

**City of Ramsey**  
**Agenda**  
**Housing and Redevelopment Authority (HRA)**  
**Regular Session**  
**Tuesday April 23, 2013**  
**Immediately following City Council**  
**Council Chambers, 7550 Sunwood Drive NW**

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
  1. Approve the Following Meeting Minutes:
    1. HRA Regular - April 9, 2013
5. **HRA Business**
  1. Approve Letter of Intent with Sophia-Ramsey, LLC
  2. Discuss COR Strategy
  3. Develop Offer to Purchase Property at 6710 Highway 10 NW in Ramsey (**Portions may be closed to the public**)
  4. Consider Offer to Purchase HRA Owned Property within Block One, COR 3 (**Portions may be closed to the public**)
6. **Development Team Report**
7. **Commissioner Input**
8. **Adjournment**

**HRA Regular Session**

**4. 1.**

**Meeting Date:** 04/23/2013

**By:** Jo Thieling, Administrative Services

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**Information**

**Title:**

Approve the Following Meeting Minutes:

1. HRA Regular - April 9, 2013

**Background:**

Meeting minutes attached.

**Funding Source:**

N/A

**Action:**

Motion to approve the following meeting minutes

1. HRA Regular - April 9, 2013
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**Attachments**

040913 HRA Mts

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**Form Review**

Form Started By: Jo Thieling

Started On: 04/17/2013

Final Approval Date: 02/07/2013

**HOUSING AND REDEVELOPMENT AUTHORITY  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, April 9, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Randy Backous  
                            Commissioner David Elvig  
                            Commissioner Mark Kuzma  
                            Commissioner John LeTourneau  
                            Commissioner Chris Riley  
                            Commissioner Sarah Strommen  
                            Commissioner Jason Tossey

Members Absent:     None

Also Present:         HRA Executive Director Kurtis G. Ulrich  
                            Deputy Executive Director Timothy Gladhill  
                            Finance Director Diana Lund  
                            Public Works Superintendent Grant Riemer  
                            City Engineer Bruce Westby  
                            Assistant to the City Administrator Patrick Brama  
                            City Attorney William Goodrich  
                            HRA Attorney Tom Bray

**1.     CALL TO ORDER**

Chairperson Backous called the regular meeting of the Housing and Redevelopment Authority to order at 7:39 p.m.

**2.     CITIZEN INPUT**

There was none.

**3.     APPROVAL OF AGENDA**

Motion by Commissioner LeTourneau, seconded by Commissioner Kuzma, to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Backous, Commissioners LeTourneau, Kuzma, Elvig, Riley, Strommen, and Tossey. Voting No: None.

**4.     APPROVAL OF MINUTES**

Motion by Commissioner Riley, seconded by Commissioner Tossey, to approve the following minutes:

HRA Work Session Meeting Minutes dated March 19, 2013  
HRA Regular Meeting Minutes dated March 26, 2013

Motion carried. Voting Yes: Chairperson Backous, Commissioners Riley, Tossey, Elvig, Kuzma, LeTourneau, and Strommen. Voting No: None.

## **5. HRA BUSINESS**

### **5.01: Purchase of Services Agreement Between the Housing and Redevelopment Authority in and for the City of Ramsey (The “HRA”) and Landform Professional Services, LLC**

HRA Executive Director Ulrich presented the staff report relating to the termination of the Landform contract, letter received raising issue with payment of fees to Landform, and recommendation to discuss the options as outlined by HRA Attorney Bray and give direction to staff in how to move forward. It was noted the HRA currently has additional contracts with Landform that do not impact the development manager’s contract. HRA Executive Director Ulrich noted the contract includes payment of incentive fees for HRA entered development for period of 15 months following termination date of March 31, 2013.

HRA Attorney Bray stated this issue precipitated the HRA receiving two memos (unattributed memorandum and John Huberty memorandum) that raised issue of enforceability with the Purchase of Services Agreement. He summarized the points made in the memorandum. The unattributed memorandum does not discuss the facts but starts with the assumption that Landform is performing brokerage services. It reviews State Statutes requiring brokerage to be paid for those services, that without a brokerage license you are not licensed to receive compensation, and concludes that Landform is not entitled to any compensation under the Purchase of Services Agreement. The Huberty memorandum goes through the contract on a detailed basis and identifies tasks that appear to involve brokerage fees but recognizes the Purchase of Services Agreement covers a broad range of services and not all are brokerage services. The Huberty memorandum concludes that the appropriate remedy is not to withhold all payment from Landform but to withhold the incentive compensation component. HRA Attorney Bray stated he expects that conclusion was reached because that component looks much like the compensation arrangement one sees in a brokerage contract. But, there is nothing to lead one to think all services for compensation related to brokerage work.

HRA Attorney Bray indicated the HRA was provided copies of those memorandums as well as Landform and Landform’s attorney. The HRA requested a response to the arguments made and Landform’s attorney sent a letter with three responses. Those responses indicate there is provision in the Purchase of Services Agreement recognizing Landform does not have a Minnesota brokerage license and not to receive compensation for brokerage services. HRA Attorney Bray noted the question is if that clause is sufficient to diffuse that issue. He stated there is no case law on that point but he does not think a court would find that language to be

sufficient because it would be far too easy for someone to create a package contract that calls for brokerage and other services. HRA Attorney Bray stated he disagrees with the Landform attorney on that point. The second point the Landform attorney seeks to make is that there is distinguish between soliciting development proposals and purchasers of land. He advised that the definition of brokerage services under Minnesota law is very broad, indicating any negotiation for sale of land, and these development proposals do involve the sale of land. HRA Attorney Bray felt it was fair to say the services Landform provided under the Purchase of Services Agreement exceeded brokerage services but a component was a brokerage service. There is no case law directly on point, but he does not see that argument as being persuasive to a court.

HRA Attorney Bray stated the third argument by Landform's attorney is that the Purchase of Services Agreement contemplated a team approach including members of the HRA and City staff and that under Minnesota law, a member of a municipality does not need a brokerage license and can engage in negotiations and sales activities on behalf of HRA without violation of the Statute. HRA Attorney Bray stated the question is how engaged was City staff and Landform employees, in particular Development Manager Lazan.

HRA Attorney Bray advised the Landform attorney says there is nothing wrong with the incentive compensation structure, and that if someone is being compensated based on a percentage of land or development cost, it may look like typical brokerage compensation but there is no reason it couldn't be used to pay for non-brokerage services. HRA Attorney Bray stated he thinks the ultimate question is what did Landform do and based on his impressions in several transactions, Development Manager Lazan was the primary point of contact with the prospective developer, possibly constituting brokerage services.

HRA Attorney Bray stated where he differs from the two memorandums, is to think there is an open question. If you assume brokerage services were provided and Landform is not entitled to recover some component of the compensation provided, the question is how do we calculate that portion. The unattributed memorandum concludes the HRA should pay no compensation but he believed that was too broad. The Huberty memorandum concludes the HRA should not pay any incentive compensation but he believed that was also too broad. On the other hand, there is no precise basis on which to advise the HRA what portion is fairly contributed to the brokerage services that Landform should not be entitled to recover.

HRA Attorney Bray explained that one approach is to say if the HRA had, in the beginning, tried to set out a compensation mechanism for brokerage service, what would it have done. Typically, brokerage fees are 7% of land costs and sometimes are higher for raw land. He felt 7% was a reasonable "rule of thumb" for typical compensation for brokerage services. HRA Attorney Bray asked what would then be a fair part of compensation to withhold. He stated if it is determined that a portion of the services Landform provided are brokerage services and not entitled to recover, a question is whether the HRA can elect to pay those amounts anyway or would it be violation of the law. HRA Attorney Bray advised there is not much in terms of case law, noting Chapter 82 does not say you cannot have a contract with someone without a brokerage license, or it is void, but says a person cannot bring action in Minnesota Court to collect compensation if they do not have a required license. However, the parties could agree to

pay. He indicated there was a case in St. Paul where the city had paid a contractor and the court later decided it was a non-enforceable contract. Suit had been brought against the councilmembers and the court said the City got the benefit of those services so there was no liability to councilmembers for making that payment. HRA Attorney Bray concluded the HRA could choose to pay this without violation of the law, notwithstanding Chapter 82.

Chairperson Backous asked about the City's Charter.

HRA Attorney Bray stated the Charter governs the City, not the HRA. He noted the provision in the memorandum that dealt with the Charter said proceeds of land are to be used to pay down debt associated with acquisition of the land. However, the Charter provision does not imply 100% of the proceeds should go to pay down debt since there are costs associated with a sale so he thinks that Charter provision is addressing net proceeds.

HRA Attorney Bray presented his legal opinion and offered the following four options:

1. Pay in full per the contract;
2. Determine if Landform would be willing to meet and attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue;
3. Notify Landform that the HRA intends to withhold some portion of the amounts owing and if Landform objects, commence a declaratory judgment action seeking an adjudication of the parties rights; or
4. Pay what the HRA deems it owes, withhold the balance.

HRA Attorney Bray advised that with Option 4, Landform may sue and the HRA's position would be if Landform does not have a brokerage license, it is not entitled to take that action.

Chairperson Backous noted Landform implied it was taking a "team approach" and that a City employee does not need a brokerage license. He asked whether State law addresses that distinction.

HRA Attorney Bray advised there is a distinction in Statute that City employees do not need a brokerage license.

HRA Executive Director Ulrich presented staff's recommendation and support for Option 2, Determine if Landform would be willing to meet and attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue. He indicated Option 2 would be the best alternative to achieve a smooth and productive transition and a clean resolution to mutual obligations under the contract.

Chairperson Backous clarified that the HRA did not enter into an illegal contract or make illegal payments to Landform. He asked the HRA to not debate each detail but, rather, to focus on which Option it supported.

Commissioner Kuzma asked for further explanation of Option 3, Notify Landform that the HRA intends to withhold some portion of the amounts owing and if Landform objects, commence a declaratory judgment action seeking an adjudication of the parties' rights.

HRA Attorney Bray explained it is a unique situation because unlike a typical dispute, the Statute says the party seeking to recover compensation is not entitled to maintain an action. The Statute is set up to give the HRA a "shield" but not a "sword." Nonetheless, if there is a dispute, there is always an option to go into court and ask for declaratory judgment, saying "we have a dispute and please resolve it." HRA Attorney Bray explained that in order for the HRA to avail itself of that approach, there would first have to be a dispute. If the HRA said that in their view, the fair allocation of compensation is \$200,000 and it intends to withhold that amount and Landform agreed, the HRA would not be entitled to go into court (i.e., no dispute). However, if the HRA decided to withhold and Landform disputed it, then it can go into court for resolution of the dispute.

Commissioner Elvig asked if the HRA has received its intellectual properties.

HRA Executive Director Ulrich advised the HRA is current on Landform's monthly billings and had asked for and received indication from Development Manager Lazan that the City would get the intellectual property; however, that had not yet been received. HRA Executive Director Ulrich stated it is staff's intention to put a specific date on the request because the intellectual properties were expected to be received by now. In addition, Development Manager Lazan indicated at the last meeting that it would be no problem to provide that critical information to carry forward the projects.

Commissioner Elvig stated that is an important factor since it was the intent to move the projects forward without "skipping a beat." He indicated if the intellectual properties are not provided, he would support moving forward with declaratory judgment. If received, he would support Option 2, Determine if Landform would be willing to meet and attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue.

Commissioner Strommen stated support for staff's recommendation to provide Landform with a specific request and timeline to provide the intellectual properties, noting it is currently past the end contract date and a reasonable request. She suggested moving forward with that action and then if the intellectual properties are not received, the HRA can decide a course of action. If the information is received, she supported Option 2, Determine if Landform would be willing to meet and attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue, as the most prudent option in terms of being responsible to public dollars and respectful of HRA's relationship with Landform.

Commissioner LeTourneau stated his appreciation for staff's analysis of this complex matter. He stated he favors finding a resolution that is mutually agreed upon. Commissioner LeTourneau indicated there is need to recover some things so the HRA is able to drive projects forward. He stated he would lend support to Option 2, Determine if Landform would be willing to meet and

attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue.

Commissioner Riley stated the HRA is discussing topic but not the dollar amount. He asked what had been paid to Landform, how much is still owed, and how much in incentive fees has been paid.

Finance Director Lund indicated since 2009, Landform has been paid a total of \$1.454 million for all contracts and \$374,240 of incentive fees. Landform is yet to be paid incentive fees in the amount of \$80,000 for Flaherty & Collins; \$51,441 for McDonalds; and, \$53,725 (Armstrong) and \$57,913 (Ramsey) for the two SuperAmerica sites.

HRA Attorney Bray pointed out there is also a 15-month carry over where incentive fee would apply.

Chairperson Backous stated those incentive fees would be based on capitalized cost of projects on HRA land so it is almost impossible to define.

Commissioner Riley asked whether the HRA has paid \$1.454 million, incentives of \$375,000, plus unknown amounts.

HRA Executive Director Ulrich stated the \$1.454 million is all-inclusive with incentives, engineering contracts, platting, stormwater management, soil analysis, and engineering contracts with Landform.

Commissioner Tossey stated one option was to determine what the brokerage fee would have been at 7%. He asked if an option is to withhold 7% from the incentive fee.

HRA Attorney Bray stated that option is a way to back out what contribution is attributed to brokerage activities.

Commissioner Kuzma stated as part of negotiation, maybe the 15-month term could be cut back in lieu of other payments.

Chairperson Backous asked the HRA to focus on the options presented by staff.

Motion by Commissioner Strommen, seconded by Commissioner LeTourneau, to direct staff to follow Option 2, Determine if Landform would be willing to meet and attempt to negotiate a mutually acceptable resolution or would be willing to jointly engage a mediator or arbitrator to assist in resolving the issue.

Further discussion: Chairperson Backous confirmed that the HRA is operating in good faith and current on all payments and Landform has provided services with the exception of intellectual property. Commissioner Strommen suggested that members of the HRA be part of the negotiating group. Chairperson Backous stated that negotiating these matters is most times delegated to the HRA Executive Director and/or City Attorney. Commissioner Strommen noted

that at other times an elected official has been part of the negotiation. Commissioner Riley supported inclusion of HRA Commissioners to participate in the negotiations. HRA Executive Director Ulrich explained that with the property on Rivlyn, the Chairperson and a Commissioner participated in negotiations. He suggested first determining whether Landform is willing to negotiate prior to making that appointment. If willing, staff will provide a recommendation on process.

Motion carried. Voting Yes: Chairperson Backous, Commissioners Strommen, LeTourneau, Elvig, Kuzma, Riley, and Tossey. Voting No: None.

**5.02: FOR DISCUSSION ONLY: Receive Update and Consider Plan to Complete Stage I Improvements for COR TWO (Sunwood Retail Area) Located at the Southeast Intersection of Sunwood Drive and Armstrong Boulevard**

Deputy Executive Director Gladhill reviewed the staff report relating to the Stage 1 Improvements for COR TWO (Sunwood Retail area). He displayed a map of the subject site and described the elements within the Stage 1 Improvements as being a common drive, common utilities (sewer and water), and stormwater. It was noted the estimated costs for these improvements is \$327,467.73, which would be recouped through land sales. If the HRA determines to construct these improvements, it would take two to three weeks to advertise for bids and award the contract. Deputy Executive Director Gladhill asked whether the HRA supported staff moving forward to prepare those bids, noting the contract did indicate the HRA would perform that work and allows McDonalds to postpone until the HRA completes the work, proceed to closing, or terminate the agreement.

Commissioner LeTourneau asked if the temporary ponds would be lower cost and allow needed planning and improvements to move forward with the right solution undertaken after land sales.

Deputy Executive Director Gladhill confirmed the two surface water ponds would be less expensive, \$400,000 down to \$327,000, and will also lower curbing costs.

Commissioner Elvig asked whether staff was looking for a go ahead to solicit bids.

Deputy Executive Director Gladhill indicated staff was looking for general consensus whether the HRA wants staff to get ready to go out for advertisement for bids, which would be acted on at the April 23, 2013 HRA meeting.

Commissioner Elvig supported moving forward with the improvements.

HRA Executive Director Ulrich advised staff supported moving ahead with the improvements by the HRA, the most prudent approach, as the HRA has a contract with McDonald's and strong interest remains with SuperAmerica. It was noted legal counsel has advised the HRA that the preferred scenario for the Stage 1 Improvement is for the HRA to complete said improvements, if the HRA is to honor the terms of the exiting contract with McDonald's, and to have the most control over the installation of the improvements to ensure their completion.

Commissioner Riley asked whether the project costs would be divided between the three purchasers.

Deputy Executive Director Gladhill confirmed the cost would be divided on a pro rata share to each of the three users.

HRA Executive Director Ulrich presented the cost breakdown, noting \$42,870 is the cost to McDonalds.

Commissioner Riley asked if that is in addition to the purchase price for McDonalds.

HRA Executive Director Ulrich stated that is correct and SuperAmerica would contribute \$89,000 towards the improvements for its two sites.

Commissioner Riley asked how the City will fund the improvements.

Deputy Executive Director Gladhill stated the process would not move forward to award of bid unless there was a signed purchase agreement. He indicated any funding gap would be identified at the next meeting.

The consensus of the HRA was to support moving ahead with HRA initiated improvements as recommended by staff and legal counsel.

