COLUMBUS
Rural Nature. Urban Access.

City of Columbus
NOTICE OF PUBLIC HEARING
ALTERNATIVE MEETING FORMAT
(Statutes Section 13D.021)
Conditional Use Permit

Notice is hereby given that a Public Hearing will be held by the City of Columbus Planning Commission on Wednesday, May 20, 2020 at 7:00 p.m., or as soon thereafter as parties may be heard, and will be conducted by alternative means (teleconference) from remote locations to consider a request for a conditional use permit to operate a business consisting of the wholesale and distribution of dry goods (firewood, softener salt, stone, mulch, etc.) and the manufacturing and warehousing of colored mulch at 14045 Lake Dr NE. The meeting will occur under the conditions outlined in statutes section 13D.021. Members of the public interested in monitoring the meeting by telephone can find the phone number and passcode on the City website or contact the City Offices at 651.464.3120. The hearing shall continue until all evidence and testimony has been received.

Applicant:	Stotko Speeding Construction (Greg Stotko)
Property Owners:	Equipment Transport Leasing Inc
Property Location:	14045 Lake Dr NE, Columbus, Minnesota
Legal Description:	PIN#33-32-22-11-0003 THAT PRT OF N1/2 OF NE1/4 OF SEC 33 TWP 32 RGE 22 LYG ELY OF CSAH NO 23, AKA LAKE DR, EX THAT PRT OF WLY 1142 FT OF SLY 1020 FT THEREOF, ALSO EX E1498 FT OF S 727 FT THEREOF, ALSO EX THAT PRT OF SD N1/2 DESC AS FOL: COM AT INTER OF C/L OF SD RD & N LINE OF SD N1/2, TH E ALG SD N LINE 728 FT TO POB, TH CONT E ALG SD N LINE 208.7 FT, TH S 208.7 FT, TH W 208.7 FT, TH N 208.7 FT TO POB, EX RD, SUBJ TO EASE OF REC ANOKA COUNTY, MINNESOTA

Elizabeth Mursko

Elizabeth Mursko, Zoning Administrator

Submitted to the Forest Lake Times on 05.01.20
Published in the Forest Lake Times on 05.07.20
Posted on 05.07.20

16319 Kettle River Boulevard, Columbus, MN 55025
651.464.3120 Twin Cities **651.464.5922** Fax
www.ColumbusMN.com

RECEIVED

APR 17 2020 Complete

City of Columbus

• 60 Day Deadline = 06.16.20
• 120 Day Deadline = 08.15.20

Receipt # 20916
$200.00 App
$1,700.00 Escrow

COLUMBUS
Rural Nature. Urban Access.

~~RECEIVED~~
~~FEB 28 2020~~
~~City of Columbus~~
~~60 Day Deadline~~
~~Tuesday - April 28, 2020~~
Incomplete on 3.12.20

16319 Kettle River Blvd. • Columbus, MN 55025
phone: (651) 464-3120
website: ColumbusMN.us

APPLICATION FOR CONSIDERATION OF CONDITIONAL USE PERMIT, INTERIM USE PERMIT
RE-ZONING, SITE PLAN REVIEW, VARIANCE

APPLICANT:

Name: STOTKO SPEEDLING CONSTRUCTION Phone: 651-480-0055 (Alt.): 651-329-2021

Address: 1303 EDDY STREET Email: greg@stotkospeedling.com

City: HASTINGS State: MN Zip: 55033

OWNER: (If other than applicant)

Name: CST Companies, LLC Phone (work) 763-401-1406 (Alt.) 651-900-5943

Address: 11717 205TH AVE NW Email megan@cstcompanies.com

City: ELK RIVER State: MN Zip: 55330

Legal description of property: 14045 LAKE DR NE

Lot(s) _____ Block(s) _____ Additions(s) _____

Existing use of property: RESIDENTIAL Present zoning: C1

Action Requested: Please check (√) Re-zoning _____ Site Plan Review _____ Variance _____

Conditional Use Permit ✓ Interim Use Permit _____ SSTS Administrative Variance _____

Other (fill in) _____

Description of and reason for request (attach additional information and requirements if necessary)

SEE ATTACHED DOCUMENTS

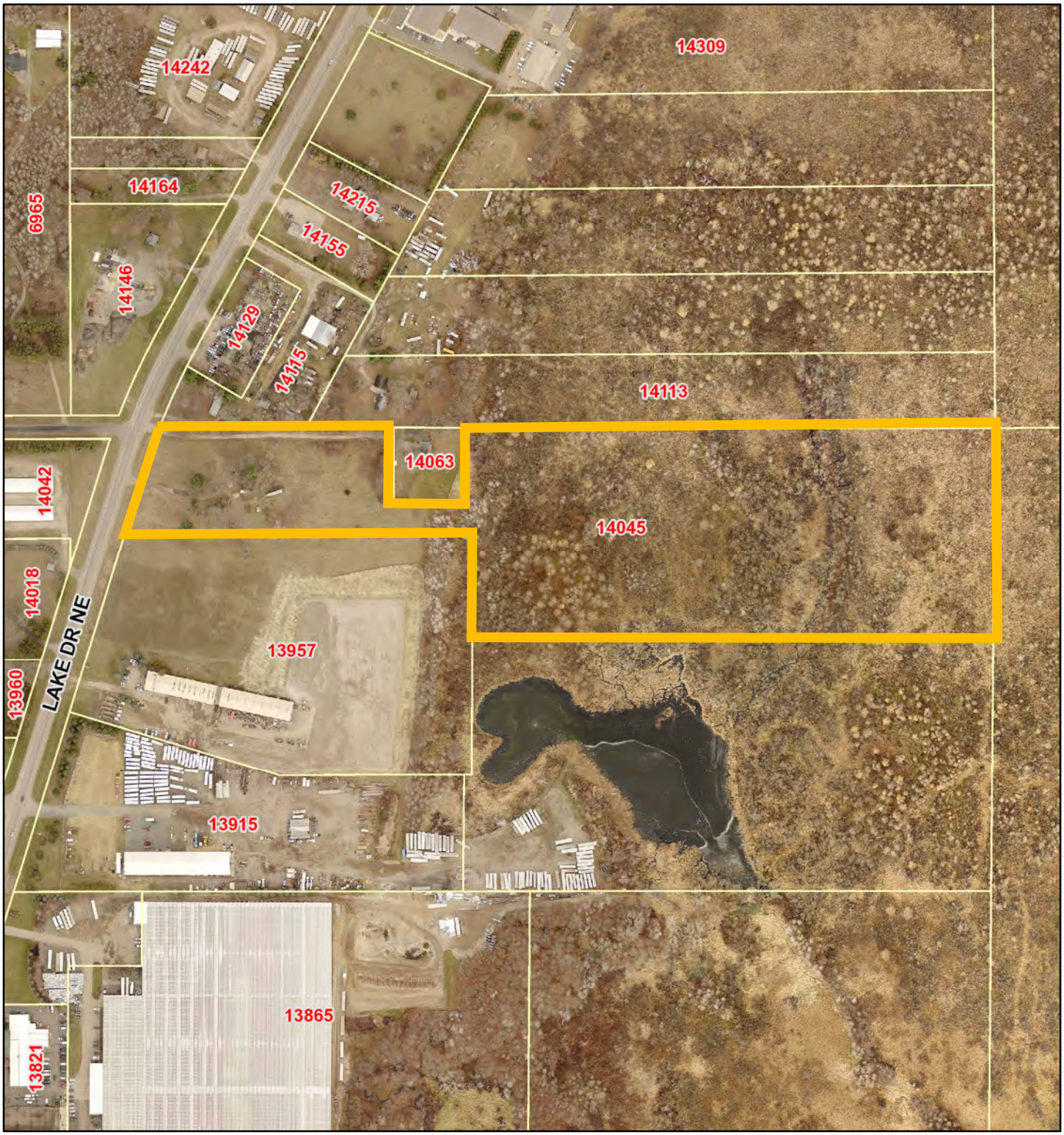
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

SIGNATURE OF APPLICANT: _____ DATE: 2/27/2020

SIGNATURE OF OWNER: _____ DATE: 2/27/2020

Rev 11.08.17

14045 Lake Dr.



May 14, 2020

1:4,800

0 225 450 900 ft

0 65 130 260 m

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

CST COMPANIES, LLC

CST Distribution, LLC, operating since 1/2011, and CST Transportation, Inc., operating since 2/2012, are owned by Chad & Megan Toft. Chad has worked in the distribution and trucking industries since 1996 and he has been involved in the mulch industry since 1997. Megan has worked in the staffing/ HR industry since 1994. Opening CST Distribution & Transportation has been an easy progression for Chad with his history in the industries and he runs all operations. Megan's background in Human Resources and Finance/Accounting has made it good partnership. She runs all financial/purchasing/HR and customer service operations. 2019 combined Gross Revenues were $18 million.

CST Distribution

CST Distribution, LLC is a Wholesale Distributor of Softener Salt, Mulch, Ice Melt, Firewood, Washer Fluid and Bottled Water and also a Contract Packager of primarily Mulch and Soils. Our distribution and manufacturing facilities are located in Elk River, MN.

We serve a diverse customer base, including roughly 2,500 C-Stores, grocery stores, quick lubes, manufacturing plants, car washes, lawn/garden stores and hardware stores. We currently serve Minnesota, Wisconsin, North Dakota, South Dakota, Iowa & Michigan. Some of our larger customers include: SuperAmerica, Holiday Station Stores, Menards, Patio Town, Hedberg, Cub Foods, Home Depot and HyVee.

• 12 FT Employees, 1 PT Mechanic, 4 FT office staff

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CST Transportation, Inc. is a Local/Regional Transport Trucking Company, specializing in forklift mounted flatbed trucks, with occasional over the road capabilities. The current location is in Elk River, MN. We currently serve the upper Midwest with occasional over the road to the East Coast. Some of our larger customers include: Cemstone (Twin City Concrete), Morton Salt, North American Salt, Menards, Home Depot, Progressive Rail, Timber Products, Forest Specialties, Patio Town & Pipe Fabricators.

• 4 FT Office Employees, 2 FT & 1 PT Mechanic, 1 FT Warehouse employee, 31 FT Drivers

Columbus location

CST Companies owns the Elk River location and leases back to CST Distribution & CST Transportation, this would be the same for the Columbus location.

Expansion plans:

1. Use of the property
    a. Would be for a Retail & Contractor yard, similar in nature to Patio Town, D-Rock or Abrahamson Nursery (minus plants and trees). Homeowners and contractors can purchase rock, brick, block, mulch, softener salt, firewood, ice melt etc. Contractors & homeowners residing in Columbus could then drop off tree waste. The non-visible back yard would be used for collection and then ground to specifications and colored for sale.
    b. Office would have 4 offices, showroom, bathroom and lunch area

c. Warehouse would be for storing palletized product – Softener salt, ice melt, firewood
d. Shop – Parking equipment at night and maintenance during the day
e. Wash bay would be for washing equipment and trucks
f. Front yard would be an appealing display area for homeowners and contractors to look at items that can be purchased. Behind this would be bins for product to be bucketed in trailers once sold.
g. Back lot (behind building & bins) would be used for truck parking (5 units) and collection and coloring of material into mulch.

2. Hours of Operation: (this is a rough estimate)
    a. M-F 7am to 5pm, with shorter hours in the winter
    b. Sat 8am to 4pm (April – June), 8am to Noon (July -Oct)
    c. Closed on Sundays

3. Staffing: (wages $45k-70K depending on position)
    a. 1-2 Customer service employees
    b. 1 full time yard operator
    c. 1 full time mechanic
    d. 1 full time warehouse operator
    e. Megan Toft (owner) will office out of this location full time

4. Equipment: Payloaders, forklifts and a coloring machine while working. Trucks and cars coming in and out of the property during business hours.

5. Noise: Truck traffic, forklifts, payloaders and a coloring machine would be the noise that occurs outdoors. These would happen during hours of operation. There is extremely minimal to no impact on residents. Decibel testing was done in Elk River, during peak time and season, and was gauged around 87-89 decibels, during full operation. This is equivalent to loud singing. Normal conversation is 60-65 decibels and that can be done standing next to the coloring machine, bagging machine, payloader etc. Restaurants normally clock at 90 decibels during peak hours.

6. Odors: The main odor we have is a Cedar smell from fresh bulk Cedar. We have no composting mulch and so very limited smell beyond fresh wood smell, within 200 feet of pile. Coloring mulch is odorless.

7. Screening: We will work with the City of Columbus and adjacent homeowner to come to a viable solution for all parties. Possibly planting a berm with pine trees etc...we are very open on this.

8. Fueling: Double wall fuel storage tank inside of cement containment from Beaudry Oil. 2,000-3,000 gallons, diesel fuel only, will be capacity. Tank size will depend on what is available if city approval is received.

9. Fire Lanes: See site plan for fire lanes. We would work with the City of Columbus Fire Chief to ensure proper and safe fire prevention.

Timeline

- Property: Purchase agreement is finished and will close upon final approval from City of Columbus
- Construction: Would commence as soon as possible upon final approval from City of Columbus

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We serve a diverse customer base, including roughly 2,500 C-Stores, grocery stores, quick lubes, manufacturing plants, car washes, lawn/garden stores and hardware stores. We currently serve Minnesota, Wisconsin, North Dakota, South Dakota, Iowa & Michigan. Some of our larger customers include: Speedway, Holiday Station Stores, Menards, Patio Town, Hedberg, Cub Foods, Home Depot and HyVee.

• 12 FT Employees, 1 PT Mechanic, 4 FT office staff

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CST Transportation, Inc. is a Local/Regional Transport Trucking Company, specializing in forklift mounted flatbed trucks, with occasional over the road capabilities. The current location is in Elk River, MN. We currently serve the upper Midwest with occasional over the road to the East Coast. Some of our larger customers include: Cemstone (Twin City Concrete), Morton Salt, North American Salt, Menards, Home Depot, Progressive Rail, Timber Products, Forest Specialties, Patio Town & Pipe Fabricators.

• 4 FT Office Employees, 2 FT & 1 PT Mechanic, 1 FT Warehouse employee, 31 FT Drivers

Exterior Building Materials

Office/Showroom

1. Base of building will be masonry stone architectural base per attachment.
2. There will brick piers above stone base as per plans. This will be Summit Alaskan White Brick.
3. The windows will be a black aluminum storefront with 1" clear insulated glass.
4. The Awnings will be a black aluminum louvered awning except at main entry it will be a covered louvered awning.
5. The wall panels between Brick will be 3" insulated metal embossed prefinished per attachment. The eave trim will be black and the roof will be a buff color metal panel roof per attached.

Warehouse/Wash Bay

1. Base of building will be masonry stone architectural base to match Office/Showroom on West and North walls.
2. The windows will be a black aluminum storefront with 1" clear insulated glass.
3. The wall panels will be 3" insulated metal embossed prefinished per attachment. The eave trim will be black and the roof will be a buff color metal panel roof per attached.
4. The wall panels will be 3" insulated metal embossed prefinished on East and South Elevation per plans

<u>Columbus location</u>

CST Companies owns the Elk River location and leases back to CST Distribution & CST Transportation, this would be the same for the Columbus location.

Expansion plans:

1. Use of the property
    a. Would be for a Retail & Contractor yard, similar in nature to Patio Town, D-Rock or Abrahamson Nursery (minus plants and trees). Homeowners and contractors can purchase rock, retaining wall block, pavers, natural stone, mulch, softener salt, firewood, ice melt etc. Contractors & homeowners residing in Columbus could then drop off tree waste. The non-visible back yard would be used for collection and then ground to specifications and colored for sale.
    b. Office would have 4 offices, showroom, bathroom and lunch area
    c. Warehouse would be for storing palletized product – Softener salt, ice melt, firewood
    d. Shop – Parking equipment at night and maintenance during the day
    e. Wash bay would be for washing equipment and trucks
    f. Front yard would be an appealing display area for homeowners and contractors to look at items that can be purchased. Behind this would be bins for product to be bucketed in trailers once sold.
        a. Front area display would be a "finished display" like people would use for their landscaping their yards. This would include edgers, natural stone, retaining wall block, rock and mulch.
        b. Behind the display area, other side of driveway, would be palletized pavers, retaining wall block, natural stone and bags of mulch. The highest height would be 5-6 feet per pallet. Quantities depend on product sales and starting out would be pretty small.
        c. Behind the pallet displays would be material bins. We are making these bins out of cement blocks and bin size is dependent on material. Shortest is about 4 feet and mulch bins would be tallest at 8-10 feet. In the bins would be 5-6 mulch bins, 1 dirt bin and the rest aggregate (rock, sand, class 5).
    g. Back lot (behind building & bins) would be used for truck parking (5 units) and collection and coloring of material into mulch.
        a. Area South & East of the mulch/truck parking would be extra empty space (gravel) that may be utilized down the road as the operation would grow.
        b. Coloring machine would be used to color ground mulch and placed in the bulk bins for sale.

c. We will not be bagging mulch at this location, we have two automated robotic lines at our Elk River facility and would need a minimum of 40 acres to run a bagging operation.
d. Contractor and homeowners from Columbus could drop off tree waste and would be collected here. Once there is an adequate amount to grind, we would move the grinder from Elk River to process and then move back. This may happen a few times a year, depends on volume coming in. Duration of grinding would be a few times per year. Product would be ground into our walking floors and be hauled offsite to Elk River to be packaged and colored. A small amount would be left on this site to color for bulk sale in the spring and summer.
e. Piles can be anywhere from 15 – 18 feet high. Loaders only lift up to 15 feet so may get a foot or two on top of that.

h. Residential Screening
    a. A 6' high privacy fence and evergreen tree screen wall will be constructed on the North Property line from entrance of Lake Drive to Resident to the East per the plans. The neighbor with shared access will be screened to The West and South of their property by existing berm, trees and added trees per plans.

2. Hours of Operation: (this is a rough estimate)
    a. M-F 7am to 7pm, April thru August, with shorter hours in the winter
    b. Sat 8am to 5pm (April – June), 8am to Noon (July -Oct)
    c. Closed on Sundays, may open down the road if sales increase

3. Staffing: (wages $45k-70K depending on position)
    a. 1-2 Customer service employees
    b. 1 full time yard operator
    c. 1 full time mechanic
    d. 1 full time warehouse operator
    e. Megan Toft (owner) will office out of this location full time

4. Equipment: Payloaders, forklifts and a coloring machine while working. Trucks and cars coming in and out of the property during business hours.
    a. Estimated automobile traffic per day is pretty scarce in the winter, 3-4 employees only and then in the spring, summer and fall roughly 20-30 cars per day. This is an estimate based off anticipated sales.
    b. Estimated truck traffic per day is roughly 10 -15 per day. This is an estimate based off anticipated sales.
    c. Cheetah coloring machine utilizes water and colorant. The coloring machine is quieter than a lawnmower or motorcycle, it has two electric motors on it and that is it for noise. (See attached MSDS sheets for Colorant specs, safe to drink) Ground mulch is loaded into the hopper and inside the hopper water and colorant sprays on the mulch and then it comes out on a conveyor. All liquid is soaked into the wood fiber and there isn't runoff. If there is runoff we would be throwing money in the garbage. So, no waste or runoff of colorant.

a. We don't have plans, as of right now, to put a coloring machine on site but are putting it in our plans in case we may need to down the road as business grows. For now all mulch will be colored in Elk River and trucked to Columbus.

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Updated Narrative:
Received 06.03.20

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off tree waste. The non-visible back yard would be used for collection and then ground to specifications and colored for sale.

b. Office would have 4 offices, showroom, bathroom and lunch area
c. Warehouse would be for storing palletized product – Softener salt, ice melt, firewood
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    b. Behind the display area, other side of driveway, would be palletized pavers, retaining wall block, natural stone and bags of mulch. The highest height would be 5-6 feet per pallet. Quantities depend on product sales and starting out would be pretty small.
    c. Behind the pallet displays would be material bins. We are making these bins out of cement blocks and bin size is dependent on material. Shortest is about 4 feet and mulch bins would be tallest at 8-10 feet. In the bins would be 5-6 mulch bins, 1 dirt bin and the rest aggregate (rock, sand, class 5).
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    a. Area South & East of the mulch/truck parking would be extra empty space (gravel) that may be utilized down the road as the operation would grow.
    b. Coloring machine would be used to color ground mulch and placed in the bulk bins for sale.
    c. We will not be bagging mulch at this location, we have two automated robotic lines at our Elk River facility and would need a minimum of 40 acres to run a bagging operation.
    d. Contractor and homeowners from Columbus could drop off tree waste and would be collected here. They will have to drive thru the main gates, check in at the office, have load to drop off checked, proceed to yard guy if stamped for approval and shown where to dump. Gates will be locked when closed so no dumping is allowed when closed. Once there is an adequate amount to grind, we would move the grinder from Elk River to process and then move back. This may happen a few times a year, depends on volume coming in. Duration of grinding would be a few times per year. Product would be ground into our walking floors and be hauled offsite to Elk River to be packaged and colored. A small amount would be left on this site to color for bulk sale in the spring and summer.
    e. Piles can be anywhere from 15 – 18 feet high. Loaders only lift up to 15 feet so may get a foot or two on top of that.

