



CIRCLE K STORES INC.

LETTER OF INTENT – PURCHASE

Date: 8/7/24

To: City of Ramsey
C/O Brian Pankratz CBRE

This Letter of Intent to Purchase (the “**Letter**”) between the Seller and Buyer (defined below and sometimes collectively referred to herein as “**Party**” or “**Parties**”) does not create any legal obligation, except solely for any provision(s) below that (a) expressly state they are a representation and warranty, or (b) expressly state they are intended to be binding. Consummation of the transaction contemplated hereby is subject in all respects to the execution and delivery of a definitive purchase and sale agreement (the “**Contract**”), which neither Party commits to doing by signing this Letter.

Seller: City of Ramsey

Seller’s Address: 7550 Sunwood Dr NW
Ramsey, MN 55303

Seller's Counsel: TBD

Buyer: Holiday Stationstores, LLC

Buyer’s Address: 6000 Clearwater Drive #300
Minnetonka, MN 55343

Property Description: Approximately 3.00 acres located at PID 28-32-25-22-0058 Ramsey, Minnesota further shown on **Exhibit “A”**, together with all improvements thereon, if any, and all rights, and appurtenances pertaining thereto (referred to as the “**Property**”).

Purchase Price: \$914,760 (\$7.00 PSF)

Earnest Money Deposit: \$5,000.00 to be delivered within 15 business days after Contract execution, to be applied against the Purchase Price at Closing and refundable as further provided in the Lease.

Feasibility Period: Within 5 days after the effective date of the Contract, Seller will deliver copies of any and all information related to the Property that Seller has in its possession.

180 days after the effective date of the Contract, Buyer will have the right to review all title and survey matters, and conduct any surface and subsurface investigations of the Property as may be necessary in Buyer's sole discretion (as further defined in the Contract, the "**Feasibility Conditions**"). Buyer may terminate the Contract for any reason or for no reason at all prior to the expiration of the Feasibility Period. Buyer may extend the Feasibility Period by two periods of 90 days each.

Closing Date: Thirty (30) days after the expiration of the Feasibility Period, subject to satisfaction of the Closing Conditions.

Prorations: Subject to customary practices in the applicable jurisdiction, Buyer shall pay all "Grantee's Taxes"; Seller shall pay all "Grantor's Taxes" all other conveyance or transfer or documentary stamp taxes will be paid by Seller.

Seller will pay for the cost of a standard's owner's policy, Buyer will pay additional title policy premiums. Seller and Buyer will each pay one half of all costs and expenses assessed by the Escrow Agent.

Environmental: Seller is responsible for remediation of any contamination existing at the Property, prior to Closing.

Restrictive Covenant Agreement (if applicable): Seller must record a Restrictive Covenant Agreement which provides that any land owned or controlled by Seller as of Closing or acquired within 10 years after the Closing, and located within a five mile radius may not be used as (1) a convenience store and/or fueling facility, (2) a car wash, (3) a mobile food truck, and/or (4) items typically sold at a convenience store (including, without limitation, coffee, cigarettes, beer/wine/liquor and lottery tickets), to be further set forth in the Contract.

Brokers: CBRE ("**Seller's Broker**") and Upland Real Estate Group ("**Buyer's Broker**"), each of which will be paid a commission by Seller pursuant to the terms of a separate written agreement, as further set forth in the Contract.

Title Company: Chicago Title Insurance Company, Attention: Nancy Shirar, 3100 Monticello, Suite 800, Dallas, Texas 75205; Phone 972-764-4874; email: nancy.shirar@ctt.com

PSA Form: The Contract will be prepared on Buyer's standard Purchase and Sale Agreement form.

Exclusivity/
Confidentiality:

Seller agrees to exclusively negotiate with Buyer during the sixty (60) days following execution of this Letter. The Parties agree not to disclose the terms of this Letter except (a) to employees, professional advisors, and lenders on a need-to-know basis, or (b) with the prior written consent of the other Party. Seller and Buyer acknowledge and agree that the terms of this paragraph shall be binding upon both Parties.

The Parties hereto understand that the proposed terms and conditions provided herein are not an exhaustive list of all provisions that may be addressed or included in the Contract. Except as expressly provided in the Exclusivity section above, neither Party is required to continue negotiations regarding the Property, and each Party reserves the right to cease future negotiations for any reason or no reason. This Letter is not intended to, nor shall it, create or impose any obligations upon any Party to further negotiate, in good faith or otherwise, or enter into an enforceable contract or agreement, or any option regarding the same.

Very truly yours,

AGREED to and ACCEPTED:

BUYER:

