

To: Planning Commission
 City of Spring Lake Park

File: Variance Request
 8457 Sunset Road NE

From: Lauren Walburg,
 Stantec

Date: September 27, 2021

Re: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

BACKGROUND

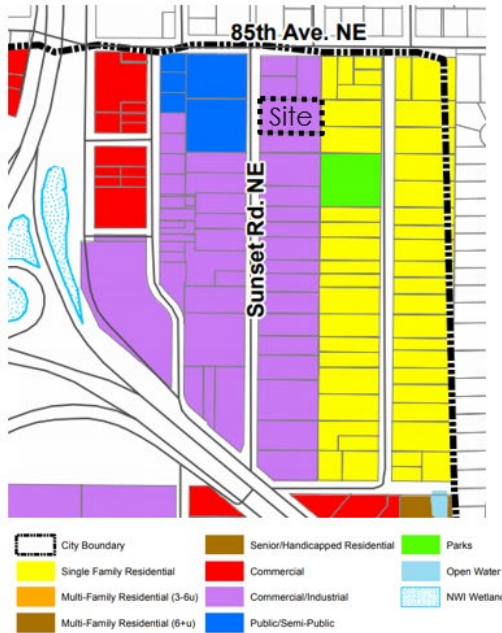
The 1.1-acre Industrial site at 8457 Sunset Road NE is a rectangular parcel located in the northeast corner of Spring Lake Park in the industrial park, south of 85th Avenue NE, fronting Sunset Road NE on its west side. The site abuts existing single family homes to the north, which are guided Industrial but still occupied as single family homes. The applicant Bob Fearing wants to build a 12,000-sq-ft building for an industrial use on the I-1 zoned property. The Zoning Code requires larger setbacks from industrial to residential uses and the applicant is requesting a variance to the side yard setbacks for the project and front yard parking setback for the project. The property was previously approved for a similar variance in May 2020, however since that time the location of the building on the site has been reconfigured, requiring an amended variance.

The property is currently vacant and borders another industrial use to the south, the Eagle Brook Church to the west across Sunset Road, two single family homes to the north, and single family homes to the east, which front on Westwood Road NE.

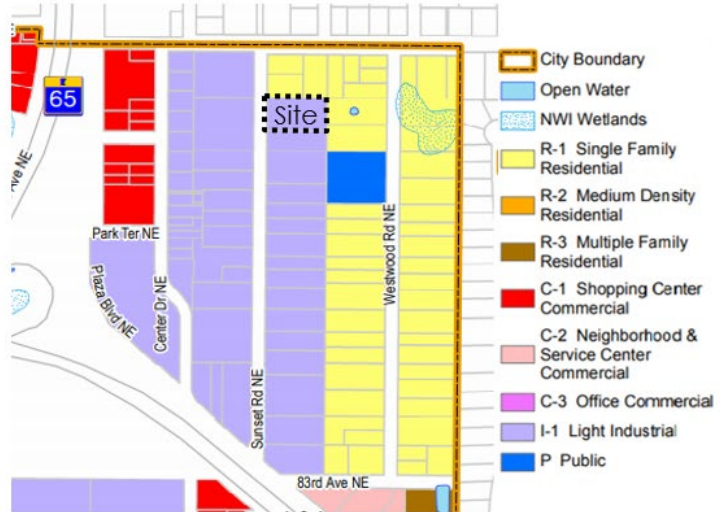


Reference: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

Land Use Plan



Zoning Map



LAND USE & ZONING

The land use and zoning pattern in the area is complex, but the request is simple (see map excerpts above):

- The site at 8457 Sunset Road NE is guided Commercial/Industrial and zoned I-1 Light Industrial.
- The Eagle Brook Church across Sunset Road NE is guided Public/Semi-Public but zoned I-1 Light Industrial.
- The homes to the north are guided Commercial/Industrial but zoned R-1 Single Family Residential.
- The homes to the east are guided and zoned Single Family Residential.
- In the Metropolitan Area, cities are obliged to have the zoning conform to the Land Use Plan. The Land Use Plan take precedence over the zoning.
- The single family homes north of the site could therefore be rezoned and redeveloped with Industrial uses at any time – the City would be obliged to rezone the property to I-1 to conform with the Land Use Plan.
- The request is for a variance to the side setback to the north that is the same as a future industrial use would require (if zoned according to the Land Use Plan) vs. what the existing residential uses require.

The required setbacks are as follows in the I-1 Light Industrial district, compared to what is proposed on the site plan:

<u>Yard</u>	<u>To Comm or Ind</u>	<u>To Residential</u>	<u>Proposed</u>
Side – Building	25 ft	50 ft	25 ft (North)
Side – Building	25ft		17 ft (South)
Rear - Building	35 ft	50 ft	68 ft
Front – Parking	25 ft		10ft

Reference: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

VARIANCE REQUEST

The previous variance request and the new variance requests are shown in the diagrams below. The yellow lines indicate variance requests (to either the required parking or building setback), and the red lines indicated the code required setback. The applicant is requesting to reduce the required 50 foot building side setback on the north (adjacent to residential) to a 25 foot setback. The applicant is also requesting a variance to the south side building setback from a required 25 feet to 17 feet. These setbacks will accommodate a rectangular building, with parking in front. Finally, the applicant is requesting a variance to reduce the required front parking setback from 25 feet to 10 feet to accommodate for their parking lot.

The site plan is laid out to have a sturdy 8 foot fence and landscaping facing north to the existing residences. Screening is required for all parking areas abutting residential uses per Zoning Code Section 153.138, but that will be handled in the Site Plan review process and no variance is requested for that here.

Previous (May 2020) Variance Request



Reference: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

Current (September 2021) Variance Requests



Section §153.224 of the City of Spring Lake Park’s Zoning Code requires that practical difficulty be proven for the approval of a variance, according to the following criteria:

(a) *Is the variance in harmony with the purposes and intent of the Ordinance?*
 The Zoning Code has setbacks to provide reasonable separation of uses. The separation provided by the requested variance is reasonable in this situation.

(b) *Is the variance consistent with the comprehensive plan?*
 The 2040 Comprehensive Plan includes the following Land Use Policy 4 relevant to this proposal:

4. Continue to provide for zoning restrictions on properties designated for commercial/industrial uses so that there will be appropriate buffers between commercial/industrial development and adjacent residential uses.

This policy supports the increased setbacks and screening in the Zoning Code and the question is whether the requested variance and site plan provide an “appropriate buffer”.

(c) *Does the proposal put property to use in a reasonable manner?*

Reference: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

The use itself is reasonable – a typical industrial building on a site zoned for industrial. The specific proposal requests to develop the property using the setback that would be required for an industrial use, which is what is anticipated in the Land Use Plan.

- (d) *Are there circumstances unique to the property not created by the applicant? (physical characteristics of the property i.e. sloping topography or other natural features like wetlands or trees)?*

The circumstance unique to this property is that the adjacent properties are zoned for industrial development but still zoned residential. That is not created by the applicant.

- (e) *Will the variance maintain the essential character of the locality?*

The immediate neighborhood is mostly industrial and commercial in character, with a large church being the one active use nearby across the street. The character of this area is now industrial on this site and further south, but residential to the north. But the City has intended that the character of those residential properties eventually be industrial as well.

Reference: Bob Fearing – Variance, Side Yard Setbacks and Front Parking Setback, 8457 Sunset Road NE

CONCLUSION & RECOMMENDATION

I recommend that the Planning Commission recommend approval of the variance request as presented, with the following conditions:

- 1) The side setback to the north is approved at 25 feet vs. the required 50 feet only if the main entrance to the building is not located on the north side and requested fence and landscaping is installed as indicated on the site plan.
- 2) Variances to the side setback to the south and parking setback in the front yard are approved only if the entire site is fenced for security.
- 3) Landscaping shall be provided in the north side yard as suggested on the site plan, with details to be reviewed and approved by the City Planner at the time of Site Plan review.
- 4) All other details of the proposed development will be reviewed in the Site Plan review process, including grading, drainage, stormwater management, landscaping and screening, signage, lighting, number of parking spaces, and other details as required by City Code.

OPTIONS

The Planning Commission has the following options:

- 1) Recommend approval of the variance as submitted with conditions noted.
- 2) Recommend approval of the variance as modified by the Planning Commission.
- 3) Recommend denial of the PUD.
- 4) Continue the item to a future meeting to gather more information or for more discussion.

FINDINGS OF FACT

For any of the recommendations, the Planning Commission should adopt Findings of Fact. If the recommendation is for approval, Findings might be:

- 1) Developing the property with an industrial use if reasonable on property that is guided and zoned for industrial use.
- 2) Adhering to the side yard setback required for industrial uses is reasonable considering that the property to the north is guided for industrial uses in the City's Land Use Plan.
- 3) Arranging the site plan so that there is a minimum of activity on the north side facing the existing single family uses is reasonable and appropriate.
- 4) The proposed site plan and landscape plan provide an appropriate buffer as suggested in the 2040 Comprehensive Plan policy.
- 5) The request reasonably meets the criteria in the Zoning Code for approval of variances.



Spring Lake Park

City of Spring Lake Park
 1301 81st Avenue NE
 Spring Lake Park, MN 55432
 763-784-6491 (p) 763-792-7257 (f)
 info@slpmn.org

For Office Use Only

Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

DEVELOPMENT APPLICATION

TYPE OF APPLICATION (Check All That Apply)		
<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> Site Plan/Building Plan Review	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Conceptual Plan Review	<input type="checkbox"/> Lot Combination
<input type="checkbox"/> Ordinance Amendment (Text)	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Street or Easement Vacation	<input type="checkbox"/> Other _____
PROPERTY INFORMATION		
Street Address: 8457 Sunset RD NE		
Property Identification Number (PIN#): 01-30-24-11-0048		Current Zoning: I-1
Legal Description (Attach if necessary): The North 162' of Lot 18, Spring Lake Park Plat A, Anoka County, MN		
APPLICANT INFORMATION		
Name: Bob Fearing		Business Name: City Moving and Storage
Address: 4327 Parkview Cir.		
City: Anoka	State: Minnesota	Zip Code: 55303
Telephone: 612-816-2888	Fax:	E-mail: bobfearing@gmail.com
Contact: Bob Fearing		Title: Owner
OWNER INFORMATION (if different from applicant)		
Name: Tony Mezzenga		Business Name:
Address: 6 Maycomb Lane		
City: St. Paul	State: MN	Zip Code: 55127
Telephone: 612-604-0487	Fax:	E-mail:
Contact: Tony Mezzenga		Title:
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property:	Vacant	
Nature of Proposed Use:	Light Industrial	
Reason(s) to Approve Request:	To accomodate parking.	
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name:		Date of Application:
Nature of Request:		
NOTE: Applications only accepted with ALL required support documents. See City Code		

APPLICATION FEES AND EXPENSES:

The City of Spring Lake Park required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. **I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.** This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

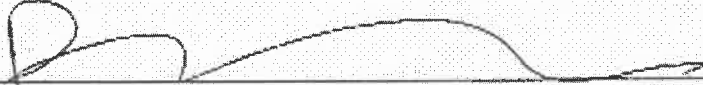
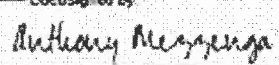
I wish to be notified of additional costs in the following manner (select one):

E-mail bobfearing@gmail.com Fax _____ USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant:  Date: 09/08/2021
Owner:  Date: 9/8/2021

**NOTE: Applications only accepted with ALL required support documents.
See City Code**

**City of Spring Lake Park
Variance Supplemental Application**

A variance cannot be approved unless the Planning Commission and City Council find that the "practical difficulties" standard has been met. Please provide a response as to how/why your project will meet the following criteria. Use additional sheets if necessary and consult with the Zoning Administrator if you need clarification on the intent of any of the standards set below.

1. Applicant Information:

Name: Bob Fearing
Address: 4327 Parkview Cir
City/State/Zip: Anoka, MN 55303

Telephone: 612-666-2858
Cell Phone: _____
E-mail: bobfearing@gmail.com

2. Property Owner Information (if different from above):

Name: Tony Mezzenga
Address: 5 Maycomb Lane
City/State/Zip: St. Paul, MN 55127

Telephone: 612-804-0487
Cell Phone: _____
E-mail: _____

3. Project Location (Address and Legal Description):

8457 Sunset Rd NE
Spring Lake Park, MN 55432

4. Present Use of Property: Vacant

5. Description of Project: Light Industrial

6. Specify Section of the Ordinance from which variance is sought: setbacks 16.20.090

7. Explain how you wish to vary from the applicable provisions of this Ordinance: _____

From a 50 foot setback down to a 25 foot building setback along the north property line.

8. Please attach a site plan or accurate survey as may be required by Ordinance.

9. Practical Difficulties Test: Please answer the following questions as they relate to your specific variance request.

a. In your opinion, is the variance in harmony with the purposes and intent of the Ordinance?

Yes No Why or why not?

yes, It should have minimal affects on the neighboring properties.

b. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes No Why or why not?

It allows for the best usage of the
land for maximum truck parking.

c. In your opinion, does the proposal put property to use in a reasonable manner?

Yes No Why or why not?

It allows for the most efficient use
of the property.

d. In your opinion, are there circumstances unique to the property? (physical characteristics of the property - i.e. sloping topography or other natural features like wetlands or trees)?

Yes No Why or why not?

The size of the lot in general and
location to maximize our business
needs.

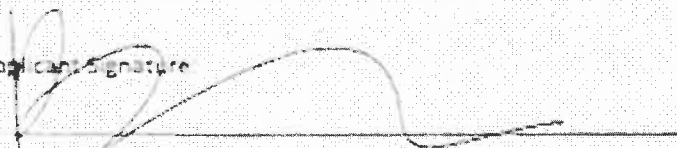
e. In your opinion, will the variance maintain the essential character of the locality?

Yes No Why or why not?

It is similar to the other businesses
in the immediate area. Concerning the
residential properties to the North, we can install
some type of privacy fence.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

The undersigned certifies that they are familiar with application fees and other associated costs and also with the procedural requirements of the City Code and other applicable ordinances.

Applicant's Signature 

Date 09/08/2021

Fee Owner's (Property Owner) Signature Anthony Messenza

Date 9/8/2021

CITY MOVING & STORAGE

CONSTRUCTION PLANS FOR CLEARING AND GRUBBING, SITE GRADING, SEWER AND WATER SERVICE, STORM SEWER, CONCRETE CURB AND GUTTER, BITUMINOUS PAVING AND MISCELLANEOUS CONSTRUCTION FOR BOB FEARING, CITY MOVING & STORAGE IN THE CITY OF SPRING LAKE PARK

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2018 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

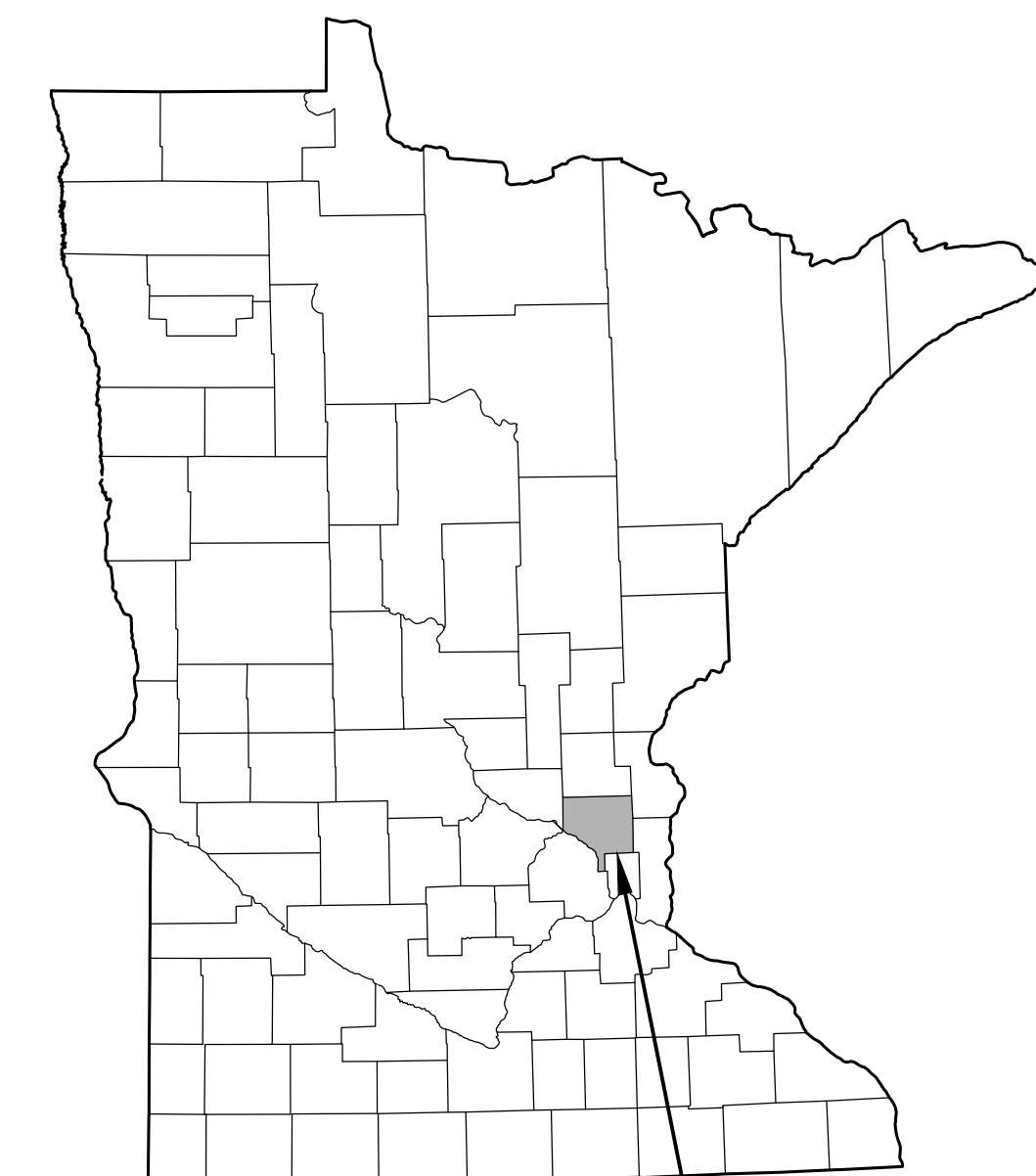
ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 8 SHEETS

