



CITY COUNCIL AGENDA

Monday, March 2, 2026

CITY COUNCIL WORK SESSION, 6:00 P.M., COMMUNITY ROOM

Mayor Rafferty, Councilmembers Lyden, Nelson, Ruhland and Rennaker

City Administrator: Karen Anderson

1. Call to Order and Roll Call
2. Setting the Agenda: Addition or Deletion of Agenda Items
3. Presentation of 2025 Polco National Community Survey Results (Consultant presentation via Google Meet), Meg Sawyer
4. Review of Bond Issuance Process (Keith Dahl, Ehlers), Tracy Thoma
5. Valvoline, Clearwater Commons, Auto Repair—Minor Conditional Use Permit, Katie Larsen
6. City Recreation Complex Land Development: Tower Park, Michael Grochala
7. North Oaks and White Bear Township JPA Updates, Michael Grochala
8. Ash Street and Centerville Road Roundabout Landscaping, Michael Grochala
9. Anoka County Real-Time Crime Center and Flock (Lieutenant Mendoza, Sheriff's Office), Curt Boehme
10. Fire Department, Paid On Call Firefighter Update, Dan L'Allier
11. 2025 Street Reconstruction Project, Michael Grochala
12. City Administrator Update, Karen Anderson
13. Notices and Communications

ADJOURNMENT

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 4.**

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE March 2, 2026

AGENDA ITEM: Review of Bond Issuance Process (Keith Dahl, Ehlers)

INTRODUCTION

Keith Dahl, Ehlers and Associates, will provide a presentation on the municipal bond issuance process.

BACKGROUND

This meeting will provide an opportunity for the City Council to review the bond issuance process. This is in preparation for the upcoming issuance of a bond for the Public Works Facility and Otter Lake Road Project.

REQUESTED COUNCIL DIRECTION

Informational, no action required.

ATTACHMENTS

None

**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 5**

STAFF ORIGINATOR: Katie Larsen, City Planner

DATE OF WORK SESSION: March 2, 2026

TOPIC: Valvoline (Clearwater Commons) Auto Repair-Minor Conditional Use Permit

BACKGROUND

At the Work Session, staff will present the March 9, 2026 Council staff report.

The applicant, Valvoline Instant Oil Change Facility, is proposing to construct a Valvoline Instant Oil Change Facility. The property address is 7104 21st Avenue North.

REQUESTED COUNCIL DIRECTION

None. Discussion only.

ATTACHMENTS

1. March 9, 2026 Council Staff Report

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: March 9, 2026

TOPIC: Valvoline (Clearwater Commons)

- i. Resolution No. 26-21 Approving Auto Repair-Minor Conditional Use Permit
- ii. Resolution No. 26-22 Approving Site Improvement Performance Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Valvoline Instant Oil Change Facility, is proposing to construct a Valvoline Instant Oil Change Facility. The property address is 7104 21st Avenue North.

Tentative Review Schedule:

Complete Application Date:	January 14, 2026
60-Day Deadline:	March 15, 2026
Environmental Board Meeting:	January 28, 2026
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	February 11, 2026
City Council Work Session:	March 2, 2026
City Council Meeting:	March 9, 2026

BACKGROUND

The Land Use Application is for the following:

- Conditional Use Permit
 - Auto repair-major and minor for fast oil change facility
- Site & Building Plan Review

This staff report is based on the following submittals:

- Site Development Plan prepared by CESO dated January 12, 2026
- Color Building Elevations dated January 12, 2026

ANALYSIS

History

The site is legally described as Lot 3, Block 1, Clearwater Commons. In June 2025, the City approved the preliminary plat for this 3 lot commercial subdivision. The final plat was approved in September 2025. Site grading, utilities, stormwater management, private street, traffic study, wetlands, AUAR, etc. were reviewed for all 3 lots. Site and building plan review for Chipotle was also completed for Lot 1 in conjunction with the preliminary plat.

This land use application is for conditional use permit and site & building plan review specifically for Lot 3 and the proposed Valvoline facility.

Existing Site Conditions

The lot is 0.64 acres and is an existing agricultural, relatively flat property.

Zoning and Land Use

The site is zoned GB, General Business and is guided commercial per the City's 2040 Comprehensive Plan. A conditional use permit (CUP) is required for auto repair-major and minor for a fast oil change facility.

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

Similar to the Valvoline (Java Lino Lakes), staff recommends the conditional use permit only be for automobile repair-minor as defined in City Code Section 1007.001(2) Definitions.

AUTOMOBILE REPAIR-MINOR. An establishment providing goods or services related to passenger motor vehicles such as car washes; repair businesses limited to minor engine repair, fluid changing, tire service and muffler repair; and other uses of similar character, but not including uses defined as a major automobile business or automobile sales.

The conditional use permit findings will be discussed later in this report.

Surrounding Zoning and Land Use

Direction	Zoning	Existing Land Use	Future Land Use
North	GB, General Business	Vacant Commercial	Commercial
South	GB, General Business	Commercial	Commercial
East	GB, General Business	Vacant Commercial	Commercial
West	City of Centerville	City of Centerville	City of Centerville

Site and Building Plan Review

The attached Site and Building Plan Review Worksheet was completed 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.

Site Plan

The building will be located on Lot 3, Block 1, Clearwater Commons. The lot area is 27,878 sf (0.64 acres). The site is accessed from the private street along the north of the lot.

Eight (8) parking spaces are required and nine (9) are provided.

Drive-through service facilities are accessory uses. Per City Code Section 1007.132(7):

(c) Drive-through service facilities:

1. At least 120 feet of segregated passenger motor vehicle stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum passenger motor vehicle stacking may be reduced to 60 feet per lane.

Sixty (60) feet of multiple service lane stacking is provided.

2. The stacking lane and its access must be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.

Traffic is controlled and will not interfere with on-site traffic circulation or access.

3. No part of the public street or boulevard may be used for stacking of passenger motor vehicles or motorcycles.

No public street or boulevard are used for stacking.

4. The stacking lane, order board intercom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.

The stacking lanes are designed and located to minimize glare to adjacent premises. There are no nearby residential premises. There are no order board and windows on site. Maneuverability of vehicles is maximized.

5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.

There is no drive-through window. There is no adjoining residential zoning districts. Stacking lanes are screened from Main Street by the building.

6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with § [1007.046](#).

A photometric plan has been submitted; however, revisions are required to determine compliance.

Architectural Plans and Exterior Building Materials

The building footprint is approximately 1,462 sf and has 2 service bays, office space, and a restroom.

Exterior materials include EIFS, 2 different colors of brick, and glass. Colors are browns, tans, and beige. The exterior materials, colors, and percentages are compliant with performance standards.

The building height is 24ft which is less than that maximum 45 ft allowed.

The trash enclosure is made of split face cmu painted brown and sand to compliment the building.

Rooftop mechanical equipment shall be screened by the parapets.

Grading Plan and Stormwater Management

Per the City Engineer Memo dated February 4, 2026:

Stormwater management for the Valvoline site was included with the overall Clearwater Commons development and consists of collecting stormwater runoff with several catch basins and conveying it to an underground BMP on the west side of the site through an existing stub. The proposed site meets these requirements.

Public Utilities

The site will be municipally served by an 8" sanitary sewer main and 8" watermain located along the private street.

Tree Preservation, Mitigation Standards and Landscaping

Per the January 28, 2026 Environmental Board staff report:

Tree Preservation

A resource inventory was completed for the project showing 10 trees proposed for impacts. Nine of the trees are poplar and 1 willow that would be considered significant trees.

3 trees are to be removed from this site and are within the basic use area.

Landscaping

Landscaping will be required for each lot as it develops and will be required to meet all city requirements. Currently trees are being planted along the private street for screening.

Canopy cover standards are required to mitigate the effects of hardscape by establishing tree canopy cover. The required minimum canopy coverage is 40%. The site is comprised of 11,621 SF of impervious at 40% requires 4,649 SF of coverage. Eight trees are being proposed within the vehicular hardscape area to provide 4,800 SF.

Foundation landscape zone 6 large shrubs and two large trees are required per 100 LF of building. The site includes 157 LF, 2 large trees are being proposed along with 10 large shrubs. One additional large tree should be proposed to meet requirements.

Open area landscape is required to provide 1 large tree and two large shrubs per 2,500 SF of open space. Open area on site is 9,410SF/2500=3.76 or 4 large trees and 8 shrubs. They are proposing to meet the requirements.

Buffer and screening between vehicle hardscape and public right of way. Minimum height screening of 30" to be provided for Main Street and SR 30E. All planting screens require at a minimum a double row of plants with triangulated spacing (See illustration). Planting plans shall include species which are sized to appropriately screen visibility within five years of planting. Small shrubs shall be planted at a maximum interval of three feet on center; medium shrubs shall be planted at a maximum interval of four feet on center; and large shrubs shall be planted at a maximum interval of six feet on center unless; otherwise authorized by the City.

Signage

A separate Sign Permit Application with detailed sign information is required for any permanent or temporary signage.

Impervious Surface Coverage

The allowed maximum impervious surface coverage per lot in the GB, General Business District is 75%. The proposed impervious surface is 58% and is compliant.

Traffic Study

The traffic study for the three (3) lot Clearwater Commons commercial subdivision details compliance with City requirements. The proposed Valvoline is consistent with the study.

EQB Environmental Review

The site is within the 2005 I-35E Corridor AUAR environmental review boundary. The AUAR was updated in July 2025. The AUAR identifies this site as commercial in the land use scenarios. The proposed Valvoline is consistent with commercial development. No further environmental assessment is required.

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 comments are attached.
- Police Department reviewed the site and building plan and had no concerns.
- Fire Department reviewed the site and building plan and had no concerns.
- City Engineer comments are attached.
- Environmental Coordinator comments are attached.
- Planning & Zoning Board held a public hearing on February 11, 2026. There were no public comments. The Board recommended approval of the conditional use permit.

Agreements

Stormwater Maintenance Agreement

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities is in place. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes are 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 shall be executed prior to construction.

Comprehensive Plan

The Valvoline project 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 Comprehensive Plan guides this property for commercial use. The Valvoline project is consistent with commercial land use.

Housing Plan

The goals and policies of the Housing Plan are not negatively impacted by the Valvoline project.

Economic Development

The Valvoline project 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 14 (Main Street) is an A-Minor Arterial Connector county road. 21st Avenue North is a minor collector City road. The exiting road system can accommodate the traffic generated by the Valvoline project.

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 Clearwater Commons development and Valvoline project 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 Valvoline project 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 Valvoline project 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. The City collected cash in lieu of land dedication with the Clearwater Commons final plat.

Findings of Fact

The findings of fact are detailed in the attached resolution.

RECOMMENDATION

Staff and Planning & Zoning Board recommend approval of the Valvoline (Clearwater Commons) conditional use permit with conditions as detailed in Resolution No. 26-21.

ATTACHMENTS

1. Site Location & Aerial Map
2. Site Development Plan
3. Color Building Elevations
4. Site and Building Plan Review Worksheet
5. City Engineer Memo dated February 4, 2026
6. Environmental Memo dated February 2, 2026
7. Anoka County Highway Department Letter dated February 3, 2026
8. Resolution No. 26-21 Approving Conditional Use Permit
9. Resolution No. 26-22 Approving Site Improvement Performance Agreement

10. Site Improvement Performance Agreement

Site Location and Aerial Map



1 in = 200 Ft

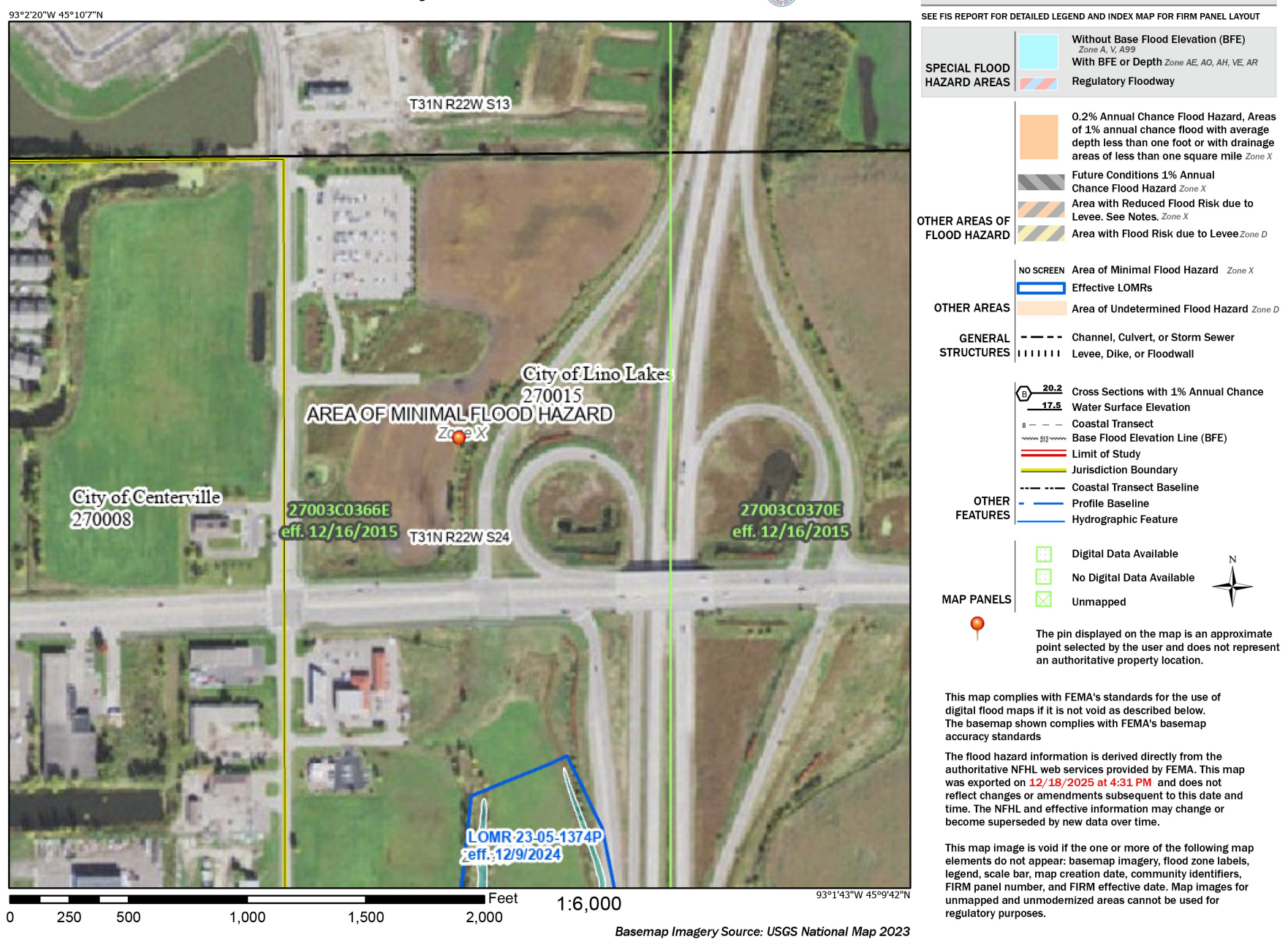
Address Labels

Parcels



Drawing Name: C:\Users\cesoinc\Desktop\767414\767414.dwg User: cesoinc Date: 01/12/2026 Time: 10:17:11 AM Project: 767414 - 101711.dwg Plotter: HP DesignJet T1100e Plot Size: 11x17 inches Plot Scale: 1"=100' Plot Date: 01/12/2026 Time: 10:17:11 AM Plot User: cesoinc

National Flood Hazard Layer FIRMette



FLOOD INSURANCE RATE MAP
(N.T.S.)

DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	DATE	ISSUE	CUP OWNER REVIEW SET	PERMIT SET	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
C-0.0	COVER SHEET	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-1.0	SITE PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-1.1	DEMOLITION PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-2.0	PAVING PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-3.0	GRADING PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-4.0	PRE-DEVELOPMENT PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-4.1	POST-DEVELOPMENT PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-4.2	DRAINAGE PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-5.0	EROSION CONTROL PHASE I	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-5.1	EROSION CONTROL PHASE II	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-5.2	EROSION CONTROL DETAILS	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-6.0	UTILITY PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-7.0	DETAILS	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-7.1	DETAILS	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
C-8.0	PHOTOMETRIC PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
L-1.0	SITE LANDSCAPE PLAN	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
ATTACHMENT													
	ALTA/NSPS LAND SURVEY	01/09/2025	•	•	•	•	•	•	•	•	•	•	•
THIS SET OF DRAWINGS IS BASED ON THE 2025 Q4 DESIGN STANDARDS													

SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

DESIGN TREE

ENGINEERING + LAND SURVEYING
120 17TH AVE W
ALEXANDRIA, MN 56308
SURVEYOR'S PROJECT NO. 55068

JOB NO. 767414

GEOTECHNICAL ENGINEER:

AMERICAN ENGINEERING TESTING
5548 BARTHEL INDUSTRIAL DRIVE NE, STE 500
ALBERTVILLE, MINNESOTA 55301
(800) 792.6234
PROJECT NO. P-0034331

SITE DEVELOPMENT PLAN



HWY 14 AND 21ST AVENUE
CITY OF LINO LAKES
ANOKA COUNTY, MN
ZONING: GB - GENERAL BUSINESS

OWNER/DEVELOPER:

VALVOLINE, LLC

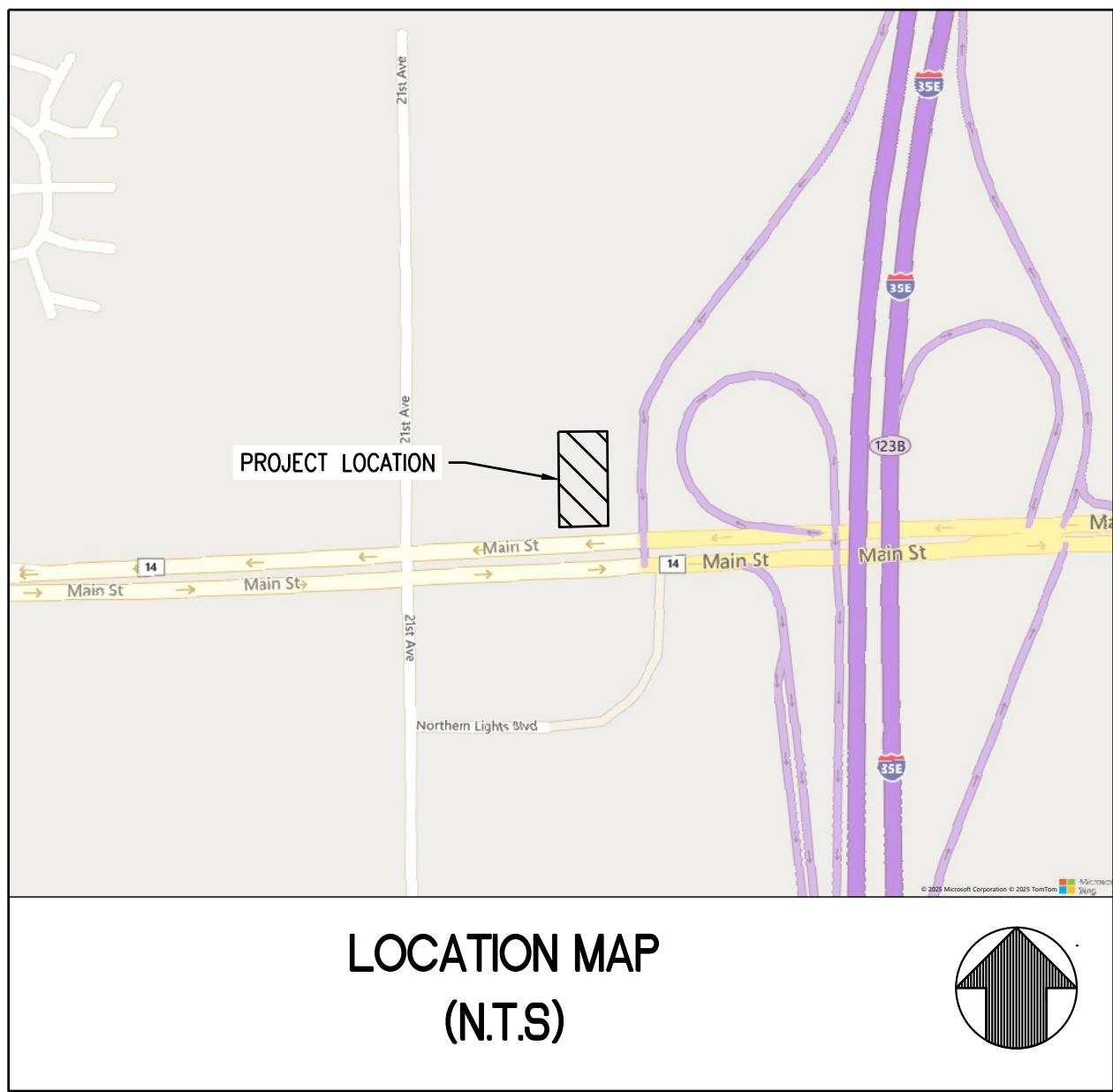
CONTACT: JIM DOUTHIT

100 VALVOLINE WAY
LEXINGTON, KY 40509
(210) 859-3957

ENGINEERING:



CONTACT: BRIAN WELLERT
175 MONTROSE W AVE
AKRON, OH 44321
(330) 808-0821



CONTACTS:

PRE-CONSTRUCTION P.M.

Valvoline Instant Oil Change
Jim Douthit
100 Valvoline Way
Lexington, KY 40509
Bus: (210) 859-3957

CIVIL P.M.

CESO, Inc.
Brian Wellert
3601 Rigby Road, Suite 300
Miamisburg, OH 45342
Bus: (937) 401-3917
mikemihalik@cesoinc.com

PLANNING & ZONING

Planning & Development
Katie Larsen
600 Town Center Parkway
Lino Lakes, MN 55014
Bus: (651) 982-2426
KLarsen@linolakes.us

ENGINEERING/PUBLIC WORKS

City of Lino Lakes
Diane Hankee, City Engineer
600 Town Center Parkway
Lino Lakes, MN 55014
Bus: (651) 982-2430
DHankee@linolakes.us

ELECTRIC

Connexus Energy
Bus: (763) 323-2600

CONSTRUCTION P.M.

Valvoline Instant Oil Change
Michael Klein
100 Valvoline Way
Lexington, KY 40509
Bus: (859) 437-5038

ARCHITECTURE

CESO, Inc.
Andrew Geeting
3601 Rigby Road, Suite 300
Miamisburg, OH 45342
Bus: (937) 767-8199
Andrew.Geeting@cesoinc.com

FIRE

City of Lino Lakes
Brian Finke
7741 Lake Drive
Lino Lakes, MN 55014
Bus: (651) 9822464
BFinke@linolakes.us

STORMWATER

City of Lino Lakes
Diane Hankee, City Engineer
600 Town Center Parkway
Lino Lakes, MN 55014
Bus: (651) 982-2430
DHankee@linolakes.us

GAS

Centerpoint Energy
Bus: (8612) 321-4939

LUBE EQUIPMENT SUPPLIER

Devon Industries, Inc.
Brian Stoops
P.O. Box 270514
Bus: (405) 868-5665

LANDSCAPE ARCHITECT

Yellow Springs Design
Roger Beal
205 Park Meadow Dr.
Yellow Springs, OH 45387
Bus: (937) 767-8199
ysdesign830@outlook.com

WATER/WASTEWATER

City of Lino Lakes
Public Services
600 Town Center Parkway
Lino Lakes, MN 55014
Bus: (651) 982-2440
PublicServices@linolakes.us

TELEPHONE

AT&T Business
Bus: (855) 625-2263



WWW.CESOINC.COM
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PHONE: 937.435.8584 FAX: 937.435.8585

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts

Signature: _____

Date: _____ Registration No. 42586

PROFESSIONAL LICENSE NO:

42586

PROFESSIONAL IN CHARGE

JEFFREY ALAN TIBBITTS

PROJECT MANAGER

EW

QUALITY CONTROL

JS

DRAWN BY

JSM

PROJECT NAME



VALVOLINE
INSTANT
OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER

767414

SHEET NAME

COVER SHEET

SHEET #

C-0.0



MIAMISBURG, OH 45342
PHONE: 937.435.9594 FAX: 999.308

pressionului.

ISSUED FOR CONSTRUCTION

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCIES' LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED JULY 29, 2024.
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. LOWER LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-7.0.

S2 TAPER CURB TO MATCH EXISTING.

S6 TAPER CURB FROM 6" TO 0" OVER 10". REFER TO DETAIL ON C-7.0.

S8 MATCH EXISTING PAVEMENT ELEVATION.

S9 EXISTING PAVEMENT TO REMAIN.

S10 ASPHALT/CONCRETE PAVING (PER PAVING PLAN)

S11 HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE (PER PAVING PLAN)

S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.

S14 CONCRETE SEALER BY SIKKA. SIKKAGARD H 1001 (3 COATS)

S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.

S17 MONUMENT + PYLON SIGN (PER ARCH. PLANS)

S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)

S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER. REFER TO DETAIL ON C-7.0.

S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL- PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.

S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)

VAN ACCESSIBLE PARKING SIGN (TYPICAL- PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-7.0.

S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.

S28 PARKING STALL LOCATION (PER LOCAL CODES)

S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)

S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.

S37 LIGHT POLE (TYPICAL- PER LIGHTING PLAN)

S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)

S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)

S45 "DO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-7.0.

S66 CONSTRUCTION CAMERA POST PER STD C-7.0.

S67 SERVICE BELL HOSE. (PER ARCH. PLANS).

S72 TRASH ENCLOSURE CONCRETE PAD (PER ARCH. PLANS)

_____ SW _____	RIGHT OF WAY
_____	PROPERTY LINE
=====	PROPERTY BOUNDARY
-----	EASEMENT
=====	CURB
=====	EDGE OF PAVEMENT
=====	EDGE OF WALK
=====	PAVEMENT MARKINGS
_____ GAS _____ GAS _____	GAS LINE
_____ SF _____ SF _____	SILT FENCE
_____ W _____ W _____	WATER LINE
_____ E _____ E _____	UNDERGROUND ELECTRIC
_____ T _____ T _____	UNDERGROUND TELE
_____ CHL _____	OVERHEAD LINE
_____	STORM SEWER
_____ SAN> _____ SAN> _____	SANITARY SEWER
----- 100 -----	MAJOR CONTOURS
----- 102 -----	MINOR CONTOURS

 PROPERTY LINE

 PROPOSED CURB

 PROPOSED CURB & GUTTER

 PROPOSED FENCE

 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN

 PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)

 PROPOSED PARKING SPACES

 PROPOSED RETAINING WALL

 PROPOSED EASEMENT LINE

 PROPOSED SAW CUT

 PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0

 PROPOSED DRIVEWAY ASPHALT PAVEMENT. REFER TO PAVING PLAN

 PROPOSED ASPHALT PARKING LOT PAVEMENT. REFER TO PAVING PLAN

 PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.

 PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.

 PROPOSED HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE. REFER TO PAVING PLAN.

 PROPOSED BLACK CONCRETE SEALER.

 PROPOSED TRASH ENCLOSURE CONCRETE PAD. REFER TO ARCH PLANS.

VALVOLINE TRACT:	0.638 ACRES/ 27,821 SF
ZONING	GB - GENERAL BUSINESS DISTRICT
BUILDING	1,462 SF
FAR:	1:10.4
LOT COVERAGE:	5.26% (1,462 SF)
PARKING REQUIRED:	8 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	11,778 SF
IMPERVIOUS COVER:	16,043 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

1 inch = 20 ft.

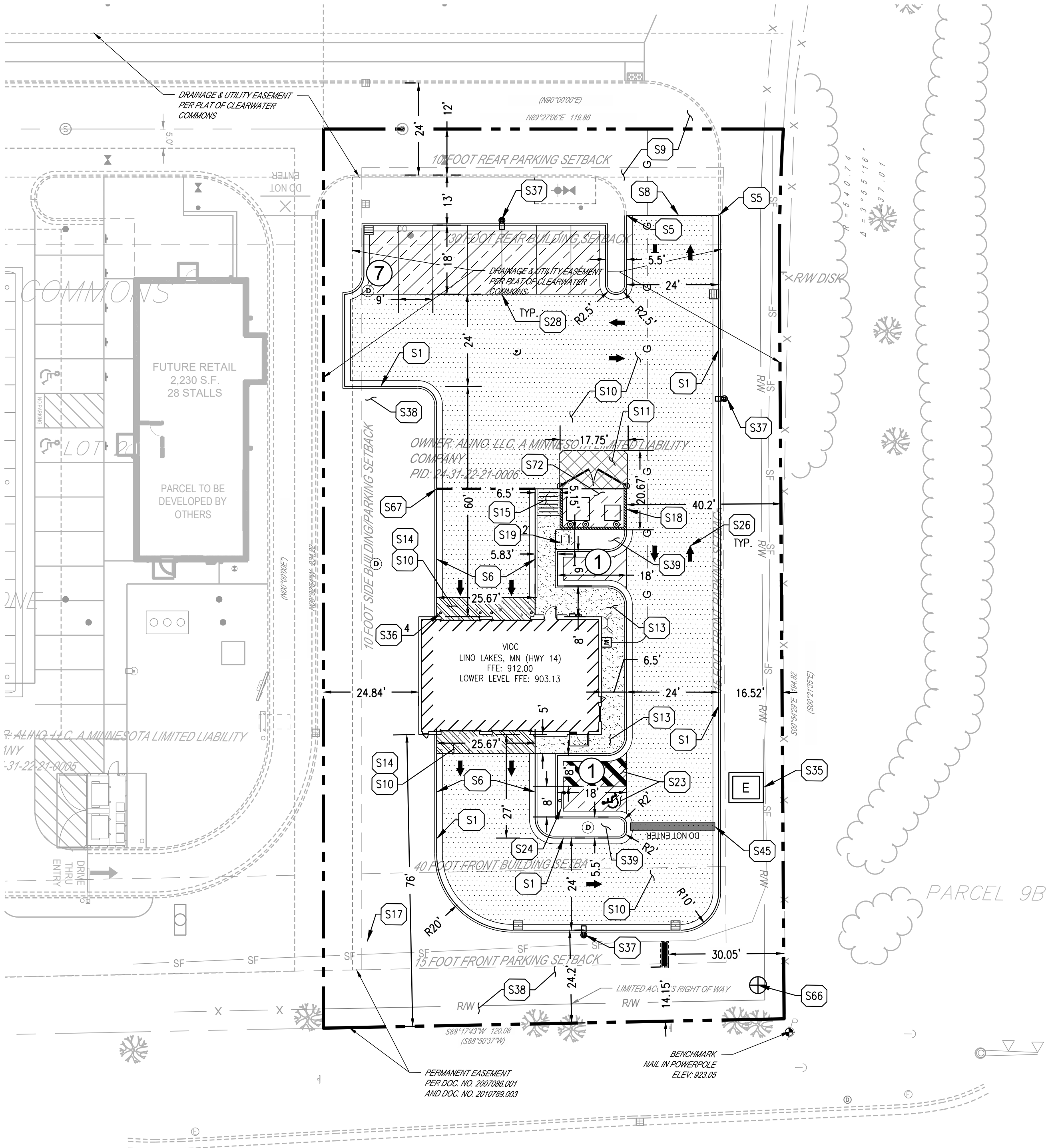


SITE PLAN

SHEET #

C-1.0

NOT ISSUED FOR CONSTRUCTION



MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY®



FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: MINNESOTA UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-252-1166 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 RIGBY ROAD, SUITE 300
MANSBURG, OH 45342
PHONE: 937.435.8584 FAX: 988.208.4826

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts

Signature: _____

Date: _____ Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

PAVING PLAN

SHEET #

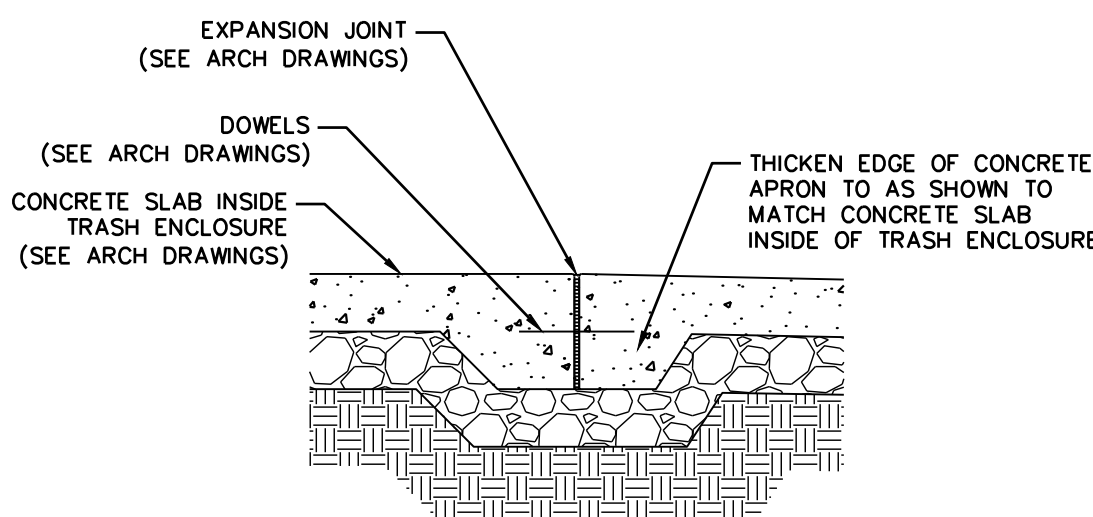
C-2.0

GENERAL PAVING NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE COUNTY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING DATED JULY 29, 2024, AND SHOWN ON THIS SHEET.

