



PLANNING & ZONING BOARD AGENDA

Wednesday, October 8, 2025

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M.

Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes:
6. Action Items
 - A. **CONTINUED PUBLIC HEARING:** Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat
 - B. **PUBLIC HEARING:** Lino Lakes Dealership and Office Conditional Use Permit
7. Discussion Items
 - A. Main Street Master Plan Comprehensive Plan Amendment
 - B. Project Updates
8. Notices and Communications

ADJOURNMENT

**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: October 8, 2025

TOPIC: **CONTINUED PUBLIC HEARING:** Peltier Ponds
1. Comprehensive Plan Amendment
2. Rezoning
3. PUD Preliminary Plan
4. Preliminary Plat

CASE NUMBER: CPA2025-0002
PZC2025-0004

APPLICANT: U.S. Home, LLC
Attn: Josh Metzger
16355 36th Avenue N, Suite 100
Plymouth, MN 55446

OWNER: Hal Leibel
7566 Peltier Lake Drive
Lino Lakes, MN 55038

INTRODUCTION

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 246 housing units. The proposed development is called Peltier Ponds.

Tentative Review Schedule:

Complete Application Date:	June 5, 2025
60-Day Review Deadline:	August 4, 2025
60-Day Extension Deadlines:	October 3, 2025 December 2, 2025 January 31, 2026

Environmental Board Meeting:	June 25, 2025
Park Board Meeting:	July 7, 2025
Planning & Zoning Board Meeting:	July 9, 2025 August 13, 2025 September 10, 2025 October 8, 2025 November 12, 2025
City Council Work Session:	December 1, 2025
City Council Meeting:	December 8, 2025

The applicant has requested an extension to the January 31, 2026.

BACKGROUND

The Land Use Application is for the following:

- Comprehensive Plan Amendment
- Rezoning
- PUD Preliminary Plan
- Preliminary Plat

The Planning & Zoning Board held a public hearing on July 9, 2025 and recommended continuing the public hearing to allow the applicant time to provide additional information. The Board continued the public hearing again on August 13, 2025 and September 10, 2025. The applicant continues to work on the revised plans and needs additional time to complete.

ANALYSIS

None.

RECOMMENDATION

Staff recommends continuing the public hearing for Peltier Ponds Comprehensive Plan Amendment, Rezoning and PUD Preliminary Plan/Preliminary Plat to allow time for the applicant to provide additional information and revise plans.

ATTACHMENTS

None.

**PLANNING & ZONING BOARD
AGENDA ITEM 6B**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: October 8, 2025

TOPIC: **PUBLIC HEARING** for Lino Lakes Dealership and Offices
1. Conditional Use Permit
2. Site and Building Plan Review

CASE NUMBER: CU2025-0001
SP2025-0005

APPLICANT: Tyler Heubsch dba Dealer Units
10731 Hawthorn Trail
Woodbury, MN 55129

OWNER: Skip and Teri Cook
7920 Lake Drive
Lino Lakes, MN 55014

INTRODUCTION

The applicant, Tyler Heubsch, submitted a land use application for Lino Lakes Dealership and Offices. The proposed development is a motor vehicle sales lot and office building. The property address is 7920 Lake Drive.

Tentative Review Schedule:

Complete Application Date:	September 10, 2025
60-Day Deadline:	November 9, 2025
Environmental Board Meeting:	September 24, 2025
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	October 8, 2025
City Council Work Session:	November 3, 2025
City Council Meeting:	November 10, 2025

BACKGROUND

The Land Use Application is for the following:

- Conditional Use Permit
 - Motor Vehicle Sales Lot
- Site & Building Plan Review

This staff report is based on the following information:

- Narrative prepared by Tyler Heubsch dated August 11, 2025
- Certificate of Survey prepared by EG Rud & Sons, Inc. dated July 24, 2025
- Civil Plan Set prepared by Plowe Engineering dated August 1, 2025
- Landscape Plan prepared by Calyx Design Group revision date September 5, 2025
- Architectural Plans prepared by Thielen & Green dated September 8, 2025
- Photometric Plan prepared by AidElectric Corporation dated September 3, 2025
- Site Drainage Narrative prepared by Plowe Engineering Inc dated September 5, 2025
- Geotechnical Exploration Report prepared by Haugo GeoTechnical Services dated August 27, 2025
- Traffic Study prepared by SSTs LLC dated August 22, 2025

ANALYSIS

Existing Site Conditions

The 2.8 acre lot is a vacant commercial site located at the southeast corner of Lake Drive and Kelly Street. It is legally described as Lot 1, Block 2, Pine Glen, an existing subdivision platted in 2006. A regional stormwater pond exists in the southeast corner of the site.

Zoning and Land Use

The lot is zoned GB, General Business. A motor vehicle sales lot requires a conditional use permit.

The lot is guided commercial per the City's 2040 Comprehensive Plan.

Current Zoning	GB, General Business
Existing Land Use	Vacant Commercial
Future Land Use per 2040 Comp Plan	Commercial
Utility Staging Area	1A=2018-2025

Surrounding Zoning and Land Use

Direction	Zoning	Existing Land Use	Future Land Use
North	GB, General Business	Commercial	Commercial
South	GB, General Business	Commercial	Commercial
East	R-1X, Single Family Executive	Single Family Residential	Low Density Residential
West	R-3, Medium Density	Vacant Rural Residential	Medium Density

Subdivision Ordinance

This is an existing lot of record (Lot 1, Block 2, Pine Glen). There are no new lots being created; therefore, there is no new subdivision. Park dedication fees were collected with the Pine Glen plat and no additional fees are required.

Site and Building Plan Review

The attached Site and Building Plan Review Worksheet was completed for the lot and building to determine zoning code compliance regarding lot sizes, setbacks, architecture, lighting, and off-street parking. In general, the proposed development is compliant with minor revisions as noted.

A conditional use permit (CUP) is required in the GB, General Business District for a motor vehicle sale lot. The CUP conditions will be discussed later in this report.

Site Plan

The lot area is 121,566 sf (2.8 acres). The front lot line is Lake Drive; however, access will be from two (2) driveways along Kelly Street. An existing stormwater basin is located in the southeast and east areas of the site. A new infiltration basin is proposed along Lake Drive. An 8ft tall screen fence is proposed along the east lot line adjacent to the residential lot.

The required setback from residential property is 35ft. The parking lot and lighting poles are 50ft from the east residential lot line which exceeds the requirement.

The building footprint is approximately 8,010 sf and has 37 offices, one (1) garage for parking, and two (2) conference rooms.

Parking Spaces

The site has 119 surface parking spaces and 1 garage parking space for a total of 120 parking spaces. The commercial building proposes 2 different potential uses, offices and motor vehicles sales lot. The following summarizes the three (3) applicable parking space requirements.

Per City Code Section 1007.052(6):

1. Office Buildings: 1 space for each 200 square feet of floor area.
 - $8,010 \text{ gross floor area} \times 10\% = 7,209 \text{ sf floor area}$
 - $7,209 \text{ sf floor area} / 200 \text{ sf} = 36 \text{ spaces required}$

This leaves 84 parking spaces for motor vehicle sales ($120 - 36 = 84$). Per the applicant and state dealership license requirements, each motor vehicle dealer is required to have a minimum of 5 parking spaces. This equates to 17 offices dedicated to motor vehicle sales ($84 / 5 = 17$).

2. Motor Vehicle Sales Lot: 1 space for each 250 square feet of floor area of the building plus 1 space per each 2,000 square feet of gross land area.
 - $7,209 \text{ sf floor area} / 250 \text{ sf} = 29 \text{ spaces required}$
 - $121,532 \text{ sf land area} / 2,000 = 61 \text{ spaces required}$
 - Total = 90 spaces required

Per City Code Section 1007.132(8):

3. Motor Vehicle Sales Lot: 380 square feet of sales area per vehicle exclusive of required parking areas
 - $43,800 \text{ sf sales area (parking lot)} / 380 \text{ sf} = 115 \text{ vehicles}$
 - Required office parking areas = 36 parking spaces
 - Total required = 79 parking spaces for vehicle sales

In summary, the proposed 120 parking spaces exceed requirements for both office and motor vehicle sales uses. Staff recommends limiting parking spaces for motor vehicle sales to 84 but this number could change based on plan revisions.

Architectural Plans and Exterior Building Materials

The building footprint is approximately 8,010 sf and has 37 offices, one (1) garage for parking, and two (2) conference rooms.

The exterior materials include brick, glass, cultured stone, rock faced block and EIFS. Colors as shown on Sheet EX03 are red, brown, and tan. The exterior materials, colors, and percentages are compliant with performance standards.

The building height is 22ft which is less than that maximum 45 ft allowed.

An interior mechanical room is proposed. Any exterior mechanical equipment shall be screened per ordinance.

Grading Plan and Stormwater Management

Per the City Engineer Memo dated October 1, 2025:

Stormwater management for 7920 Lake Drive site consists of constructing infiltration basins on the east and west sides of the site.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing*	0.84	1.81	5.21	Not required
Proposed	0.78	1.55	5.43	Not required

Additional comments/revisions are noted in the attached City Engineer memo.

Public Utilities

The commercial building will be municipally served by an 8" sanitary sewer main and 12" watermain along Kelly Street.

Tree Preservation, Mitigation Standards and Landscaping

Per the September 24, 2025 Environmental Board staff report:

A tree preservation plan was required for this project. There are 17 existing onsite trees, as part of the project 4 will be removed. The 4 trees to be removed are within the Basic Use Area and do not require replacement.

Foundation landscaping requirement are 2 large trees + 4 large shrubs per 100lf of building facing public roads. The site has 403 lf of foundation frontage requiring 8 trees and 24 shrubs.

The plans show 25 shrubs meeting the requirements but only 2 large trees (4 medium trees) being proposed. Based on the design of the building with office frontage and doors to the sidewalk, additional tree planting is not feasible. City Code section 1007.049 4(d) states the city may allow flexible planting locations where service areas or

other constraints make the standards difficult to meet. Staff believe this is the case in this situation.

Open area landscape requirements are 1 large tree + 2 shrubs per 2,500sf of open space. The proposed development has 7,621sf of open space requiring 3 trees + 6 shrubs. Currently 29 trees and 126 shrubs are being proposed, meeting the requirement.

Vehicular hardscape canopy coverage is required for commercial properties. When fully matures tree cover is required to provide canopy coverage for 40% of the hardcover. Based on the proposed plans 16,940 sf of coverage is required. The proposed plan shows 17,150sf of coverage. Coverage is being met primarily by trees within 7' of the vehicular hardscape. 50% of the canopy square footage is given credit for trees within 7' of the edge. There are also interior islands with tree cover that receive 100 % of the canopy coverage.

Signage

A separate Sign Permit Application with detailed sign information is required for any permanent or temporary signage. Sheet EX01, Conceptual Site Plan shows a monument sign in the northwest corner of the lot.

Impervious Surface Coverage

The allowed maximum impervious surface coverage per lot in the GB, General Business District is 75%. Sheet C1, Site Plan indicates the site is 46% impervious. This requirement is met.

Traffic Study

In August 2020, Anoka County Highway Department completed a CSAH 23 Preliminary Traffic Analysis from Lexington Avenue to Main Street. The analysis included the intersection of CSAH 23 (Lake Drive) and Kelly Street. The proposed commercial development is consistent with that plan.

The commercial development meets the requirements for level of service (LOS). Intersections currently operate at an overall Level of Service (LOS) A. Build condition overall LOS will continue to operate at a level A. Existing roads and intersections providing access to the development have the structural capacity to accommodate projected traffic from the proposed development.

EQB Environmental Review

An environmental review is not required for the existing commercial lot and proposed development.

Wetlands

There are no wetlands on site.

Shoreland District

The site is not located in the Shoreland District.

Floodplain

There is no FEMA floodplain on site.

Additional City and Government Agency Review Comments

Anoka County Highway Department

Anoka County Highway Department reviewed the commercial development and had no further comments.

Fire and Police Department

The Fire Department provided the following comments:

1. An apparatus turning radius diagram for the parking lot shall be submitted.
2. There cannot be a fence or other obstruction between the hydrant at the corner of Lake Dr. and Kelly St. and the building. We do not want to shut Kelly St. down if there is an incident.

The Police Department did not have any comments.

Environmental Board

The Environmental Board reviewed the development proposal at their September 24, 2025 meeting and recommended approval with minor revisions.

Agreements

Stormwater Maintenance Agreement

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

Development Agreement

A Development Agreement is not required because this is an existing lot of record, not a subdivision.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement will be required prior to construction.

Comprehensive Plan

The Lino Lakes Dealership and Offices commercial development is consistent with the goals and policies of the comprehensive plan regarding land use, housing, economic development, transportation, local water management plan, sanitary sewer, water supply and parks, greenway and trails.

Land Use Plan

The 2040 Comprehensive Plan guides the lot for commercial use. Lino Lakes Dealership and Offices is consistent with commercial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the commercial development.

Economic Development

Lino Lakes Dealership and Offices supports the City's economic development plan.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CSAH 23 (Lake Drive) is an A-Minor Arterial Reliever county road. Kelly Street is a local road. The exiting road system can accommodate the traffic generated by the commercial development.

Local Water Management Plan

The purpose of the water management program is to protect, preserve, and use natural surface and groundwater storage and retention systems and prevent erosion of soil into surface water systems. The commercial development will construct stormwater management BMP's such as curb, gutter, and stormwater ponds.

Sanitary Sewer Plan

The goal of the sanitary sewer plan is to maintain the city's residents and businesses with an affordable and safe sanitary sewer system. The commercial development will be served by an affordable and safe sanitary sewer system.

Water Supply Plan

A goal of the water supply plan is to provide residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand. The commercial development will be served with a safe and high quality water supply.

Parks, Greenways and Trails

A goal and policy of the parks, greenways and trails plan is to continue to development and fund recreational activities in the City. A trail easement will be required along Lake Drive for future trail construction.

Findings of Fact for Conditional Use Permit and Site & Building Plan Review

The lot is zoned GB, General Business which allows for motor vehicle sales with an approved conditional use permit. It should be noted that no automobile repair-major and minor use is allowed on site.

Per City Code Section 1007.016(3):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed conditional use. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed development application has been found to be consistent with the design standards listed in § [1007.020](#)(4).

See below for Site and Building Plan Review performance standard requirements.

2. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed motor vehicle sales lot will not involve activities detrimental to any person, property, or the general welfare.

3. Will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

The proposed motor vehicle sales lot will not result in the destruction of a natural, scenic, or historic feature of major importance.

Per City Code Section 1007.020:

(4) *Performance Standards.* Plans which fail to meet the following criteria shall not be approved.

