of the Zoning Ordinance requires a public hearing be held by the Planning & Zoning Board and approval of an ordinance by the City Council.

Requested Council Direction

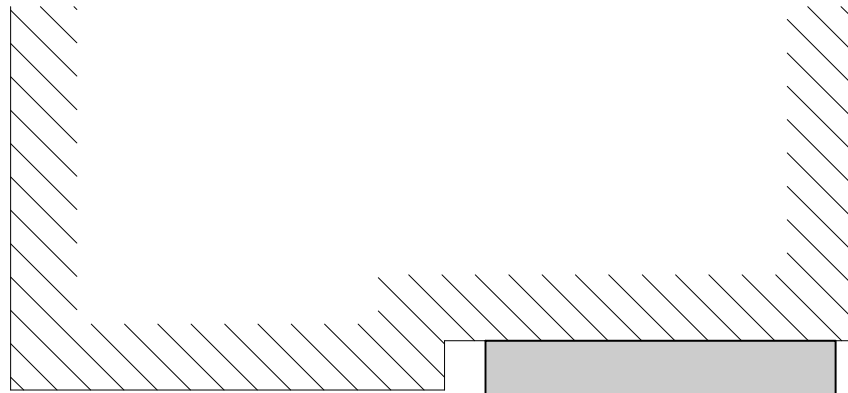
Determination by the City Council whether to initiate an Ordinance amendment related to driveway widths.

Attachments

1. Driveway Exhibit
2. Driveway Community Survey

R R R R R

R R R R R



DR R R R R

DR R R R R M R R R R R
ANGLE NOT GREATER THAN 45°.

