

APPLICATION FOR CONSIDERATION OF NON-BINDING CONCEPT REVIEW

Applicant Name: Josh Brobeck/Davids Hydro Vac Phone 651329555

Address: 2320 Leibel St

City: White Bear Lake State MN Zip 55110

Existing Zoning and Use: Commercial/Industrial

Request: Meet with City of Columbus Planning Commission to review proposed business.

Reason for request: To garner feed back from the Planning Commission and City Staff regarding proposed business off of Lake Drive in the Commercial Industrial/District

Presentation Prepared and Submitted with Application*: YES NO

Note: For an application for a Non-Binding Concept Plan to be considered, a Presentation must be submitted.

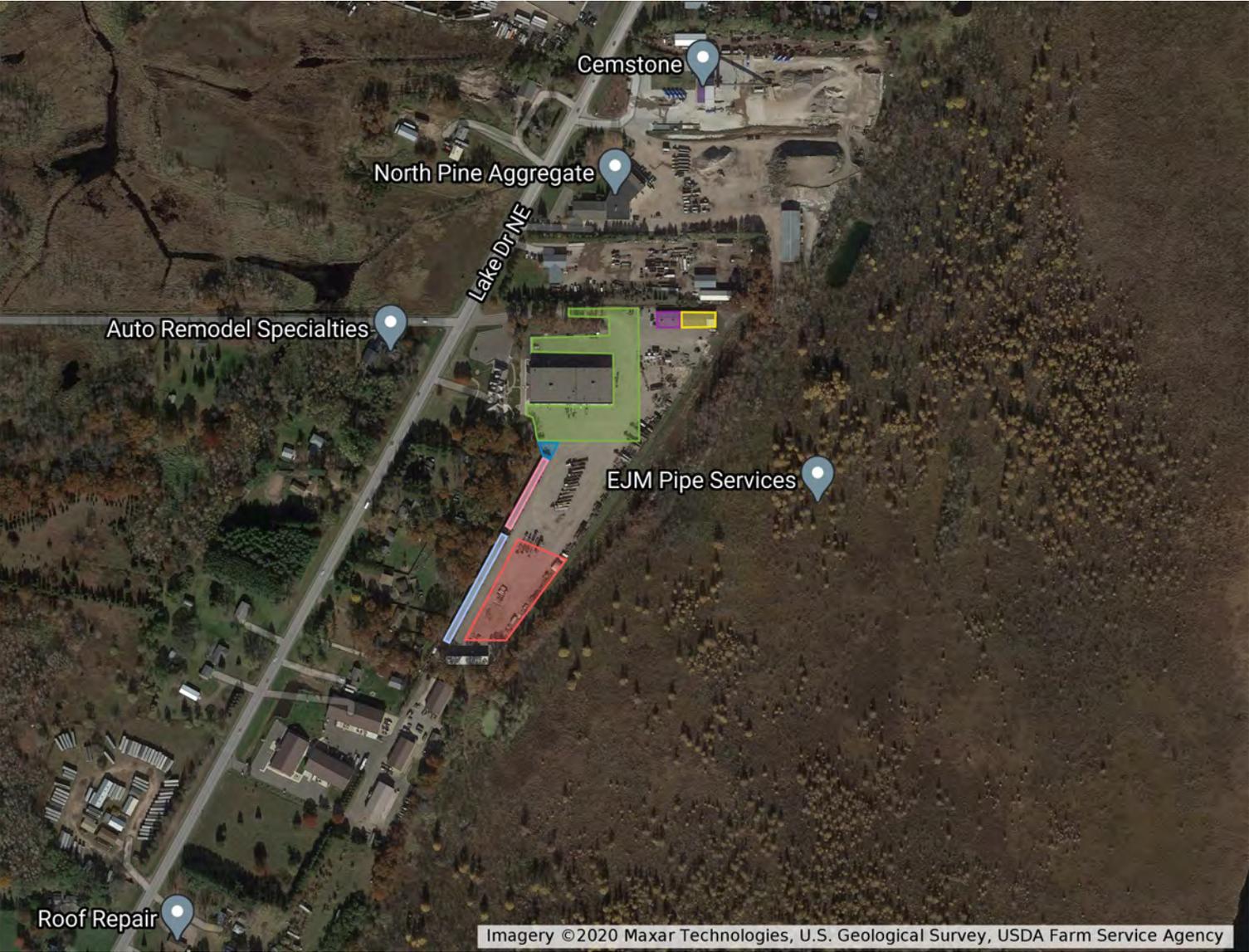
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the zoning and current administrative procedures. I further acknowledge and hereby agree to pay for all statements recieved from the City pertaining to professional consultant staff application expenses.

Signature of Applicant Joshua Brobeck Digitally signed by Joshua Brobeck
Date: 2020.09.01 08:17:16 -05'00' **Date** 9-1-20

Building Layout

Untitled layer

- Bituminous Add On
- Heated Sand Shop Add On
- Soil Recycle Area
- Self Contained Fuel Station
- Support Vehicle Parking
- Equipment Overflow Parking
- Miscellaneous Storage





Hydro Vac
DAVIDS
651-329-5555

**USING HIGH PRESSURE WATER AND A VACUUM SYSTEM TO DIG
 SAFELY AND EFFICIENTLY AROUND BURIED UTILITIES.**

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DAVIDS HYDRO VAC

- FOUNDED IN 2009 BY MICHAEL AND HEATHER MOREHOUSE. AFTER MIKE'S PREVIOUS EMPLOYER (GOLIATH HYDROVAC) TREATED HIM AND HIS COWORKERS UNFAIRLY, IT WAS TIME TO MAKE A LIFE CHANGING DECISION.
- IT STARTED WITH ONE TRUCK AND ONE CONTRACT.
- 10 YEARS LATER WE ARE AT 45+ VAC TRUCKS, 1 COMBINATION UNIT, MULTIPLE DUMP TRUCKS AND SUPPORT VEHICLES. WE CONTINUE TO GROW YEAR-BY-YEAR TO BETTER SERVE OUR CUSTOMERS AND IMPROVE UPON AVAILABILITY AND RESPONSE TIME.
- MIKE'S VISION HAS BEEN TO BUILD THE MOST EFFICIENT, RESPONSIVE AND RELIABLE HYDRO EXCAVATION FLEET IN THE REGION. WE EMPLOY TEAM MEMBERS THAT WILL COMPLETE THE TASK WITH THE UTMOST PROFESSIONALISM, SAFETY AND VALUE FOR OUR CUSTOMERS.



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OUR ORGANIZATION AT A GLANCE

DAVIDS HYDRO VAC



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HOW WE DO BUSINESS!