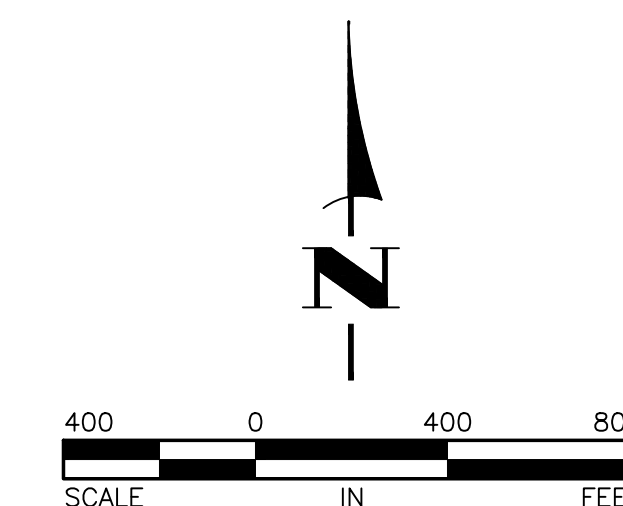
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
C3	DETAILS
C4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C5	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C6	STAKING PLAN
C7	UTILITY PLAN
C8	PAVING AND RESTORATION PLAN



CITY OF
SPRING LAKE PARK,
ANOKA COUNTY,
MINNESOTA

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

BENCHMARK:
1. TOP NUT OF HYDRANT LOCATED ON THE EAST SIDE OF SUNSET ROAD, APPROXIMATELY 210 FEET SOUTH OF THE SOUTHWEST CORNER OF THE CITY MOVING & STORAGE SITE.
ELEVATION=912.89 (NAVD 88)



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

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

43362 DATE 8/27/21
LIC. NO.

DATE	REVISION

SHEET C1 OF C8 SHEETS



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

GENERAL CONSTRUCTION AND SOILS NOTES:

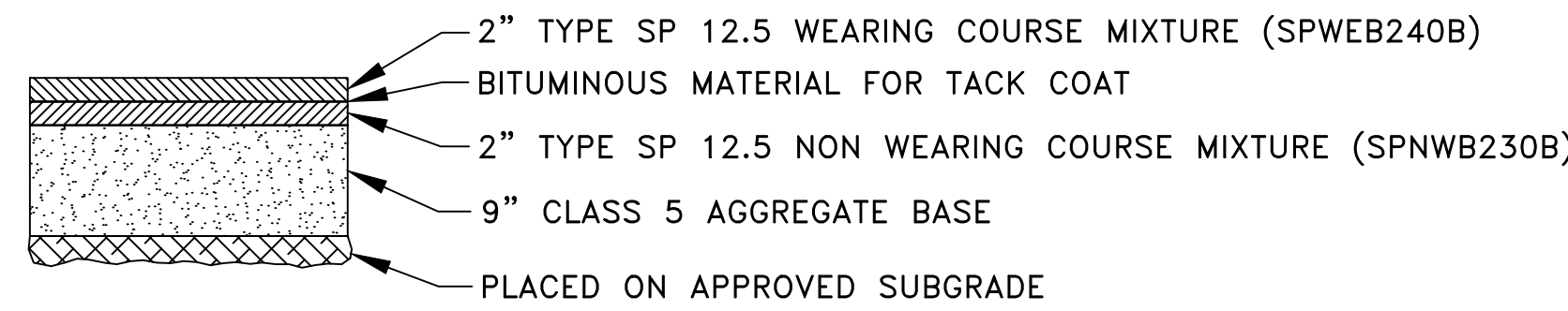
1. STRIP ALL IN PLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES, DATED AUGUST 25, 2021, FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAWCUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF MN/DOT SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

GENERAL EROSION CONTROL NOTES:

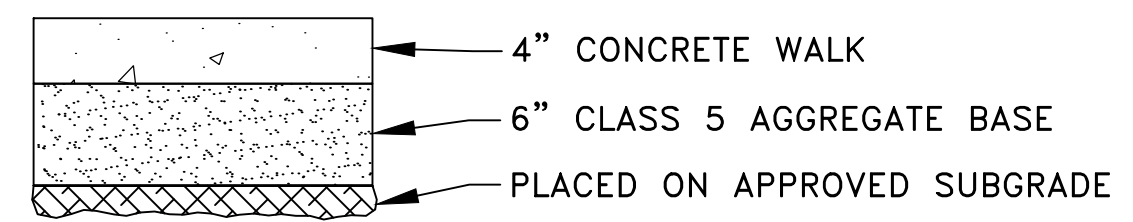
1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT (NPDES).
2. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

REFERENCE NOTES:

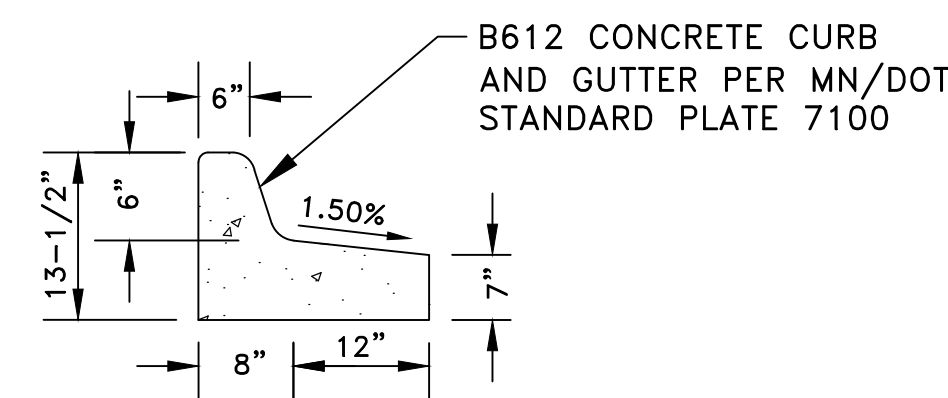
- ① CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
- ② CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- ③ SEE SHEET C8 FOR INFILTRATION BASIN RESTORATION REQUIREMENTS.
- ④ INFILTRATION BASIN SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS, SUCH AS DIVERSION BERMS, TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.



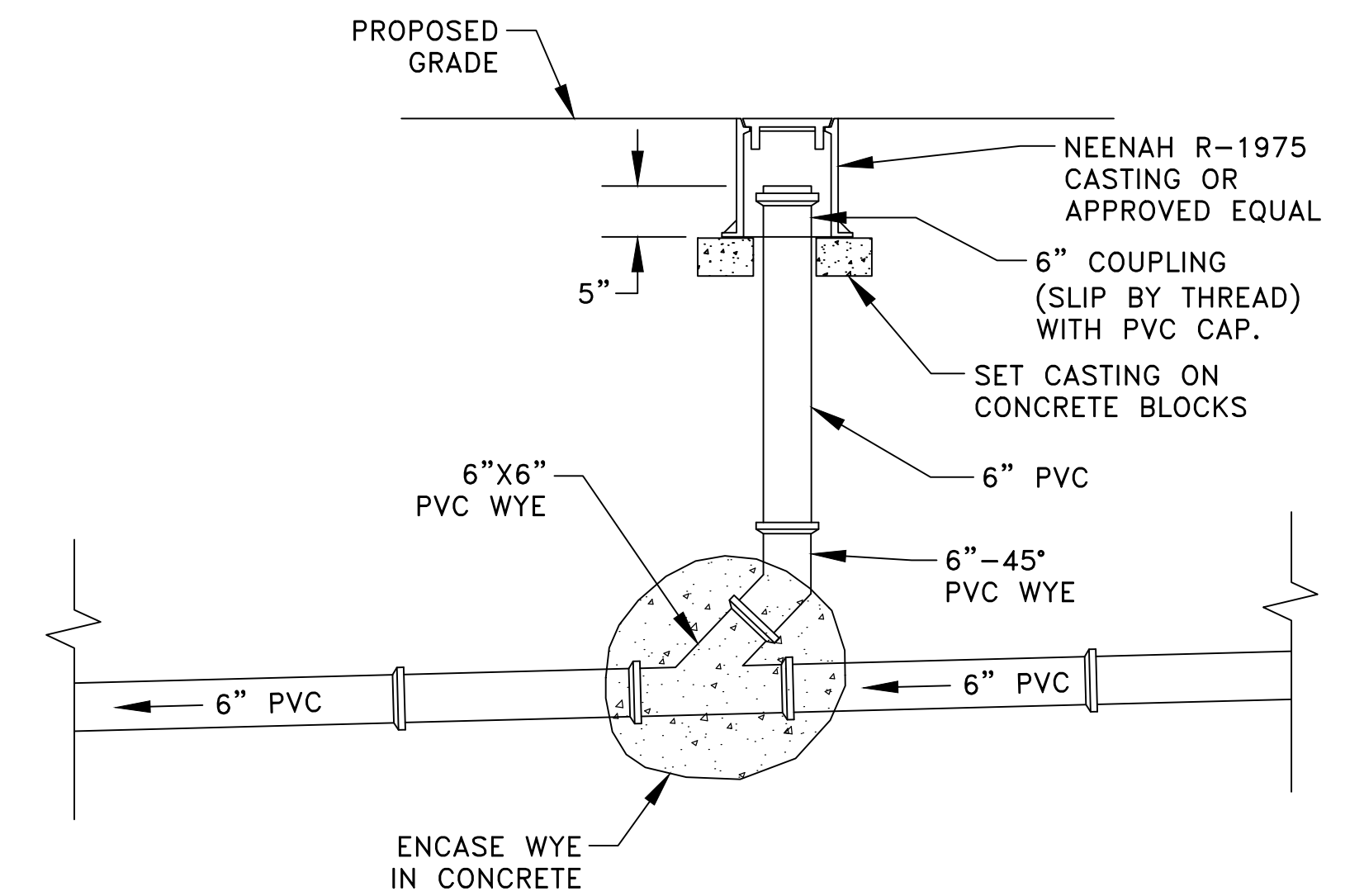
1 BITUMINOUS PAVEMENT SECTION
NO SCALE



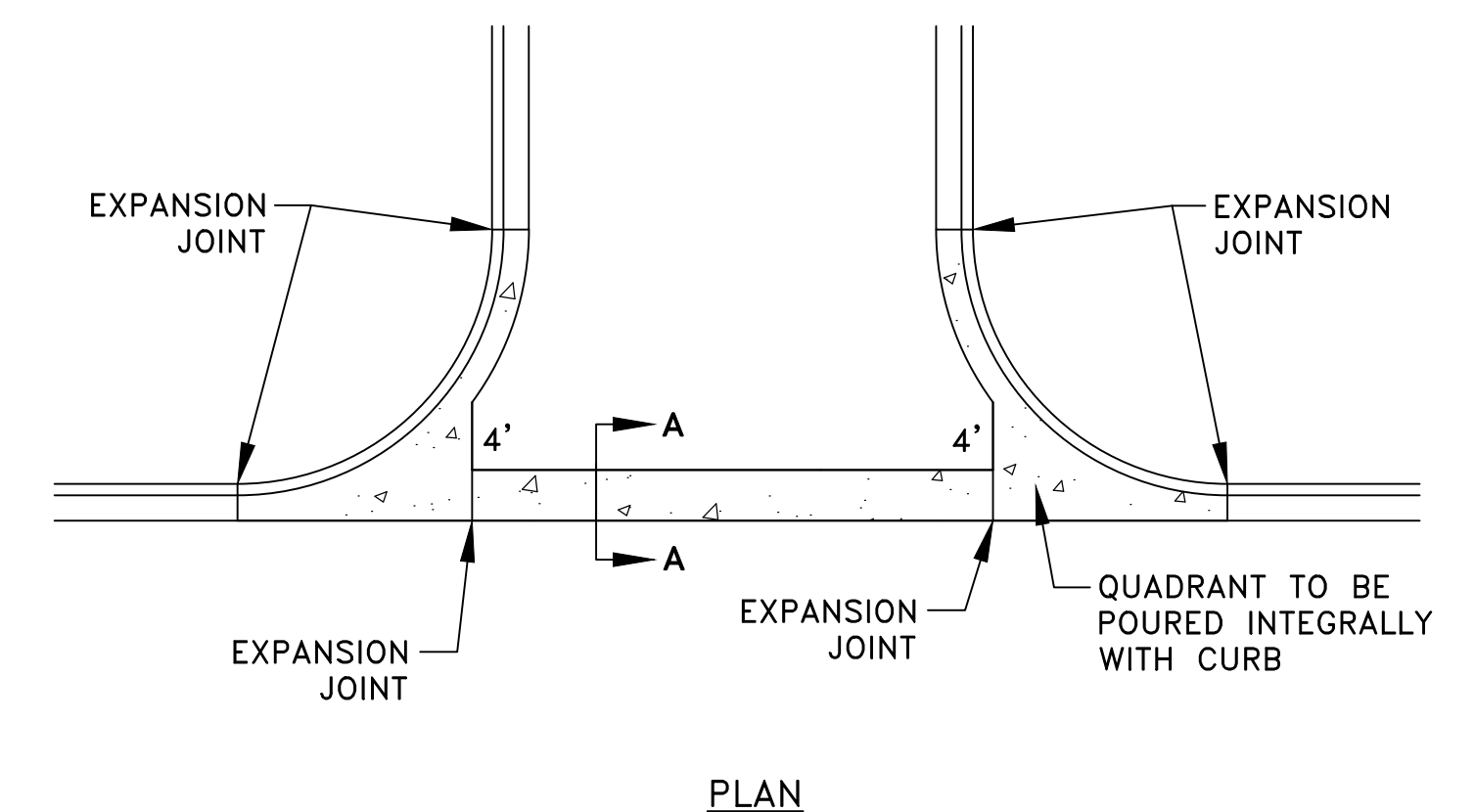
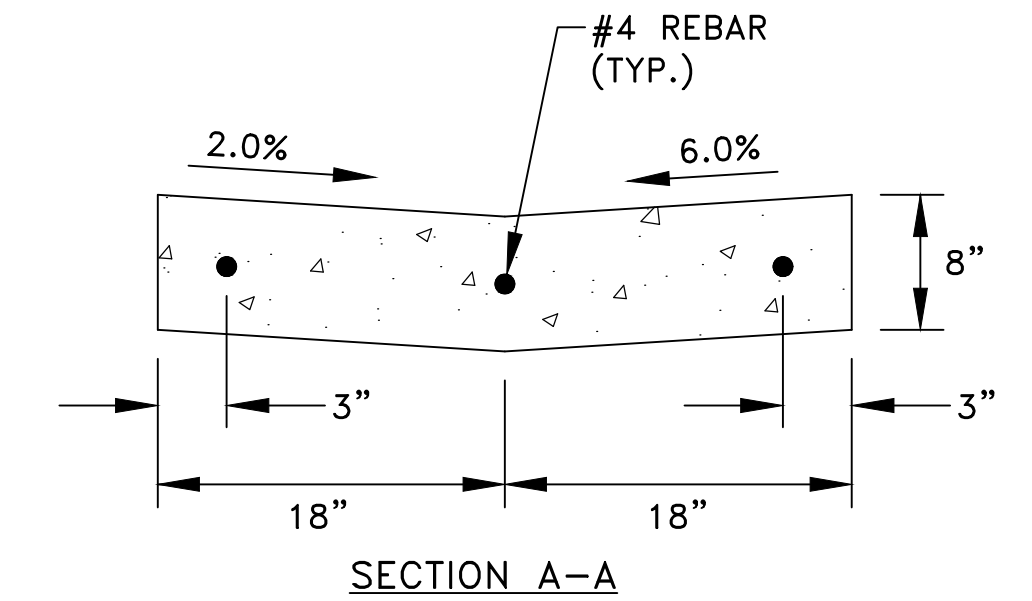
2 CONCRETE WALK SECTION
NO SCALE