## **6. DEVELOPMENT TEAM REPORT**

HRA Executive Director Ulrich reported that SuperAmerica continues to express interest and indicated the Armstrong location is one of the top five corporate approved sites for 2013 construction. SuperAmerica is also interested in another Ramsey site for construction in 2014. HRA Executive Director indicated McDonalds is actively pursuing building plan approval and moving forward with closing. He reported that Solomon Group agreed to a letter of intent to solidify easements and rights-of-way needed with the re-plat. In addition, there has been some interest in the North Commons lots.

HRA Executive Director Ulrich reviewed outstanding Landform contracts, one being The COR Stormwater Management Plan, which is critical to record COR TWO plat. He noted there is still \$62,780 of approved Landform engineering contracts that are not yet completed.

## **7. COMMISSIONER INPUT**

None.

## **8. ADJOURNMENT**

Motion by Commissioner Tossey, seconded by Commissioner LeTourneau, to adjourn the regular meeting of the Housing and Redevelopment Authority.

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 8:35 p.m.

Respectfully submitted,

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Kurtis G. Ulrich  
HRA Executive Director

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Carla Wirth  
*TimeSaver Off Site Secretarial, Inc.*

**HRA Regular Session**

**5. 1.**

**Meeting Date:** 04/23/2013

**By:** Jo Thieling, Administrative Services

**Information**

**Title:**

Approve Letter of Intent with Sophia-Ramsey, LLC

**Background:**

In 2012 it was intended that the Coborn's retail center property (Sophia-Ramsey, LLC) was to have been included in the new plat for the Sunwood retail area known as COR 2. Subsequently, delay caused the plat not to be filed in 2012 and Sophia-Ramsey, LLC was unable to participate in the plat because they were unwilling to pay real estate taxes for the full year at the time the plat was filed in early 2013. The attached Letter of Intent (LOI) was negotiated by the HRA Attorney to address the issues associated with filing the plat now.

**Notification:**

None required.

**Observations/Alternatives:**

The HRA may approve, postpone, or reject this agreement.

Staff recommends approving this document as it conceptually lays out the solution for a final agreement that will make sure all property transactions are properly recorded. As pointed out in the LOI, this is a non-binding document that simply lays out the intent of both parties. Not approving or postponing approval of this document would potentially delay the filing of the plat and possible delay land sales. The document has been approved by the HRA Attorney.

**Recommendation:**

Staff recommends approval of the LOI with Sophia-Ramsey, LLC as presented.

**Funding Source:**

Fees and costs associated with this document are considered part of the development costs of the COR 2 plat and are to be reimbursed with proceeds from land sales.

**Action:**

Approve the LOI with Sophia-Ramsey, LLC as presented.

**Attachments**

Sophia Ramsey LOI

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich	Kurt Ulrich	04/18/2013 05:18 PM
Form Started By: Jo Thieling		Started On: 04/17/2013 05:29 PM
Final Approval Date: 04/18/2013		

April 8, 2013

TO: Sophia-Ramsey LLC  
RE: Documentation Necessary to Record Revised Plat of COR TWO

Mr. Jay Scott:

In 2012, The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, a body politic and corporate under the laws of the State of Minnesota ("HRA"), the City of Ramsey, Minnesota, a body politic and corporate under the laws of the State of Minnesota ("City") and Sophia-Ramsey LLC, a Minnesota limited liability company ("Sophia-Ramsey") worked together to plat certain property owned by the HRA and certain property owned by Sophia-Ramsey as COR TWO. Unfortunately, Sophia-Ramsey was unable to obtain its lender's consent to the recording of the Plat of COR TWO at the end of 2012 and is not in a position to join with the HRA in recording the Plat of COR TWO at this time because to do so would require that Sophia-Ramsey pay all of the real estate taxes due and payable with respect to Sophia-Ramsey's property in 2013 at the time the Plat is recorded.

Being unable to proceed with the Plat of COR TWO as originally envisioned in 2012, the HRA has revised the Plat of COR TWO to include only the property the HRA owns. The revised Plat of COR TWO is attached as Exhibit A.

The HRA and the City have also had ongoing discussions with Sophia-Ramsey in an attempt to find alternate means of reaching the same result that would have been achieved had the HRA, the City and Sophia-Ramsey been able to proceed with the recording of the original Plat of COR TWO in 2012.

This non-binding letter is intended to document the results of the above referenced discussions between the HRA, the City, and Sophia-Ramsey regarding the overall structure and timing of the revised platting process and related documentation. All parties understand and agree that this letter is not intended to and does not create a binding contract and that any final and binding agreement shall only exist if and when the parties have prepared and negotiated and all parties have signed an agreement.

Subject to the foregoing limitations, the parties have discussed entering into an agreement that would include the following terms and conditions ("Agreement"):

1. The HRA will agree to prepare and record a revised Plat for COR TWO. The revised plat of COR TWO will encompass only Outlots F, G and H, RAMSEY TOWN CENTER ADDITION, and those portions of vacated Sunwood Drive that accrue to Outlot H.
2. The City will, contemporaneously with the execution of the Agreement, convey Outlot A, Ramsey Town Center 3rd Addition to Sophia-Ramsey as contemplated in City Ordinance No. 12-13 and City Council Resolution No. 12-10-154.

3. Sophia-Ramsey will, contemporaneously with the execution of the Agreement, grant the City an easement for right-of way purposes over the portion of the southerly half of vacated Sunwood Drive that was to be re-dedicated as a part of the re-aligned Sunwood Drive in the 2012 Plat of COR TWO. Sophia-Ramsey will need to obtain its mortgagee's consent to the grant of this easement.
4. Sophia-Ramsey will, contemporaneously with the execution of the Agreement, grant the City an easement for drainage and utility purposes over the portions of Lots 1 and 2, and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION that were to be subject to a drainage and utility easement in the 2012 Plat of COR TWO. Sophia-Ramsey will need to obtain its mortgagee's consent to the grant of this easement.
5. The HRA will, contemporaneously with the execution of the Agreement, grant Sophia-Ramsey a temporary easement over Lots 1 and 3 and Outlots B and C of the Revised Plat of COR TWO for access over the private roadway easement to be declared in the Declaration (as defined in Section 7). The temporary easement will expire on December 31, 2013.
6. The HRA will agree that if, prior to December 31, 2013, Sophia-Ramsey records a re-plat of (a) Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION; and the portions of vacated Sunwood Drive that accrue to Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION; and (b) Outlots B and C of the Revised Plat of COR TWO and if such plat re-dedicates the easements described in Sections 3 and 4 above, the HRA will convey Outlots B and C of the Revised Plat of COR TWO together with the benefits of the appurtenant easements for access and drainage declared in the Declaration described in Section 7 below to Sophia-Ramsey for no consideration. Sophia-Ramsey will need to obtain its mortgagee's consent to the execution and recording of this Plat.
7. Immediately after the recording of the revised Plat of COR TWO, the HRA will execute and record a revised "Agreement and Declaration of Easements, Covenants and Restrictions for COR TWO." The Agreement and Declaration will be revised to exclude Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION and will be re-titled as "Declaration of Easements, Covenants and Restrictions for COR TWO" (the "Declaration"). The Declaration will allow the HRA to later subject Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION to the benefits and burdens of the Declaration subject to the written consent of Sophia-Ramsey and its Lender. The Agreement will obligate the HRA to extend the benefits and burdens of the Declaration to Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION if Sophia-Ramsey executes and records the re-plat described in Section 6 on or before December 31, 2013.
8. Sophia-Ramsey will be responsible for one-half of the costs, including without limitation, attorneys fees, incurred by the HRA and the City to (i) revise and record the plat for COR TWO as described in Section 1 above.
9. Sophia-Ramsey will be responsible for all of the costs, including without limitation, attorneys fees, incurred by the HRA and the City to (i) revise the Agreement, create and

record the new easements to be granted by the HRA, create and record the new easement to be granted by Sophia-Ramsey, and revise and record the Declaration as described in Section 3 above, (ii) to revise and record the Declaration as described in Section 4 above, and (iii) re-plat Lots 1 and 2 and Outlot A, RAMSEY TOWN CENTER 3<sup>RD</sup> ADDITION.

The fees and costs to be paid by Sophia-Ramsey in Sections 8 and 9 shall not exceed Seven Thousand Five Hundred and No/100 Dollars (\$7,500.00).

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. Except for the cost sharing provisions in Sections 8 and 9 above which shall apply even if the parties do not reach a definitive Agreement, the parties intend that neither shall have any contractual, statutory or common law obligations to the other with respect to the matters referred herein unless and until a definitive Agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive Agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed Agreement, and without any liability to the other party, either party may propose different terms from those summarized herein, or unilaterally terminate all negotiations with the other party hereto.

Sincerely,

THE HOUSING AND  
REDEVELOPMENT AUTHORITY IN  
AND FOR THE CITY OF RAMSEY,  
MINNESOTA

CITY OF RAMSEY, MINNESOTA,

By: \_\_\_\_\_  
Its Chair


By: \_\_\_\_\_  
Its Mayor

By: \_\_\_\_\_  
Its Executive Director

By: \_\_\_\_\_  
Its City Administrator

Received and Agreed Upon By Sophia-Ramsey LLC:

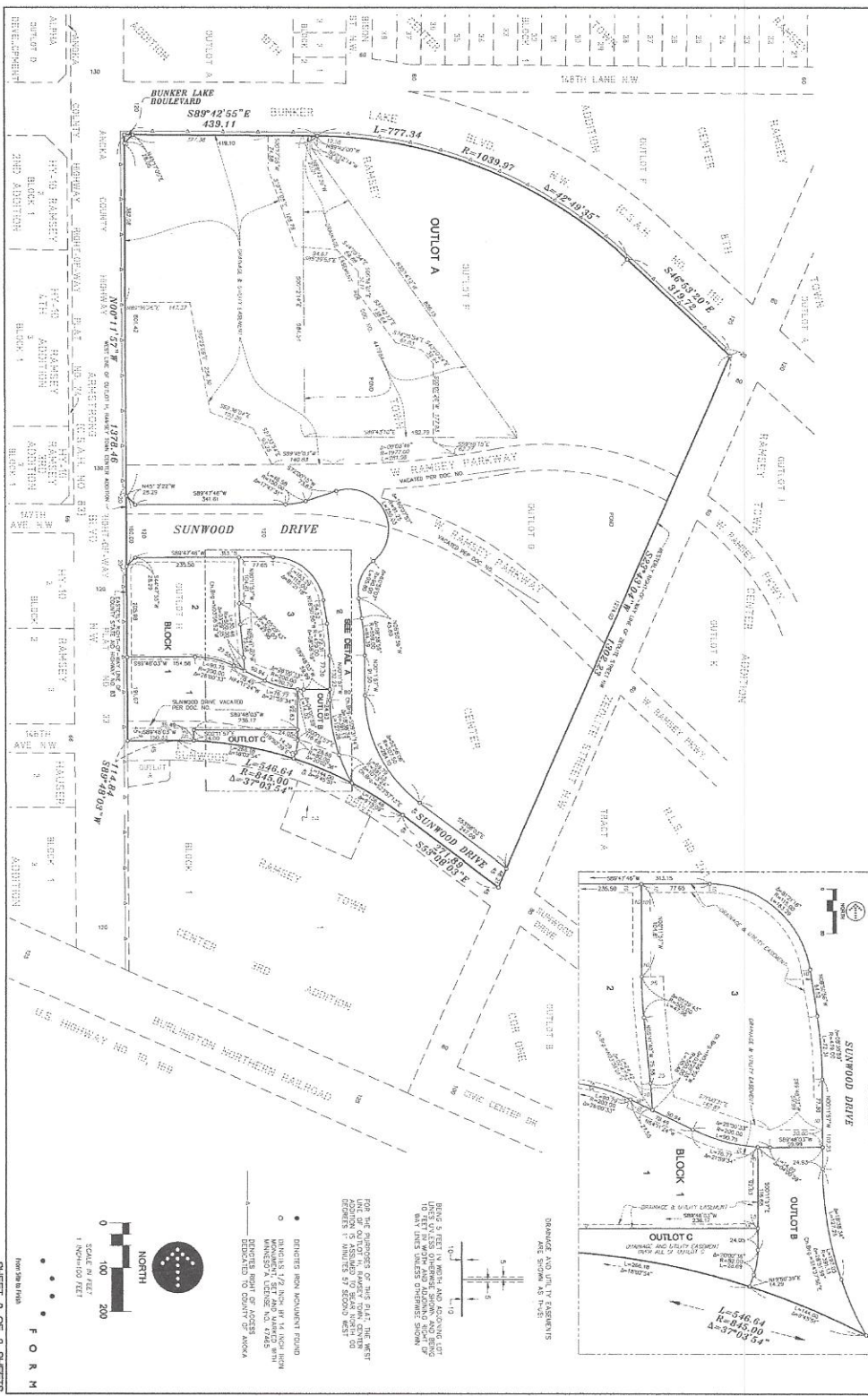
SOPHIA-RAMSEY LLC,  
a Minnesota limited liability company

By:  \_\_\_\_\_  
Its: President



# COR TWO

CITY OF RAINIER  
 COUNTY OF ANCHORAGE  
 SEC. 28, TWP. 32, RNG. 25



Meeting Date: 04/23/2013

By: Jo Thieling, Administrative Services

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### Information

**Title:**

Discuss COR Strategy

**Background:**

The COR (previously known as Ramsey Town Center) was purchased by the City HRA in June of 2009. Attached is an exhibit prepared by Landform, the Development Manager at the time, outlining how the City had three development "exit" points in the process. The first exit point was envisioned to be approximately January 2010, where at that time the project would have been re-visioned, a new concept design developed, and the property sold to a large developer. The second exit point was to occur in mid-2011, where at that time it was envisioned "anchor" deals would have been completed and project "entitlements" would have been done (i.e., city and other agency approvals). The third exit point was toward the end of 2012, where at that time it was envisioned the anchor stores would be complete, infrastructure in place, and lots would be sold to small users.

Also attached are the charts showing the proposed costs and revenue projections for the COR tax increment financing district. These exhibits identify some of the key obligations of this development including roads, utilities, and public parking ramps.

**Notification:**

None.

**Observations/Alternatives:**

While significant progress was made with the development in several ways, it is safe to say that land sales have been well below what was originally anticipated. The City/HRA have done a number of things to enhance value such as making investments to the road system, adding onto the parking ramp, establishing a new name/brand, signage, creating a tax increment district, platting, zoning and design work.

The construction of the rail station has spurred interest, particularly in residential development. When the funding for the Armstrong interchange project is announced, it is anticipated that commercial interest will greatly increase.

Strategies:

1) Continue as is: This strategy relies upon the fact that the City is hiring an economic development manager, who, along with existing staff could begin marketing this property in a systematic fashion. Evidence indicates that construction activity is starting to increase and the "rooftops" under construction now may drive additional development. If the City is successful in obtaining the Armstrong interchange funding, interest in surrounding land will be high. The rail station impact will also continue to build. A streamlined internal development process also will make it easier to do business in Ramsey. Developers will be required to do individual planning and engineering for each site as part of the sale.

2) Broker arrangements: This strategy relies on the land professionals that are in the business to sell land. Typically, they would charge 7% of the land value at closing. The advantage of this approach is that the agent would take care of all the marketing and would get commission at the sale. Land could be sold to either developers and or for speculation, but would likely end up back on the tax roles once sold (unless sold to a tax exempt entity). The HRA can reasonably control who the land is sold to under this strategy, but land could be resold unless the City insisted on development agreements. This strategy could also be implemented on a partial basis. That is,

portions of the land in the COR could be listed with one or more brokers, and the HRA would retain key parcels. Please see the attached map of the different COR subdistrict areas.

3) Requests for Proposals: Under this strategy the City would solicit requests for proposals for all, or a large piece of the COR, to go to sale to a developer. The City would judge the strength of the proposal based upon the developer's track record, reputation, financial wherewithal, and fit with the community. This has the advantage of shifting much of the development activity, and the development risk/reward to a private entity. Depending on the structure of the land take-down, much of the land could go immediately back to the tax roll.

**Recommendation:**

Staff would recommend continuing "as is" for the near term until new staffing takes effect, and the Armstrong intersection project direction is determined. It is recommended that the HRA go through a process with the new staff of identifying a large piece (or pieces) of property that can be listed with a broker and/or solicited for proposals by year-end.

**Funding Source:**

Not applicable.

**Action:**

Direct staff to pursue the staff recommended strategy or another strategy based upon discussion.