PAVING KEY NOTES

- P1 MATCH EXISTING PAVEMENT ELEVATION
P2 EXISTING PAVEMENT TO REMAIN
P3 CONCRETE SIDEWALK (PER VIOC STD ON C-7.0)
P6 DRIVEWAY ASPHALT PAVING (SEE PAVING DETAIL)
P7 PARKING LOT ASPHALT PAVING (SEE PAVING DETAIL)
P8 STANDARD DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P10 HEAVY DUTY CONCRETE APRON OUTSIDE TRASH ENCLOSURE (PER PAVING DETAIL)
P15 CONCRETE SEALER BY SIKA: SIKAGARD H 1001 (3 COATS)
P17 TRASH ENCLOSURE CONCRETE PAD (SEE ARCH. PLANS)



TRASH ENCLOSURE PAD AND
APRON TRANSITION DETAIL
N.T.S.

EXISTING LEGEND:

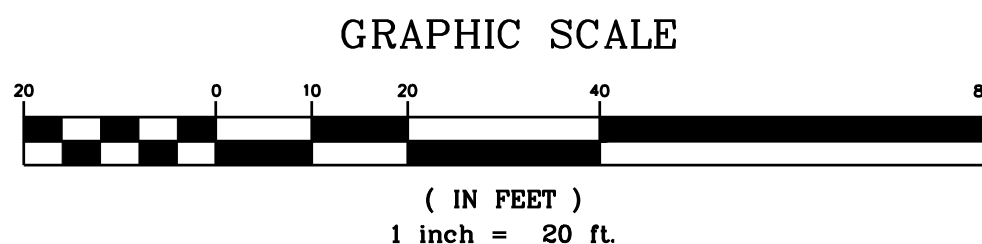
	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY BOUNDARY
	EASEMENT
	CURB
	EDGE OF PAVEMENT
	EDGE OF WALK
	PAVEMENT MARKINGS
	GAS LINE
	SILT FENCE
	WATER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELE
	OVERHEAD LINE
	STORM SEWER
	SANITARY SEWER
	MAJOR CONTOURS
	MINOR CONTOURS
	WATER METER
	WATER VALVE
	POWER/TELE POLE
	POWER POLE
	AIR CONDITIONER
	ELECTRIC BOX
	LIGHT POLE
	GAS VALVE
	GAS METER
	STORM CATCH BASIN
	STORM INLET BASIN
	STORM MANHOLE
	STORM CLEANOUT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	TRAFFIC MANHOLE
	SIGN
	TELEPHONE POLE

PROPOSED LEGEND:

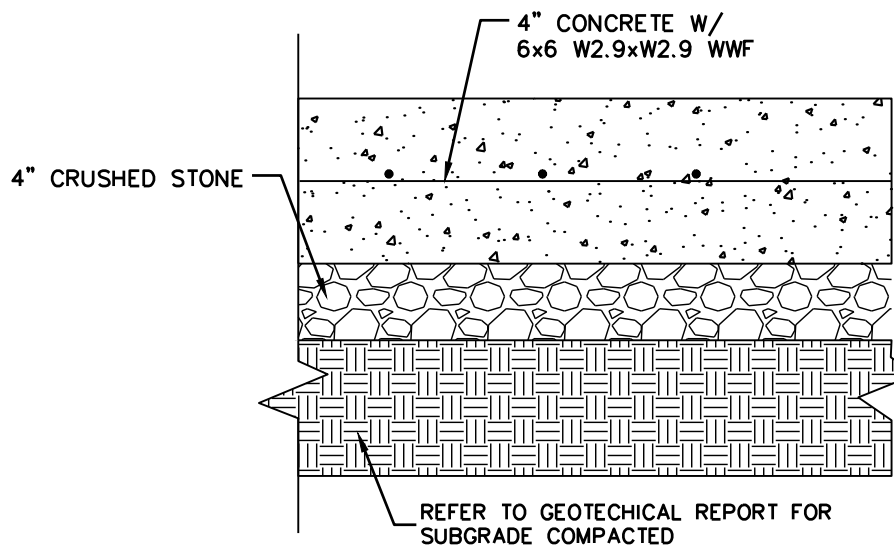
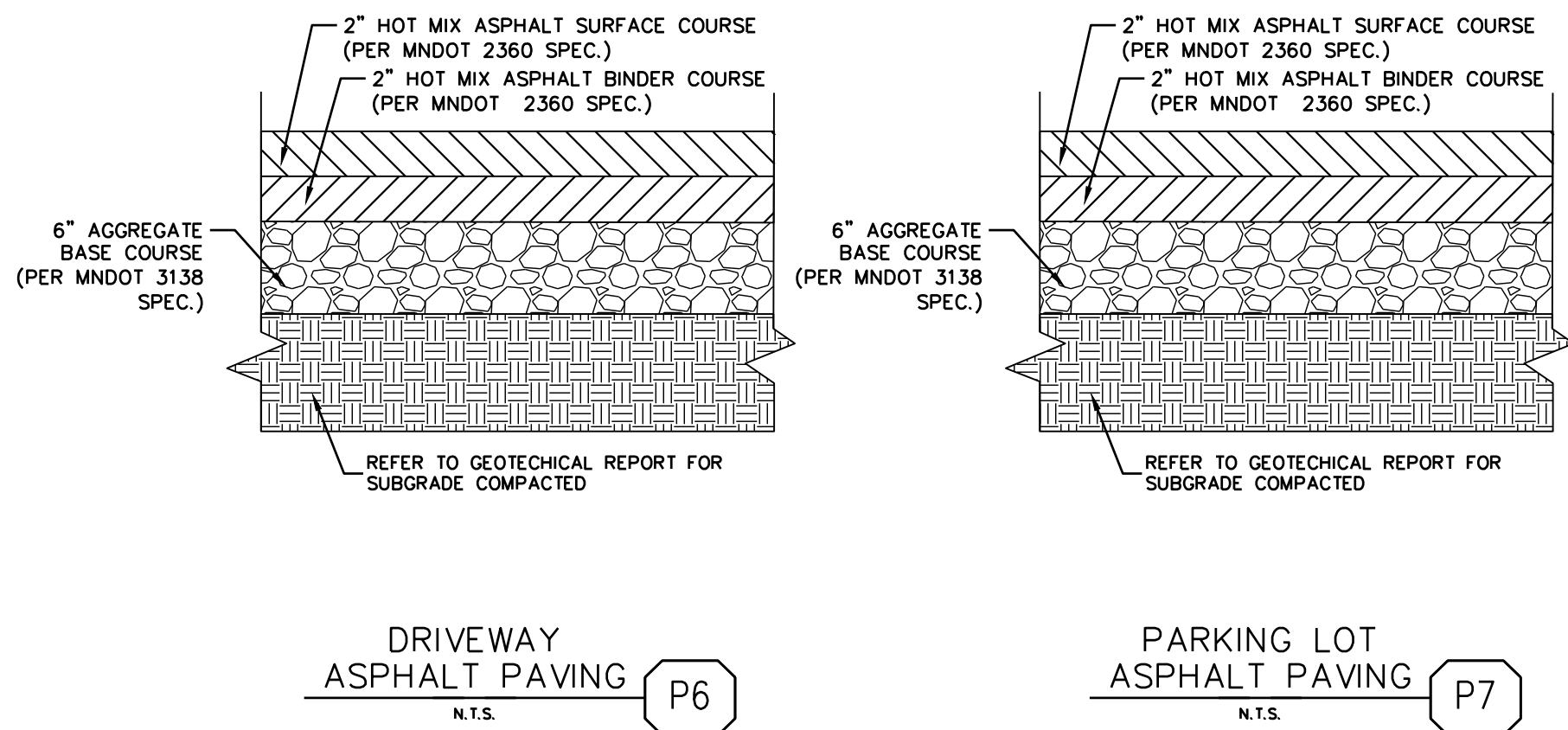
---	PROPERTY LINE
---	PROPOSED CURB
---	PROPOSED CURB & GUTTER
---	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
---	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
---	WATER METER, (SEE TO UTILITY PLAN).
---	SEWER STRUCTURES, (SEE TO UTILITY PLAN).
---	PROPOSED DRIVEWAY ASPHALT PAVEMENT. REFER TO KEYNOTE P6, THIS SHEET.
---	PROPOSED PARKING LOT PAVEMENT. REFER TO KEYNOTE P7, THIS SHEET.
---	PROPOSED CONCRETE PER STRUCTURAL DESIGN DETAILS
---	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO KEYNOTE P3, THIS SHEET.
---	PROPOSED CONCRETE APRON OUTSIDE TRASH ENCLOSURE. REFER TO KEYNOTE P10, THIS SHEET.
---	PROPOSED CONCRETE SEALER. REFER TO KEYNOTE P15, THIS SHEET.
---	PROPOSED TRASH ENCLOSURE CONCRETE PAD. REFER TO ARCHITECTURAL PLANS.

PAVING NOTES:

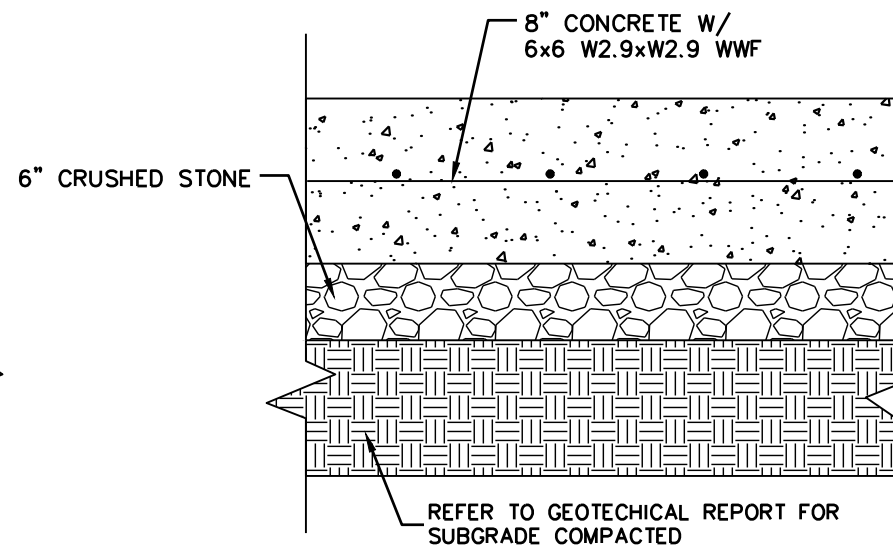
- REFER TO GEOTECHNICAL REPORT BY AMERICAN ENGINEERING TESTING, DATED JULY 29, 2024 OR ITS LATEST REVISION, FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- GC TO PROVIDE BID ALTERNATIVES FOR ALL AVAILABLE PAVEMENT OPTIONS WITHIN THE GEOTECHNICAL REPORT.



MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY®



STANDARD DUTY
CONCRETE PAVING
N.T.S. P8



HEAVY DUTY CONCRETE APRON
TRASH ENCLOSURE OUTSIDE
N.T.S. P10



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



WWW.CESOINC.COM
3601 RIGBY ROAD, SUITE 300
MANSBURG, OH 45342
PHONE: 937.435.8584 FAX: 988.208.4826

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts

Signature: _____

Date: _____ Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



**VALVOLINE
INSTANT OIL CHANGE**

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

**GRADING
PLAN**

SHEET #

C-3.0

GENERAL GRADING/DRAINAGE NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPAID AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR

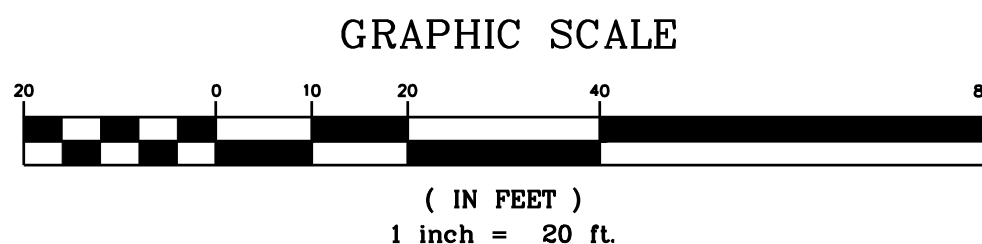
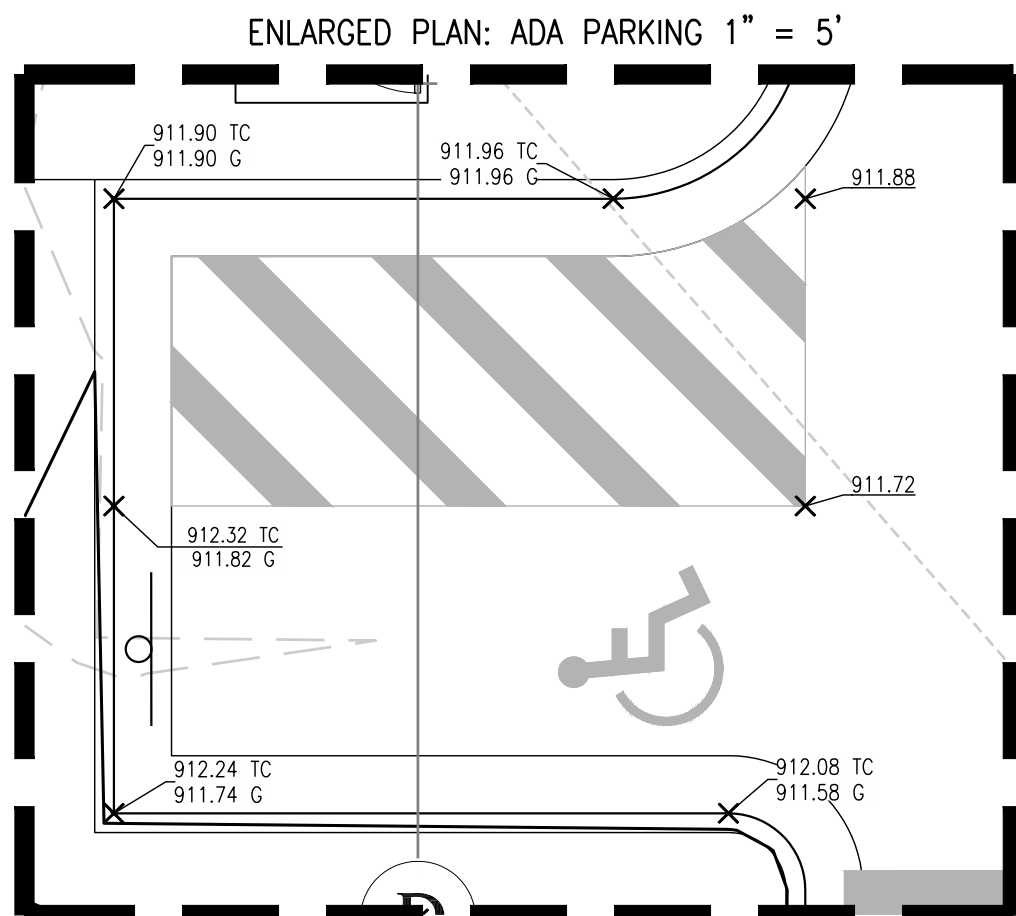
EXISTING LEGEND:

	RIGHT OF WAY		STORM CATCH BASIN
	PROPERTY LINE		STORM INLET BASIN
	PROPERTY BOUNDARY		STORM MANHOLE
	EASEMENT		STORM CLEANOUT
	CURB		SANITARY MANHOLE
	EDGE OF PAVEMENT		SANITARY CLEANOUT
	EDGE OF WALK		TRAFFIC MANHOLE
	PAVEMENT MARKINGS		SIGN
	GAS LINE		TELEPHONE POLE
	SILT FENCE		
	WATER LINE		
	UNDERGROUND ELECTRIC		
	UNDERGROUND TELE		
	OVERHEAD LINE		
	STORM SEWER		
	SANITARY SEWER		
	MAJOR CONTOURS		
	MINOR CONTOURS		

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	PROPOSED CONTOUR
	PROPOSED STORM SEWER PIPE
	DRAINAGE SLOPE AND DIRECTION
	BOTTOM OF WALL
	TOP OF WALL
	SIDEWALK ELEVATION
	FLOW LINE (EAST)
	FLOW LINE (SOUTH)
	RIM ELEVATION
	EXISTING SPOT ELEVATION
	TOP OF CURB
	GUTTER

MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
WWW.CESOINC.COM

3601 RIGBY ROAD, SUITE 300
MINNEAPOLIS, MN 55412
PHONE: 952.435.8584 FAX: 952.208.4826

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	ISSUE
01/07/2025	CUP OWNER REVIEW SET
01/12/2026	PERMIT SET

PROFESSIONAL SEAL

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.