3 TIPOUT CURB DETAIL
NO SCALE



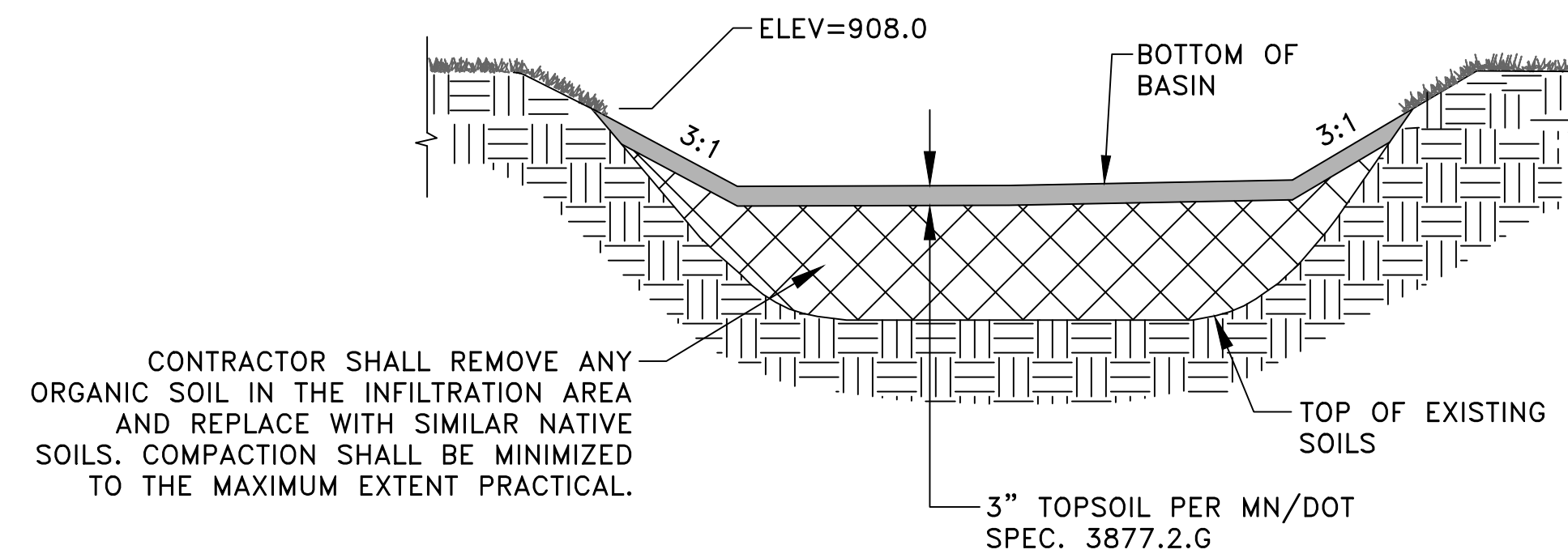
5 SANITARY SEWER CLEANOUT
NO SCALE



6 CONCRETE VALLEY GUTTER
NO SCALE

LEGEND

---	PROPERTY LINE
- - - -	EXISTING CONTOUR
---	PROPOSED CONTOUR
G	BURIED GAS MAIN
T-BUR	BURIED TELEPHONE LINE
U-OH	OVERHEAD UTILITY LINE
P-BUR	BURIED ELECTRIC LINE
TV-BUR	BURIED TELEVISION LINE
I	EXISTING WATERMAIN
>	EXISTING SANITARY SEWER
>>	EXISTING STORM SEWER
---	EXISTING STORM SEWER
---	FENCE
⊗	EXISTING CATCH BASIN
⊙	EXISTING STORM MANHOLE
⊙	EXISTING SANITARY MANHOLE
○	UTILITY POLE
→	GUY WIRE
■	UTILITY PEDESTAL
☆	LIGHT POLE
⊗	EXISTING WATERMAIN VALVE
⊗	SIGN
⊗	CONIFEROUS AND DECIDUOUS TREES
---	EDGE OF BRUSH/TREE DRIPLINE
I	PROPOSED WATERMAIN
>	PROPOSED SANITARY SEWER
>>	PROPOSED STORM SEWER
⊗	PROPOSED CATCH BASIN/OUTLET STRUCTURE
⊙	PROPOSED STORM SEWER MANHOLE
⊗	PROPOSED WATERMAIN VALVE
---	PROPOSED CURB AND GUTTER
●	SOIL BORING LOCATION
ST-X	
X	DETAIL NUMBER
X	SHEET NUMBER



4 INFILTRATION BASIN ①②③④
NO SCALE

Aug 26, 2021 - 2:06pm K:\PRIVATE\4642.01\ENGINEERING\464201_DETAILS.dwg

DATE	REVISION

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

Timothy A. Eggen
TIMOTHY A. EGGEN, P.E.
Date 8/27/21 Lic. No. 43362

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

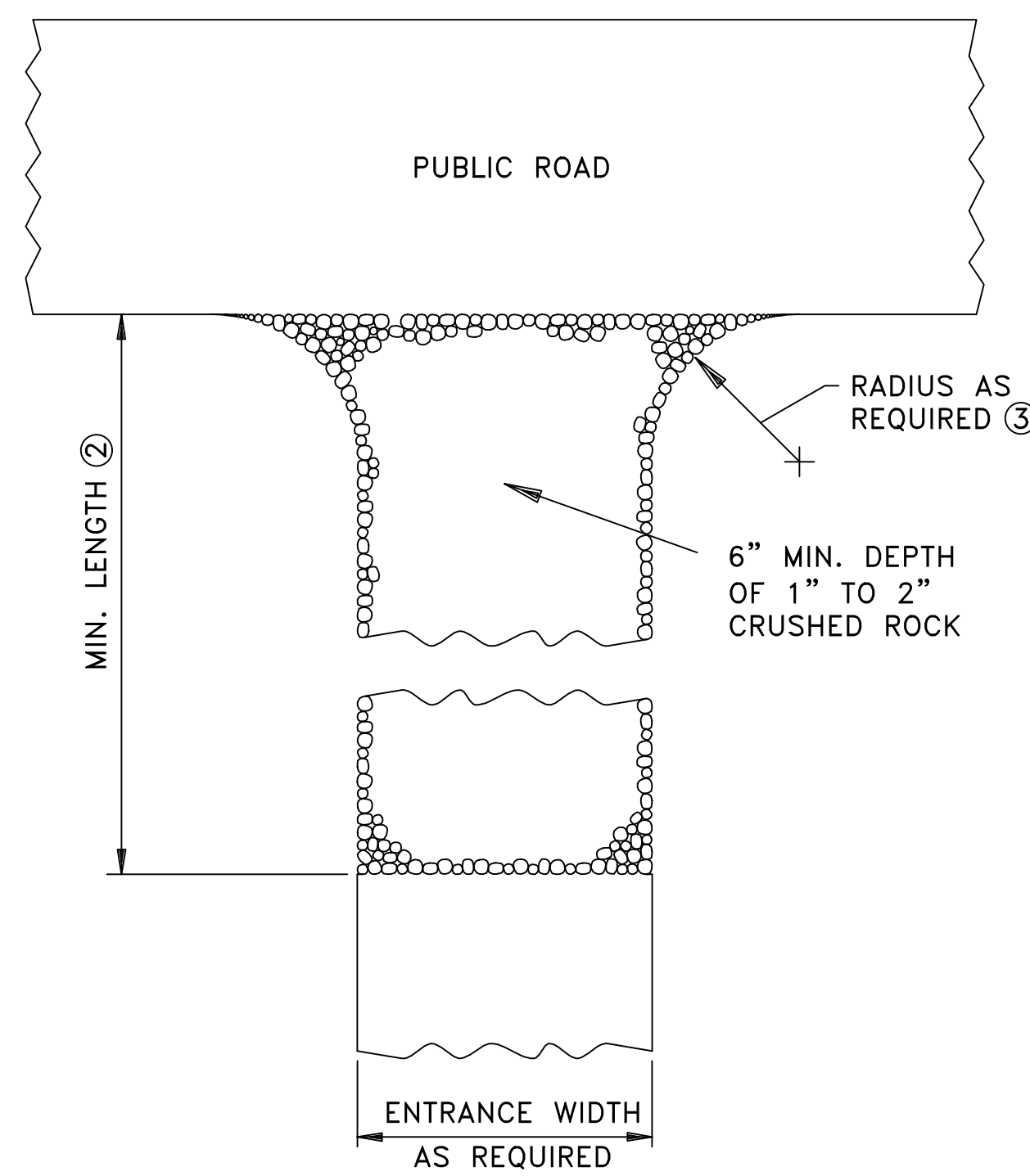


Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

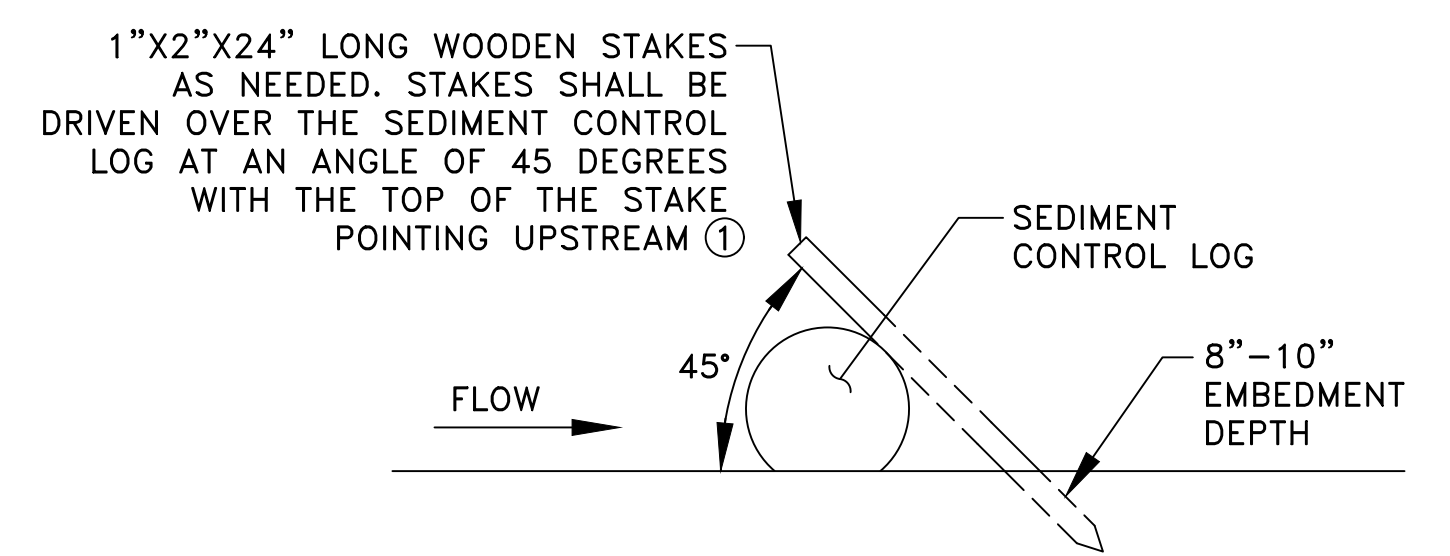
CITY MOVING & STORAGE

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
CITY OF SPRING LAKE PARK, MINNESOTA