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**Attachments**

Exit Strategy COR

COR Subdistrict

COR TIF

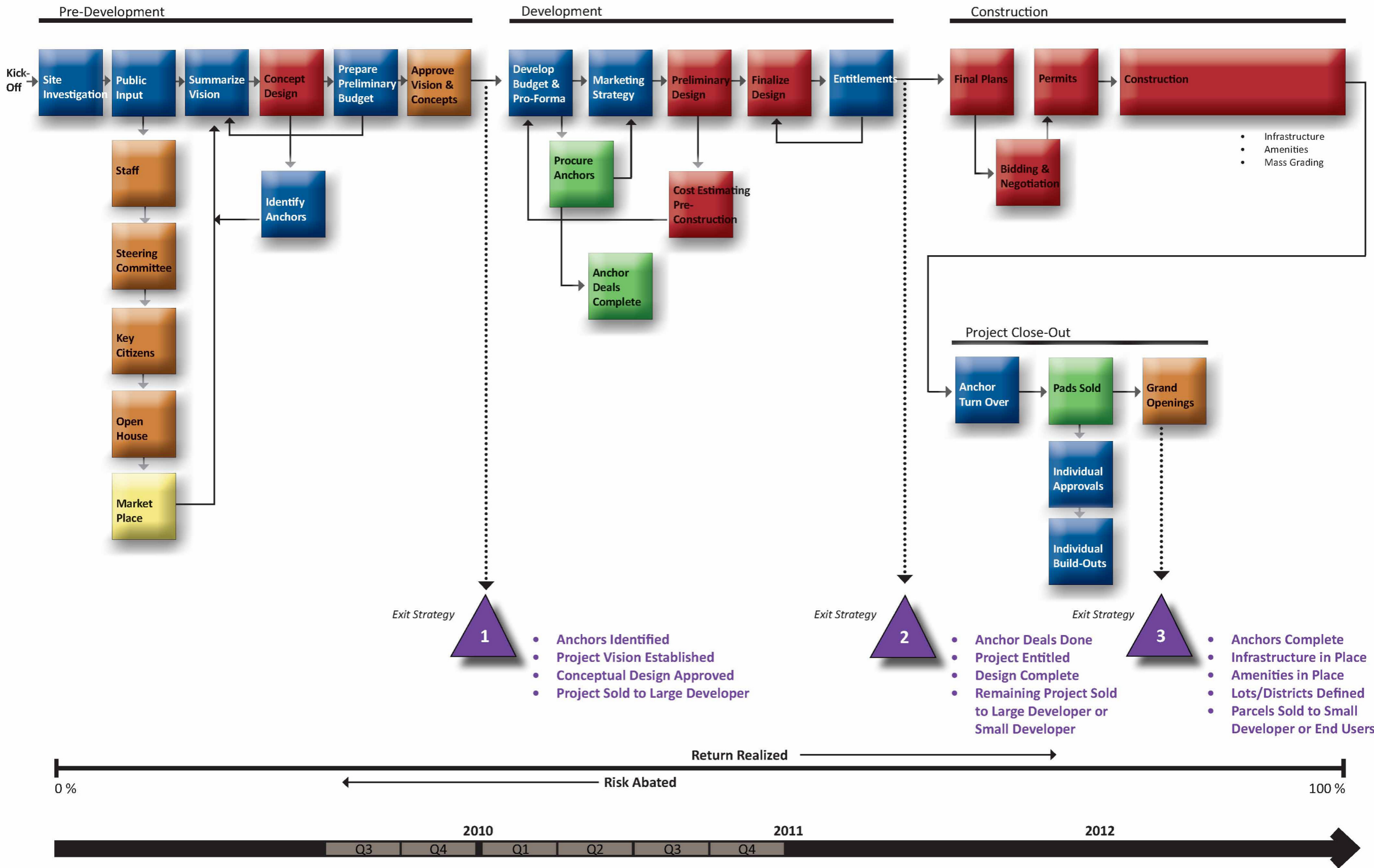
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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich	Kurt Ulrich	04/18/2013 07:20 PM
Form Started By: Jo Thieling		Started On: 04/17/2013 05:28 PM

Final Approval Date: 04/18/2013



# THE COR

AT RAMSEY

 DISTRICT BOUNDARIES

 BOUNDARY LABELS



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## Sub-District Map

Version 6.2

11/07/2012



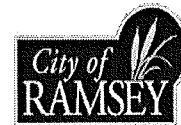
**Use or Planned Use of Revenues**

If the proposed special law will allow the district to collect additional increment or if the proposed special law authorizes additional spending not permitted by general law, list the planned use of the additional monies by the following categories:

**Redevelopment TIF - Project Costs**  
 Ramsey Town Center - Ramsey, MN



		Total Spending by Funding Source				
Item	Description	TIF Revenue	Private Sources	Non-TIF Local Funds	Other Sources	Total
<b>Northstar Station</b>						
	Platform, Station, and Esmts	6,000,000			7,700,000	13,700,000
<b>Structured Parking</b>						
	Ramp B	8,000,000				8,000,000
	Ramp C	6,000,000				6,000,000
<b>Pedestrian Overpass</b>						
	Ramp A to Station	800,000				800,000
	Station to Regional Park	620,000			2,480,000	3,100,000
<b>Roadway Improvements</b>						
	Development and offsite	12,000,000		2,472,630	4,400,000	18,872,630
	Armstrong Overpass	5,000,000		5,000,000	40,000,000	50,000,000
	R/W Acquisition	2,000,000				2,000,000
<b>Site Acquisition</b>						
	Diamonds	1,000,000				1,000,000
	Church	1,000,000				1,000,000
	Pearson Easements	500,000				500,000
<b>Infrastructure</b>						
	Pearson Utilities	4,500,000				4,500,000
	Summerset Meadows	2,298,000				2,298,000
<b>Private Construction</b>						
	Public Roadways	2,000,000				2,000,000
	Incentives	5,000,000				5,000,000
	Development/Re-Development		364,450,895			364,450,895
<b>Subtotal</b>		<b>66,718,000</b>	<b>364,450,895</b>	<b>7,472,630</b>	<b>64,580,000</b>	<b>483,221,525</b>
	Finance Costs	0.02				1,134,360
	Cap'd Interest	0.04 2 yrs				4,537,440
	Administration	0.1				5,671,800
<b>GRAND TOTAL</b>		<b>68,081,600</b>				



**Redevelopment TIF - TIF Capacity**

Ramsey Town Center - Ramsey, MN

Item	Description	Acreeage	Valuation	Tax/Annually
<b>Retail/Commercial Districts</b>				
	RTC Retail	69.23	65,765,233	1,644,131
<b>Mixed-Use District</b>				
	Ramp B	16.78	31,879,653	796,991
<b>Business District</b>				
	Ramp to Station	38.81	36,870,032	921,751
<b>Housing Districts</b>				
	Development and offsite	40.02	70,383,974	985,376
<b>Redevelopment Districts</b>				
	Total Redevelopment Parcels	221.60	159,552,000	3,988,800
<b>Subtotal</b>				
		386.44	364,450,892	8,337,049

<b>TIF Capacity Calculations</b>	
Duration (years)	25
Buildout Factor (rate)	0.5
Percentage of Capacity	1
Basis for increment	0.8
<b>TIF Capacity (present value)</b>	<b>\$83,370,486</b>

**HRA Regular Session**

**5.3.**

**Meeting Date:** 04/23/2013

**Submitted For:** Kurt Ulrich

**By:** Jo Thieling, Administrative Services

**Information**

**Title:**

Develop Offer to Purchase Property at 6710 Highway 10 NW in Ramsey **(Portions may be closed to the public)**

**Background:**

The City has been asked if it had an interest in purchasing property at 6710 Highway 10 NW in Ramsey, by the current listing agent. The property is being listed by Premier Properties.

**Notification:**

None.

**Observations/Alternatives:**

This property is currently the site of an adult bookstore and is being listed for sale at \$375,000. The current use of the property is a limited adult use, that is limited to 10% of the display area and other types of adult uses would not be allowed on this property. The exterior of the property is in generally poor condition and the value of the parcel is land value only.

The property is not needed for future Highway 10 right of way, but it could be considered a commercial redevelopment site. HRA, EDA, or City monies (or a combination thereof) could be used for purchase of the property.

**Recommendation:**

Staff recommends that the Council consider developing a proposal to purchase this property in closed session.

**Funding Source:**

HRA, EDA, or City funding.

**Action:**

Consider action in closed session and report.

**Attachments**

Site Location Map

**Form Review**

**Inbox**

Kurt Ulrich

**Reviewed By**

Kurt Ulrich

**Date**

04/18/2013 05:40 PM

Form Started By: Jo Thieling

Started On: 04/18/2013 04:31 PM

Final Approval Date: 04/18/2013

# SITE LOCATION MAP

6710 Highway 10 North, 1.23 Acres



Meeting Date: 04/23/2013

Submitted For: Kurt Ulrich

By: Patrick Brama, Administrative Services

**Information**

**Title:**

Consider Offer to Purchase HRA Owned Property within Block One, COR 3 **(Portions may be closed to the public)**

**Background:**

The City received an offer to purchase City owned property located in The COR; specifically, in the area known as North Commons. Attached to this case is a reference map of North Commons and the pending COR THREE PLAT.

NOTE:

- COR THREE PLAT is pending approval, as a resolution for stormwater is needed.
- Grading and utility work has been approved and will be completed when construction season arrives.

The purpose of this case is to negotiate a land sale transaction. Therefore, most information will remain confidential and will be discussed in closed session.

The offer before the City is specifically for: COR Three Plat, Lots 5,6,7,11 and 12 of Block 1.

**Notification:**

NA

**Observations/Alternatives:**

NA

**Recommendation:**

NA

**Funding Source:**

NA

**Action:**

Will be disclosed after closed session.

**Attachments**

COR Three Plat

Ref Map

**Form Review**

Inbox  
Kurt Ulrich

Reviewed By  
Kurt Ulrich

Date

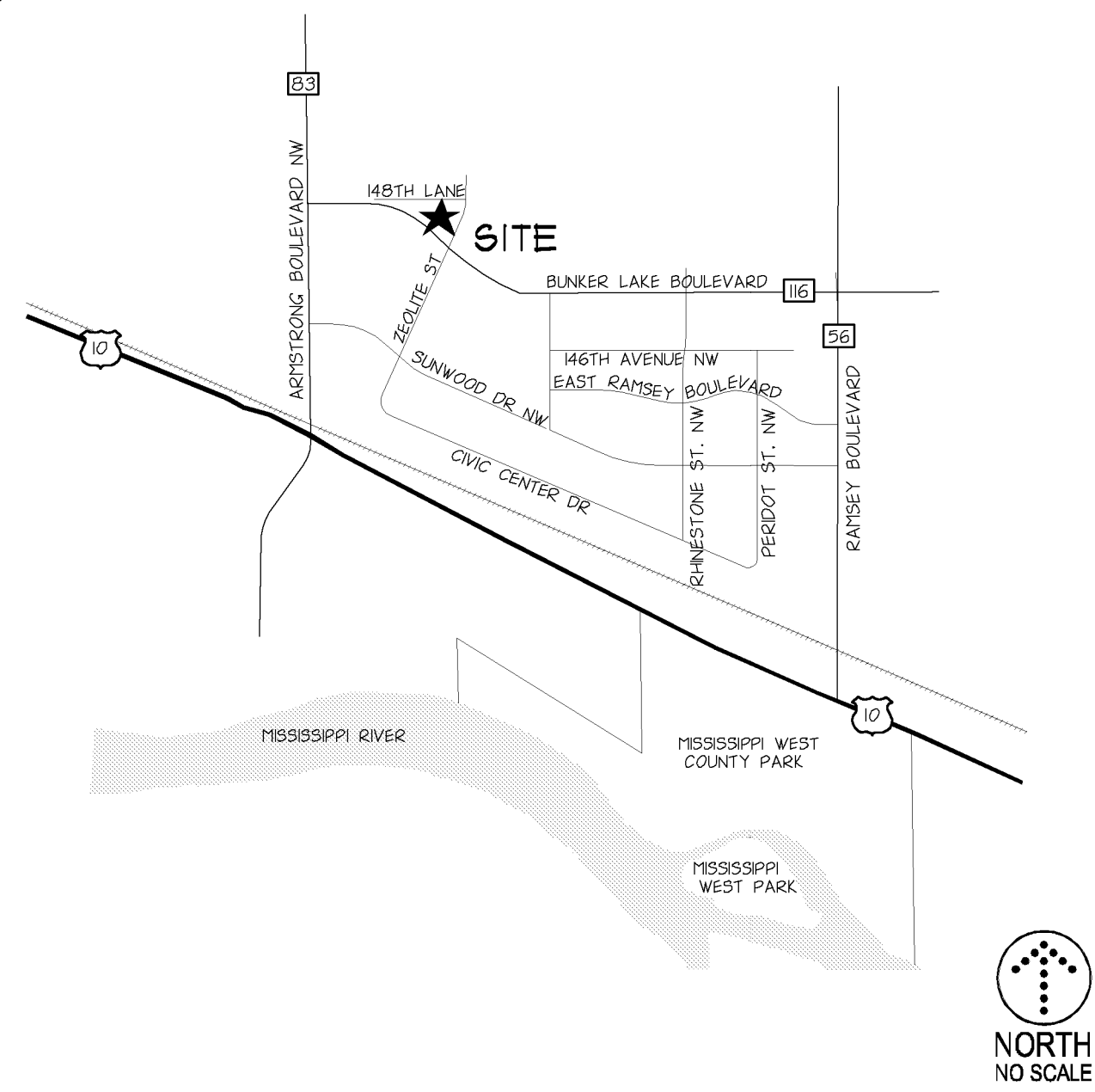
04/18/2013 05:21 PM

Form Started By: Patrick Brama

Started On: 04/18/2013 04:41 PM

Final Approval Date: 04/18/2013

RAMSEY, MN

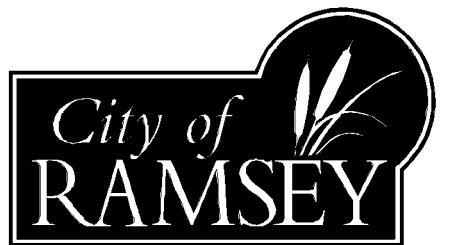


# NORTH COMMONS RAMSEY, MN

DEVELOPER

**RAMSEY HRA**  
7560 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 - FAX (763) 427-5543

MUNICIPALITY



PROJECT

**NORTH COMMONS  
(COR THREE)  
RAMSEY, MINNESOTA**

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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C3.2	SWPPP NOTES
C4.1	UTILITIES
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C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