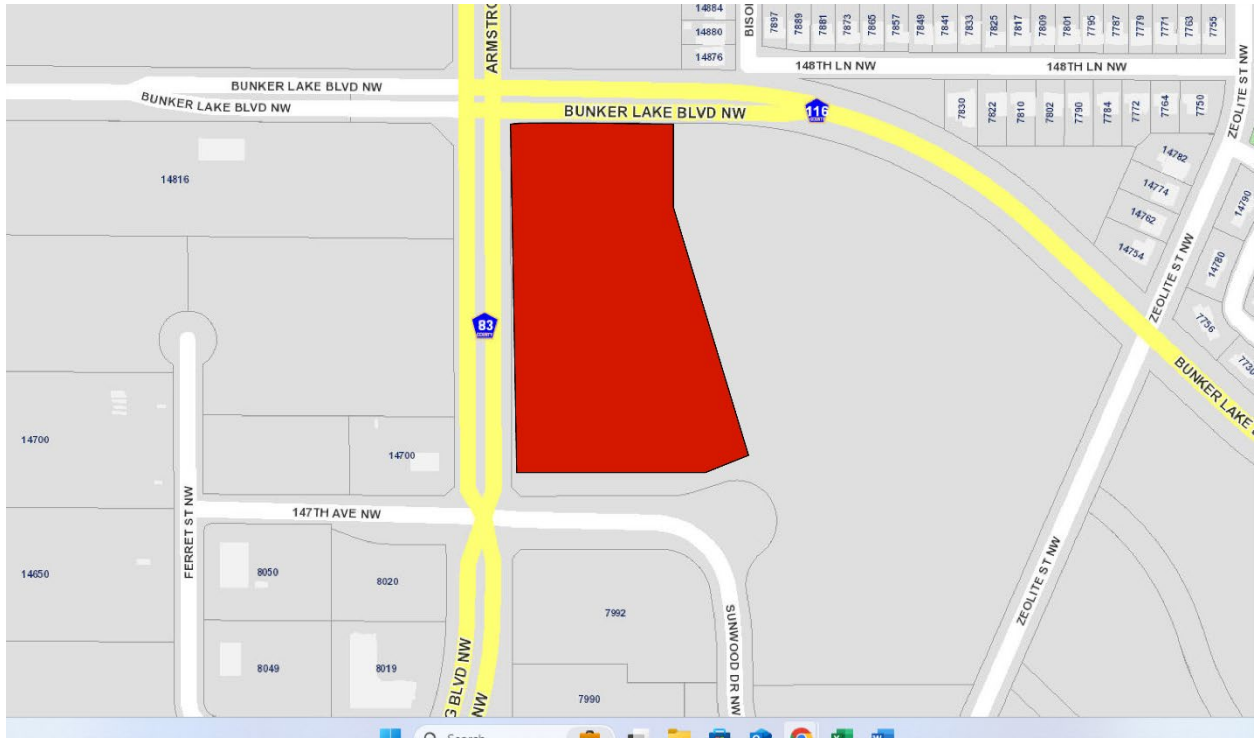
SELLER:

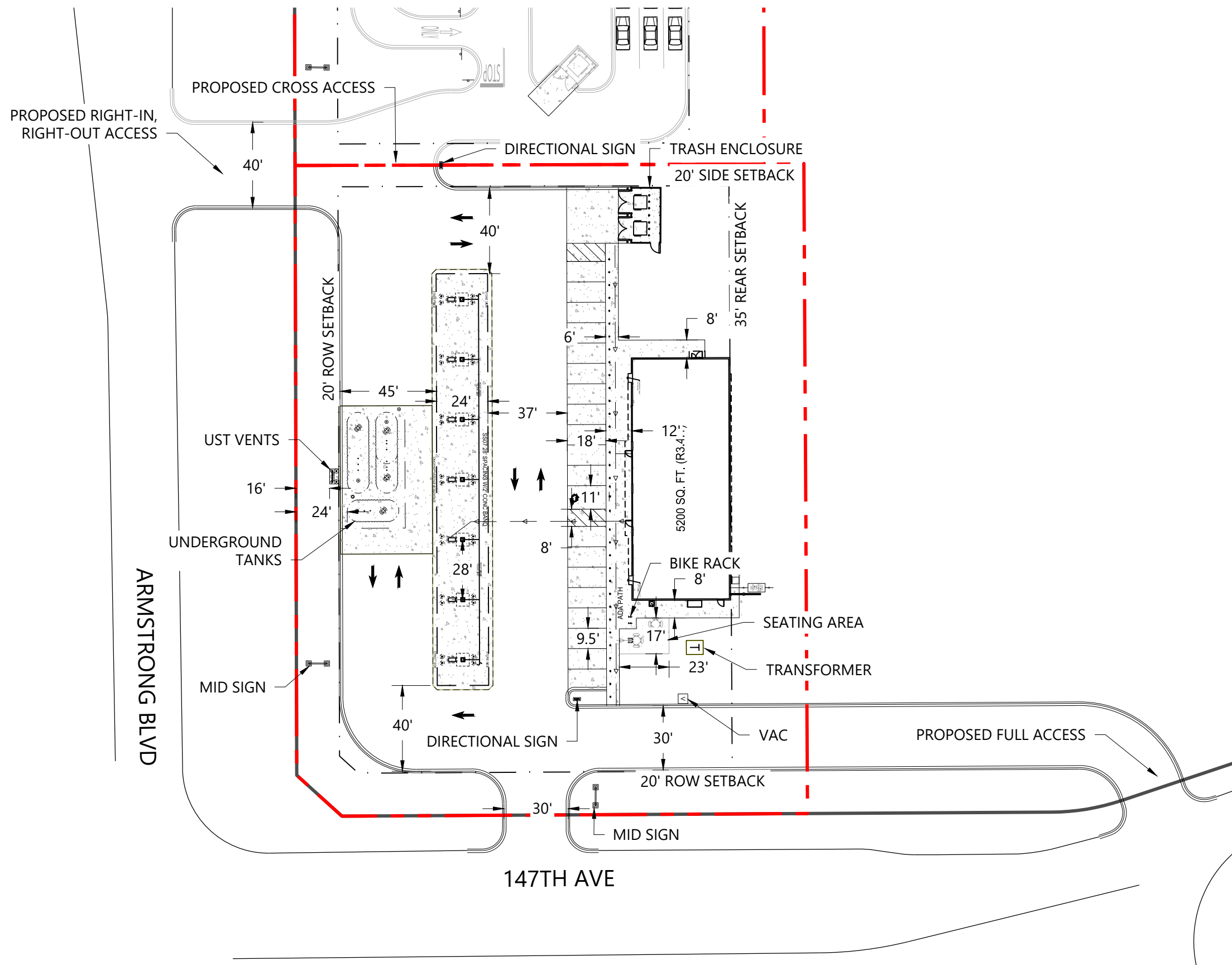
By: Peter Greene
Head of North America Development

