

May 6, 2022

Daniel R. Buchholtz  
Administrator, Clerk/Treasurer  
City of Spring Lake Park  
1301 81<sup>st</sup> Avenue NE  
Spring Lake Park, MN 55432

**SUBJECT:** Mister Car Wash – Spring Lake Park  
MnDOT Review #P22-026  
SW quadrant of MN 65 and Middletown Rd NE  
Control Section: 0207  
Spring Lake Park, Anoka County

Dear Daniel R. Buchholtz,

The Minnesota Department of Transportation (MnDOT) has reviewed the plat and plans for the Mister Car Wash development, in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following:

***Water Resources***

A MnDOT drainage permit is required before development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <https://olpa.dot.state.mn.us/OLPA/>. Please upload this letter with the drainage permit application.

The following information must be submitted with the drainage permit application:

1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.
2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.
3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at 651-234-7539 or [jason.swenson@state.mn.us](mailto:jason.swenson@state.mn.us) with any questions.

***Egress Location***

While MnDOT recognizes the preference for two exit locations, the exit located on the northeast corner of the lot is not ideal. Please clearly mark this access as exit only.

Please contact David Kratz at 651-234-7792, or [david.kratz@state.mn.us](mailto:david.kratz@state.mn.us) with any questions.

**Permits**

Any other work that affects MnDOT right of way will require an appropriate permit. All permits are available and should be submitted at: <https://olpa.dot.state.mn.us/OLPA/>. Please upload this letter when applying for any permits.

For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT’s Metro District Permits Section at 651-775-0405 (cell) or [buck.craig@state.mn.us](mailto:buck.craig@state.mn.us).

**Review Submittal Options**

MnDOT’s goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us). Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. For files over 20 megabytes, upload the PDF file(s) to MnDOT’s Web Transfer Client site: <https://mft.dot.state.mn.us>. Contact MnDOT Planning development review staff using the same email above for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

You are welcome to contact me at 651-234-7792, or [david.kratz@state.mn.us](mailto:david.kratz@state.mn.us) with any questions.

Sincerely,



Digitally signed by  
David Kratz  
Date: 2022.05.06  
16:05:17 -05'00'

David Kratz  
Senior Planner

**Copy sent via email:**

Jason Swenson, Water Resources  
Buck Craig, Permits  
Mike Lynch, Right of Way  
Ashley Hansen, Traffic  
Christopher Bower, Area Engineer  
Lance Schowalter, Design

Mike Samuelson, Ped/Bike Planning  
Jesse Thorsen, Ped/Bike Planning  
Tod Sherman, Planning  
Cameron Muhic, Planning  
Jake Schutt, Planning  
Michael Williams, Surveying  
Russell Owen, Metropolitan Council