ABBREVIATIONS

D	Angle	JT.	Joint
&	And	L.F.	Lineal Feet
100 YR.	100 Year Flood Elevation	L.P.	Low Point / Liquid Petroleum
A.B.	Anchor Bolt	L.B.	Pound
A.D.	Area Drain	L.G.U.	Local Government Unit
A/C	Ar Conditionng Unit	LONG.	Longitudinal
ADD.	Addendum	LT.	Light / Lighting
ADDL.	Additional	MAINT.	Maintenance
ADJ.	Adjacent / Adjust	MATL.	Material
AHU	Air Handling Unit	MAX.	Maximum
ALT.	Alternate	MECH.	Mechanical
ALUM.	Aluminum	MED.	Medium
ANOD.	Anodized	MFR.	Manufacturer
APPROX.	Approximate	M-I	Manhole
ARCH.	Architect / Architectural	MN.	Minnesota
AUTO.	Automatic	MSSC.	Minnesota Department of Transportation
AVC.	Average	MNDOT.	Minnesota Department of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B.M.	Benchmark	M.L.	Million
B/W	Bottom of Wall	N.	North
BPE	Basement Floor Elevation	N.I.C.	Not In Contract
BIF.	Bifurcous (Asphaltic)	N.	Number
BLDC	Building	NTS	Not to Scale
BSMT.	Basement	NWE	Normal Water Elevation
C.F.	Cubic Feet	NWL	Normal Water Level
C.F.S.	Cubic Feet Per Second	O.C.	On Center
C.G.	Centerline	O.D.	Outside Dimension
C.I.	Centerline	O.E.	Overhead Electric
C.I.U.	Concrete Masonry Unit	O.H.	Ordinary High Water Level
C.O.	Cleanout	O.H.W.L.	Ordinary High Water Level
C.O.E.	Cubic Yard	OPNG.	Opening
C.V.	Catch Basin	P.	Point
CB	Catch Basin Manhole	P.C.	Point of Curvature
CBM	Cement	P.I.	Point of Intersection
CP	Cast Iron Pipe	P.I.V.	Post Indicator Valve
CNP	Corrugated Metal Pipe	P.L. OR P/L	Property Line
CONC.	Concrete (Reinforced)	P.S.F.	Pounds Per Square Foot
CONN.	Connection	P.S.I.	Pounds Per Square Inch
CONTR.	Construction	P.T.	Point of Tangency
CONT.	Continuous	P.V.C.	Point of Vertical Curvature
CONTR.	Contractor	P.V.T.	Point of Vertical Intersection
COP.	Copper	P.V.T.	Point of Vertical Intersection
CU.	Cup	PE	Polyethylene
D.S.	Down Spout	PED.	Pedestal / Pedestrian
DEG.	Denotation / Demolish	PERF.	Preparation
DEMO.	Demolition / Demolish	PREP.	Preparation
DEPT.	Department	PROP.	Proposed
DET.	Detail	PVC	Poly-Vinyl-Chloride (Pipng)
DIA.	Diameter	PVMT	Pavement
DIAG.	Diagram	QTR.	Quarter
DIM.	Dimension	QTY.	Quantity
DIP	Ductile Iron Pipe	R	Radius
DN	Down	RAD.	Radius
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.I.	Expansion Joint	R.O.	Rough Opening
E.O.S.	Emergency Overflow Swale	R.P.	Rough Point
E.W.	Each Way	R.C.P.	Reinforced Concrete Pipe
EA.	Each	R.S.	Rough Slab
EL.	Elevation	RE.	Reinforcing
ELEC.	Electrical	REINF.	Reinforced
EMER.	Emergency	REQD.	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	R/W OR R/W	Right of Way
EQUIP.	Equipment	S.	Square Feet
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SE	Sanitary Sewer
EXP.	Expansion	SEW	Sanitary Sewer
F. & I.	Furnish and Install	SEW	Sanitary Sewer
F.B.O.	Furnished by Others	SHT.	Sheet
F.C.	Face of Curb	SH	Shallow
F.D.	Floor Drain	SILT.	Silt
F.D.C.	Fire Department Connection	SPEC.	Specification
F.V.	Field Verify	SP	Spigot
FB	Full Basement	SPC.	Specification
FBWO	Full Basement Walk Out	STH	Standard
FBLO	Full Basement Look Out	STD.	Standard
FDN.	Foundation	STRUC.	Structural
FES	Finished End Section	SYN.	Synthetic
FFE	Finished Floor Elevation	T	Thickness
FLR.	Floor	T/R	Top of Rim
FT. OR ( )	Foot	T/W	Top of Wall
FUT.	Future	TEMP.	Temporary
G.B.	Grade Break	THK.	Thick / Thickness
G.C.	General Contractor	TN	Top Nut Hydrant
GALL.	Gallon	TY.	Typical
GALV.	Galvanized	UNO.	Unless Noted Otherwise
GFE	Gross Floor Elevation	V.B.	Vapor Barrier
CL.	Class	V.C.	Vertical Curve
CR.	Grade	V.F.	Verify in Field
H.	Height	VER.	Verify
H.P.	High Point	VERT.	Vertical
HDPPEP	High Density Polyethylene Pipe	VEST.	Vestibule
HGT.	Height	W	Width
HORIZ.	Horizontal	W.P.T.	Welding Plant
HVAC	Heating Ventilation, Air Conditioning	W.W.F.	Welded Wire Fabric
HYD	Hydrant	W/O	Without
I.D.	Inside Dimension	WQ	Walk Out
I.N. OR ( )	Inches	WETL.	Wetland
INFO.	Information	WP	Waterproof
INS.	Insulation	WT.	Weight
INSUL.	Insulation	YD.	Yard
INV.	Invert Elevation	YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
[Symbol]	CONTOUR	[Symbol]	CONTOUR
[Symbol]	SPOT ELEVATION	[Symbol]	SPOT ELEVATION
[Symbol]	BUILDING	[Symbol]	BUILDING
[Symbol]	CANOPY / OVERHANG	[Symbol]	UNDERGROUND STRUCTURE
[Symbol]	CONCRETE	[Symbol]	RAILROAD
[Symbol]	CONCRETE CURB	[Symbol]	CONCRETE
[Symbol]	EDGE OF PAVEMENT	[Symbol]	CONCRETE CURB
[Symbol]	FENCING	[Symbol]	EDGE OF PAVEMENT
[Symbol]	GUARD RAIL	[Symbol]	FENCING
[Symbol]	CONCRETE RETAINING WALL	[Symbol]	GUARD RAIL
[Symbol]	FELDSPONE RETAINING WALL	[Symbol]	CONCRETE RETAINING WALL
[Symbol]	MODULAR RETAINING WALL	[Symbol]	FELDSPONE RETAINING WALL
[Symbol]	SOIL BORING	[Symbol]	MODULAR RETAINING WALL
[Symbol]	LIGHT POLE	[Symbol]	DOORWAY
[Symbol]	TREES	[Symbol]	NOTE REFERENCE
[Symbol]	DENOTES TREE LIMITS	[Symbol]	PARKING STALL COUNT
[Symbol]	MANHOLE	[Symbol]	LARGE SHEET DETAIL
[Symbol]	CATCH BASIN	[Symbol]	COORDINATE POINT
[Symbol]	FIRE HYDRANT	[Symbol]	REVISION - ADDENDUM, BULLETIN, ETC.
[Symbol]	WATER VALVE	[Symbol]	REVISED AREA (THIS ISSUE)
[Symbol]	FLARED END SECTION	[Symbol]	
[Symbol]	IRON MONUMENT FOUND	[Symbol]	
[Symbol]	IRON PIPE MONUMENT SET	[Symbol]	
[Symbol]	P.K. NAL	[Symbol]	
[Symbol]	POWERPOLE	[Symbol]	
[Symbol]	GUARD POST	[Symbol]	
[Symbol]	UTILITY BOX (TV, TEL, ELEC)	[Symbol]	
[Symbol]	GAS METER	[Symbol]	
[Symbol]	TRAFFIC BOX	[Symbol]	
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[Symbol]	TRAFFIC SIGN	[Symbol]	
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[Symbol]	WELL	[Symbol]	
[Symbol]	RESTRICTED ACCESS	[Symbol]	
[Symbol]	NOTE NUMBER	[Symbol]	
[Symbol]	DENOTES BITUMINOUS SURFACE	[Symbol]	

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	SILT FENCE
[Symbol]	CONSTRUCTION LIMITS
[Symbol]	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	NOTE REFERENCE
[Symbol]	PARKING STALL COUNT
[Symbol]	LARGE SHEET DETAIL
[Symbol]	COORDINATE POINT
[Symbol]	REVISION - ADDENDUM, BULLETIN, ETC.
[Symbol]	REVISED AREA (THIS ISSUE)

BENCHMARKS

**PROJECT BENCHMARK:**  
COR CONTROL POINT: "COR-ARM"  
CONTROL POINT LOCATED AT THE NORTHWEST QUADRANT OF ARMSTRONG BOULEVARD NW AND BUNKER LAKE BOULEVARD NW.  
ELEVATION = 868.32 (NGVD 29)

**SITE BENCHMARK:**  
TOP NUT OF FIRE HYDRANT  
LOCATION: NORTHEAST QUADRANT OF ZEGLITE STREET NW AND BUNKER LAKE BOULEVARD NW.  
ELEVATION = 873.80 (NGVD 29)

CITY NOTES

- SITE GRADING, LANDSCAPING AND UTILITY INSTALLATIONS MUST BE COMPLETED AS SHOWN WITHOUT ALTERATION. DEVIATIONS FROM PLANS MUST BE CHECKED AND APPROVED BY THE ENGINEERING DEPARTMENT AND/OR THE PLANNING COMMISSION PRIOR TO SAD CHANGE.
- REQUIRED EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AS SHOWN.
- MAIN JOB-SITE ENTRANCE MUST BE POSTED WITH THE PROJECT ADDRESS SO THAT IT IS CLEARLY VISIBLE FROM THE STREET. JOB-SITE ADDRESS SIGN MUST BE INSTALLED IN PLACE UNTIL FINAL OCCUPANCY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 72 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL UTILITIES ARE MAPPED OR IF MAPPED, ARE SHOWN CORRECTLY. CONTACT ONE CALL AT 811 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.

PROPOSED LEGAL DESCRIPTION

COR THREE, ANOKA COUNTY, MINNESOTA.

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C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L1.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CHC
03 JUL 2012	CITY PERMIT SUBMITTAL	CHC

PROJECT MANAGER REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION



Know what's Below.  
Call before you dig.

CITY PERMIT SUBMITTAL

3 JULY 2012

LANDFORM  
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net


FILE NAME C001RAM021.DWG  
PROJECT NO. RAM12021RAM12024

CIVIL TITLE SHEET

C0.1



**DEVELOPER**  
**RAMSEY HRA**  
 7500 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5543

**MUNICIPALITY**  
  
**CITY OF RAMSEY**

**PROJECT**  
**NORTH COMMONS (COR THREE)**  
 RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
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C2.2	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

**REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

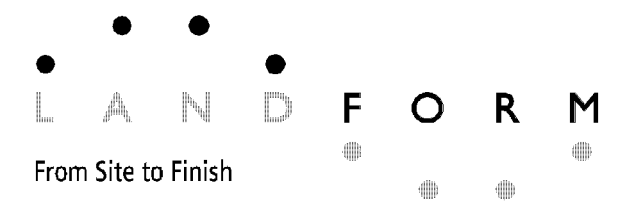
**PROJECT MANAGER REVIEW**  
 \_\_\_\_\_  
 \_\_\_\_\_

**CERTIFICATION**  
 \_\_\_\_\_  
 \_\_\_\_\_

**NOT FOR CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED UNAUTHORIZED. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**CITY PERMIT SUBMITTAL**  
 3 JULY 2012



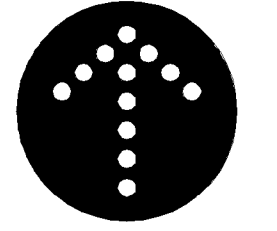
105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME C:\01RAM\021.DWG  
 PROJECT NO. RAM12021\RAM12024

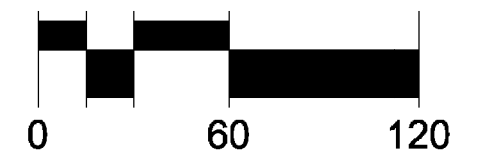
**EXISTING CONDITIONS**  
**C1.1**



**Know what's Below.**  
**Call before you dig.**

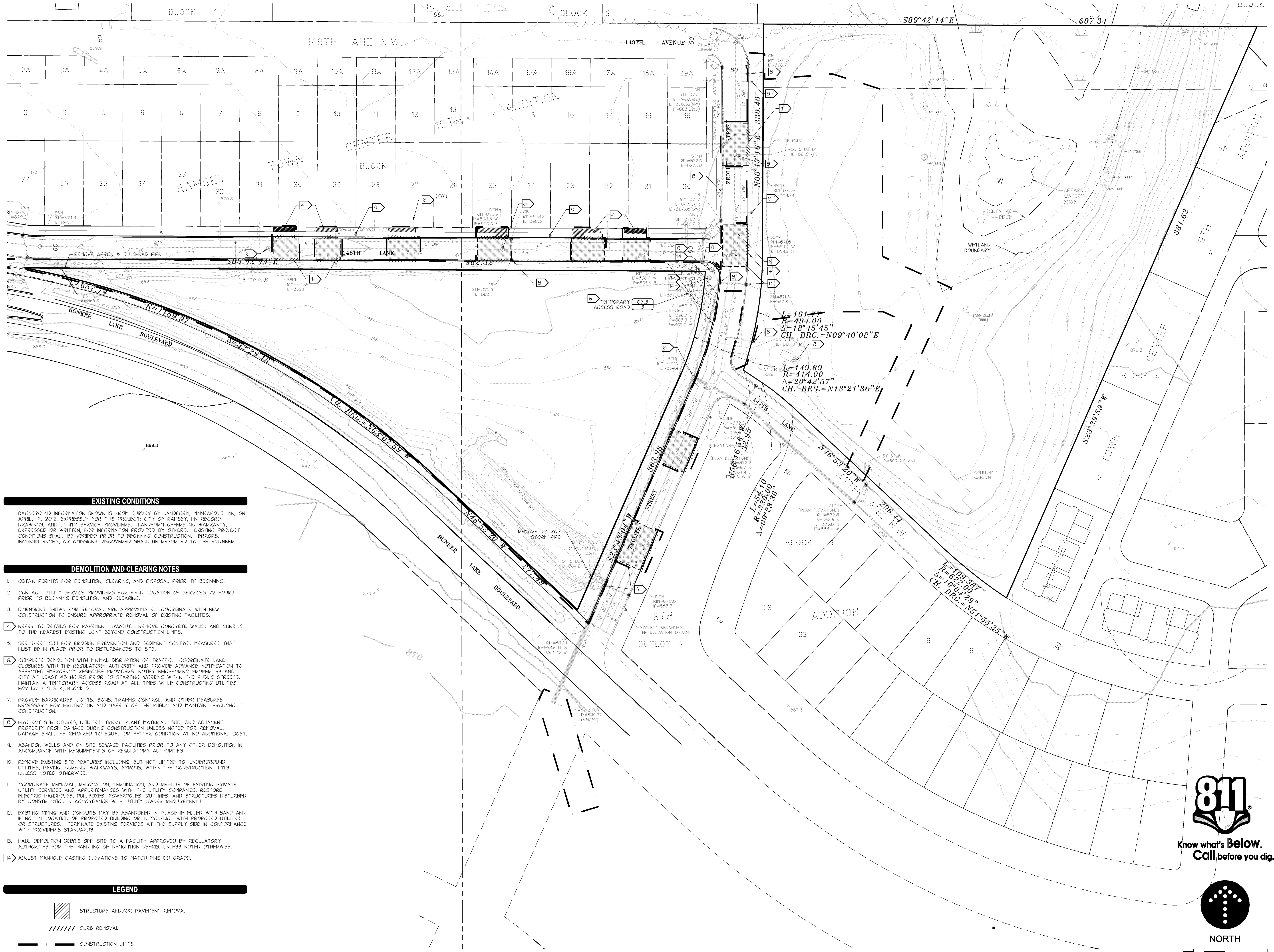


**NORTH**



**EXISTING CONDITIONS**

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**EXISTING CONDITIONS**

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**DEMOLITION AND CLEARING NOTES**

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS, NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 48 HOURS PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS. MAINTAIN A TEMPORARY ACCESS ROAD AT ALL TIMES WHILE CONSTRUCTING UTILITIES FOR LOTS 3 & 4, BLOCK 2.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, APRONS, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, CUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE F FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HAIL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- ADJUST MAN-HOLE CASTING ELEVATIONS TO MATCH FINISHED GRADE.

**LEGEND**

- STRUCTURE AND/OR PAVEMENT REMOVAL
- CURB REMOVAL
- CONSTRUCTION LIMITS
- SAW CUT

**DEVELOPER**  
**RAMSEY HRA**  
 7560 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 TEL (763) 427-1410 - FAX (763) 427-5543

**MUNICIPALITY**

**PROJECT**  
**NORTH COMMONS (COR THREE)**  
 RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
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C2.1	SITE PLAN
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C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

**REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	CHK	REV
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CHC	
03 JUL 2012	CITY PERMIT SUBMITTAL	CHC	

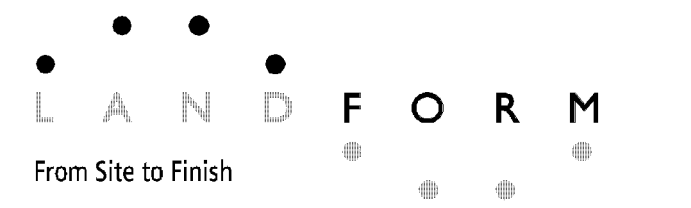
**PROJECT MANAGER REVIEW**

**CERTIFICATION**

**NOT FOR CONSTRUCTION**

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED UNETHICALLY. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**CITY PERMIT SUBMITTAL**  
 3 JULY 2012



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 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

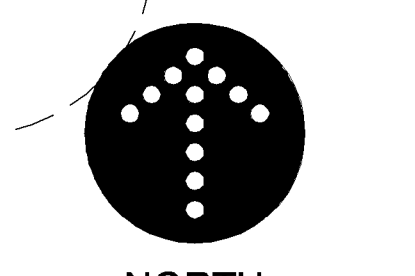
FILE NAME C:\01RAM\021.DWG  
 PROJECT NO. RAM12021\RAM12024

**DEMOLITION PLAN**

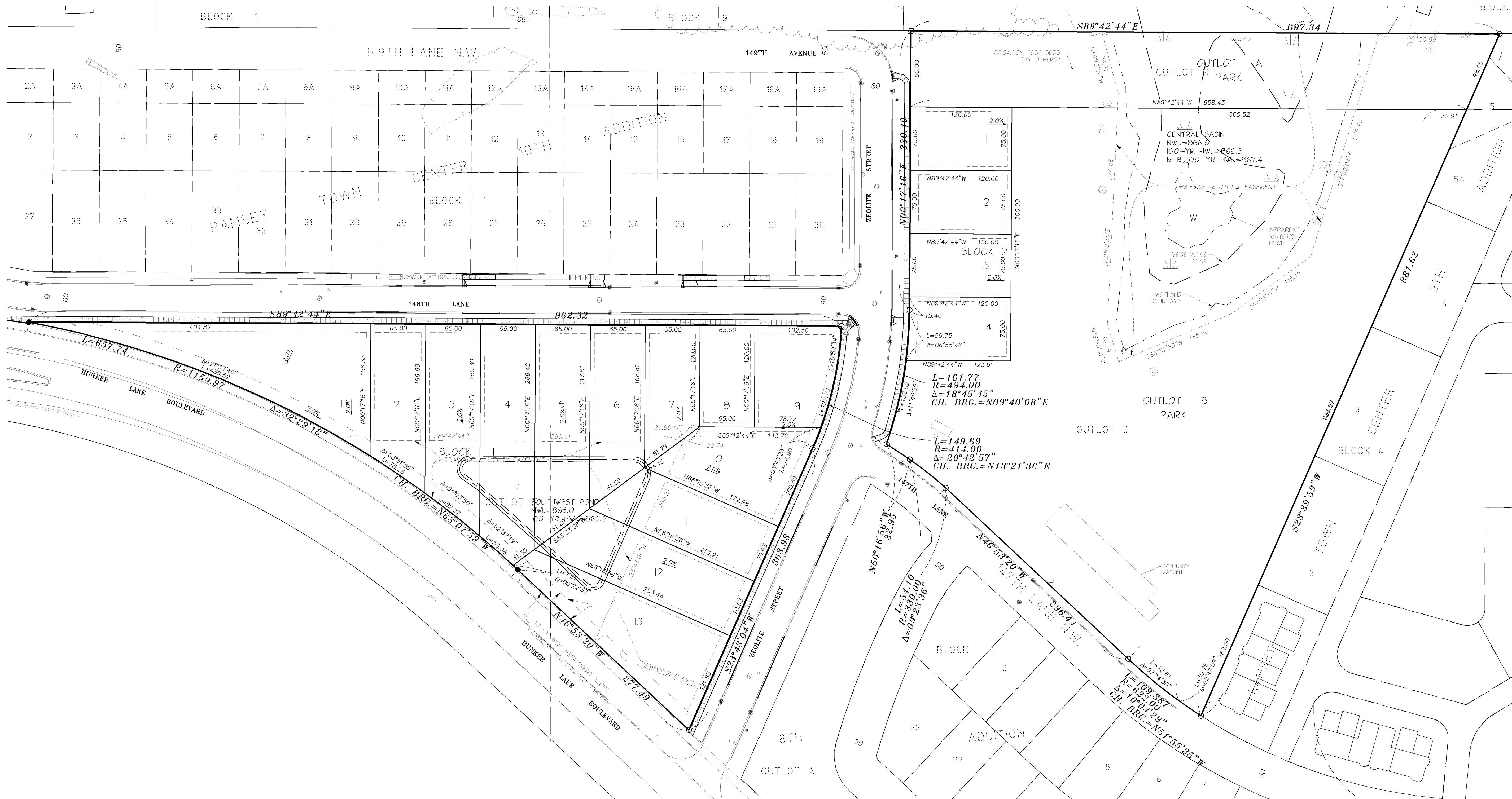
**C1.2**



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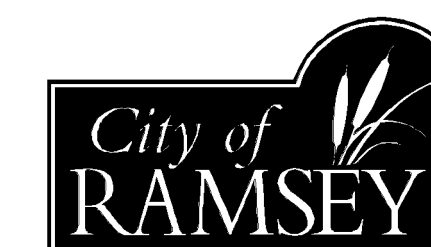