By: _____
Name: _____
Title: _____

EXHIBIT "A" TO LETTER OF INTENT

Site Plan of Property





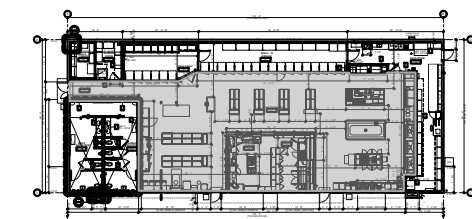
SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- PROPERTY AREA: 88,611 SF (2.03 AC)
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT, 10'=SIDE, 35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW, 5'=SIDE, 35'=REAR
- PARKING SPACE/DRIVE AISLE: REQUIRED: 9' WIDE X 18' LONG, 24' AISLE; PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
- CONVENIENCE STATION: 1 SPACE / 250 SF OF BLDG
- TOTAL SPACES REQUIRED: 12 SPACES (2957/250=11.28)*; ADA SPACES REQUIRED: 1 SPACE
- PARKING PROVIDED: 20 + 14 PUMP SPACES
 - STANDARD SPACES: 19
 - ADA SPACES: 1
 - EV CHARGING SPACES: 0
 - PUMP PARKING: 14

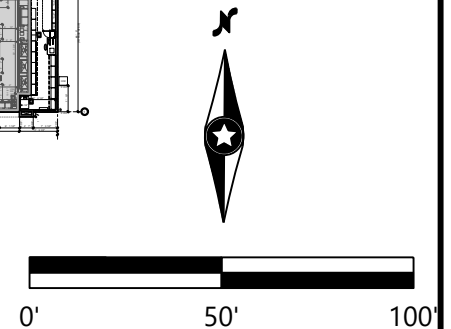
*- CALCULATED BASED ON RETAIL SPACE

PLAN REVIEW NOTES

- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL.
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



AREA IN BLUE= 2,957 SF OF RETAIL SPACE



N:\0058452.00\DWG\CONCEPT\0058452XB01.DWG

CIRCLE K_RAMSEY_ARMSTRONG

INITIAL:	81224
REV1:	#
REV2:	#
REV3:	
REV4:	

PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CIRCLE K

NTI - NEC

ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONCEPT

SHEET NUMBER:

CSP 1.0W

DATE: 09/04/2024

PROJECT NUMBER: 0058452.00

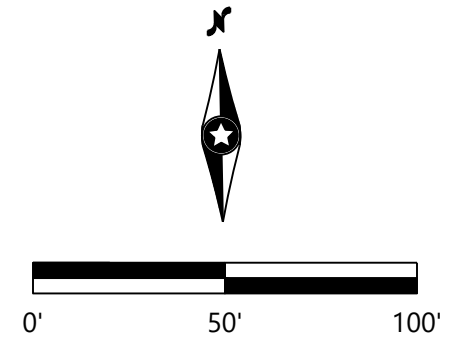
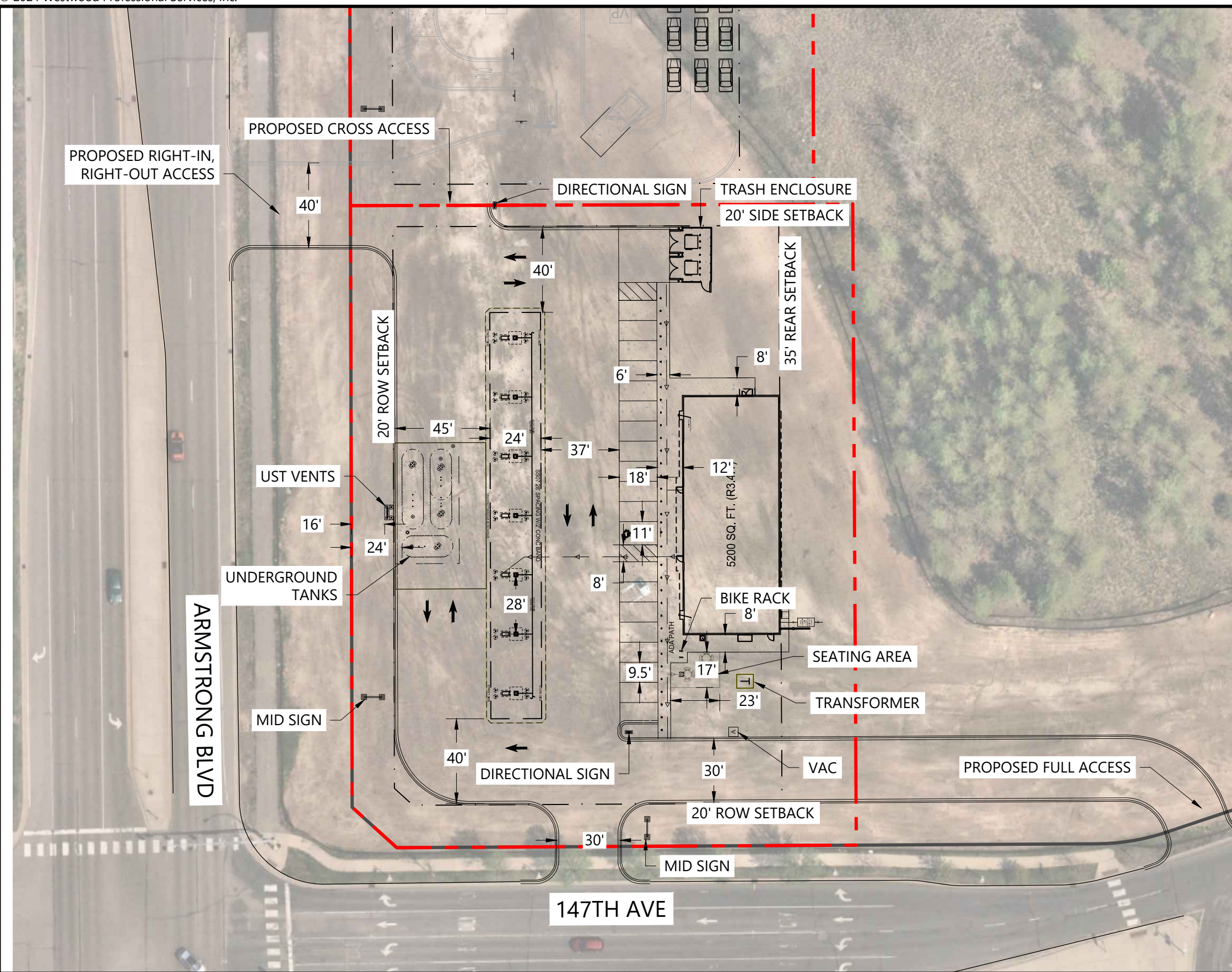
SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- PROPERTY AREA: 71,897 SF (1.65 AC)
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT
10'=SIDE
35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW
5'=SIDE
35'=REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
CONVENIENCE STATION: 1 SPACE / 250 SF OF BLDG
TOTAL SPACES REQUIRED: 12 SPACES (2957/250=11.28)*
ADA SPACES REQUIRED: 1 SPACE
- PARKING PROVIDED: 20 + 14 PUMP SPACES
STANDARD SPACES: 19
ADA SPACES: 1
EV CHARGING SPACES: 0
PUMP PARKING: 14