(a) The proposed development application must be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan.

The proposed motor vehicle sales lot is consistent with the policies and recommendations of Comprehensive Plan and commercial land use.

(b) The proposed development application is compatible with present and future land uses of the area.

The proposed motor vehicle sales lot is compatible with present and future land uses of the area.

(c) The proposed development application conforms to performance standards herein and other applicable City Codes.

The proposed motor vehicle sales lot conforms to City Code performance standards with minor revisions as noted in this staff report.

(d) Traffic generated by a proposed development application is within the capabilities of the City when:

1. If the existing level of service (LOS) outside of the proposed development is A or B, traffic generated by a proposed development will not degrade the level of service more than one grade.

2. If the existing LOS outside of the proposed development is C, traffic generated by a proposed development will not degrade the level of service below C.

3. If the existing LOS outside of the proposed development is D, traffic generated by a proposed development will not degrade the level of service below D.

4. The existing LOS must be D or better for all streets and intersections providing access to the proposed development. If the existing level of service is E or F, the developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.

5. Existing roads and intersections providing access to the proposed development must have the structural capacity to accommodate projected traffic from the proposed development or the developer will pay to correct any structural deficiencies.

6. The traffic generated from a proposed development shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.

7. The LOS requirements in paragraphs 1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the proposed development project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange.

The proposed motor vehicle sales lot meets Level of Service (LOS) requirements. The existing roads and intersections providing access to the proposed development have the structural capacity to accommodate projected traffic from the proposed development. The traffic generated from a proposed development does not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan.

(e) The proposed development shall be served with adequate and safe water supply.

The proposed motor vehicle sales lot will have an adequate and safe water supply.

(f) The proposed development shall be served with an adequate or safe sanitary sewer system.

The proposed motor vehicle sales lot will be served with an adequate waste disposal system.

(g) The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

The proposed motor vehicle sales lot does not require City funds.

(h) Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters and City Council shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

The proposed motor vehicle sales lot will have fire prevention and fighting equipment readily available.

Specific Conditional Use Permit (CUP) Requirements

In addition to the above administrative requirements of a conditional use permit, the following specific performance standards of City Code Section 1007.132(8) must also be met:

(h) Motor vehicle sales lot provided that:

1. Outside sales areas are fenced or screened from view of neighboring residential uses or an abutting residential district in compliance with § [1007.049](#).

An 8ft tall screen fence and landscaping will be installed along the east side of the parking lot abutting the residential district.

2. Outside services and sales are associated with a principal building of at least 1,000 square feet of floor area.

The principal building footprint is 8,010 sf gross and 7,209 sf floor area.

3. The entire sales lot and off-street parking area is paved.

The entire sales lot and off-street parking area is paved.

4. Parking for customers and employees must be provided in compliance with § [1007.052](#)(6).

The commercial building is a combination of office space and motor vehicle sales lot uses. The proposed 120 parking spaces is compliant for customer and employee parking.

5. For passenger motor vehicle sales activities, a minimum of 380 square feet of sales area per vehicle is provided exclusive of required parking areas. Minimum sales area for all other motor vehicles will be determined by the City Council during the review of the conditional use permit.

A minimum of 380 sf of sales area per vehicle is provided exclusive of required parking areas.

6. A perimeter curb is provided around the sales/parking lot.

A perimeter curb is provided around the sales/parking lot.

7. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with § [1007.046](#).

The photometric plan and lighting details shall be revised to be in compliance with § [1007.046](#).

8. Vehicles for sale shall be displayed in an orderly manner.

The vehicles for sale shall be displayed and parked in the approved, striped parking spaces.

RECOMMENDATION

Staff recommends approval of the Lino Lakes Dealership and Offices conditional use permit and site & building plan review subject to following conditions:

1. No more than 84 parking spaces shall be designated for motor vehicle sales.
 - a. Note the number of parking spaces may change after plan revisions have been made.
2. No automobile repair, major or minor, is allowed in the garage bay.
3. A 15ft wide trail easement is required along the interior west lot line along Lake Drive for future trail construction.
4. Parking lot lighting shall be dimmed after business hours.

The following comments shall be addressed prior to City Council consideration of the conditional use permit and site & building plan review:

1. All comments from the City Engineer memo dated October 1, 2025.
2. All comments from the Environmental Coordinator memo dated September 24, 2025.
3. All comments highlighted in red on the Site & Building Plan Review Worksheets.

4. A fire apparatus turning radius diagram for the parking lot shall be submitted.
5. Mechanical equipment screening shall be provided.
6. A draft trail easement and exhibit shall be provided.
7. The building sf shall be the same on all applicable plan sheets.
 - a. For example, Sheet C1 notes 8,410sf but Sheet EX01 notes 8,010sf.
8. Sheet C1, Site Plan:
 - a. Curbed parking space islands are required at both driveway entrances and the east drive lane.
 - b. The trash enclosure shall be rotated so the gates do not face Kelly Street or Lake Drive.
 - c. Verify that all exterior doors meet ADA clearance requirements.
9. Sheet EX01, Conceptual Site Plan:
 - a. A scale bar shall be added to the sheet.
 - b. The red and blue lines shall be labeled.
 - c. The 8ft tall screen fence shall extend the full length of the parking lot.
 - d. Under General Site Plan Notes, revise Off-Street Parking Data:
 - i. Office space is per floor area, not gross.
 1. Subtract 10% from gross area to calculate floor area.
 2. See Site and Building Plan Review Worksheet
 - ii. 8,800 sf does not match site plans.
 - iii. 151,532 sf should be 121,532 sf
10. Photometric Plan and Lighting Fixtures:
 - a. The photometric plan does not meet foot candle requirements and shall be revised.
 - b. Glare shields shall be installed on all light pole fixtures.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant Narrative
3. Civil Plan Set
4. Landscape Plans
5. Architectural Plans
6. Photometric Plan
7. City Engineer Memo dated October 1, 2025
8. Environmental Coordinator memo dated September 24, 2025
9. Site and Building Plan Review Worksheet

Lino Lakes Dealership & Offices



1 in = 200 Ft

Address Labels

Parcels



2. Applicant Narrative

Business Name: Tyler Heubsch DBA Dealer Units

Address: 7920 Lake Drive, Lino Lakes, MN 55014

Prepared For: City of Lino Lakes – Commercial Site Plan Review & CUP

Date: 8/11/2025

Business Description:

It is a building designed for independent dealerships and or office space for general businesses. The zoning would give the capability to utilize the office space for individual dealers who have their own LLC through the state. Each dealership can have as many employees as they wish but will need the office space required for it. With each exterior office there will be 5 additional parking spots which fits the legal requirements to operate a dealership in Minnesota. They can buy and sell as many cars as they wish as long as they abide by the rules of which they can't put more cars on the lot other than where their 5 designated spaces are. Each dealership/ business will have their own signage with operating hours and contact information on their door and or parking spots. Customers would meet at this building to sign all paperwork necessary to finalize any purchase towards a vehicle. Each dealership can operate their business any way they wish as long as all requirements are met and honored. This would be the primary location where each business would operate. These offices are intended for small independent businesses to meet all legal requirements to obtain a license and legally sell vehicles. It also would give them access to private auctions to help get inventory. Per state law, no dealership can operate their business on Sundays which includes absolutely no sales of any kind.

For example: my dealership is Key Motors which is solely owned and operated by myself, Tyler Huebsch. You can see in the picture where my information is right above my office door along with other independent dealers. This is an idea of what each office would look like on the exterior too. This is my current office in Ramsey.



LINO LAKES DEALERSHIP + OFFICE

TITLE SHEET, LEGEND, EXISTING CONDITIONS & REMOVAL PLAN

LINO LAKES, MINNESOTA

LEGEND *

— OHW —	EXISTING OVERHEAD ELECTRIC	— I —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	— S —	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	— S —	PROPOSED STORM SEWER PIPE
□	EXISTING TELEPHONE PEDESTAL	— S —	PROPOSED DRAINTILE AND CLEAN-OUT
□	EXISTING ELECTRICAL PEDESTAL	— ELEC —	PROPOSED ELECTRIC SERVICE *
□	EXISTING CABLE PEDESTAL	— GAS —	PROPOSED GAS SERVICE *
□	EXISTING UTILITY POLE	— TEL —	PROPOSED TELEPHONE SERVICE *
☆	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
— S —	EXISTING STORM SEWER	□	PROPOSED CATCH BASIN
— S —	EXISTING WATER MAIN	— S —	PROPOSED FLARED-END SECTION
— S —	EXISTING SANITARY SEWER	⊗	PROPOSED GATE VALVE
— FM —	EXISTING FORCEMAIN	⊗	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
□	EXISTING CATCH BASIN	— S —	PROPOSED CONTOUR
◀	EXISTING FLARED-END SECTION	⊗	PROPOSED SPOT ELEVATION
⊗	EXISTING GATE VALVE	⊗	GUTTERLINE, BITUMINOUS
⊗	EXISTING HYDRANT	⊗	SURFACE, OR GROUND SURFACE
⊗	EXISTING WELL	⊗	UNLESS OTHERWISE INDICATED
⊗	EXISTING SANITARY SEWER MANHOLE	— S —	PROPOSED SILT FENCE
⊗	EXISTING CONTOUR	— S —	PROPOSED DIRECTION OF DRAINAGE
⊗	EXISTING SPOT ELEVATION	— S —	PROPOSED BITUMINOUS
⊗	EXISTING SPOT ELEVATION	— S —	PROPOSED FILTRATION MEDIA
⊗	(MATCH INTO ELEVATION)	— S —	PROPOSED INLET PROTECTION
— S —	EXISTING BITUMINOUS	— S —	PROPOSED HEAVY-DUTY PAVEMENT
— S —	EXISTING TREES	— S —	PROPOSED ENKAMAT
— S —	EXISTING TREE TO BE REMOVED	— S —	PROPOSED RETAINING WALL
— S —	SURFACE DRAINAGE DIRECTION	— S —	BITUMINOUS PAVEMENT REMOVAL
— S —	EXISTING FENCE	— S —	CONCRETE SIDEWALK REMOVAL
— S —	EXISTING RETAINING WALL	— S —	PROPOSED CONCRETE SIDEWALK
— S —	EXISTING WETLAND	— S —	

* NOT ALL SYMBOLS ARE APPLICABLE.

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

ALL UTILITIES THAT WILL BE OWNED AND MAINTAINED BY THE CITY AFTER CONSTRUCTION SHALL BE BUILT TO CITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY PRIOR TO ANY WORK.

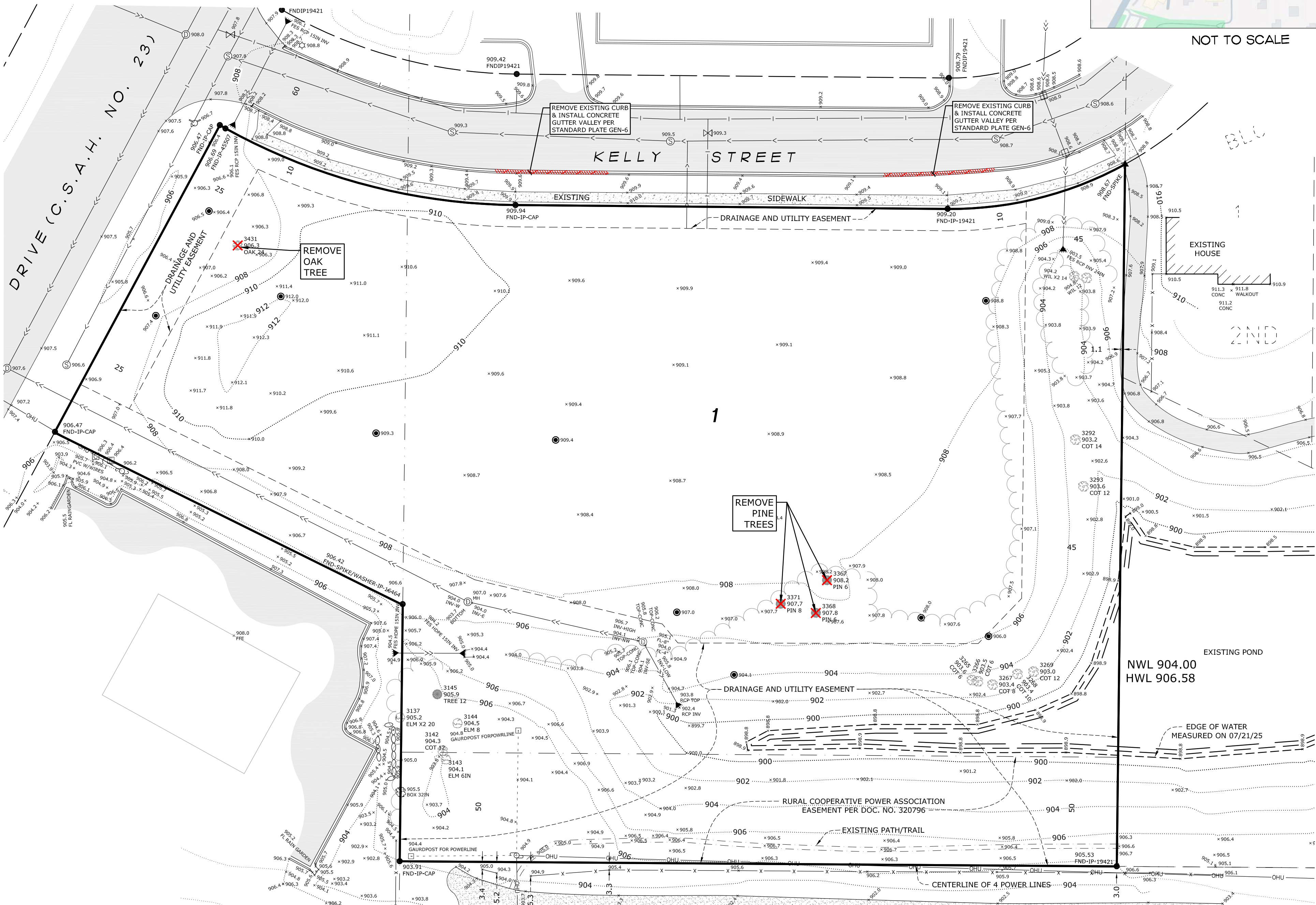
STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

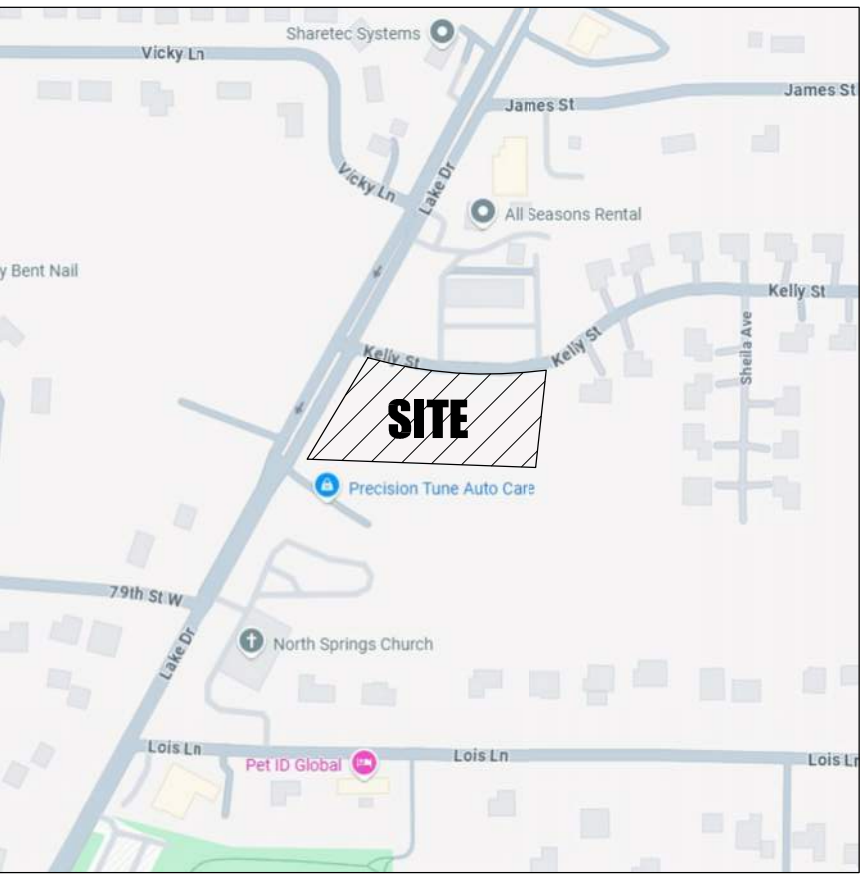
ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.



below.
Call before you dig.