DEVELOPER

**RAMSEY HRA**

7550 SUNWOOD DRIVE  
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MUNICIPALITY



PROJECT

**NORTH COMMONS  
(COR THREE)  
RAMSEY, MINNESOTA**

SHEET INDEX

SHEET	TITLE
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C32	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 07.03.2012

CERTIFICATION

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**EXISTING CONDITIONS**

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**EXISTING LOT AREAS**

OUTLOT D, RAMSEY TOWN CENTER, EIGHTH ADDITION- 31651 SQ. FT. OR 7.15 ACRES  
OUTLOT F, RAMSEY TOWN CENTER, EIGHTH ADDITION- 19,707 SQ. FT. OR 4.38 ACRES  
OUTLOT K, RAMSEY TOWN CENTER, EIGHTH ADDITION- 61,010 SQ. FT. OR 1.40 ACRES  
TOTAL - 563,368 SQ. FT. OR 12.93 ACRES

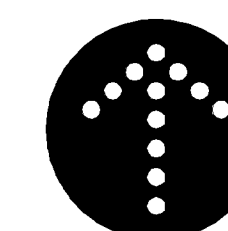
**PROPOSED LOT AREAS**

LOT 1, BLOCK 1, COR THREE	- 25,708 SQ. FT.
LOT 2, BLOCK 1, COR THREE	- 11,943 SQ. FT.
LOT 3, BLOCK 1, COR THREE	- 14,591 SQ. FT.
LOT 4, BLOCK 1, COR THREE	- 17,549 SQ. FT.
LOT 5, BLOCK 1, COR THREE	- 15,731 SQ. FT.
LOT 6, BLOCK 1, COR THREE	- 12,559 SQ. FT.
LOT 7, BLOCK 1, COR THREE	- 9,386 SQ. FT.
LOT 8, BLOCK 1, COR THREE	- 7,500 SQ. FT.
LOT 9, BLOCK 1, COR THREE	- 11,244 SQ. FT.
LOT 10, BLOCK 1, COR THREE	- 14,606 SQ. FT.
LOT 11, BLOCK 1, COR THREE	- 13,639 SQ. FT.
LOT 12, BLOCK 1, COR THREE	- 16,480 SQ. FT.
LOT 13, BLOCK 1, COR THREE	- 19,826 SQ. FT.

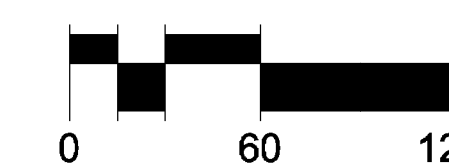
LOT 1, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 2, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 3, BLOCK 2, COR THREE	- 9,000 SQ. FT.
LOT 4, BLOCK 2, COR THREE	- 9,072 SQ. FT.
OUTLOT A, COR THREE	- 58,048 SQ. FT.
OUTLOT B, COR THREE	- 2,962 SQ. FT.
OUTLOT C, COR THREE	- 19,369 SQ. FT.
OUTLOT D, COR THREE	- 257,210 SQ. FT.
TOTAL	- 563,368 SQ. FT.



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CITY PERMIT SUBMITTAL

3 JULY 2012

LANDFORM

From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C:\03RAM\021.DWG

PROJECT NO: RAM12021\RAM12024

SITE PLAN

**C2.1**

**SHEET INDEX**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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C4.1	UTILITIES
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C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

**REVISION HISTORY**  
 CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

**PROJECT MANAGER REVIEW**

DATE	DATE OF REVIEW
03 JUL 2012	03 JUL 2012

NOT FOR CONSTRUCTION

**CITY PERMIT SUBMITTAL**  
 3 JULY 2012

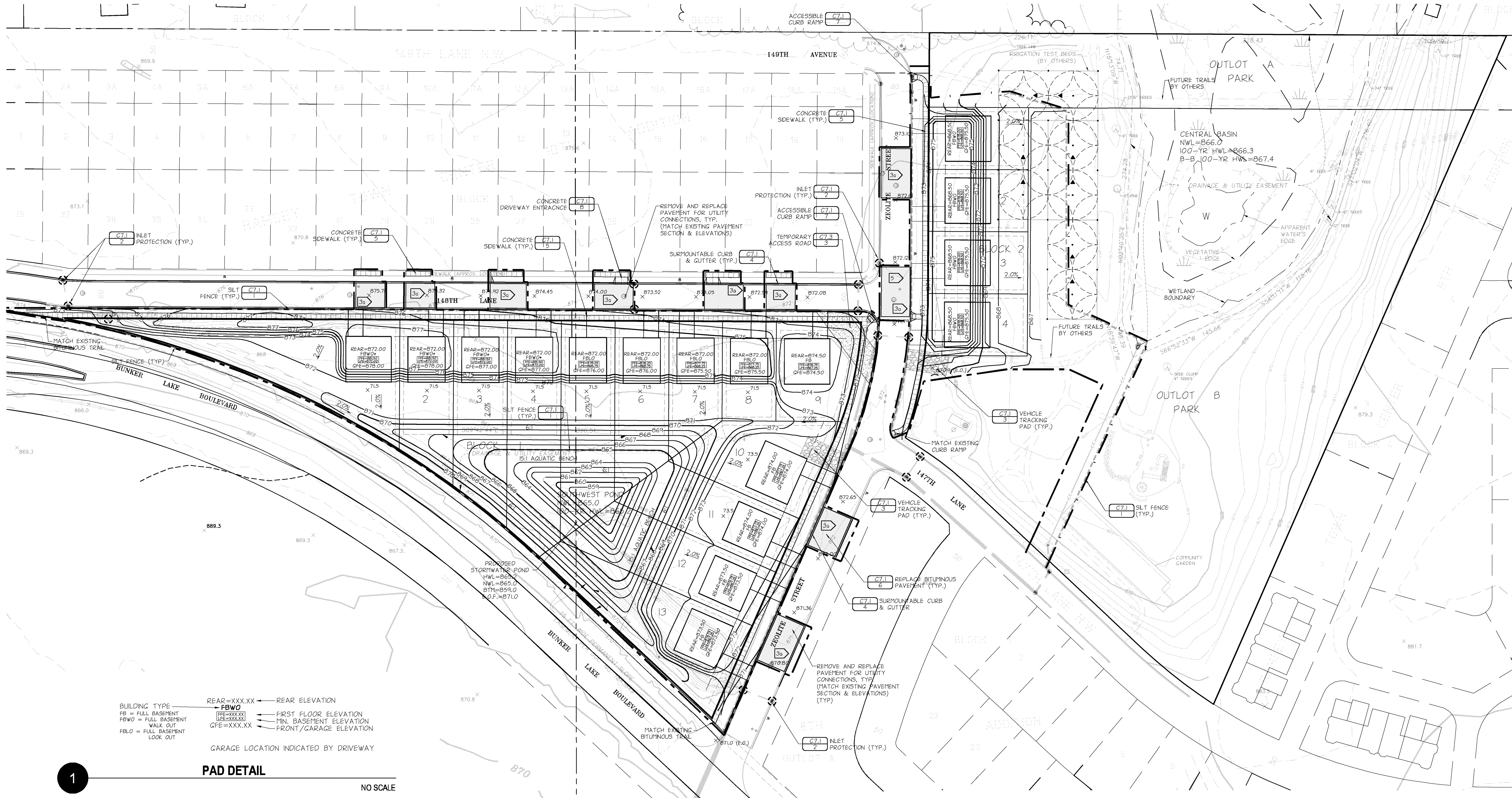
**LANDFORM**  
 From Site to Finish

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 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: CXXXRAM021.DWG  
 PROJECT NO: RAM12021/RAM12024

**GRADING, DRAINAGE, PAVING & EROSION CONTROL**

**C3.1**



**BUILDING TYPE**  
 FB = FULL BASEMENT  
 FBWO = FULL BASEMENT WALK OUT  
 FLO = FULL BASEMENT LOOK OUT

**REAR=XXX.XX** ← REAR ELEVATION  
**FBWO** ← FIRST FLOOR ELEVATION  
**FB** ← MIN. BASEMENT ELEVATION  
**FBWO** ← FRONT/GARAGE ELEVATION  
**GFE=XXX.XX** ← FRONT/GARAGE ELEVATION

GARAGE LOCATION INDICATED BY DRIVEWAY

**GRADING NOTES**

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR CITY APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- ROUGH GRADE BUILDING PAD TO ELEVATIONS LISTED ON PLANS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
- GROUNDWATER MAY BE ENCOUNTERED WHILE EXCAVATING. DEWATER AS NECESSARY PER STATE AND LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND COORDINATION OF DEWATERING ACTIVITIES. CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.

**PAVING NOTES**

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
- MEET AND MATCH EXISTING CURB. PROVIDE 2 FOOT TRANSITION.
- PAVING SECTIONS
  - BITUMINOUS PAVING
    - 1.5-INCH WEAR
    - TACK COAT
    - 2-INCH BASE
    - 4-INCH AGGREGATE BASE (MNDOT 313B, MODIFIED CLASS 5)
    - COMPACTED SUBSOL
  - CONCRETE WALKWAYS
    - 4-INCH CONCRETE WALK
    - 4-INCH AGGREGATE BASE (MNDOT 313B, CLASS 5)
    - COMPACTED SUBSOL
- CONTRACTOR TO NOTIFY NEIGHBORING RESIDENCES AND CITY AT LEAST 48 HOURS IN ADVANCE OF ANY OPEN CUTTING ROADWAYS OR ANY WORK THAT WOULD IMPEDE OR CLOSE TRAFFIC/ROADS.
- CONTRACTOR SHALL PROVIDE AN ADEQUATE BY-PASS LANE TO ALLOW TRAFFIC AND EMERGENCY VEHICLES INGRESS/EGRESS WHILE CONSTRUCTING UTILITY SERVICES ON LOTS 3 & 4, BLOCK 2.

**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
- RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.
 

ITEM	SOD	SEED	SPECIFICATION NUMBER
TYPE 50 @ 40 LB/AC <td></td> <td></td> <td>MNDOT 3876</td>			MNDOT 3876
TYPE 100 @ 60 LB/AC <td></td> <td></td> <td>MNDOT 3882</td>			MNDOT 3882
MULCH (TYPE 1 DISC ANCHORED) <td></td> <td></td> <td>MNDOT 3881</td>			MNDOT 3881
FERTILIZER <td></td> <td></td> <td>MNDOT 2575</td>			MNDOT 2575
GENERAL PLACEMENT <td></td> <td></td> <td></td>			
- SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
- SWEEP ADJACENT STREETS CLEAN DAILY.

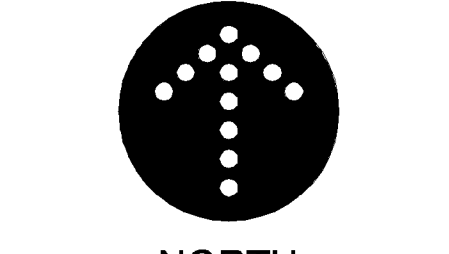
**LEGEND**

- SLT FENCE
- ⊙ INLET PROTECTION
- - - CONSTRUCTION LIMITS

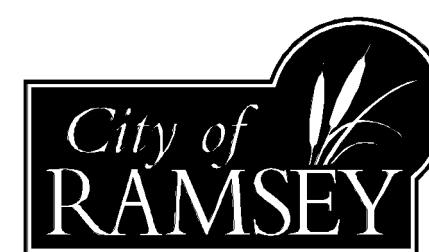
STORMWATER BASIN  
 (BY OTHERS - PART OF THE ARMSTRONG/SUNWOOD DRIVE REALIGNMENT PROJECT)  
 COORDINATE THE TRING WITH THE CONTRACTOR



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SHEET	TITLE
C01	CIVIL TITLE SHEET
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C12	DEMOLITION PLAN
C21	SITE PLAN
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL SWPPP NOTES
C32	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L01	LANDSCAPE PLAN

**REVISION HISTORY**

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

**PROJECT MANAGER REVIEW**

BY/DATE	DATE 07/03/2012

**CERTIFICATION**

NOT FOR CONSTRUCTION

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**CITY PERMIT SUBMITTAL**

3 JULY 2012

LANDFORM

From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401

FILE NAME: C302RAM021

PROJECT NO. RAM\2021\RAM\2024

SWPPP NOTES

**C3.2**

**FINAL STABILIZATION**

L. THE OWNER/OPERATOR(S) MUST ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES ALL OF THE FOLLOWING:

- FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A MINIMUM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS.

- THE OWNER/OPERATOR(S) MUST ENSURE THAT THE PERMANENT STORM WATER TREATMENT SYSTEM MEETS ALL REQUIREMENTS OF THE PERMIT. THIS INCLUDES BUT IS NOT LIMITED TO: A FINAL CLEAN OUT OF TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS AND FINAL CONSTRUCTION OR MAINTENANCE OF INFILTRATION BASINS. ALL SEDIMENT MUST BE REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.

- PRIOR TO SUBMISSION OF THE NOT, ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE OWNER/OPERATOR IS RESPONSIBLE. BMPs DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

- FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED, TEMPORARY EROSION PROTECTION AND DOWNGRADE PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE OWNER/OPERATOR MUST DISTRIBUTE THE MPCA'S HOMEOWNER FACT SHEET TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

- FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP OR RANGE LAND) FINAL STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE.

OR

- OWNER/OPERATOR MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE OWNER/OPERATOR(S) MUST ENSURE THAT THE PERMANENT STORM WATER TREATMENT SYSTEM MEETS ALL REQUIREMENTS OF THE PERMIT. THIS INCLUDES BUT IS NOT LIMITED TO: A FINAL CLEAN OUT OF TEMPORARY OR PERMANENT SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS AND FINAL CONSTRUCTION OR MAINTENANCE OF INFILTRATION BASINS. ALL SEDIMENT MUST BE REMOVED FROM CONVEYANCE SYSTEMS AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.

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- CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS.

- AT LEAST 90% (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER ESTABLISHED ON THOSE AREAS.
- ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED.

AND WHERE APPLICABLE:

- FOR RESIDENTIAL CONSTRUCTION ONLY, INDIVIDUAL LOTS ARE CONSIDERED FINALLY STABILIZED IF THE STRUCTURE(S) ARE FINISHED & TEMPORARY EROSION PROTECTION AND DOWNGRADE PERIMETER CONTROL HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN SOLD TO THE HOMEOWNER. ADDITIONALLY, THE OWNER/OPERATOR MUST DISTRIBUTE THE MPCA'S HOMEOWNER FACT SHEET TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, PERMANENT COVER.

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**TERMINATION OF COVERAGE**

- OWNER/OPERATOR(S) WISHING TO TERMINATE COVERAGE UNDER THIS PERMIT MUST SUBMIT NOTICE OF TERMINATION (NOT) TO THE MPCA. COMPLIANCE WITH THIS PERMIT IS REQUIRED UNTIL A NOT IS SUBMITTED. THE OWNER/OPERATOR(S) COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE POSTMARK DATE OF THE NOT, OR ON THE DATE AN ONLINE NOT IS SUBMITTED TO THE MPCA.

- TERMINATION OF COVERAGE FOR THE ENTIRE PROJECT

ALL OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN COMPLETED ON ALL PORTIONS OF THE SITE FOR WHICH THE OWNER/OPERATOR IS RESPONSIBLE AND ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. IF THE SITE INCLUDES PERMANENT STORM WATER MANAGEMENT SYSTEMS, THE REQUIREMENTS FOR FINAL CLEANOUT/MAINTENANCE MUST BE PERFORMED AS REQUIRED IN FINAL STABILIZATION.

OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING THE ENTIRE SITE INCLUDING ROADS AND STORM WATER INFRASTRUCTURE, AND COVERAGE IS TRANSFERRED TO ANOTHER OWNER AS DESCRIBED IN CHANGE OF COVERAGE.