Print Name: Jeffrey Alan Tibbitts

Signature: _____
Date: _____ Registration No. 42586

PROFESSIONAL LICENSE NO:
42586

PROFESSIONAL IN CHARGE
JEFFREY ALAN TIBBITTS

PROJECT MANAGER
EW

QUALITY CONTROL
JS

DRAWN BY
JSM

PROJECT NAME



VALVOLINE
INSTANT OIL CHANGE

LINO LAKES, MN
HWY 14

PROJECT NUMBER
767414

SHEET NAME

UTILITY PLAN

SHEET #

C-6.0

GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE CITY OF LINO LAKES AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

UTILITY KEY NOTES

- | | |
|-----|---|
| U1 | SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE) |
| U2 | SANITARY SEWER POINT OF ENTRY (PER MEP PLANS) |
| U3 | SANITARY SEWER POINT OF CONNECTION |
| U5 | SANITARY SEWER CLEAN-OUT. REFER TO DETAIL ON C-7.1. |
| U9 | CONNECT TO EXISTING SANITARY CLEAN-OUT. EXISTING SANITARY CLEAN-OUT TO BE CONSTRUCTED BY DEVELOPER (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION) |
| U11 | OIL-WATER SEPARATOR (PER MEP/ARCH. PLANS) |
| U13 | DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE) |
| U15 | DOMESTIC WATER METER INSIDE BUILDING. |
| U19 | FIRE DEPT. CONNECTION ON BUILDING (PER LOCAL CODES) REFER TO DETAIL ON C-7.3. |
| U21 | WATER VALVE (EXISTING). REFER TO DETAIL ON C-7.3. |
| U22 | BACKFLOW PREVENTER INSIDE BUILDING. |
| U26 | WATER LINE POINT OF ENTRY (PER MEP PLANS) |
| U27 | WATER LINE POINT OF CONNECTION |
| U28 | CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME. |
| U37 | MAINTAIN MIN. 18" VERTICAL SEPARATION |
| U38 | MAINTAIN MIN. 10" HORIZONTAL SEPARATION |
| U39 | LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS) |
| U41 | EXISTING POWER POLE |
| U43 | PROPOSED ELECTRIC TRANSFORMER |
| U44 | UNDERGROUND ELECTRIC SERVICE |
| U46 | ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS) |
| U47 | ELECTRIC SERVICE POINT OF CONNECTION |
| U48 | UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS) |
| U50 | TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS) |
| U51 | TELEPHONE SERVICE POINT OF CONNECTION |
| U52 | GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE. |
| U53 | GAS METER |
| U55 | GAS LINE POINT OF ENTRY (PER MEP PLANS) |
| U56 | GAS LINE POINT OF CONNECTION (TO BE DETERMINED) |
| U60 | CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. |
| U66 | ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS). |
| U68 | TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. |

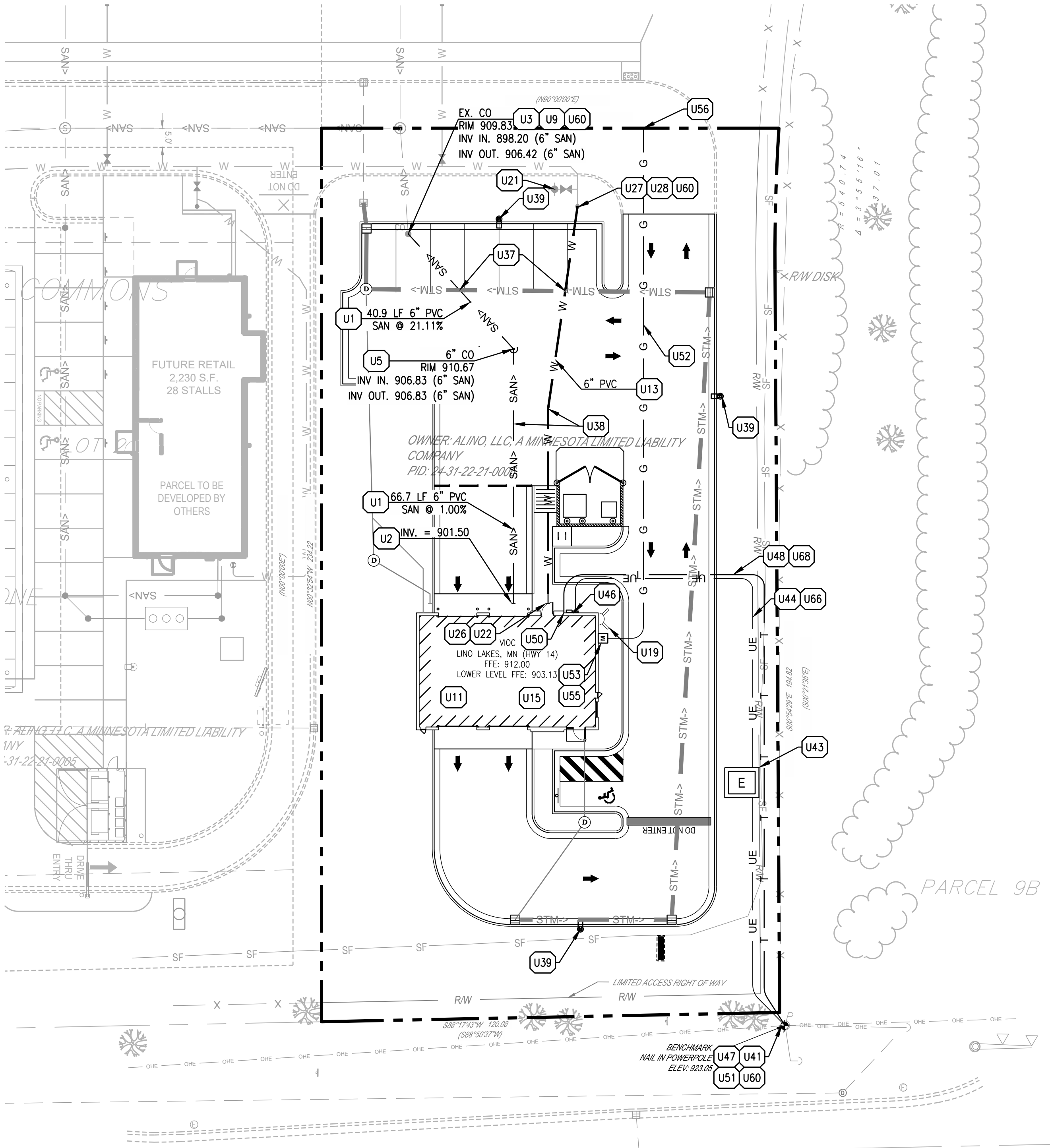
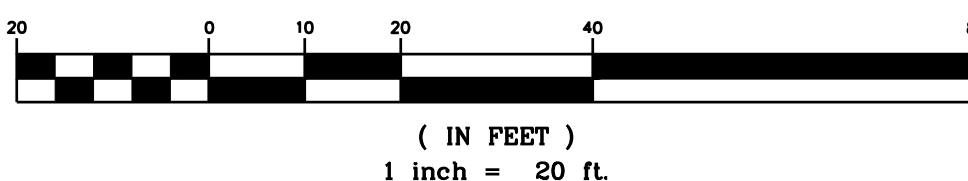
EXISTING LEGEND:

	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY BOUNDARY
	EASEMENT
	CURB
	EDGE OF PAVEMENT
	EDGE OF WALK
	PAVEMENT MARKINGS
	GAS LINE
	SILT FENCE
	WATER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELE
	OVERHEAD LINE
	STORM SEWER
	SANITARY SEWER
	MAJOR CONTOURS
	MINOR CONTOURS
	WATER METER
	WATER VALVE
	POWER/TELE POLE
	POWER POLE
	AIR CONDITIONER
	ELECTRIC BOX
	LIGHT POLE
	GAS VALVE
	GAS METER
	STORM CATCH BASIN
	STORM INLET BASIN
	STORM MANHOLE
	STORM CLEANOUT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	TRAFFIC MANHOLE
	SIGN
	TELEPHONE POLE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED EASEMENT LINE
	GAS LINES
	TELEPHONE LINES
	SANITARY SEWER LINES
	WATER LINES
	UNDERGROUND ELECTRIC LINES
	CLEAN OUT
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
	WATER METER
	IRRIGATION METER
	RPZ/BFP
	WATER VALVE
	SEWER MANHOLE
	LIGHT POLES

GRAPHIC SCALE



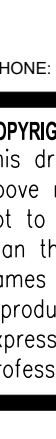
MAIN STREET (C.S.A.H. NO. 14)
RIGHT OF WAY PLAT NO. 75
ANOKA COUNTY HIGHWAY

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MINNESOTA UTILITIES PROTECTION SERVICE AT 811 OR 800-252-1166 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



Luminaire Schedule Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	1	DSXW1 T3M	Single	DSXW1 LED 20C 1000 40K T3M MVOLT	1.000	7572	73.2	13
	1	RSX1 LED P4 40K R2	Single	RSX1 LED P4 40K R2	1.000	16421	133.1431	27.5
	1	DSXW1 T2M	Single	DSXW1 LED 20C 1000 40K T2M MVOLT	1.000	7372	73.2	
	3	DSXW1 T1FM	Single	DSXW1 LED 20C 1000 40K T1FM MVOLT	1.000	7711	73.2	VARIABLE, SEE PLAN
	2	RSX1 LED P4 40K R3	Single	RSX1 LED P4 40K R3	1.000	16359	133.14	27.5

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Horiz Spill @ Prop Line	Illuminance	Fc	0.68	2.1	0.1	6.80
Pavement Area	Illuminance	Fc	3.36	9.9	0.2	16.80
Sidewalk	Illuminance	Fc	5.42	10.8	1.2	4.52

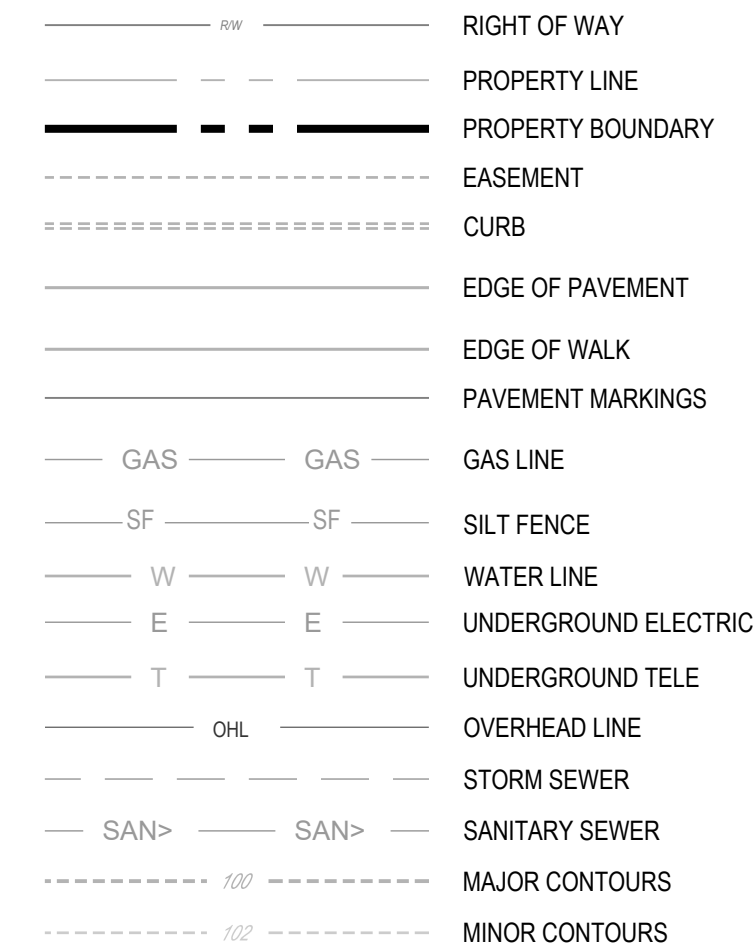
 CESO WWW.CESOHINC.COM 3601 RICHY ROAD, SUITE 300 MIAMISBURG, OH 45342 PHONE: 937.435.8564 FAX: 888.208.4826	
COPYRIGHT NOTICE	
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.	
DATE	
01/07/2025 CUP OWNER REVIEW SET	
01/12/2026 PERMIT SET	
PROFESSIONAL SEAL	
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.	
Print Name: <u>Jeffrey Alan Tibbitts</u>	
Signature: _____	
Date: _____ Registration No. <u>42586</u>	
PROFESSIONAL LICENSE NO:	
42586	
PROFESSIONAL IN CHARGE	
JEFFREY ALAN TIBBITTS	
PROJECT MANAGER	
BW	
QUALITY CONTROL	
JS	
DRAWN BY	
JSM	
PROJECT NAME	
	
VALVOLINE INSTANT OIL CHANGE	
LINO LAKES, MN HWY 14	
PROJECT NUMBER	
767414	
SHEET NAME	
PHOTOMETRIC PLAN	
SHEET #	
C-8.0	



Ordering Information				EXAMPLE: RSX1 LED P4 40K R3 MVOULT SPA DDB3			
RSX LED							
Series	Performance Package	Color Temperature	Distribution	Voltage		Mounting	
RSX1 LED	P1	30K 3000K	R3 Type 2 Wide	MVOULT (120V-277V) *		SPA	Square pole mounting 0.07" min. Splice for 1/4" 0.35" x 3.5" min. Splice for 3/4" 2.3, 4, 4.9"
	P2	40K 4000K	R3 Type 2 Narrow	MVOULT (120V-480V) *		SPA	Round pole mounting 1.2" max. dia. RNP pole for 2.3, 4, 4.9, 9.3", 3.0" min. dia. RNP pole for 1.2, 2.0, 2.3, 2.6, 3.0, 3.2, 3.6"
	P3	5000K 5000K	R3S Type 2 Short	MVOULT (277V-480V) *		MA	Max. arm adapter (fits 2.3-6" 0.0 horizontal tension)
			R4 Type 4 Wide	(use specific voltage for options 1, 3, 4) *		IA	Adjustable-tilt (fits 2.3-6" 0.0 tension) *
			R4S Type 4 Short			WA	Wail bracket *
			R5 Type 5 Wide	120V 277V *		WASC	Adjustable wall with surface conduit box
			R5S Type 5 Short	208V 240V *		RASP	Adjustable tilt arm square pole mounting *
			AFR Automotive Front Row			RARP	Adjustable tilt arm round pole mounting *
			AFR890 Automotive Front Row Right Retained			AWR	Adjustable tilt arm with wail bracket *
			AFR890L Automotive Front Row Left Retained			AWR2	Adjustable tilt arm wail bracket and surface conduit box *