VICINITY MAP



NOT TO SCALE

SHEET INDEX

C0	TITLE SHEET, LEGEND, EXISTING CONDITIONS, & REMOVAL PLAN
C1	CIVIL SITE PLAN
C2	GRADING, DRAINAGE & EROSION CONTROL PLAN
C3	UTILITY PLAN
C4.1 - C4.3	DETAILS & NOTES
C5.1 - C5.2	STORM WATER POLLUTION PREVENTION PLAN
C6	TREE INVENTORY & PRESERVATION PLAN

DRAWN BY:	DESIGN BY:
M.Q.A.	Q.M.A.
CHKD BY:	PROJ. NO.
M.Q.A.	25-2210
ORIGINAL DATE:	
AUGUST 1, 2025	

DATE	REVISION DESCRIPTION

I hereby certify that this plan 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.

QASEM M. ABUGHAZLEH
DATE: 09.05.2025
LIC. NO. 56299

LINO LAKES DEALERSHIP + OFFICE
LINO LAKES, MINNESOTA

TITLE SHEET, LEGEND, EXISTING CONDITIONS, AND REMOVAL PLAN

PREPARED FOR:
TYLER HUEBSCH

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 20 40
1 INCH = 40 FEET

CO

GENERAL SITE INFORMATION:

SITE AREA = 121,566 SF (2.791 ACRES)
PROPOSED BUILDING = 8,410 SF (0.193 ACRES)
NEW IMPERVIOUS (OTHER) = 47,536 SF (1.091 ACRES)
TOTAL IMPERVIOUS AREA = 55,946 SF (46.02%)
TOTAL PERVIOUS AREA = 65,620 SF (53.98%)

PROPERTY OWNER
SKIP AND TERRI COOK
7920 LAKE DR
LINO LAKES, MN 55014
CONTACT NAME: SKIP COOK
CONTACT PHONE: (612) 750-4767
CONTACT E-MAIL: CODYCOOK2498@GMAIL.COM

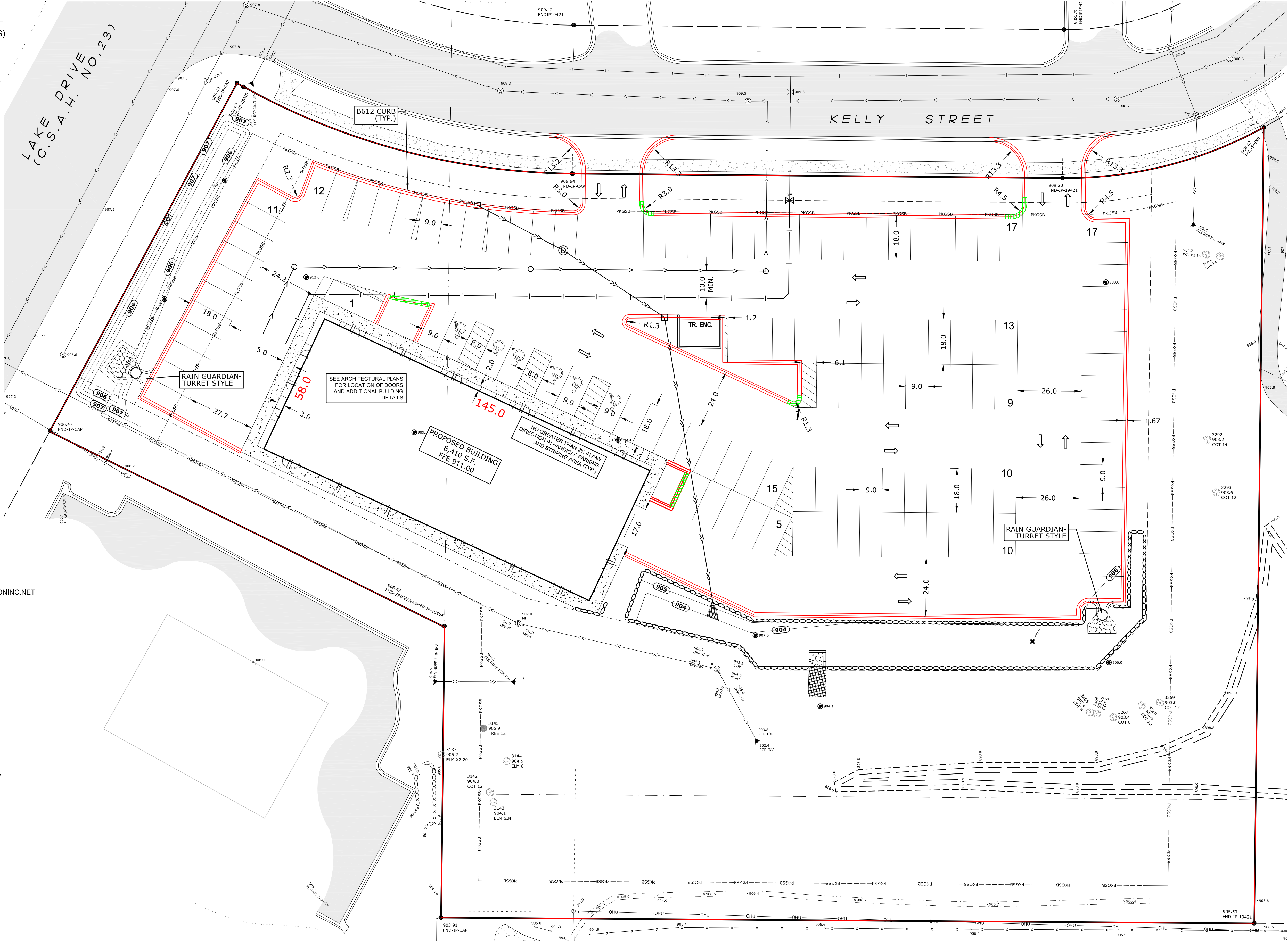
DEVELOPER
TYLER HUEBSCH DBA
10731 HAWTHORN TRAIL
WOODBURY, MN 55129
CONTACT NAME: TYLER HUEBSCH
CONTACT PHONE: (651) 442-9334
CONTACT E-MAIL: TJHUEBSCH@GMAIL.COM

CIVIL ENGINEER
PLOWE ENGINEERING
6776 LAKE DR NE
LINO LAKES, MN 55014
CONTACT NAME: MOHAMMAD ABUGHAZLEH
CONTACT PHONE: (651) 361-8237
CONTACT E-MAIL: MOE@PLOWE.COM

GENERAL CONTRACTOR
CLASSIC CONSTRUCTION
18542 ULYSSES ST. NE
EAST BETHEL, MN 55011
CONTACT NAME: KRISTIN ERICKSON
CONTACT PHONE: (763) 434-8870
CONTACT E-MAIL: KRISTIN@CLASSICCONSTRUCTIONINC.NET

ARCHITECT
THIELEN & GREEN
7455 VILLAGE DRIVE STE. 110
LINO LAKES, MN 55014
CONTACT NAME: KRIS THIELEN
CONTACT PHONE: (763) 553-7927
CONTACT E-MAIL: KMT@TANDGARCH.COM

LANDSCAPE ARCHITECT
CALYX DESIGN GROUP
475 CLEVELAND AVE. NORTH SUITE 101A
ST. PAUL, MN 55104
CONTACT NAME: BEN HARTBERG
CONTACT PHONE: (651) 788-9018
CONTACT E-MAIL: BEN@CALYXDESIGNGROUP.COM



SITE PLAN
7920 LAKE DRIVE

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025

DATE	REVISION DESCRIPTION

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QASEM M. ABUGHAZLEH
DATE: 09.05.2025 LIC. NO. 56299

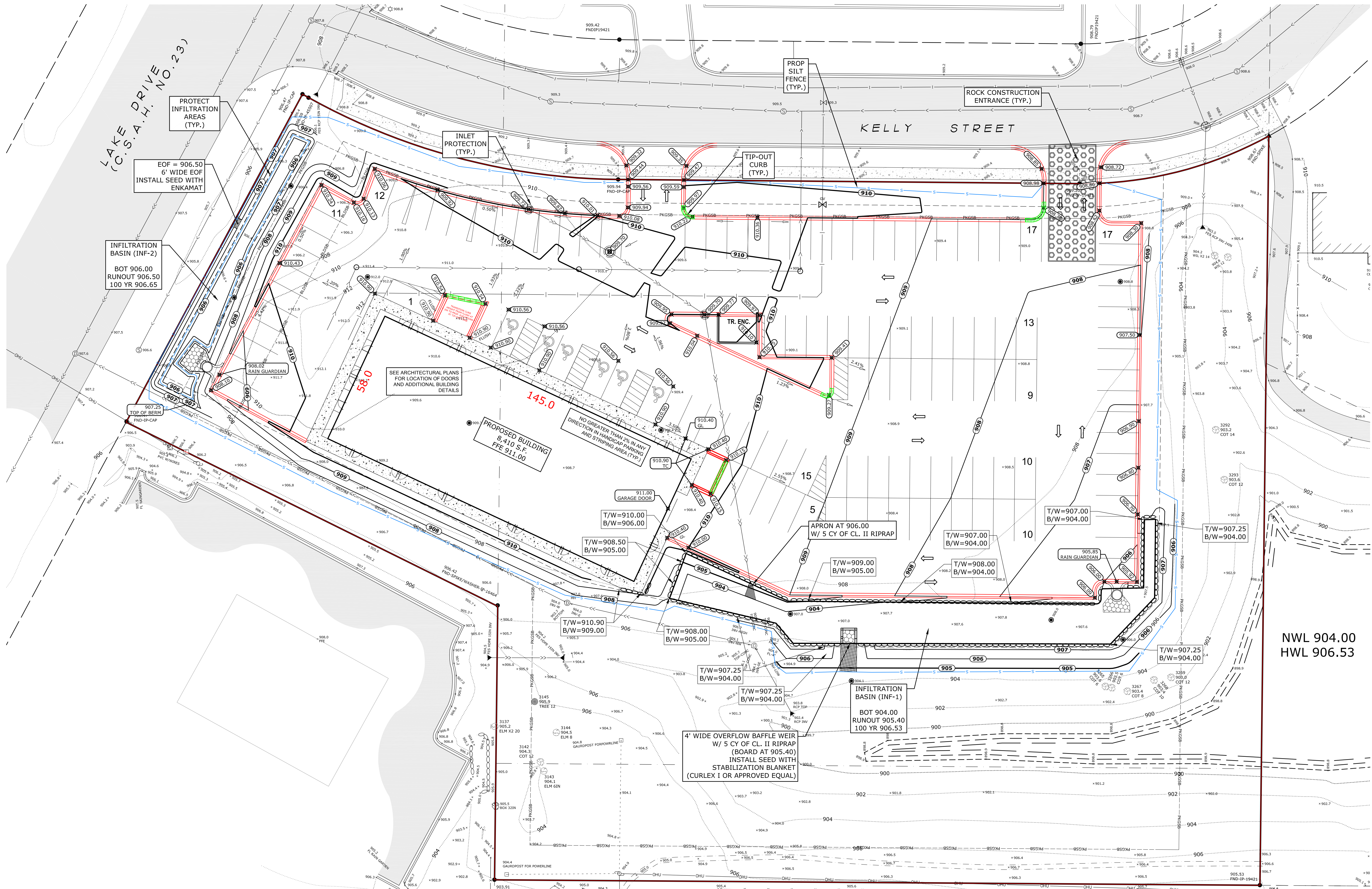
LINO LAKES DEALERSHIP +
OFFICE
LINO LAKES, MINNESOTA
SITE PLAN
PREPARED FOR:
TYLER HUEBSCH

SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
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NORTH
0 10 20
1 INCH = 20 FEET

C1

S:\Drawings\2020\2020 C4.1 (Lino Lakes)\2020 C4.1 Lino Lakes (Check) - BASE 22.dwg 8/22/2025



SEE SHEET C4.1 FOR GRADING NOTES.