- WE OPERATE OUR BUSINESS ON A MODEL FOR GROWTH THAT HAS BEEN STRONGLY INFLUENCED BY THE ENTREPRENEUR AND AUTHOR GENO WICKMAN IN A BOOK CALLED "TRACTION". THIS SETS FORTH A LEAN AND EFFECTIVE MANAGEMENT STRUCTURE, PROVIDING ACCOUNTABILITY AT ALL LEVELS. THIS CREATES DRIVE BY PLANNING OUR FUTURE OUT 10+ YEARS WITH SEVERAL BENCHMARKS ALONG THE ROUTE. ONE OF THE CURRENT STEPPING STONES IS TO FIND OUR PERMANENT HOME WITHIN THE NORTHERN METRO.
- WE HAVE AN ADDITIONAL LOCATION IN LAKEVILLE THAT HAS BECOME A CORE PART OF OUR BUSINESS ALLOWING FOR GEOGRAPHIC ADVANTAGES FOR OUR CUSTOMERS, AS WELL AS OUR SOUTHERN METRO-BASED EMPLOYEES. AS AN EMERGENCY RESPONDER FOR UTILITY INCIDENTS, WE FIND IT CRITICAL TO BE OPTIMALLY LOCATED WITHIN CLOSE PROXIMITY TO OUR MAJOR FREEWAYS IN THE TWIN CITIES.
- WE ARE A UNION-BASED COMPANY THAT EMPLOYS BACKGROUND CHECKED AND RESPONSIBLE EMPLOYEES. THESE ARE EMPLOYEES THAT ARE TRAINED TO BE PROFESSIONAL DRIVERS, AS WELL AS PROFESSIONAL FIELD SERVICE UTILITY WORKERS.
- WE FOCUS ON EMPLOYEES THAT ARE LOOKING FOR A CAREER, NOT JUST A JOB. AS WE ARE A SERVICE PROVIDER, WE SEEK PROFESSIONAL AND FRIENDLY EMPLOYEES THAT BENEFIT THE COMPANY, OUR CUSTOMERS AND THE COMMUNITY. WE OFFER PRACTICAL TRAINING IN OUR FIELD OF WORK AND ARE HAPPY TO PROMOTE FROM WITHIN.
- WE EMPLOY THE SMITH SYSTEM DRIVER TRAINING PROGRAM FOR ALL OF OUR EMPLOYEES AS WELL AS IN HOUSE CDL TRAINING TO ADVANCE OUR EMPLOYEES CAREERS.
- WORKING WITH THE LOCAL 49 OPERATORS UNION AS WELL AS THE LOCAL 563 LABORERS UNION, WE COMPLETE REGULAR AUDITS ON THE COMPANY FOR FAIR WAGES AND WORK PRACTICES.
- BEING THAT HYDRO EXCAVATION IS THE SAFEST WAY TO EXCAVATE AROUND UTILITIES AND OTHER SENSITIVE AREAS, WE TAKE SAFETY EXTREMELY SERIOUSLY IN ALL ASPECTS OF OUR WORK - WITH OSHA 10 AND OSHA 30 TRAINING, ALONG WITH A HOST OF INDUSTRY SPECIFIC CERTIFICATIONS. FROM PPE TO VEHICLE INSPECTIONS, INCIDENT REPORTING AND REVIEW, EVEN INCLUDING INCIDENT CAMERAS IN OUR EQUIPMENT, WE ARE CONSISTENTLY REVIEWING AND ADJUSTING TO ANY HAZARDS PRESENT.
- WE RUN A TIGHT SHIP! WE HAVE PROVEN TIME AND TIME AGAIN THAT A CLEAN SHOP, CLEAN TRUCKS AND A CLEAN PRESENTATION LEADS TO AN EFFICIENT AND ORGANIZED BUSINESS. OUR EQUIPMENT IS STORED INDOORS AND OUT OF THE ELEMENTS, MAKING MAINTENANCE EASIER AND KEEPING VALUE IN OUR EQUIPMENT. LOOKING PROFESSIONAL AND PRESENTABLE OUT ON JOB SITES CREATES PRIDE WITHIN OUR TEAM. "MOST" OF THE TIME, YOU COULD EAT OFF OF OUR SHOP FLOORS!
- AS A 24/7 EMERGENCY RESPONDER, THE EFFICIENCIES WE'VE MOLDED INTO OUR COMPANY'S CORE HAS ESTABLISHED THE BAR FOR RESPONSE TIME, SAFETY AND THOROUGH COMPLETION OF OUR PROJECTS.

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COMMUNITY INVOLVEMENT

- WE PARTICIPATE IN LOCAL AREA "TOUCH A TRUCK" EVENTS TO ENCOURAGE FUTURE GENERATIONS TO JOIN OUR INDUSTRY AS WELL AS PROVIDING COMMUNITY INFORMATION ON WHAT WE DO
- TRUNK OR TREAT EVENTS, SUCH AS THE ONE THAT IS HELD IN COLUMBUS TOWNSHIP, ARE GREAT FUN FOR THE COMMUNITY AS WELL AS OUR STAFF, WITH A LARGE AMOUNT OF YOUNG FAMILIES WITHIN OUR GROUP, EVENTS LIKE THIS PROVIDE FUN INTERACTION.
- WE DONATE TIME AND LABOR TO HELP WITH PROJECTS THROUGHOUT THE CITY. AS AN EXAMPLE, A RECENT PROJECT WE WERE INVOLVED IN WAS AN INSTALLATION OF A LARGE FLAG POLE FOUNDATION FOR THE BOYSCOUTS OF AMERICA IN MINNETONKA.
- WE ARE YEARLY CONTRIBUTORS TO "THE DAY OF THE DOZER" AT ERX MOTOR PARK IN ELK RIVER, THIS EVENT IS A FAMILY FRIENDLY EVENT TO BRING AWARENESS TO THE EXCAVATION INDUSTRY THAT IS HANDS ON FOR CHILDREN OF ALL AGES.
- WE PARTICIPATE IN FOOD DRIVES AND PROVIDE FOOD SHELVE DONATIONS ANNUALLY, SEE THE PHOTO FOR JUST (1) RECEIPT OUR GUYS WERE PROUD TO DONATE LAST YEAR!
- WE ARE CURRENT AND ACTIVE MEMBERS OF THE WHITE BEAR LAKE AREA CHAMBER OF COMMERCE AND HAVE DEVELOPED STRONG RELATIONSHIPS WITH VENDORS AND CUSTOMERS IN THE NORTHERN METRO AREA.
- WE ARE EXCITED TO BECOME MEMBERS OF THE FOREST LAKE AREA CHAMBER OF COMMERCE TO CONTINUE THIS COMMITMENT TO OUR LOCAL COMMUNITIES!



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COMPLIANCE PARTNERS



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SAFETY PARTNERS



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OUR CORE VALUES

EXTENDED EMPLOYEE

- HERE AT DHV WE VIEW OURSELVES AS AN **EXTENDED EMPLOYEE**. WE ARE MORE INVOLVED WITH OUR CUSTOMERS, WE HAVE A BETTER UNDERSTANDING OF PROJECTS, AND WE CAN OFTEN OFFER HELPFUL ADVICE FROM PREVIOUS EXPERIENCES. WE UNDERSTAND THAT BEING WILLING, FLEXIBLE, AND APPROACHABLE DEVELOPS CONTINUITY. WE OFFER A PREMIUM SERVICE WHICH ALLOWS US TO DEVELOP LONG LASTING RELATIONSHIPS WITH OUR CUSTOMERS.

INTEGRITY

- **INTEGRITY** IS HOW DAVIDS MAINTAINS THE HIGH STANDARD OF EXCELLENCE. BEING UP FRONT AND HONEST ABOUT OUR WORK AND THE VALUE IT BRINGS TO OUR CUSTOMERS, FOLLOWING THROUGH ON ALL PROJECTS AND NEVER SAYING NO WHEN TIMES GET TOUGH. WE ARE A DRIVEN TEAM, AND COMMITTED TO DOING THE RIGHT THING FOR BOTH THE CUSTOMER AND THE COMPANY. WITH A CREW OF EMPLOYEES THAT TAKE PRIDE IN THEIR WORK, WE HOLD EACH OTHER ACCOUNTABLE FOR OUR ACTIONS AND TO ULTIMATELY FOLLOW THROUGH WITH WHAT WE SAY WE ARE GOING TO DO.

SAFETY

- WITH **SAFETY** IN MIND ALL THE TIME AT DAVIDS, WE COMMUNICATE ALL THE NEEDS OF THE CUSTOMERS WITH OUR EMPLOYEES WITH THOROUGH TRAINING TO BE PREPARED SO WE CAN RESPOND IN A TIMELY FASHION. WE AS A COMPANY ARE CAUTIOUS WITH EVERY ASPECT OF THE JOB. WE ARE AWARE OF THE DANGERS WITH EVERYDAY LIFE, AND WE LISTEN TO ALL INPUT. WE AS A COMPANY ARE NOT AFRAID TO DISCIPLINE ANYONE THAT DOES NOT FOLLOW THE HIGH STANDARD THAT WE SET FORTH.