2. Hours of Operation: (this is a rough estimate)
    a. M-F 7am to 7pm, April thru August, with shorter hours in the winter
        ~~a.~~1. Contractors can't load earlier than 7am due to us not being open
    b. Sat 8am to 5pm (April – June), 8am to Noon (July -Oct)

Formatted

c. Closed on Sundays, may open down the road if sales increase

3. Staffing: (wages $45k-70K depending on position)
    a. 1-2 Customer service employees
    b. 1 full time yard operator
    c. 1 full time mechanic
    d. 1 full time warehouse operator
    e. Megan Toft (owner) will office out of this location full time

4. Equipment: Payloaders, forklifts and a coloring machine while working. Trucks and cars coming in and out of the property during business hours.
    a. Estimated automobile traffic per day is pretty scarce in the winter, 3-4 employees only and then in the spring, summer and fall roughly 20-30 cars per day. This is an estimate based off anticipated sales. Vehicles coming in for retail would be a car or pickup w/ trailer.
    b. Estimated truck traffic per day is roughly 10 -15 per day. This is an estimate based off anticipated sales. Most contractors coming into the site would drive a dump truck, pickup w/ dump or pickup w/ trailer.
    c. Cheetah coloring machine utilizes water and colorant. The coloring machine is quieter than a lawnmower or motorcycle, it has two electric motors on it and that is it for noise. (See attached MSDS sheets for Colorant specs, safe to drink) Ground mulch is loaded into the hopper and inside the hopper water and colorant sprays on the mulch and then it comes out on a conveyor. All liquid is soaked into the wood fiber and there isn't runoff. If there is runoff we would be throwing money in the garbage. So, no waste or runoff of colorant.
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Bagged Mulch

shutterstock

Anoka County
TRANSPORTATION DIVISION
Highway

RECEIVED
MAR 27 2020
City of Columbus

Elizabeth Mursko
City of Columbus
16319 Kettle River Blvd.
Forest Lake, MN 55025

March 23, 2020

Re: Site Plan - 14045 Lake Drive

Dear Elizabeth,

We have reviewed the site plan for the proposed commercial development to be located east of CSAH 23 (Lake Drive) at 14045 Lake Drive within the City of Columbus, and I offer the following comments:

The existing right of way along CSAH 23 should be adequate for future reconstruction purposes (120ft right of way corridor). Access for the site is proposed directly opposite of 141st Avenue NE, which is consistent with county standards and acceptable to this department. Any other existing access points or field entrances onto CSAH 23 within the boundaries of this site must be removed as a part of this development and the ditch section restored to match the adjacent existing ditch depth, slope and grade. Construction of a NB CSAH 23 right turn lane for the new site access will be required to be completed in conjunction with this development. Please note that private signs or plantings are permitted within the county right of way, and care should be exercised when locating private signs, plantings, berms, etc. outside of the county right of way so as not to create sight distance obstructions for this section of CSAH 23.

The ACHD Engineering Plan Review process will apply to this development. The NB CSAH 23 right turn lane construction plans and drainage calculations for the development must be submitted along with a grading and erosion control plan the delineates the drainage areas for this development. The post-developed rate of runoff must not exceed the predeveloped rate of runoff for the 10-year, critical design storm. Contact Michelle Pritchard, Engineer I, at 763.324.3162 or via e-mail at Michelle.Prichard@co.anoka.mn.us if questions and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, NB CSAH 23 right turn lane construction plans, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable ACHD Engineering Plan Review fee (fee estimated at $350.00) to Ms. Pritchard for her review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, the ACHD Permit Process can begin by the contractor(s) completing the work within the county right of way (ROW permit fee = $150.00; Access permit fee = $250.00). License Permit Bonding, methods of construction, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Susan Burgmeier, Traffic Engineering Technician I, at 763.324.3142 or via e-mail at Susan.Burgmeier@co.anoka.mn.us for further information regarding the ACHD Permit process.

Anoka County
TRANSPORTATION DIVISION
Highway

Joe MacPherson, PE
County Engineer

June 9, 2020

Nick Adam, P.E.
Rehder & Associates, Inc.
3440 Federal Drive, Suite 110
Eagan, MN 55122

Re: 14045 Lake Drive NE, Columbus
Anoka County Plan Approval

Dear Mr. Adam,

Anoka County has reviewed the 14045 Lake Drive NE plan and has no further comments. Your contractor can contact our permits section at 763-324-3176 to obtain the right of way permit.

Sincerely,

Michelle Pritchard
Design Engineer

cc: File (Columbus, Flat File)
Joe MacPherson, ACHD
Jerry Auge, ACHD
Jane Rose, ACHD
Sue Burgmeier, ACHD
I:\Eng\Plan Reviews\Columbus\2020\14045 Lake Dr NE\Resubmittal 5-28-20\Approval.docx

From:	Zach Schuster
To:	megan@cstcompanies.com; Nicholas Adam;
cc:	Kate MacDonald; Greg Bowles; Kelsey White; Patrick Hughes; agrace@ricecreek.org;
Subject:	RCWD Permit Application 20-015 - Toft Property
Date:	Friday, April 17, 2020 4:01:01 PM
Attachments:	ATT00001.htm hei_d562a228-8e53-424d-8c69-43b1a222b74e.png

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Dear RCWD Permit Applicant:

This email is in regard to RCWD permit application 20-015 – Toft Property. We have reviewed the information you provided regarding this application and noted that insufficient information has been submitted to assess compliance with District Rules.

Your application is considered insufficient for Board consideration until additional information is submitted, addressing the comments below:

1. Per email from RCWD dated 1-30-2020, applicant must submit an application for a WCA wetland boundary decision and comply with WCA requirements, as applicable.

2. Per Rule C.4(a), the runoff from pervious and impervious areas within the model shall be modeled separately. This may be done in HydroCAD by checking the "Calculate separate Pervious/Impervious runoff" option found under the Advanced Tab under Calculation Settings.

3. Per Rule C.4(b), in determining Curve Numbers to model runoff in the post-development condition, the Hydrologic Soil Group (HSG) of areas within construction limits is to be shifted down one classification for HSG B (Curve Number 74) to account for the impacts of grading on soil structure unless the project specifications incorporate soil amendments in accordance with District Soil Amendment Guidelines.

4. Applicant must address the on-site impact of discharge from the 27" storm sewer (northwest corner of the site) on the 100-year elevation and drawdown time of the proposed infiltration basin.

5. Either submit proof of ownership by CST or submit a signed application by the landowner.

Revise hydraulic calculation and plans as necessary to address comments above and confirm compliance with all RCWD rules, including the rate control requirements of Rule C.7 and the free board requirement of Rule C.9(g).

The meeting date is dependent on the submittal of wetland delineation report and WCA timeline. A follow up email will be sent upon receipt.

Please note that due to COVID-19, all HEI staff are working remotely during normal business hours. If you have any questions, please follow up via email and I will contact you as soon as possible.

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

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: File – CSAH 23/Plats + Developments/2020
Jerry Auge, Assistant Anoka County Engineer
Michelle Pritchard, Engineer I
Sean Thiel, Graduate Engineer
Susan Burgmeier, Traffic Engineering Technician
Chuck Gitzen, County Surveyor

From: Zach Schuster
To: Nicholas Adam; Patrick Hughes; agrace@ricecreek.org;
cc: Kate MacDonald;
Subject: RE: RCWD Permit 20-015 - Toft Property
Date: Wednesday, May 13, 2020 10:05:19 AM
Attachments: image001.png
hei_d562a228-8e53-424d-8c69-43b1a222b74e.png

Hi Nick,

Thank you for the follow-up. I have taken an initial look at the resubmittal and am hoping to do the full review soon. I will reach out if I have any additional questions or need more info.

The permit application cannot be considered complete until the completion of the WCA process. The wetland boundary comment period closes on May 27, so the permit application cannot be considered until the June 10th board meeting at the earliest.

Thanks,

Zach

Zach Schuster
Engineer II
Houston Engineering, Inc.
O 763.493.4522 | **D** 763.321.3889
7550 Meridian Circle North, Suite 120
Maple Grove, MN • 55369
www.houstoneng.com
Follow us: Facebook | Twitter | LinkedIn | YouTube

This entire message (including all forwards and replies) and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential, trade secret, work-product, attorney-client or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Nicholas Adam <NAdam@rehder.com>
Sent: Tuesday, May 12, 2020 8:06 AM

From: Michelle A. Pritchard
To: Nicholas Adam;
Subject: RE: 14045 Lake Dr NE
Date: Tuesday, May 12, 2020 11:01:07 AM
Attachments: image002.png

That's great, thanks Nick! You are the first to use that, I'm glad it worked properly.

I expect to receive comments by the end of the week, I will be following up with everyone if I don't though.

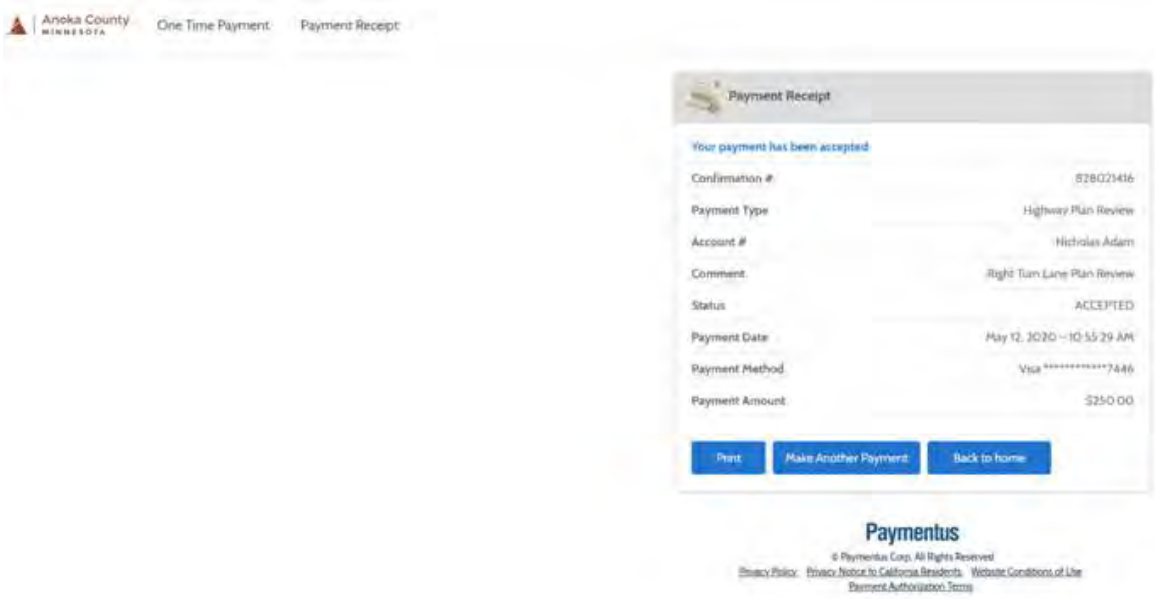
Michelle Pritchard
Design Engineer
Anoka County Highway Department
Direct – 763.324.3162
Office – 763.324.3100
Fax – 763.324.3020
Michelle.Pritchard@co.anoka.mn.us

From: Nicholas Adam <NAdam@rehder.com>
Sent: Tuesday, May 12, 2020 10:58 AM
To: Michelle A. Pritchard <Michelle.Pritchard@co.anoka.mn.us>
Subject: RE: 14045 Lake Dr NE

Hi Michelle,

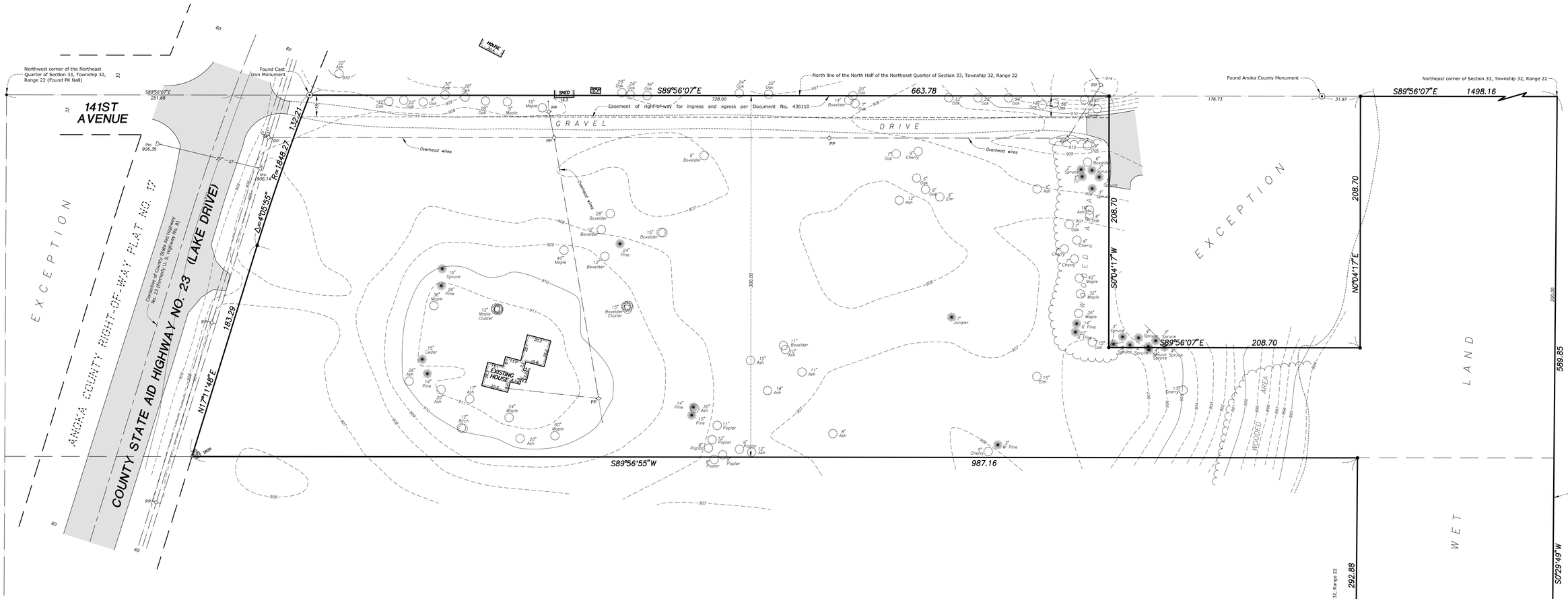
The fee has been paid (see receipt below). Do you know wha the status is for the review?

Thank you.



Nick Adam, P.E.

Boundary and Topographic Survey for:
CST COMPANIES, LLC



NOTES

* Bearings shown are based on the Anoka County Coordinate System.
* Utilities shown are from information furnished utility located in response to Gopher State One Call Ticket No. 200420229.
* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
* Area: 1,118,885 square feet (25.69 acres).
* Zoning: C/I (Commercial/Industrial).

N

0 20 40 80 120
Scale in Feet

LEGEND

- Iron Monument Found
- Iron Monument Set
- ST — Storm Sewer
- Flared End
- Inv. Invert Elevation
- PP Power Pole
- C Communications Pedestal
- Bituminous Surface
- Guy Wire
- GM Gas Meter

PROPERTY DESCRIPTION

The Northerly 300 feet of the North Half of the Northeast Quarter of Section 33, Township 32 North, Range 22 West, Anoka County, Minnesota,

And also, that tract of land described as follows:

Commencing at the Northeast corner of said Section 33, thence Southerly along the East line of said Section 33, 300 feet to the point of beginning of the parcel of land to be described; thence Southerly along the Easterly line of said Section 33 to the Southeast corner of said North Half of the Northeast Quarter; thence Westerly along the Southerly line of said North Half of the Northeast Quarter, 1498 feet; thence Northerly and parallel to the East line of said Section 33 to a point 300 feet Southerly of the North line of said Section 33, thence Easterly to the point of beginning;

Excepting and reserving therefrom that part of the above described tracts lying Westerly of U.S. Highway No. 8, as the same is now established over and across the above described tracts;

And also excepting and reserving therefrom the following described tract: Commencing at a point of intersection of the North line of the above tract, and the centerline of U.S. Highway No. 8 as the same is now established over and across the above described tract of land; thence East along the North line of said North Half of the Northeast Quarter a distance of 728 feet to the point of beginning of the parcel of land to be described; thence continuing East along the North line a distance of 208.7 feet; thence South a distance of 208.7 feet; thence West a distance of 208.7 feet; thence North a distance of 208.7 feet to the point of beginning;

And also excepting therefrom the following described tract: The East 1498.00 feet of the South 727.00 feet of the North Half of the Northeast Quarter of Section 33, Township 32, Range 22, Anoka County, Minnesota.

Abstract.

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

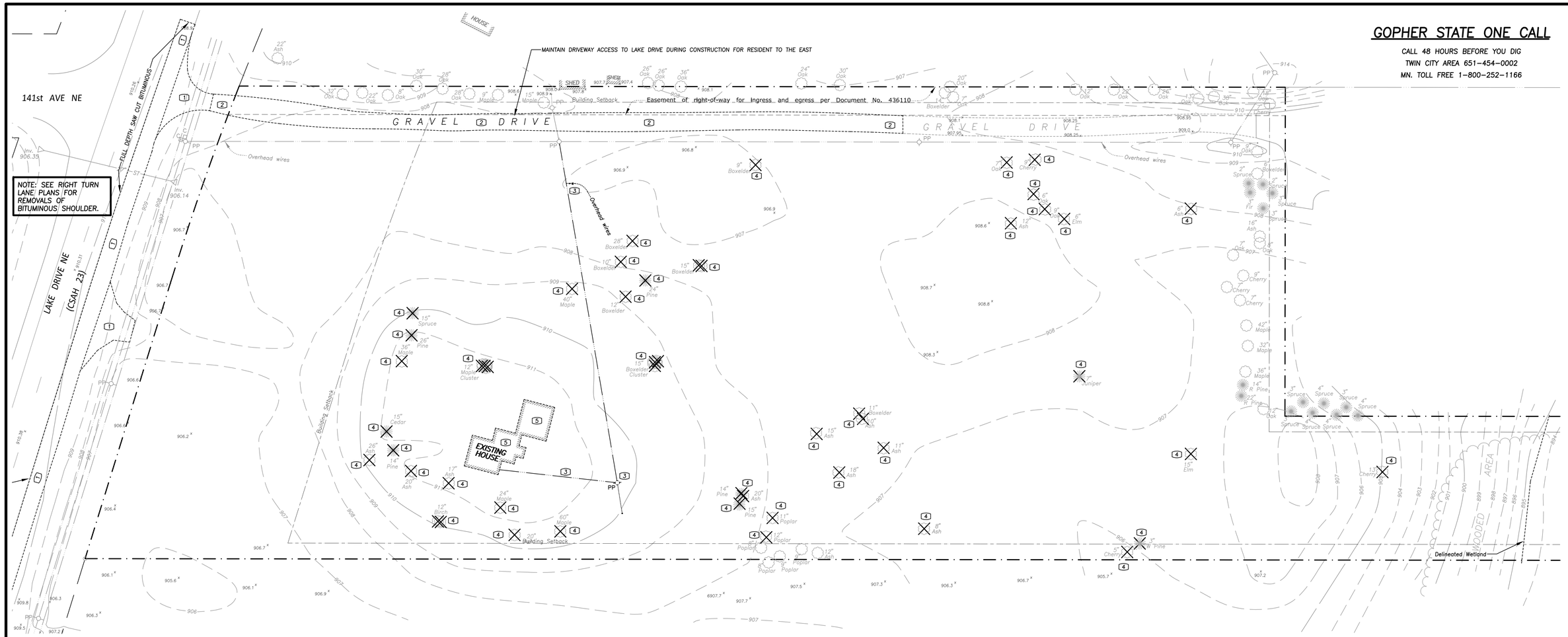
Dated this 30th day of January, 2020

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 204-1878.015



GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

DEMOLITION NOTES

1. Remove bituminous pavement.
2. Remove gravel pavement.
3. Remove power pole & overhead wires.
4. Remove tree(s).
5. Remove house per City requirements.

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRAITE UTILITY COMPANY.