GRADING, DRAINAGE, AND EROSION CONTROL PLAN 7920 LAKE DRIVE

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHCKD BY: PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025

DATE	REVISION DESCRIPTION

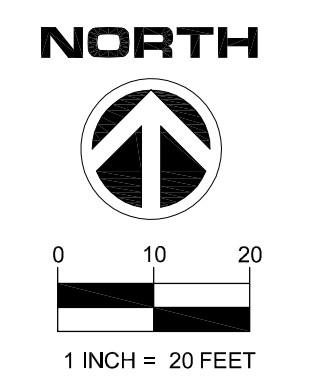
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QASEM M. ABUGHAZLEH
DATE: 09.05.2025 LIC. NO. 56299

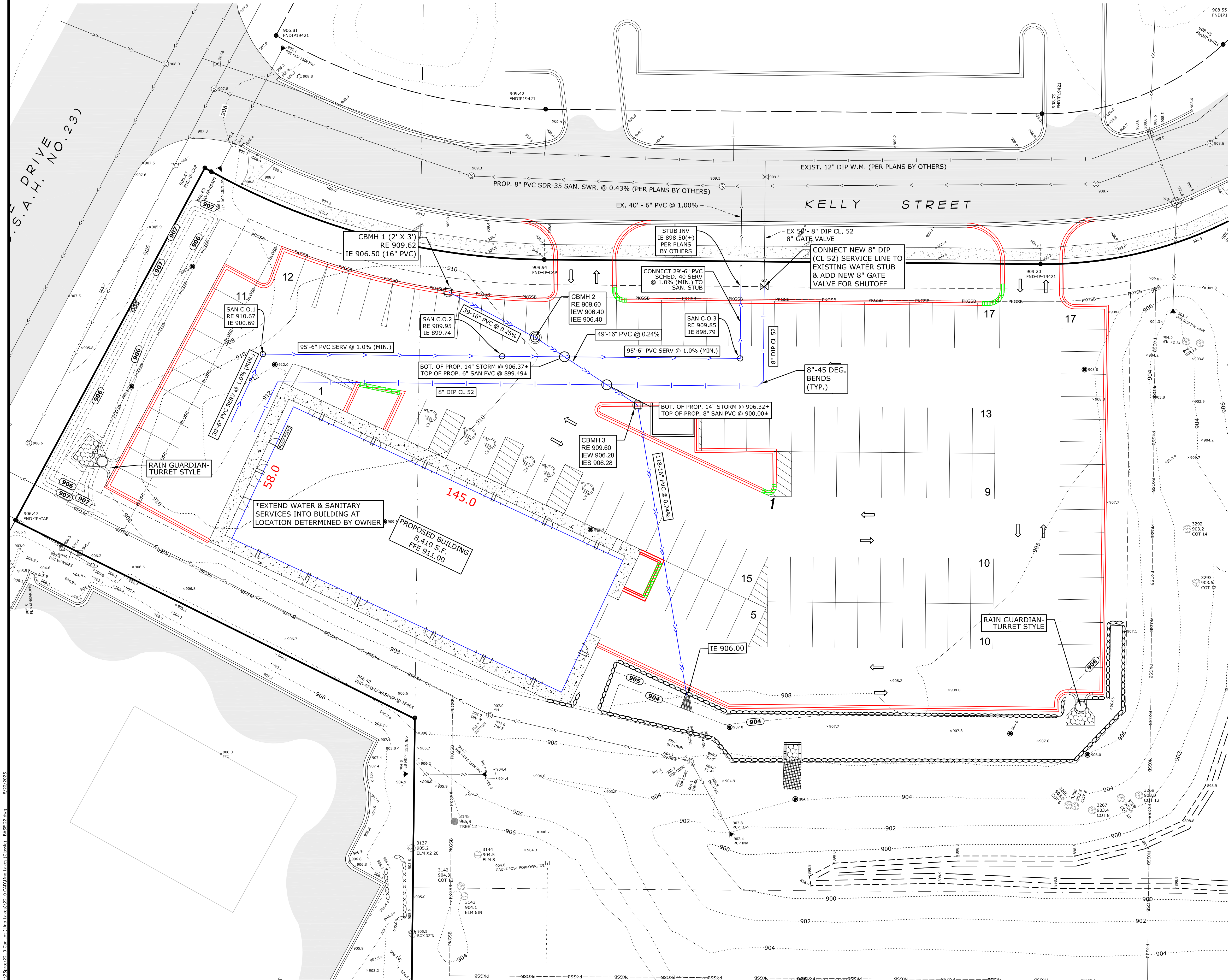
LINO LAKES DEALERSHIP + OFFICE
LINO LAKES, MINNESOTA
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PREPARED FOR:
TYLER HUEBSCH

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
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SUITE 110
LINO LAKES, MN 55014
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C2



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

PROPOSED WATER SERVICE SHALL BE 8" DIP CL 52.

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD-ON FLANGE OR AN MJ-TO-FLANGE ADAPTER.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SERVICE SHALL BE 6" PVC SCHEDULE 40.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED STORM PIPES (INCLUDING THE ROOF DRAIN LEADS SHOULD THEY BE INSTALLED AND APPROVED BY CITY OF LINO LAKES AND APPLICABLE ENTITIES SUCH AS MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY) SHALL BE PVC SCHEDULE 40.

WHEN CALLED OUT (PIPE INTO CITY STRUCTURE), STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S WITH WATERTIGHT CONNECTIONS. USE SAND/GRANULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

SEE CITY STANDARDS FOR TRACER WIRE INSTALLATION.

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF LINO LAKES, RCWD, ANOKA COUNTY, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY THE CONTRACTOR.

INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.



Know what's below.
Call before you dig.

UTILITY PLAN
7920 LAKE DRIVE

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: M.Q.A. PROJ. NO. 25-2210

ORIGINAL DATE: AUGUST 1, 2025

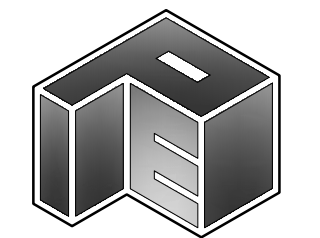
DATE	REVISION DESCRIPTION

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QASEM M. ABUGHAZLEH LIC. NO. 56299
DATE: 09.05.2025

LINO LAKES DEALERSHIP +
OFFICE
LINO LAKES, MINNESOTA
UTILITY PLAN

PREPARED FOR:
TYLER HUEBSCH



SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

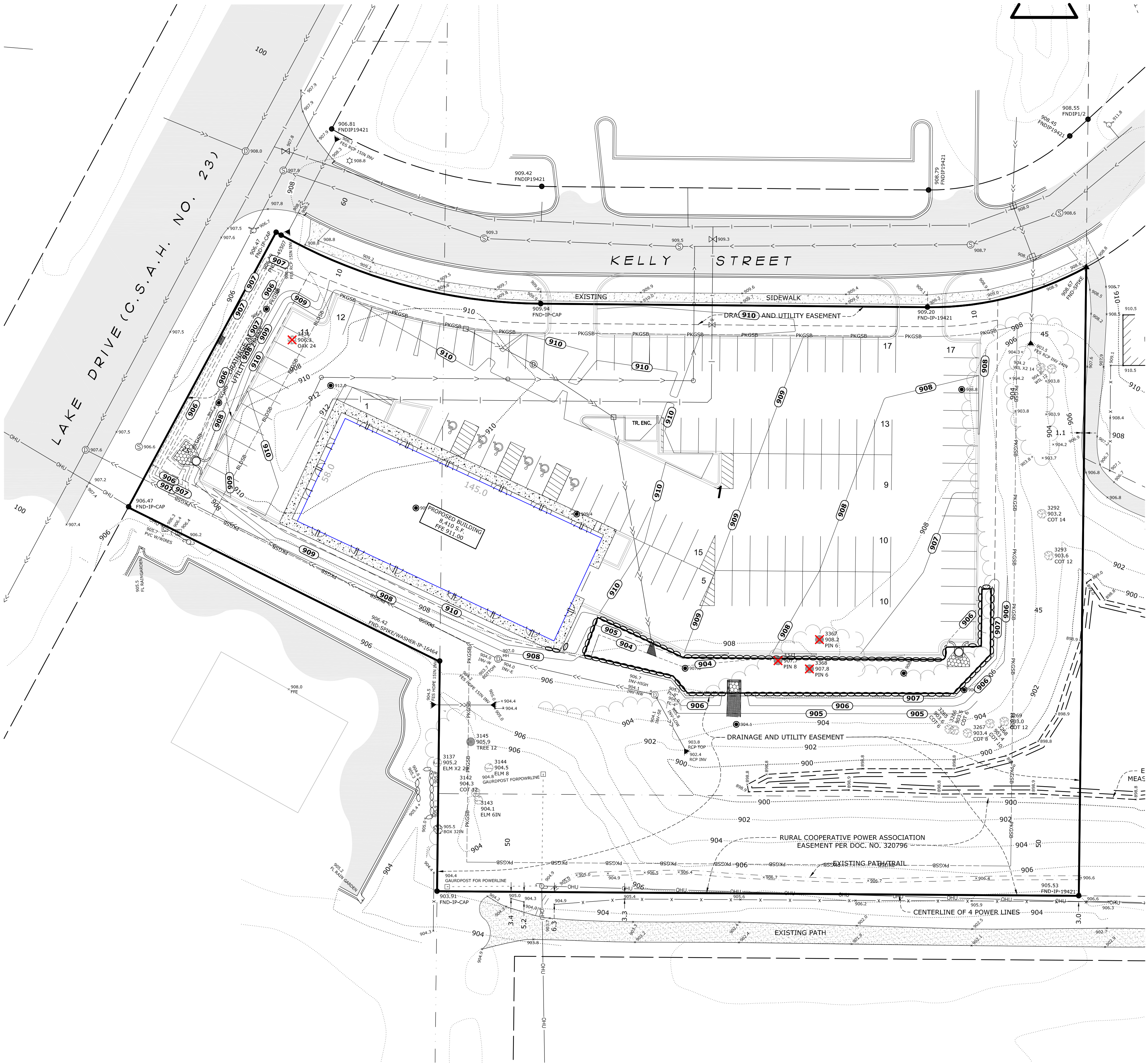
NORTH



0 10 20
1 INCH = 20 FEET

C3

TREE INVENTORY & PRESERVATION PLAN



TREE DETAIL

- DENOTES POINT NUMBER
 - DENOTES ELEVATION
 - DENOTES TREE QUANTITY
 - DENOTES TREE SIZE IN INCHES
 - DENOTES TREE TYPE
- ✗ DENOTES TREE TO BE REMOVED

TAG #	SPECIES	CALIPER	TREE TO BE REMOVED
3137	ELM	20	
3137	ELM	20	
3142	COTTONWOOD	12	
3143	ELM	6	
3144	ELM	8	
3145	TREE	12	
3265	COTTONWOOD	6	
3266	COTTONWOOD	6	
3267	COTTONWOOD	8	
3268	COTTONWOOD	10	
3269	COTTONWOOD	12	
3292	COTTONWOOD	14	
3293	COTTONWOOD	12	
3367	PINE	6	X
3368	PINE	6	X
3371	PINE	8	X
3431	OAK	24	X

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
CHKD BY: M.Q.A. PROJ. NO. 25-2210
ORIGINAL DATE: AUGUST 1, 2025

DATE	REVISION DESCRIPTION

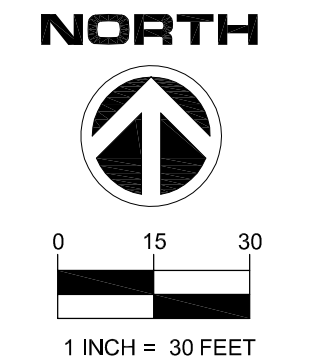
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QASEM M. ABUGHAZLEH 56299
DATE: 09.05.2025 LIC. NO.

LINO LAKES DEALERSHIP +
OFFICE
LINO LAKES, MINNESOTA
TREE INVENTORY & PRESERVATION PLAN

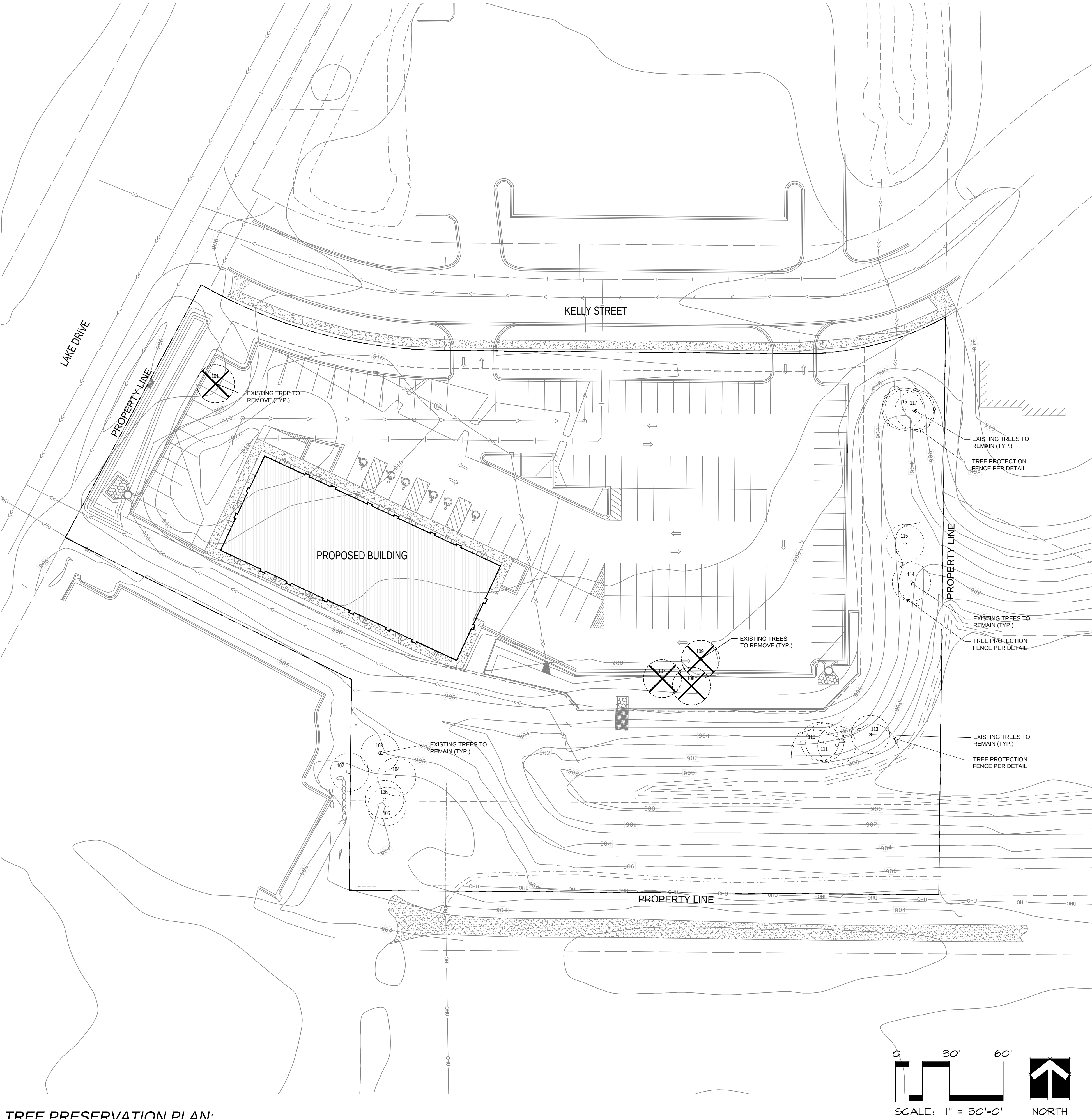
PREPARED FOR:
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PLOWE
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6776 LAKE DRIVE
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PHONE: (651) 361-8210
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C6

TREE INVENTORY & PRESERVATION PLAN
7920 LAKE DRIVE



TREE PRESERVATION PLAN:

LANDSCAPE MATERIALS LEGEND:

Existing Tree to Remain

Existing Tree to Remove

Tree Protection Fence

Existing Wooded Area to Remain

GENERAL NOTES:

- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
- Contractor to Coordinate all work with Owner.
- Protect adjacent areas from damage during construction.
- See written specifications for additional requirements.
- Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
- All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
- See Civil Engineer's Plans for proposed grading & utilities.
- See Sheet L1.0 for Tree Preservation Plan
- See Sheet L1.1 for Landscape Plan
- See Sheet L1.2 & L1.3 for Landscape Details, Notes, and Schedules.
- See Sheet L1.4 for Irrigation Coverage Plan

CITY OF LINO LAKES, MN TREE PRESERVATION REQUIREMENTS:

§ 1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

BASIC USE AREA. The area necessary for construction of the site's allowed use in accordance with the following:

- Commercial, industrial, and institutional uses include the area within the footprints of buildings and vehicular hardscape and within 20 feet around those improvements

- (f) At the city's discretion, the tree survey requirement may be waived under the following circumstances:
- Significant trees will only be removed within the basic use area and the basic use area is not an ESA.