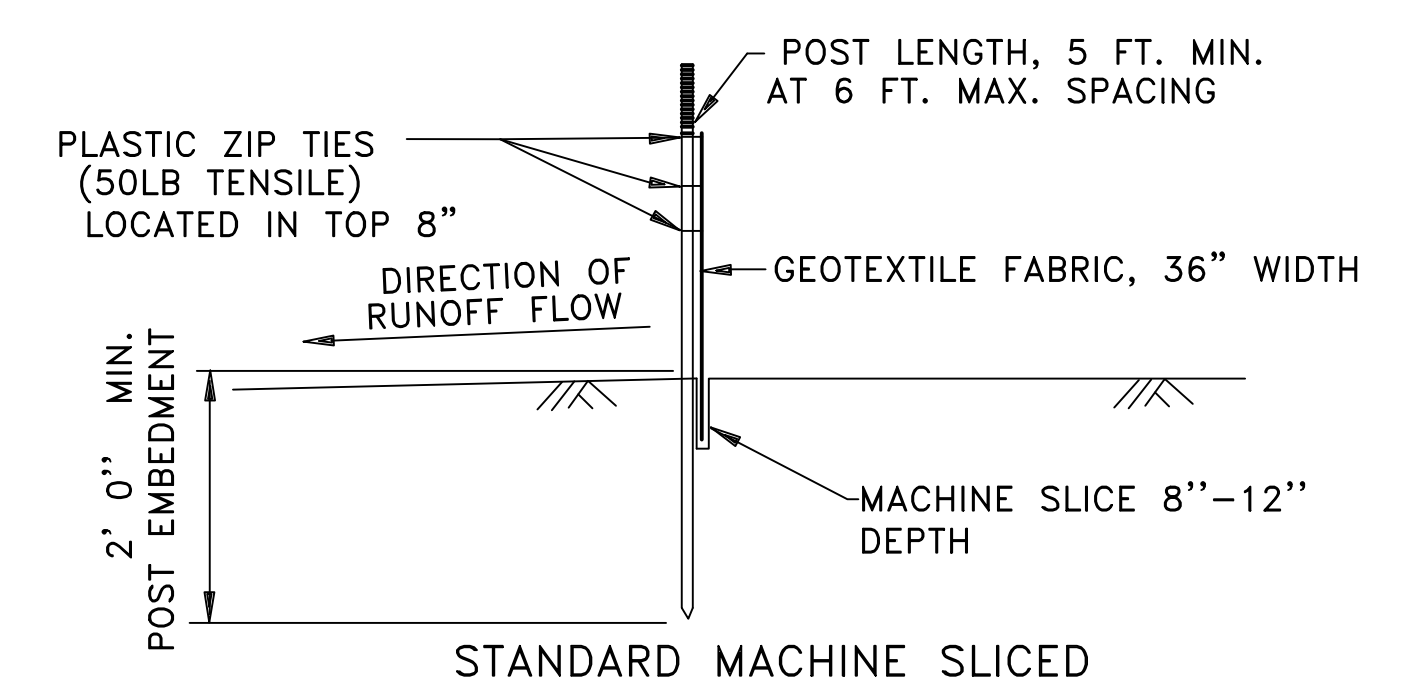
SHEET C2 OF C8 SHEETS



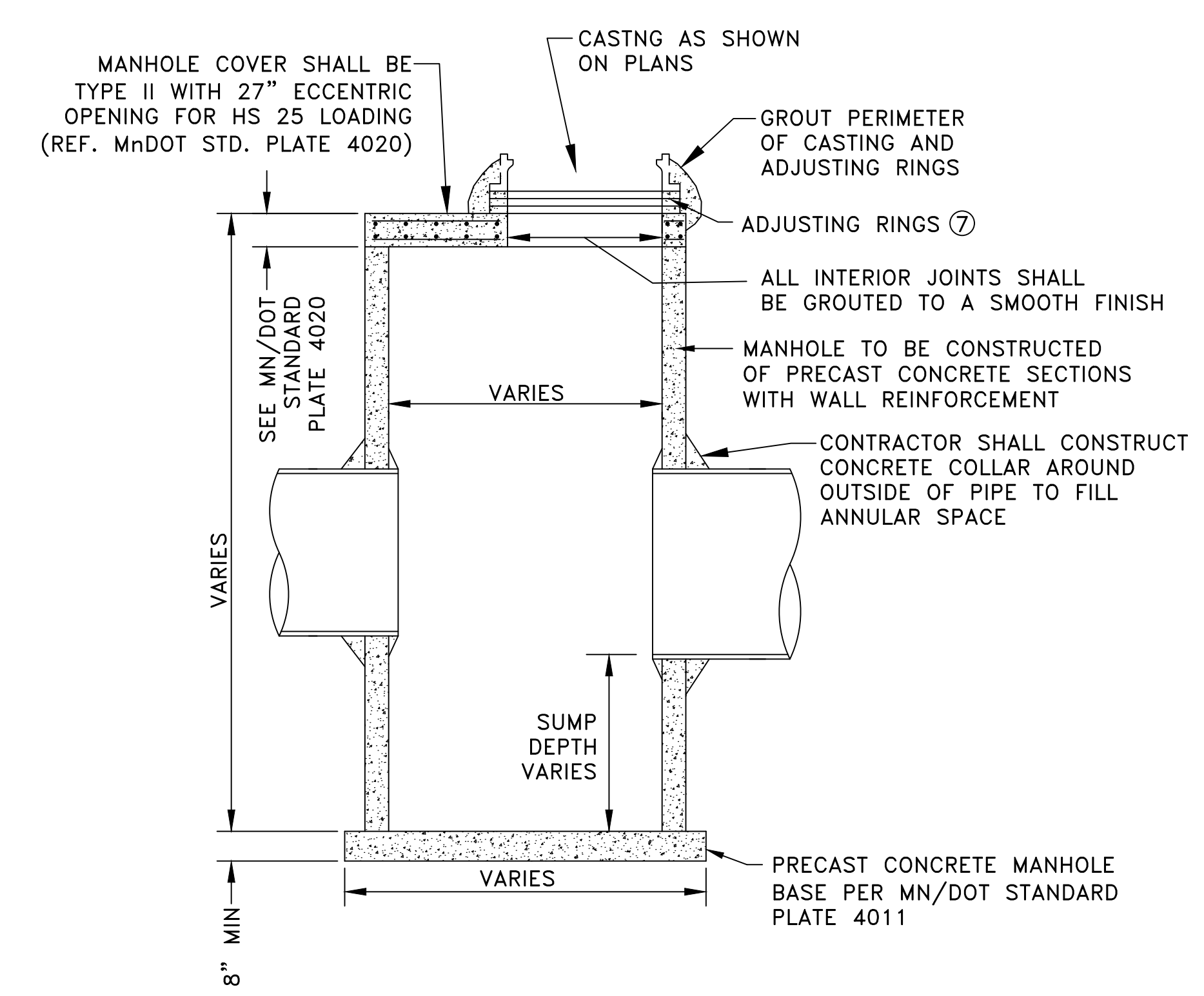
1 CRUSHED ROCK CONSTRUCTION EXIT
C3



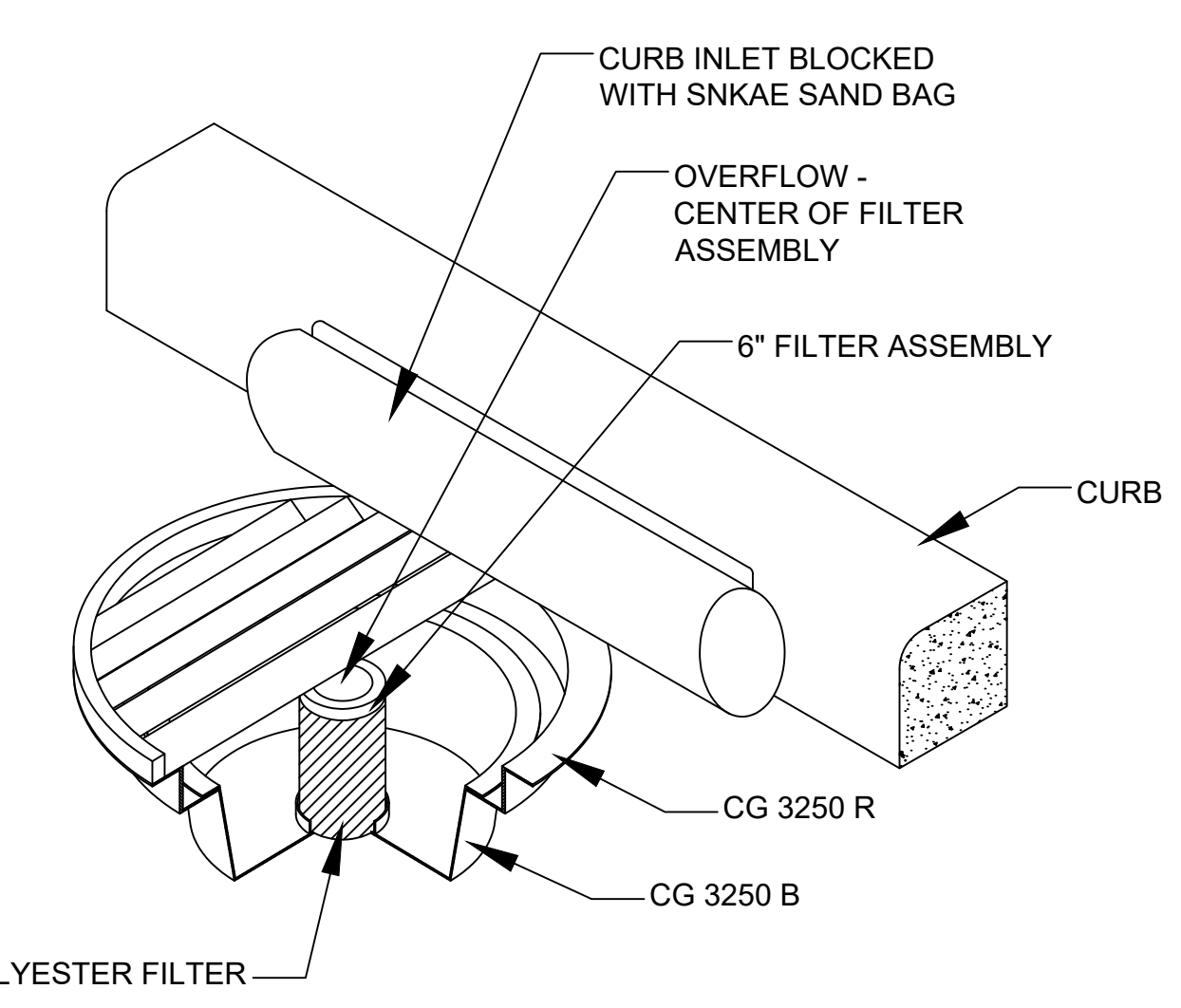
2 SEDIMENT CONTROL LOG TYPE COMPOST
C3



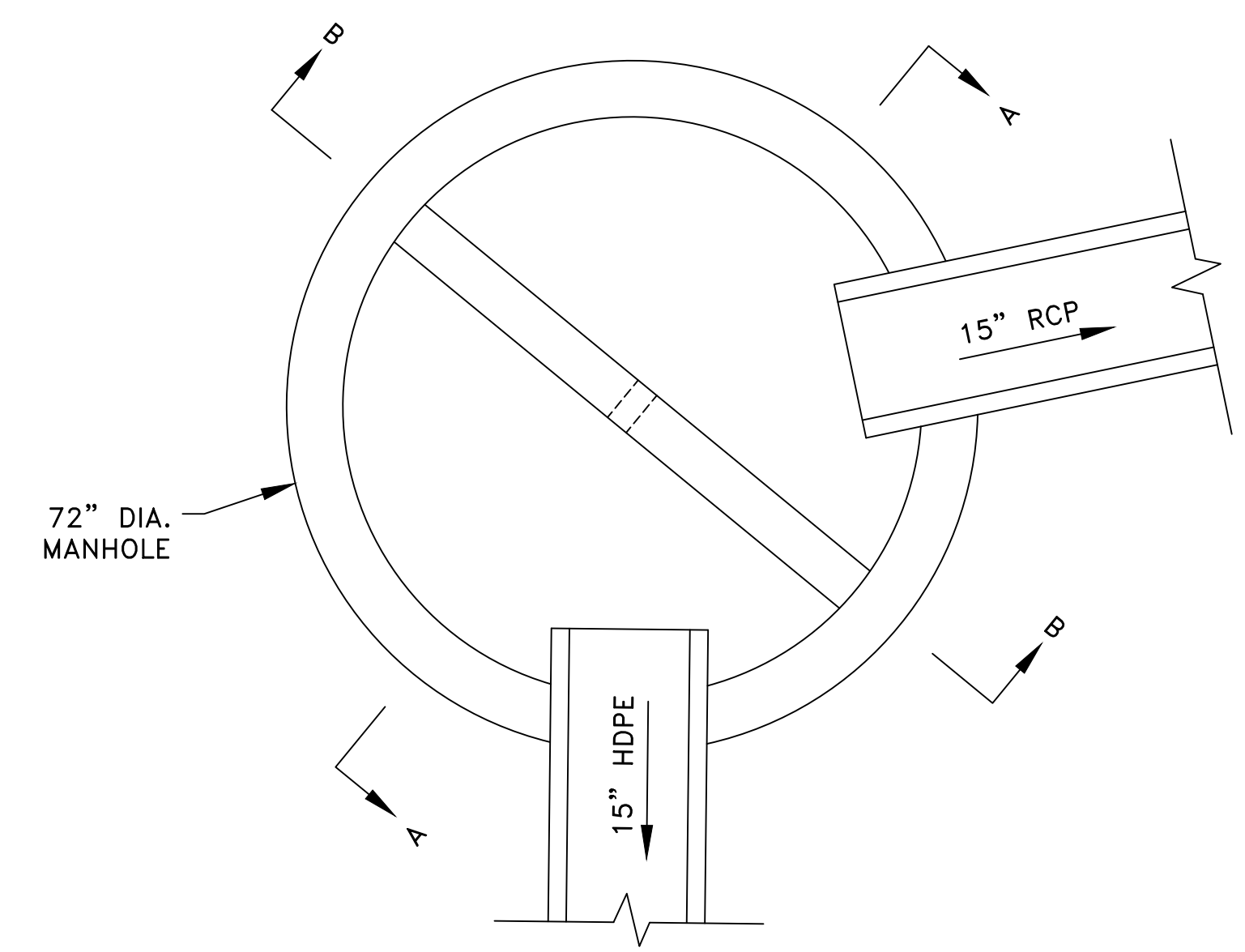
3 SILT FENCE DETAILS
C3



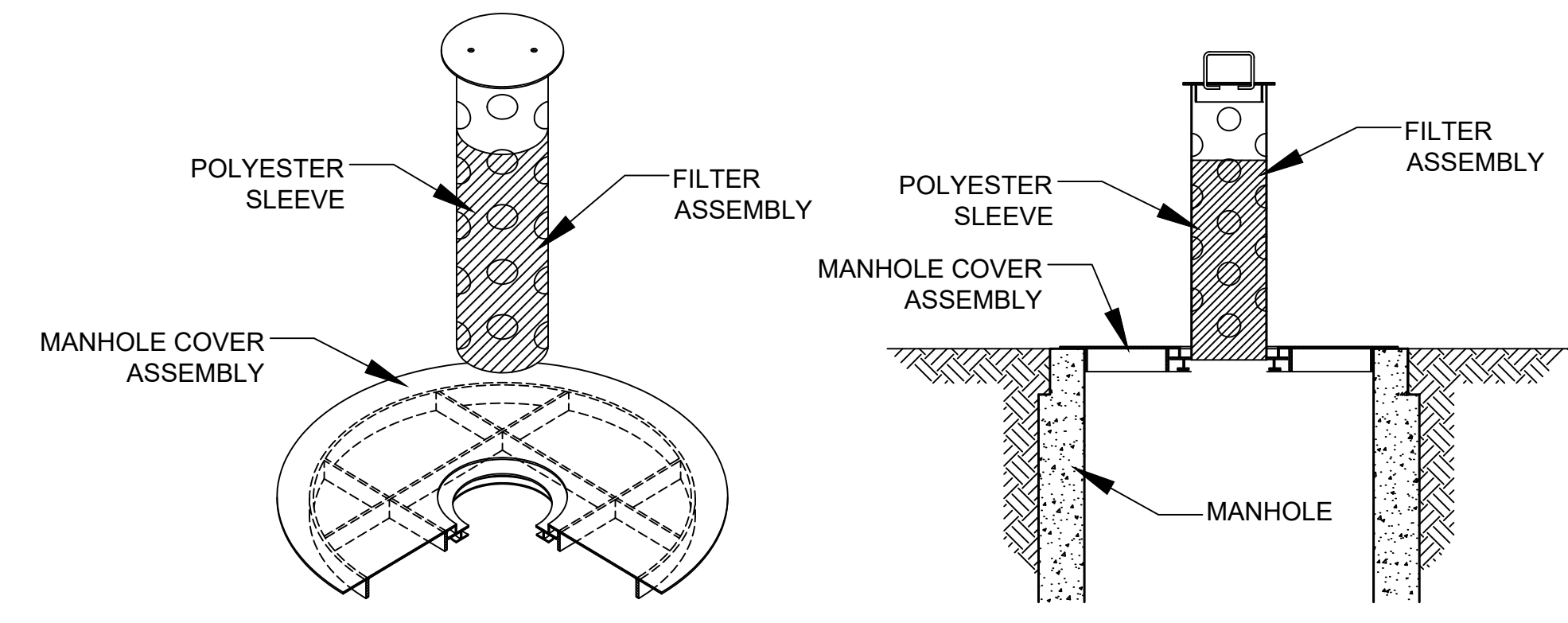
5 STANDARD SLAB-TOP MANHOLE
C3 (STORM SEWER) NO SCALE



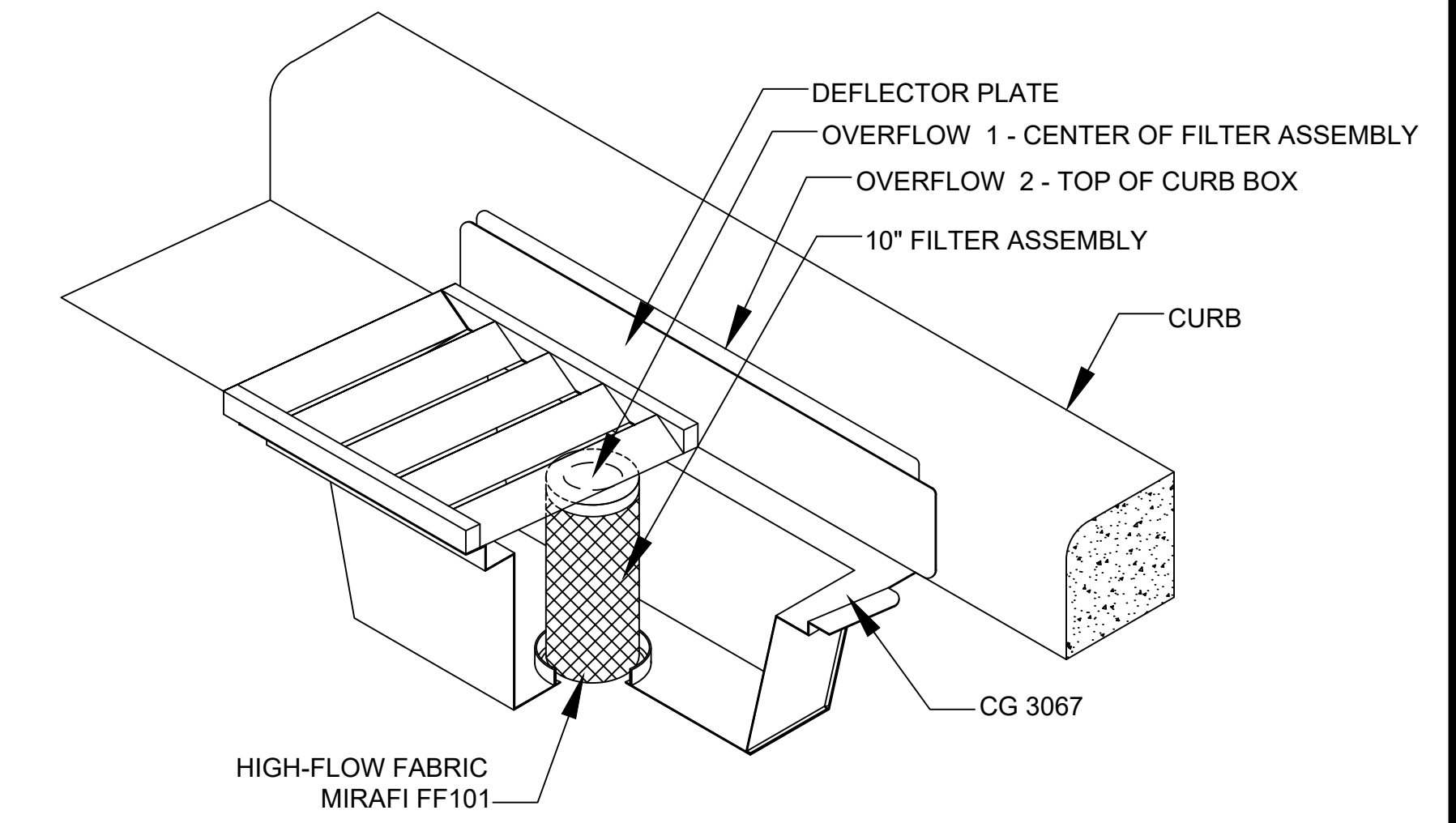
6 STORM DRAIN INLET PROTECTION TYPE 2
C3 POST-CURB



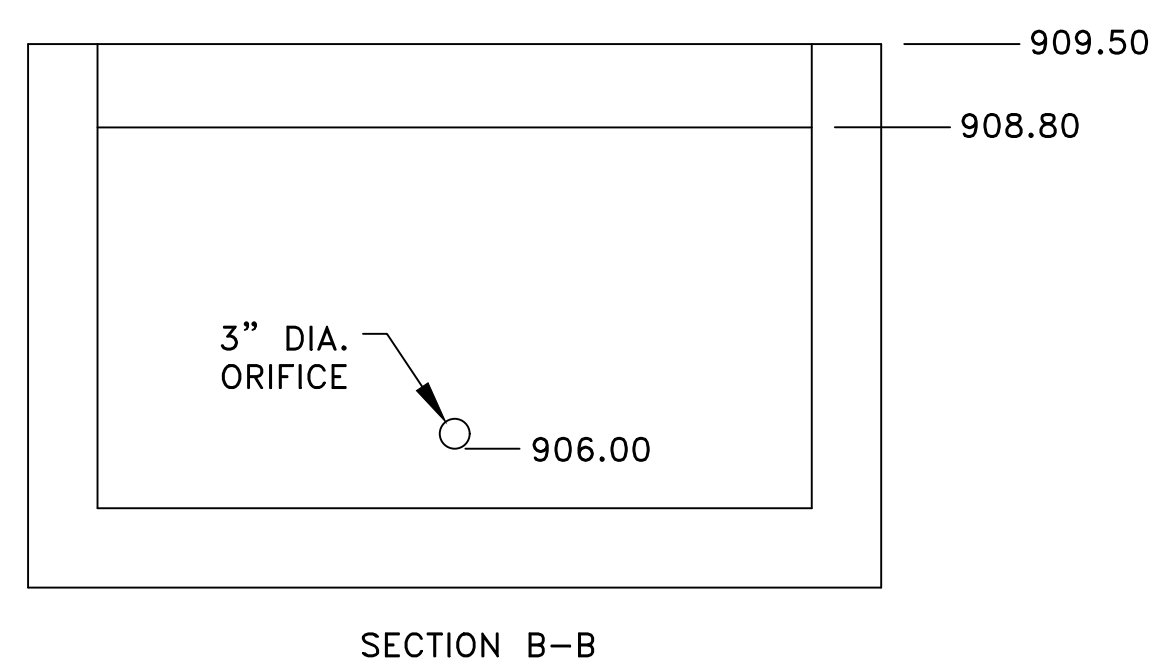
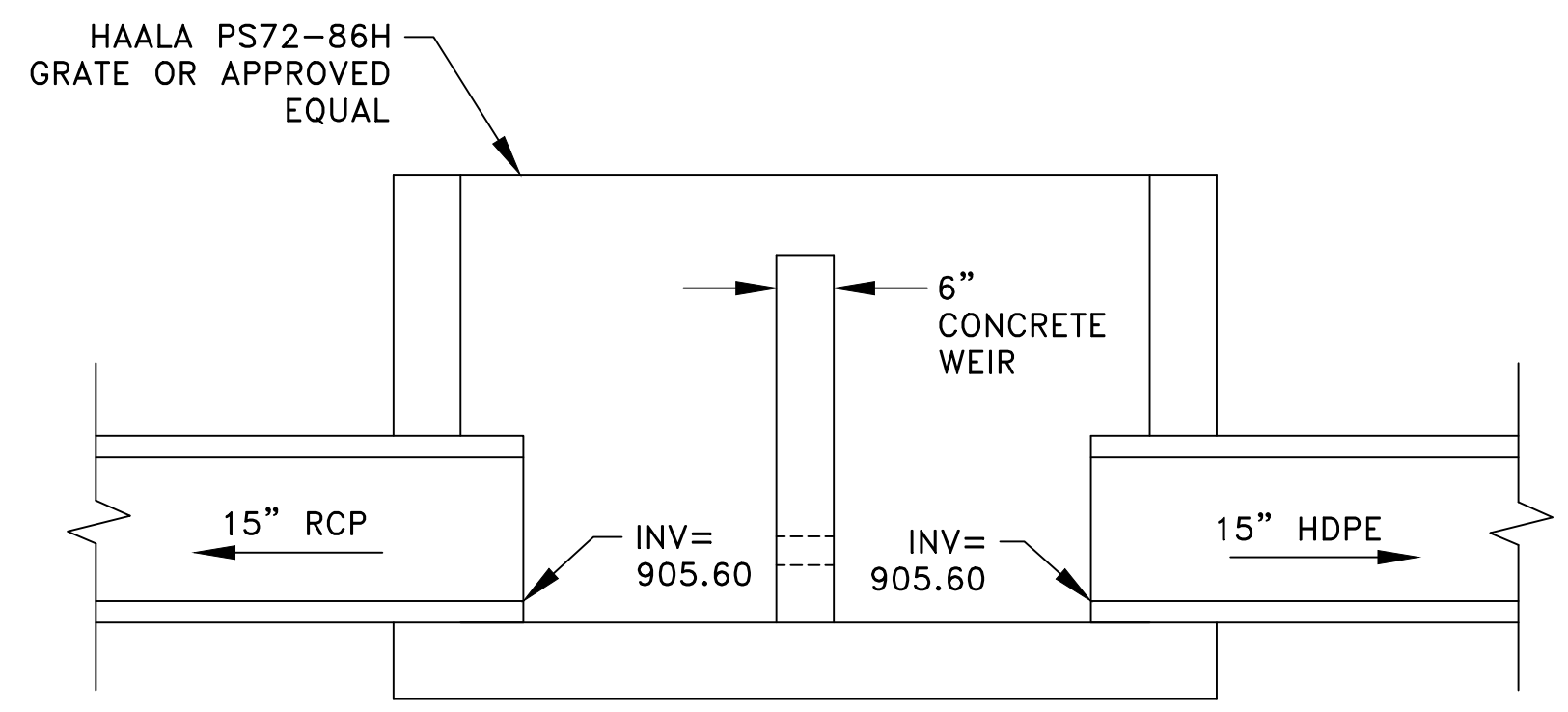
4 OUTLET STRUCTURE DETAIL
C3



7 STORM DRAIN INLET PROTECTION TYPE 1
C3 PRE-CURB



8 STORM DRAIN INLET PROTECTION TYPE 2
C3 POST-CURB



- REFERENCE NOTES:
- PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
 - MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
 - PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
 - MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.
 - TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL 'RD 27' IS SHOWN.
 - TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. WIMCO MODELS 'CG 3250 R' AND 'CG 3067' ARE SHOWN.
 - THE CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. A MAXIMUM OF 3 RINGS SHALL BE USED FOR ADJUSTMENT. THE MINIMUM ADJUSTMENT HEIGHT SHALL BE 2 INCHES AND THE MAXIMUM ADJUSTMENT HEIGHT SHALL BE 8 INCHES.

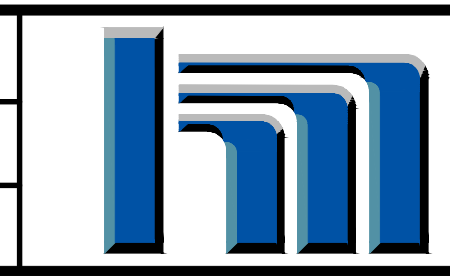
Aug 26, 2021 - 2:06pm K:\PRIVATE\4642.01\ENGINEERING\464201_DETAILS.dwg