ATMOSPHERE

- THE PASSIONATE **ATMOSPHERE** HERE AT DHV IS FAMILY AND TEAM ORIENTED. WE EMPLOY THE WORK HARD- PLAY HARD MENTALITY WHILE SETTING CLEAR EXPECTATIONS THAT ANYTHING LESS THAN 100 PERCENT IS NOT GOOD ENOUGH. WE ARE DEDICATED TO CONTINUOUSLY IMPROVE AND STRIVE TOWARD PERFECTION. OUR ENTHUSIASTIC STAFF DISPLAYS AN IMPRESSIVE AMOUNT OF POSITIVE ENERGY WHILE KEEPING THE CUSTOMERS PROFITABILITY IN MIND. WE ENJOY CELEBRATING OUR VICTORIES AND PROMOTE WITHIN. OUR WORK IS IMPRESSIVE AND OUR EMPLOYEES ARE VERY RESOURCEFUL, ALL WHILE PROVIDING ULTIMATE TRANSPARENCY.

SETTING THE BAR

- DAVIDS IS **SETTING THE BAR** WITH OUR CONFIDENCE, QUALITY AND KNOWLEDGE. WITH THE COMPETITIVE NATURE OF OUR STAFF, WE HAVE DEVELOPED POSITIVE WORK HABITS WHICH SHOW IN OUR EFFICIENT AND TIMELY WORK PRACTICES; THUS, CREATING VALUE FOR OUR CUSTOMERS. WE ARE CONSISTENT AND WISE WHEN IT COMES TO ANTICIPATING OUR CUSTOMERS' NEEDS. AND, ALL OF THIS STARTS WHEN WE ARRIVE AT THE SHOP, AND CONTINUES UNTIL WE LEAVE THE SHOP.

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WHAT IS HYDRO EXCAVATION?

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HYDRO EXCAVATION

- HIGH PRESSURE WATER IS USED TO LOOSEN SOIL SUBSTRATES WHEN NECESSARY
- HIGH POWERED VACUUM SYSTEM IS USED TO MOVE SOIL SUBSTRATES OR LIQUIDS INTO THE DEBRIS BODY OF A SELF-CONTAINED RIG FOR REMOVAL OFFSITE
- AIR CAN ALSO BE USED TO RUN AN AIR LANCE OR VARIOUS AIR TOOLS FOR MECHANICAL LOOSENING OF SOILS
- CAN BE USED FOR MINIMALLY INVASIVE EXCAVATIONS IN SENSITIVE AREAS, SUCH AS AROUND BURIED UTILITIES
- CAN PROVIDE FOR EXCAVATION AS SMALL AS A 6" HOLE, AND AS LARGE AS 600+ YARD EXCAVATION



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WHY HYDRO EXCAVATION?

- #1 SAFETY, SAFETY, SAFETY - WE CAN EXPOSE DELICATE UTILITIES AND SERVICES WITH LITTLE TO NO CONTACT, LEAVING LITTLE CHANCE FOR DAMAGE OR DESTRUCTION.
- #2 TIME SAVINGS AND EFFICIENCIES - WE CAN MINIMIZE THE AMOUNT OF MATERIALS REMOVED TO ACCOMMODATE ANY PROJECT.
- #3 PREVENTION OF UTILITY DISRUPTIONS - DUE TO THE NON-INVASIVE NATURE OF HYDRO EXCAVATION, MANY UTILITIES CAN REMAIN IN SERVICE WHILE BEING EXCAVATED AROUND WITH MINIMAL RISK.
- #4 PRECISE DIGGING WITH LASER LIKE PRECISION. ONLY EXCAVATING WHAT'S NEEDED TO EXPOSE THE NECESSARY WORK AREA.
- #5 LESS ENVIRONMENTAL IMPACT - WITH LESS IMPACT TO THE SURFACE AREAS, THERE IS LESS RISK OF ENVIRONMENTAL IMPACT.

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WHY HYDRO EXCAVATION?

- #6 ABILITY TO ACCESS HARD TO REACH AREAS. WITH REMOTE HOSE CAPABILITIES, WE CAN REACH HUNDREDS OF FEET AWAY FROM OUR RIGS TO ACCESS DIG SITES IN AREAS WHERE OTHER EQUIPMENT CANNOT REACH.
- #7 WE CAN WORK IN (NEARLY) ALL WEATHER CONDITIONS, EVEN IN THE HEART OF WINTER, OUR HEATED WATER SOURCE CAN PENETRATE THROUGH THE FROST TO LOOSEN AND REMOVE FROZEN SOILS.
- #8 ABILITY TO EXCAVATE INDOORS! WITH REMOTE HOSES AND PROPER PREPARATION WE CAN WORK INDOORS, IMAGINE A BURIED UTILITY WITHIN A BUILDING BASEMENT, ONCE THE CONCRETE IS REMOVED, WE CAN EXCAVATE PRECISELY TO ACCESS AND REPAIR THE UTILITY.
- #9 NON-DESTRUCTIVE DIGGING. NOT HAVING TO DIG WITH LARGE EXCAVATORS OR VERTICAL DRILLS MEANS LESS SURFACE RESTORATION AND BACKFILL NEEDED.
- #10 VALUE - SAVE MONEY ON TIME, MATERIAL, AND LABOR. WITH THE ABOVE MENTIONED ITEMS, DIG TIMES, MOBILITY CHARGES AND RESTORATION CHARGES ARE MINIMIZED.

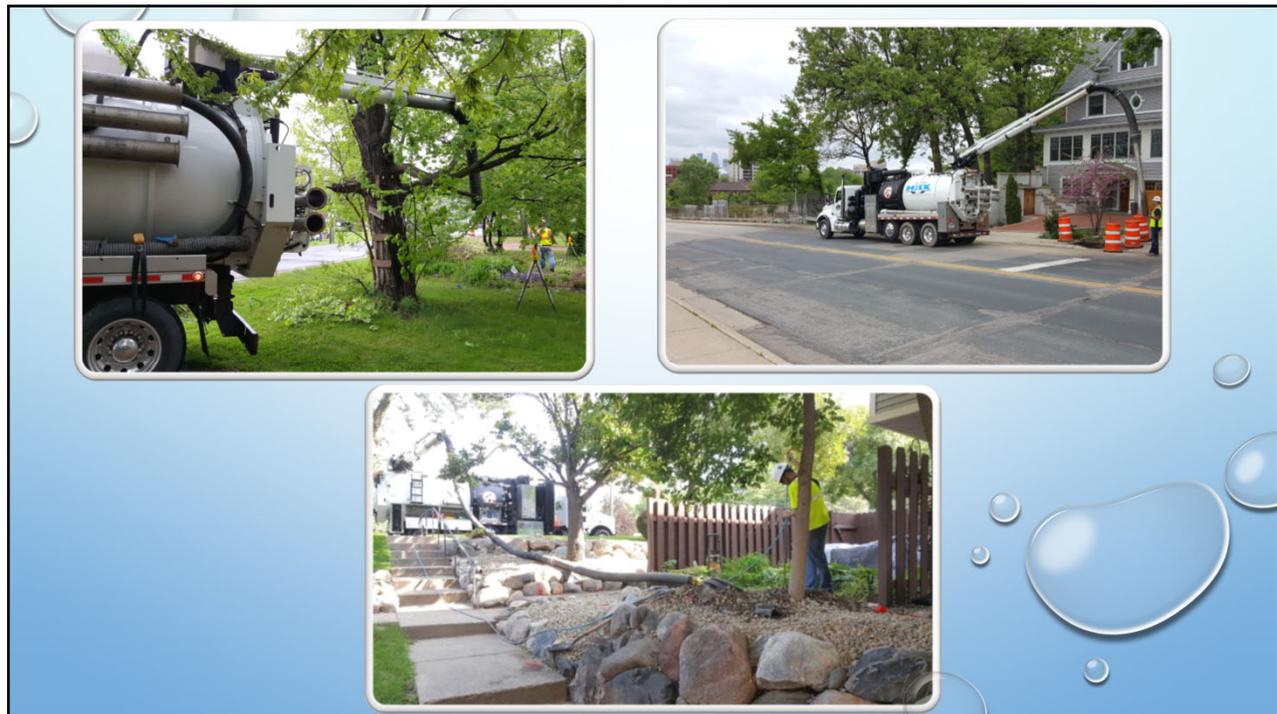
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BENEFITS OF HYDRO EXCAVATION