45°

R R R R R R R R R R

R R R



R R R R R D R R R R R R R R R R
 R R R R M R R M R R R D R R R R
 R R R R M R R M R R R M M R R R R

R R R R R R



DR R R R R

R R R R R

R R R R R R R R R R M R R R R R R R

R R R R R R R R

Lino Lakes Driveway Research Info

Date 2/26/2017

City	Driveway Access Ordinance Language	Number of Curb Cuts	Driveway Dimension Standards	Driveway Separation (intersections, other driveways, and lot lines)	Shared Driveways
Lino Lakes	No curb cut/driveway access shall be located less than thirty (30) feet from the intersection of two (2) or more local or minor street rights-of-way. This distance shall be measured from the intersection of lot lines. Curb cut/driveway access setbacks from the intersection of streets with higher functional classifications shall be consistent with the recommendations of the Comprehensive Plan and require approval by the City Engineer. Single family detached uses: Maximum Slope - Ten foot vertical rise in one hundred horizontal feet. Minimum Width ; Ten foot wide driveway base. Vegetation should be cleared to eight feet on each side of driveway centerline from the roadway to the front property line. Commercial Uses: Maximum Slope - Eight feet rise in one hundred horizontal. Minimum Width - Twenty feet driveway base or as approved by community engineer.		Residential - maximum width is 26 ft. Commercial - maximum width is 36 ft.	Curb cut/driveway access on a public street except for single, two family, and townhouse dwellings shall not be located less than forty feet from one another. Except with special approval from the City Engineer, curb cut openings and driveways shall be a minimum of five feet from the side yard property line in all districts. Any shared driveway shall include a maintenance and access agreement.	
Corcoran, MN	Driveway Access Minimum. Each property other than single family uses shall be allowed one driveway access for each 125 ft. of street frontage. All property shall be entitled to at least one driveway access. Single family uses shall be limited to one driveway access per lot, except when the property exceeds the required street frontage per zoning district requirements, a second driveway access may be allowed by approval of the Zoning Administrator. Except as otherwise approved by the Zoning Administrator, single family uses shall not access arterial and major collector streets. In such cases, if a lot does not have frontage upon a local street and where the Zoning Administrator determines driveway access to arterial and major collector streets necessary, joint access through the use of shared curb cuts and access easements shall be utilized to the extent possible.	1 or 2 (conditional basis)	Residential - maximum width is 24 ft. Commercial - maximum width is 32 ft.	Setback required is five ft. from property line. No driveway can be within 60 ft. of any street intersection.	
Medina, MN	Only one curb cut shall be allowed per parcel of land, except as permitted below. If the parcel of land is bordered by more than one right-of-way, the curb cut shall be located on the less traveled right-of-way, as determined by the Public Works Director. If all of the following conditions are met, two curb cuts may be allowed for a residential property: (i) Lot width at street side shall be 100 ft. or greater; (ii) If the curb cuts are for a corner lot with curb cuts on separate streets, the total street frontage shall be 150 ft. or greater; (iii) The property owner entering into an agreement with the city setting forth the terms and conditions for the two curb cuts. The agreement with the city shall be recorded with the Hennepin County Recorder or Registrar of Titles. (iv) A storm water treatment system must be constructed on the property to treat the storm water from the area of the second curb cut. A storm water treatment system management plan must be submitted to the city and approved by the Public Works Director prior to the start of construction; and (v) A storm water treatment system may be constructed in public right-of-way if it does not hinder the use of the road by others, it is approved by the Public Works Director, the property owner agrees to be responsible for maintaining the area and the property owner enters into a maintenance agreement with the city.	1 or 2 (conditional basis)	Residential - maximum width is 24 ft. at the curb, 28 ft. at the property line, 34 ft. combined if two drives. Commercial - maximum width is 32 ft. at the property line.	Setback required from property line will be no greater than 10 ft. in residential zone, and must comply with side yard setback in other zones. Driveway required to be 100 ft. from corners unless zoned urban residential, urban commercial, or urban industrial districts. In which case the requirement is 50 ft. from the corner.	
Plymouth, MN	Each apartment or non-residential property shall be allowed one driveway access for each 125 feet of street frontage. All such properties shall be entitled to at least one driveway access. Two family homes, townhouses, and manor homes shall be allowed one driveway access per dwelling unit. Single family uses shall be allowed one driveway access per lot, except when the property exceeds the required street frontage per zoning district requirements, a second driveway access may be allowed by approval of the Zoning Administrator.	1 or 2 (conditional basis)	For single-family detached uses, curb cut access for driveways shall not exceed 24 ft. in width. For all other uses, curb cut access for driveways shall not exceed 36 ft. in width.	No curb cut or driveway access shall be allowed within 40 ft. of two intersecting street's Rows. Curb cut openings shall be located at a minimum of three feet from the side yard lot line in residential districts and a minimum of 10 ft. from the side lot line in all other districts. Driveway access curb openings on a public street except for single, two family, townhouse, and manor home dwellings shall not be located less than 40 ft. from one another.	
Hugo, MN	Only one driveway permit will be granted per lot or parcel of land, except one or more additional permits may be approved by the city engineer if such accesses will not impede traffic or pose a public safety risk.	1 or 2 (conditional basis)	Residential: the maximum width is 16-24 ft. Commercial: the minimum driveway width is 16 ft. and the maximum width is 30-33 ft.	The driveway separation distance is 20-30 ft. for both residential and commercial districts. The street corner setback for driveways is 20-30 ft. for residential and 60 ft. for commercial.	
Edina, MN	On lots less than 75 ft. in width, no more than one driveway per lot shall intersect a street. No driveway access is allowed on a street designated on as a collector or arterial street unless it is needed for adequate access. <i>Curb cuts on collector streets</i> . The number of driveways intersecting a street designated as a collector or arterial by the comprehensive plan shall be limited to those driveways essential for adequate access. When properties adjoin more than one street, driveways shall be restricted, if possible, to the street with a lower volume of traffic. The following additional restrictions apply to lots in the R-1 district and R-2 district: a. On interior lots, as defined in chapter 36, no more than one driveway per dwelling unit shall intersect a street designated by the comprehensive plan as a collector or arterial. b. On corner lots or through lots, as defined in chapter 36, no driveway shall intersect with a street designated by the comprehensive plan as a collector or arterial.	Residential: 1 or 2(conditional basis) Commercial: adequate access for commercial and industrial	Commercial: The minimum driveway width for a one way street is 12 ft., the maximum is 20 ft. The minimum driveway width for a two way street is 20 ft., the maximum is 30 ft. Residential: The maximum driveway width is 30 ft.	All driveways must be located 50 ft. from the nearest intersection. The driveway must also be located 10 ft. from all side yard lot lines.	