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION
- EXISTING TREE TO BE REMOVED

N

0 15 30 60 90
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
651-452-5051
www.rehder.com

PROJECT NO.: 201-1878.014 DRAWING FILE: 1878014.DWG

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

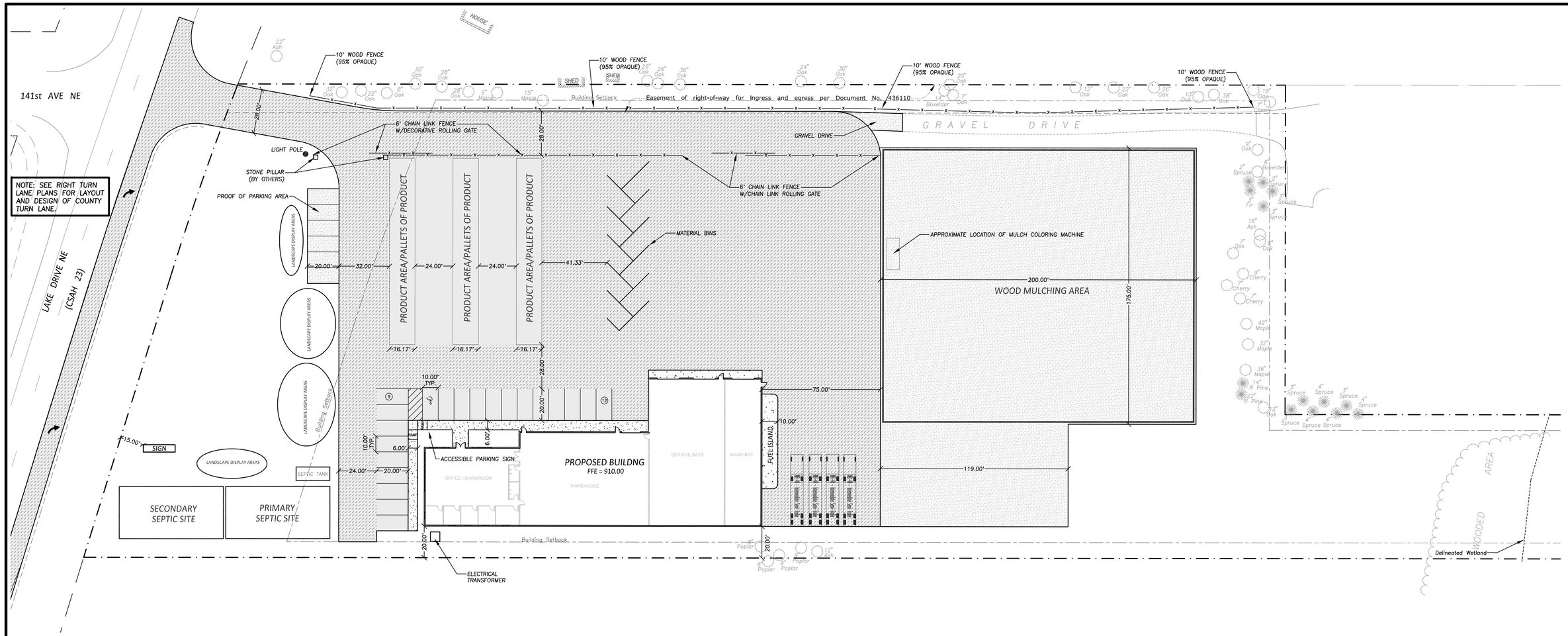
Nicholas P. Adam Date 6-2-20
Name Nicholas P. Adam Reg. No. 43856

Issued

CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS ROWD COMMENTS	4-20-20
ADDRESS CITY COMMENTS	6-2-20

SITE DEMOLITION PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
C1



LEGEND

- PROPOSED CONCRETE
- PROPOSED LIGHT DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED GRAVEL
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

SITE SUMMARY

SITE AREA = 25.69 ACRES
DISTURBED AREA = 4.4 ACRES
EXISTING IMPERVIOUS AREA = 0.21 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 3.31 ACRES

PARKING STALLS REQUIRED

	SQ. FT.		STALLS
OFFICE	3,000	3,000 X 1 STALL/200 SQ. FT. =	15
BALANCE	11,688	11,688 X 1 STALL/2,000 SQ. FT. =	6
TOTAL			21

PARKING STALLS PROVIDED

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
20	1	21

TOTAL DOES NOT INCLUDE 6 PROOF OF PARKING STALLS

N

0 15 30 60 90
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 201-1878.014 DRAWING FILE: 1878014.DWG

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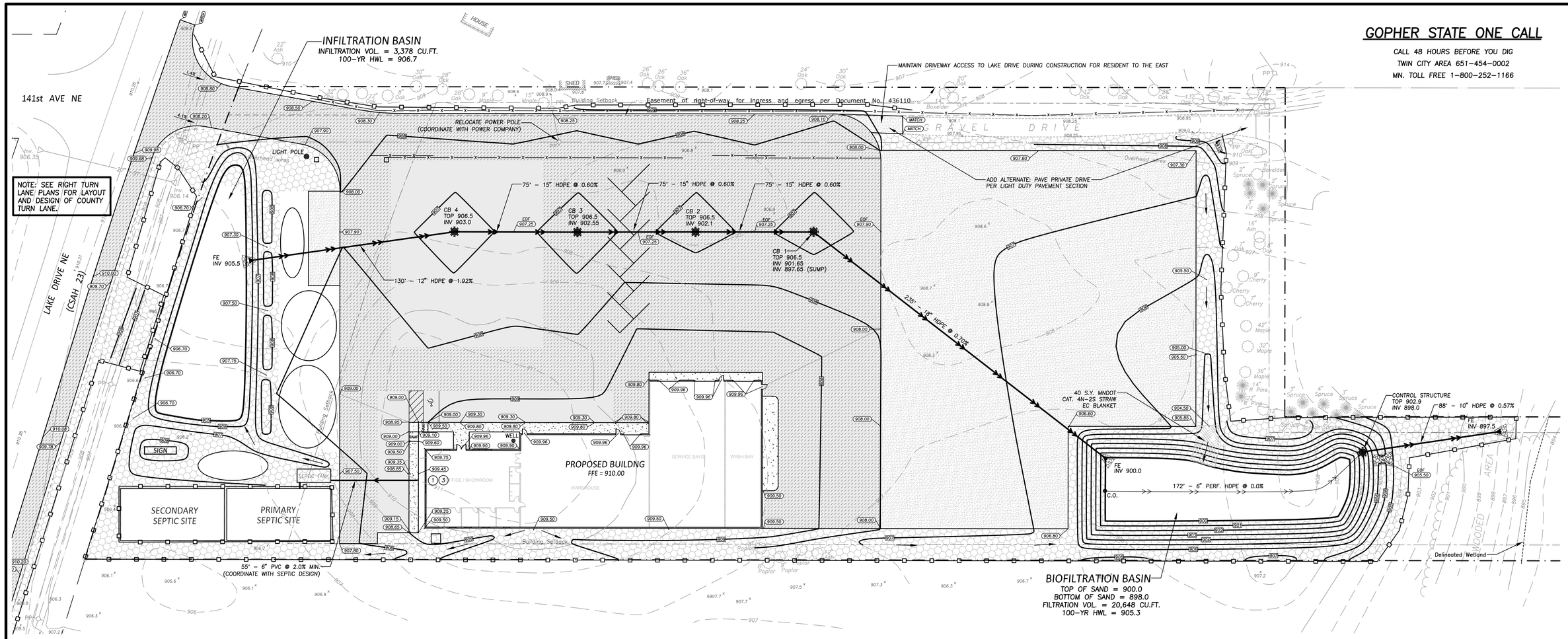
Nicholas P. Adam Date 6-2-20
Name Nicholas P. Adam Reg. No. 43856

Issued

CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS ROWD COMMENTS	4-20-20
ADDRESS CITY COMMENTS	6-2-20

SITE DIMENSION PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
C2



GRADING NOTES

1 – All elevations shown are to final surfaces.

2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.

2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored. Silt fence and rock construction entrance shall be inspected by the City Engineering Department prior to starting site grading. 24-hour advance notice for inspections is required.

3 – Sweep paved public streets as necessary where construction sediment has been deposited.

4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

7 – Spring/summer temporary turf establishment: seed shall be MNDOT Mixture 21-111 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
Winter temporary turf establishment: seed shall be MNDOT Mixture 21-112 @ 100 lbs/acre and mulch shall be MNDOT Type 1.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

UTILITY NOTES

1 – All sewer services to extend to a point 5' from proposed building.

2 – Bring water main into proposed building and cap at the floor.

3 – Verify all service locations and inverts with mechanical engineer before construction.

4 – All watermain to have a minimum of 7.5' of cover.

5 – Well and septic system design by others.

CATCH BASIN SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-2573-1C
CB 2	48"	R-2573-1C
CB 3	48"	R-2573-1C
CB 3	48"	R-2573-1C

LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EROSION CONTROL BLANKET MNDOT CAT. 3P - 2S STRAW AND MNDOT SEED MIX 25-131
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- ST — EXISTING STORM SEWER SEWER
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

REHDER & ASSOCIATES, INC.
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PROJECT NO.: 201-1878.014 DRAWING FILE: 1878014.DWG

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Nicholas P. Adam Date 6-2-20

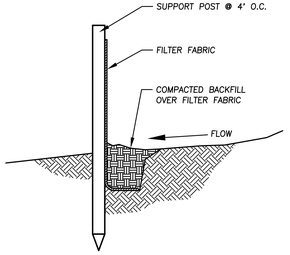
Name Nicholas P. Adam Reg. No. 43856

Issued

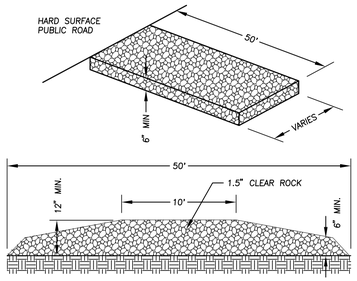
CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS RCWD COMMENTS	4-20-20
ADDRESS CITY COMMENTS	6-2-20

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
TOFT PROPERTY
CITY OF COLUMBUS

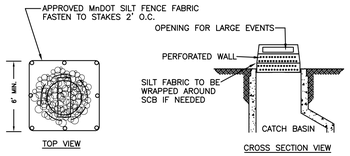
SHEET NUMBER
C3



1/C4 SILT FENCE
NO SCALE

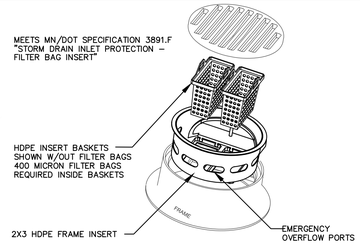


2/C4 ROCK CONSTRUCTION ENTRANCE
NO SCALE



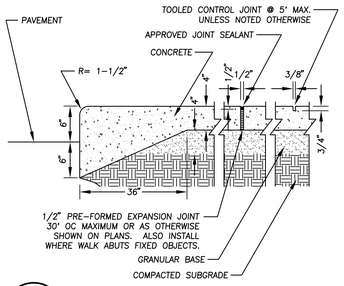
NOTE: USE THIS TYPE OF INLET PROTECTION BEFORE THE CASTING IS INSTALLED.

3/C4 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE

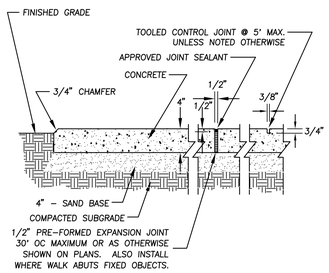


NOTE: USE THIS TYPE OF INLET PROTECTION AFTER THE CASTING IS INSTALLED.

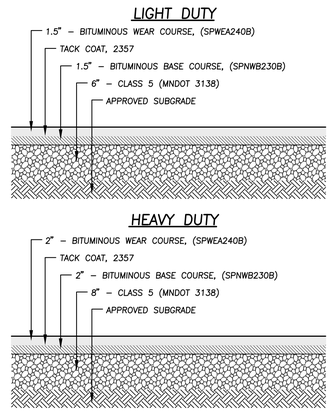
4/C4 INLET PROTECTION (INFRASAFE OR EQUAL)
NO SCALE



5/C4 SIDEWALK/INTEGRAL CURB
NO SCALE

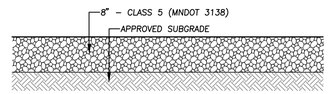


6/C4 CONCRETE SIDEWALK
NO SCALE



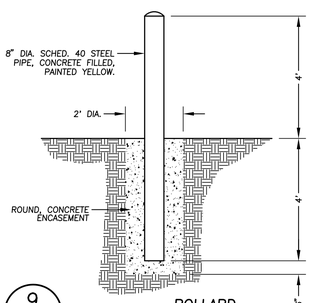
NOTE: PAVEMENT RECOMMENDATION PROVIDED BY CHOSEN VALLEY TESTING, CVT PROJECT: 16267.20.MNT.

7/C4 PAVEMENT SECTIONS
NO SCALE

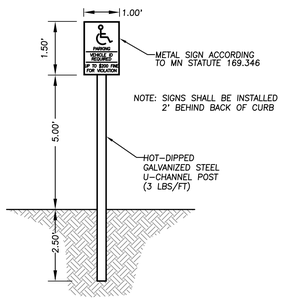


NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

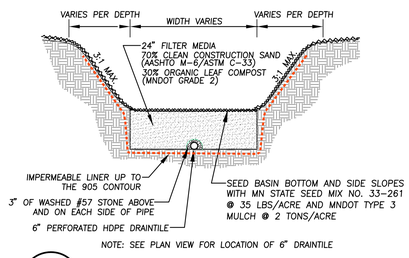
8/C4 GRAVEL PAVEMENT SECTION
NO SCALE



9/C4 BOLLARD
NO SCALE

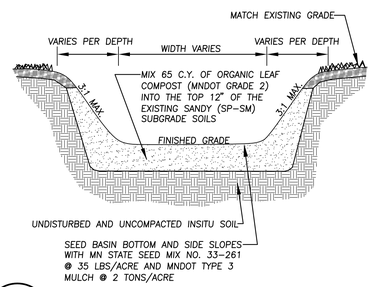


10/C4 ACCESSIBLE PARKING SIGN AND POST
NO SCALE

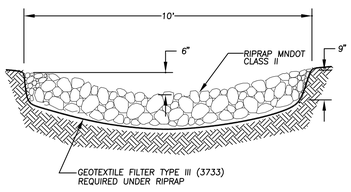


NOTE: SEE PLAN VIEW FOR LOCATION OF 6" DRAINTILE

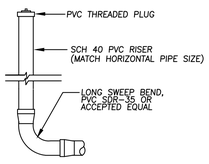
11/C4 BIOFILTRATION BASIN SECTION
NO SCALE



12/C4 INFILTRATION BASIN SECTION
NO SCALE



13/C4 BASIN OVERFLOW
NO SCALE

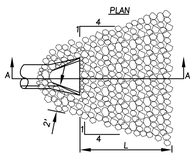


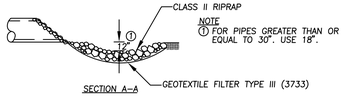
14/C4 DRAINTILE PIPE CLEANOUT
NO SCALE

RIPRAP REQUIREMENTS

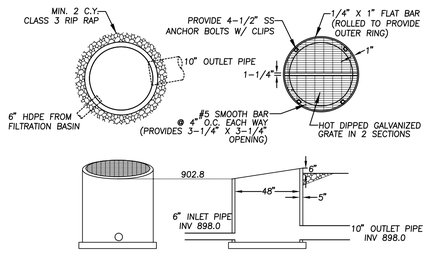
PIPE DIA. [IN]	L [FT]	GEOTEXTILE FILTER [SY]	RIPRAP [CY]
12	8	16.9	3.0
15	8	18.0	3.2
18	10	22.4	4.3
21	10	24.1	4.7
24	12	29.7	6.2
27	12	31.4	6.6
30	14	37.4	8.2
36	16	45.9	10.6
42	18	52.8	12.5
48	20	61.1	14.8

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)





15/C4 RIPRAP DETAIL
NO SCALE



16/C4 OUTLET CONTROL STRUCTURE
NO SCALE

SPECIFICATIONS

GENERAL

I. GENERAL
A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. Soils report and pavement recommendation provided by Chosen Valley Testing, CVT Project: 16267.20.MNT
H. Existing Topography and Boundary Survey provided by Rehder & Associates, Inc.

SITE CLEARING

I. GENERAL
A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
II. EXECUTION
A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL
A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).
II. PRODUCTS
A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and erosion control blanket shall be MNDOT Category 3P - 2S Straw.
III. EXECUTION
A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
B. Place 4-inches of topsoil over all areas to be re-established with turf.
C. Drop or broadcast seeding:
i. Loosen topsoil to a depth of 3 inches.
ii. Fertilize @ specified rate.
iii. Seed @ specified rate.
iv. Harrow/rake following seeding.
v. Culitpack site following harrowing.
vi. Install erosion control blanket.
D. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
E. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
F. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

I. GENERAL
A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
B. Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.
II. PRODUCTS
A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
B. Provide a base and wear course as indicated on the plan unless otherwise specified.
C. Provide a tack coat as indicated on the plan unless otherwise specified.
III. EXECUTION
A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
B. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
E. Provide an average density of 96 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent
F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

I. GENERAL
A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
II. PRODUCTS
A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3-inch slump.
B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.
III. EXECUTION
A. The Contractor shall furnish a tandem truck loaded with a minimum of 14-tons to check the completed subgrade and/or aggregate base for soft spots prior to pavement placement.
B. Comply with requirements and with ACI 304R for measuring, mixing, transporting, and placing concrete.
C. Preformed expansion joints using 0.5-inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200-feet.
D. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
E. Provide a medium to fine broom finish perpendicular to traffic flow.
F. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

STORM SEWER

I. GENERAL
A. Storm sewer shall comply with all local regulations pertaining to storm sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.
II. PRODUCTS
A. Storm sewer indicated on the plan as HDPE shall be dual wall corrugated polyethylene pipe with soil tight fittings per the Corrugated Polyethylene Pipe Association (CPPA) standard specification 100-97.
B. Storm sewer catch basins and manholes shall be precast structures with at least two and at the most five adjusting rings.
C. Storm sewer castings indicated on the plan shall be from the Neenah Foundry or approved equal.
D. All flared end sections shall have standard duty trashguards.
E. Filter Fabric shall be Mirafi 500X or approved equal.
F. Riprap shall be random and Class II hand placed to a depth of one foot.
III. EXECUTION
A. The plans indicate the general location and arrangement of underground storm sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Flared ends and the last two sections of storm sewer pipe shall be tied with bolts.
C. HDPE sewer pipe shall be bedded in accordance with ASTM F 2306, "Standard Specification for 12 to 60 in. Annular Corrugated Profile-Wall Polyethylene (PE) Pipe and Fittings for Gravity-Flow Storm Sewer and Subsurface Drainage Applications".

SANITARY SEWER

I. GENERAL
A. Sanitary sewer shall comply with all local regulations pertaining to sanitary sewer systems including materials, installation, and testing. If no regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.
II. PRODUCTS
A. Sanitary sewer pipe indicated on the plan as PVC shall be polyvinyl chloride pipe, ASTM D 3034, SDR 35, for solvent-cemented or gasket joints.
III. EXECUTION
A. The plans indicate the general location and arrangement of underground sanitary sewer systems. Location and arrangement of piping take into account many design considerations. Install piping as indicated on the plans, to the extent practical.
B. Contractor should verify locations of utility connections at the building the architectural and mechanical plans.
C. PVC sewer pipe shall be bedded in accordance with ASTM D 2321, "Recommended Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe".
D. Sanitary sewer services shall be extended to within 5-feet of the building. Plug ends and mark by installing a 2" x 2" wood board from the plugged end to 4 feet out of the ground.

REHDER & ASSOCIATES, INC.
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3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 201-1878.014 DRAWING FILE: 1878014.DWG

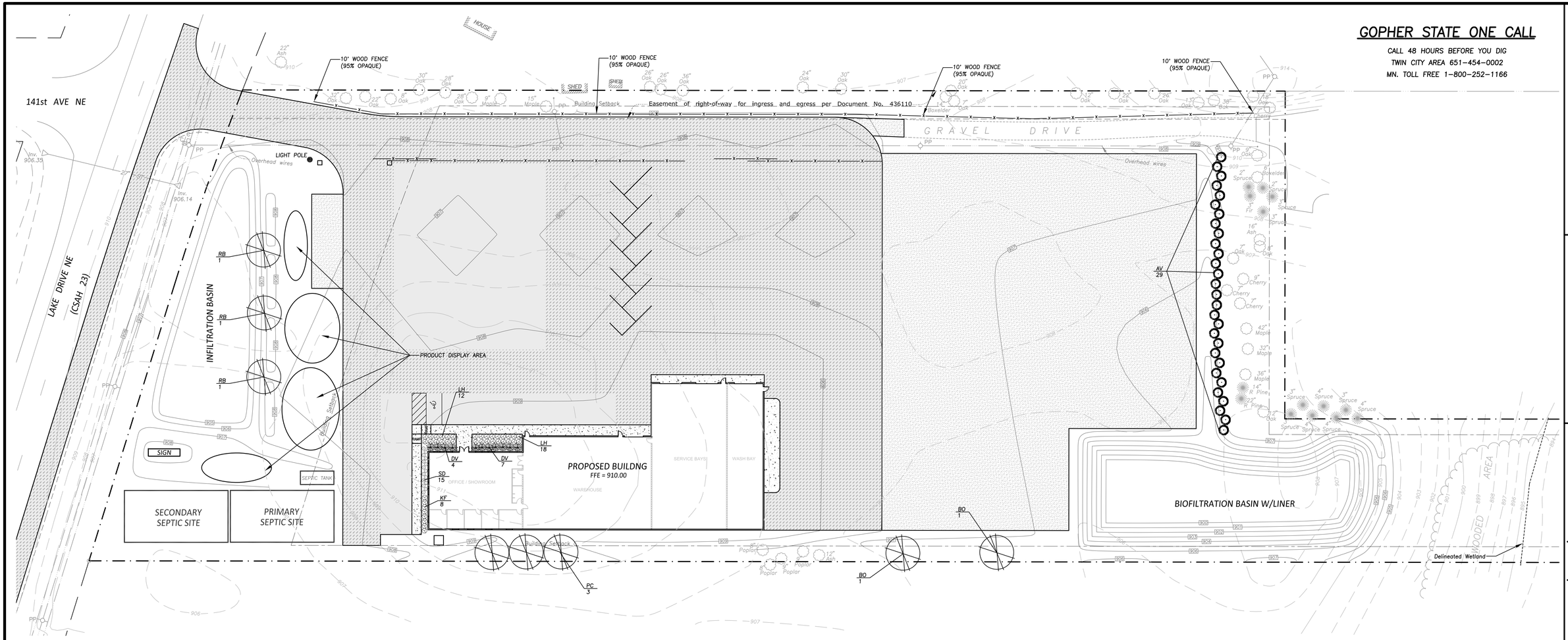
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

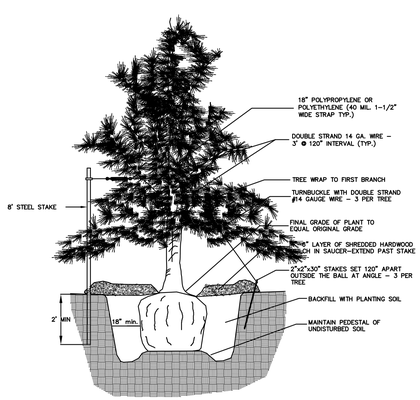
Nicholas P. Adam
Name Nicholas P. Adam Date 6-2-20
Reg. No. 43856

Issued	
CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS RCWD COMMENTS	4-20-20
ADDRESS CITY COMMENTS	6-2-20

DETAILS & SPECIFICATIONS
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
C4





NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.

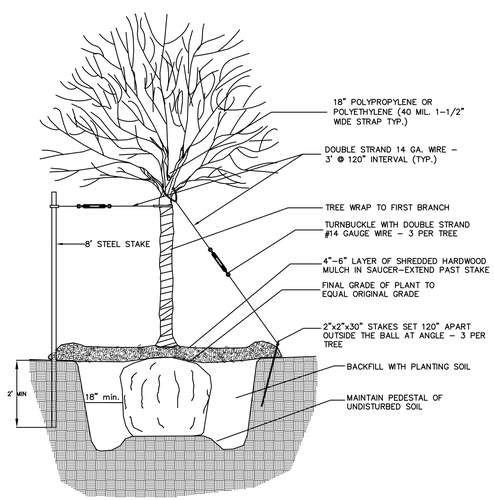
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.

NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



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SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL

PLANT AND TREE LIST

PLANTS

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
DV	11	Viburnum opulus 'Nanum'	Dwarf European Viburnum	#2 Pot
LH	30	Hosta 'Blueberry Muffin'	Large Hosta	#1 Pot
KF	8	Calamagrostis acutiflora	Karl Forester	#2 Pot
SD	15	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 Pot

TREES

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
RB	3	Betula nigra	River Birch	2 - 1/2" B & B
PC	3	Malus 'Prairifire'	Prairiefire Flowering Crabapple	2 - 1/2" B & B
BO	2	Quercus macrocarpa	Bur oak	2 - 1/2" B & B
AV	29	Thulis occidentalis 'Pyramidalis'	Pyramidal Arborvitae	6' B & B

Permanent turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre and fertilizer shall be 10-10-10 (NPK) commercial grade.

TREE REQUIREMENTS:

SITE DEVELOPMENT = 5.0 ACRES

TREE REQUIREMENT = 1 TREE/6,000 SF OF DEVELOPMENT

5.0 ACRES X 43,560 SF/ACRE = 217,800 SF

217,800 SF / 6,000 SF = 36.3 TREES (37 TREES)

PLANTING SYMBOL LEGEND

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

PERENNIAL/GRASS

N

0 15 30 60 90
Scale in Feet

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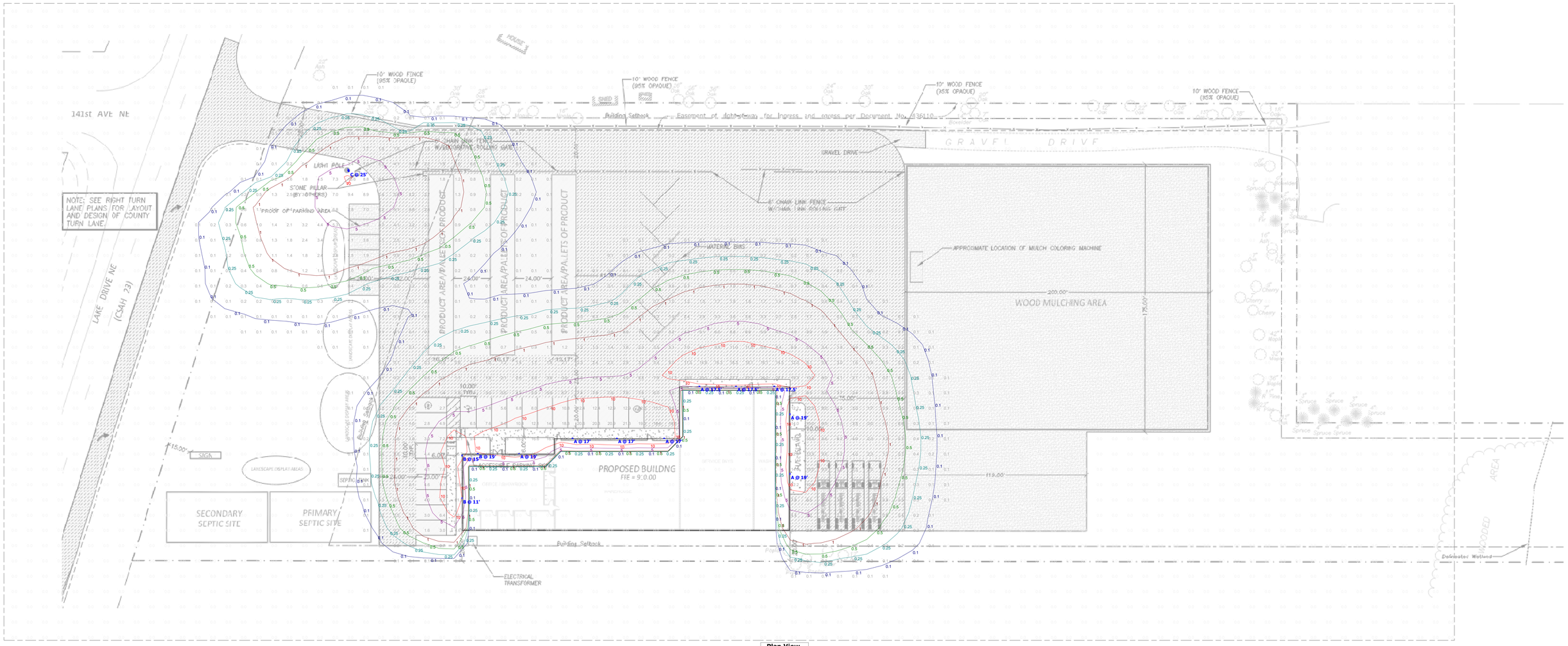
Issued

CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS ROWD COMMENTS	4-20-20
ADDRESS CITY COMMENTS	6-2-20

LANDSCAPE PLAN
TOFT PROPERTY
CITY OF COLUMBUS

SHEET NUMBER
L1



Plan View
Scale - 1" = 30ft

City Code, Chapter 7A: GENERAL ZONING REGULATIONS

SECTION 7A-813. MISCELLANEOUS BUSINESS, RESIDENTIAL, AND INSTITUTIONAL USE PERFORMANCE STANDARDS.

B. Lighting.

All newly installed, repaired, or replaced outdoor lighting fixtures shall include cutoff luminaires and shall be directed away from residential property and public streets in such a way that residential structures shall be shielded from direct rays of light and so as not to exceed an intensity of illumination greater than one (1) foot-candle (one lumen per square foot) measured at the residential property line.

Statistics

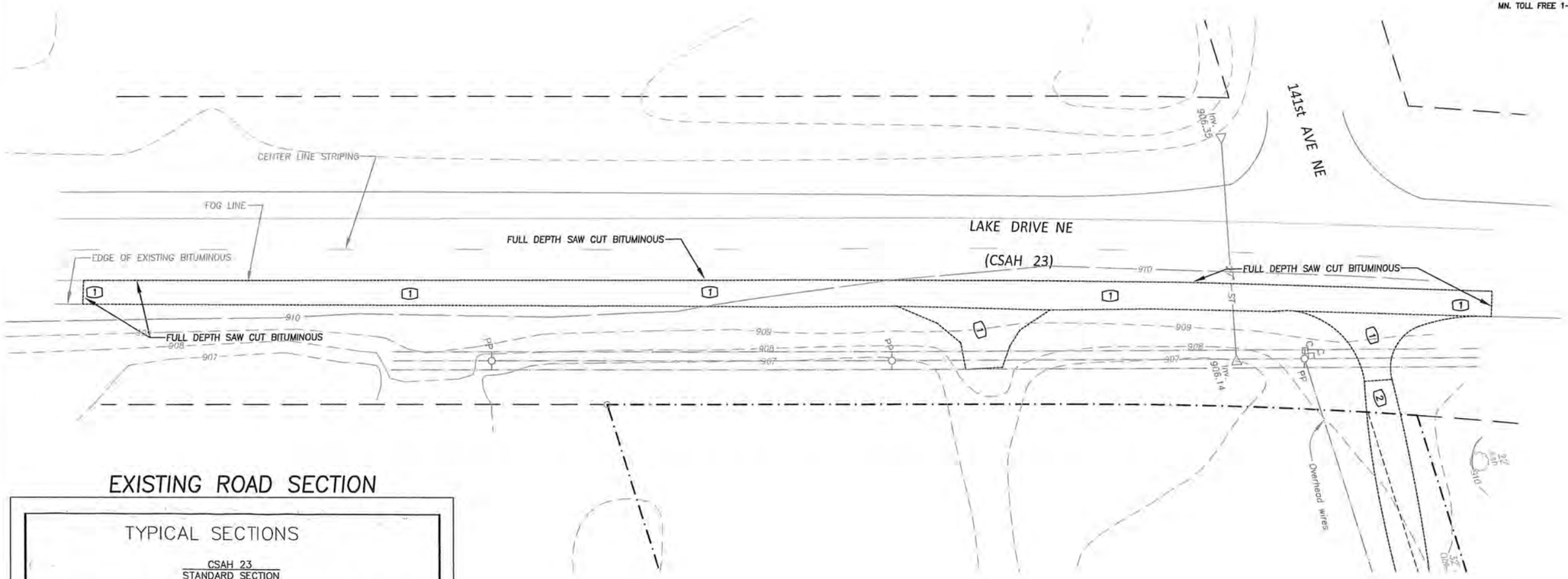
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Parking	+	10.9 fc	27.6 fc	0.9 fc	30.7:1	12.1:1
Fuel Island	+	14.9 fc	17.9 fc	10.2 fc	1.8:1	1.5:1
Outer Parking	+	2.8 fc	8.2 fc	0.1 fc	82.0:1	28.0:1
Overall	+	0.6 fc	27.7 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A

Schedule

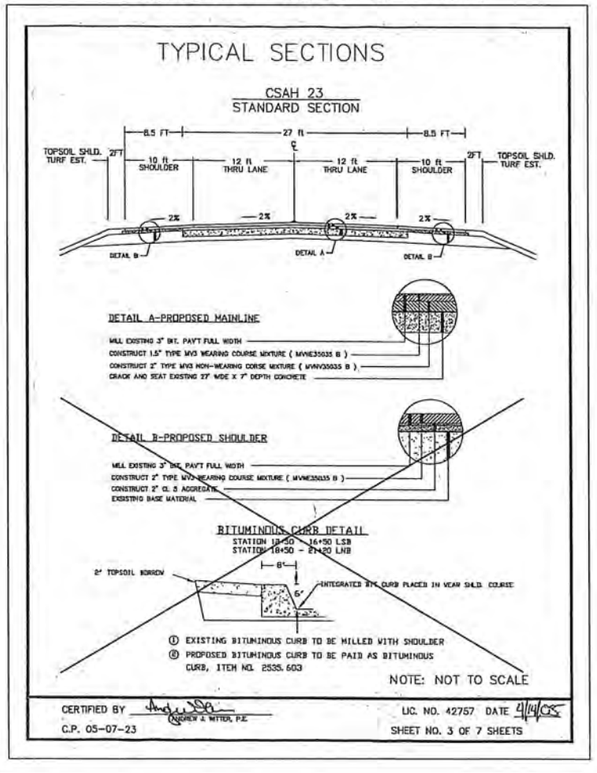
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	A		9	Lithonia Lighting	WDGE4 LED P6 70CRI RFT 40K	WDGE4 LED WITH P6 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	25586	185.23
	B		3	Lithonia Lighting	WDGE3 LED P4 70CRI RFT 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	12277	87.8914
	C		1	Lithonia Lighting	DSX2 LED P8 40K T4M MVOLT HS	DSX2 LED P8 40K T4M MVOLT with houseside shield	37364	431

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



EXISTING ROAD SECTION



DEMOLITION NOTES

1 – Remove bituminous pavement.
2 – Remove gravel pavement.

LEGEND

BOUNDARY/ROW/BLOCK LINE
EASEMENT
980 EXISTING CONTOUR
995.50 EXISTING ELEVATION

6-9-20
ANOKA COUNTY ENGINEER DATE

N

0 10 20 40 80
Scale in Feet

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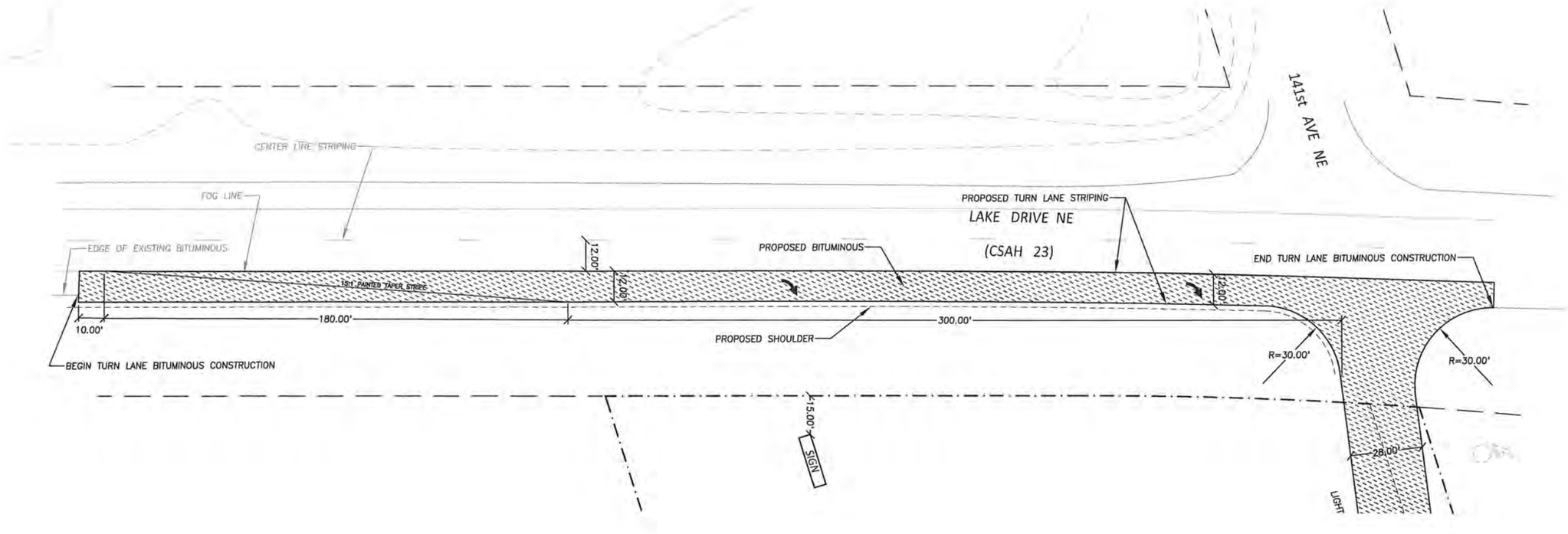
Nicholas P. Adam Date 5-28-20
Name Nicholas P. Adam Reg. No. 43856

Issued	
2-28-20	CITY SUBMITTAL
4-13-20	ADDRESS CITY COMMENTS
5-28-20	ADDRESS COUNTY COMMENTS

SITE DEMOLITION PLAN
TOFT PROPERTY – RIGHT TURN LANE
CITY OF COLUMBUS

SHEET NUMBER
C1



LEGEND

- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

6-9-20

ANOKA COUNTY ENGINEER DATE

N

0 10 20 40 60

Scale in Feet

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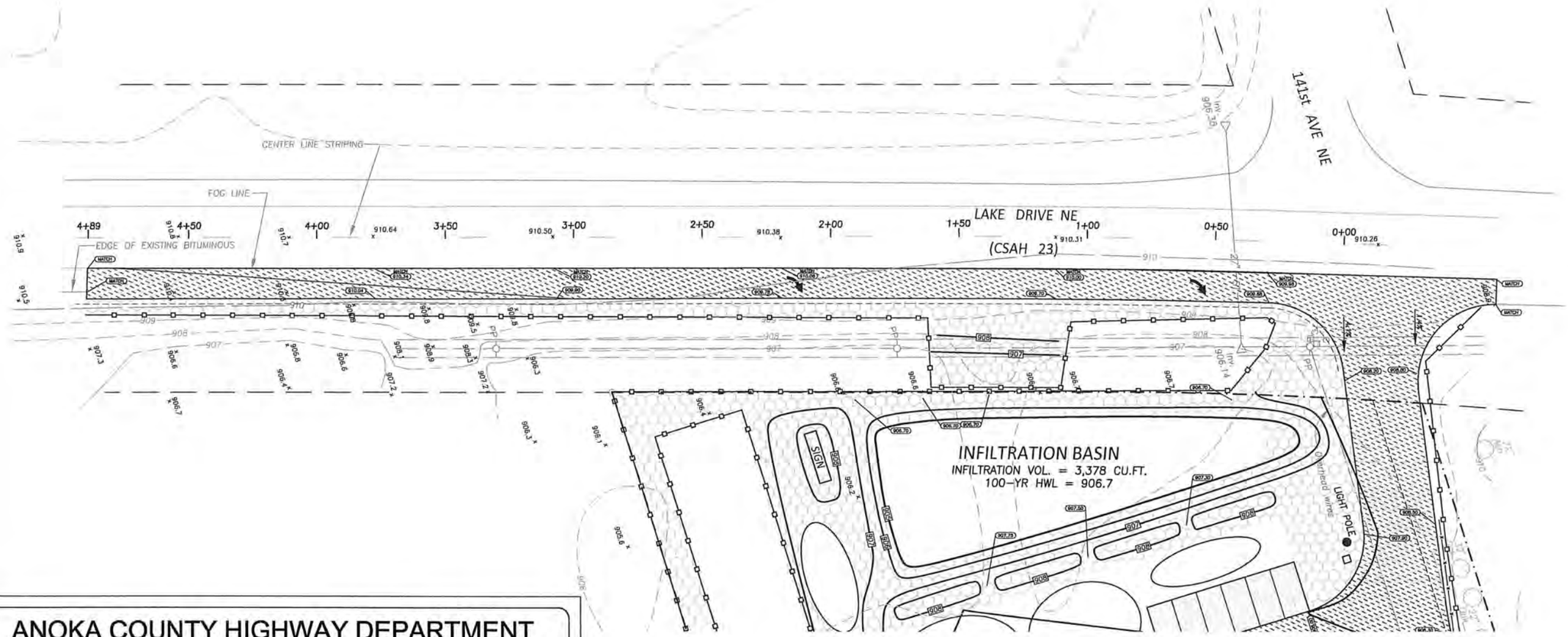
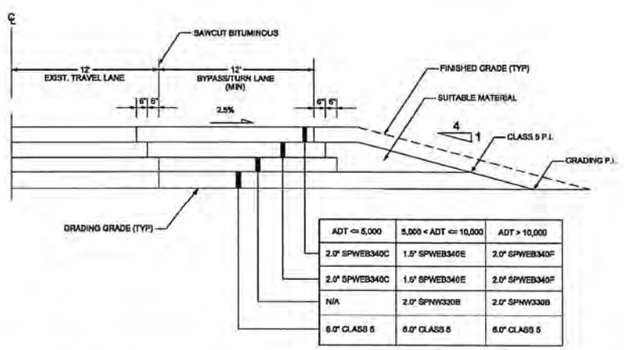
CITY SUBMITTAL	2-28-20
ADDRESS CITY COMMENTS	4-14-20
ADDRESS COUNTY COMMENTS	5-28-20

SITE DIMENSION PLAN
TOFT PROPERTY – RIGHT TURN LANE
CITY OF COLUMBUS

SHEET NUMBER
C2



ANOKA COUNTY HIGHWAY DEPARTMENT



ADT <= 5,000	5,000 < ADT <= 10,000	ADT > 10,000
2.0" SPWEB340C	1.5" SPWEB340E	2.0" SPWEB340F
2.0" SPWEB340C	1.5" SPWEB340E	2.0" SPWEB340F
N/A	2.0" SPNWY330B	2.0" SPNWY330B
6.0" CLASS 5	6.0" CLASS 5	6.0" CLASS 5

MIX DESIGN (2360 SPEC)

ALL DISTURBED SOIL MUST BE SEEDED, MULCHED, AND DISK ANCHORED IN ACCORDANCE WITH MNDOT STANDARD SPECIFICATIONS. RAPID-DEGRADABLE STRAW BLANKET SHALL BE USED IN AREAS OF HIGH EROSION.