- HYDRO EXCAVATION BRINGS A NUMBER OF BENEFITS TO THE INDUSTRIAL EXCAVATION WORLD. IT IS NOW THE MOST PREFERRED METHOD OF DIGGING BECAUSE OF ITS EFFICIENT AND ACCURATE RESULTS.
- THE PRIMARY BENEFIT OF HYDRO EXCAVATION IS THAT IT PROVIDES FOR BETTER DAMAGE AND SAFETY CONTROL WHEN COMPARED WITH MECHANICAL METHODS. SINCE IT IS ACCURATE, IT LIMITS ACCIDENTS AND INJURIES FOR LABORERS, AS WELL AS OTHER PEOPLE. IT ALSO DOES A BETTER JOB OF DIGGING PRECISELY WHERE NEEDED.
- USING HYDRO EXCAVATION AVOIDS DAMAGE TO UNDERGROUND PIPES, LINES AND CABLES. THIS IN TURN ELIMINATES THE HIGH EXPENSES NEEDED FOR REPAIRS AND RESTORATION. NEEDING TO DO FEWER REPAIRS MEANS LESS TIME TO GET THE JOB DONE, TOO. INTERRUPTED UTILITIES BRING INCONVENIENCES AND HIGH COSTS - THIS PROCESS OF EXCAVATION IS ABLE TO MINIMIZE DAMAGES.
- ALL THESE ITEMS BRING LONG-TERM BENEFITS. WITH THE SAFETY RISKS AND REPAIRS MITIGATED, HYDRO EXCAVATION CAN REDUCE INSURANCE AND LIABILITY COSTS. AS THIS PROCESS PROVIDES BETTER RESULTS, A COMPANY'S REPUTATION AND PROFITABILITY OFTEN INCREASES.
- IN GENERAL, HYDRO EXCAVATION IS A METHOD THAT CREATES A BETTER SERVICE FOR THE CUSTOMER AND MAKES LIFE EASIER FOR THE CONTRACTORS, THE CUSTOMERS AND THE LABORERS.



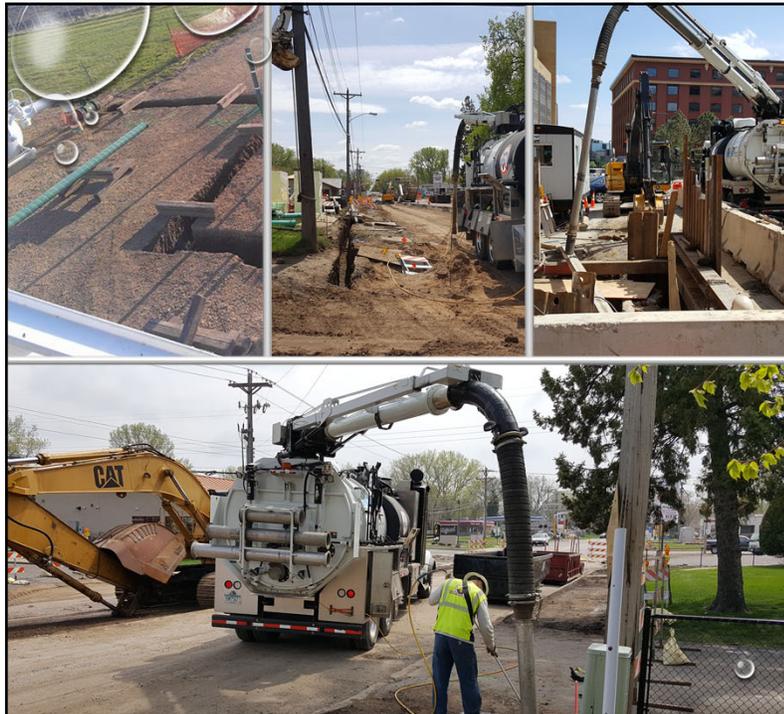
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IDEAL APPLICATIONS OF HYDRO EXCAVATION

- POTHOLES AND UTILITY LOCATION
- SPLICE PITS AND BELL HOLES
- TRANSFORMER BASEMENTS
- TRENCHING AND SHORING
- POLE HOLES
- SUBSTATION DIGGING
- PIPELINE PROJECT DIGS
- INDOOR EXCAVATIONS
- REMOTE DIGGING
- EXTREME DEPTH DIGGING
- WATER MAIN BREAK DIGGING AND WATER CONTROL
- VACUUM CLEAN UP
- SITE PLANNING

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UTILITY STRIKES... WHAT'S THE COST?

- **LIFE!!!! YOUR FAMILY AND OURS!**
 - STANDARD MECHANICAL DIGGING PRACTICES CAN PUT WORKERS, NEIGHBORS AND BYSTANDERS AT RISK.
- **TIME.**
 - DAMAGING A UTILITY DURING EXCAVATION WILL INEVITABLY DELAY ANY PROJECT YOU ARE WORKING ON.
- **MONEY.**
 - DEPENDING ON THE SEVERITY OF THE STRIKE AND THE UTILITY THAT WAS DAMAGED, LOSSES CAN BE IN THE THOUSANDS OF DOLLARS AND RISE INTO THE MILLIONS OF DOLLARS FOR LOSS, REPAIR, CLEANUP AND RESTORATION.



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2017 EXCAVATION DAMAGES

ESTIMATED COST OF \$1.5 BILLION

439,000 EXCAVATION RELATED DAMAGES
UP 5.5% FROM 2016

As more utilities are taking space in the right of ways, the damages submitted is ever increasing, safe digging techniques, can help to mitigate these damages and minimize costs.

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WHY COLUMBUS TOWNSHIP?

- COLUMBUS TOWNSHIP IS A FAMILY-ORIENTED LOCATION FOR CURRENT AND FUTURE EMPLOYEES, THE TAGLINE "RURAL NATURE. URBAN ACCESS." IS A GREAT DESCRIPTOR FOR THE COMMUNITY WE WANT TO BE A PART OF.
- LIKE-MINDED COMMUNITY AND BUSINESSES.
- WELCOMING LEADERSHIP; IN A 2 YEAR LONG SEARCH FOR NEW HEADQUARTERS AND MULTIPLE CONVERSATIONS WITH OTHER BUSINESSES IN THE AREA, WE HAVE EXPERIENCED A VERY OPEN AND WELCOME FEELING IN THE COLUMBUS TOWNSHIP COMMUNITY.
- WE'VE HEARD POSITIVE FEEDBACK ABOUT THE DECISION MAKERS IN THE COMMUNITY. THIS IS ENCOURAGING AS WE CONTINUE TO GROW OUR BUSINESS, AS WE LOOK TO HAVE A PARTNER THAT WILL WORK WITH US AS OUR BUSINESS CONTINUES TO GROW.
- ACCESSIBILITY TO NORTHERN METRO WITH EXCELLENT FREEWAY ACCESS TO PROVIDE EFFICIENCIES FOR OUR CUSTOMERS.
- THIS LOCATION MEETS ALL OF OUR CURRENT AND FORESEEABLE FUTURE NEEDS AND WANTS FOR OUR COMPANY HEADQUARTERS.