*- CALCULATED BASED ON RETAIL SPACE

PLAN REVIEW NOTES

- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL.
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



N:\0058452.00\DWG\CONCEPT\0058452XB01.DWG

CIRCLE K_RAMSEY_ARMSTRONG

INITIAL:	#
REV1:	#
REV2:	#
REV3:	#
REV4:	#

PREPARED FOR:
ODYSSEY SERVICES GROUP, LLC
9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CIRCLE K
NTI - NEC
ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONCEPT + AERIAL
PROJECT NUMBER: 0058452.00

SHEET NUMBER:
CSP 1.0A
DATE: 09/04/2024

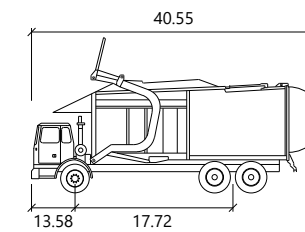
SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- PROPERTY AREA: 71,897 SF (1.65 AC)
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT
10'=SIDE
35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW
5'=SIDE
35'=REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
CONVENIENCE STATION: 1 SPACE / 250 SF OF BLDG
TOTAL SPACES REQUIRED: 12 SPACES (2957/250=11.28)*
ADA SPACES REQUIRED: 1 SPACE
- PARKING PROVIDED: 20 + 14 PUMP SPACES
STANDARD SPACES: 19
ADA SPACES: 1
EV CHARGING SPACES: 0
PUMP PARKING: 14

*- CALCULATED BASED ON RETAIL SPACE

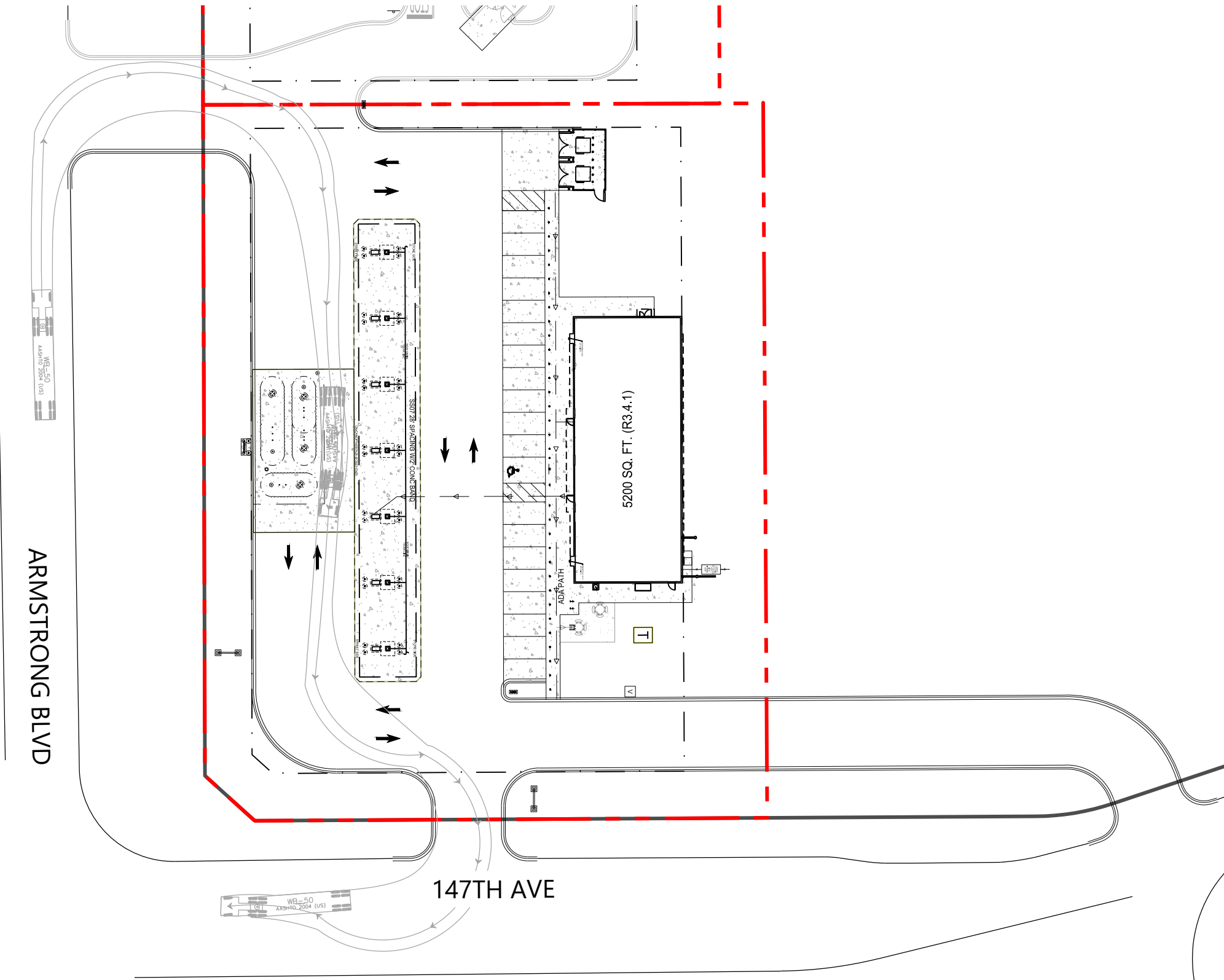
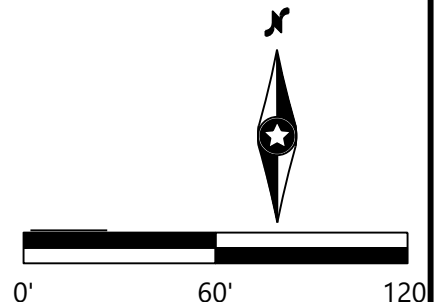
PLAN REVIEW NOTES

- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



Front Loading Collection truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



N:\0058452.00\DWG\CONCEPT\0058452XB01.DWG

CIRCLE K_RAMSEY_ARMSTRONG

PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CIRCLE K

NTI - NEC

ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
TRUCK MOVEMENT

PROJECT NUMBER: 0058452.00

SHEET NUMBER:

CSP 1.0T

DATE: 09/04/2024

INITIAL:	#
REV1:	#
REV2:	#
REV3:	#
REV4:	#



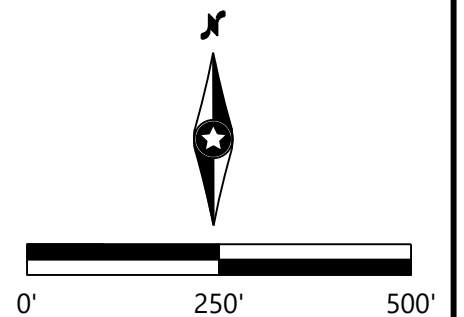
SITE DEVELOPMENT SUMMARY

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- PROPERTY AREA: 71,897 SF (1.65 AC)
- CURRENT LAND USE UNDEVELOPED
- BUILDING SETBACK PER CODE: 20' = FRONT
10' = SIDE
35' = REAR
- PARKING SETBACK: 20' = FRONT AND ROW
5' = SIDE
35' = REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT CITY OF RAMSEY
CONVENIENCE STATION: 1 SPACE / 250 SF OF BLDG
TOTAL SPACES REQUIRED: 12 SPACES (2957/250=11.28)*
ADA SPACES REQUIRED: 1 SPACE
- PARKING PROVIDED: 20 + 14 PUMP SPACES
STANDARD SPACES 19
ADA SPACES 1
EV CHARGING SPACES 0
PUMP PARKING 14

*- CALCULATED BASED ON RETAIL SPACE

PLAN REVIEW NOTES

1. LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
2. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL
3. THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



N:\0058452.00\DWG\CONCEPT\0058452XB01.DWG

CIRCLE K_RAMSEY_ARMSTRONG

PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CIRCLE K

NTI - NEC

ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONTEXT

PROJECT NUMBER: 0058452.00

SHEET NUMBER:

CSP 1.0

DATE: 09/04/2024

INITIAL:	#
REV1:	#
REV2:	#
REV3:	
REV4:	

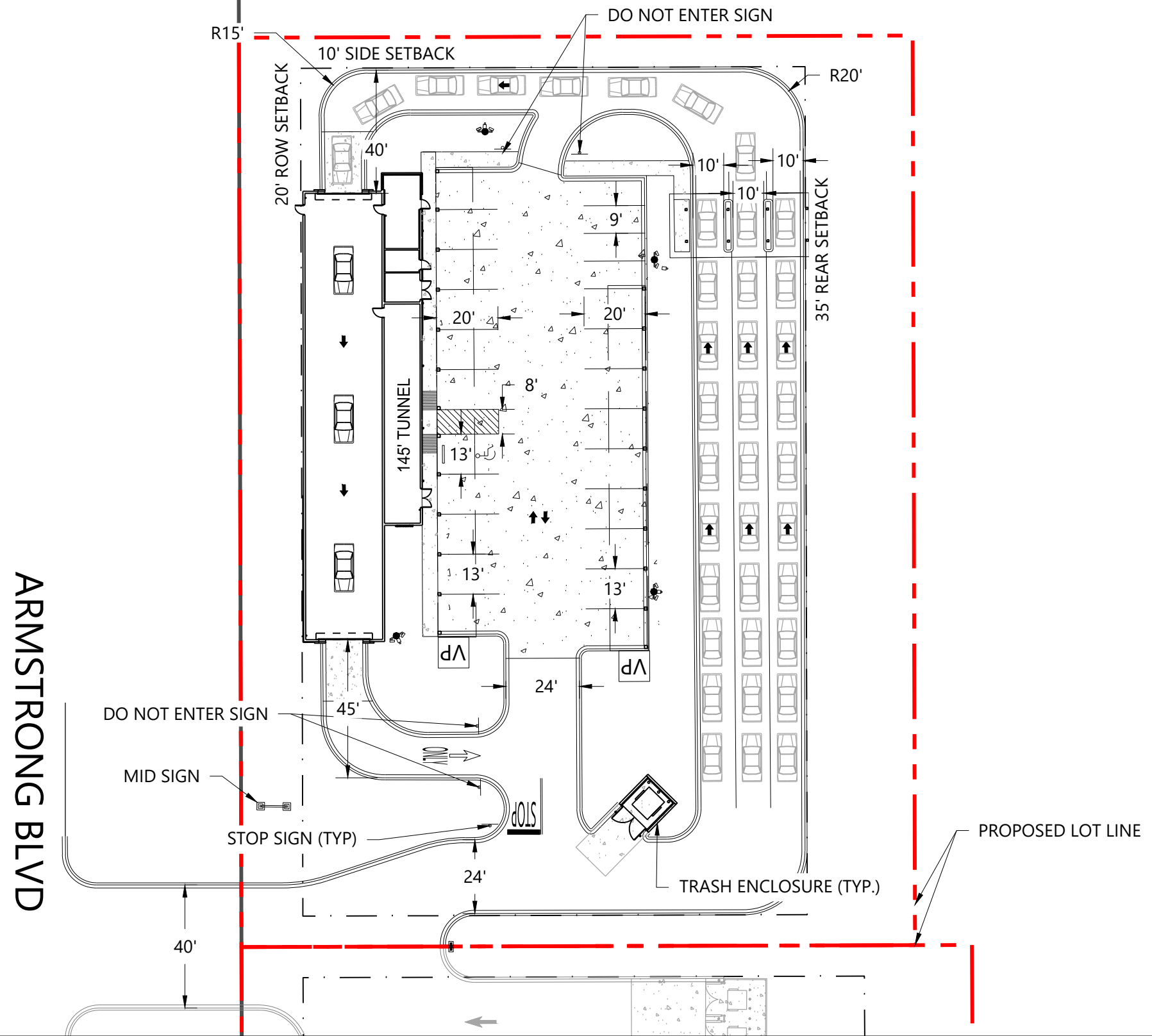
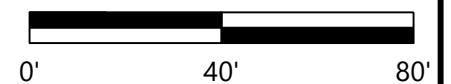
SITE DATA CHART