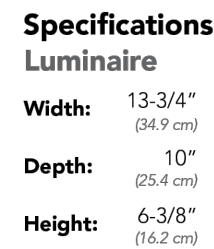
Options		Finish	
Shipped Installed HS House-side shield ¹ PR Pre-wired, pre-drilled, pre-pipe ² (4) ST Screw-in wire-bulk-lead-escape only (no controls) ^{3,4,5,6,7} SF Single-fuse (120, 277, 347) ¹ DI Double-fuse (208, 240, 480) ¹ SF200V 200V Surge pack (100V standard) FD Field-adjustable output ¹ DMG 1 to 100 dimming output (not back of housing for external control) (control surface separate) ¹		Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NS2400 P800H 100 to 1200 gauss sensor (2), with Network I/O (see manual) (control surface) ^{1,2,3,4,5,6,7} SAM Bug Alarm's AC Compliant CCE Coastal Construction ⁸ *Note: NS2400 P800H with right kit AC can be used as a standalone or networked solution. Sensor coverage pattern is affected when sensitive is tilted. Shipped Separately (requires some field assembly) ECS External gauge bulk I/O EGFV External gauge full I/O (300' against light aperture) ¹ BS Bird spikes ¹⁶	
		LEDBO	Dark Bronze
		DBLXO	Black
		NA2400	Natural Aluminum
		WH	White
		DBLXBO	Textured Dark Bronze
		DBLXWO	Textured Black
		NA2400G	Textured Natural Aluminum
		DMXTO	Textured White

Lithonia RSX1 Area LED
Rev. 04/20/23
Page 1 of 9



	WATER METER		STORM CATCH BASIN
	WATER VALVE		STORM INLET BASIN
	POWER/TELE POLE		STORM MANHOLE
	POWER POLE		STORM CLEANOUT
	AIR CONDITIONER		SANITARY MANHOLE
	ELECTRIC BOX		SANITARY CLEANOUT
	LIGHT POLE		TRAFFIC MANHOLE
	GAS VALVE		SIGN
	GAS METER		TELEPHONE POLE

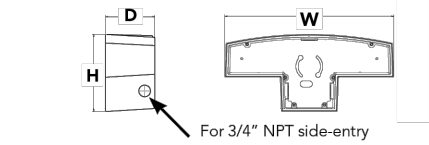
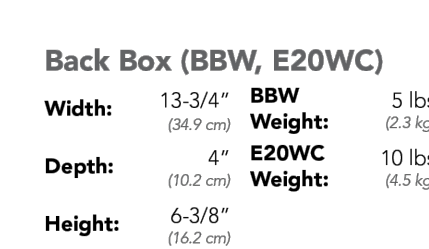
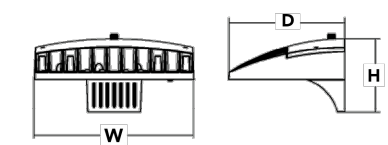
 PROPERTY LINE
 PROPOSED CURB & GUTTER
 PROPOSED CURB
 LIGHT POLES



Width: 13-3/4"
(34.9 cm)

Depth: 10"
(25.4 cm)

Height: 6-3/8"
(16.2 cm)



Width:	13-3/4" (34.9 cm)	Weight:	5 lb (2.3 kg)
Depth:	4" (10.2 cm)	E20WC	10 lb (4.5 kg)
Height:	6-3/8" (16.2 cm)	Weight:	

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

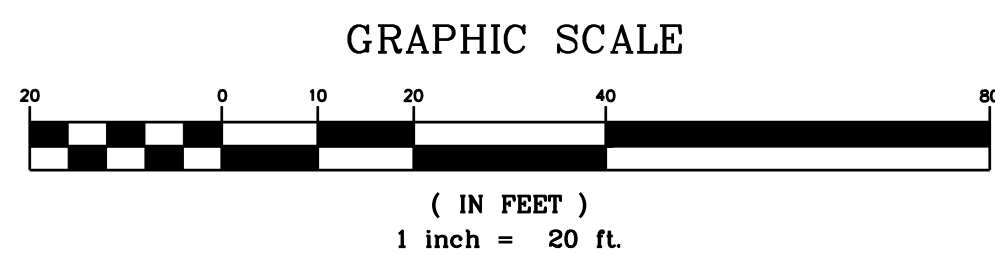
With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information				EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DDBT02			
DSKW1 LED							
Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (one engine)	350 350 mA 500 500 mA	30K 3000 K 40K 4000 K	T2S Type II Short	MVOLT ¹	Shipped included	Shipped installed
				T2M Type II Medium	200 ²	(Slarks) Surface mounting bracket	PH Photocellric red, button type ⁴
				T2S Type II Short	268 ²		DE 0-10V dimming wires pulled outside for use with an external controller, ordered separately
	20C 20 LEDs (two engines)	1000 1000 mA (1 A) ¹	30K 3000 K AMPSP Amber phosphor converter	T3M Type II Medium T4M Type II Medium T7TM Forward Throw Medium	340 ² 277 ² 347 ^{1/2} 480 ^{1/2}	BBW Surface-mounted back box (for cobalt entry) ³	PIR 180° motion/ambient light sensor, <15 mg/te ^{1/2} PIR 180° motion/ambient light sensor, 15-30° mg/te ^{1/2} PIRHFCV Motion/ambient sensor at 16-17° mounting height, ambient sensor enabled at 16-17° PIRHFCV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16-17° E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{4,5}

Accessories		NOTES
	Chains and rigging accessories	1. 200 ZINC is not available with PIR, PIR4, PIRFC3V or PIR4IFC3V.
ZDWR65	Heavy duty light (one pin light)	2. MWCAT driver operates on any line voltage from 120-277V (50/60Hz). 3. Single PIR requires 120V, PIR4 or PIR4IFC3V. Double End PIR requires 240V, PIR4 or PIR4IFC3V. 4. PIR requires 200, 700mA or 400 voltages option.
ZDWR10V	Red detector lights	5. Only available with 200, 700mA or 1000mA. Not available with PIR or PIR4.
ZDWR10V	Red detector accessory	6. Back box pins installed on location. Cannot be field installed. Cannot be ordered as an accessory.
		7. Photocell (PIR) requires 120, 240, 240, 240 or 347 voltages option. Not available with motion/ambient light sensors (PIR or PIR4).
		8. Reference Motion Sensor table on page 3.
		9. Same as ELWC. Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBN mounting option. Not available with Luring. Not available with 347 or 404 voltages option. Emergency components located in back box housing. Emergency mode 15S for use on product page at www.4matinc.com
		10. Not available with SPD.
		11. Not available with ZDWC. Use accessories information. See Accessories information.
		12. Not available with ZDWC.

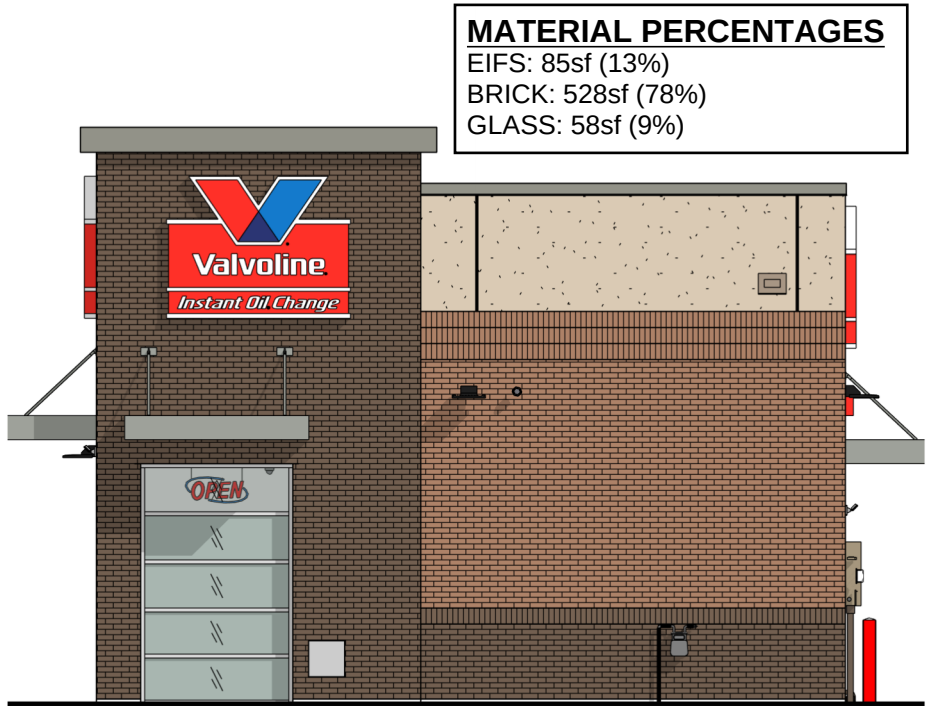
NOTES	
1	20C 1000 is not available with PR, PIRin, PIRflex or PIRflexHC.
2	MOVCT driver operates on any line voltage from 120-277V (50/60Hz).
3	MOVCT driver is not available 120, 277 or 480 voltage options. Double fault
4	PIR requires 200, 700m or 480 voltage options.
5	PIRflex requires 20C, 700m or 1000m. Not available with PIR or PIRin.
6	Box back boxes installed on panel. Cannot be field installed. Cannot be
7	replaced. Replacement is necessary.
8	Photocell (PIR) requires 120, 240, 240 V or 347 voltage options.
9	Not available with motion/ambient light sensor (PIR or PIRin).
10	Dimension (Motion Sensor table and page)
11	8 Same as old ELWC. Cold weather (20C) rated. Not compatible with
12	cond. env't applications. Not available with EBW mounting option.
13	Not available with lighting. Not available with 48 or 480 voltage options.
14	Emergency components located in back box housing. Emergency mo-
15	tion is not available on a standard page. See www.bosch.com
16	Not available with SPD.
17	Not available with EZ2WC.
18	Also take into account any accessories necessary; see Accessories information.
19	Not available with EZ2WC.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2013-2023 Acuity Brands Lighting, Inc. All rights reserved.

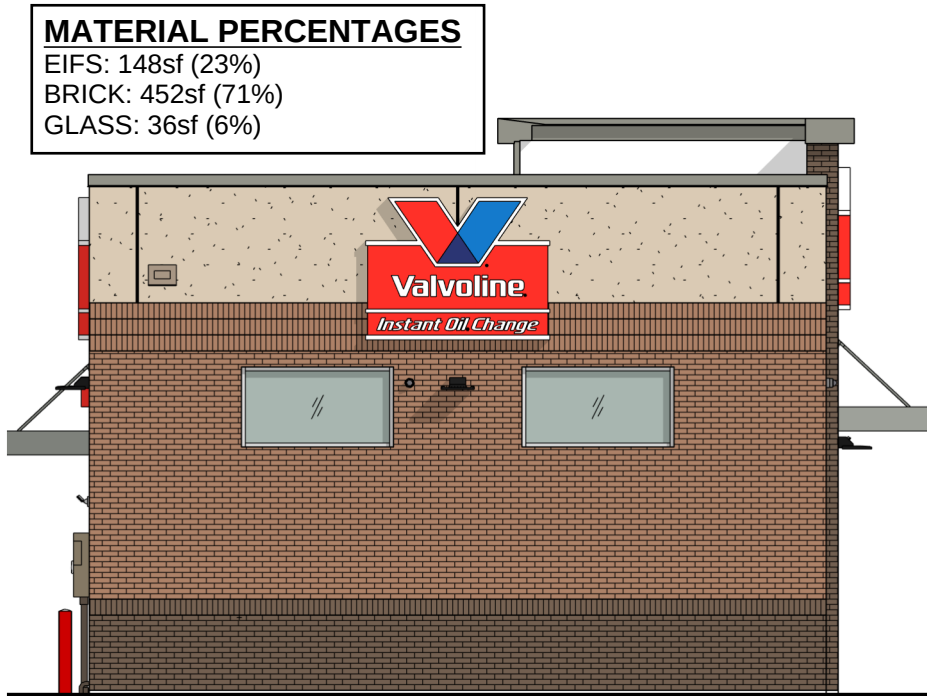
DSKW1-LED
Rev. 1/18/23

C-8.0

1/12/2026 11:22:05 AM Autodesk Docs://VIOC Lino Lakes MN (Hwy 14)/VIOC - Lino Lakes, MN (Hwy14)_RV124.rvt



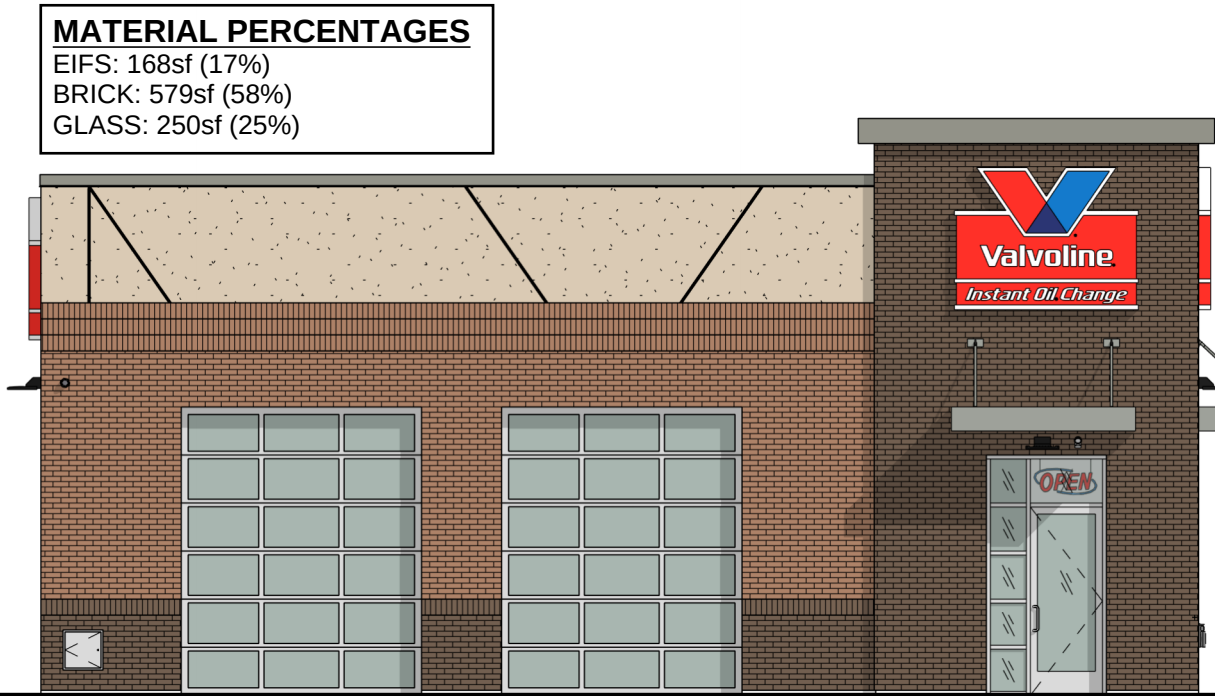
2 EXTERIOR ELEVATION (RIGHT) East
Scale: 1/8" = 1'-0"