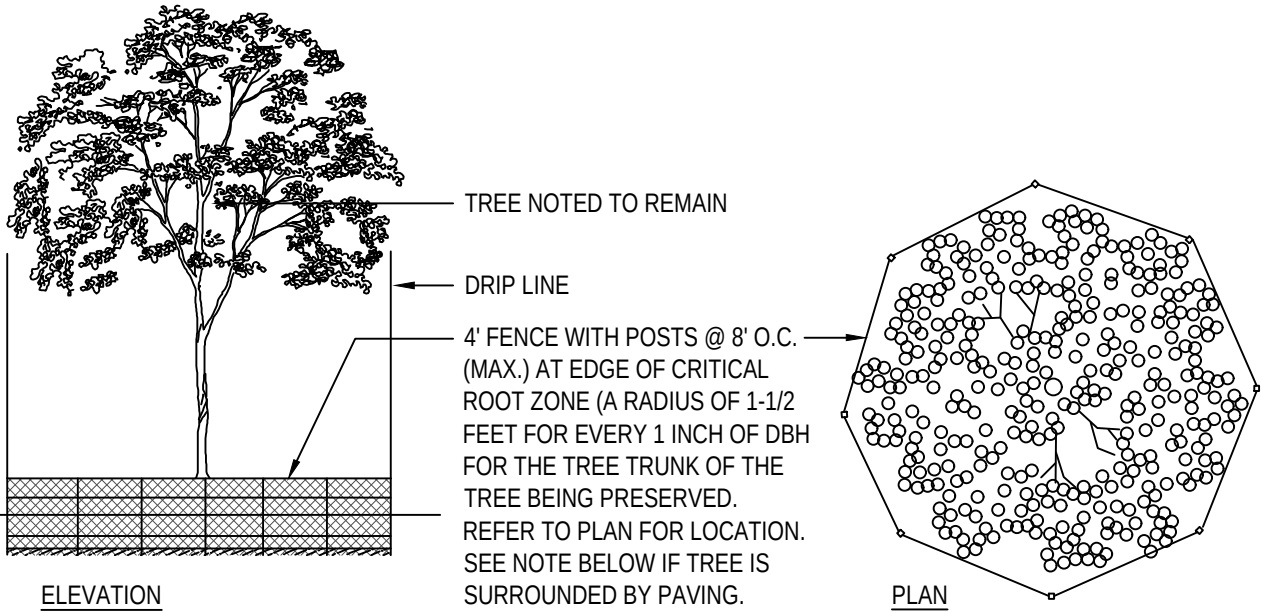
- (13) *Tree preservation plan.*
- (a) A tree preservation plan shall be required for all soil disturbance activities where tree preservation and mitigation standards apply. A tree preservation plan shows how the tree preservation and mitigation standards will be met and how preserved trees will be protected during construction and other potentially harmful activities.

NEW AUTOMOTIVE DEALERSHIP - LINO LAKES, MN | TREE MITIGATION

TAG NO.	SPECIES	TREE DIA. (IN)	EXISTING TREE VALUE (LARGE TREES)	WITHIN BASIC USE AREA?	REMOVE?
101	OAK	24	3	YES	YES
102	ELM	20	3	NO	NO
103	TREE	12	2	NO	NO
104	ELM	8	2	NO	NO
105	ELM	6	2	NO	NO
106	COTTONWOOD	10	2	NO	NO
107	PINE	8	2	YES	YES
108	PINE	6	2	YES	YES
109	PINE	6	2	YES	YES
110	COTTONWOOD	6	2	NO	NO
111	COTTONWOOD	6	2	NO	NO
112	COTTONWOOD	8	2	NO	NO
113	COTTONWOOD	12	2	NO	NO
114	COTTONWOOD	12	2	NO	NO
115	COTTONWOOD	14	3	NO	NO
116	WILLOW	14	3	NO	NO
117	WILLOW	12	2	NO	NO
		INCHES	LARGE TREE VALUE		
Total Inches or Large Tree Value Existing:		184	38		
Total Inches or Large Tree Value On Site Removed:		44	9		
Total Inches or Large Tree Value On-Site Preserved:		140	29		
Total Inches or Large Tree Value On-Site Owed:		N/A	0		

CALYX

* ALL TREES TO BE REMOVED ARE WITHIN THE BASIC USE AREA, AND NOT WITHIN AN ENVIORNMENTALLY SENSITIVE AREA (ESA) CATEGORY. BECAUSE OF THIS, ALL TREES TO BE REMOVED DO NOT NEED MITIGATION. *



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 EXISTING TREE PROTECTION DETAIL
L1.0 NOT TO SCALE



PLAN DATE:	DESIGN BY:
09/05/2025	A.L.
CHECK BY:	PROJ. NO.
B.H.	25-151

DATE	DESCRIPTION
08/07/2025	INITIAL CITY SUBMITTAL PLAN SET
08/03/2025	BUILDING CHANGES
08/03/2025	CITY PERMITTING SET

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.

PRELIMINARY

BENJAMIN D. HARTBERG, P.E.
DATE: xx/xx/xxxx
LIC. NO. 48084

LINO LAKES DEALERSHIP
OFFICES
7920 LAKE DRIVE, LINO LAKES, MINNESOTA
TREE PRESERVATION PLAN

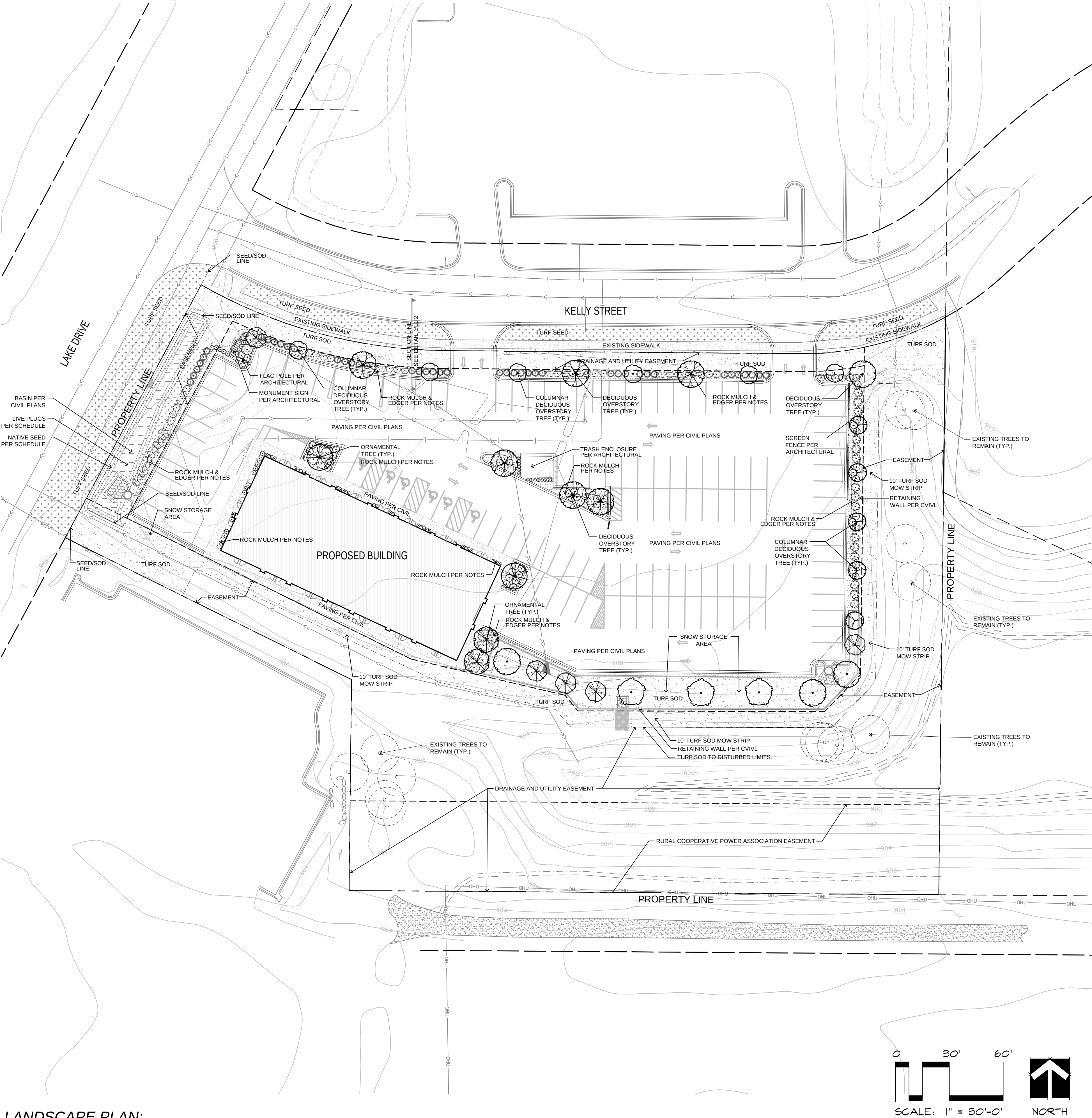
PREPARED FOR:
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SITE PLANNING
& ENGINEERING

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cdg
CALYX DESIGN GROUP
Landscape Architecture
Sustainable Design
Planning
475 Cleveland Avenue N.
Suite 101A
Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

L1.0



LANDSCAPE PLAN:

LANDSCAPE MATERIALS LEGEND:

- Proposed Turf Sod per Landscape Notes
- Live Plugs per Schedule
- Proposed Turf Seed per Landscape Notes
- Existing Tree to Remain
- Proposed Landscape Edger per Landscape Notes
- Proposed Rock Mulch per Landscape Notes

GENERAL NOTES:

- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
- Contractor to Coordinate all work with Owner.
- Protect adjacent areas from damage during construction.
- See written specifications for additional requirements.
- Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
- All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
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CITY OF LINO LAKES, MN LANDSCAPE REQUIREMENTS:

1007.049 SCREENING, LANDSCAPING, BUFFER YARDS AND TREE PRESERVATION.

FOUNDATION LANDSCAPE ZONE. An area located within fifteen feet (15) of the building.

OPEN AREA LANDSCAPE ZONE. Includes disturbed site areas, that are not located within the foundation landscape zone, vehicular hardscape area or the building footprint and include cul-de-sac islands, boulevard medians, or storm water management areas.

- (A) FOUNDATION LANDSCAPE:
2 Large Trees + 6 Large Shrubs per 100 LF of Building:
406 LF Building = 8 Trees and 24 Shrubs Required | Shown: 2 Large Tree (4 Med. Trees), 25 Shrubs, 14 Perennials, & 39 Ornamental Grasses.
- (B) OPEN AREAS LANDSCAPE:
1 Large Tree + 2 Large Shrubs per 2,500 SF of Open Space
7,621 SF = 3 Trees and 6 Shrubs Required | Shown: 29 Large Trees & 136 Shrubs
- (C) BASIC USE AREA TREES TO BE REMOVED: 4
BUA Mitigation Trees Required: 0 (Non-ESA)
- (D) NON-BASIC USE AREA TREES TO BE REMOVED: 0
BUA Mitigation Trees Required: 0 (Non-ESA)
- (E) EXISTING TREES AS CREDIT: 13 (29 "Large Tree Value")
- (F) REQUIRED BUFFERYARDS:
Between Parking Lot and Public ROW - 30" Height (N & E Parking)

Assigned Canopy Cover Value			
Planting Location (for new trees)	Interior parking lot islands	Within less than 7 feet of vehicular hardscape edge	7 to 12 feet from vehicular hardscape edge
Assigned Canopy Coverage Value	100 percent of the canopy square footage	50% of the canopy square footage	25% of the canopy square footage
Square feet (SF) of canopy coverage assigned to each deciduous tree	Large Tree	950 SF (or 1200 SF in islands of 3 or more trees)	600 SF
	Medium Tree	500 SF	250 SF
	Small Tree	250 SF	125 SF
	Existing Tree: 6 - 12" DBH	1900 SF	950 SF
	Existing Tree: 12+" DBH	2850 SF	1425 SF

- (G) VEHICULAR HARDSCAPE TREE CANOPY COVERAGE CALCULATIONS:
42,340 SF x 40% = 16,940 SF Required
New Interior Parking Lot Trees: 4 (2,150 SF)
New 7' From Parking Lot Edge Trees: 25 (15,00 SF)
New 12' From Parking Lot Edge Trees: 0
Total Coverage Provided: 17,150 SF

- (H) PLANTING SUMMARY (EXCLUDES PARKING LOT REQUIREMENTS):
Gross number of "Large Trees" Required: 11 (Foundation and Open Spaces)
Gross number of "Large Shrubs" Required: 30 (Foundation and Open Spaces)

Existing "Large Trees" as Credit: 0 (Open Spaces)
New "Large Trees" Proposed: 31 (Includes 4 Medium Trees)
Existing "Large Trees" to Remain: 29

Total "Large Trees" On Site:	60
Total "Large Shrubs" on Site:	161

* REFER TO SHEET L1.2 FOR PLANT SCHEDULE *



PLAN DATE:	DESIGN BY:
09/05/2025	A.L.
CHECK BY:	PROJ. NO.
B.H.	25-151

DATE	DESCRIPTION
08/07/2025	INITIAL CITY SUBMITTAL PLAN SET
09/03/2025	BUILDING CHANGES
09/03/2025	CITY PERMITTING SET

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PRELIMINARY
BENJAMIN D. HARTBERG, P.E.
DATE: xx/xx/xxxx
LIC. NO. 48084

LINO LAKES DEALERSHIP
OFFICES
7920 LAKE DRIVE, LINO LAKES, MINNESOTA
LANDSCAPE PLAN

PREPARED FOR:
CLASSIC
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Sustainable Design
Planning

475 Cleveland Avenue N.
Suite 101A
Saint Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

5. Architectural Plans

OWNER ACKNOWLEDGEMENT

THIELEN & GREEN REQUIRES APPROVAL OF THE FOLLOWING PERMIT DOCUMENTS PRIOR TO SUBMITTING FOR CITY PLAN REVIEW. PLEASE REVIEW THE PERMIT DOCUMENTS IN FULL AND MAKE NOTE OF ANY ADDITIONAL CHANGES THAT SHOULD BE ADDRESSED. AN AUTHORIZED SIGNATURE BELOW INDICATES THE APPROVAL OF THIS DESIGN AND AUTHORIZES THIELEN & GREEN TO PROCEED WITH THE PERMITTING PROCESS AS OUTLINE IN THE CONTRACT AGREEMENT.