- TERMINATION OF COVERAGE FOR A PORTION OF THE ENTIRE PROJECT

ALL OWNER/OPERATOR(S) MUST SUBMIT A NOT WITHIN SEVEN (7) DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING PORTIONS OF THE SITE TO ANOTHER PARTY AND THEY ARE NO LONGER THE OWNER OR OPERATOR. THE PORTIONS OF THE SITE BEING SOLD TO ANOTHER PARTY MUST BE IN COMPLIANCE WITH THE PERMIT (E.G. ALL TEMPORARY EROSION PROTECTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE). THE FORM MUST INCLUDE SIGNATURES FROM THE ORIGINAL OWNER/OPERATOR(S) AND CONTACT INFORMATION FOR THE NEW OWNER OF THE PROPERTY.

- TERMINATION OF COVERAGE OBTAINED USING A SUBDIVISION REGISTRATION

IF PERMIT COVERAGE WAS OBTAINED USING THE SUBDIVISION REGISTRATION PROCESS, OWNER/OPERATOR(S) ARE REQUIRED TO SUBMIT A NOT WITHIN 30 DAYS AFTER ACHIEVING FINAL STABILIZATION.

- ALTERNATIVE METHODS—PERMANENT STORM WATER MANAGEMENT

OWNER/OPERATOR(S) THAT USE AN ALTERNATIVE METHOD FOR THE PERMANENT STORM WATER MANAGEMENT SYSTEM AS DESCRIBED IN THE PERMIT ARE PROHIBITED FROM TERMINATING THIS PERMIT UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED ON SITE AND EITHER:

- THE TWO YEARS OF MONITORING DATA REQUIRED IN THE PERMIT HAS BEEN SUBMITTED TO THE MPCA AND THE MPCA HAS DETERMINED THAT THE REQUIRED TREATMENT HAS BEEN ACHIEVED. THE OWNER/OPERATOR WILL BE NOTIFIED IN WRITING WITHIN 30 DAYS AFTER THE MONITORING DATA HAS BEEN SUBMITTED. IF THE OWNER/OPERATOR HAS NOT HEARD FROM THE MPCA WITHIN 30 DAYS AFTER SUBMITTING THE REQUIRED DATA, THE OWNER/OPERATOR CAN SUBMIT A NOT.

OR:

- THE OWNER/OPERATOR CAN SUBMIT A NOT, EVEN IF THE TREATMENT IS LESS THAN TWO YEARS, IF THE MPCA DETERMINES THAT THE ALTERNATIVE METHOD IS ACHIEVING THE REQUIRED TREATMENT.

DURING THE MONITORING AND EVALUATION OF THE ALTERNATIVE METHOD, THE OWNER/OPERATOR IS NOT RESPONSIBLE FOR OTHER PERMIT REQUIREMENTS THAT HAVE BEEN TRANSFERRED AS DESCRIBED IN CHANGE OF COVERAGE.

**INSPECTIONS AND MAINTENANCE**

- INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE CONDUCTED ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN SEVEN (7) DAYS AFTER THAT.

- INSPECTIONS SHALL INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMPs, AND INFILTRATION AREAS.

- STABILIZED AREAS WITH PERMANENT COVER SHALL BE INSPECTED ONCE PER MONTH, WHERE CONSTRUCTION SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AREAS AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE. THE SITE SHALL BE INSPECTED FOR A PERIOD OF TWELVE (12) MONTHS (THE INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS). FOLLOWING THE TWELFTH MONTH OF PERMANENT COVER AND NO CONSTRUCTION ACTIVITY, INSPECTIONS MAY BE TERMINATED UNTIL CONSTRUCTION ACTIVITY IS ONCE AGAIN INITIATED OR SOONER IF NOTIFIED IN WRITING BY THE MPCA, WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS. THE REQUIRED INSPECTIONS AND MAINTENANCE SCHEDULE MUST BEGIN WITHIN 24 HOURS AFTER RAINFALL OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

- ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE INSPECTED TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED WITHIN THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SECTION.

- ALL INFILTRATION AREAS MUST BE INSPECTED TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THESE AREAS ARE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT DRIVING ACROSS THE INFILTRATION AREA.

- ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- CONSTRUCTION SITE VEHICLE EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES, WITHIN 24 HOURS OF DISCOVERY, OR IF APPLICABLE, WITHIN A SHORTER TIME.

- IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT IN STREETS COULD BE WASHED INTO STORM SEWERS BY THE NEXT RAIN AND/OR POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS).

- BMP MAINTENANCE:

- FOLLOW THE DESIGNER'S OR MANUFACTURER'S RECOMMENDED MAINTENANCE PROCEDURES FOR ALL BMPs.
- REMOVE SEDIMENT FROM BMPs AS APPROPRIATE AND PROPERLY DISPOSE OF SEDIMENT INTO CONTROLLED AREAS TO PREVENT SOIL FROM RETURNING TO THE BMP DURING SUBSEQUENT RAIN EVENTS.
- REMOVE SEDIMENT FROM PAVED ROADWAYS AND FROM AROUND BMPs PROTECTING STORM DRAIN INLETS.
- ENSURE THAT CONSTRUCTION SUPPORT ACTIVITIES, INCLUDING BORROW AREAS, WASTE AREAS, CONTRACTOR WORK AREAS, AND MATERIAL STORAGE AREAS AND DEDICATED CONCRETE AND ASPHALT BATCH PLANTS ARE CLEANED AND MAINTAINED.
- REPLACE DAMAGED BMPs, SUCH AS SILT FENCES, THAT NO LONGER OPERATE EFFECTIVELY.

**RECORDKEEPING/RECORD RETENTION**

- THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS SHALL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OWNER/OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON-SITE VEHICLE DURING NORMAL WORKING HOURS.

- ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION (NOT). THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

- THE FOLLOWING IS A LIST OF RECORDS THAT SHALL BE KEPT AT THE PROJECT SITE AVAILABLE FOR INSPECTORS TO REVIEW:

- COPY OF THE SWPPP, WITH ANY MODIFICATIONS
- INSPECTION AND MAINTENANCE RECORDS
- PERMANENT OPERATION AND MAINTENANCE AGREEMENTS
- CALCULATIONS FOR THE DESIGN OF TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS
- ANY OTHER PERMITS REQUIRED FOR THE PROJECT
- RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION
- ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
- ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS.

**LOG OF CHANGES TO THE SWPPP/AMENDMENTS**

- THE OWNER/OPERATOR(S) MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

- THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS;
- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR UNDERGROUND WATERS OR THAT THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES; OR
- THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- AT ANY TIME AFTER PERMIT COVERAGE IS EFFECTIVE, THE MPCA MAY DETERMINE THAT THE PROJECT'S STORM WATER DISCHARGES MAY CAUSE, HAVE REASONABLE POTENTIAL TO CAUSE, OR CONTRIBUTE TO NON-ATTAINMENT OF ANY APPLICABLE WATER QUALITY STANDARD, OR THAT THE SWPPP DOES NOT INCORPORATE THE APPLICABLE REQUIREMENTS IN THE PERMIT FOR DISCHARGES TO IMPAIRED WATERS AND TIDALS. IF MPCA MAKES SUCH DETERMINATION(S) OR ANY OF THE DETERMINATIONS NOTED ABOVE, MPCA WILL NOTIFY THE OWNER/OPERATOR(S) IN WRITING IN RESPONSE. THE OWNER/OPERATOR(S) MUST DEVELOP A SUPPLEMENTAL BMP ACTION PLAN OR APPROPRIATE SWPPP AMENDMENTS DESCRIBING SWPPP MODIFICATIONS TO ADDRESS THE IDENTIFIED CONCERNS AND SUBMIT INFORMATION REQUESTED BY MPCA, WHICH MAY INCLUDE AN INDIVIDUAL PERMIT APPLICATION IF MPCA'S WRITTEN NOTIFICATION REQUIRES A RESPONSE. FAILURE TO RESPOND WITHIN THE SPECIFIED TIMEFRAME CONSTITUTES A PERMIT VIOLATION.

**EROSION PREVENTION AND SEDIMENT CONTROL**

- SEE EROSION PREVENTION AND SEDIMENT CONTROL SHEET FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND SEEDING LAYOUT SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.

- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL

APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.

**PHASE CONSTRUCTION ACTIVITY**

SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADED LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

THE TRIMMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ONLY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

- CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DICES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

- STABILIZE SOILS

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THE REQUIREMENT.

TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CONSTRUCTION PLACES IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND CUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

- PROTECT SLOPES

SLOPES WITH A GRADE OF 3:1 OR STEEPER WITH A SLOPE LENGTH OF GREATER THAN 75 FEET REQUIRE SLOPE BREAKS (E.G. CHECK DAMS) TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.

- PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED AND DOCUMENTATION HAS BEEN PROVIDED MEETING THE PERMIT REQUIREMENTS.

- ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

- RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

A TEMPORARY (OR PERMANENT) SEDIMENT BASIN SHALL BE PROVIDED PRIOR TO THE RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION.

WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, TEMPORARY SEDIMENT BASIN REQUIREMENTS MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

TEMPORARY BASINS SHALL PROVIDE STORAGE BELOW THE OUTLET PIPE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2) YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN AND IN NO CASE SHALL THE BASIN PROVIDE LESS THAN 1800 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE FROM EACH ACRE DRAINED TO THE BASIN.

WHERE NO SUCH CALCULATION HAS BEEN PERFORMED, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE BELOW THE OUTLET PIPE PER ACRE DRAINED TO THE BASIN, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL PERMANENT COVER IS ESTABLISHED FOR THE ENTIRE DRAINAGE AREA OF THE TEMPORARY BASIN.

THE BASINS SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO THE FOLLOWING REQUIREMENTS:

- TEMPORARY BASIN OUTLETS SHALL BE DESIGNED TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS. THE BASIN SHALL BE DESIGNED WITH THE ABILITY TO ALLOW COMPLETE BASIN DRAWDOWN (E.G., PERFORATED RISER PIPE WRAPPED WITH FILTER FABRIC AND COVERED WITH CRUSHED GRAVEL, PUMPS OR OTHER MEANS). PROVIDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY. ENERGY DISSIPATION SHALL BE PROVIDED FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- THE TEMPORARY (OR PERMANENT) BASINS SHALL BE CONSTRUCTED AND MADE OPERATIONAL CONCURRENT WITH THE START OF SOIL DISTURBANCE THAT IS UNDERWAY IN THE AREA AND CONSIDERS RUNOFF TO THE POND.
- WHERE THE TEMPORARY SEDIMENT BASIN IS NOT ATTAINABLE DUE TO SITE LIMITATIONS, EQUIVALENT SEDIMENT CONTROLS SUCH AS SPALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS, OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR THOSE SIDE SLOPE BOUNDARIES DEEMED APPROPRIATE AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS ATTAINABLE, THE OWNER/OPERATOR MUST CONSIDER PUBLIC SAFETY AND MUST CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE. THIS DETERMINATION MUST BE DOCUMENTED IN THE SWPPP.

- ESTABLISH STABILIZED CONSTRUCTION EXITS

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) SHALL BE MINIMIZED BY BMPs SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING SHALL BE USED IF SUCH BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

**SITE EVALUATION/ASSESSMENT/PLANNING**

- CONTACT INFORMATION/RESPONSIBLE PARTIES  
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
  - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
  - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
    - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
    - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
    - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
    - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
    - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

**POLLUTION PREVENTION MANAGEMENT MEASURES**

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.
- OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE PHASES:
  - FORBIDDEN AREAS
    - MATERIAL STORAGE AREAS
    - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
    - CONCRETE WASHOUTS
    - PAINT AND STUCCO WASHOUTS
    - DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
    - SPILL KITS
    - STOCKPILES
    - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
    - ANY TEMPORARILY REMOVED STRUCTURAL BMPs
    - ANY CHANGES TO THE STRUCTURAL BMPs
  - SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
  - HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
  - CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
  - EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

**POST CONSTRUCTION BMPs**

- SEE GRADING AND DRAINAGE, UTILITY, AND

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEVELOPMENT PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