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DAY-TO-DAY OPERATIONS

- WITH 23 HYDRO EXCAVATION TRUCKS OPERATIONAL, AND ALL OFFICE STAFF ACCOUNTED FOR, WE HAVE A PAYROLL FOR THE NORTH FACILITY OF APPROXIMATELY 56 EMPLOYEES, EACH ADDITIONAL TRUCK WOULD WARRANT TWO (2) ADDITIONAL EMPLOYEES.
- TYPICAL OFFICE HOURS ARE 6:30AM TO 5:00PM.
- FIELD EMPLOYEES ARE GENERALLY ON SITE BETWEEN 5:30AM AND 6:30 AM WITH MOST TRUCKS LEAVING THE SHOP BETWEEN 6:30AM AND 8:00AM.
- FIELD EMPLOYEES TYPICALLY RETURN IN LATE AFTERNOON WITH THE VAST MAJORITY OF TRUCKS BACK BY 5:30PM.
- WINTER MONTHS TYPICALLY CHANGE THIS SCHEDULE TO 1HR LATER IN THE MORNING AND 1-2 HOURS EARLIER IN THE AFTERNOON.
- DAYTIME TRAFFIC IS TYPICALLY LIMITED TO JOBS THAT ARE LOCAL AND CAN UTILIZE THE SHOP FACILITIES AND HOME SOIL RECYCLING SITE EFFICIENTLY. WE SEE AN AVERAGE OF 4-6 TRUCKS IN AND OUT AROUND THE LUNCH HOUR.
- WE DO OPERATE AS A 24/7 EMERGENCY RESPONSE PROVIDER, WITH AN AVERAGE OF 4-5 JOBS AFTER HOURS OR WEEKENDS PER WEEK.
- WE ALSO HAVE AN ON-SITE MECHANIC THAT WORKS MONDAY THROUGH FRIDAY 2ND OR 3RD SHIFT, DEPENDING ON WORK LOAD AND TRUCK AVAILABILITY.

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PROPOSED USAGE FOR 14461 LAKE DR. NE

(CURRENT EJM PIPE SERVICES PROPERTY)

- AFTER 10+ YEARS IN THE BUSINESS, WE HAVE WELL ESTABLISHED THAT OUR PRIMARY EQUIPMENT IS BEST STORED INDOORS. THIS HELPS IN MULTIPLE RESPECTS: READINESS OF OUR EQUIPMENT, CLEANLINESS, SAFETY/SECURITY, AND FREEZE PROTECTION. THE 33,000 SQ FT SHOP FACILITY ASSURES US AMPLE ROOM TO DO SO. WITH A CURRENT LOAD OF APPROX. 23 HYDRO EXCAVATION TRUCKS AT OUR NORTH LOCATION, THIS ENSURES ALL ARE STORED INDOORS WITH ROOM TO GROW (THE BUILDING WILL FACILITATE APPROX. 31 UNITS AS-IS) SECONDARY EQUIPMENT, SUCH AS THE SUPPORTING DUMP TRUCKS, TRAILERS AND EQUIPMENT CAN TOLERATE OUTDOOR STORAGE AND WILL BE ACCOMMODATED NICELY BY THE EXISTING "LEAN-TO'S" ON THE PROPERTY, PROVIDING FULL SCREENING.
- OUR CURRENT NORTH METRO EQUIPMENT:
 - (23) HYDRO EXCAVATION TRUCKS
 - (1) FULL SIZE QUAD AXLE DUMP TRUCK (DRIVER TRAINING AND SOIL MOVING)
 - (7) DODGE 5500 DUMP TRUCKS (BACKFILL AND SUPPORT SERVICES)
 - (4) ¾ TON CHEVROLET SILVERADO'S (OUT-OF-TOWN SUPPORT VEHICLES)
 - (5) 20' LANDSCAPE TYPE TRAILERS (FOR REMOTE HOSE TRANSPORTATION)
 - (3) ENCLOSED TRAILERS (14'-24' LONG) FOR LONG-TERM OR WINTER PROJECTS
 - (2) CAT SKID LOADERS
 - (1) CAT 316E TRACK EXCAVATOR

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PROPOSED PROPERTY CHANGES

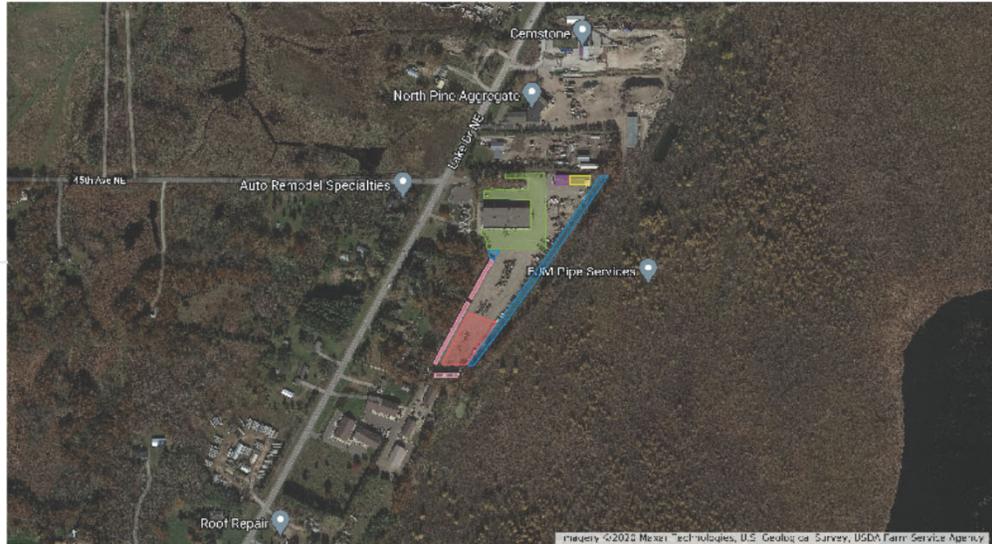
- OVERALL, THE PROPERTY AS IT SITS WORKS EXTREMELY WELL FOR OUR APPLICATION. FROM THE BUSINESS FRONTAGE PERSPECTIVE, THERE WOULD BE LITTLE TO NO LANDSCAPE OR BUILDING CHANGES. SIGNAGE ETC OF COURSE WOULD BE UPDATED TO REFLECT DAVIDS HYDRO VAC.
- ON THE NON-VISIBLE SIDE OF THE BUILDINGS WE ARE LOOKING AT THE FOLLOWING CHANGES:
 - THE SMALL BUILDING/LEAN-TO ON THE VERY NORTHEAST CORNER OF THE PROPERTY, WE WOULD LIKE TO EXPAND THE CURRENT ENCLOSED SPACE BY APPROXIMATELY 50', THIS WILL ALLOW FOR INDOOR HEATED AGGREGATE STORAGE. (WE PROVIDE HEATED CLASS 5 AND SELECT SAND AS BACKFILL OPTIONS TO OUR CUSTOMERS);
 - ADDITIONAL BITUMINOUS AREA TO REPLACE CURRENT CLASS 5 DRIVE AREA SURROUNDING THE MAIN SHOP AREA AND AREA TO THE NORTH OF THE SHOP;
 - SELF CONTAINED FUEL STATION SAME OR SIMILAR TO THE EXISTING FUEL STATION ON SITE; AND
 - SOIL RECYCLING/RECLAMATION SITE ON SOUTH PORTION OF PROPERTY, DETAILS ON FOLLOWING SLIDES.