X

CLIENT NAME

DATE

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	HT	HEIGHT
ADJ	ADJACENT	INSUL	INSULATION
BD	BOARD	MAX	MAXIMUM
BO	BOTTOM OF	MIN	MINIMUM
BM	BEAM	NIC	NOT IN CONTRACT
CL	CENTER LENE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	PLY WD	PLYWOOD
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
DIM	DIMENSION	RO	ROUGH OPENING
EQ	EQ	TBD	TO BE DETERMINED
EXIST	EXISTING	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VF	VERIFY IN FIELD
FP	FILLER PANEL	W/	WITH
GYP BD	GYP SUM BOARD	WD	WOOD

SYMBOLS

1

SIM

←

EXTERIOR ELEVATION

0

←

GRID LINE

7

g000

7

g000

←

BUILDING SECTION

8

g000

←

WALL SECTION

9

g000

←

DETAIL SECTION

1

SIM

←

ENLARGED PLAN

1

←

REVISION

1

←

REVISION DELTA

101

←

EXISTING DOOR

101

←

NEW DOOR

101

←

DOOR TAG

1

A101

←

INTERIOR ELEVATION

Name

Elevation

←

LEVEL

1t

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WINDOW / STOREFRONT / CURTAINWALL TYPE

#

←

WALL TYPE

#

←

KEY NOTE

Room Name

101

←

ROOM

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS, MATERIAL SUPPLIERS, AND/OR THEIR CONSULTANTS TO REVIEW THE CONTRACT DOCUMENTS IN ITS ENTIRETY.
2. ITEMS SHOWN IN ONE LOCATION IN THE DRAWINGS AND/OR INCLUDED IN THE SPECIFICATIONS SHALL BE CONSIDERED PART OF THE WORK AND SHALL APPLY AT SIMILAR LOCATIONS THROUGHOUT THE PROJECT. IN THE EVENT OF INCONSISTENCIES BETWEEN THE DRAWINGS PROVIDED THE GENERAL CONTRACTOR SHALL SEEK CLARIFICATION FROM THE ARCHITECT OF RECORD.
3. NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT. DO NOT SCALE DRAWINGS.
5. **GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE REQUIRED TO VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK.**
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM WITH THE OWNER AND/OR LANDLORD ANY PROJECT REQUIREMENTS PRIOR TO BIDDING WORK INCLUDING: PRE-APPROVED SUBCONTRACTORS, MATERIALS, CONSTRUCTION REQUIREMENTS, ETC. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS PRIOR TO STARTING THAT PORTION OF WORK IN A TIMELY MATTER TO ALLOW REVIEW BY AOR AND OWNER FOR RESPONSE. NO WORK IS TO OCCUR IN AREA OF CONFLICT UNTIL WRITTEN RESPONSE AND APPROVAL IS ACHIEVED BY ALL PARTIES (OWNER, ARCHITECT, GENERAL CONTRACTOR).
8. THE GENERAL CONTRACTOR IS TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY ANY HAZARDOUS SUBSTANCES ENCOUNTERED IN THE FIELD.
9. ALL WORK SHALL BE PERFORMED BY APPROPRIATE SKILLED PERSONALE AND MATERIALS USED SHALL BE OF FIRST QUALITY.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT THE EXISTING STRUCTURE, FINISHES, LANDSCAPING, MEP SYSTEMS UNLESS REQUIRED TO REMOVE OR REPLACE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
11. WATER RESISTANT GYP. BD. SHALL BE USED AT ALL WET LOCATIONS.
12. ALL EXISTING WALLS AND/OR FENESTRATION ARE TO REMAIN U.N.O.
13. IF REQUIRED, THE GENERAL CONTRACTOR SHALL PREPARE FIRE SPRINKLER DESIGN DRAWINGS. SUBMIT AND RECEIVE APPROVAL PRIOR TO INSTALLATION AS REQUIRED WITH THE LOCAL AGENCIES HAVING JURSDICTION ON THIS PROJECT. THE AUTOMATIC SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE CODES LISTED BELOW AND LOCAL AMENDMENTS. A SEPARATE PERMIT BY DESIGN BUILD ENGINEERING COORDINATED BY THE GENERAL CONTRACTOR IS REQUIRED TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION FOR APPROVAL.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS DIRECTED BY THE MANUFACTURER FOR ALL WALL MOUNTED EQUIPMENT OR DEVICES, AND SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR ALL ITEMS NOTED AS "BY OWNER" OR "BY OTHERS".
15. DRAWINGS WERE PREPARED USING PRODUCT SPECIFIC CONFIGURATION INFORMATION, ACTUAL DIMENSIONS AND DETAILS OF SELECTED MATERIALS MAY CHANGE BEFORE INCORPORATION INTO THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING ANY CHANGES TO OTHER MATERIALS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
16. TYPICAL AND PROJECT SPECIFIC DETAILS ARE INCLUDED IN THE DRAWINGS, WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED SEEK CLARIFICATION PRIOR TO COMMENCING WORK.
17. ALL WORK SHALL CONFORM TO LAWS, REGULATIONS, CODES AND ORINANCES OF FEDERAL, STATE, COUNTY, CITY OR ANY OTHER JURISDICTION AS EACH MAY APPLY. IN THE EVENT OF ANY CONFLICT BETWEEN ANY OF THE PROJECT REQUIREMENTS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
18. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHERS LOCATIONS AND STANDPIPE CONNECTIONS, AS APPLICABLE, SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
19. ALL EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
20. REFER TO INDIVIDUAL SHEETS FOR OTHER GENERAL NOTES SPECIFIC TO THAT SECTION.

LOCATION MAP

PROJECT LOCATION

PLAN NORTH

TRUE NORTH

KEY PLAN

PROJECT LOCATION

PLAN NORTH

TRUE NORTH

GENERAL FIRE DEPT NOTES

1. ALL LIFE SAFETY SYSTEMS SHALL BE DESIGNED PER APPLICABLE FIRE PREVENTION CODE - SEE LIFE SAFETY PLAN
2. FIRE EXTINGUISHER REQUIREMENTS SHALL BE AS DETERMINED BY FIELD INSPECTION AND NFPA 10. THE CONTRACTOR SHALL SUPPLY ALL FIRE EXTINGUISHERS AND CABINETS AS REQUIRED - SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATION(S)
3. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF THE BUILDING AND SHALL BE VISIBLE / LEGIBLE FROM THE PUBLIC RIGHT-OF-WAY. SAID NUMBERS SHALL CONTRAST VISUALLY WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
4. COMMERCIAL DUMPSTERS OR CONTAINERS WITH A CAPACITY OF ONE-AND-ONE-HALF CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR ROOF EAVE LINES UNLESS THESE AREAS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
5. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS.

NOTES TO BIDDERS

AS REQUIRED BY CHAPTER 1341.0030 IBCB SECTION 305, ACCESSIBILITY FOR EXISTING BUILDINGS, SECTION 305.7 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION, PROVIDE SEPARATE LINE ITEMS FOR THE SCOPE OF WORK PERTAINING TO THE FOLLOWING IMPROVEMENTS TO THE ACCESSIBLE ROUTE:

1. PARKING FACILITIES

2. ACCESSIBLE ENTRANCES

3. ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA

4. TOILET FACILITIES

5. DRINKING FOUNTAINS

305.7 ALTERATIONS AFFECTING AS AN AREA CONTAINING A PRIMARY FUNCTION. WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO OR CONTAINS AN AREA OF PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION SHALL INCLUDE TOILET FACILITIES, PARKING FACILITIES, AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.

- EXCEPTIONS:
1. THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE AREA NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE ALTERATION AFFECTING THE AREA OF PRIMARY FUNCTION.
2. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS, AND SIGNS.
3. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, INSTALLATION OR ALTERATION OF FIRE PROTECTION SYSTEMS, AND ABATEMENT OF HAZARDOUS MATERIALS.
4. THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN FOR THE PRIMARY PURPOSE OF INCREASING THE ACCESSIBILITY OF A FACILITY.
5. THIS PROVISION DOES NOT APPLY TO ALTERED AREAS LIMITED TO TYPE B DWELLING AND SLEEPING UNITS.
6. **THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN BY A TENANT WHERE THE ACCESSIBLE ROUTE, TOILET FACILITIES, PARKING FACILITIES, TELEPHONES, AND DRINKING FOUNTAINS ARE OUTSIDE THE TENANT SPACE.**

DESIGN ALTERNATES



DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

1. FIRE SPRINKLER SYSTEMS

2. FIRE ALARM SYSTEMS (IF REQUIRED)

3. MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING

4. IT, LOW-VOLTAGE AV, DATA, SECURITY

5. SIGNAGE (INTERIOR AND/OR EXTERIOR)

SHEET INDEX

NUMBER	SHEET NAME	REVISION
CONCEPTUAL		
EX00	COVER SHEET	
EX01	CONCEPTUAL SITE PLAN	
EX02	CONCEPTUAL FLOOR PLAN	
EX03	CONCEPTUAL ELEVATIONS	
EX04	CONCEPTUAL RENDERINGS	



LINO LAKES DEALERSHIP + OFFICES
7920 LAKE DRIVE, LINO LAKES, MN 55014

PROJECT DESCRIPTION

*REFER TO SHEET A001 FOR MORE EXTENSIVE CODE REVIEW

PROJECT NAME:	LINO LAKES DEALERSHIP + OFFICES	PROPOSED USE:	"B" (BUSINESS OFFICE)
ADDRESS:	7920 LAKE DRIVE, LINO LAKES, MN 55014	BUILDING HEIGHT:	1 STORIES
PID:	ANOKA COUNTY, PID 09-31-22-22-0030	BUILDING AREA:	8,010 GFA
PROJECT DESCRIPTION:	NEW 8,010 SF SINGLE STORY "B" OCCUPANCY BUILDING USING TYPE VB CONSTRUCTION. PROJECT DELIVERY IS DESIGN-BUILD MEP BY THE GENERAL CONTRACTOR	PROJECT AREA:	2.79 ACRES
		FIRE PROTECTION:	FULL BUILDING SPRINKLER

PROJECT TEAM

CLIENT

TYLER HUEBSCH
10731 HAWTHORN TRAIL
WOODBURY, MN55129

CONTACT: TYLER HUEBSCH
EMAIL: TJHUEBSCH@GMAIL.COM
PHONE: 651-442-9334

GENERAL CONTRACTOR

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

CONTACT: KRISTIN ERICKSON
EMAIL: KRISTIN@CLASSICCONSTRUCTION.COM
PHONE: 763-434-8870

ARCHITECT

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MINNESOTA 55038

CONTACT: KRIS THIELEN - ARCHITECT (MN #59237)
EMAIL: KMT@TANDGARCH.COM
PHONE: 763-563-7927

CIVIL ENGINEER

PLOWE ENGINEERING
6776 LAKE DR NE
LINO LAKES, MN 55014

CONTACT: MOHAMMAD ABUGHAZLEH
EMAIL: MOE@PLOWE.COM
PHONE: 651-361-8237

MECHANICAL/ELECTRICAL/PLUMBING

THIS PROJECT IS BEING DELIVERED AS DESIGN BUILD MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION BY THE GENERAL CONTRACTOR UNDER A SEPARATE SUBMITTAL(S)

LANDSCAPE ENGINEER

CALYX DESIGN GROUP
475 CLEVELAND AVE N, SUITE 101A
ST. PAUL, MN 55104

CONTACT: BEN HARTBERG
EMAIL: BEN@CALYXDESIGNGROUP.COM
PHONE: 651-788-9018

CITY STAMP AREA

THIELEN & GREEN

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763-563-7927
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LINO LAKES
DEALERSHIP +
OFFICES

7920 LAKE DRIVE
LINO LAKES, MN 55014
PID 09-31-22-22-0030

ISSUE	DATE
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P&Z SUBMITTAL	08/02/2025
UPDATED P&Z SUBMITTAL	09/03/2025
PRELIM COMMENTS	09/08/2025