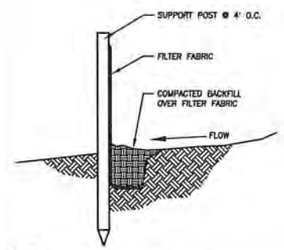
ANOKA COUNTY

Base and Bituminous Construction Detail

NOT TO SCALE

DETAIL A
September 2019

FILE NAME: 2004B



1 / C3 SILT FENCE
NO SCALE

6-9-20
ANOKA COUNTY ENGINEER DATE

LEGEND

- PROPOSED CATCH BASIN/MANHOLE
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EROSION CONTROL BLANKET MNDOT CAT. 3P – 2S STRAW AND MNDOT SEED MIX 25-141
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- ST — EXISTING STORM SEWER SEWER
- 980 — EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 10 20 40 80
Scale in Feet

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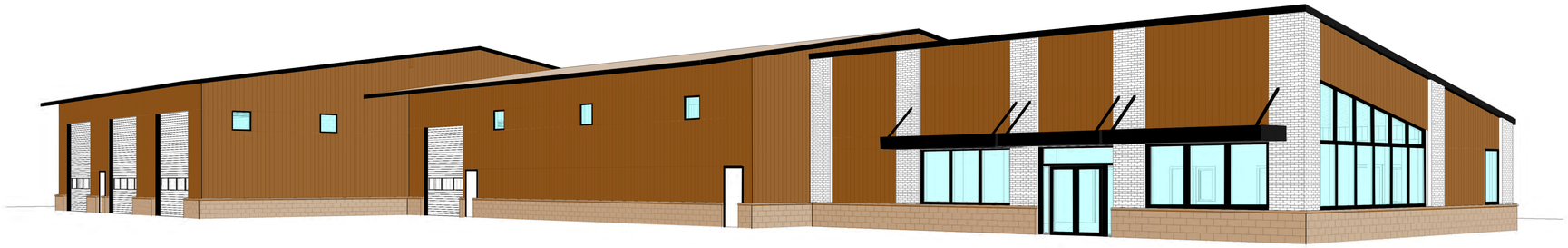
Nicholas P. Adam Date 5-28-20
Name Nicholas P. Adam Reg. No. 43856

Issued

CITY SUBMITTAL	5-28-20
ADDRESS COMMENTS	6-17-20
ADDRESS COUNTY COMMENTS	6-26-20

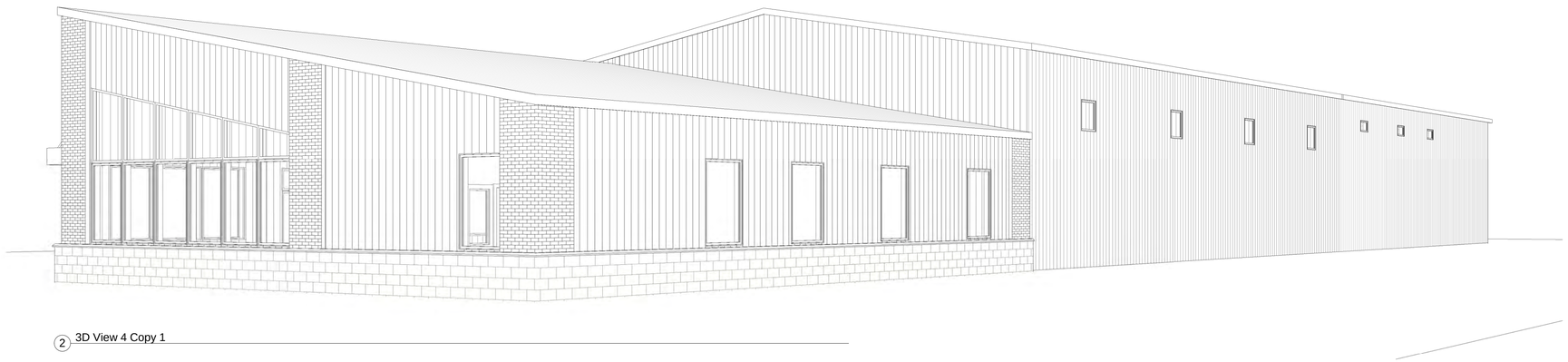
GRADING, DRAINAGE & EROSION CONTROL PLAN
TOFT PROPERTY – RIGHT TURN LANE
CITY OF COLUMBUS

SHEET NUMBER
C3



1 3D View 1 Copy 1

CST Companies



2 3D View 4 Copy 1

David L. Harris
Architect
545 TUTTLE DR. HASTINGS, MN. 55033
651-480-2087 dlh.architect@yahoo.com

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I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DAVID L. HARRIS REG. NO. 26561

DATE:

PROJECT NAME

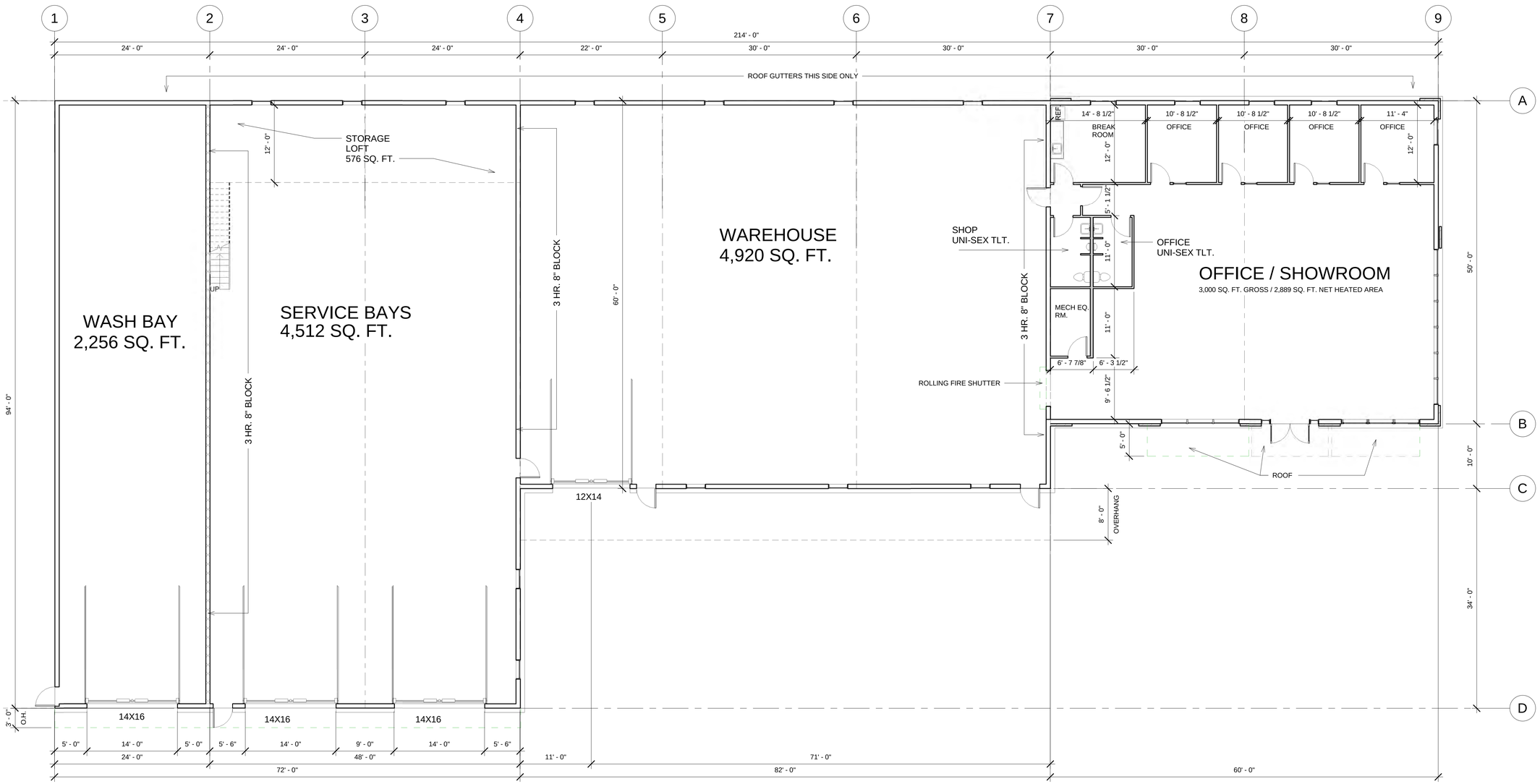
PRELIMINARY BUILDING DESIGN
FOR : CST COMPANIES

LOCATION: COLUMBUS, MN.

DATE:

PROJ. NO.

C-20-3087



TOTAL 14,688 SQ. FT.

David L. Harris
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651-480-2087 dlh.architect@yahoo.com

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DATE:

PROJECT NAME

PRELIMINARY BUILDING DESIGN
FOR : CST COMPANIES

LOCATION: COLUMBUS, MN.

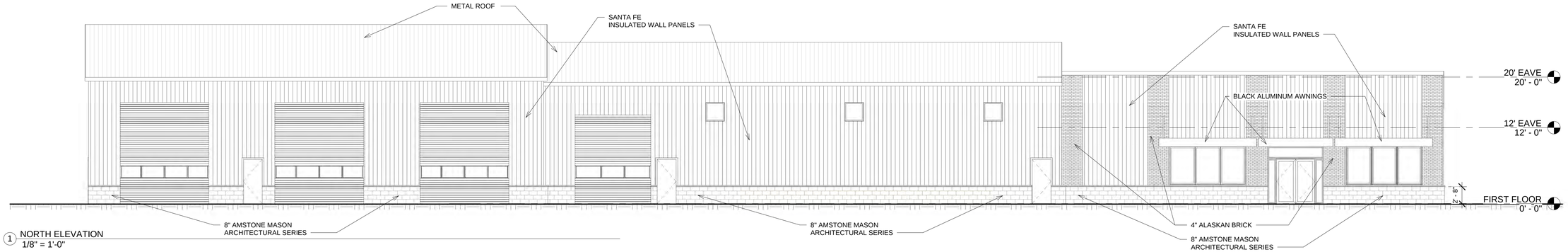
DATE:

PROJ. NO.

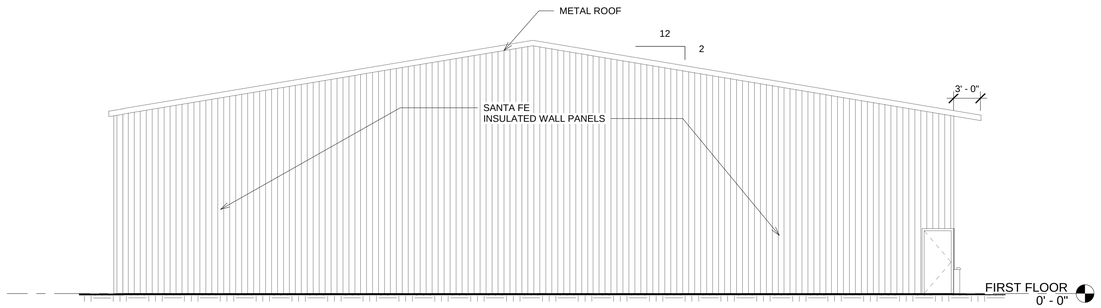
C-20-3087

A-1 OF 2

PRELIMINARY DESIGN 14 APRIL. 2020



1 NORTH ELEVATION
1/8" = 1'-0"



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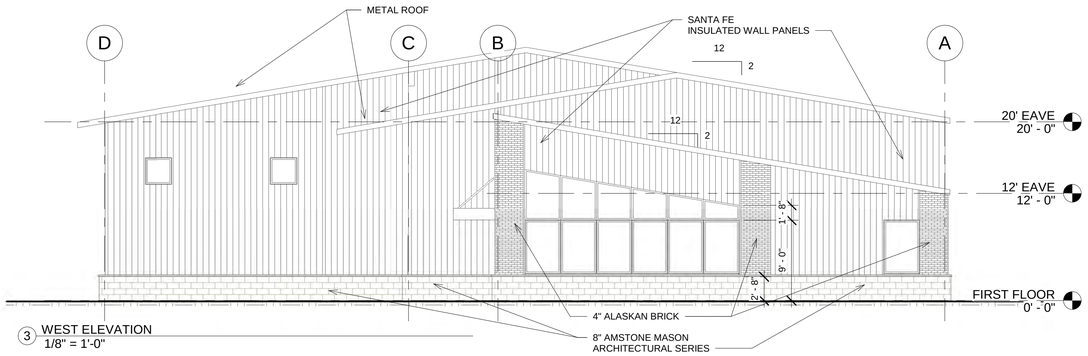
1/8" = 1'-0"



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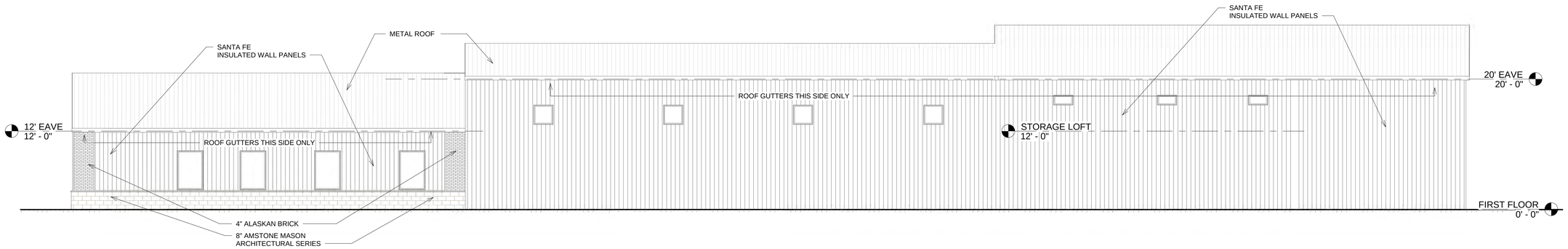
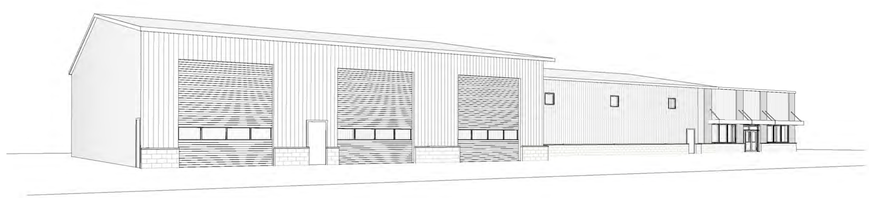
1/8" = 1'-0"

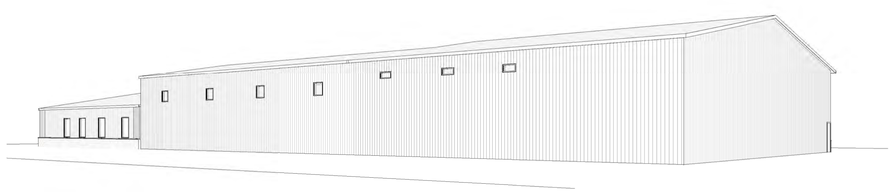


4 SOUTH ELEVATION
1/8" = 1'-0"

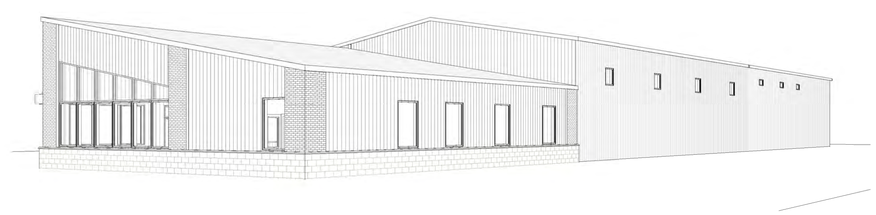


6 3D View 2

5 3D View 1



7 3D View 3



8 3D View 4

David L. Harris
Architect
545 TUTTLE DR. HASTINGS, MN. 55033
651-480-2087 dlh.architect@yahoo.com

THIS DRAWING , BEING AN INSTRUMENT OF SERVICE, IS AND REMAINS THE PROPERTY OF DAVID L. HARRIS, ARCHITECT
THERE WERE CERTAIN PARTS THAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DAVID L. HARRIS REG. NO. 26561

DATE:

PROJECT NAME
PRELIMINARY BUILDING DESIGN
FOR : CST COMPANIES

LOCATION: COLUMBUS, MN.

DATE:

PROJ. NO.
C-20-3087

A-2 OF 2

PRELIMINARY DESIGN 14 APRIL 2020

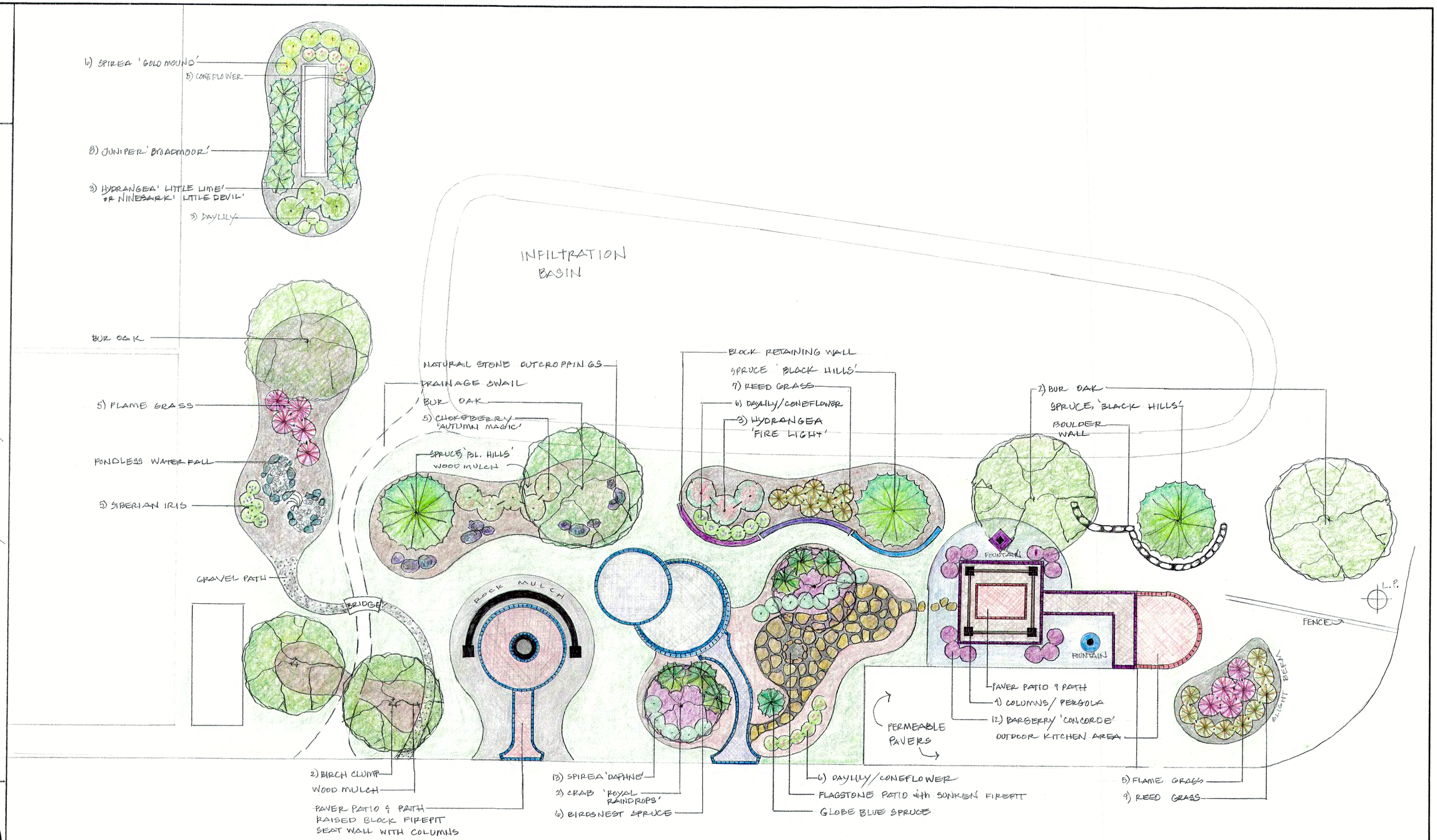
APRIL 2020
SCALE 1" = 8'
PLAN # L-2204

K. EGEBERG, DESIGNER

TOFT PROPERTY

COLUMBUS

LANDSCAPE SUPPLY DISPLAY AREA



river street garden design

BALDAMAR

salute

BASF
We create chemistry

Safety Data Sheet
Mulch Magic® Amber

1. Identification

Product identifier used on the label

Mulch Magic® Amber

Recommended use of the chemical and restriction on use

Recommended use*: Decorative colorant for use in horticulture and landscaping
Recommended use*: colouring component

* The "Recommended use" identified for this product is provided solely to comply with a Federal requirement and is not part of the seller's published specification. The terms of this Safety Data Sheet (SDS) do not create or infer any warranty, express or implied, including by incorporation into or reference in the seller's sales agreement.

Details of the supplier of the safety data sheet

Company:
BASF CORPORATION
100 Park Avenue
Florham Park, NJ 07932, USA

Telephone: +1 973 245-6000

Emergency telephone number

CHEMTREC: 1-800-424-9300
BASF HOTLINE: 1-800-832-HELP (4357)

Other means of identification

Chemical family: No data available.

2. Hazards Identification

According to Regulation 2012 OSHA Hazard Communication Standard; 29 CFR Part 1910.1200

Classification of the product

No need for classification according to GHS criteria for this product.

Label elements

The product does not require a hazard warning label in accordance with GHS criteria.

3. Composition / Information on Ingredients

According to Regulation 2012 OSHA Hazard Communication Standard; 29 CFR Part 1910.1200

CAS Number	Weight %	Chemical name
1309-37-1	10.0 - 25.0%	Iron oxide
1336-21-6	0.1 - 1.0%	Ammonium hydroxide

4. First-Aid Measures

Description of first aid measures

General advice:
Remove contaminated clothing.

If inhaled:
Keep patient calm, remove to fresh air.

If on skin:
Wash thoroughly with soap and water.

If in eyes:
Wash affected eyes for at least 15 minutes under running water with eyelids held open.

If swallowed:
Rinse mouth and then drink 200-300 ml of water.

Most important symptoms and effects, both acute and delayed

Symptoms: No significant reaction of the human body to the product known.

Indication of any immediate medical attention and special treatment needed

Note to physician
Treatment: Symptomatic treatment (decontamination, vital functions).

5. Fire-Fighting Measures

Extinguishing media

Suitable extinguishing media:
water spray, dry powder, foam, carbon dioxide

Special hazards arising from the substance or mixture

Hazards during fire-fighting:
carbon monoxide, carbon dioxide, nitrogen oxides
The substances/groups of substances mentioned can be released in case of fire.

Advice for fire-fighters

Protective equipment for fire-fighting:
Wear self-contained breathing apparatus and chemical-protective clothing.

Further information:
Keep containers cool by spraying with water if exposed to fire. In case of fire and/or explosion do not breathe fumes. Collect contaminated extinguishing water separately, do not allow to reach sewage or effluent systems. Dispose of fire debris and contaminated extinguishing water in accordance with official regulations.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures
Do not breathe vapour/spray. Use personal protective clothing. Avoid contact with the skin, eyes and clothing.

Environmental precautions
Do not discharge into the subsoil/soil. Do not discharge into drains/surface waters/groundwater.

Methods and material for containment and cleaning up
For small amounts: Pick up with suitable absorbent material (e.g. sand, sawdust, general-purpose binder, kieselguhr).
For large amounts: Dike spillage. Pump off product.
Dispose of absorbed material in accordance with regulations. Collect waste in suitable containers, which can be labeled and sealed. Clean contaminated floors and objects thoroughly with water and detergents, observing environmental regulations.

7. Handling and Storage

Precautions for safe handling
No special measures necessary if stored and handled correctly. Ensure thorough ventilation of stores and work areas. When using do not eat, drink or smoke. Hands and/or face should be washed before breaks and at the end of the shift.