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Property Layout

Property Layout

-  Bituminous Add On
-  Heated Sand Shop Add On
-  Self Contained Fuel Station
-  Support Vehicle Parking
-  Equipment Overflow Parking
-  Equipment Overflow Parking
-  Soil Recycle Area
-  Storm Water Retention Pond
-  Equipment Overflow Parking

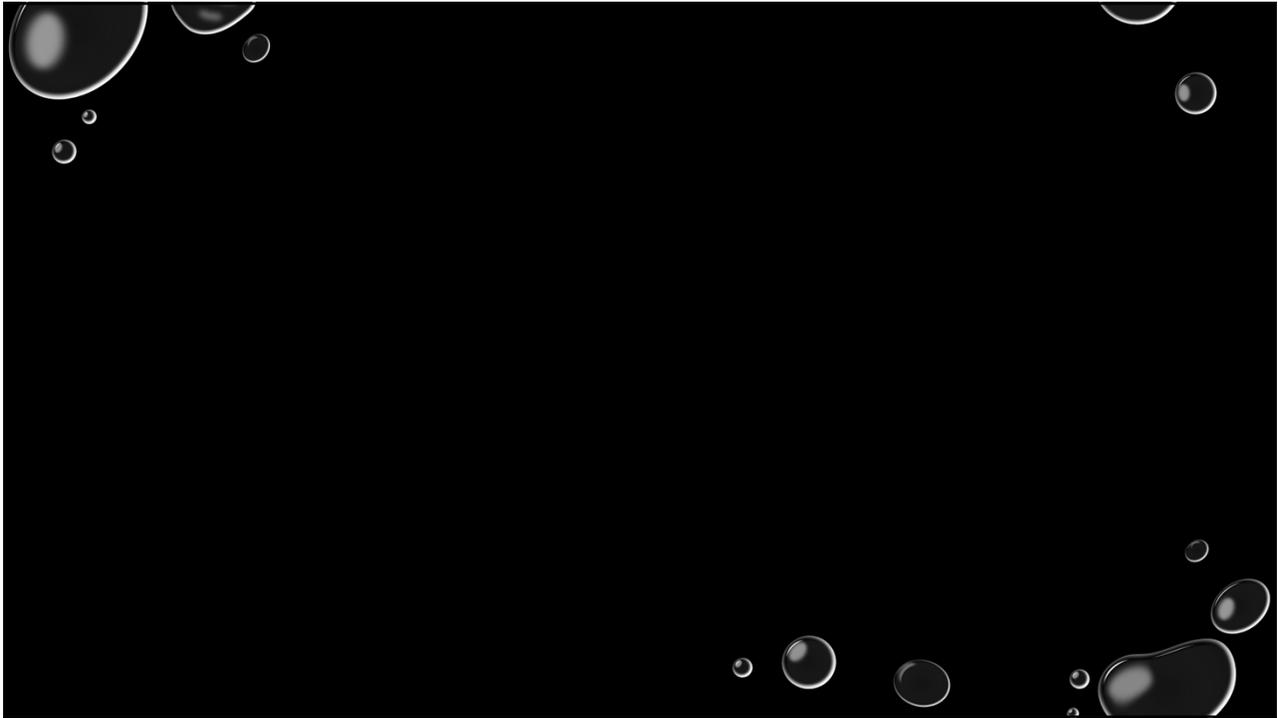


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SOIL RECYCLING

- WE ARE ALWAYS LOOKING FOR WAYS TO REDUCE OUR ENVIRONMENTAL IMPACT.
- THE MATERIALS WE WORK WITH ARE CONSIDERED "UNREGULATED SOILS" - IN SHORT, THESE ARE GENERAL SOILS WITH MIXED MAKEUP (CLAY, TOPSOIL, SAND, ETC).
- WE USE POTABLE WATER SUPPLY TO DIG WITH, TYPICALLY FROM A MUNICIPAL WATER SUPPLY OR ESTABLISHED WELL. THIS ENSURES THERE IS NO RISK TO OUR EQUIPMENT, AND THE ENVIRONMENT.
- BY UTILIZING A SOIL RECYCLING PROCESS, WE ARE ABLE TO PROVIDE CLEAN AND TESTED FILL TO OUR CUSTOMER AS WELL, WITH LESS RELIANCE ON GRAVEL PITS, STRIPPED LAND ETC.
- OUR SOIL RECYCLING SITES ARE REGULARLY TESTED BY AN INDEPENDENT TESTING AGENCY. (BRAUN-INTERTEC OF WHITE BEAR LAKE CURRENTLY)
- COMMON USES FOR SOIL INCLUDE BACKFILL (OFTEN FOR BACKFILLING THE HOLES WE'VE EXCAVATED), AS WELL AS CLEAN FILL FOR VARIOUS CONSTRUCTION AND LANDSCAPING PROJECTS.
- AS WE DESIGN THE NEW SOIL RECYCLING FACILITY ON OUR PROPERTY, WE ARE WILLING TO TAKE FEEDBACK ON HOW THIS LOOKS AND WILL HAVE FULL BLESSING OF THE LOCAL WATERSHED AUTHORITY BEFORE ANY WORK COMMENCES.
- IMPACT AREA FOR THE SOIL RECYCLING PROJECT WILL BE LESS THAN 1 ACRE AND WILL NOT BE VISIBLE TO THE PUBLIC.