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Timothy A. Eggen
TIMOTHY A. EGGEN, P.E.
Date 8/27/21 Lic. No. 43362

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



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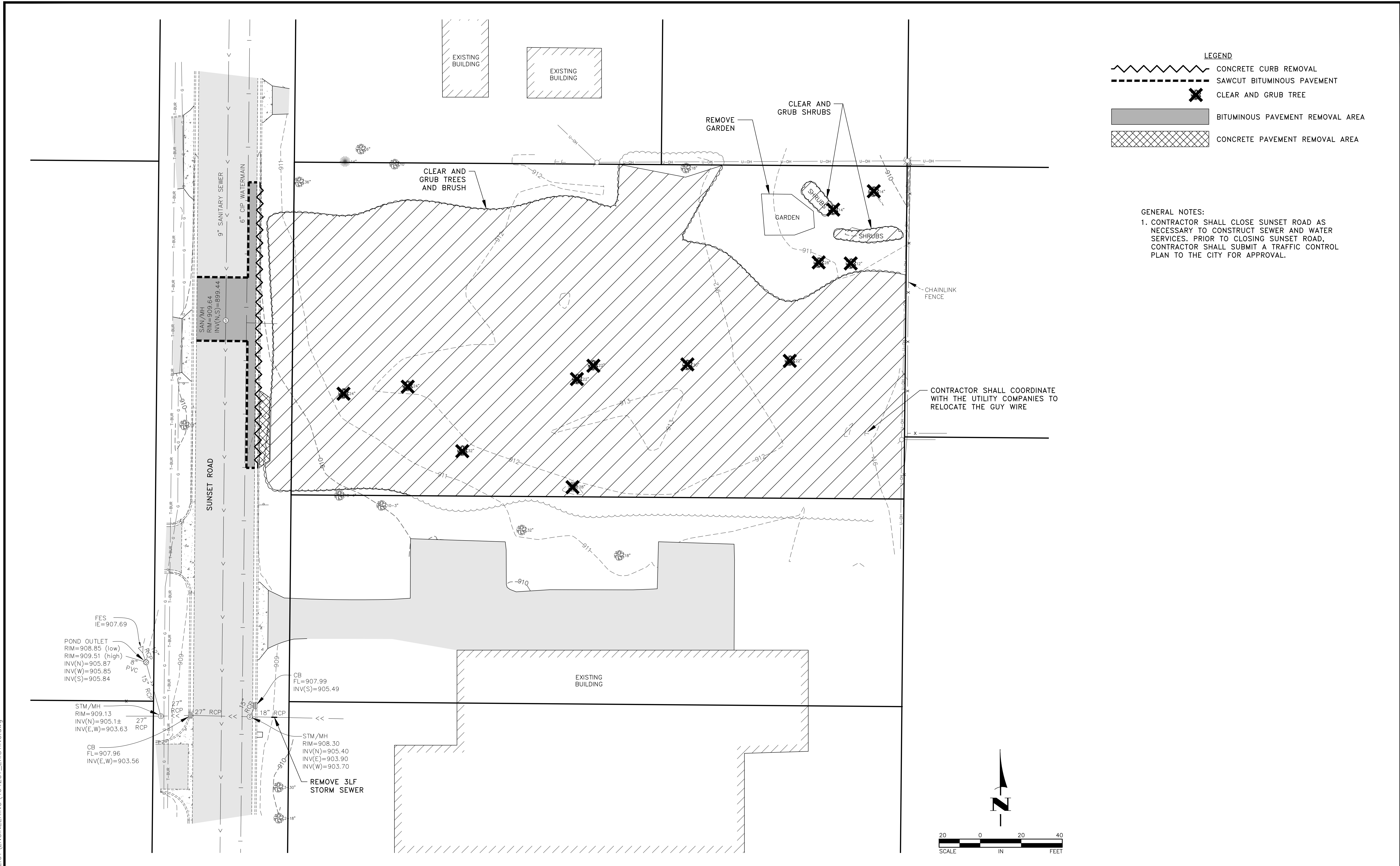
CITY MOVING & STORAGE

DETAILS
CITY OF SPRING LAKE PARK, MINNESOTA

SHEET C3 OF C8 SHEETS

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Aug. 26, 2021 - 2:06pm



LEGEND

- CONCRETE CURB REMOVAL
- SAWCUT BITUMINOUS PAVEMENT
- CLEAR AND GRUB TREE
- BITUMINOUS PAVEMENT REMOVAL AREA
- CONCRETE PAVEMENT REMOVAL AREA

GENERAL NOTES:
 1. CONTRACTOR SHALL CLOSE SUNSET ROAD AS NECESSARY TO CONSTRUCT SEWER AND WATER SERVICES. PRIOR TO CLOSING SUNSET ROAD, CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL.

CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO RELOCATE THE GUY WIRE

FES
IE=907.69

POND OUTLET
RIM=908.85 (low)
RIM=909.51 (high)
INV(N)=905.87
INV(W)=905.85
INV(S)=905.84

STM/MH
RIM=909.13
INV(N)=905.1±
INV(E,W)=903.63

CB
FL=907.96
INV(E,W)=903.56

27" RCP
18" RCP

STM/MH
RIM=908.30
INV(N)=905.40
INV(E)=903.90
INV(W)=903.70

REMOVE 3LF STORM SEWER

CB
FL=907.99
INV(S)=905.49

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TAE

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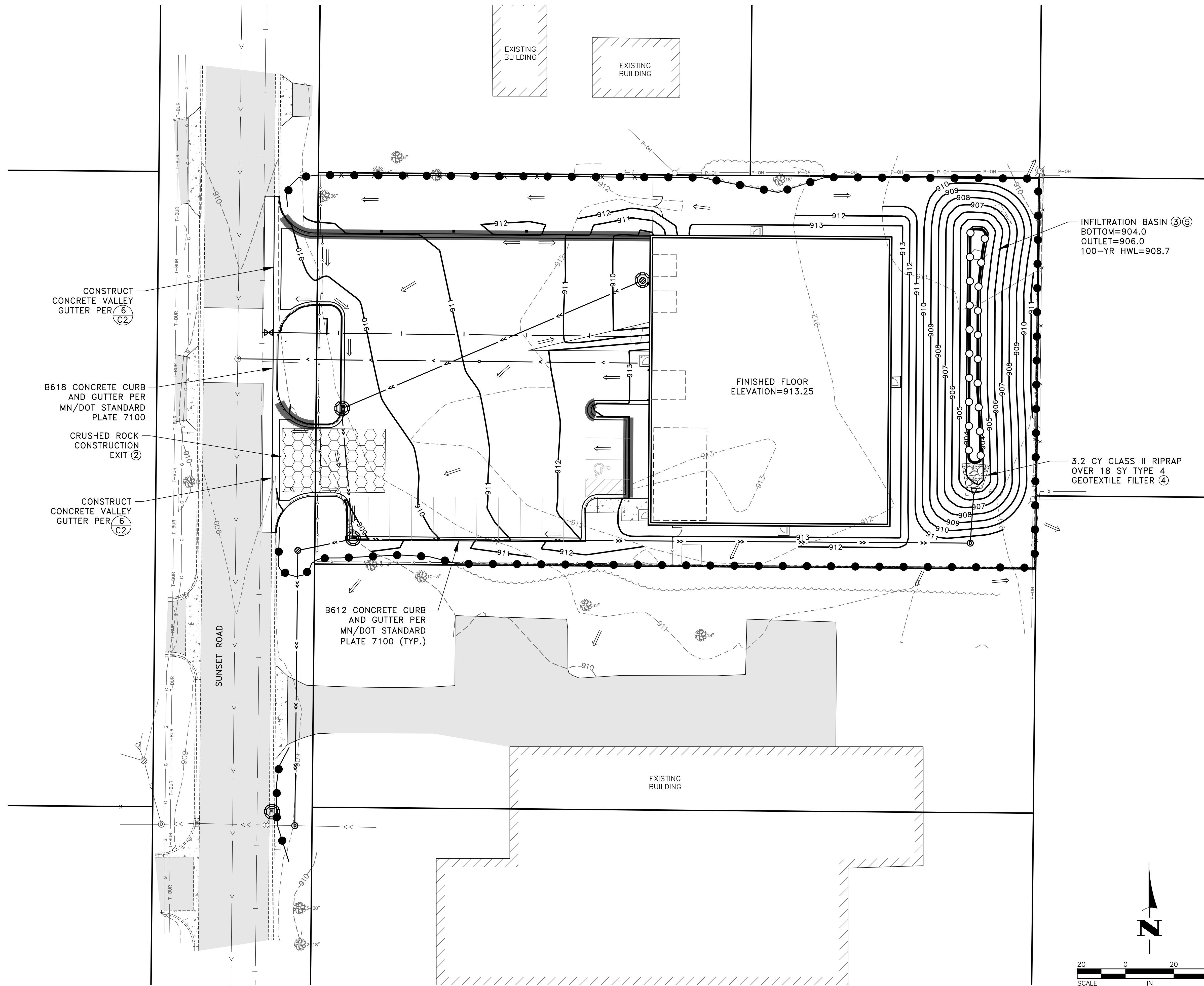
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CITY MOVING & STORAGE