Protection against fire and explosion:
No special precautions necessary. The substance/product is non-combustible. Product is not explosive.

Conditions for safe storage, including any incompatibilities
Segregate from foods and animal feeds.

Suitable materials for containers: High density polyethylene (HDPE), Low density polyethylene (LDPE)

Further information on storage conditions: Keep away from heat. Protect from direct sunlight.

8. Exposure Controls/Personal Protection

Components with occupational exposure limits

Iron oxide	OSHA PEL	PEL 10 mg/m3 fumes/smoke ; TWA value 10 mg/m3 fumes/smoke ;
	ACGIH TLV	TWA value 5 mg/m3 Respirable fraction ;
Ammonium hydroxide	OSHA PEL	PEL 50 ppm 35 mg/m3 ; STEL value 35 ppm 27 mg/m3 ;
	ACGIH TLV	STEL value 35 ppm ; TWA value 25 ppm ;

Advice on system design:
Whenever possible, engineering controls should be used to minimize the need for personal protective equipment.

Personal protective equipment

Respiratory protection:
Wear respiratory protection if ventilation is inadequate. Wear a NIOSH-certified (or equivalent) TC23C Chemical/Mechanical type filter system to remove a combination of particles, gas and vapours. For situations where the airborne concentrations may exceed the level for which an air purifying respirator is effective, or where the levels are unknown or Immediately Dangerous to Life or Health (IDLH), use NIOSH-certified full facepiece pressure demand self-contained breathing apparatus (SCBA) or a full facepiece pressure demand supplied-air respirator (SAR) with escape provisions.

Hand protection:
Chemical resistant protective gloves, Protective glove selection must be based on the user's assessment of the workplace hazards.

Eye protection:
Safety glasses with side-shields. Tightly fitting safety goggles (chemical goggles). Wear face shield if splashing hazard exists.

Body protection:
Body protection must be chosen depending on activity and possible exposure, e.g. head protection, apron, protective boots, chemical-protection suit.

General safety and hygiene measures:
Handle in accordance with good industrial hygiene and safety practice. Wearing of closed work clothing is recommended. Store work clothing separately. Keep away from food, drink and animal feeding stuffs.

9. Physical and Chemical Properties

Form:	liquid
Odour:	mild
Odour threshold:	Not determined due to potential health hazard by inhalation.
Colour:	orange
pH value:	approx. 9 - 10 (20 °C)
Melting temperature:	approx. 0 °C Information applies to the solvent.
boiling temperature:	approx. 100 °C Information applies to the solvent.
Flash point:	> 100 °C
Flammability:	not applicable
Lower explosion limit:	As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.

Upper explosion limit:	As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.
Autoignition:	Based on the water content the product does not ignite.
Vapour pressure:	approx. 23.4 hPa (20 °C) Information applies to the solvent.
Density:	approx. 1.7 - 1.9 g/cm3 (20 °C)
Vapour density:	not applicable
Partitioning coefficient n-octanol/water (log Pow):	not applicable
Thermal decomposition:	No decomposition if stored and handled as prescribed/indicated.
Viscosity, kinematic:	Forms a viscous solution.
Solubility in water:	dispersible
Evaporation rate:	not applicable
Other Information:	If necessary, information on other physical and chemical parameters is indicated in this section.

10. Stability and Reactivity

Reactivity
No hazardous reactions if stored and handled as prescribed/indicated.

Oxidizing properties:
Based on its structural properties the product is not classified as oxidizing.

Chemical stability
The product is stable if stored and handled as prescribed/indicated.

Possibility of hazardous reactions
No hazardous reactions if stored and handled as prescribed/indicated.

Conditions to avoid
See MSDS section 7 - Handling and storage.

Incompatible materials
strong acids, strong bases, strong oxidizing agents

Hazardous decomposition products

Decomposition products:
Hazardous decomposition products: No hazardous decomposition products if stored and handled as prescribed/indicated.

Thermal decomposition:
No decomposition if stored and handled as prescribed/indicated.

11. Toxicological information

Primary routes of exposure

Routes of entry for solids and liquids are ingestion and inhalation, but may include eye or skin contact. Routes of entry for gases include inhalation and eye contact. Skin contact may be a route of entry for liquefied gases.

Acute Toxicity/Effects

Acute toxicity
Assessment of acute toxicity: Virtually nontoxic after a single ingestion. Virtually nontoxic by inhalation. Virtually nontoxic after a single skin contact. The product has not been tested. The statement has been derived from the properties of the individual components.

Irritation / corrosion
Assessment of irritating effects: Not irritating to the eyes. Not irritating to the skin.

Sensitization
Assessment of sensitization: There is no evidence of a skin-sensitizing potential.

Chronic Toxicity/Effects

Repeated dose toxicity
Assessment of repeated dose toxicity: The product has not been tested. The statement has been derived from the properties of the individual components.

Information on: Iron oxide
Assessment of repeated dose toxicity: Short-term inhalation (5 days) of low aerosol concentrations did not cause substance-specific effects in animial studies. The substance may cause increase in lung mass and lung tissue changes after repeated inhalation.
Chronic exposures have been known to produce pneumoconiosis (chronic inflammatory and fibrotic lung disease).

Genetic toxicity
Assessment of mutagenicity: The product has not been tested. The statement has been derived from the properties of the individual components. Mutagenicity tests revealed no genotoxic potential.

Carcinogenicity
Assessment of carcinogenicity: The product has not been tested. The statement has been derived from the properties of the individual components. The results of various animal studies gave no indication of a carcinogenic effect.

Reproductive toxicity
Assessment of reproduction toxicity: The product has not been tested. The statement has been derived from the properties of the individual components. The results of animal studies gave no indication of a fertility impairing effect.

Teratogenicity
Assessment of teratogenicity: The product has not been tested. The statement has been derived from the properties of the individual components. Animal studies gave no indication of a developmental toxic effect at doses that were not toxic to the parental animals.

Other Information
Misuse can be harmful to health.

Symptoms of Exposure

No significant reaction of the human body to the product known.

12. Ecological Information

Toxicity

Aquatic toxicity
Assessment of aquatic toxicity:
There is a high probability that the product is not acutely harmful to aquatic organisms.

Toxicity to fish
No data available.

Aquatic invertebrates
No data available.

Aquatic plants
No data available.

Persistence and degradability

Assessment biodegradation and elimination (H2O)
The product has not been tested. The statement has been derived from the properties of the individual components. Colourants are by their nature very stable and are therefore not readily biodegradable under conditions prevailing in surface water or in effluent treatment plants.

Bioaccumulative potential

Assessment bioaccumulation potential
The product has not been tested.

Bioaccumulation potential
Significant accumulation in organisms is not to be expected.

Mobility in soil

Assessment transport between environmental compartments
Adsorption to solid soil phase is expected.
The product has not been tested. The statement has been derived from the properties of the individual components.

Additional information

Other ecotoxicological advice:
Do not discharge product into the environment without control.

13. Disposal considerations

Waste disposal of substance:
Must be disposed of or incinerated in accordance with local regulations.

Container disposal:
Contaminated packaging should be emptied as far as possible and disposed of in the same manner as the substance/product.

14. Transport Information

Land transport
USDOT

Not classified as a dangerous good under transport regulations

Sea transport
IMDG

Not classified as a dangerous good under transport regulations

Air transport
IATA/ICAO

Not classified as a dangerous good under transport regulations

15. Regulatory Information

Federal Regulations

Registration status:
Chemical TSCA, US released / listed

EPCRA 311/312 (Hazard categories): Refer to SDS section 2 for GHS hazard classes applicable for this product.

CERCLA RQ	CAS Number	Chemical name
1000 LBS	1336-21-6	Ammonium hydroxide

State regulations

State RTK	CAS Number	Chemical name
PA	1309-37-1	Iron oxide
MA	1309-37-1	Iron oxide
NJ	1309-37-1	Iron oxide

Safe Drinking Water & Toxic Enforcement Act, CA Prop. 65:

WARNING: This product can expose you to chemicals including ALPHA-METHYLSTYRENE, which is known to the State of California to cause cancer. For more information, go to www.P65Warnings.ca.gov.

16. Other Information

SDS Prepared by:
BASF NA Product Regulations
SDS Prepared on: 2019/01/09

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a safe and environmentally responsible fashion, supporting our customers and suppliers in ensuring the safe and environmentally sound handling of our products, and minimizing the impact of our operations on society and the environment during production, storage, transport, use and disposal of our products.

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END OF DATA SHEET

CST Companies

East Bethel, Minnesota

East Bethel Facility
Noise Assessment

Prepared for

CST Companies

by

David Braslau Associates, Inc.

20 April 2016

EXECUTIVE SUMMARY

This noise assessment has been prepared in response to the proposed CST Companies mulching facility in East Bethel, Minnesota, which will be located close to residential land uses. The objectives of this study are to establish realistic estimates of sound associated with mulching operations and to compare them with state noise standards and existing ambient sound levels.

Sound levels were monitored at the CST facility in Elk River, Minnesota, primarily in an area of most outdoor activity between mulch piles, the coloring machine, and the hopper feeding the bagging structure. Most noise is associated within moving front loaders that move material to the coloring machine or the hopper. Smaller bobcats and lifts also operate on the site but will mostly be contained in a proposed new building.

Based upon monitored levels, L50 or median sound levels from this activity at the new site were predicted at adjacent homes and compared with the state L50 daytime and nighttime standards. The levels were found to be well below the standards.

On-site noise levels from the storages areas at the new site were estimated and found to be generally below 40 dBA is rarely reached because of roadway traffic noise.

Finally, on-site facility levels combined with truck traffic noise associated with the facility were compared with existing ambient levels associated with traffic on TH 65 and 237th Ave N. The theoretical increase in the existing ambient level was predicted to be generally less that 1 dBA. While noise from the proposed facility might be heard, it will likely not be different from other sounds in the area associated with traffic and other activities.

Based upon these findings, while there might be some limited increase in sound level, the proposed facility will have minimal impact related to state noise standard and existing ambient levels.

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1.0 INTRODUCTION

1.1. Study Description

This *Noise Assessment* evaluates potential noise impacts on residential land uses adjacent to the proposed CST Companies East Bethel facility east of Trunk Highway (TH) 65 and north of 237th Avenue N in East Bethel, Minnesota.

The study is based upon sound level monitoring of an existing facility in Elk River, Minnesota, establishing facility sound sources, projecting sound levels to the adjacent residential land uses. Expected sound levels are compared with Minnesota state noise standards for residential land uses and with ambient sound levels in the area due to nearby roadways.

Location of the proposed facility relative to adjacent homes in East Bethel is shown on Figure 1.1.

1.2. Study Objectives

The objective of the study is to determine potential noise impacts on residential land uses (NAC-1) relative to state noise standards in Minnesota Rules 7030.0040 as noted in **Table 1.1**

Table 1.1 Minnesota Noise Standards (Mn. Rules 7070.0040)

Noise Area Classification	Daytime		Nighttime	
Noise Metric	L_{50}	L_{10}	L_{50}	L_{10}
NAC-1 (residential and sensitive areas)	**60**	**65**	**50**	**55**
NAC-2 (commercial)	65	70	65	70
NAC-3 (industrial)	75	80	75	80

The L50 refers to levels that occur more than 50% of an hour while the L10 refers to levels that occur more than 10% of an hour. The daytime period includes hours between 7:00 am and 10:00 pm. The nighttime period includes hours between 10:00 pm and 7:00 am.

A secondary objective is to compare estimated facility sound levels with existing ambient sound levels in the area associated primarily with traffic on nearby roadways.

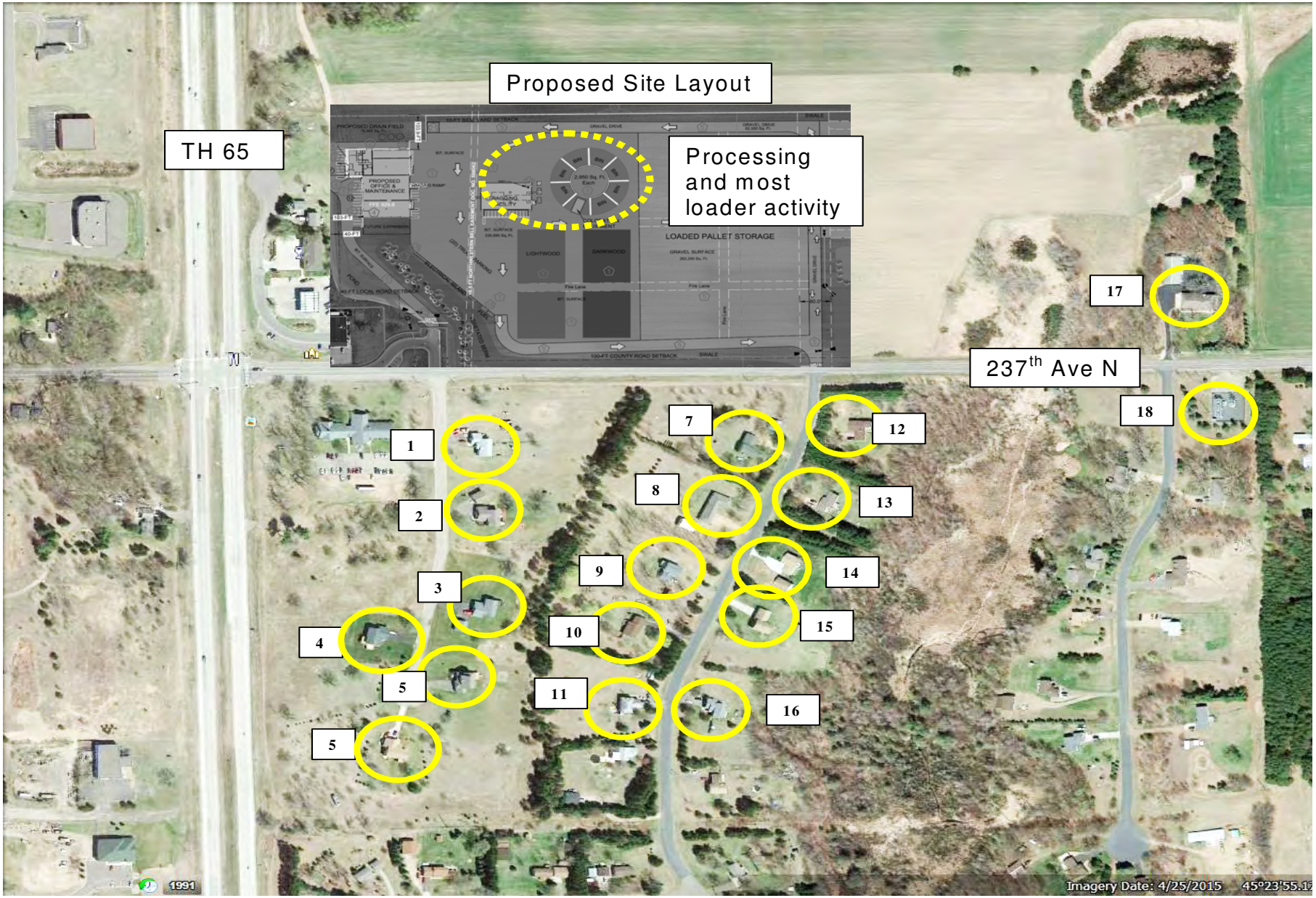

Figure 1.1 Location of the Facility and Adjacent Residential Land Uses

2.0 SOUND LEVEL MONITORING

2.1. Monitoring in Elk River on Monday, 18 April 2016

Sound level readings were taken close to typical yard operations using a Larson-Davis Model 820 Type 1 sound level meter (S/N 1706), which collected overall A-Weighted (dBA) levels every second and was located approximately 85 feet from the coloring machine and 100 feet from front loader activity. A Larson-Davis Model 824 Type 1 sound level meter (S/N 1338) collected one-third octave band sound level spot readings close to the front end loader, which was the primary sound source. This provided a basis for establishing detailed sound source information for use in predicting sound levels at the East Bethel site. The meters were calibrated before and after the readings with a Larson Davis Model CA250 calibrator (S/N 2122). Location of the stationary LD820 meter is shown on **Figure 2.1.** Meteorological conditions were ideal with dry and almost calm conditions.

Selected photographs of the operations monitored are included in **Appendix A.** Several videos of operations by the meter were also taken and can be made available upon request, since the files are too large to transmit via the Internet.

2.2. Results of Continuous Sound Level Monitoring

The dBA 1-second time history of operations is included here as **Figure 2.2**. The steady state sound source was due primarily to the coloring machine while peaks represent passing of a front-end load at a distance of approximately 20 feet. One-minute statistical levels were also recorded and are shown on **Figure 2.3**. These permitted an accurate representation of sound levels from the East Bethel sites. Average hourly values for statistical descriptors were L10 64 dBA and L50 62 dBA. Most of the monitored activity occurred within about 100 feet of the meter so this was assumed as a conservative source distance for modeling.

2.3. Results of Spectral Spot Readings

Spot readings were taken when the loader was operating (moving or lifting) at a distance of approximately 20 feet from the meter. The representative sound level spectrum extracted for a front-loader at 20 feet is shown on **Figure 2.4.**

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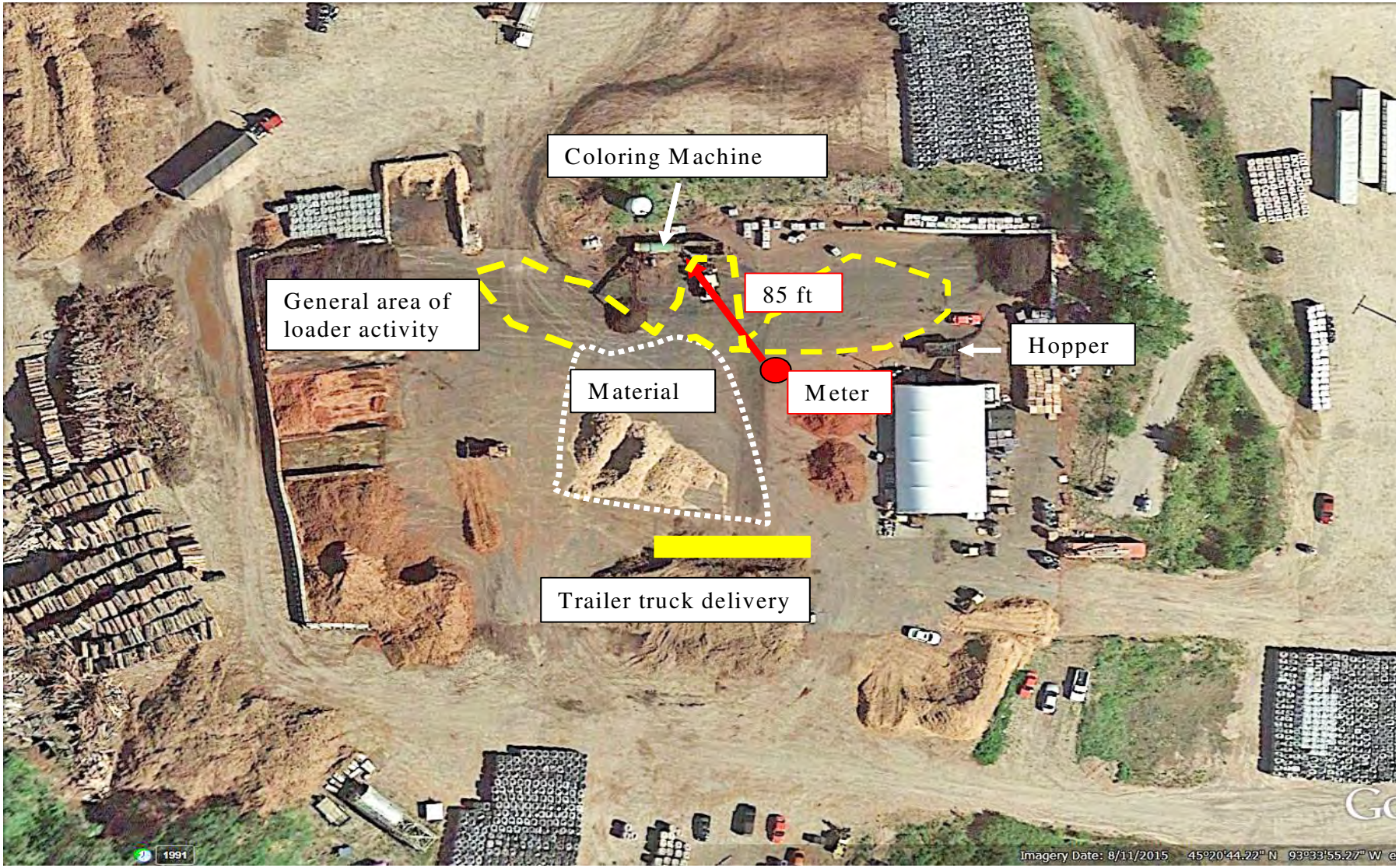