BUILDING FOOTPRINT	5,310 SF
SITE AREA	64,696 SF (1.49 AC)
TUNNEL LENGTH	145 FT
PARKING REQUIRED	6 SPACES
PAY STATION STACKING PROVIDED	25 SPACES
WASH QUEUEING PROVIDED	8 SPACES
STANDARD PARKING PROVIDED	4 SPACES
VACUUM STALLS PROVIDED	20 SPACES
ADA STALLS PROVIDED	1 SPACES
TOTAL PARKING PROVIDED	24 SPACES

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT/ROW
10'=SIDE
35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW
10'=SIDE
35'=REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
CAR WASH: 1 SPACE / 250 SF OF BLDG (1466/250=5.86)

PLAN REVIEW NOTES

- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL.
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



N:\0058466.00\DWG\CONCEPT\0058466XB01.DWG

CLEAN FREAK_RAMSEY_ARMSTRONG

INITIAL:	#
REV1:	#
REV2:	2/27
REV3:	
REV4:	

PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CLEAN FREAK
POWERED BY CIRCLE K
TW - NEC
ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONCEPT

PROJECT NUMBER: 0058466.00

SHEET NUMBER:

CSP 1.0W

DATE: 09/04/2024

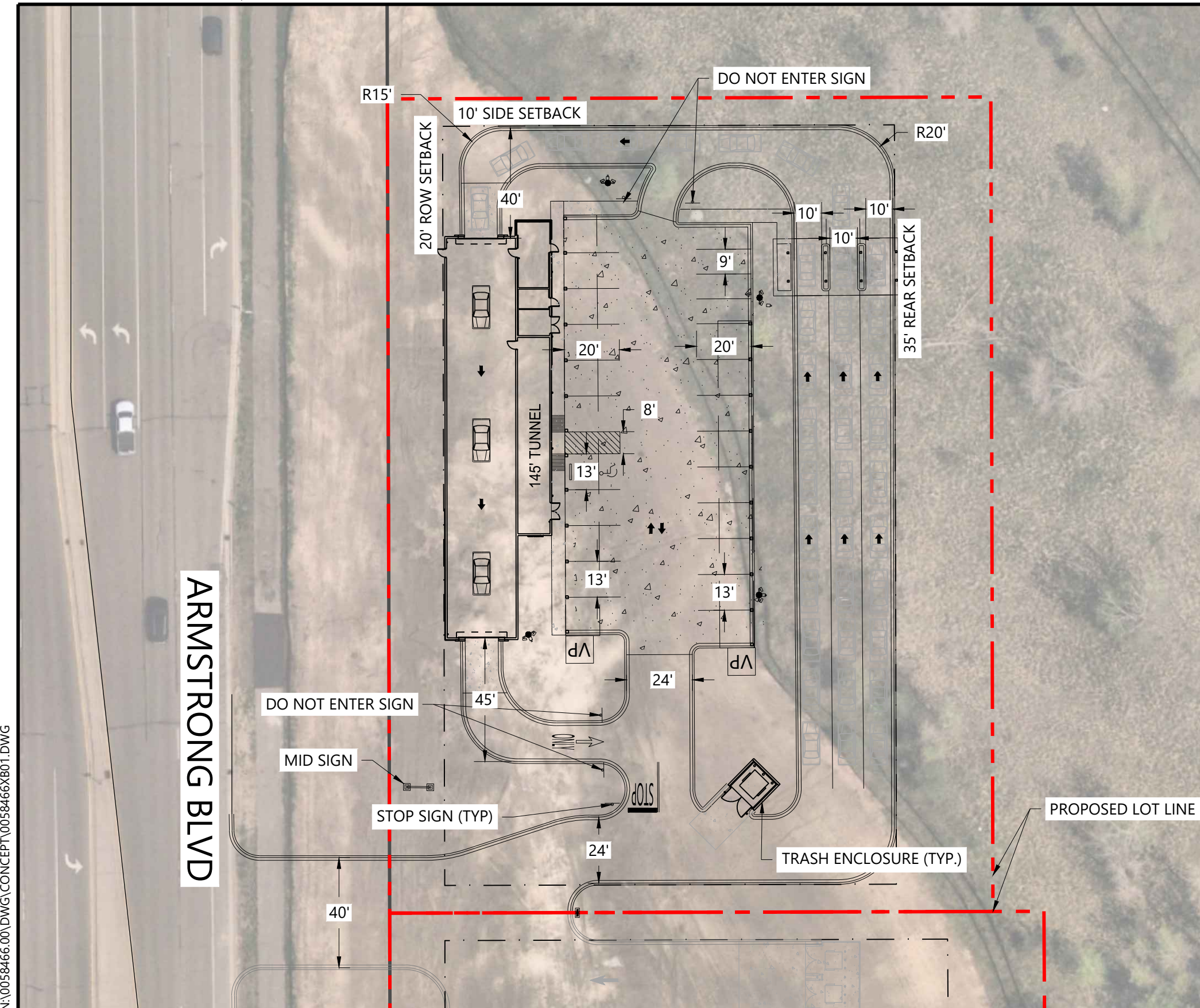
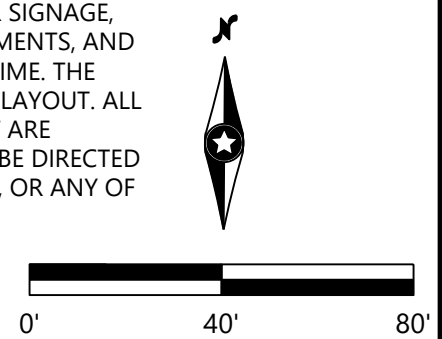
SITE DATA CHART