EXISTING TOPOGRAPHY AND REMOVALS PLAN
 CITY OF SPRING LAKE PARK, MINNESOTA

SHEET C4 OF C8 SHEETS

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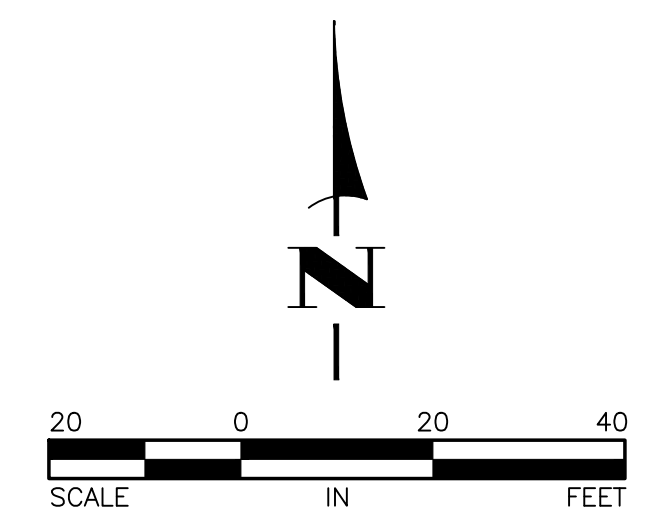


LEGEND

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED TIPOUT CURB PER (3/C2)
- SILT FENCE PER (3/C3)
- SEDIMENT CONTROL LOG PER (2/C3) (6)
- INLET PROTECTION DEVICE (1)
- DRAINAGE ARROW

TOTAL DISTURBED AREA = 51,163 SF
 PROPOSED IMPERVIOUS SURFACE AREA = 29,343 SF

- GENERAL NOTES:**
1. CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. CONTRACTOR MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY.
 2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 3. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
 4. SEDIMENT SHALL BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.
 5. SEE SHEET C6 FOR THE STAKING PLAN.
 6. SEE SHEET C7 FOR THE UTILITY PLAN.
 7. SEE SHEET C8 FOR THE PAVING AND RESTORATION PLAN.
 8. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
- REFERENCE NOTES:**
- (1) INSTALL INLET PROTECTION DEVICES PER (6/C3), (7/C3) AND (8/C3) AT ALL CATCH BASINS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE.
 - (2) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A CRUSHED ROCK CONSTRUCTION EXIT PER (1/C3).
 - (3) CONSTRUCT INFILTRATION BASIN PER (4/C2).
 - (4) PLACE RIPRAP PER MN/DOT STANDARD PLATE 3133.
 - (5) CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
 - (6) PLACE SEDIMENT CONTROL LOG AFTER GRADING.



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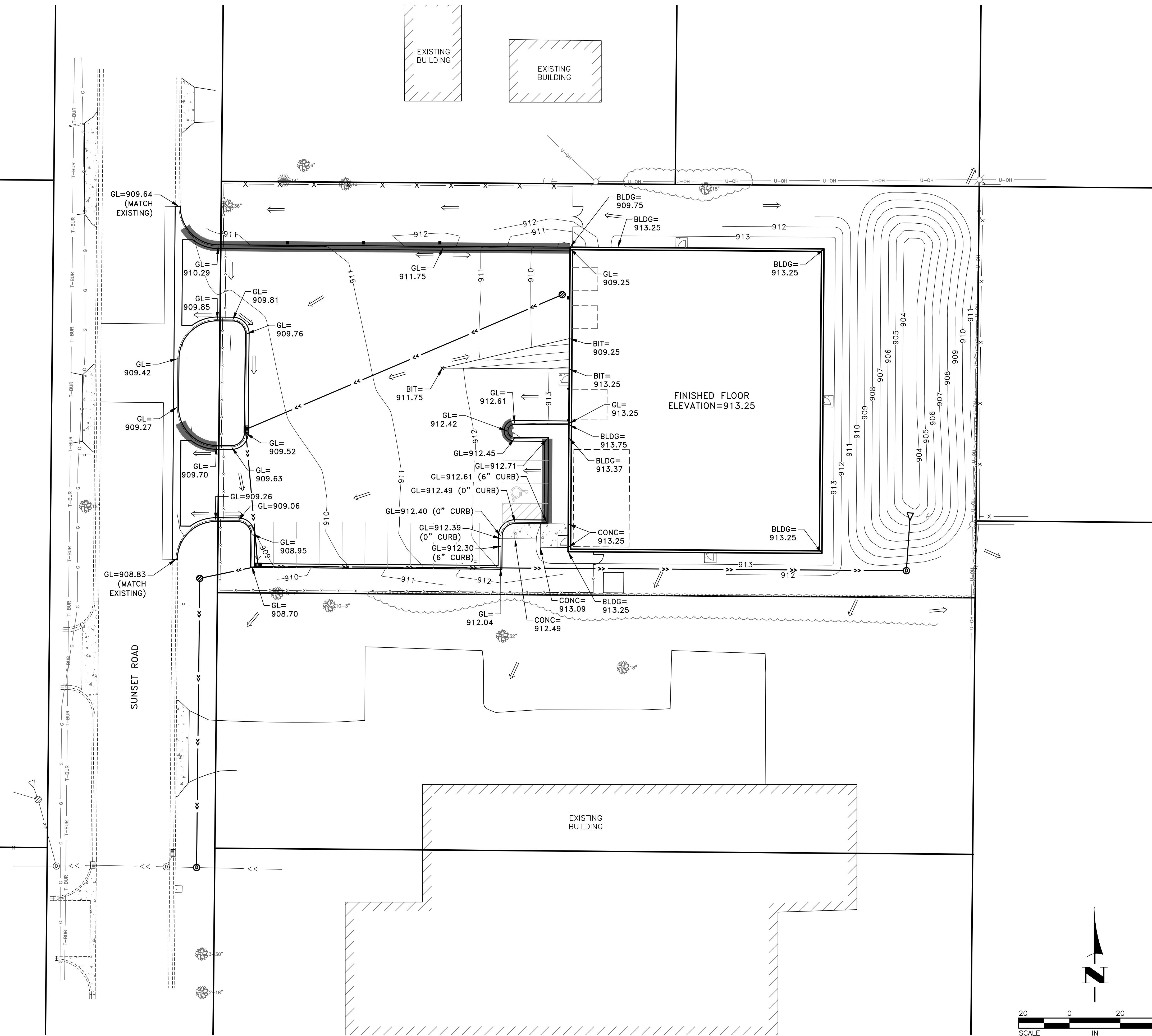
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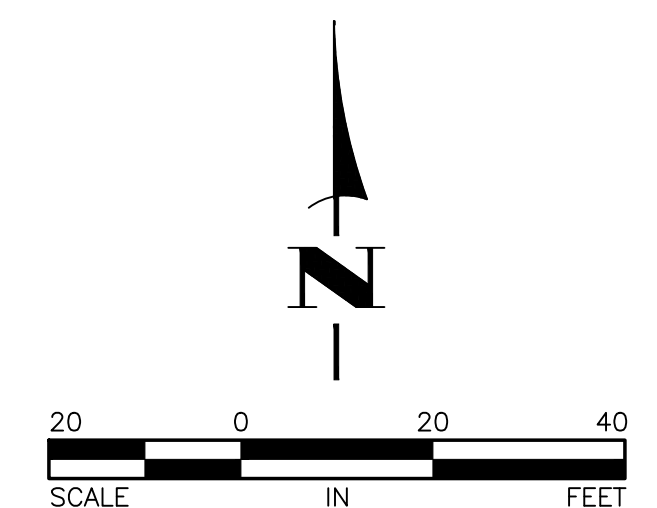
GRADING, DRAINAGE AND EROSION CONTROL PLAN
 CITY OF SPRING LAKE PARK, MINNESOTA

SHEET C5 OF C8 SHEETS

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- LEGEND**
- PROPOSED TIPOUT CURB PER 3 C2
 - GUTTER LINE ELEVATION
 - GROUND ELEVATION AT BUILDING
 - BITUMINOUS ELEVATION
 - CONCRETE ELEVATION
 - DRAINAGE ARROW



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

Date 8/27/21

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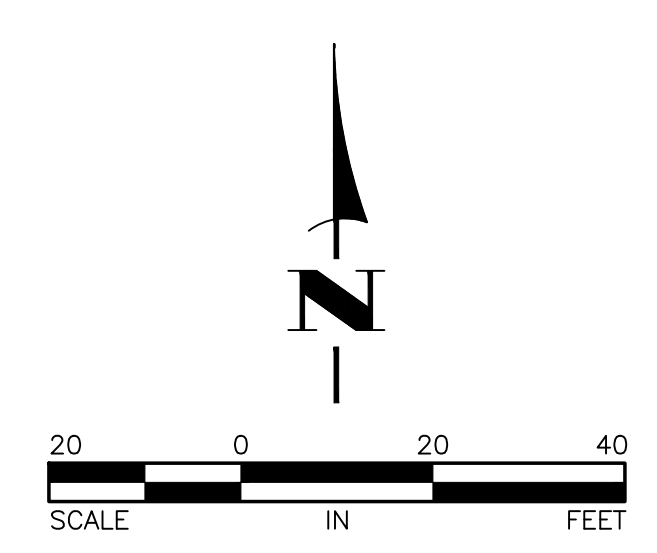
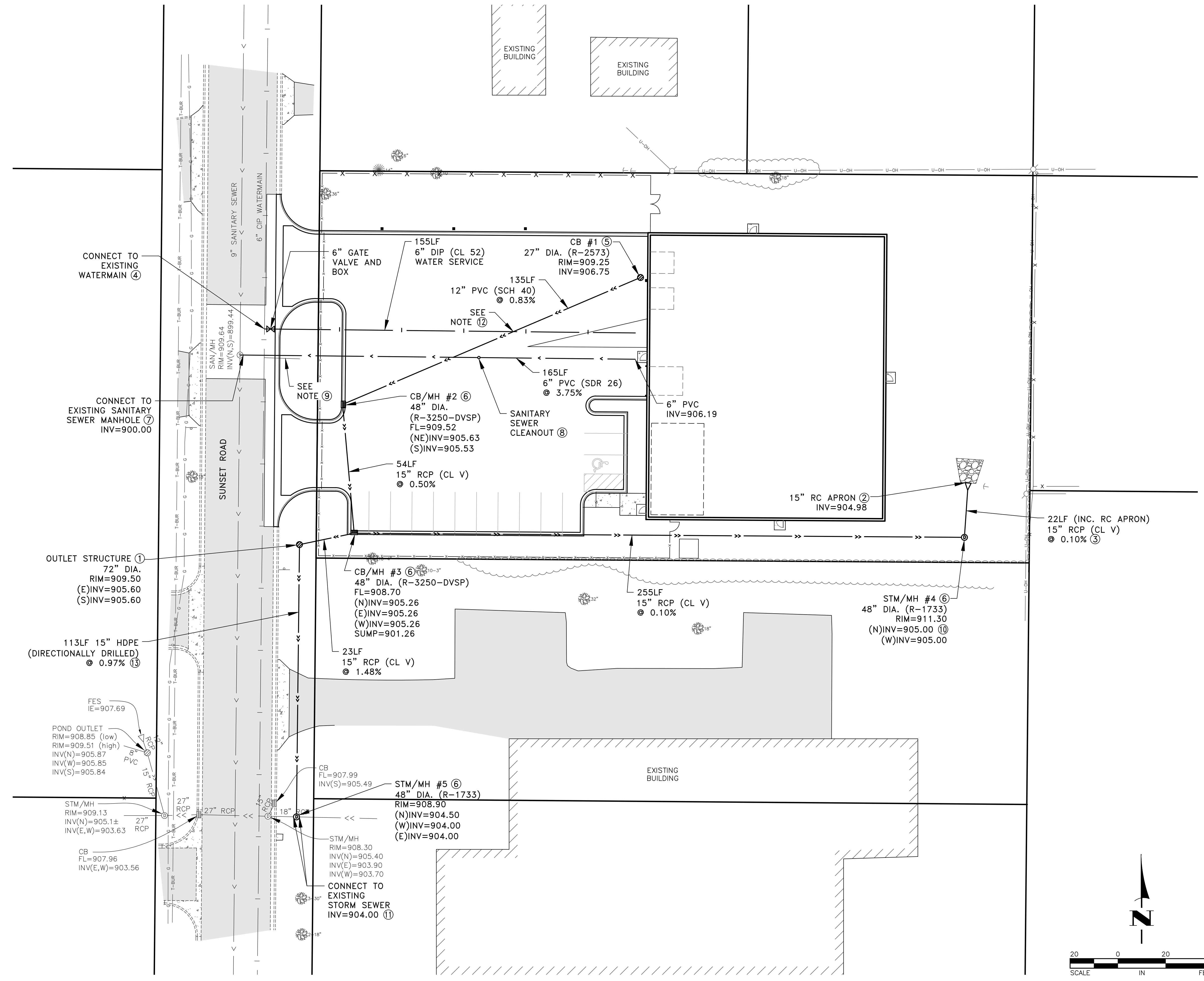
CITY MOVING & STORAGE

STAKING PLAN

CITY OF SPRING LAKE PARK, MINNESOTA

SHEET C6 OF C8 SHEETS

- GENERAL NOTES:
- CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
 - CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO RELOCATE OR SALVAGE AND REINSTALL THEIR FACILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.
 - VERIFY SEWER AND WATER SERVICE LOCATIONS AT THE PROPOSED BUILDING PRIOR TO CONSTRUCTION.
 - MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE WATER SERVICE.
 - ALL R-3250-DVSP CASTINGS SHALL HAVE 4" FRAMES.
 - CONTRACTOR SHALL CLOSE SUNSET ROAD AS NECESSARY TO CONSTRUCT SEWER AND WATER SERVICES. PRIOR TO CLOSING SUNSET ROAD, CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL.
- REFERENCE NOTES:
- CONSTRUCT OUTLET STRUCTURE PER (4) (C3).
 - APRON SHALL INCLUDE A TRASH GUARD.
 - TIE ALL PIPE JOINTS.
 - WATER SERVICE CONNECTION SHALL INCLUDE CUTTING IN A 6"x6" DIP TEE AND CONNECTING TO THE EXISTING WATERMAIN WITH 6" DIP SLEEVES. CONTRACTOR SHALL NOTIFY THE CITY OF SPRING LAKE PARK AND AFFECTED PROPERTY OWNERS A MINIMUM OF 3 DAYS PRIOR TO SHUTTING THE WATER OFF TO ANY PROPERTY.
 - CONSTRUCT CATCH BASIN PER MN/DOT STANDARD PLATE 4006-DESIGN H.
 - CONSTRUCT STRUCTURE PER (5) (C3).
 - CORE DRILL EXISTING MANHOLE AND INSTALL A WATERTIGHT BOOT.
 - CONSTRUCT SANITARY SEWER CLEANOUT PER (5) (C2).
 - A WATER SERVICE STUB MAY EXIST IN THIS LOCATION. ABANDON WATER SERVICE BY REMOVING THE PIPE AND CLOSING THE CORPORATION VALVE AT THE WATERMAIN.
 - PLACE A TEMPORARY PLUG IN THE NORTH STORM SEWER UNTIL THE CONTRIBUTING DRAINAGE AREA AND THE INFILTRATION BASIN HAVE PERMANENT COVER.
 - VERIFY EXISTING INVERT PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCT WATER SERVICE SUCH THAT THERE ARE NO PIPE JOINTS WITHIN 10 FEET OF THE STORM SEWER CROSSING.
 - IN THE AREA OF THE DIRECTIONALLY DRILLED STORM SEWER, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES, INCLUDING ANY SEWER AND WATER SERVICES, PRIOR TO THE START OF CONSTRUCTION. ADJUSTMENTS TO THE STORM SEWER MAY HAVE TO BE MADE BASED ON THE LOCATION OF THE UTILITIES.