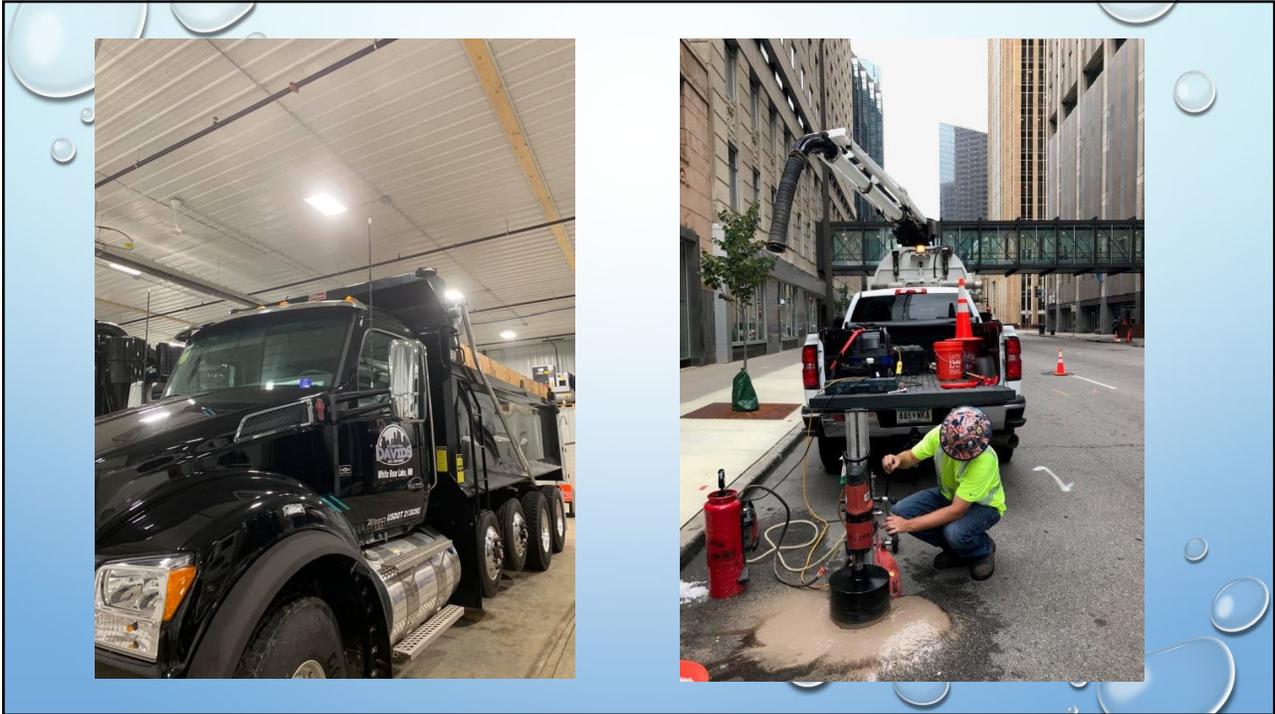
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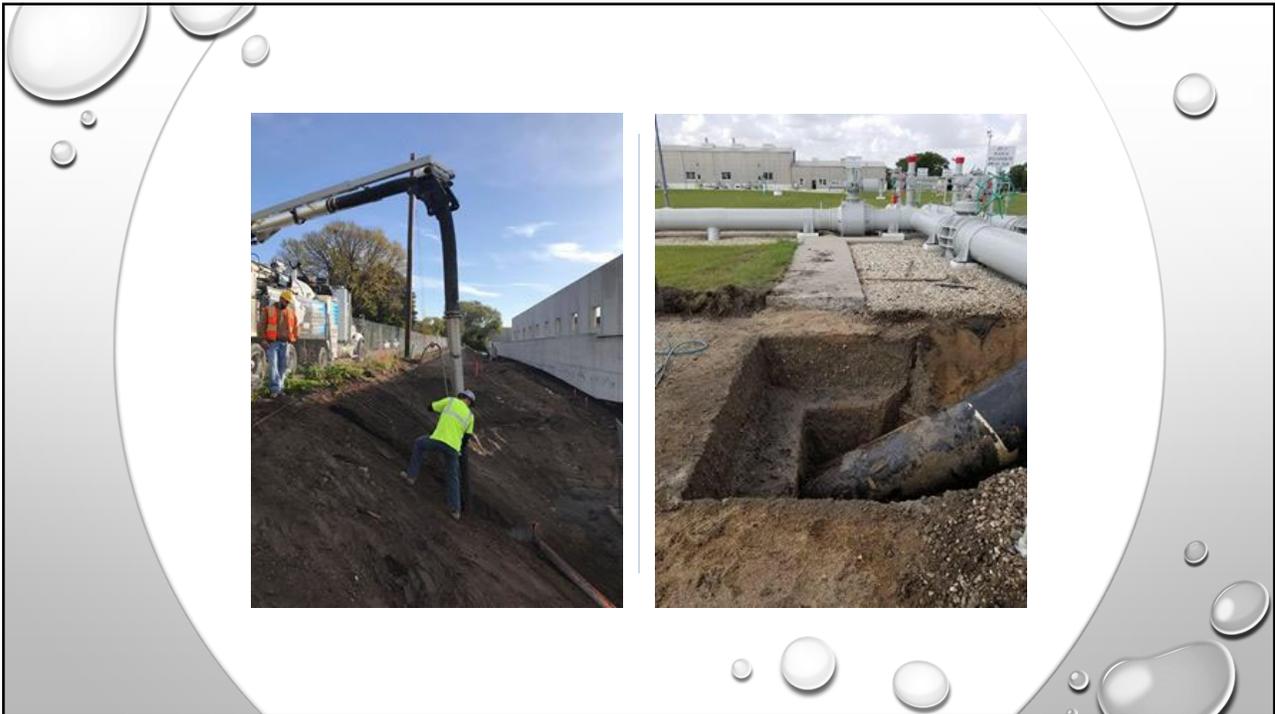
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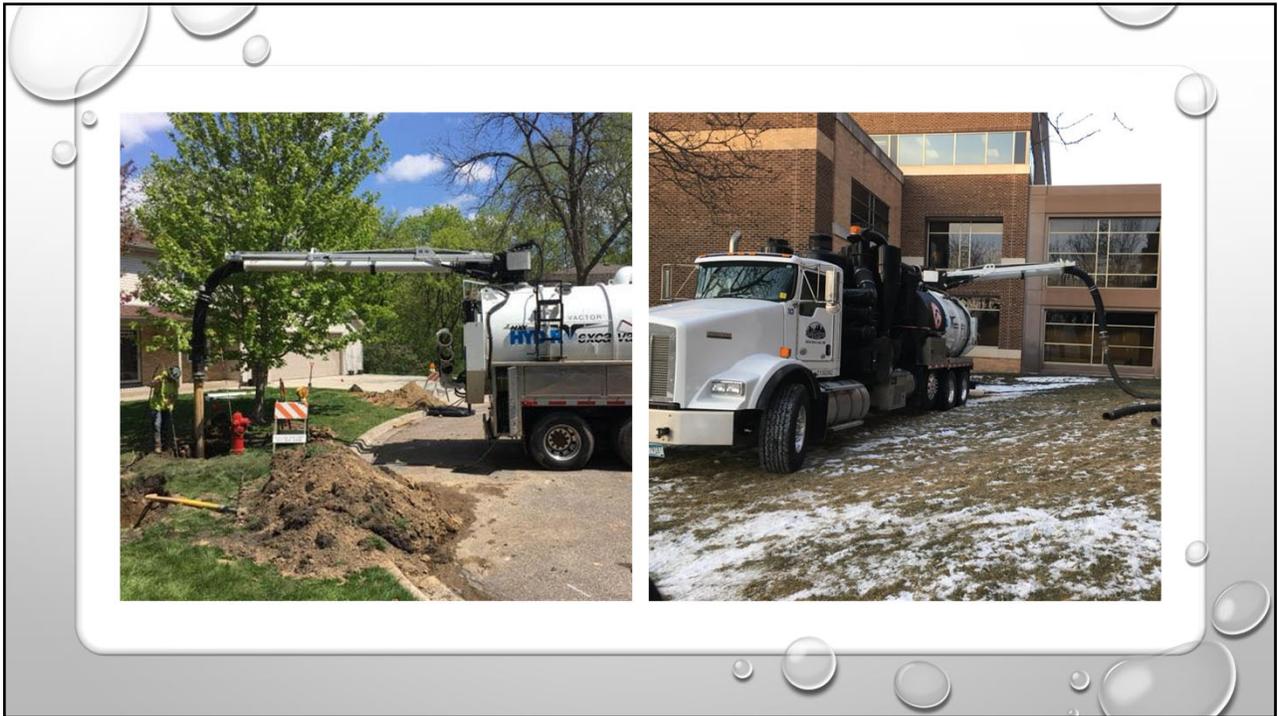
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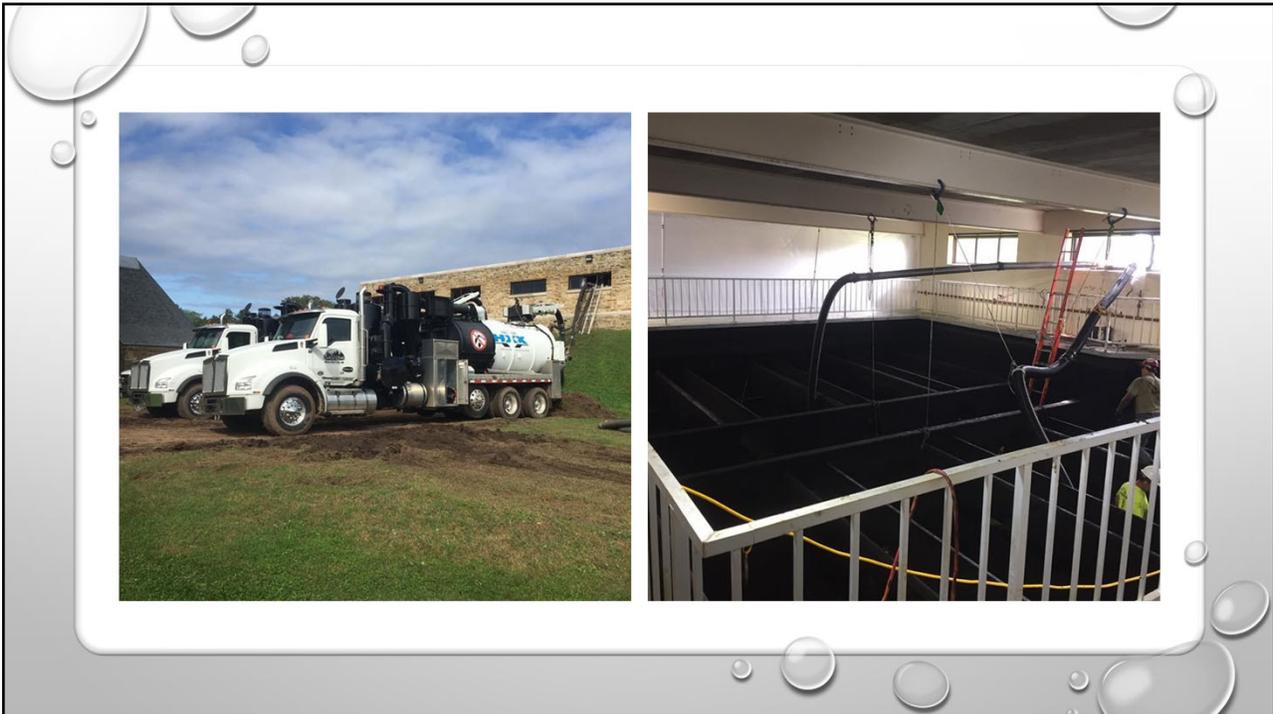
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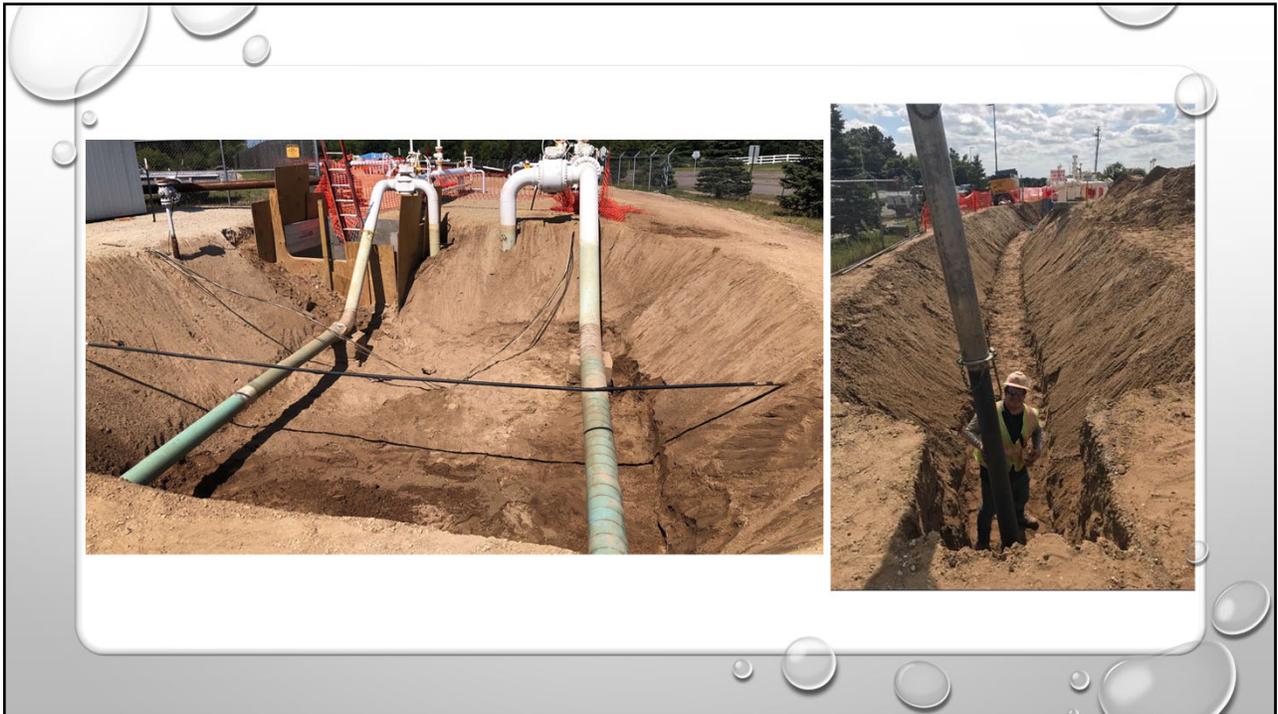
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To: City of Columbus Planning Commission
From: Planning Commission
Ben Gutknecht, Associate Planner
Date: September 16, 2020
RE: Non-Binding Concept Review: David's Hydro Vac