BUILDING FOOTPRINT	5,310 SF
SITE AREA	64,696 SF (1.49 AC)
TUNNEL LENGTH	145 FT
PARKING REQUIRED	6 SPACES
PAY STATION STACKING PROVIDED	25 SPACES
WASH QUEUEING PROVIDED	8 SPACES
STANDARD PARKING PROVIDED	4 SPACES
VACUUM STALLS PROVIDED	20 SPACES
ADA STALLS PROVIDED	1 SPACES
TOTAL PARKING PROVIDED	24 SPACES

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT/ROW
10'=SIDE
35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW
10'=SIDE
35'=REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
CAR WASH: 1 SPACE / 250 SF OF BLDG (1466/250=5.86)

PLAN REVIEW NOTES

- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL.
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONNING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



N:\0058466.00\DWG\CONCEPT\0058466X801.DWG

CLEAN FREAK_RAMSEY_ARMSTRONG

INITIAL:	#
REV1:	#
REV2:	#
REV3:	#
REV4:	#

PREPARED FOR:
ODYSSEY SERVICES GROUP, LLC
9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CLEAN FREAK
POWERED BY CIRCLE K
TW - NEC
ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONCEPT
PROJECT NUMBER: 0058466.00

SHEET NUMBER:
CSP 1.0A
DATE: 09/04/2024

SITE DATA CHART

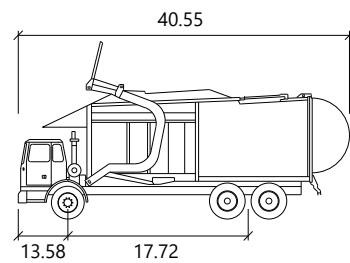
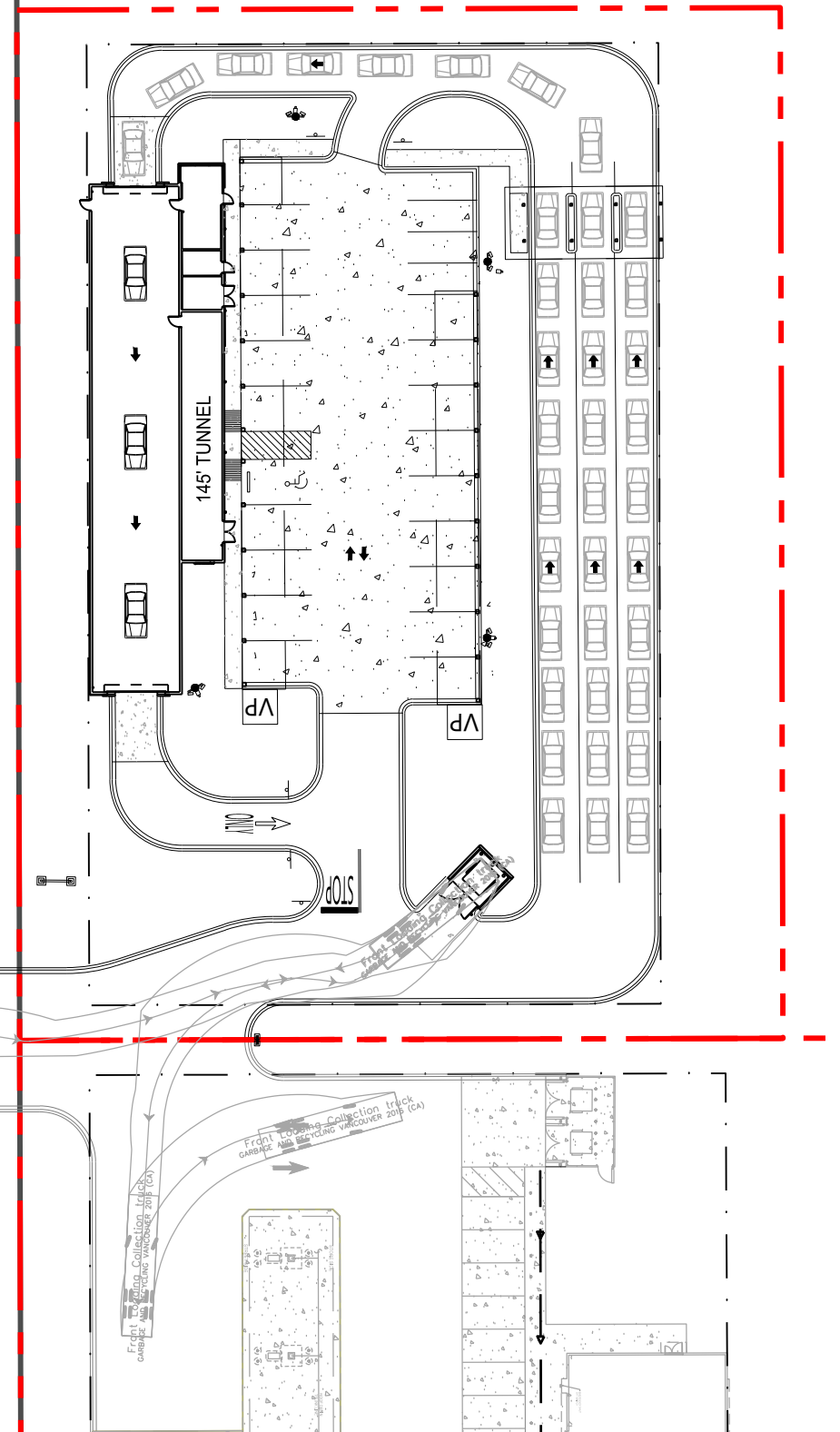
BUILDING FOOTPRINT	5,310 SF
SITE AREA	64,696 SF (1.49 AC)
TUNNEL LENGTH	145 FT
PARKING REQUIRED	6 SPACES
PAY STATION STACKING PROVIDED	25 SPACES
WASH QUEUEING PROVIDED	8 SPACES
STANDARD PARKING PROVIDED	4 SPACES
VACUUM STALLS PROVIDED	20 SPACES
ADA STALLS PROVIDED	1 SPACES
TOTAL PARKING PROVIDED	24 SPACES