Figure 2.1 Elk River Facility Layout and Sound Meter Location

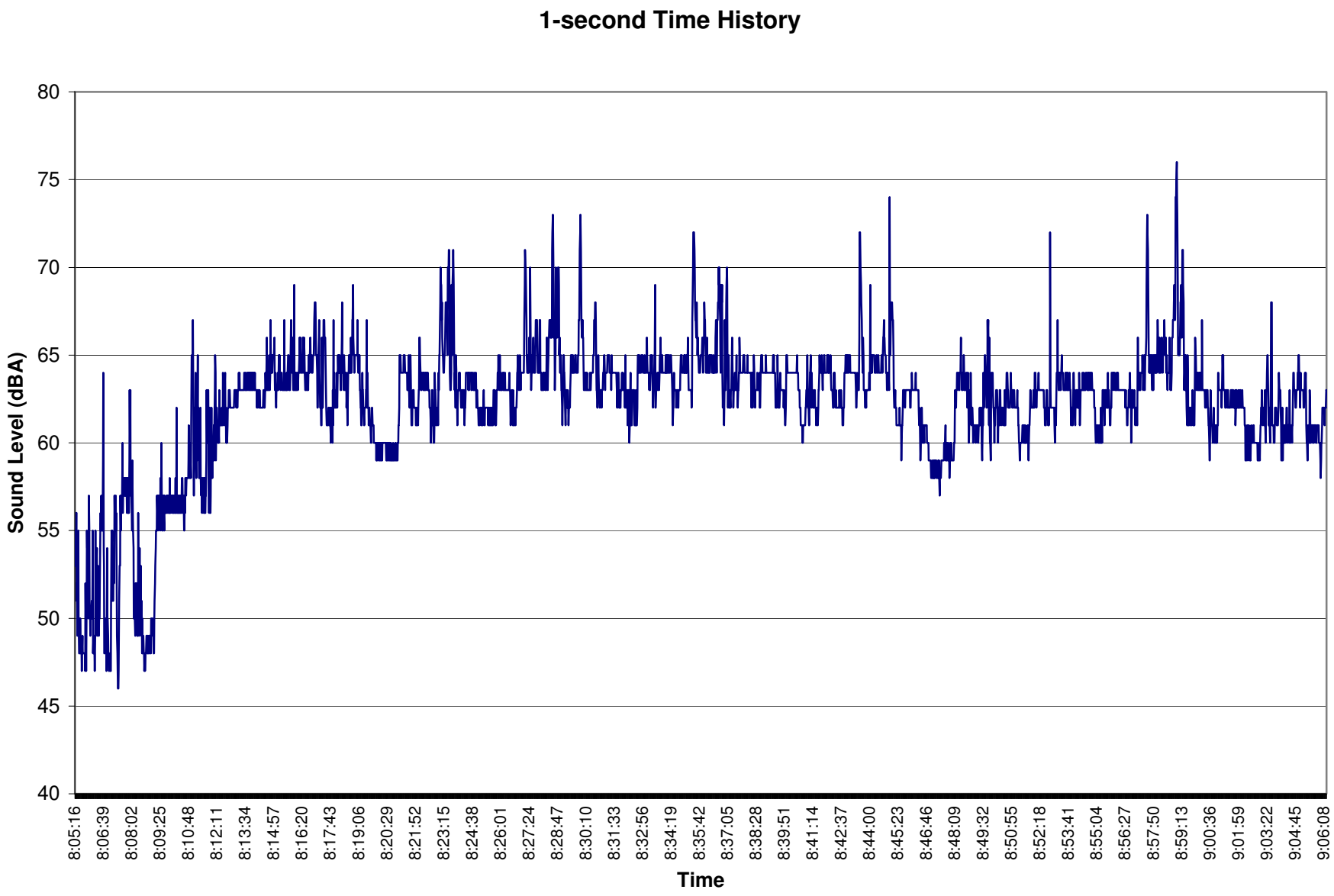

Figure 2.2 One-Second Time History

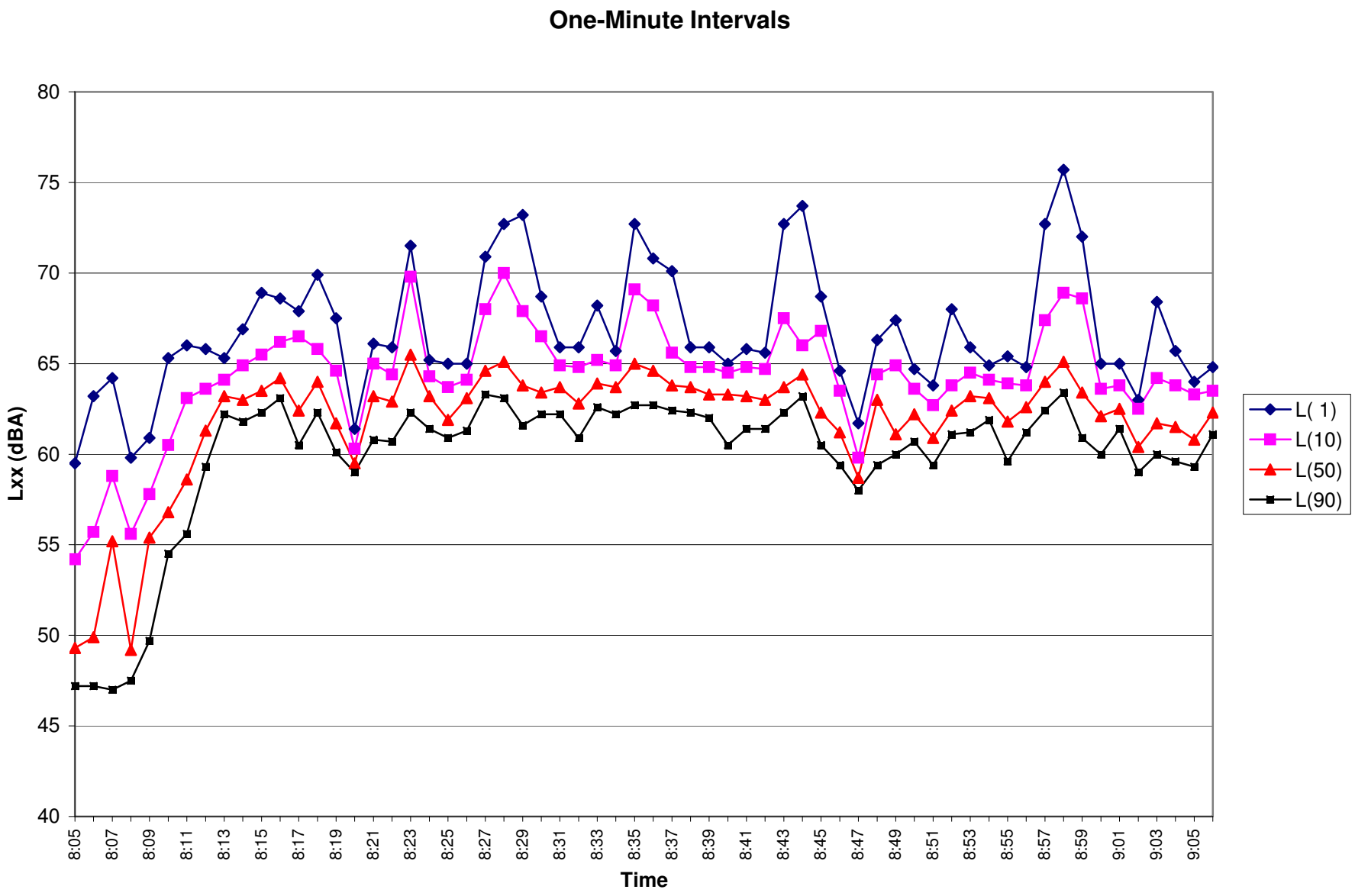

Figure 2.3 One-Minute Statistical Levels

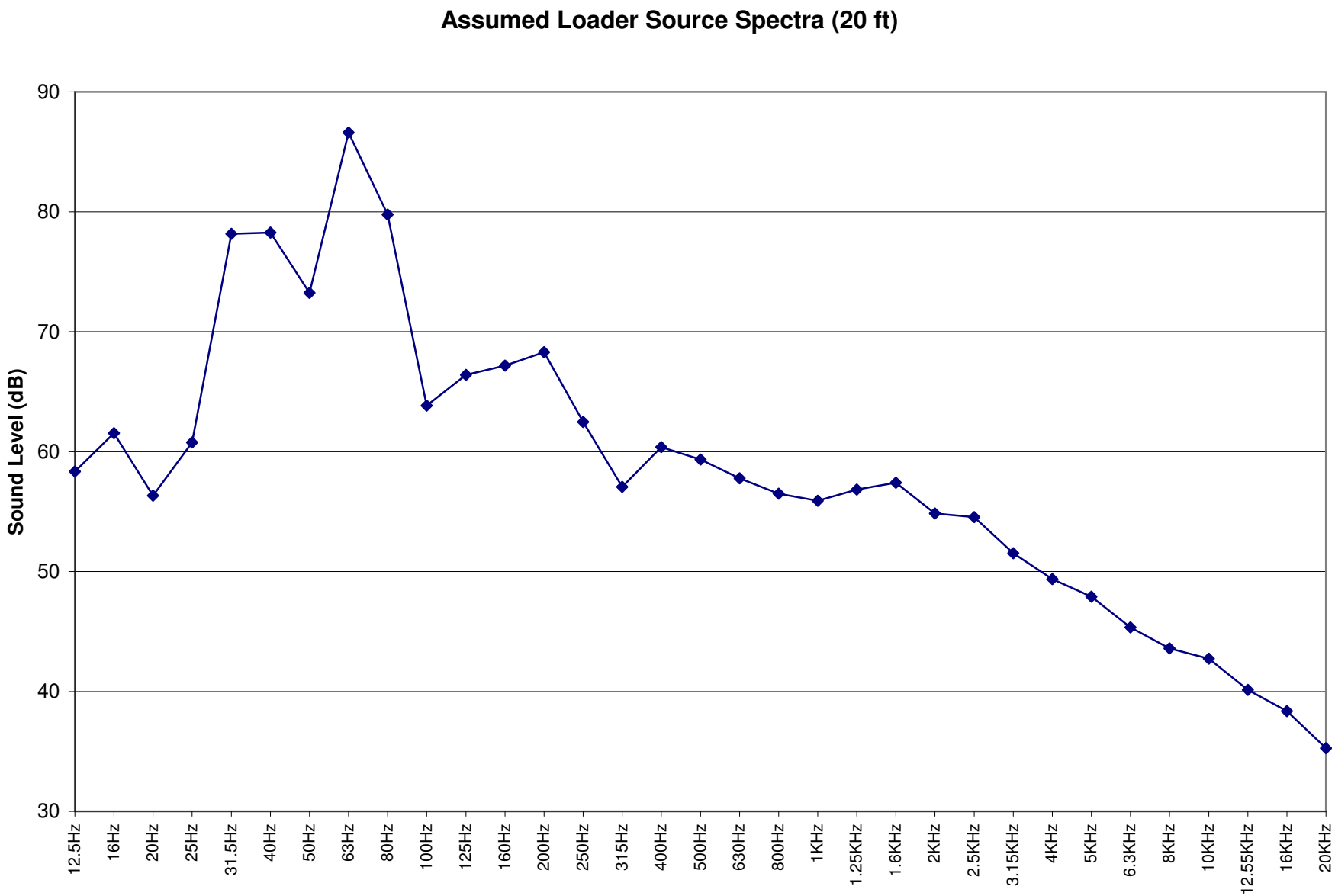

Figure 2.4 Average Loader Spectrum at 20 ft

3.0 SOUND LEVEL PREDICTIONS

The most restrictive state standard is the L50, or level exceeded for 30 minutes of an hour. As noted in Section 2.2, the estimated "source L10" is 64 while the estimated "source L50" is 62, or just two dBA lower. Since the L10 standard is 5 dBA higher than the L50 standard, the L50 source is more critical.

For modeling of loader sound levels within the "activity" area shown on **Figure 1.1**, the representative spectrum has been adjusted to the 62 dBA source level.
.
Predicted L50 levels at the homes south of the proposed East Bethel site are presented in **Table 3.1** and compared with the daytime and nighttime state L50 standards.

Table 3.1 Predicted L50 Levels at the Nearest Homes

Home	Predicted L50	Day L50	Exceedance	Night L50	Exceedance
1	42	60	-18	50	-8
2	39	60	-21	50	-11
3	37	60	-23	50	-13
4	36	60	-24	50	-14
5	35	60	-25	50	-15
6	34	60	-26	50	-16
7	40	60	-20	50	-10
8	39	60	-21	50	-11
9	38	60	-22	50	-12
10	36	60	-24	50	-14
11	35	60	-25	50	-15
12	38	60	-22	50	-12
13	38	60	-22	50	-12
14	37	60	-23	50	-13
15	36	60	-24	50	-14
16	34	60	-26	50	-16
17	34	60	-26	50	-16
18	33	60	-27	50	-17

It can be seen from the table that estimated sound levels from loaders moving in the activity area shown on Figure 1.1 are well below the daytime and nighttime standards, although activity at the level assumed here is not likely to occur during the nighttime hours.

Predicted maximum sound levels at the three closest homes to a loader moving around the storage area at representative locations shown on **Figure 3.**1 are shown in the chart on **Figure 3.2**. It can be seen that the level from most locations are below 40 dBA.

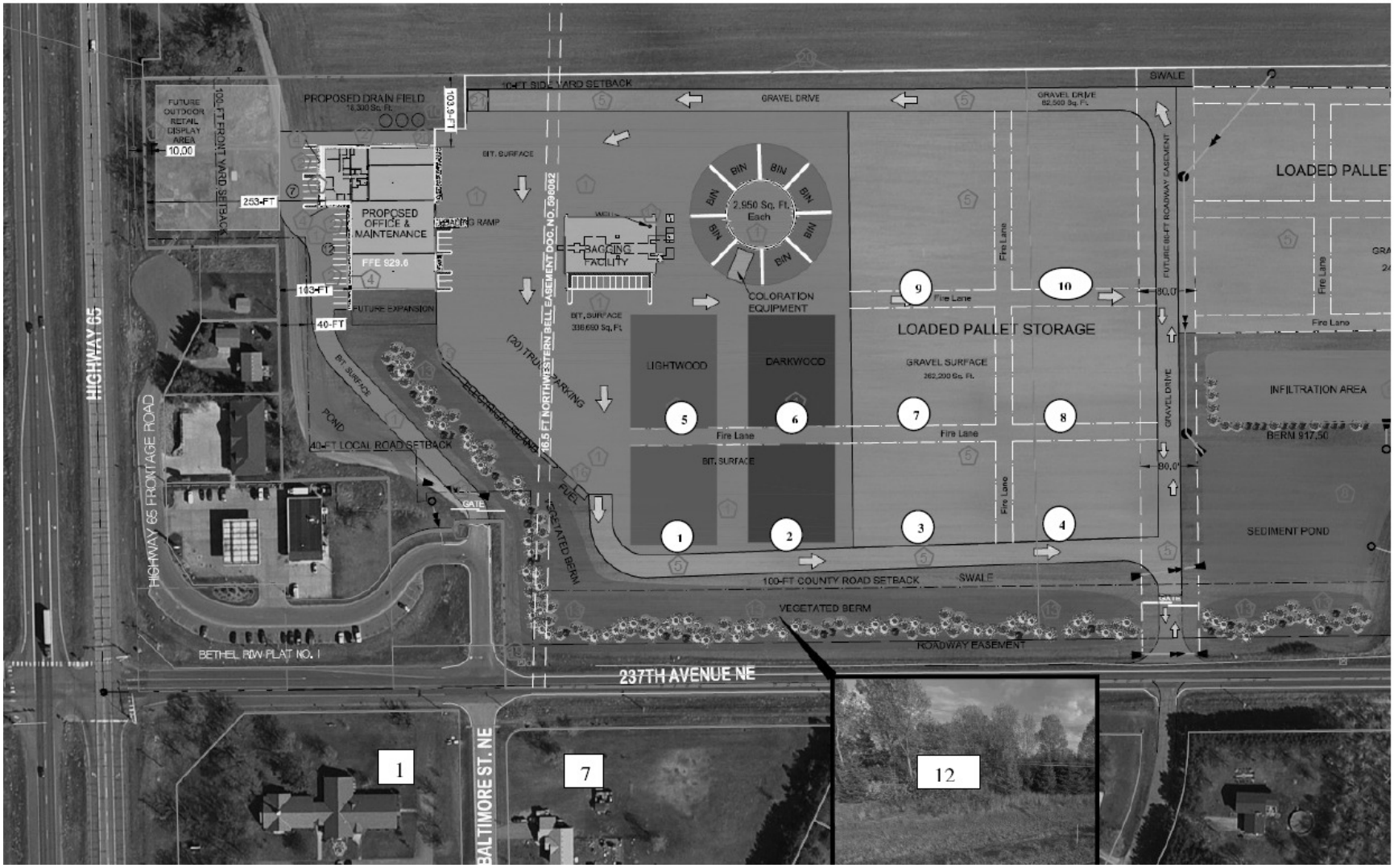

Figure 3.1 Layout for Distributed Loader Sound sources

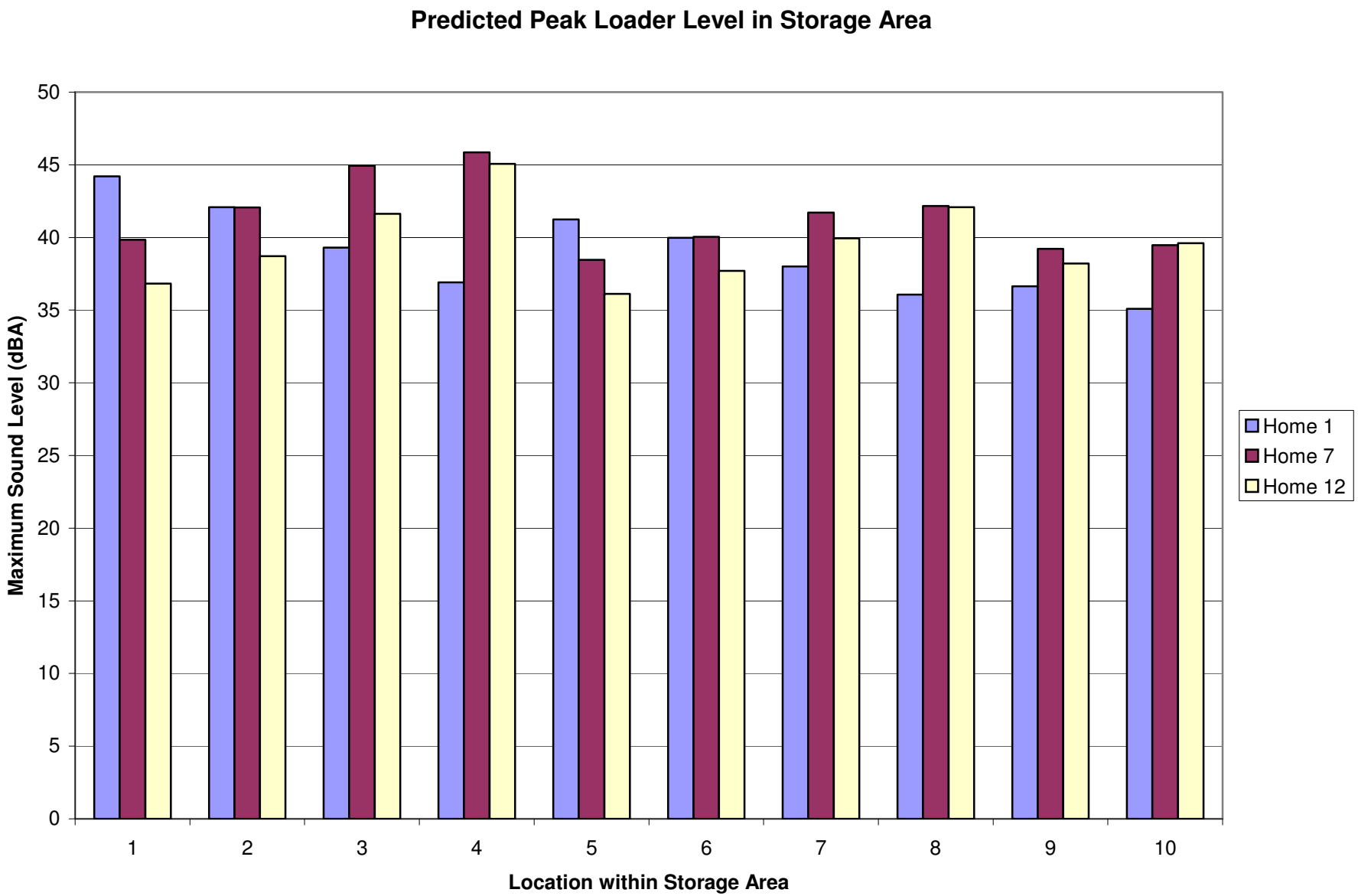

Figure 3.2 Maximum Loader Sound Level in Storage Area

4.0 IMPACT ON AMBIENT SOUND LEVELS

Some ambient sound levels in the residential area can be associated with traffic along TH 65 and 237th Avenue North. Other sources may contribute as well, but this analysis is limited to levels that can be realistically modeled from roadway traffic data.

4.1. Noise Levels form TH 65

Average hourly traffic along TH 65 just south of East Bethel extracted from MnDOT ATR 365 hourly data is shown on **Figure 4.1.** For purposes of estimating ambient sound level at the homes shown on **Figure 1.1** associated with moving traffic along TH 65, three different time periods have been selected" 7-8 am, 12-1 pm (12-13) and 4-5 pm (16-17).

The MinnNoise traffic noise model was used to estimate the L50 sound level for comparison with the predicted L50 level associated with the proposed CST operation. For this study a speed of 65 mph has been assumed which is the posted speed. The assumed vehicle mix based upon other studies in Minnesota, are shown in **Table 4.1.**

Table 4.1 Assumed Vehicle Mix on TH 65

	Percent by Vehicle Type		
Hour	7-8 am	12-1 pm	4-5 pm
Cars	92	94	95
Med Truck	3	2	2
Hvy Trucks	5	4	3

Predicted L50 levels at the homes on **Figure 1.1** are shown below in **Table 4.2**.

Table 4.2 Predicted TH 65 Traffic L50 Levels

Home	7-8 am	12-1 pm	4-5 pm
1	59	57	60
2	59	57	60
3	59	57	60
4	63	61	64
5	60	58	60
6	62	60	63
7	53	51	53
8	54	52	54
9	55	53	55
10	55	53	56
11	55	53	55
12	51	49	52
13	52	50	52
14	52	50	53
15	53	51	53
16	53	51	54
17	47	45	47
18	46	44	47

4.2. Noise Levels from 237th Ave. N

Traffic volumes and speeds on 237th Ave. N are well below the 24,000 ADT on TH 65. The MnDOT traffic flow map for 2014 indicated an ADT of 3,700 vehicles on this roadway just east of TH 65.