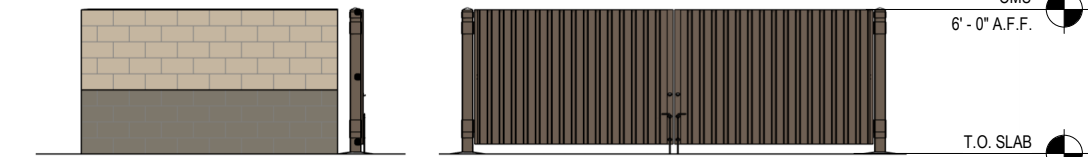
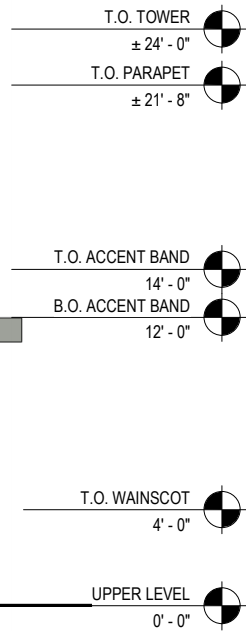
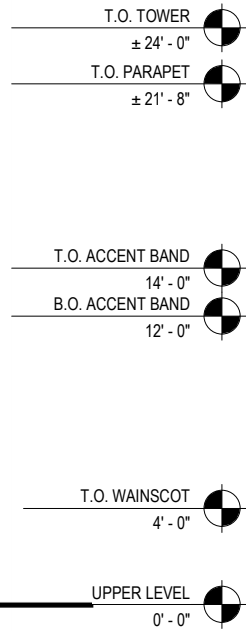
4 EXTERIOR ELEVATION (LEFT) West
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION (REAR) North
Scale: 1/8" = 1'-0"



3 EXTERIOR ELEVATION (FRONT) South
Scale: 1/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / BRICK / CMU

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR #1: #113 AMARILLO WHITE	MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
THIN BRICK #1 (WAINSCOT AND TOWER):	GLEN-GERY "MODULAR BAXTER BROWN WIRECUT"	PREFABRICATED METAL CANOPY:	AWNEX INC. "SEATTLE" DESIGN PREFINISHED TO MATCH PAC-CLAD "SILVER"	TRASH ENCLOSURE:	SPLIT FACE CMU FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN" AND SW-2822 "DOWNING SAND". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
THIN BRICK #2 (ABOVE WAINSCOT):	GLEN-GERY "MODULAR MT RUSHMORE"	PARAPET CAP FLASHING:	ALUMINUM BREAK METAL PREFINISHED TO MATCH PAC-CLAD "SILVER"	GATE SYSTEM:	FIELD PAINTED SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN", PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER.
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	TOWER SOFFIT AND FASCIA:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-12") PREFINISHED TO MATCH PAC-CLAD "SILVER"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
		THRU-WALL SCUPPER:	ALUMINUM BREAK METAL - PREFINISHED TO MATCH DIMENSIONAL METALS, INC. - "BEIGE"	ACCESS PANEL:	STAINLESS STEEL

DATE	ISSUE RECORD
01/08/2026	OWNER REVIEW SET
01/12/2026	PERMIT SUBMITTAL





**SITE & BUILDING PLAN REVIEW
WORKSHEET**

PROJECT: Valvoline (Clearwater Commons)

DATE: January 16, 2026

REVISED: January 28, 2026

Planning & Zoning Board Date: February 11, 2026

City Council Date: March 9, 2026

To be addressed by applicant

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	27,878
Lot width (ft.)	100	120

NOTES:

GB, General Business

CUP required for Automobile Repair-Major and Minor. Fast oil change is minor.

Setbacks-Main Street Right-of-Way

Principal Building-Major Collector or Arterial
Parking Lot

Required	Proposed
40 ft	77 ft
15 ft	24.2 ft

Setbacks-Side Lot Line (West)

Principal Building
Accessory Building
Parking Lot

Required	Proposed
10 ft	24.84 ft
10 ft	62
10 ft	5ft

Setbacks-Street Right-of-Way (I-35E)

Principal Building (Arterial)
Accessory Building
Parking Lot

Required	Proposed
40 ft	47
10 ft	40.2
10 ft	15

Setbacks-Rear Lot Line (Private Driveway)

Principal Building
Accessory Building
Parking Lot

Required	Proposed
30 ft	128
5 ft	94
10 ft	25

From Residential Land Use
Between Principal Buildings

Required	Proposed
35 ft	NA
TBD	NA

trash enclosure

needs to be revised

trash enclosure

13 ft from back of curb

	Required	Proposed
Height	45 ft max	24' 0"

top of tower _____

	Permitted	Proposed
Impervious surface restrictions	75% max	58%

GENERAL PROVISIONS

Building Type and Construction Commercial

	Required	Proposed
<i>Accessory buildings or structures</i>		
Number of structures	0	0
Size	400 sf	NA

Refuse and recyclable materials enclosure Yes

Outdoor lighting

1.0 ft candle allowance onto right of way

1.1

0.4 ft candle allowance onto adjacent prop.

2.1

Hooded lights

Yes

plan shall be revised

plan shall be revised

Light Fixture Pole Height

Required**Proposed**

30 ft max.

27.5 ft

Light Fixture Location

Required**Proposed**

Street ROW

10 ft

15 ft

Side or rear

5 ft

0 ft

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

Typical construction activities.

Typical construction waste material will be property disposed of.

Off-Street Parking**Required****Proposed**

Angle of parking

NA

90

Space Width

9 ft

9 ft

Space Length

18 ft

18 ft

Aisle Width One Way

15 ft

NA

Aisle Width Two Way

24 ft

24 ft

Curb cut access 30 feet from ROW intersection	NA
Curb cut access onto public street 40 feet from one another	70
Curb cut/driveway access 5 feet from side yard	15

	Required	Proposed
Curb cut width	36 feet max.	24
Driveway grade elevation	5%	< 1%
Striping 4" wide	4"	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	NA

	Required	Proposed
# space requirements	8	9
# handicap space requirements	1	1

Off-Street Loading Spaces NA

Only 9 spaces provided

Auto Repair: 4 spaces plus 2 spaces per service bay.
 4 spaces + (2 spaces x 2 bays) = 4+4 = 8 spaces required

parking spaces will be used for temporary loading spaces

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

2005 I-35E Corridor AUAR; updated 2025

The commercial building is consistent with all 3 AUAR Land Use Scenarios

for commercial development

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.

Memorandum

To: Katie Larsen, Lino Lakes City Planner
From: Diane Hankee PE, Lino Lakes City Engineer
Date: February 4, 2026
Re: Valvoline (Clearwater Commons)
Site and Building Plan Review
033167-000

WSB reviewed the Civil plans for the Valvoline site in Lino Lakes, MN, received January 27, 2026. The site is approximately 0.64 acres and located east of 21st Avenue and north of Main Street in the Clearwater Commons commercial development. Comments were made on the following documents:

- Valvoline (VIOC) – Civil Plans prepared by CESO, dated January 27, 2026.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

Engineering

- **General**

The Valvoline site project proposes to create an approximate ~1,500 SF oil change facility which includes the associated parking lot, utilities, and landscaping. The site is located on Lot 3 Block 1 of the Clearwater Commons commercial development.

- **Grading**

A grading and drainage plan was provided for the site which included paved areas and curb, as well as the access to the private road to the north.

Comments:

1. Provide EOF elevations, locations and routes for all low points
 - a. Meet freeboard requirements with building lowest openings
2. See additional redline comments on plan sheets

- **Stormwater Management**

Stormwater management for the Valvoline site was included with the overall Clearwater Commons development and consists of collecting stormwater runoff with several catch basins and conveying it to an underground BMP on the west side of the site through an existing stub. The proposed site meets these requirements.

- **Water Supply**

A proposed 8" DIP CL 52" watermain stub is supplied to the site from the access road per the Clearwater Commons construction plans. The site proposes extending the water service south to a hydrant by the building. A 1" domestic service is tapped off of the line and serves the building.

Comments:

1. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.
2. Call out all utility crossings
 - a. Provide minimum 18" separation between water and sewer
 - b. Insulate when separation between water and storm sewer is less than 36"
3. See additional redline comments on plan sheets

- **Sanitary Sewer**

A proposed 6" PVC Sanitary Sewer stub is supplied to the site from the access road per the Clearwater Commons construction plans. The site proposes extending the 6" sanitary to serve the building

Comments:

1. Sanitary sewer service inverts do not match from the building (901.5) to the sanitary sewer connection (898.1)
 - a. Pipe shown much shallower (~906)
 - b. Update to show service pipe at ~3% slope at ~10' depth
2. See additional redline comments on plan sheets

- **Transportation**

The Valvoline site proposes an access off of the proposed frontage road installed with Clearwater Commons.

Refer to the traffic study presented with the Clearwater Commons Preliminary Plat submittal for specific traffic assumptions.

Comments:

1. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for emergency access.
 - a. Show Lino Lakes Pumper fire truck turning movements for Valvoline site
 - i. Similar submitted with Clearwater Commons development

- **Wetlands and Mitigation Plan**

The site is not proposing to impact existing wetland.

- **Landscaping**

The City's Environmental Coordinator to review landscaping and provide additional in-depth comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Existing drainage and utility easements provided with Clearwater Commons

Comments:

1. Existing utility (sanitary and water) easements to remain
2. No additional easements are required

- **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 is in place. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes are parties to the Declaration.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction
3. Rice Creek Watershed District (RCWD) (if necessary)

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: February 2, 2026
Re: Environmental Comments – Valvoline CUP

The Environmental Board recommended the following at their January 28, 2026 meeting:

1. Recommend replacing American Yellowwood with a MN native species. Yellowwood is tolerant and hardy within the zone, however there has been minimal planting and success of yellowwood in Lino. Native species should be prioritized.
2. An additional tree should be added to the foundation landscape planting. The 1.57X2= 3.2 and would require an additional large tree. Additional shrubs can be planted in lieu of the tree.
3. Provide a seeding or planting plan for open space not being landscaped. Symbol should be shown on the landscaping page.
 - a. Recommend using native plantings or low maintenance turf as a replacement to traditional turf grass.
4. Add note to BMP Maintenance that street sweeping of all impervious may be required at the discretion of the City engineer to reduce sediment tracking.
5. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.
 - a. Coverage should be added under the Clearwater Commons permit for land disturbance.



Anoka County
TRANSPORTATION DIVISION
Highway

Katie Larson
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 55014-1182

February 03, 2026

RE: Site Plan – Valvoline

Dear Katie,

We have reviewed the Site Plan for Valvoline to be located north of CSAH 14 (Main Street) and west of the southbound off-ramp for I-35E within the City of Lino Lakes, and I offer the following comments:

- The proposed right of way along CSAH 14 should be sufficient for future reconstruction purposes
- As proposed, the site will introduce no new access points onto CSAH 14. This is acceptable and the right of access has been previously dedicated.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received, and the applicable permits can be issued.
- Any utility relocation in the CSAH 14 right of way, will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 14.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, Camila.Arenas@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Traffic Control plans (if anything will be set up in County right-of-way)
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$150.00)

License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Ulvenes", is displayed on a light gray rectangular background.

Brandon Ulvenes
Civil Engineer II

xc: CSAH 22/Plats+Developments/2026
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Camila Arenas, Engineer I

**CITY OF LINO LAKES
RESOLUTION NO. 26-21**

**APPROVING AUTOMOBILE REPAIR-MINOR CONDITIONAL USE PERMIT
FOR VALVOLINE (CLEARWATER COMMONS)**

WHEREAS, the City received a land use application for a conditional use permit for automobile repair-major and minor (“Development”); and

WHEREAS, the February 11, 2026 Planning & Zoning Board Staff Report and the March 9, 2026 Council Staff Report provide supporting narrative and documentation for the Development; and

WHEREAS, the property is zoned GB, General Business and allows for automobile repair-major and minor with an approved conditional use permit; and

WHEREAS, the legal description of the property is Lot 3, Block 1, Clearwater Commons; and

WHEREAS, City staff has completed a review of the land use application based on the following plans:

- Site Development Plan prepared by CESO dated January 12, 2026
- Color Building Elevations dated January 12, 2026; and

WHEREAS, the Planning & Zoning Board held a public hearing on February 11, 2026 and the Board recommended approval of the conditional use permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that:

FINDINGS OF FACT

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.

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 automobile repair-minor 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 automobile repair-minor 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 automobile repair-minor is consistent with commercial land use.

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

The proposed automobile repair-minor 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 automobile repair-minor conforms to City Code performance standards with minor revisions as noted.

(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 divisions 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 traffic study for the three (3) lot Clearwater Commons commercial subdivision details compliance with City requirements. The proposed automobile repair-minor is consistent with the study.

The proposed automobile repair-minor meets Level of Service (LOS) requirements and is within the capabilities of the City. 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 automobile repair-minor 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 automobile repair-minor 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 automobile repair-minor 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 automobile repair-minor will have fire prevention and fighting equipment readily available.

BE IT FURTHER RESOLVED the following specific performance standards of City Code Section 1007.132(8) have also been met:

(a) Automobile repair-major and minor provided that:

1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.

The architectural appearance and functional plan of the building and site are not dissimilar to the existing and proposed commercial buildings in the area.

2. All repair work shall be conducted within the principal building.

All repair work will be conducted within the principal building.

3. All painting must be conducted in an approved paint booth. All paint booths and all other activities of the operation shall thoroughly control the emission of fumes, dust, or other particulate matter so that the use shall be in compliance with the State of Minnesota Pollution Control Standards, Minnesota Regulation APC 1-15, as amended.

No painting or paint booths are proposed with the automobile repair-minor.

4. The emission of odor by a use shall be in compliance with and regulated by the State of Minnesota Pollution Control Standards, Minnesota regulations APC, as amended.

The emission of odor will be in compliance with state regulations.

5. All flammable materials, including liquids and rags, shall conform with the applicable provisions of the Minnesota Uniform Fire Code.

All flammable materials will conform with Minnesota Uniform Fire Code.

6. All outdoor storage shall be prohibited except the storage of customer vehicles waiting for repair.

Outdoor storage is prohibited except for the storage of customer vehicles waiting for repair.

BE IT FURTHER RESOLVED the automobile repair-minor conditional use permit is approved subject to the following conditions:

1. The conditional use permit shall only be for automobile repair-minor as defined in City Code Section 1007.001(2) Definitions.

AUTOMOBILE REPAIR-MINOR. An establishment providing goods or services related to passenger motor vehicles such as car washes; repair businesses limited to minor engine repair, fluid changing, tire service and muffler repair; and other uses of similar character, but not including uses defined as a major automobile business or automobile sales.

2. Automobile repair-major is not allowed without an approved conditional use permit.
3. Customer vehicles waiting for repair shall not be parked on-site longer than 24 hours.
4. A Site Improvement Performance Agreement shall be executed.
5. A Declaration for Maintenance of Stormwater Facilities in favor of RCWD and the City shall be recorded.
6. Rooftop or ground mounted mechanical equipment shall be screened per City Code Section 1007.043(2)(d)14.
7. Annual inspections may be conducted by the City to ensure City Code compliance.
8. A separate sign permit application shall be submitted and approved by the City prior to any permanent, replacement, or temporary signage installation.
9. Failure to comply with any of the listed conditions may result in revocation of the conditional use permit.

BE IT FURTHER RESOLVED the following comments shall be addressed:

1. City Engineer memo dated February 4, 2026.
2. Environmental memo dated February 2, 2026.
3. Anoka County Highway Department letter dated February 3, 2026.
4. All comments highlighted in red on the Site & Building Plan Review Worksheet.
5. Sheet C-1.0, Site Plan:
 - a. Parking lot and turnaround along west lot line shall meet 10ft requirement.
 - b. Include an internal sidewalk connection from Lot 3 to Lot 2.
6. Sheet C-8.0, Photometric Plan:
 - a. Foot candle measurements exceed City code requirements and shall be revised.
7. ALTA/NSPS Land Title Survey
 - a. Both sheets of the survey shall be signed and dated.

Adopted by the City Council of the City of Lino Lakes this 9th day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-22**

**APPROVING SITE IMPROVEMENT PERFORMANCE AGREEMENT FOR
VALVOLINE (CLEARWATER COMMONS)**

WHEREAS, the City has completed review of the site and building plans for Valvoline Instant Oil Change (Clearwater Commons); and

WHEREAS, the legal description of the property is Lot 3, Block 1, Clearwater Commons;
and

WHEREAS, City Code Section 1007.020(5)(d) requires the execution of a site performance agreement prior to issuance of a building permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that that the Site Improvement Performance Agreement between the City of Lino Lakes and Valvoline, LLC is hereby approved and the Mayor and City Clerk are authorized to execute such agreements on behalf of the City.