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT/ROW, 10'=SIDE, 35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW, 10'=SIDE, 35'=REAR
- PARKING SPACE/DRIVE AISLE: REQUIRED: 9' WIDE X 18' LONG, 24' AISLE; PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
- CAR WASH: 1 SPACE / 250 SF OF BLDG (1466/250=5.86)

PLAN REVIEW NOTES

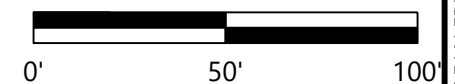
- LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL.
- THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.

ARMSTRONG BLVD



Front Loading Collection truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CLEAN FREAK
POWERED BY CIRCLE K
TW - NEC
ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONCEPT

PROJECT NUMBER: 0058466.00

SHEET NUMBER:

CSP 1.0T

DATE: 09/04/2024

INITIAL:	#
REV1:	#
REV2:	#
REV3:	
REV4:	

CLEAN FREAK RAMSEY ARMSTRONG

N:\0058466.00\DWG\CONCEPT\0058466XB01.DWG

SITE DATA CHART

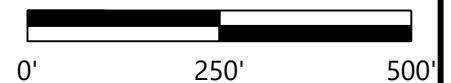
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

BUILDING FOOTPRINT	5,310 SF
SITE AREA	64,696 SF (1.49 AC)
TUNNEL LENGTH	145 FT
PARKING REQUIRED	6 SPACES
PAY STATION STACKING PROVIDED	25 SPACES
WASH QUEUEING PROVIDED	8 SPACES
STANDARD PARKING PROVIDED	4 SPACES
VACUUM STALLS PROVIDED	20 SPACES
ADA STALLS PROVIDED	1 SPACES
TOTAL PARKING PROVIDED	24 SPACES

- EXISTING ZONING: COR 2-B
- PROPOSED ZONING: COR 2-B
- CURRENT LAND USE: UNDEVELOPED
- BUILDING SETBACK PER CODE: 20'=FRONT/ROW
10'=SIDE
35'=REAR
- PARKING SETBACK: 20'=FRONT AND ROW
10'=SIDE
35'=REAR
- PARKING SPACE/DRIVE AISLE:
REQUIRED: 9' WIDE X 18' LONG, 24' AISLE
PROVIDED: 9.5' WIDE X 18' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF RAMSEY
CAR WASH: 1 SPACE / 250 SF OF BLDG (1466/250=5.86)

PLAN REVIEW NOTES

1. LANDSCAPE ISLANDS AREN'T DEPICTED. FINAL CONSTRUCTION DRAWINGS MAY REQUIRE ISLANDS AND THIS WOULD IMPACT THE LAYOUT AND PARKING COUNT.
2. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY OTHERS + AERIAL
3. THIS CONCEPT SITE PLAN DOES NOT GUARANTEE ALL REQUIREMENTS FROM ZONING ISSUES, NOR SIGNAGE, STORM DRAINAGE, GRADING, UTILITIES, EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THE TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE SITE LAYOUT. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE CLIENT, ARCHITECT, JOINT DEVELOPER, OR ANY OF THE GOVERNMENTAL PERMITTING AGENCIES.



N:\0058466.00\DWG\CONCEPT\0058466XB01.DWG

CLEAN FREAK_RAMSEY_ARMSTRONG

PREPARED FOR:

ODYSSEY SERVICES GROUP, LLC

9540 GARLAND RD STE. 381-188
DALLAS, TX 75218

CLEAN FREAK
POWERED BY CIRCLE K
TW - NEC
ARMSTRONG BLVD + 147TH AVE
RAMSEY, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

CONCEPTUAL SITE PLAN-
SITE CONTEXT

PROJECT NUMBER: 0058466.00

SHEET NUMBER:

CSP 1.0

DATE: 09/04/2024

INITIAL:	#
REV1:	#
REV2:	2/27
REV3:	7/2
REV4:	