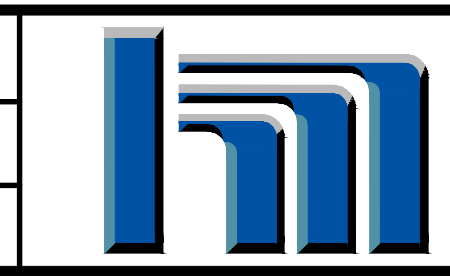
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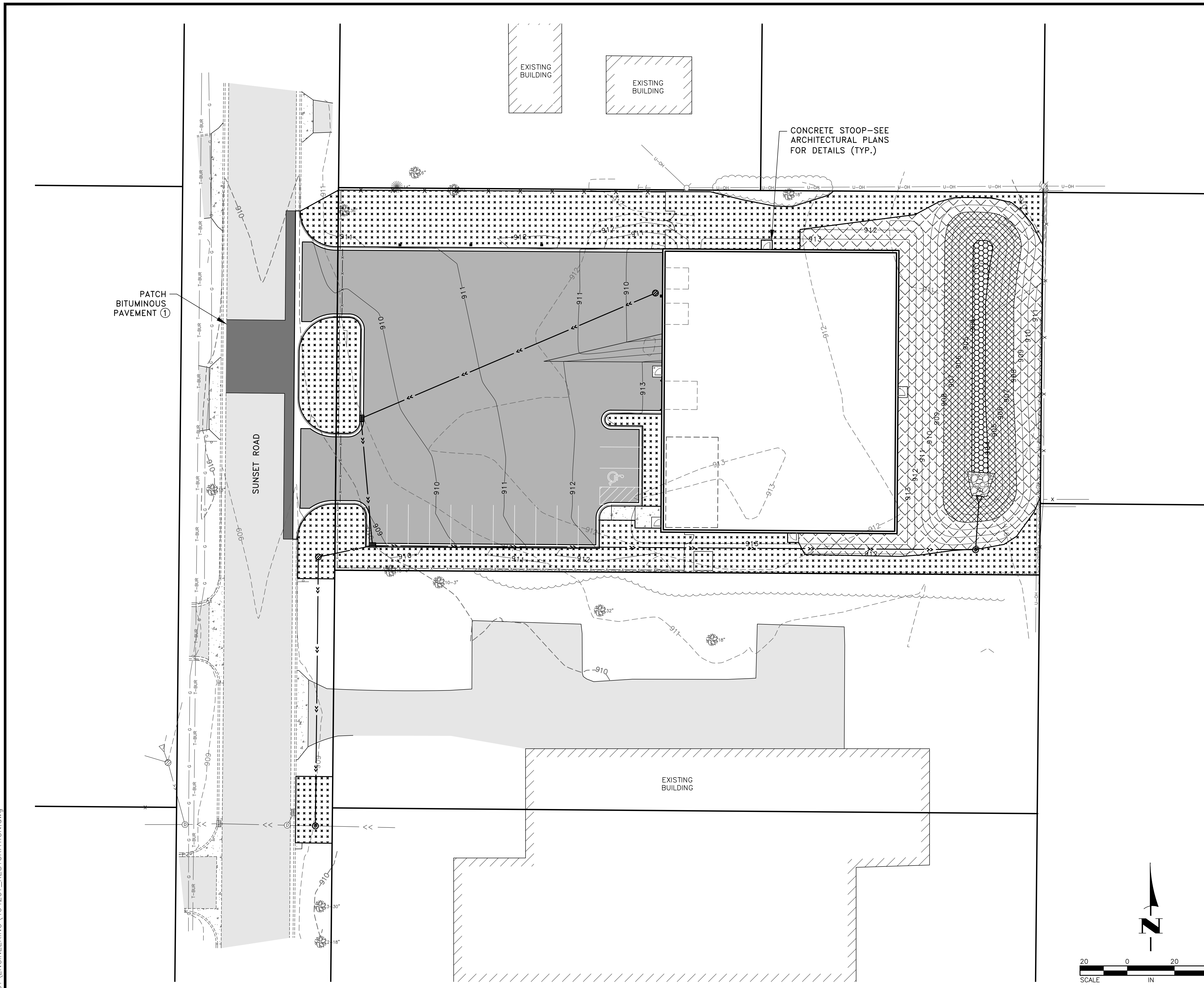
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UTILITY PLAN

CITY OF SPRING LAKE PARK, MINNESOTA

SHEET C7 OF C8 SHEETS

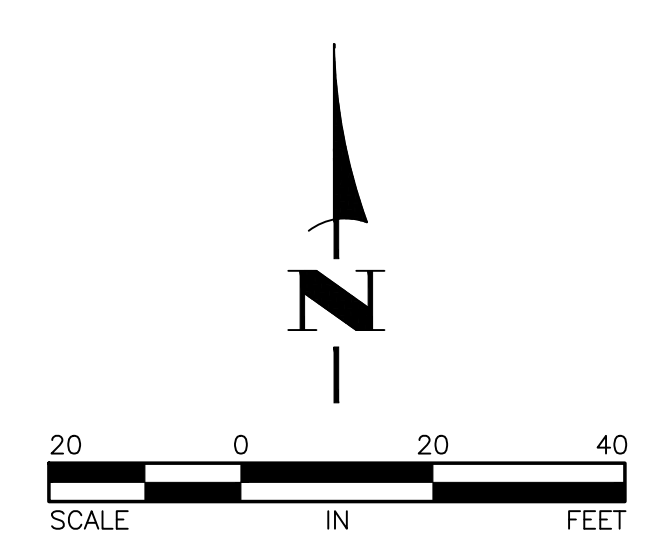
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LEGEND

	EXISTING BITUMINOUS PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT PER (1) C2
	PROPOSED CONCRETE WALK PER (2) C2
	SEED MIX 25-131 (220 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE) CATEGORY 3 EROSION CONTROL BLANKET
	SEED MIX 25-131 (220 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
	SEED MIX 33-261 (35 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE) CATEGORY 3 EROSION CONTROL BLANKET
	SEED MIX 33-261 (35 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)

- GENERAL NOTES:**
- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED MIX, FERTILIZER AND EITHER HYDRAULIC MULCH MATRIX OR EROSION CONTROL BLANKET AS SHOWN. THE INFILTRATION BASIN REQUIRES 3" OF TOPSOIL AS SHOWN ON (4) C2 AND ALL OTHER DISTURBED AREAS REQUIRE 4" OF TOPSOIL.
- REFERENCE NOTES:**
- BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON SUNSET ROAD. CONSTRUCT PATCH SECTION WITH A MINIMUM CROWN OF 2%.

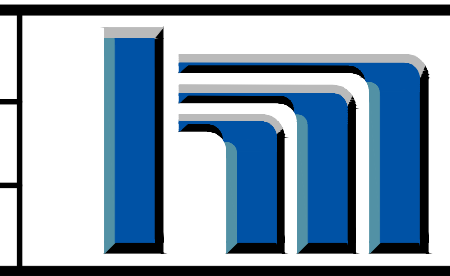


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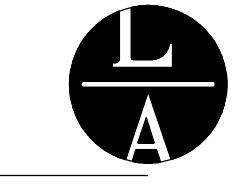


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CITY MOVING & STORAGE

PAVING AND RESTORATION PLAN
 CITY OF SPRING LAKE PARK, MINNESOTA

SHEET
C8
 OF
C8
 SHEETS



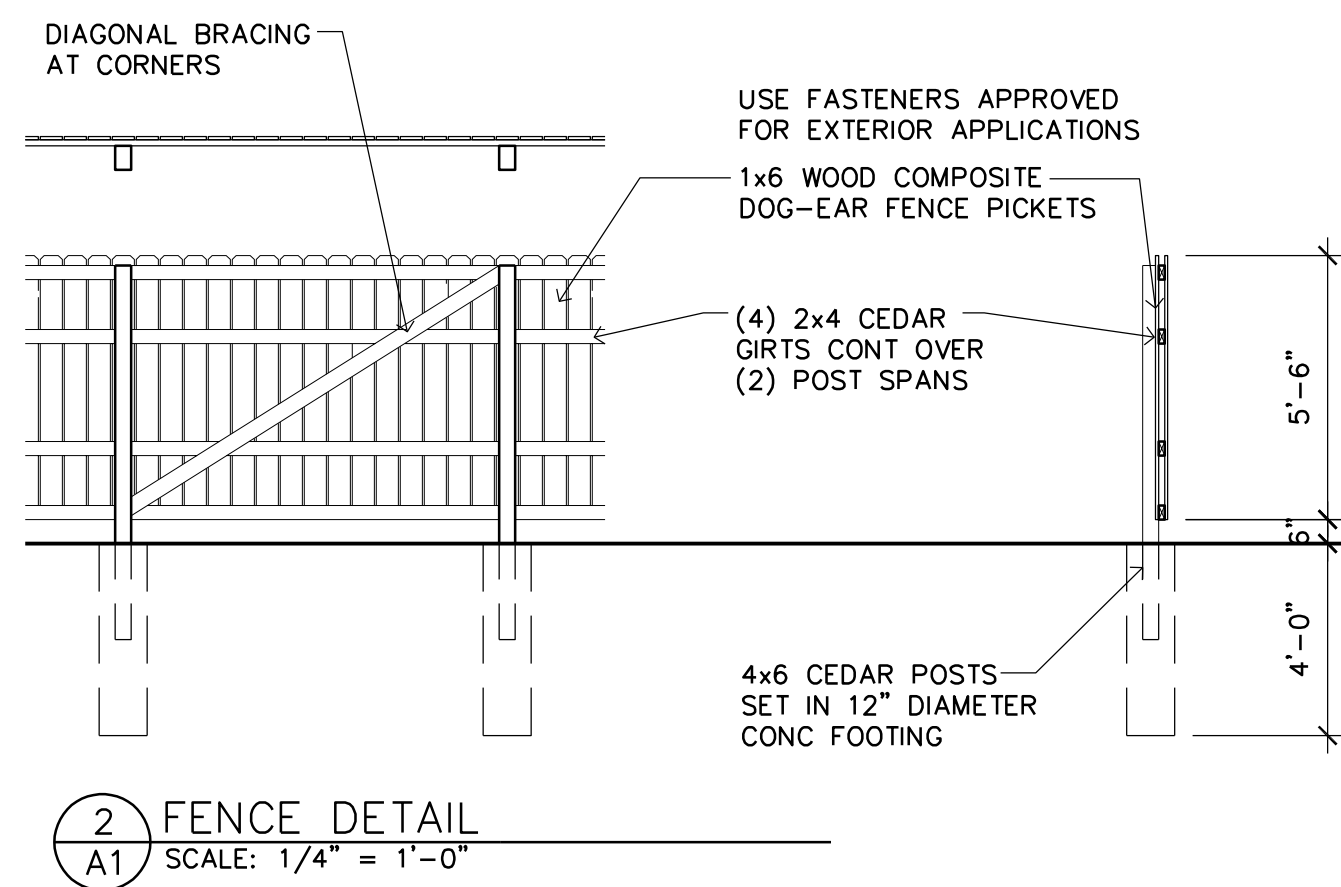
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St. Paul, MN 55102
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lampert@lampert-arch.com

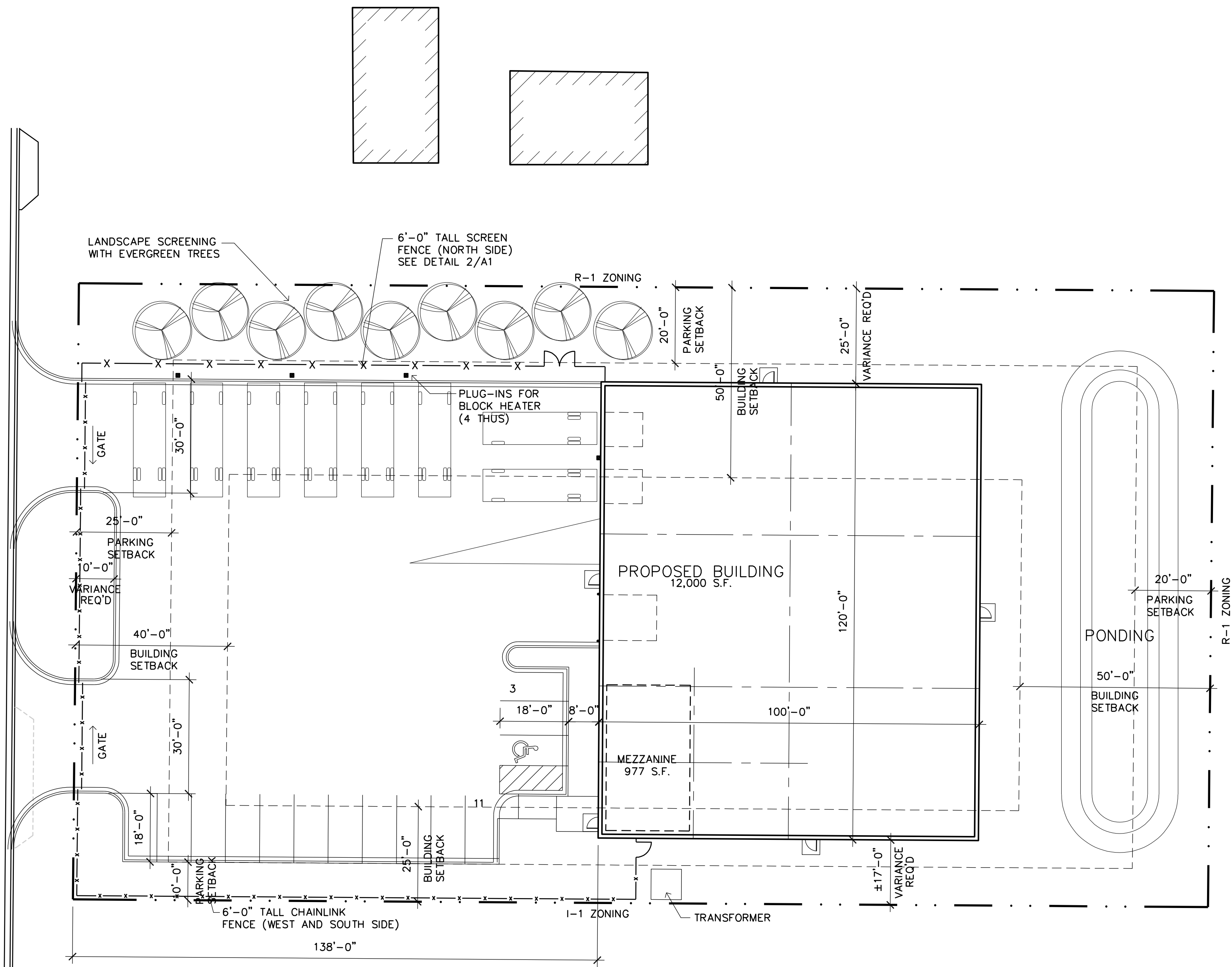
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DATE: 9/13/21
DRAWN BY: LEONARD LAMPERT
PRINTED BY: LEONARD LAMPERT
LICENSE NO: 13669
LICENSE TYPE: ARCHITECT



SUNSET ROAD NORTHEAST



SITE DATA

LOT SIZE	= 48,375 S.F. 1.11 ACRES
ZONING	= I-1 LIGHT INDUSTRIAL
BUILDING	= 12,000 S.F. WAREHOUSE
	+ 1,600 S.F. MEZZANINE
BUILDING COVERAGE	= 12,000/48,375 = 24.8% < 35% MAX
IMPERVIOUS COVERAGE	= ±29,955/48,375 = 61.3% < 75% MAX

PARKING DATA

OFFICE	1,600 S.F. @ 1/200 = 8 STALLS
WAREHOUSE	12,000 S.F. @ 1/2,000 = 6 STALLS
STALLS REQUIRED	= 14 STALLS
STALLS PROVIDED	= 14 STALLS