Two alternative noise scenarios have been analyzed for this roadway – existing and with limited truck traffic associated with the CST operation. An estimated 40 trucks per day in and 40 trucks per day out of the proposed facility would generate 80 trucks per day along 237th Ave. N between TH65 and the facility entrance east of TH 65. While not directly governed by state noise standards, this traffic along with other sound levels from the facility was used here to evaluate the potential impacts on ambient noise levels.

It has been assumed that a typical daytime hour on 237th Ave. N would carry the vehicle mix shown in Table 4.3. With CST the number of trucks would increase by 10 trucks per hour. A speed of 40 mph has been assumed on this section of roadway just east of TH 65, although the posted speed is 55 mph.

Table 4.3 Assumed Vehicle Mix on 237th Ave. N.

	Existing	With CST
CARS	213	213
MT	7	7
HT	2	12

Predicted results of this analysis are presented in **Table 4.4**. The table is a bit busy and needs some explanations. The first three columns show existing levels on the two roadway and combined levels from both. The next three columns show levels from 237th Ave N. with CST truck, the above predicted on-site CST levels and the total level experienced by each home. Combining this with levels from TH 65 would be the total experienced by the homes with CST. The last column is the expected change over existing levels with the CST which are generally less than 1 dBA.

Table 4.4 Results of Ambient Noise Impact Analysis

Home	237th Ave No CST	TH65 Noon	Both Roadways Existing	237th Ave w/CST	CST Onsite	with CST	TH65 Noon	All Souces	Increase with CST
1	44	57	57	48	42	48	57	58	0.3
2	41	57	57	44	39	45	57	57	0.2
3	37	57	57	39	37	41	57	57	0.1
4	35	61	61	38	36	40	61	61	0.0
5	34	58	58	37	35	39	58	58	0.0
6	33	60	60	35	34	38	60	60	0.0
7	45	51	52	48	40	49	51	53	1.1
8	41	52	52	44	39	45	52	53	0.5
9	39	53	53	42	38	43	53	53	0.3
10	37	53	53	39	36	41	53	53	0.2
11	34	53	53	37	35	39	53	53	0.1
12	46	49	51	50	38	50	49	53	1.7
13	41	50	50	44	38	45	50	51	0.7
14	39	50	51	42	37	43	50	51	0.4
15	37	51	51	40	36	41	51	51	0.3
16	35	51	51	37	34	39	51	51	0.2
17	42	45	47	43	34	44	45	47	0.7
18	45	44	48	45	33	46	44	48	0.1

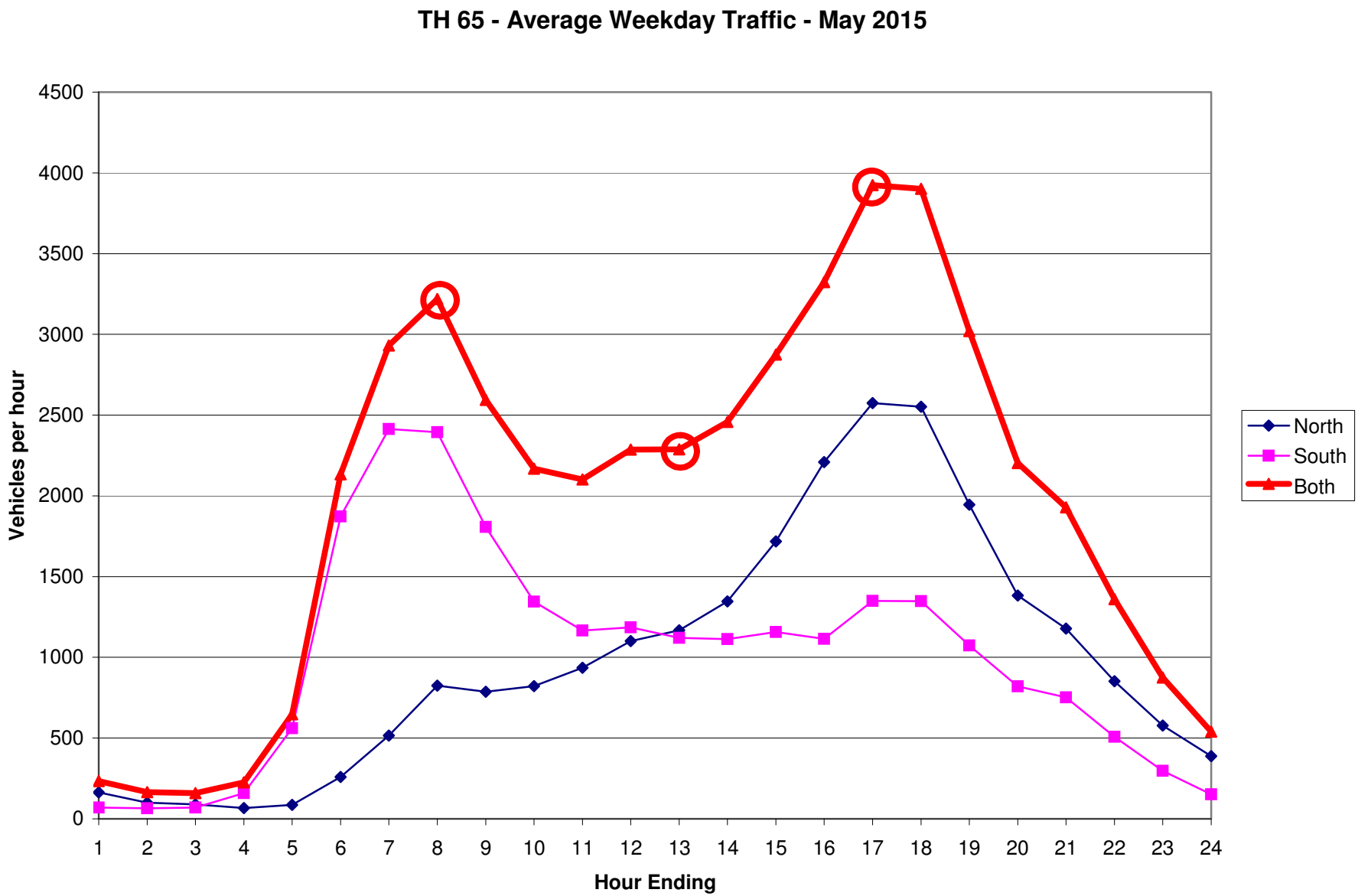

Figure 4.1 TH 65 Average Hourly Weekday Traffic – May 2015

5.0 SUMMARY OF FINDINGS

From **Table 3.1** comparing estimated L50 levels at the homes south of 237th Ave. N. from outdoor activities (primarily front load operations) with Minnesota noise standards for residential land uses, it can be seen that these are well below the state daytime and nighttime noise standards. These levels are based on monitored sound levels of actual operations at the CST facility in Elk River, Minnesota, and projected using standard procedures contained International Standard 9613-2 on outdoor sound propagation.

The observed sound level from the Volvo loaders being used at the existing site were considerably lower than levels typically monitored in mining operations. With a peak level of 75 dBA at 20 feet, the loaders being used at CST, are 10 to 15 dBA lower than many we have encountered. Although the loaders are constantly moving, they do not use backup beepers which can be annoying to adjacent properties. At least one Bobcat was observed using a backup beeper. It is recommended that any equipment operated outside of an enclosed building be equipped with broadband backup alarms that can be heard by employees but merge with background noise at a distance.

From Table 4.4 comparing the expected sound level environment with the CST operation and existing ambient sound levels, it can be seen that the expected increase is generally less than 1 dBA. These predictions were based upon a number of assumptions, although our experience with traffic noise and the MinnNoise traffic noise model show reasonable agreement with actually monitored traffic noise levels. Although theoretical predictions of L50 (which is the median sound level) show very little change in the overall ambient level with the CST facility, some sound from the storage area closest to 237th Ave. N. might still be heard.

Much of the activity will be contained in an enclosed bagging building and some screening from a berm along 237th Ave. N. could provide some additional shielding that has not been assumed in this assessment.

APPENDIX A

SELECTED PHOTOS

Hopper feeding the bagging building.
A small electric motor operates periodically.
Mulch makes no noise when being dumped.

A cat fork lift that may operate outside but with low sound level.

Comparison of sizes of the fork lift and front loader

Small fork lift that will likely operate only within the building.

Loader at the coloring machine
--- but notice another immediately left.

Dumping mulch in a hopper for the coloring machine.

Loader close-up. Sound level at this distance rarely as high as 75 dBA.

View of the coloring machine (green rotating cylinder) – camera for video at right.

COLUMBUS
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To: City of Columbus Planning Commission

From: Ben Gutknecht, City Planning Technician

Date: May 12, 2020: Revised 05.28.2020 per comments and further information provided at 05.20.20 Public Hearing: Revised 06.04.2020: Revised 06.08.2020 per Staff Discussion

RE: CST Companies, LLC Conditional Use Permit

After review of the Conditional Use Permit Application for a business consisting of contractor wholesale and retail of dry goods (firewood, softener salt, stone, mulch, etc.) and the grinding and storage of tree waste and warehousing of equipment and palletized products, the Planning Staff provides the following Findings of Fact and Recommendations:

Findings of Fact

1. The City received a Conditional Use Permit (CUP) application from CST Companies, LLC ("CST") on February 28, 2020 and deemed incomplete with a letter sent on March 12, 2020.
2. Upon review of further information submitted by CST on April 15, 2020, the Planning staff deemed the CUP application complete for review with a letter sent April 17, 2020.
3. The 60-day review deadline is June 16, 2020.
4. The 120-day review deadline is August 15, 2020.
5. The property in question is a total of 25.57 gross acres, with 4.4 net usable acres, located at 14045 Lake Dr. NE, legally described as Part of the North Half of the Northeast Quarter (N1/2 of NE1/4) of Section 33, Township 32, Range 22, lying Easterly of County State Aid Highway (CSAH) 23, subject to easement of record, Anoka County, Minnesota (PIN 33-32-22-11-0003).
6. The Property is zoned Commercial Industrial (C/I).
7. The neighboring properties directly to the north include a used car dealership and two single-family residences. The neighboring property to the east is a single-family dwelling, and the property to the south is a mini storage facility.
8. The residential property to the east takes its access through the Property via documented easement, however the private driveway does not remain entirely within the easement of record.
9. There is an existing building (Single-family dwelling) on the Property, which the applicant proposes to demolish.
10. The applicants propose to erect a 14,688 square foot building on the southerly portion of the Property, with 21 paved parking proposed in the front, consistent with City Code.
11. The proposed building materials and architectural design plan dated 04.14.20 appear to be consistent with the intent of Section 7A-795 of the City Code.

16319 Kettle River Boulevard, Columbus, MN 55025
651.464.3120 Twin Cities **651.464.5922** Fax
www.ColumbusMN.com

12. CST would own the location, and lease back to CST Distribution LLC and CST Transportation Inc.
13. The applicant's hours of operation are currently estimated to be:
    a. Monday through Friday, 7:00 a.m. to 7:00 p.m. for the months of April through August.
    b. Less hours in the winter.
    c. Saturday will be 8:00 a.m. to 5:00 p.m. for the months of April through June, and 8:00 a.m. to Noon for the months of July through October.
    d. The plan on being closed Sundays, with tentative plans to remain open should higher sales require it.
14. The applicant proposes to have four to five full time employees and the owner on site.
15. The equipment on site will consist of pay loaders, forklifts, a flooring machine, and a portable wood grinder.
16. The estimated traffic levels will vary seasonally, during the winter there will primarily be just the three to four employee vehicles. Whereas spring through fall they estimate twenty to thirty (20-30) cars a day, which is based off anticipated sales.
17. Applicants anticipate truck traffic to consist of ten to fifteen (10-15) trucks per day, based on anticipated sales.
18. The CUP application is to permit a business consisting of an estimated 60% contractor wholesale of dry goods, and 15% retail sale of dry goods. An estimated 25% of the business will be dedicated to the grinding/storage of tree waste. Additionally, the property will have an outdoor showroom of landscape products. The building will consist of an indoor office and warehousing facility for distribution and storage of bulk dry goods in the C/I district. The ground mulch will be hauled to the Elk River facility for coloring unless future sales warrant coloring on site.
19. The site plan dated 06.02.20 ~~04.14.20~~ indicates a landscaped showroom area at the very front of the property to show available product, which is shown in "Landscape Supply Display Area" dated April 2020.
20. Directly east of the landscaped area is proposed outdoor storage of palletized pavers, wall block, natural stone, and bagged mulch which is proposed to be stacked no higher than six (6) feet and organized in three rows. On the other side of the palletized product is proposed material bins, ranging from four (4) feet to ten (10) feet in height, within the bins is mulch, soil, sand, and aggregate rock for bulk sale.
21. South of the outdoor display of products is the proposed 14,688 square foot building, which consist of the office (3,001 s.f.), warehouse 4,920 s.f.), equipment service (4,512 s.f.) and washing bay (2,256 s.f.).
22. Directly east of the proposed wash bay is a proposed fuel station with double wall fuel storage tank at 2,000-3,000 gallons within a concrete containment and an outdoor storage area for five (5) semi-trailers, as indicated on the Civil Plans dated 06.02.20.
23. The Site Plan, dated 06.02.20 ~~04.14.20~~, indicates the wood mulching and manufacturing area as 35,000 square feet (200'x179') and is located northeast of the building, lying just west of the existing residential property.

24. The wood mulching and manufacturing area is proposed to be used for the storage of wood material, with plans to bring in a portable grinder up to ten (10) times per year ~~a few times a season~~ when an adequate amount of material has been collected.
25. The applicant will allow wood to be dropped off by City of Columbus contractors and homeowners for mulching as well as other regional residents, contractors, developers, tree trimers, etc.
26. The mulch product will be hauled offsite to the Elk River location to be packaged and colored. ~~with only a small amount remaining onsite for bulk sale on site~~. Packaging and coloring of mulch will only be done at the Elk River location unless future sales warrant coloring on site.
27. Currently the applicant does not have plans to bring the coloring machine to the Columbus site, but in the event that business demands increase they will in the future.The "Cheetah Coloring Machine" that would ~~will~~ be used for coloring is stated to be quieter than a lawnmower. The colorant specifications indicate that they are nontoxic, and water based.
28. The piles of tree waste are anticipated to be a maximum of fifteen to eighteen feet (15-18') in height.
29. The applicant state they have done decibel testing for noise at the Elk River location during peak season, and the noise level was gauged at a peak of 89 decibels, which is the equivalent of heavy traffic or a power mower per MPCA guidelines. Applicants state that machines shall only be run during business hours.
30. The applicants will not compost any product on the Property. The only smell anticipated is that of mulched cedar.
31. The applicants propose a ten (10) ~~six (6)~~ foot privacy fence ~~and evergreen tree screen~~ to be constructed on the north property line, stretching from Lake Dr. entrance to the residential property on the east.
32. Applicants submitted an updated Civil plan and Landscape plan dated 06.02.2020. Updates include, updated landscaping and screening on the east lot line, proposed to be a coniferous tree species meeting the 95% opacity. Updated fencing height on northern property line at a proposed 10 feet. Updated gate locations and driveway access as to not restrict access to neighboring property. The addition of the preliminary location of mulch coloring machine for proposed future use.
33. The Planning Commission held a public hearing on the CST CUP Application on May 20th, 2020.
34. Applicant met with the neighbors to the east on 05.22.20 to discuss property access, screening, and noise concerns.
35. CST testified at the 05.20.2020 Public Hearing that they will inspect every vehicle dropping off tree waste for the chipping pile to ensure the correct wood is being accepted.

Recommendations

Based upon the above Findings of Fact, the Conditional Use Permit (CUP) for CST Companies, LLC (CST) should be approved subject to the following conditions:

1. Approval of the CUP is contingent upon recommendations and comments made by the City Engineer.
2. Approval of the CUP is contingent upon recommendations and comments made by the Fire Marshal and Building Official.
3. Approval of the CUP is contingent upon recommendations and comments made by the City Attorney.
4. Approval of the CUP is contingent upon requirements by the Anoka County Highway Division.
5. Approval of the CUP is contingent upon requirements by Rice Creek Watershed District.
6. Approval of the CUP is contingent upon recommendations and comments made by the Department of Agriculture.
7. Conduct of the business shall be consistent with the application and additional materials received and deemed complete by the City on April 17, 2020.
8. The grinding of wood for mulch shall not be a regular use of the property and shall only occur when necessary and is allowed ten (10) weeks per year, forty (40) hour a week or less, and shall only occur during the week day from 8:00 a.m. to 4:30 p.m. CST Companies shall notify the three adjacent residential neighbors and the City of Columbus via email one week prior to anticipated grinding activities ~~during the months of October through May at 3-day intervals for 6 hours a day, and only during regular weekday business hours. The applicant shall inform the three adjacent residential neighbors one week prior to anticipated wood grinding activities.~~
9. CST Companies shall provide written protocol that conveys they can thoroughly inspect delivery of wood and materials that Columbus residents and contractors bring to ensure that there shall be no disposing of rotten wood or other organic materials on site.
10. All equipment associated with moving dry goods and mulching material shall be kept in the building on the Property. With the exception of the Mulching Machine and Coloring Machine.
11. The business may have up to 5 semi-trailers stored on site in the area indicated on the Site Plan dated 04.14.20.
12. Piles of tree waste shall not exceed heights of fifteen (15') through eighteen (18') feet.
13. The palletized materials shall not be stacked higher than six (6') through ten (10') feet.
14. Bulk material (i.e. colored mulch) bins shall not be higher than ten (10') through twelve (12') feet in height.
15. The palletized materials, bulk bins, and mulching area shall all be cleaned such as to not cause tracking beyond its respective site, and to prevent tracking of materials on the public right of way.
16. A revised access easement and driveway maintenance agreement must be negotiated with the residential property owner to the east, located at ~~14603~~ 14063 Lake Dr. to permit permanent and reasonable access.

17. CST shall submit updated Architectural Plans that outline the proposed colors for all materials on the building.
18. There are to be no chemicals, gasses, hazardous wastes, fumes, or odors including that of composting organic material, on the Property as a result of this business, excepting normal smells associated with that of fresh mulched wood during the mulching process, and excepting normal fumes associated with properly maintained vehicles and equipment.
19. All CST trucks and equipment shall be retrofitted with "white noise" or "broadband" back-up alarms.
20. Signage on the Property will require the applicant to apply for a sign permit from the City.
21. Site lighting information must be included in final set of civil plans.
22. Per approved Site Plan dated 06.02.2020 and conditions outlined in this Staff Report, no other uses or intensification are allowed on the Property without an amendment to the CUP.
23. Any and all uses allowed in the CUP shall be constructed, maintained, and practiced consistent with all applicable federal, state, and local laws and regulations, including but not limited to air quality, water quality, noise standards and odor regulations.
24. The Applicant must maintain valid certification received from all relevant State of Minnesota regulatory agencies for all permitted use on the property.
25. Approval of the Conditional Use permit does not absolve the applicant of any other permitting requirements such as Building, Watershed District, County, etc,.
26. The applicant shall reimburse the City for all out of pocket expenses incurred in the review and issuance of the CUP and for all ongoing inspections and enforcement actions required for the CUP.
27. The CUP, once issued, may be revoked upon a finding by the City Council that the property and/or use is not in compliance with the conditions for approval of such use, following notice and hearing.

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MEMORANDUM

Date: May 13, 2020

To: Elizabeth Mursko, City Administrator
Ben Gutnecht, City Planning Technician
Columbus Planning Commission

From: Kevin F. Bittner, City Engineer KFB

Subject: Conditional Use Permit – CST Companies, 14045 Lake Drive
City of Columbus

Following are my review comments on the Conditional Use Permit application from CST Companies , based on the engineering standards in the General Zoning Regulations in Chapter 7 and private sewer system requirements in Chapter 14 of the City Code:

1. Access to the site will be off CSAH 23/Lake Drive NE. A right turn lane design on the county road has been developed. Approval of the CUP should be contingent on approval of the turn lane by the Anoka County Highway Department. The driveway connection to the county road meets city requirements.
2. A storm water management report has been developed and will require review and approval of the Rice Creek Watershed District. Approval of the CUP should be contingent on approval of the report by the RCWD.
3. According to the geotechnical report and site plans provided, the building and driveway will be satisfactorily separated above the water table.
4. Primary and secondary subsurface sewage treatment system (SSTS) sites are identified on the plan and are satisfactorily distanced from the building and well. No soil boring information on the SSTS sites was provided. A minimum of four borings or test pits are required for each site. This information needs to be provided to confirm suitability of the SSTS sites for CUP approval.
5. The wood mulching area is adjacent to the biofiltration basin and stormwater outlet. Environmental information on the mulch dye products to be used and how it may or may not impact stormwater runoff needs to be provided.

Please contact me if you have any questions on the comments provided.

Bolton & Menk is an equal opportunity employer.

From: Ben Gutknechtcht
To: Elizabeth Mursko
Subject: Staff Recommendations for CST Planning Staff Report
Date: Wednesday, June 10, 2020 1:36:11 PM

Elizabeth,
Below please find two proposed edits to the 06.08.20 REV-4 Planning Staff Report for CST Companies, these recommendations stem from a discussion I had with Danielle Diveto from the Department of Agriculture. While the applicants may already be aware of such regulations I still believe it beneficial to add the two edits.

a. *Edit to Recommendation #6:*"Approval of the CUP is contingent upon recommendations and/or a Compliance Agreement made with the Minnesota Department of Agriculture, should one be required.
b. *Addition of new Condition:* CST must follow all federally regulated pest and quarantine movement guidelines and regulations.

Please let me know if you have any questions,
Ben Gutknecht

PS- I have reached out to Danielle to see if she is still available to call into the meeting tonight, and I will update you when I have received a response.

Ben Gutknecht, City Planning Technician
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Columbus, MN 55025
Main: 651-464-3120 ext. 1008