Anoka, MN	Each single family or duplex property is entitled to only one driveway from a public right of way unless it can be demonstrated that an additional driveway improves traffic safety/circulation for the general public. Commercial and industrial properties have no limit to the amount of accesses.	Residential: 1 or 2 (conditional basis) Commercial: no limit	For residential: The driveway width outside the ROW is allowed to be no larger than the garage width plus 10 ft. or 20 ft. if no garage exists. The driveway width inside the ROW can be no larger than the garage width plus four ft. or 24 ft. The minimum width is 12 ft. For commercial and industrial: The maximum driveway width is 30 ft.	All driveways must be located five ft. from rear and side yard lot lines.	
White Bear Lake, MN	All properties shall be entitled to at least one curb cut. Each property shall be allowed one curb cut access for each 125 ft. of street frontage except for single family uses. Single family uses shall be limited to one curb cut access per property unless a Conditional Use Permit is reviewed by the Planning Commission and approved by the City Council.	1 or 2 (conditional basis)	No curb cut shall exceed 24 ft. in width in single and two family developments and 32 ft. in width in all other districts unless approved by the City Engineer.	All curb cuts must be located 40 ft. from the intersection of two or more streets. All curb cuts must maintain a minimum distance of five ft. from all side yard lot lines.	
Prior Lake, MN	Accessory structures which are deemed by the Zoning Administrator to have potential access to a public or private street and have door openings exceeding six feet in width shall have a bituminous or concrete surfaced driveway to access the structure.	1 or 2 (accessory structure)	In residential districts, the driveway width may not exceed 24 ft. For all other uses, the driveway width may not exceed 36 ft.	Driveways must be setback at least five ft. from side yard property lines. Driveways must remain at least 30 ft. away from street intersection corners.	
Blaine	All driveways and approaches must be hard surface using concrete or blacktop. Driveways cannot exceed a total of 45% of the area of the front yard and corner side yard with a maximum width of 36 feet beyond the public right-of-way. The driveway width in the public right-of-way cannot exceed 24 feet for single-family lots with less than 70 feet of frontage or 30 feet for lots with 70 feet or more of frontage.	Case by case basis	Residential - Maximum width is 24 - 30 ft. Commercial - Maximum width is 36 ft.	Depending on zoning districts, driveways cannot be constructed closer than three feet or five feet from the adjacent property line.	
Shoreview	Driveway and parking areas shall not exceed 40% of the area within the minimum required front yard setback. Property located on an arterial or collector street may construct a turnaround to prevent backing onto the street. The turnaround shall be setback a minimum of 5 feet from any property line and shall not be located in front of the dwelling. If adequate setback from the side lot line is not otherwise available, the City Manager may approve an alternate location. No parking shall be permitted in any turnaround unless landscape screening is provided. Non-conforming driveways and parking areas shall only be replaced in conformance with these regulations.	One curb cut per dwelling, unless width of lot exceeds 120 feet, or is a corner lot in which a second curb cut may be permitted.	Residential - Maximum width is 24 ft. Commercial - Maximum width is	Depending on zoning districts, driveways cannot be constructed closer than three feet or five feet from the adjacent property line.	
Vadnais Heights	All streets, driveways and right-of-ways shall be constructed as approved by the council. Street right-of-ways shall be a minimum of sixty feet in width. All streets shall be public. (2) Access drives to all parking spaces, manufactured home sites and buildings shall be paved. (3) All streets shall have a concrete (mountable, roll type) curb and gutter. (4) Ingress and egress from manufactured home parks shall be approved by the council.		Curb Cut Width. No curb cut access shall exceed 24 feet in width unless approved by the City Engineer.	Any driveway lying between the edge of the roadway and the property line (boulevard area) of the property being served by said driveway, shall be constructed with a hot mixed bituminous surface, or portland cement concrete surface. If portland cement concrete is used, where there is no concrete curb or gutter, the concrete driveway shall be held back two (2) feet from the curb line. The remaining two (2) feet shall be surfaced with hot mixed bituminous material.	
Roseville	Driveways must be constructed of a hard surfaced material such as concrete, asphalt or brick pavers. Gravel is not allowed as a finished surface. On roadways without curb and gutter if a concrete driveway is being installed the concrete shall be kept two feet from the roadway edge and asphalt placed in this last section. 6	If replacing curbing on a city street please contact Supervisor Steve Zweber at 651-792-7052 for curb specifications. 1	Residential - Maximum width is 26 ft. Commercial - Maximum width is 36 ft.	Driveways must be set back from side property lines a minimum of 5 feet (for snow storage). Driveways must be set back a minimum of 30' to a street right-of-way. Maximum impervious surface coverage on an LDR1-LDR2 property is 30%.	