CITY MOVING AND STORAGE
Spring Lake Park, Minnesota

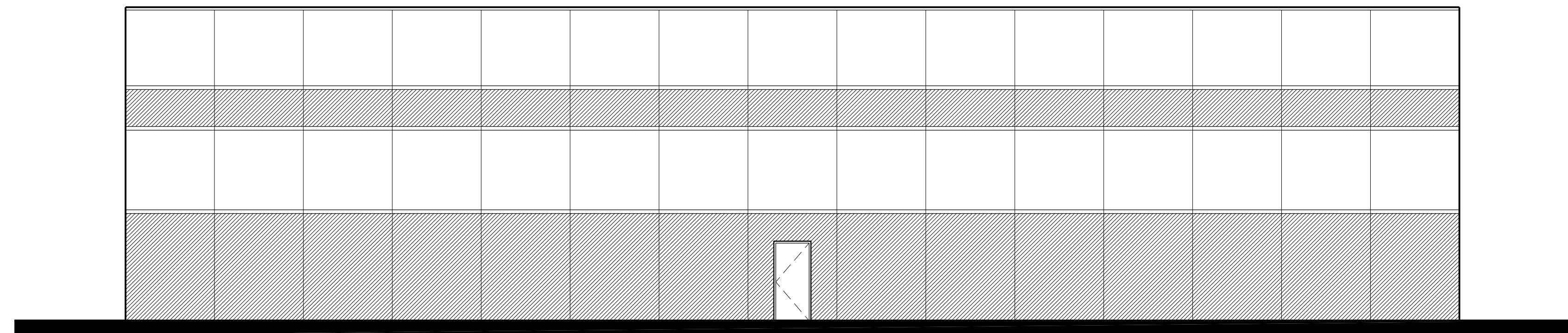
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Project Designer: JAMES B
Drawn By: ALE
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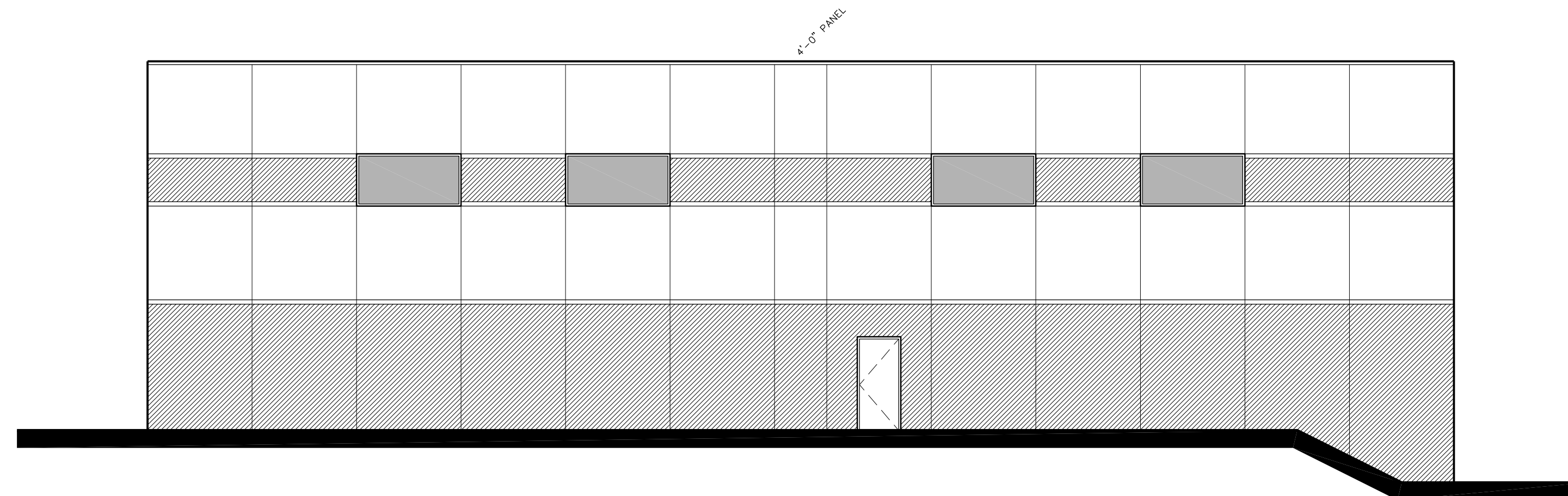
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Sheet Number

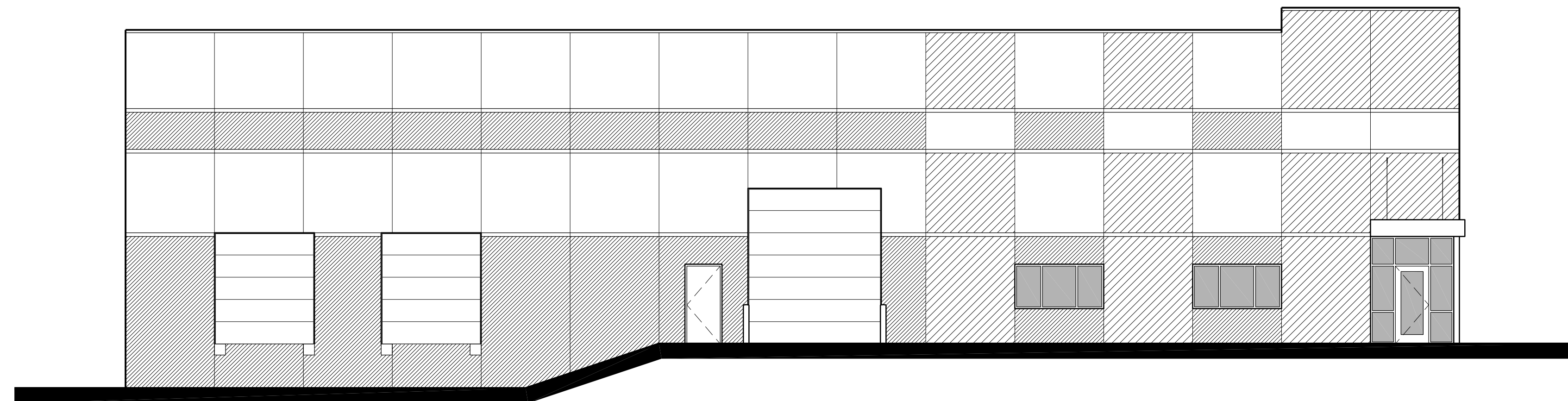
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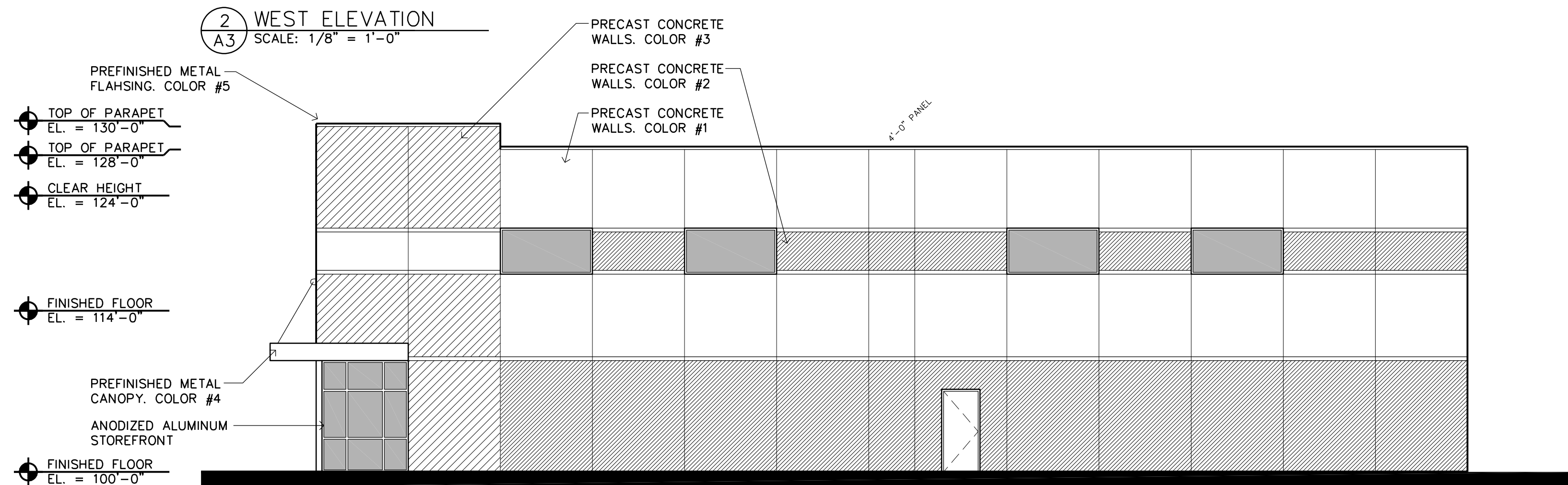
4 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A3 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

- TOP OF PARAPET
EL. = 130'-0"
- TOP OF PARAPET
EL. = 128'-0"
- CLEAR HEIGHT
EL. = 124'-0"
- FINISHED FLOOR
EL. = 114'-0"
- FINISHED FLOOR
EL. = 100'-0"

PRECAST CONCRETE WALLS, COLOR #3

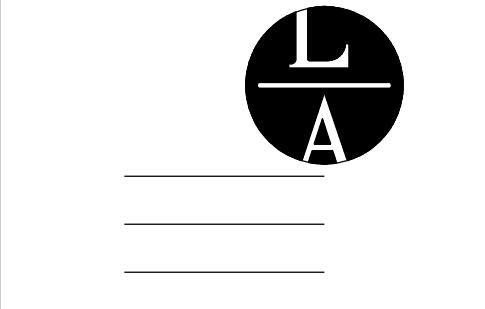
PRECAST CONCRETE WALLS, COLOR #2

PRECAST CONCRETE WALLS, COLOR #1

PREFINISHED METAL FLASHING, COLOR #5

PREFINISHED METAL CANOPY, COLOR #4

ANODIZED ALUMINUM STOREFRONT



LAMPERT ARCHITECTS

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CITY MOVING AND STORAGE
Spring Lake Park, Minnesota

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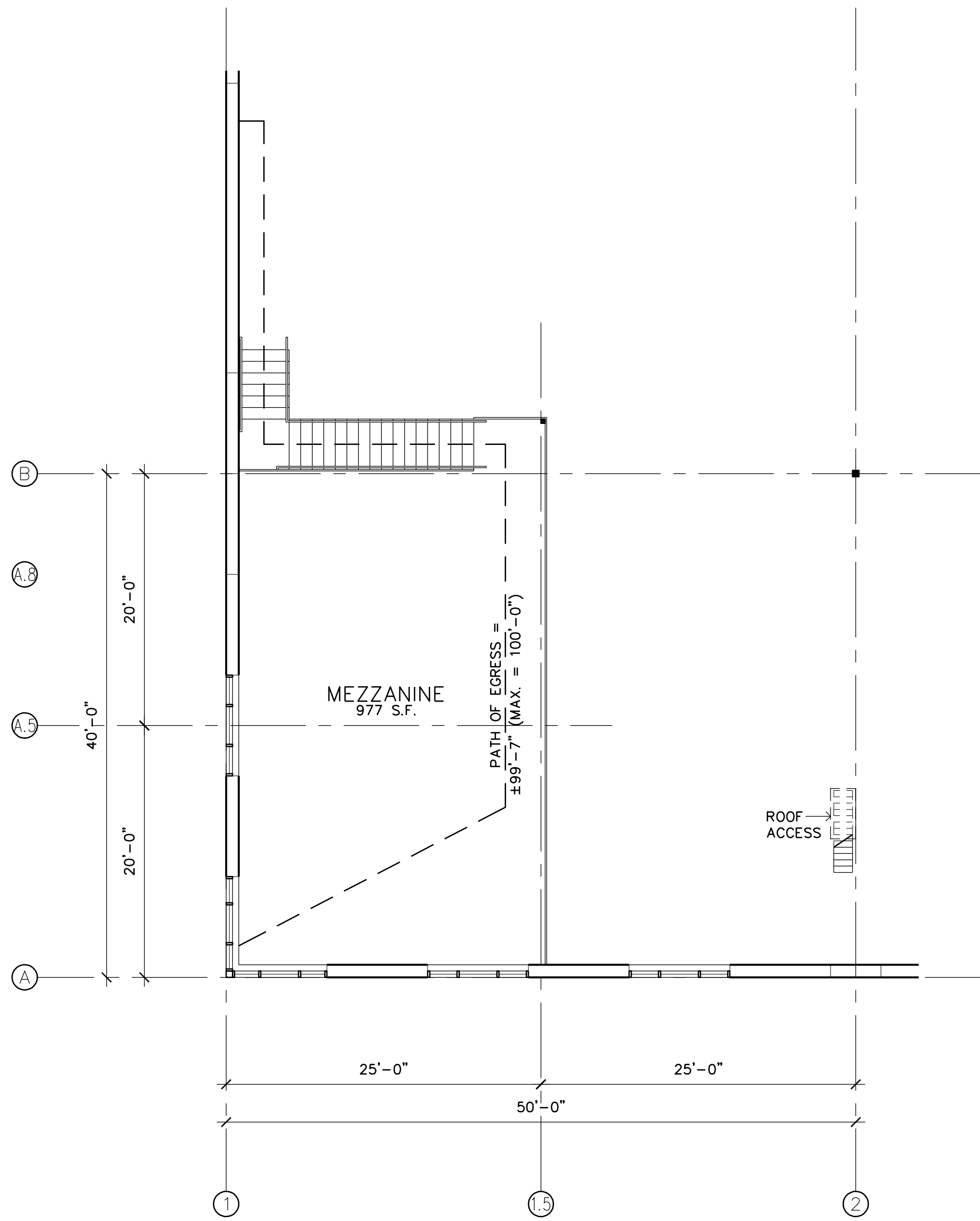
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7/2/21	PRELIMINARY

BUILDING ELEVATIONS

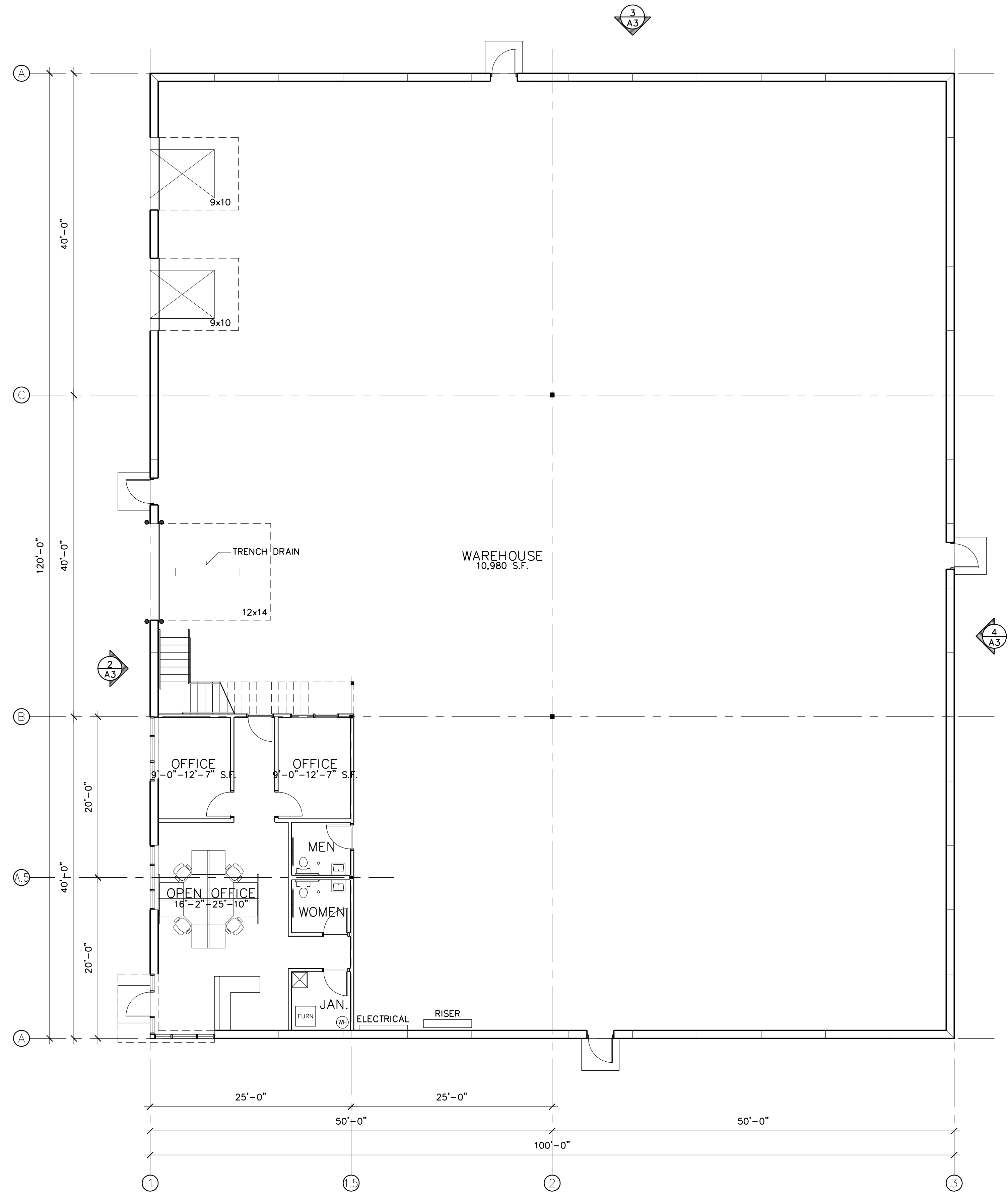
Sheet Number

A3

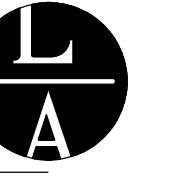
Project No. 201027-2



2 MEZZANINE PLAN
A2 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



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

PRELIMINARY
NOT FOR
CONSTRUCTION

CITY MOVING
AND STORAGE
Spring Lake Park, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

7/2/21 PRELIMINARY

FLOOR PLAN

Sheet Number

A2

Project No. 201027-2