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

COVER SHEET

Project Number653_2025

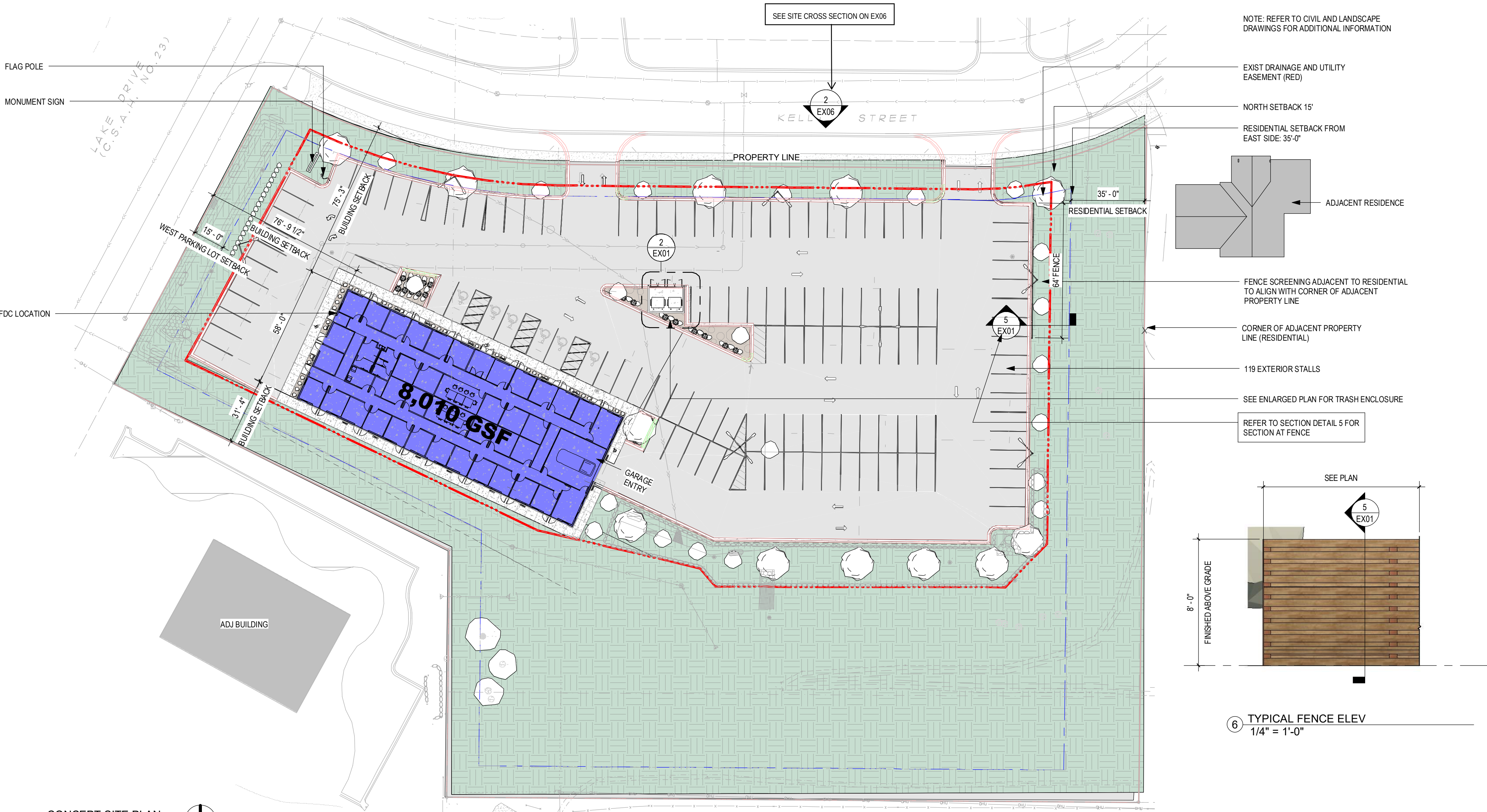
Date06/23/2025

Drawn ByAUTHOR

Checked ByKMT

EX00

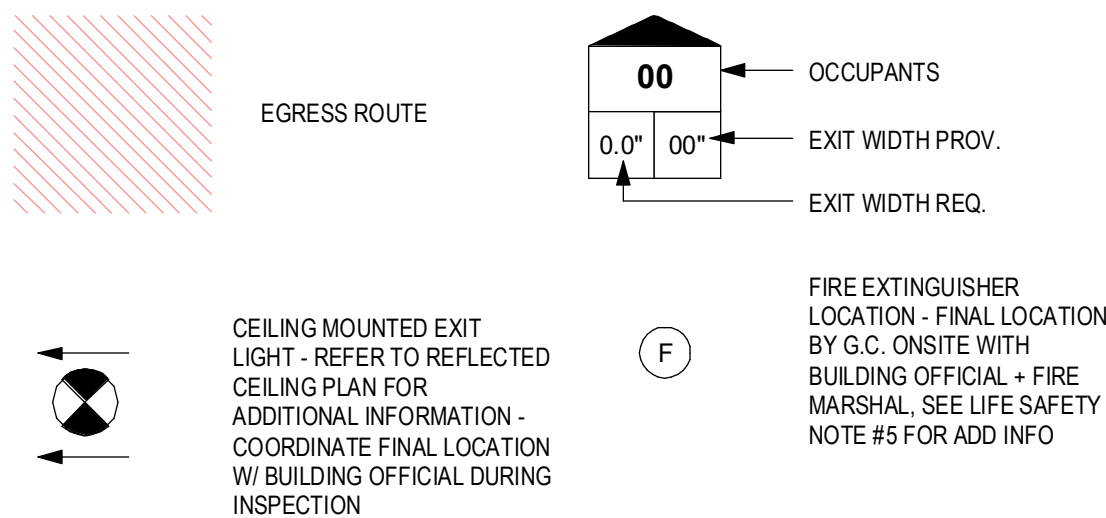
ScaleAs indicated



CODE PLAN LEGEND

CHAPTER 8: INTERIOR FINISHES

2. REFER TO DOOR SCHEDULE FOR ADDITIONAL ACCESSIBILITY AND / OR EGRESS REQUIREMENTS
CONTINUATION OF ACCESSIBLE AND EGRESS ROUTE OF TRAVEL BEYOND THE AREA OF WORK
BY OTHERS.
3. EXIST. EXT. SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND
STANDPIPE CONNECTIONS (AS APPLICABLE) SHALL NOT BE CONCEALED BY CURTAINS,
MIRRORS, OR OTHER DECORATIVE MATERIAL(S).
4. ALL EXIST DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF
A KEY OR SPECIAL KNOWLEDGE.
5. FIRE EXTINGUISHER ARE TO BE PROVIDED AS REQUIRED BY THE MINNESOTA FIRE CODE.
MULTI-PURPOSE FIRE EXTINGUISHERS REQUIRE A MINIMUM RATING OF 42BC(10 LB) AND SPACED
WITH MAXIMUM TRAVEL DISTANCE OF 75.0' FROM ANY POINT TO A FIRE EXTINGUISHER. K-
CLASS PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ALL KITCHENS. D-CLASS
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN MACHINE SHOPS.



CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "B" (OFFICE)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

BUILDING AREA:	8,410 GFA
CONSTRUCTION TYPE:	VB
BUILDING SPRINKLED:	YES
504.3 ALLOWABLE BUILDING HEIGHT:	60'-0"
504.4 ALLOWABLE STORIES:	3 STORIES
506.2 ALLOWABLE AREA:	36,000 SF ALLOWABLE

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE:	VB
PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NONBEARING EXTERIOR WALLS AND PARTITIONS:	0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

OCCUPANCY GROUP: *B" (OFFICE)
SPRINKLED: YES

803.13	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	B
	CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS:	C
	ROOMS AND ENCLOSED SPACES:	C

CHAPTER 10: MEANS OF EGRESS

1004 FUNCTION OF SPACE: OFFICE (1 PER 150) = 57 OCC

1006.2	NUMBER OF EXITS:	2 REQUIRED; 2 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<100'-0" REQUIRED; 45'-0" PROV
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<250'-0" REQUIRED; 78'-0" PROV
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CHAPTER 29: PLUMBING SYSTEMS

2902.01 MINIMUM NUMBER OF FIXTURES
GROUP "B" (CLASSIFICATION):

- REQUIRED: 2.08 WC, 1.25 LAV
 - WC: 1 PER 25 FIRST 50, EVERY 50 THEREAFTER PER SEX
 - LAV: 1 PER 40 FIRST 80, EVERY 80 THEREAFTER PER SEX
- PROVIDED: 4.00 WC, 1.00 LAV, 1 SERVICE SINK
 - 56.00 / 2 = 026.00 MALE/ FEMALE
 1. 026.00 / 25 = 1.04 WC EACH
 2. 026.00 / 40 = 0.63 LAV EACH

CITY STAMP AREA

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**LINO LAKES
DEALERSHIP +
OFFICES**

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PID 09-21-22-22-0030

ISSUE	DATE
EXHIBIT #1	06/23/2025
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P&Z SUBMITTAL UPDATED	09/02/2025
P&Z PRELIM COMMENTS	09/08/2025

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL FLOOR PLAN

Project Number	653 2025
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Date	06/23/2025
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Drawn By	AUTHOR
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Checked By	KMT
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EX02

Scale **As indicated**

1
EX03

145' - 0"

24' - 8" 18' - 8" 19' - 8" 19' - 0" 19' - 8" 18' - 8" 24' - 8"

OFFICE 101 116 SF 10' - 8" 4' 7/8" OFFICE 102 116 SF 10' - 8" 4' 7/8" OFFICE 103 116 SF 10' - 8" 4' 7/8" OFFICE 104 116 SF 10' - 8" 4' 7/8" OFFICE 105 116 SF 10' - 8" 4' 7/8" OFFICE 106 115 SF 10' - 7" 4' 7/8" VESTIBULE 100 116 SF 10' - 3" 4' 7/8" OFFICE 107 115 SF 10' - 7" 4' 7/8" OFFICE 108 116 SF 10' - 5" 4' 7/8" OFFICE 109 116 SF 10' - 5" 4' 7/8" OFFICE 110 116 SF 10' - 5" 4' 7/8" OFFICE 111 116 SF 10' - 5" 4' 7/8" OFFICE 112 174 SF 10' - 8" 4' 7/8"

RISER ROOM 129 30 SF

OFFICE 113 120 SF

OFFICE 114 120 SF

WEST HALL 130 115 SF

OFFICE 116 116 SF 10' - 8" 4' 7/8" OFFICE 117 116 SF 10' - 8" 4' 7/8" OFFICE 118 116 SF 10' - 8" 4' 7/8" OFFICE 119 115 SF 10' - 8" 4' 7/8" OFFICE 120 117 SF 10' - 8" 4' 7/8" OFFICE 121 113 SF 10' - 8" 4' 7/8" OFFICE 122 115 SF 10' - 8" 4' 7/8" OFFICE 123 115 SF 10' - 8" 4' 7/8" OFFICE 124 115 SF 10' - 8" 4' 7/8" OFFICE 125 115 SF 10' - 8" 4' 7/8" OFFICE 126 115 SF 10' - 8" 4' 7/8" OFFICE 127 115 SF 10' - 8" 4' 7/8" OWNER'S OFFICE 128 175 SF

OFFICE 129 30 SF

OFFICE 136 120 SF 11' - 2 3/8" OFFICE 137 120 SF 11' - 2 3/8" OFFICE 138 244 SF 22' - 4 7/8" OFFICE 139 120 SF 11' - 2 3/8" OFFICE 140 123 SF 11' - 6 3/8" OFFICE 141 116 SF 10' - 10 3/8" OFFICE 142 539 SF

SHARED CONFERENCE 138 244 SF

SHARED CONFERENCE 148 244 SF

OFFICE 143 96 SF

MECHANICAL 143 96 SF

STORAGE / IT 144 47 SF

OFFICE / FUTURE BREAK 145 120 SF

OFFICE 146 120 SF

OFFICE 149 120 SF

OFFICE 150 123 SF

OFFICE 152 116 SF

OFFICE 153 115 SF

OFFICE 154 115 SF

OFFICE 155 115 SF

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OFFICE 304 115 SF

OFFICE 305 115 SF

OFFICE 306 115 SF

① ARH FLOOR PLAN
3/16" = 1'-0"

4
EX03



THIELEN & GREEN



THIELEN & GREEN



THIELEN & GREEN



THIELEN & GREEN

CITY STAMP AREA

THIELEN & GREEN

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PRELIM COMMENTS	09/08/2025

PRELIMINARY

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**CONCEPTUAL
RENDERINGS**

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653_2025

Date

06/23/2025

Drawn By

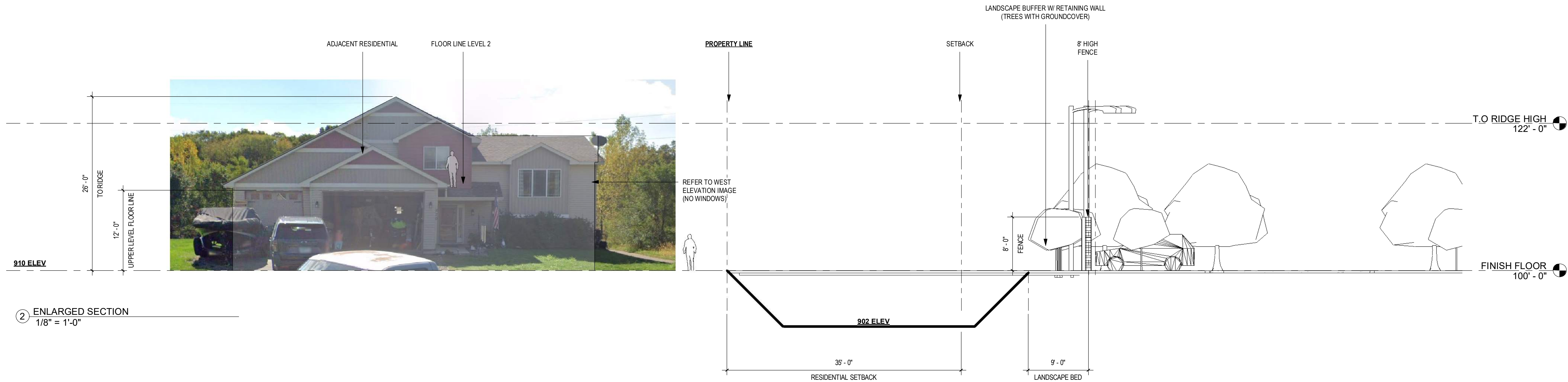
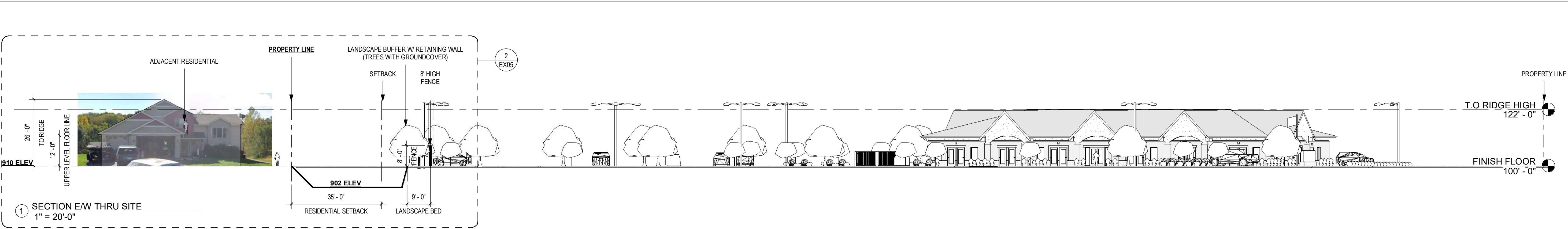
KMT