Adopted by the Council of the City of Lino Lakes this 9th day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 6**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 2, 2026

AGENDA ITEM: City Recreation Complex Development

INTRODUCTION

At the January 26, 2026, City Council work session the City Council directed staff to place on an agenda discussion regarding the possible sale of a portion of the Tower Park property for a privately developed recreational sporting facility.

BACKGROUND

In 1999 the City acquired approximately 63 acres in the southeast quadrant of Birch Street and Centerville Road for the future construction of a community recreation complex. The purchase was funded by an interfund loan from the area and unit fund. The loan is being paid back using general fund balances and dedicated park funds.

In 2002, a City referendum was held that included development of the Recreation Complex, improvements to 16 neighborhood parks, and construction of 2.5 miles of trails. The referendum failed, and public support for development of the rec center has been minimal.

In 2015 a portion of the site was used for construction of Fire Station 2, which included roadways and utility infrastructure to service the area. In 2018 the Master Plan for the Recreation Complex was updated. Water Tower 3 was constructed on site in 2019. To kick start recreation improvements the City Council moved forward with the phase 1 development of Tower Park in 2021 which included construction of tennis and pickleball courts on the north end of the property.

In 2024 the City was approached by a private development group interested in partnering with the City to construct a domed athletic facility. The project proposed the construction of an approximately 92,000 square foot facility containing a full-size soccer/multi-sport turf field and two basketball courts that would also accommodate pickle ball. Site planning also included the possibility of a future medical partner building and/or restaurant concessions.

An agreement, modeled after the group's existing agreement with Lakeville School District, proposed a land lease arrangement that would also include road and utility extensions, parking improvements, as well as facility construction. The project would occupy approximately 7 acres of land excluding roadway improvements. The City was not proposing any financial participation in the project other than for possible utility oversizing. The agreement included annual lease payments that would be used to either 1) buy community time within the facility or 2) apply towards new park facility development and maintenance.

After several months of discussion and negotiation the project did not move forward. The developer initially accepted the City's counteroffer but citing difficulties in obtaining financing under the proposed arrangement, did not move forward.

Current Interest

Council members are now proposing the consideration to sell land to a private party, with the requirement that it could only be used for recreational purposes.

While possible, additional analysis will need to be completed based on what the City Council's goals for the project are. For this initial discussion staff is requesting that council identify what those goals are and what the desired outcome is. This will assist in developing the feasibility of any proposed action.

If there is an interest in further review, several considerations will need to be examined including:

Preliminary Assessment

- Confirm the legal authority to sell park land under current municipal and state laws.
- Review existing park land designations and any deed restrictions.
- Review zoning and land use requirements
- Assess the potential impact on public access and community use.

Financial and Valuation Analysis

- Obtain an independent appraisal of the land's fair market value.
- Analyze potential revenue against long-term community benefits and costs.
- Consider alternative funding or partnership opportunities.

Negotiation and Agreement

- Define terms and conditions for the sale, including use restrictions and reversion clauses.
- Determine appropriate process for advertising availability of land – RFP?
- Draft and review sale agreements with legal counsel.
- Ensure compliance with all regulatory and procedural requirements.

REQUESTED COUNCIL DIRECTION

Staff is requesting discussion to establish goals of a potential park land sale and the desired outcomes.

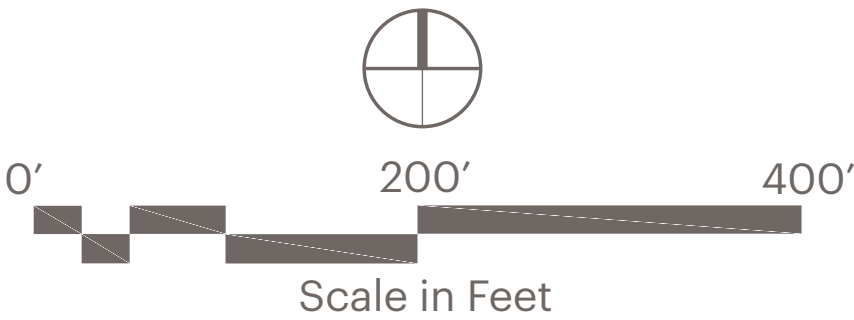
ATTACHMENTS

1. 2018 Recreation Complex Master Plan
2. 2024 Sports Dome Concept



Recreation Complex Masterplan

Lino Lakes, Minnesota
January 28, 2019 | WSB Project number: 012854-000





SITE CONCEPT

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 7**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 2, 2026

AGENDA ITEM: White Bear Township and City of North Oaks JPA Update

INTRODUCTION

City staff will provide an update on the progress of the Joint Powers Agreement (JPA) with the City of North Oaks and White Bear Township to provide water and sanitary sewer to the Wilkinson Waters development. A JPA is also being prepared with the City of North Oaks for the construction and maintenance of Wilkinson Way. The purpose of the JPA's is to establish a cooperative, multi-jurisdictional framework under Minnesota Statutes §471.59.

BACKGROUND

Three Party Joint Powers Agreement for Sewer and Water

The Town of White Bear, City of North Oaks, and City of Lino Lakes propose entering into a Joint Powers Agreement (JPA) to provide water and sanitary sewer services to the Wilkinson Waters Development, a new residential project located entirely within Lino Lakes. The Agreement outlines how water and sewer will be conveyed across jurisdictional boundaries, assigns operational responsibilities, and establishes cost-sharing and compliance obligations.

The Project Area currently lacks Lino Lakes water and sewer service. The Town has available water and sewer capacity; North Oaks has existing conveyance infrastructure capable of transporting these utilities to and from the Project Area. Lino Lakes (Developer) will construct and maintain the local distribution and collection systems serving the development.

Infrastructure Components

- Town Water Delivery Point: Connection where Town water enters the North Oaks Water System.
- North Oaks Water & Sewer Systems: Conveyance infrastructure operated jointly with the North Oaks Company.
- Wilkinson Waters Water & Sewer Systems: New Lino Lakes-owned systems serving the development.

- Large-Capacity Meters: Installed in Lino Lakes to measure all Town-provided water.

Responsibilities by Party

Town of White Bear

- Provides potable water to the Delivery Point.
- Sells water to Lino Lakes at 125% of the Town's Tier One Residential Rate (adjustable by Town).
- Maintains Town water and sewer systems.
- Issues quarterly water-use statements to Lino Lakes and North Oaks.
- Ensures compliance with the White Bear Lake settlement; may restrict water flow if usage exceeds limits (with 30-day notice).
- Allows Project Area properties to connect to the Town Sewer System via North Oaks.

City of Lino Lakes

- Constructs, owns, and maintains large-capacity meters and the Wilkinson Waters systems.
- Reads meters quarterly and reports usage to the Town and North Oaks.
- Bills end users for water and sewer; Town has no billing responsibility.
- Collects and remits hook-up fees to the Town (fee still under review)
- Shares maintenance responsibilities with North Oaks over portions of the system.
- Must obtain Town and North Oaks approval before extending service outside the Project Area.

City of North Oaks

- Conveys Town water and sewer through its systems to/from Lino Lakes.
- Maintains its systems (excluding Rapp Farm portions).
- Shares maintenance responsibilities with Lino Lakes over portions of the system
- Coordinates emergency repairs and system modifications.

Financial Implications

For Lino Lakes

- Water Purchase Cost: 125% of Town Tier One Residential Rate. This is approximately \$3.19 per thousand gallons. Lino Lakes rate per 1,000 is currently \$2.28 per thousand gallons. To this the City will need to add an operation and maintenance component.
- Hook-Up Fees: Collected from developers/property owners and remitted to the Town.
- Operating Cost Share: Contributes to maintenance of shared facilities through in-kind contributions or cost share.

- Local System Costs: Responsible for all construction, maintenance, repair, and replacement of the Wilkinson Waters systems.
- Billing: Lino Lakes retains the ability to charge additional fees for capital, maintenance, or availability charges.

Term & Termination

Water Term

- 10-year initial term
- Two 5-year renewal options (exercised by Lino Lakes)
- After initial term, any party may terminate water service with 3-year written notice
- Immediate termination allowed for uncured non-performance (30-day cure period)

Sanitary Sewer Term

- 99-year term
- Termination only by mutual written agreement

Compliance with Settlement Agreement

The Town is subject to the White Bear Lake Restoration Association settlement.

Lino Lakes must:

- Adopt ordinances enforcing applicable water-use restrictions. These are already in place. The Wilkinson Waters project will use a storm water re-use system for irrigation.
- Provide resident counts for per-capita usage calculations.
- Address any violations identified by the Town.

The Town may reduce water flow if usage exceeds settlement limits, after providing 30-day notice.

Operational Coordination

- All parties must notify each other's Public Works Directors before work that could impact service.
- Emergency repairs may be initiated by any party to protect system integrity and public health.
- Lino Lakes and North Oaks must maintain 24-hour on-call repair capability.

Policy Considerations for Council

- Supports development by ensuring reliable water and sewer service.
- Establishes long-term sewer certainty (99 years) with flexible water-service options.

- Introduces ongoing cost-sharing obligations with North Oaks.
- Requires Lino Lakes to adopt ordinances tied to the White Bear Lake settlement.
- Clarifies that the Agreement does not modify the existing White Bear Township–North Oaks JPA except for cost-sharing obligations related to this project.

Wilkinson Way Joint Powers Agreement

The Wilkinson Waters development in Lino Lakes requires construction of a new public street—**Wilkinson Way**—and reconstruction of the easterly portion of **Wilkinson Lake Boulevard** to connect the two systems. The Developer will construct these improvements at its sole expense. Wilkinson Way will run from Ash Street to Centerville Road. A portion of the roadway lies within North Oaks, though it primarily serves Lino Lakes residents.

This agreement is being modified to merge with existing operations within the City of North Oaks. We are anticipating that a public road easement will be granted to the City of Lino Lakes for that portion of roadway within North Oaks. Lino Lakes will maintain the entirety of the roadway system except for the storm sewer within the City of North Oaks. The City of North Oaks will be responsible for any costs associated with the Cooperative and Maintenance Agreement with Ramsey County for the Roundabout construction and will split future county road improvement costs with Lino Lakes. Maintenance costs allocation for the easterly 300' of roadway is still being worked on but intended to be shared with the North Oaks Homeowner's Association. The association will be responsible for maintenance of the realigned Wilkinson Blvd.

REQUESTED COUNCIL DIRECTION

Lino Lakes and North Oaks staff are currently working through remaining issues regarding maintenance responsibilities and how these may change with future extensions of service. Staff is attempting to have the draft agreements available for consideration in March. However, White Bear Township will also need to review and approve.

No additional direction is required.

ATTACHMENTS

1. Water and Sewer System Map
2. Water System Map
3. Sewer System Map
4. Wilkinson Way Map

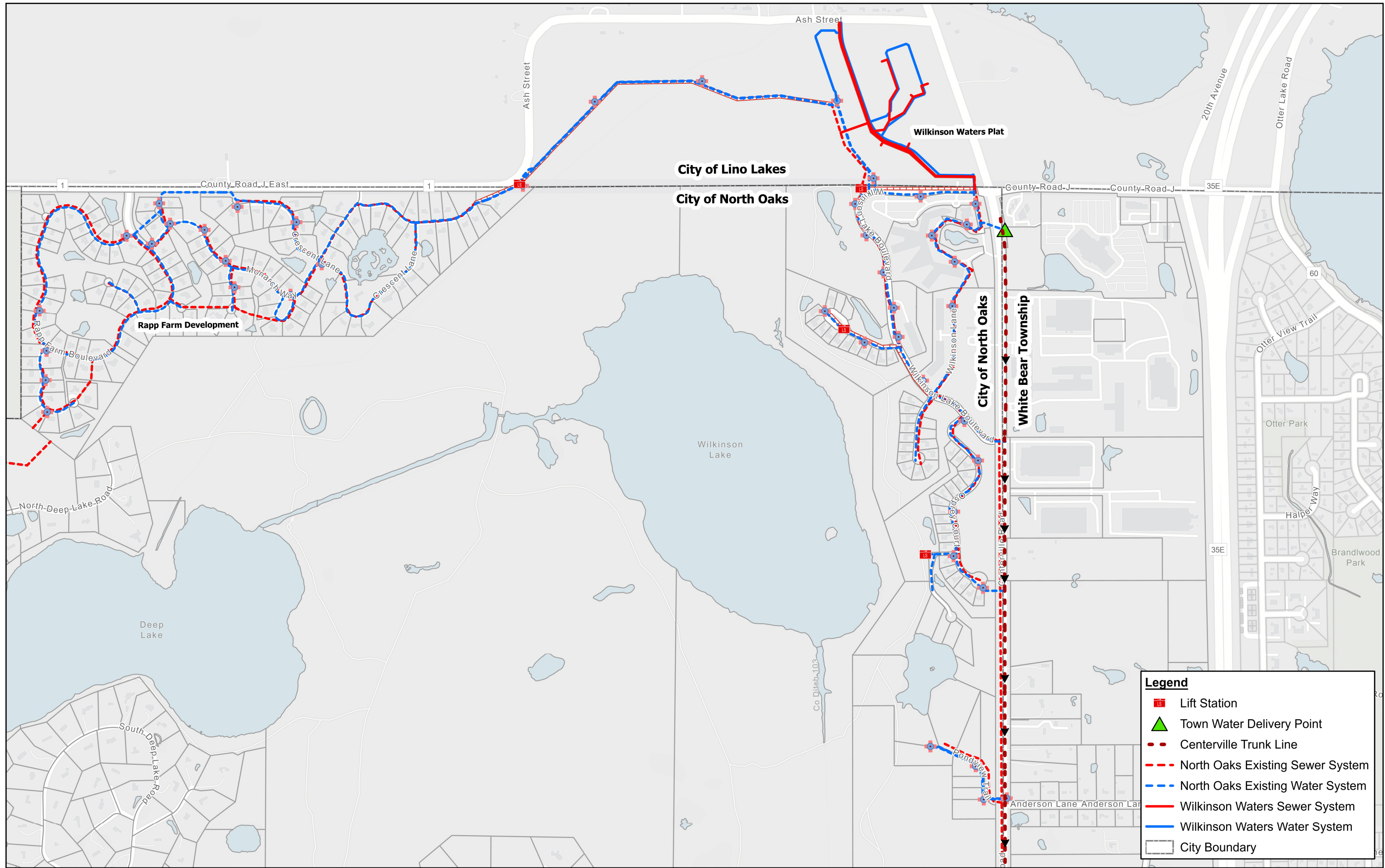
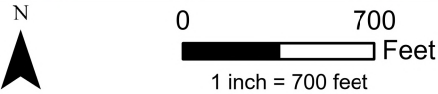