DATE	REVIEW
07/03/12	

NOT FOR CONSTRUCTION

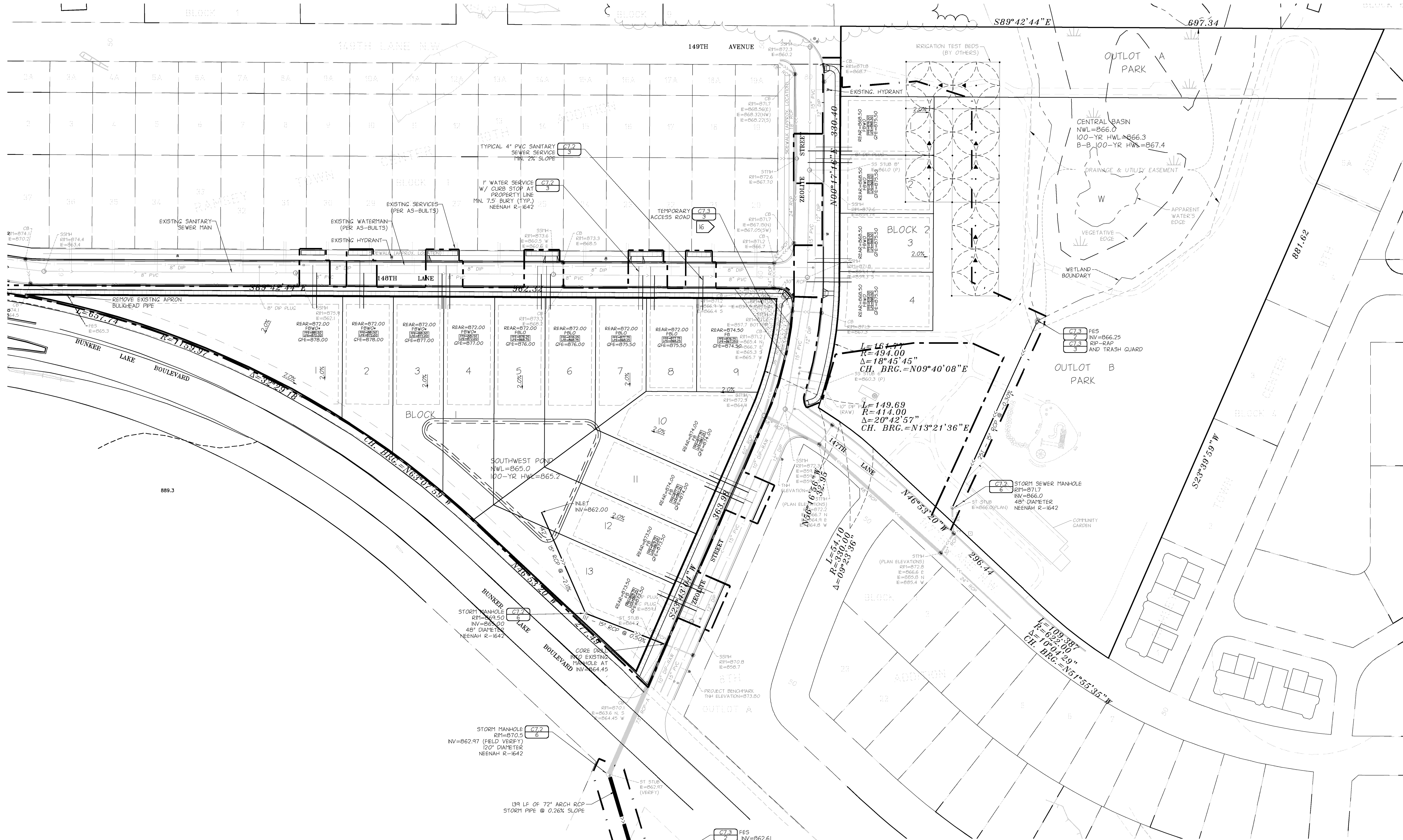
CITY PERMIT SUBMITTAL  
 3 JULY 2012

**LANDFORM**  
 From Site to Finish

105 South Fifth Avenue Suite 513  
 Minneapolis, MN 55401  
 Tel: 612-252-9070  
 Fax: 612-252-9077  
 Web: landform.net

FILE NAME: C401RAM021.DWG  
 PROJECT NO: RAM12021/RAM12024

UTILITIES  
**C4.1**

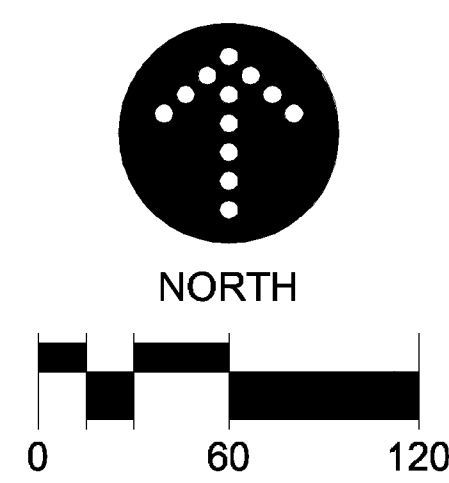


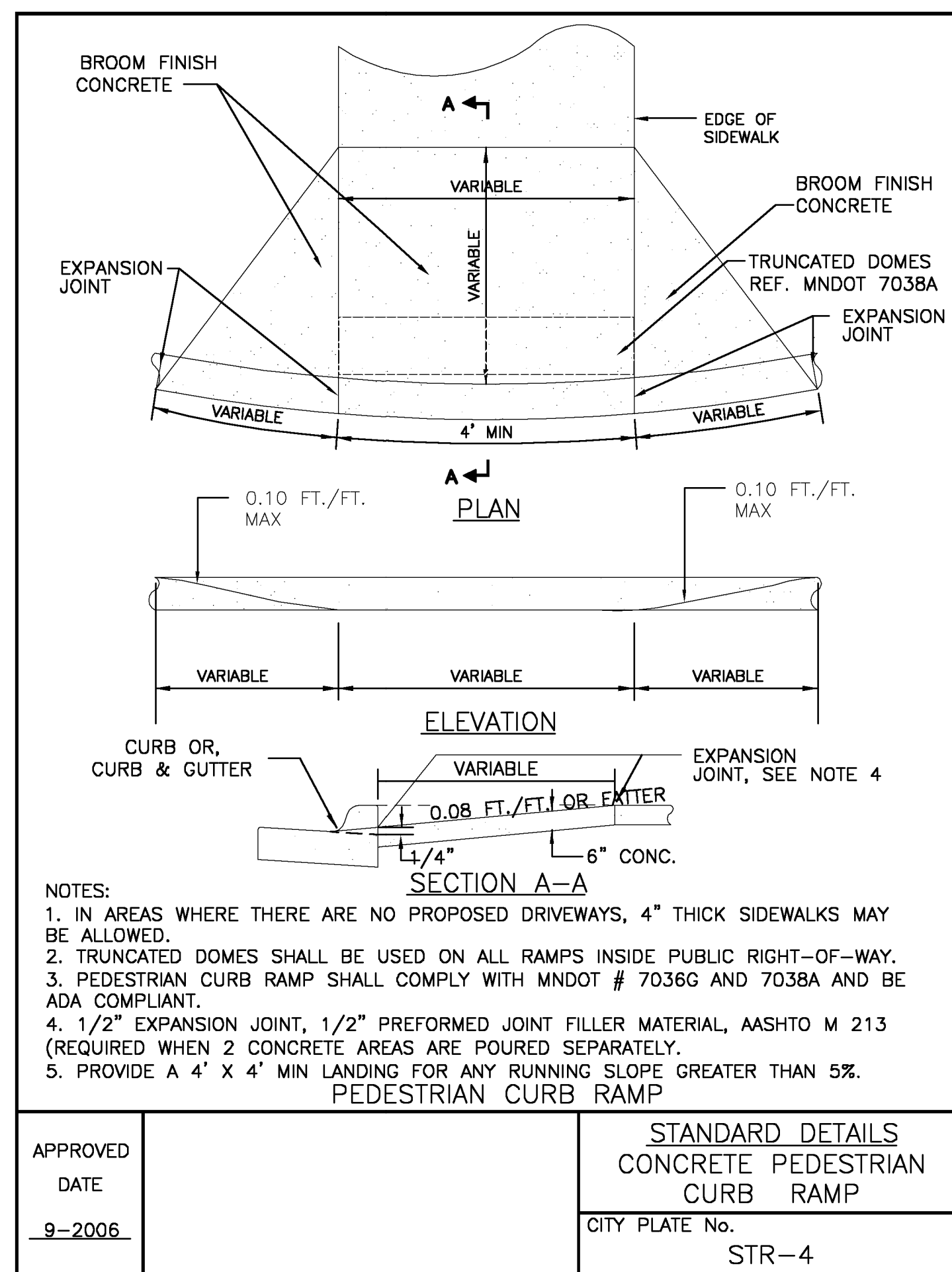
- UTILITY NOTES**
- PIPE MATERIALS:  
 WATER SERVICE: TYPE K COPPER  
 SANITARY SERVICE: PVC SDR 26  
 STORM SEWER: RCP CLASS 5
  - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
  - COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES.
  - PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
  - PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
  - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED, COMPLY WITH REQUIREMENTS OF UTILITY. TEST REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
  - INSTALL TRACER WIRE WITH UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS.
  - CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
  - CONTACT CITY OF RAMSEY FOR WET TAP INSPECTION.
  - MAINTAIN 7.5 FEET OF COVER ON WATER.
  - DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
  - CONTACT CITY OF RAMSEY BUILDING DEPARTMENT FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN THE APPROPRIATE PERMIT FROM THE MN DNR IF DEWATERING IS REQUIRED TO COMPLETE ANY WORK. THE CITY NEEDS TO REVIEW EACH PERMIT PRIOR TO IMPLEMENTATION.
  - SANITARY AND WATER SERVICES NEED TO EXTEND INTO THE LOT A MIN. OF 15' BEYOND THE PROPOSED SIDEWALK LOCATION.
  - A 4"x8" WYE (148TH LANE) OR A 4" x 4" WYE (ZEOLITE STREET) SHALL BE CUT INTO THE EXISTING SANITARY SEWER LINE FOR EACH SERVICE. SADDLE WYES ARE NOT ACCEPTABLE. CONTRACTOR SHALL PROVIDE BLANKHEADS AND BYPASS PUMPING SHLE WORKING ON THE SANITARY LINE.
  - CONTRACTOR TO MAINTAIN TEMPORARY ACCESS ROAD OVER LOT 9, BLOCK 1 WHILE SERVICES TO LOTS 3 & 4, BLOCK 2 ARE BEING INSTALLED. TEMPORARY ACCESS ROAD TO BE REMOVED UPON COMPLETION OF UTILITY WORK.
  - PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

- CONTRACTOR TO MAINTAIN TEMPORARY ACCESS ROAD OVER LOT 9, BLOCK 1 WHILE SERVICES TO LOTS 3 & 4, BLOCK 2 ARE BEING INSTALLED. TEMPORARY ACCESS ROAD TO BE REMOVED UPON COMPLETION OF UTILITY WORK.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.

**UTILITY SERVICES INFORMATION**

BLOCK	LOT	MAIN LINE INV.	SAN. WYE INV.	SAN. SERVICE LENGTH	SAN. SERVICE INV.	WATER SERVICE LENGTH
1	1	861.98	862.65	45'	863.55	55'
1	2	861.70	862.37	45'	862.27	55'
1	3	861.25	861.92	45'	862.82	55'
1	4	861.20	861.87	45'	862.77	55'
1	5	860.67	861.34	45'	862.24	55'
1	6	860.62	861.29	45'	862.19	55'
1	7	860.11	860.78	44'	861.66	55'
1	8	860.06	860.73	44'	861.61	55'
1	9	859.85	860.52	43'	861.38	55'
1	10	858.72	859.47	55'	861.07	65'
1	11	858.75	860.00	55'	861.10	65'
1	12	858.92	860.17	55'	861.27	65'
1	13	858.94	860.19	55'	861.29	65'
2	1	xxx	xx	56'	xx	46'
2	2	xxx	xx	56'	xx	46'
2	3	xx	xx	56'	xx	46'
2	4	xx	xx	57'	xx	46'

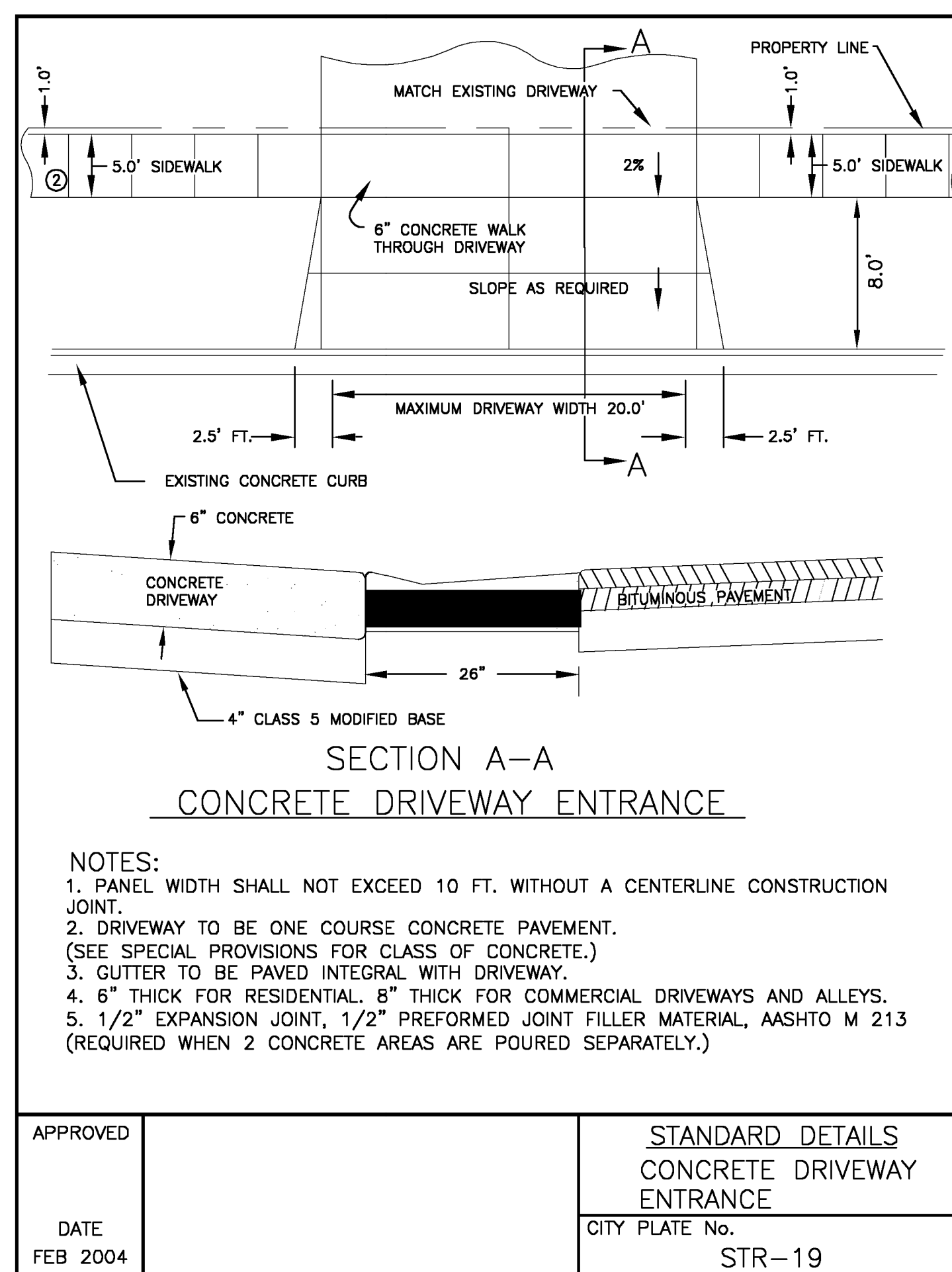




- NOTES:
1. IN AREAS WHERE THERE ARE NO PROPOSED DRIVEWAYS, 4" THICK SIDEWALKS MAY BE ALLOWED.
  2. TRUNCATED DOMES SHALL BE USED ON ALL RAMPS INSIDE PUBLIC RIGHT-OF-WAY.
  3. PEDESTRIAN CURB RAMP SHALL COMPLY WITH MNDOT # 7036G AND 7038A AND BE ADA COMPLIANT.
  4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY).
  5. PROVIDE A 4' X 4' MIN LANDING FOR ANY RUNNING SLOPE GREATER THAN 5%.

APPROVED DATE	9-2006	STANDARD DETAILS CONCRETE PEDESTRIAN CURB RAMP
		CITY PLATE No. STR-4

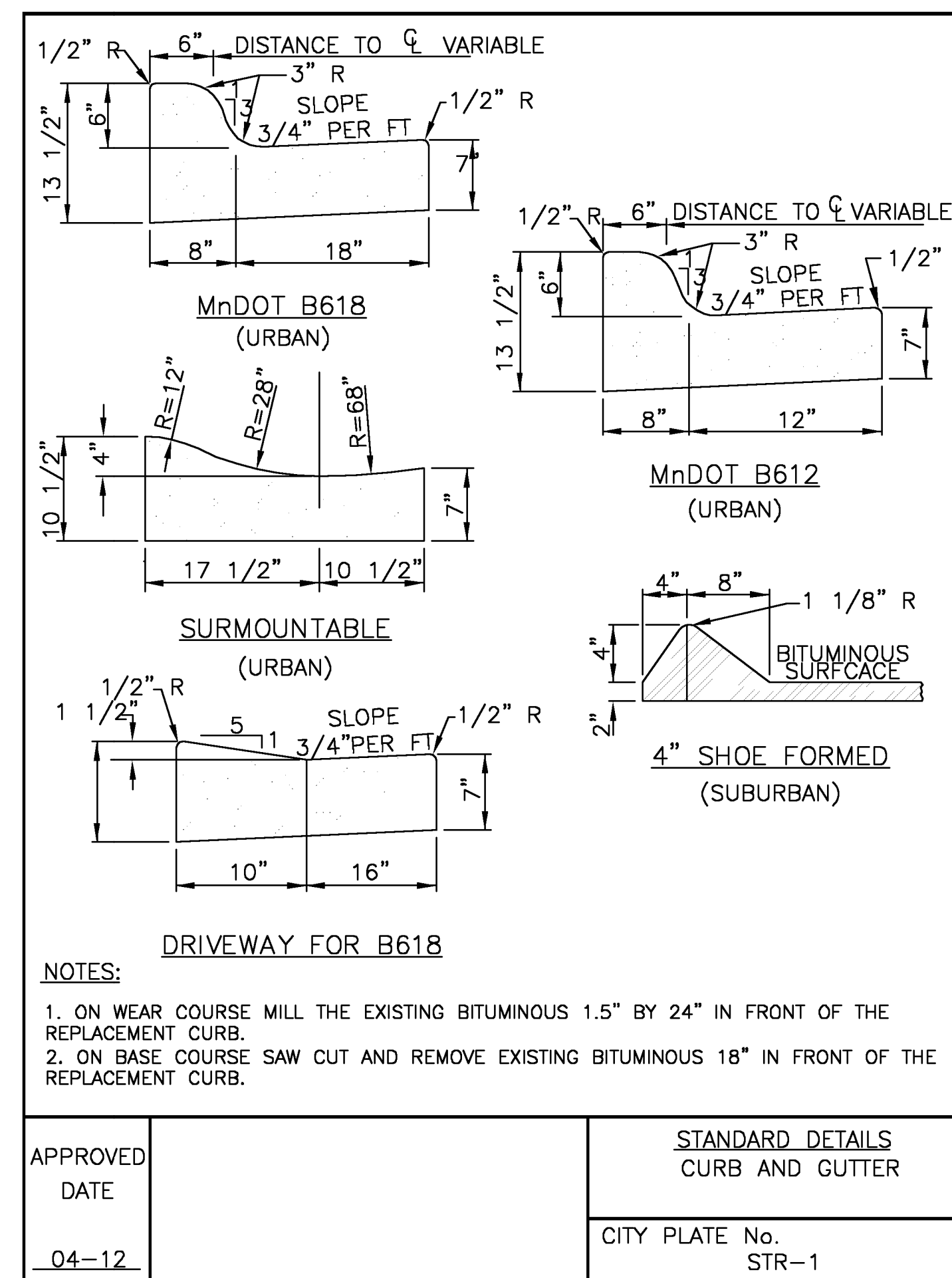
7 CONCRETE PEDESTRIAN CURB RAMP NO SCALE



- NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
  2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
  3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
  4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
  5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED DATE	FEB 2004	STANDARD DETAILS CONCRETE DRIVEWAY ENTRANCE
		CITY PLATE No. STR-19