Background: David's Hydro Vac is a hydrologic excavation business currently based out of two locations in the Twin Cities Metro area, Lakeville and White Bear Lake. They are proposing to relocate their North Metro location to the City of Columbus, specifically within the Commercial/Industrial District. The property is located at 14461 Lake Drive NE, this is currently the site of EJM Pipe Services. In summary, David's Hydro Vac proposes to move into the current EJM site as the existing site plan meets most of their storage and day to day business needs, with the anticipation of making only a few updates to the current site layout and existing buildings.

After review of the Non-Binding Concept Review application and related materials submitted by David's Hydro Vac on September 2, 2020, the City of Columbus Planning Staff make the following findings of fact for review by the Columbus Planning Commission:

1. David's Hydro Vac provides a hydrologic excavation service that allows for minimally invasive excavations in sensitive areas, such as utility lines, they then fill in said areas with clean fill. The water for the excavation is typically sourced from a municipal water supply or established well and the fill is usually provided by themselves through a recycling process.
2. The applicant currently has locations out of Lakeville and White Bear Lake.
3. They are interested in the 67-acre "Property" located at 14461 Lake Dr NE due to the accessibility to the northern metro area and the current use of EJM Pipe Services having a compatible existing site set up for their business needs.
4. The current use of the Property by EJM Pipe Services utilizes the site as an onsite staging and storage facility for an offsite directional boring service.
5. The Property is located in Commercial/Industrial Land Use designation in the updated 2020 Land Use Map.
6. The Property is located in the Commercial/Industrial (C/I) district.
7. The purpose of the C/I district is to allow and encourage the establishment of areas for general commerce and business, commonly located in and serving the local market.
8. The Applicant estimates that the Columbus facility will employ approximately 56 employees.

9. The Property currently has an approximately 9,660 square foot front office , an approximately 33,000 square foot building, and four accessory “lean-to” buildings behind the office. The 33,000 square foot building is proposed to store their entire north metro fleet of 23 hydro excavation trucks, with room growth. The front office is proposed to remain the same.
10. The Applicants propose to continue using the existing outdoor storage area and existing accessory buildings for the storage of “secondary equipment” such as the supporting dump trucks, trailers, and other equipment that can tolerate outdoor storage. The existing outdoor storage area is appropriately screened for the current and proposed use.
11. The accessory building in the northeast is proposed to be updated with an additional 50’, as indicated on the site plan, for the storage of heated sand and gravel that is used for “back fill”.
12. They propose to improve the Class 5 gravel located directly around the 33,000 square foot building and at the entrance to the storage area with bituminous. They would also have self-contained fueling station similar to what currently exists on the site.
13. The Applicant’s also propose a Soil Recycle Area located in the southeast of the Property.
14. The Soil Recycle Area serves as an additional option for the applicant to provide clean fill to their clients, rather than rely on a third party. The applicant states that the soil recycle areas are regularly tested with an independent testing agency. The soil recycling area is proposed to impact an area less than 1 acre, and not be visible to the public.
15. The proposed hours of operation for the day to day activity are as follows:
 - a. Typical office hours are 6:30 a.m. to 5:00 p.m.
 - b. Field employees are typically onsite before 6:30 a.m., with rucks leaving the area between 6:30 a.m. and 8:00 a.m. The trucks are loaded every morning on site and then sent out to client properties.
 - c. Most of the trucks are typically back on site before 5:30 p.m.
 - d. Winter months often change the above schedule to start around 7:30 a.m. and end around 3:30/4:30 p.m.
16. Daytime traffic is typically limited to local jobs, with an average of 4-6 trucks coming in and out of the area around noon.
17. The applicant noted that they also operate as a 24/7 emergency response provider, with an average of 4-5 jobs after hours or on weekends per week.
18. There is also an onsite mechanic, working Monday-Friday 2nd or 3rd shift, depending on workload and truck availability.
19. The Planning Commission reviewed the Non-Binding Concept Plan for David’s Hydro Vac on September 16, 2020.

Staff questions for the Planning Commission:

1. Is the proposed use compatible with the updated land use plan and updated 2020 Comprehensive Plan?
2. Is the proposed use consistent with the purpose and intent of the Commercial/Industrial district? Is there a more suitable district?