Checked By

KMT

EX04

Scale



CITY STAMP AREA

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PRELIM COMMENTS #2	09/10/2025

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SITE CROSS SECTION

Project Number 653_2025

Date 06/23/2025

Drawn By Author

Checked By Checker

EX05

Scale **As indicated**



Calculation Summary		Units		Avg		Max		Min		Avg/Min		Max/Min	
Label	CalcType	Illuminance											
Ground Planar													
Luminaire Schedule		Arrangement		Description		LLF		Luminaire Lumens		Luminaire Watts		Total Watts	
Symbol	Qty	Label											
	18	WP		WFV LS70 G2 FSK-5700Lm-40K		0.910		5696		36		648	
	1	DD		ALF LS500 T5 G2 FSK-42000Lm-40K		0.910		44880		264		264	
	4	FF		ALF LS500 T4 G2 FSK-42000Lm-40K		0.910		41976		264		1056	

Lino Lakes

Dealership Offices

REV 1
9/3/2025

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Diane Hankee PE, Lino Lakes City Engineer

Date: October 1, 2025

Re: 7920 Lake Drive – Lino Lakes Dealership
Site Plan Review
031861-000

WSB reviewed the Civil plans for the **Lino Lakes Dealership + Office** site in Lino Lakes, MN, received September 8, 2025. The site is 2.79 acres and located at 7920 Lake Drive east of Lake Drive (CSAH 23) on the south side of Kelly Street. The lot has frontage along Lake Drive (CSAH 23). Comments were made on the following documents:

- **Lino Lakes Dealership + Office - Civil Plans** prepared by Plowe Engineering, dated September 5, 2025, received September 8, 2025.
- **Lino Lakes Dealership + Office - Stormwater Drainage Report** prepared by Plowe Engineering, dated September 5, 2025, received September 8, 2025.
- **Lino Lakes Dealership + Office – Traffic Study** prepared by SSTs, dated August 22, 2025, received September 8, 2025.
- **Lino Lakes Dealership + Office – Geotechnical Exploration Report** prepared by Haugo Geotechnical Services, dated August 27, 2025, received September 8, 2025.

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

Engineering

- **General**

The **Lino Lakes Dealership + Office** site project proposes to create an office space for independent automotive dealerships which includes the associated parking lot, utilities, and landscaping. The site is located at 7920 Lake Drive on Lot 1 Block 2 of the Pine Glen Addition and will be accessed from Kelly Street.

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and retaining walls.

Comments:

1. Remove basin (INF-2) from drainage and utility easement
2. Provide Emergency Overflow (EOF) elevations for all low points in the parking or green space areas.
3. Provide 15' trail easement
 - a. Grade for future trail

4. Address conflict between FES/storm sewer and retaining wall
 - a. Provide detail
5. Provide retaining wall details
 - a. Retaining Walls greater than 4' would require a City permit and be designed by a structural engineer
6. Verify whether CBMH 1 or CBMH 3 can be shifted to eliminate CB(ST)MH 2
7. Additional redlines on the plans to be addressed

• **Stormwater Management**

Stormwater management for 7920 Lake Drive site consists of constructing infiltration basins on the east and west sides of the site.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing*	0.84	1.81	5.21	Not required
Proposed	0.78	1.55	5.43	Not required

*Existing conditions is the updated modeling of the regional drainage system with assumed developed landcover, the slight increase in 100-yr is still less than undeveloped runoff totals

Comments:

1. The proposed parking lot grading must be revised to raise it above the regional pond HWL of 906.53.
2. CBMH 3 needs a sump to provide pretreatment of inflows to INF-1.
3. Rolled erosion blanketing containing natural netting is needed on proposed 3:1 slopes.
4. Riprap stabilization is recommended instead of matting for INF-2 basin overflow.
5. Native vegetation must be shown over proposed infiltration BMPs and their side slopes in the landscaping plan.
6. Trees should not be planted in the infiltration basin.
7. Exfiltration must be removed from the modeling for determination of site rate control and HWLs.
8. HydroCAD modeling should use the separate impervious/pervious runoff mode in model settings for most accurate hydrology.
9. Revise storm sewer to collect more of the surface flow from the eastern half of the parking area.
 - a. Currently all surface flow goes to the southeast curb cut

• **Water Supply**

An 8" DIP CL 52 water service stub is supplied to the site.

Comments:

1. Show approximate location where existing utilities enter the building.
2. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.

3. Verify need for separate fire and domestic services with separate shutoffs
4. Additional redlines on the plans to be addressed

- **Sanitary Sewer**

A 6" PVC SCH 40 sanitary sewer service stub is supplied to the site.

Comments:

1. Show approximate location and elevation where existing utilities enter the building.
2. Additional redlines on the plans to be addressed

- **Transportation**

The 7920 Lake Drive site proposes the use of two access off of Kelly Drive.

Comments:

1. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for emergency access.
2. Provide turning movements for expected delivery/semi-truck vehicles within the lot.
3. A photometric plan has been provided. Ensure lights are not placed on curblines and that foot candle levels meet Lino Lakes City Ordinance.
4. The parking calculations meet Lino Lakes City Ordinance.
5. Show curb ramp locations.
6. Based on a 8,410 SF Small Office Building use, ITE estimates 14 trips in the AM peak hour, 18 trips in the PM peak hour, and 121 daily trips. The site will have minimal impacts to the adjacent roadway network and the Traffic Study does not recommend any mitigation measures.
7. Minor comments on the Traffic Study include updating the size of the building to 8,410 square feet. The Traffic Study does meet the Lino Lakes City Ordinance.
8. Provide pedestrian ramps across entrances
9. Follow commercial entrance detail to have 25' radii matching into Kelly Street

- **Wetlands and Mitigation Plan**

Wetlands are not present.

- **Landscaping**

Specific landscaping plans were provided as part of the submittal and the City's Environmental Coordinator will review and provide in-depth comments.

- **Floodplain**

No floodplain on the site.

- **Drainage and Utility Easements**

Drainage and utility easements are required for stormwater systems. This includes the area encompassing the 100-yr HWL of any BMPs.

Comments:

1. Provide 15' trail easement as shown
 - a. Grade area for future trail

- **Development Agreement**

A Development Agreement will not be required but a Site Performance Agreement will be.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction
3. Anoka County Highway/Right of Way Permit
4. Rice Creek Watershed District Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: September 24, 2025
Re: Environmental Comments – 7920 Lake Drive- Lino Lakes Dealership

Staff has reviewed the submittals and had recommended the following:

1. CBMH 3 should be a sump structure to provide pretreatment before discharging into the infiltration basin. Otherwise, an additional structure should be proposed prior to the outlet as a sump.
2. Recommend planting native species or low mow fescue adjacent to the parking lot where the site drains to the stormwater bmp.
 - a. Filtration of additional buffer will be beneficial to soil stabilization, pollutant filtration, and wildlife/pollinator habitat.
3. Rock mulch bed for landscaping to be flush with ground level.
4. Remove tree plantings from within the infiltration basin 1 as this will lead to maintenance issues.
 - a. Removal of the trees from the basin will likely change the vehicular hardscape coverage calculations
5. Infiltration Basin 1 is being proposed as a snow storage area, staff highly recommends storing snow outside of the basin. Storage within the basin will lead to higher sedimentation rates, increased chloride, and maintenance issues.
6. Retaining wall around infiltration basin 1 is concerning for future maintenance operations.
7. Infiltration Basin 1 shows being stabilized with sod, provide live plugs and native seed like Basin 2.
8. End cap parking breaks should have landscaping provided
9. 8' privacy fence should be constructed of maintenance free material
10. Glare shield to be provided on parking lot lighting
11. NPDES permit will be required for the project. Provide proof of permit before construction.
 - a. Provide inlet protection in both CB adjacent to Kelly Street

- b. Add note that street sweeping of adjacent impervious surface is required by the authorization of the City Engineer.
- c. Final Erosion control review will be completed with future submittals.



SITE & BUILDING PLAN REVIEW
WORKSHEET

PROJECT: Lino Lakes Dealership and Offices

Planning & Zoning Board Date: October 8, 2025

City Council Date: November 10, 2025

ZONING/LAND USE

Zoning District GB

Future Land Use Plan Commercial

Sewered or Unsewered Lot Sewered

CUP required? Yes

Comprehensive Plan Amendment? No

Rezoning required? No

Variance required? No

	Required	Proposed
Lot size (sf)	20,000 sf	121,566 sf
Lot width (ft.)	100 ft	160 ft

DATE: October 2, 2025

REVISED:

To be addressed by applicant

NOTES:

GB, General Business

motor vehicle sales lot

existing lot

lot width along Lake Drive

Setbacks-Street Right-of-Way

Principal Building-Arterial (Lake Dr)
Parking Lot

Required	Proposed
40 ft	76 ft
15 ft	25 ft

Front

Setbacks-Street Right-of-Way

Principal Building-Local (Kelly St)
Parking Lot

Required	Proposed
30 ft	75 ft
15 ft	17 ft

Setbacks-Rear Lot Line (East)

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10 ft	247 ft
10 ft	NA
10 ft	53 ft

Setbacks-Side Lot Line (South)

Principal Building
Accessory Building
Parking Lot/Driveway

Required	Proposed
10 ft	31 ft
10 ft	NA
10 ft	26 ft

From Residential Land Use
Between Principal Buildings

Required	Proposed
35 ft	247 FT
TBD	NA

Height

Required	Proposed
45 ft max	22 ft

Impervious surface restrictions

Permitted	Proposed
75% max	46%

GENERAL PROVISIONS

Building Type and Construction

Commercial

See tabs.

Accessory buildings or structures

Number of structures

Required	Proposed
0	0
400 sf	NA

Size

Refuse and recyclable materials enclosure

Yes

Located in side yard 60ft from lot line

Outdoor lighting

1.0 ft candle allowance onto right of way

No

Photometrics exceed 1.0 ft onto right-of-way and shall be revised.

0.4 ft candle allowance onto adjacent prop.

OK

Light Shields

No

Glare shields are required.

Light Fixture Pole Height

Required	Proposed
30 ft max.	28 ft

Light Fixture Location

Required	Proposed
10 ft	15 ft
5 ft	50+ ft

Street ROW

Side or rear

Smoke, Dust, Odors, Noise	Minimal
Sewage Disposal (on-site)	NA
Waste material	Yes
Bulk storage (liquid)	No
Radiation emission	No
Electrical emission	No
Exterior storage	No

Off-Street Parking

	Required	Proposed
Angle of parking	90	90
Space Width	9 ft	9 ft
Space Length	18 ft	18 ft
Aisle Width One Way	24 ft	24 ft
Aisle Width Two Way	24 ft	24 ft

Curb cut access 30 feet from ROW intersection	100+ ft
Curb cut access onto public street 40 feet from one another	132 ft
Curb cut and driveway 5 feet from side yard	75 ft

Typical construction activities.

Typical construction waste material will be property disposed of.

	Required	Proposed
Curb cut width	36 feet max.	36 ft
Driveway grade elevation	5%	?
Striping 4" wide	4"	?

Continuous concrete perimeter curb barrier Yes

6+ spaces shall be landscaped on all sides Yes

50+ space parking lots require
100 sf island per 25 spaces 480 sf

	Required	Proposed
# space requirements	115	120
# handicap space requirements	6	6

*The 120 proposed parking spaces exceeds
all 3 parking space requirement scenarios.*

Off-Street Loading Spaces NA

Show on grading plan.

Show on site plan.

B612 per Sheet C1

119 spaces / 25 = 4.76 x 100 = 476 sf required

Per City Code Section 1007.052(6)	Gross	Floor	# Spaces	
Office: 1 space per 200sf floor area	8,010	7,209	36	required

OR

Sales: 1 space per 250sf floor area +	8,010	7,209	29	required
1 space per 2,000 sf gross land area.	121,532		61	required
			90	TOTAL

OR

Per City Code Section 1007.132(8)(h)				
Sales:	380 sf sales area per vehicle exclusive of required parking areas			
	43,800 sf sales area/380 =	115 spaces required		
Office:	-36 spaces required			
	79 spaces allocated for vehicle sales			

SPECIAL REVIEW REGULATIONS

Shoreland District	NA	
Floodplain District	NA	
Town Center Design & Development Guide	NA	
Industrial Park Covenants	NA	

EAW/AUAR COMPLIANCE

Does an EAW/AUAR exist?	No	
Is an EAW/AUAR required?	No	
Is project in compliance?	NA	
Does EAU/AUAR need to be revised?	NA	

ADDITIONAL NOTES

See additional conditions listed in staff reports.

A separate Sign Permit application for all ground and/or building wall signs shall be submitted and approved prior to the construction or installation of any signage.

PLANNING & ZONING BOARD AGENDA ITEM 7A

STAFF ORIGINATOR: Katie Larsen, City Planner
Michael Grochala, Community Development Director

MEETING DATE: October 10, 2025

TOPIC: Main Street Master Plan Comprehensive Plan Amendment

CASE NUMBER: CPA2025-XX

APPLICANT: City of Lino Lakes

OWNER: N/A

REVIEW SCHEDULE: N/A

INTRODUCTION

Staff will be providing an update on the Main Street Master Plan Comprehensive Plan Amendment.

BACKGROUND

The Main Street Master Plan was approved by the City Council on August 27, 2025, as the guiding document for the Main Street Corridor. As part of the implementation process an amendment to the City's Comprehensive Plan is necessary, covering the entire study area. The amendment will include:

- Text modifications to the Planning District 2 guidance incorporating the Master Plan
- Amendment of the 2040 and Full Build Land Use Plans
- Amendment of the 2040 Utility Staging Plan
- Updates to land supply and density tables
- Updates to the Sanitary Sewer Chapter

Staff will provide an overview of the proposed changes at the October 10, 2025, meeting. A public hearing will be held to consider the proposed amendment at the November 12, 2025, Planning and Zoning Board meeting. In addition, the planned amendment will be distributed to adjacent governmental jurisdictions for review including the City of Blaine, Centennial and Forest Lake School Districts, Anoka County and the Rice Creek Watershed District.

Following the hearing the proposed amendment will be forwarded to the City Council for consideration in late November or early December.

RECOMMENDATION

None. Discussion only.

ATTACHMENTS

None.