Exhibit C.1 - Existing Water and Sanitary Sewer Infrastructure



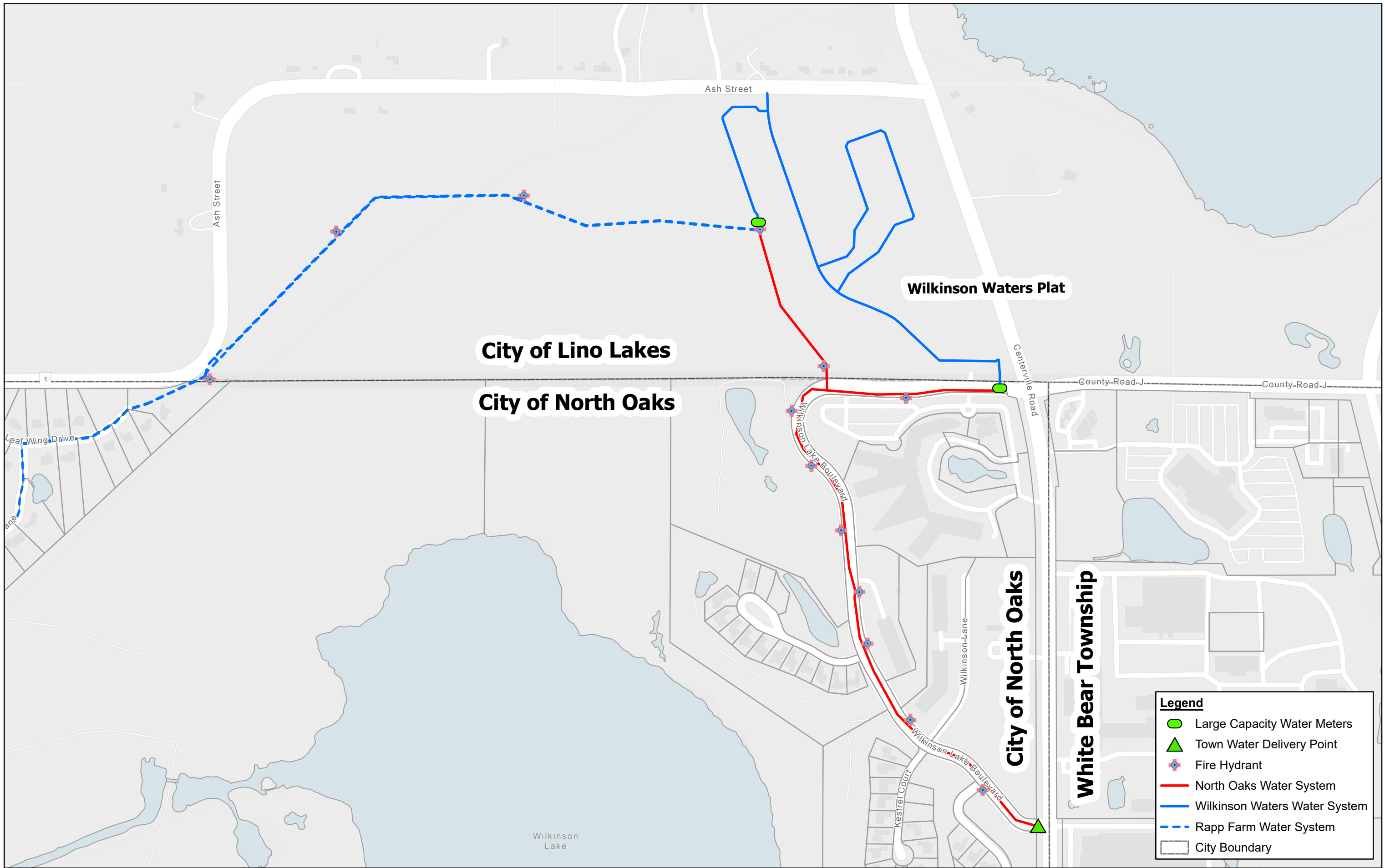


Exhibit C.2 - Water System Definitions



0 400
Feet
1 inch = 400 feet





Legend

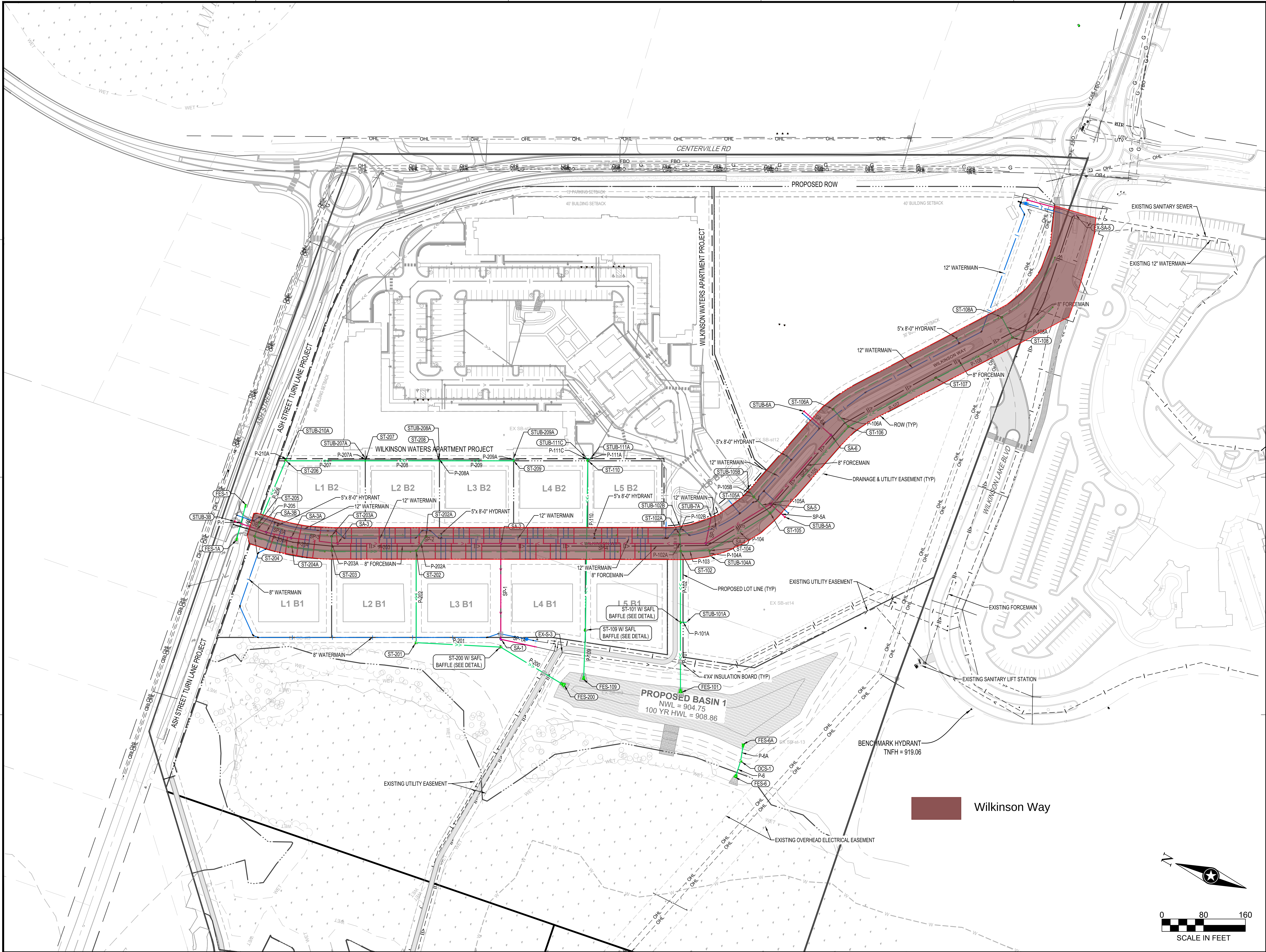
- North Oaks Lift Station
- Centerville Trunk Line
- Wilkinson Waters Sanitary Sewer - Forcemain
- Wilkinson Waters Sanitary Sewer - Gravity
- North Oaks Sanitary Sewer - Forcemain
- North Oaks Sanitary Sewer - Gravity
- City Boundary

Exhibit C.3 - Sanitary Sewer System Definitions



0 400
Feet
1 inch = 400 feet





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.

JERREMY D. FOSS, PE

FOR FINAL PLAT REVIEW ONLY

DATE 07/14/2025 LIC. NO. 55871

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT. © 2024 I & S GROUP, INC.

PROJECT

ANOKA HOLDINGS, LLC
WILKINSON WATERS MAJOR INFRASTRUCTURE

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG

PROJECT NO.	24-30671
FILE NAME	30671 C3-UTILITY-OVERALL-PUBLIC
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	06/09/25
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

SHEET

C3-20

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 8**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 2, 2026

AGENDA ITEM: Ash Street and Centerville Road RAB Landscaping

INTRODUCTION

Staff is seeking direction regarding landscaping improvements for the proposed Ash Street/Centerville Road Roundabout (RAB)

BACKGROUND

Anoka County is proposing the construction of a roundabout at the intersection of Ash Street and Centerville Road. The project is planned for construction in 2027.

Staff is planning for the extension of the pavement design matching the improvement completed to the south as part of the CRJ/35E interchange improvements. However, we are requesting council direction on landscaping for the roundabout. Anoka County's typical is a grass center island.

Any proposed landscaping features are the responsibility of the City. The current design being reviewed for the RAB to the south could be incorporated or a simpler scheme with perennials and shrubs could be incorporated.

REQUESTED COUNCIL DIRECTION

Staff is seeking council direction to include landscaping in the RAB improvements.

ATTACHMENTS

1. Ash/Centerville RAB Concept
2. Preliminary CRJ/Centerville RAB landscape plan

PRELIMINARY DRAFT
SUBJECT TO CHANGE

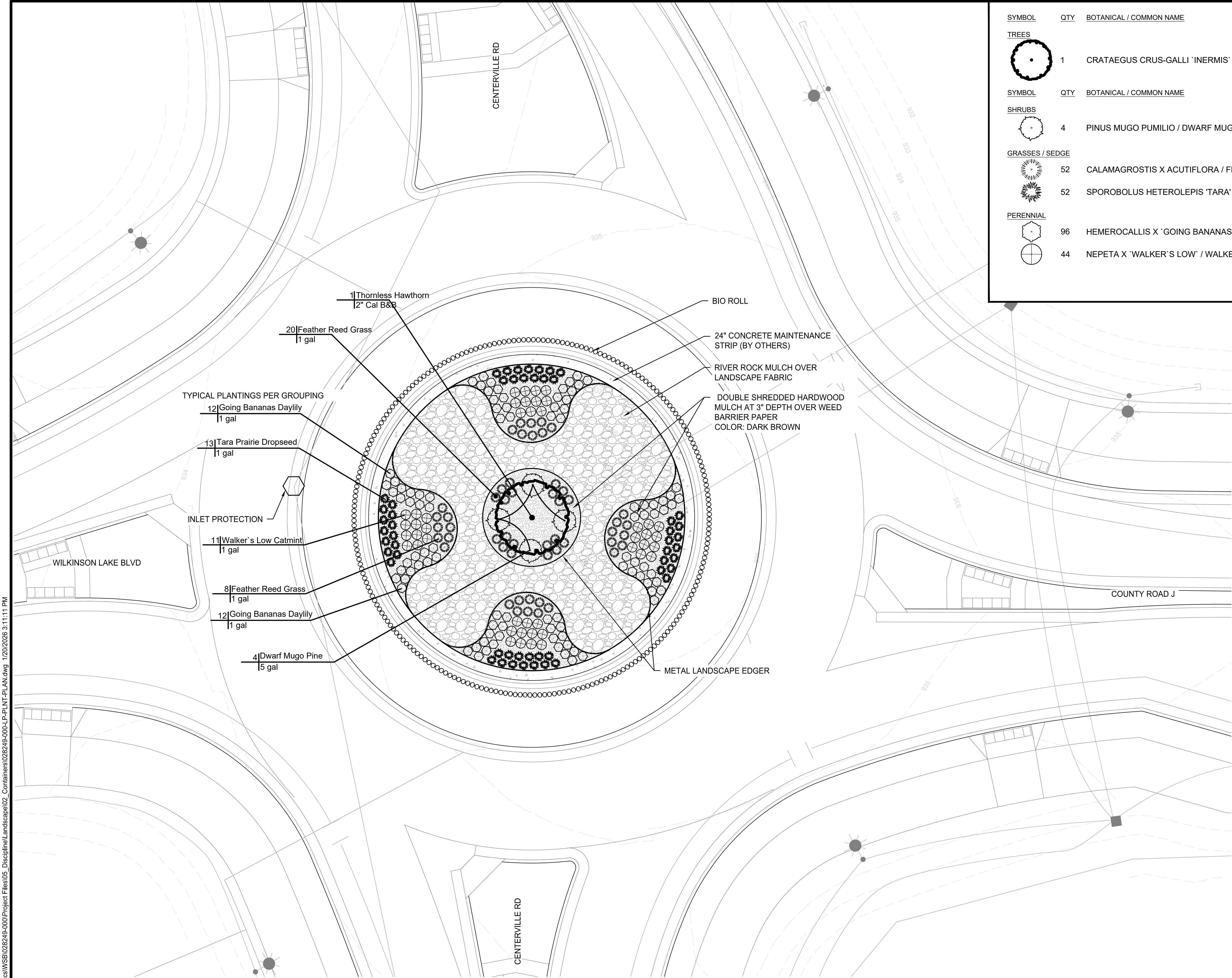
Disclaimer:
This drawing represents a potential design concept only.
This document is a draft, subject to change, and is provided for information only.
This draft document does not commit Anoka County to construct the project as shown in part or in whole.
The actual project plan may differ from this draft plan.
Contact the Anoka County Highway Department with any questions:
763-324-3100



C:\ACC\ACCDocs\WSB\028249-000\Project Files\05_Discipline\Landscape\02_Containers\028249-000-LP-PLNT-PLAN.dwg 1/20/2025 3:11:11 PM

1
L2

LANDSCAPE PLAN



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	1	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" CAL B&B
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	4	PINUS MUGO PUMILIO / DWARF MUGO PINE	5 GAL
GRASSES / SEDGE			
	52	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS	1 GAL
	52	SPOROBOLUS HETEROLEPIS 'TARA' / TARA PRAIRIE DROPSEED	1 GAL
PERENNIAL			
	96	HEMEROCALLIS X 'GOING BANANAS' / GOING BANANAS DAYLILY	1 GAL
	44	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL



SCALE: AS SHOWN
PLAN BY: KMP

DESIGN BY: KMP
CHECK BY: CCA

REVISIONS

NO.	DATE	DESCRIPTION

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

CANDACE C. AMBERG, PLA
DATE: 4/06/24

LANDSCAPE PLAN

CENTERVILLE ROAD AND CRJ
ROUNDBOUT LANDSCAPING PROJECT
CITY OF LINO LAKES

WSB PROJECT NO.
028249-000

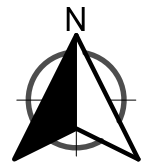
SHEET
L2

LEGEND:

	1-3" ROCK MULCH
	MULCH MATERIAL TYP 6
	BIOROLL
	INLET PROTECTION

NOTES:

- CONTRACTOR TO INSTALL 6" OF BOULEVARD TOPSOIL IN ALL PLANTING BED AREAS OF ROUNDBOUT.
- INLET PROTECTION TO BE PLACED IN ALL CATCH BASINS PRIOR TO PLANTING WORK IN ROUNDBOUT



0 10 20
H: SCALE IN FEET

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 9.**

STAFF ORIGINATOR: Curt Boehme , Chief of Police

MEETING DATE March 2, 2026

AGENDA ITEM: Anoka County Real-Time Crime Center and Flock (Lieutenant Mendoza, Sheriff's Office)

INTRODUCTION

Staff will provide the council with an overview of a proposed county-wide initiative led by the Anoka County Sheriff's Office and the Anoka County Emergency Communications Center.

BACKGROUND

Lieutenant Anthony Mendoza from the Anoka County Sheriff's Office will provide council members with an informational briefing on a proposed county-wide initiative. This initiative, led by the Anoka County Sheriff's Office and the Anoka County Emergency Communications Center, aims to establish a Real-Time Crime Center at the Anoka County Emergency Communications Center. Additionally, the proposal includes entering into a pilot program agreement with Flock Safety to deploy a drone as a first responder and implement a variety of camera technologies.

REQUESTED COUNCIL DIRECTION

Informational purposes only.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 10.**

STAFF ORIGINATOR: Dan L'Allier, Fire Chief

MEETING DATE March 2, 2026

AGENDA ITEM: Fire Department, Paid On Call Firefighter Update

INTRODUCTION

Paid On Call members are only required to make 20% of calls for service between 1800-0600.

BACKGROUND

The Fire Department previously identified a minimum 20% benchmark for Calls For Service for Paid On Call members. Through ongoing evaluation of response trends, staffing realities and recruitment/retention challenges, the department has determined that enforcement of the 20% policy is necessary to ensure Paid On Call response regarding Calls For Service.

REQUESTED COUNCIL DIRECTION

This is discussion only

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 11.**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE March 2, 2026

AGENDA ITEM: 2025 Street Reconstruction Project

INTRODUCTION

2025 Street Reconstruction Project Corrections

BACKGROUND

Staff has been working with WSB and the City Attorney on a resolution agreement for proposed corrective action related to the 2025 Street Reconstruction project. While a few items remain under review, staff will provide Council with a status update.

REQUESTED COUNCIL DIRECTION

ATTACHMENTS

None