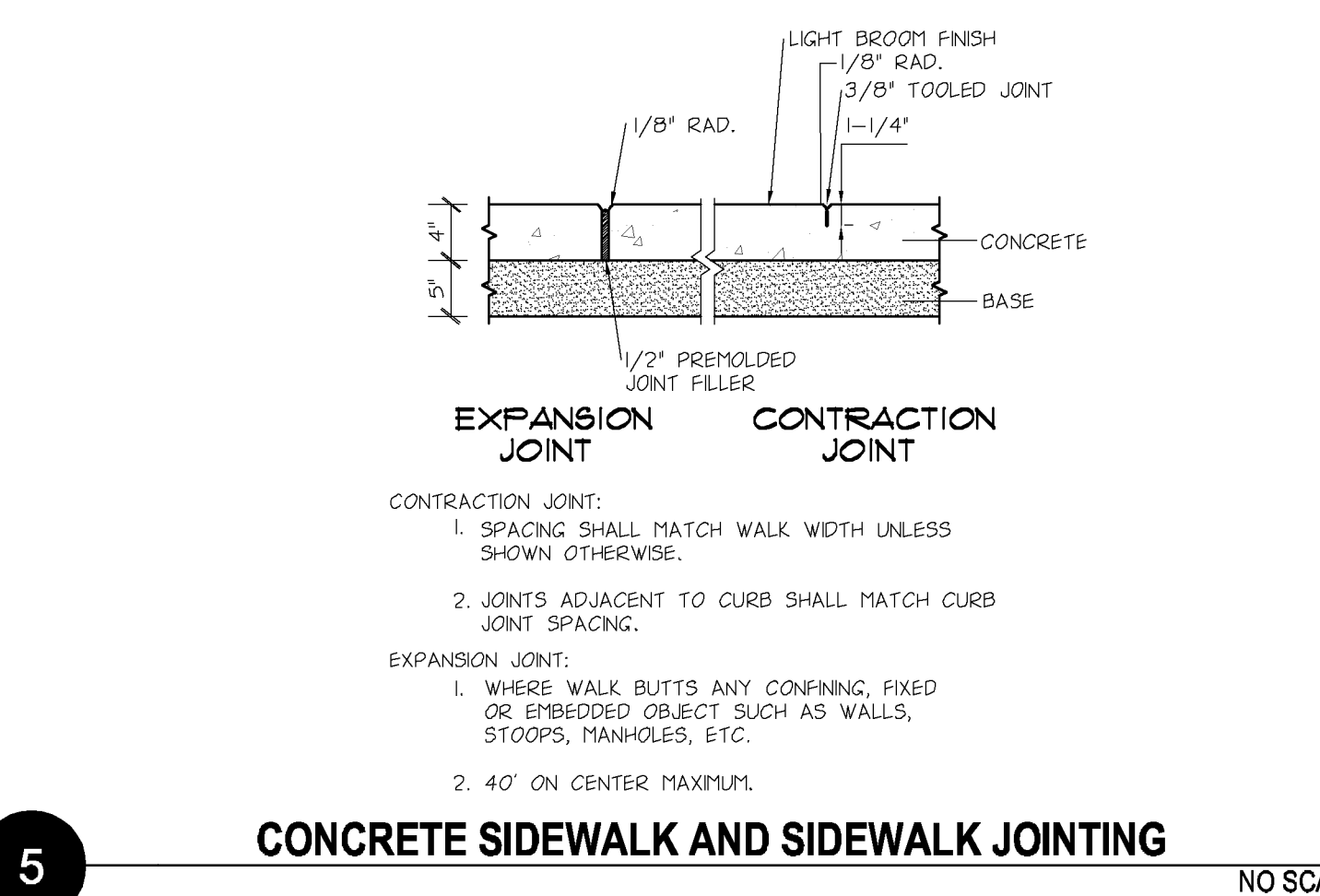
8 CONCRETE DRIVEWAY ENTRANCE NO SCALE



- NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
  2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

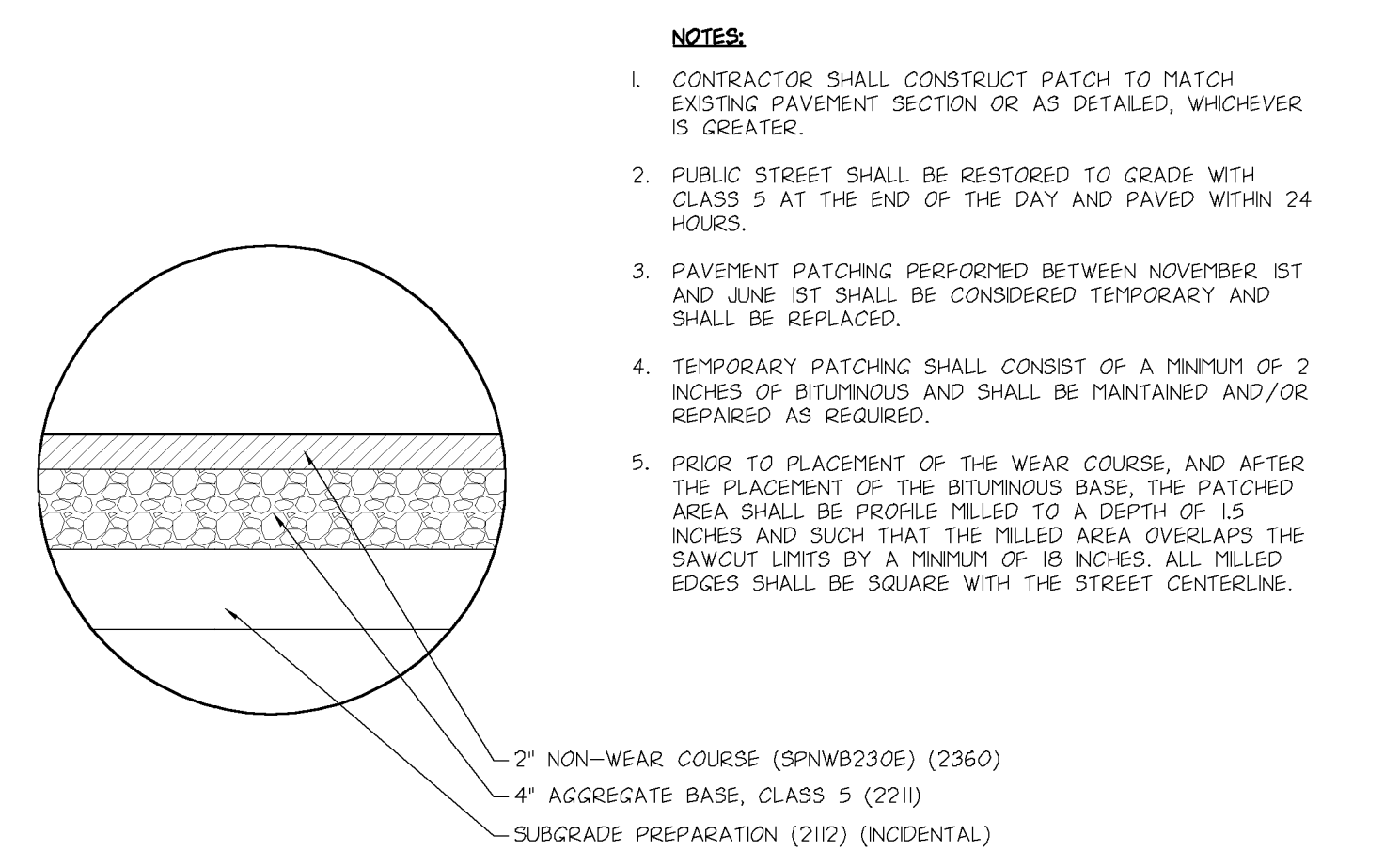
APPROVED DATE	04-12	STANDARD DETAILS CURB AND GUTTER
		CITY PLATE No. STR-1

4 CURB AND GUTTER NO SCALE



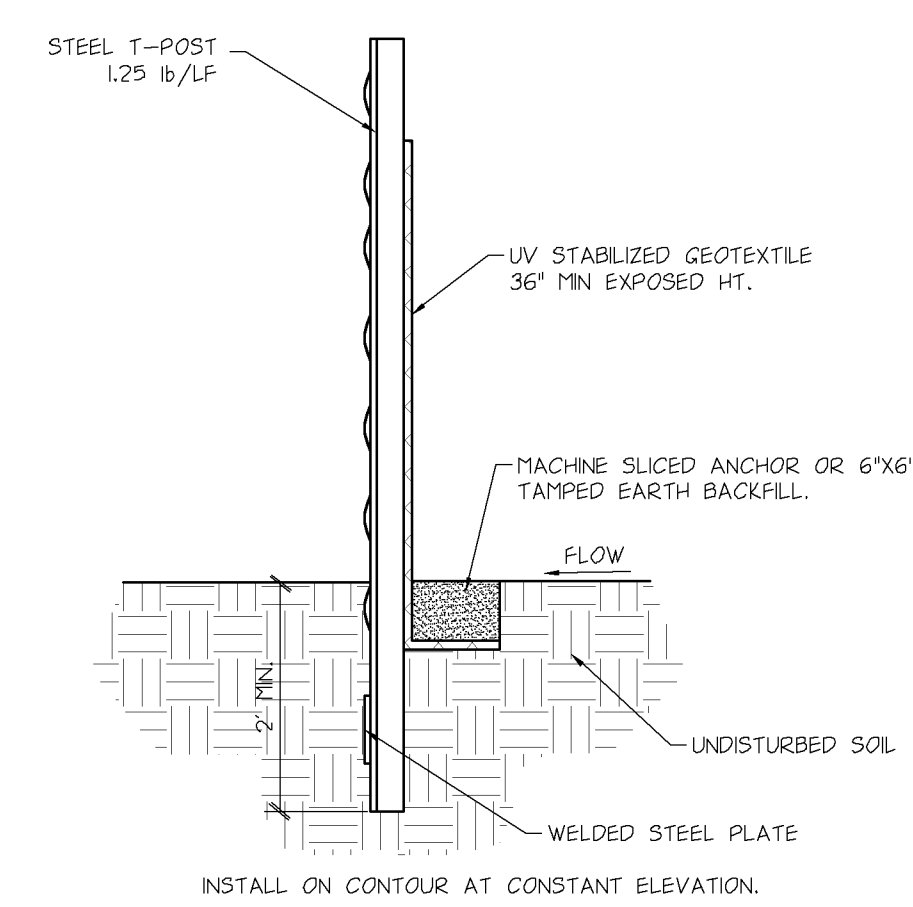
- CONTRACTION JOINT:
1. SPACING SHALL MATCH WALK WIDTH UNLESS SHOWN OTHERWISE.
  2. JOINTS ADJACENT TO CURB SHALL MATCH CURB JOINT SPACING.
- EXPANSION JOINT:
1. WHERE WALK BUTTS ANY CONFINING, FIXED OR EMBEDDED OBJECT SUCH AS WALLS, STOPS, MANHOLES, ETC.
  2. 40' ON CENTER MAXIMUM.

5 CONCRETE SIDEWALK AND SIDEWALK JOINTING NO SCALE



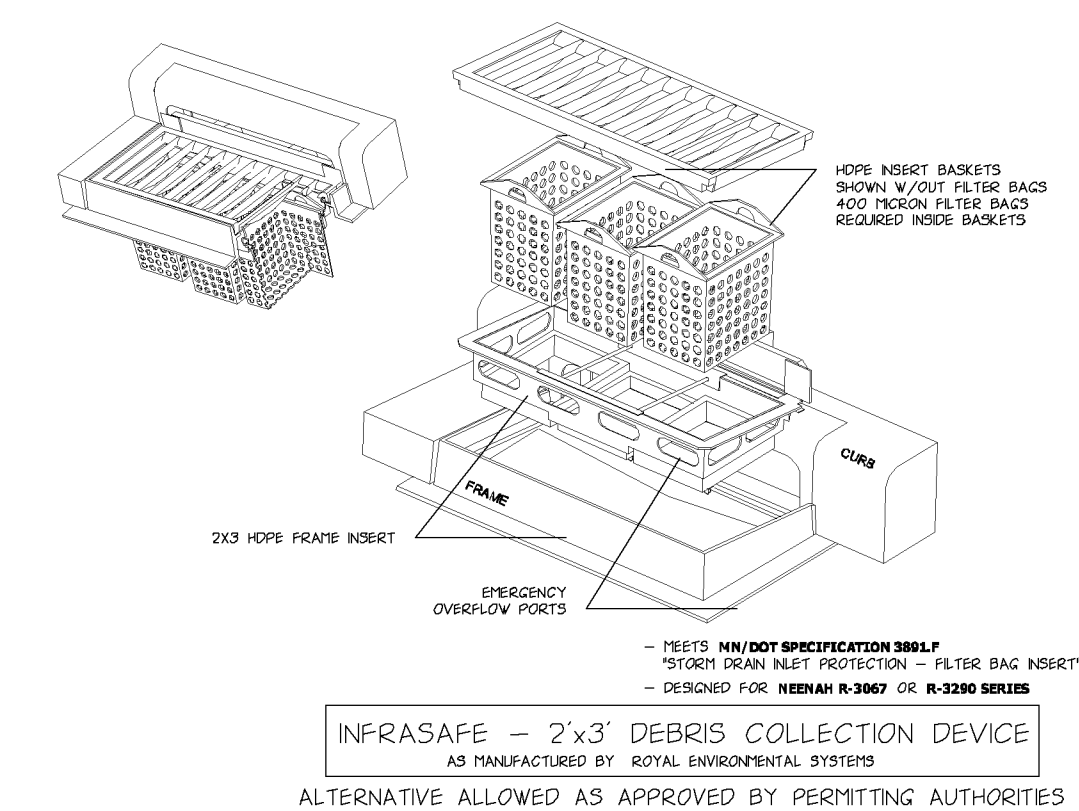
- NOTES:
1. CONTRACTOR SHALL CONSTRUCT PATCH TO MATCH EXISTING PAVEMENT SECTION OR AS DETAILED, WHICHEVER IS GREATER.
  2. PUBLIC STREET SHALL BE RESTORED TO GRADE WITH CLASS 5 AT THE END OF THE DAY AND PAVED WITHIN 24 HOURS.
  3. PAVEMENT PATCHING PERFORMED BETWEEN NOVEMBER 1ST AND JUNE 1ST SHALL BE CONSIDERED TEMPORARY AND SHALL BE REPLACED.
  4. TEMPORARY PATCHING SHALL CONSIST OF A MINIMUM OF 2 INCHES OF BITUMINOUS AND SHALL BE MAINTAINED AND/OR REPAIRED AS REQUIRED.
  5. PRIOR TO PLACEMENT OF THE WEAR COURSE, AND AFTER THE PLACEMENT OF THE BITUMINOUS BASE, THE PATCHED AREA SHALL BE PROFILE MILLED TO A DEPTH OF 1.5 INCHES AND SMOOTH THAT THE FILLED AREA OVERLAPS THE SAWCUT LIMITS BY A MINIMUM OF 18 INCHES. ALL MILLED EDGES SHALL BE SQUARE WITH THE STREET CENTERLINE.

6 BITUMINOUS PATCH NO SCALE

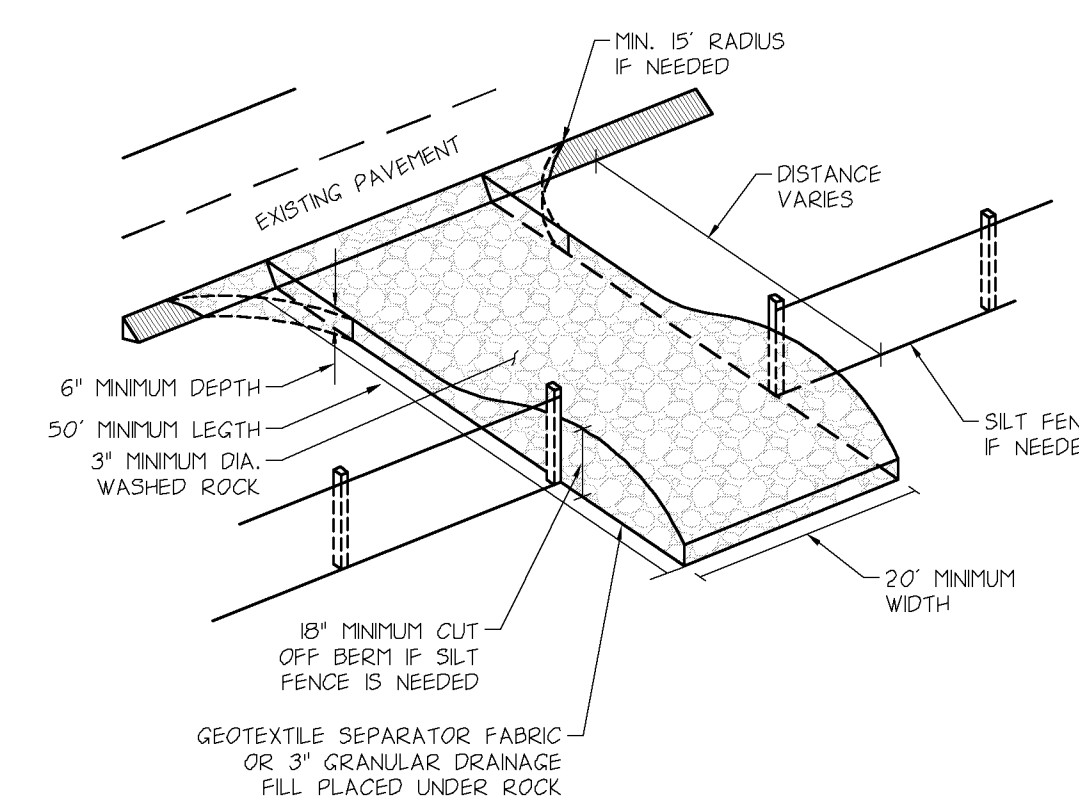


- VERIFY LOCAL REQUIREMENTS FOR:
- GEOTEXTILE TYPE
  - METHOD OF ATTACHMENT
  - ANCHORING
  - POST SPACING
  - BACKING FOR HEAVY DUTY APPLICATIONS

1 SILT FENCE NO SCALE



2 INLET PROTECTION NO SCALE

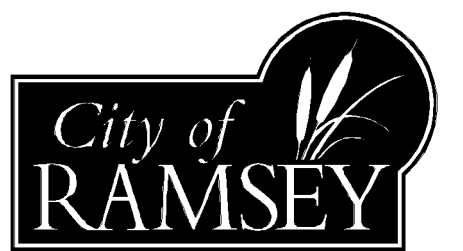


3 VEHICLE TRACKING PAD NO SCALE

DEVELOPER

**RAMSEY HRA**  
7550 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL: (763) 427-1410 • FAX: (763) 427-5543

MUNICIPALITY



PROJECT

**NORTH COMMONS (COR THREE)**  
RAMSEY, MINNESOTA

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L2.1	LANDSCAPE PLAN

REVISION HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY EAK DATE 07.03.2012

CERTIFICATION

NOT FOR CONSTRUCTION

CITY PERMIT SUBMITTAL  
3 JULY 2012

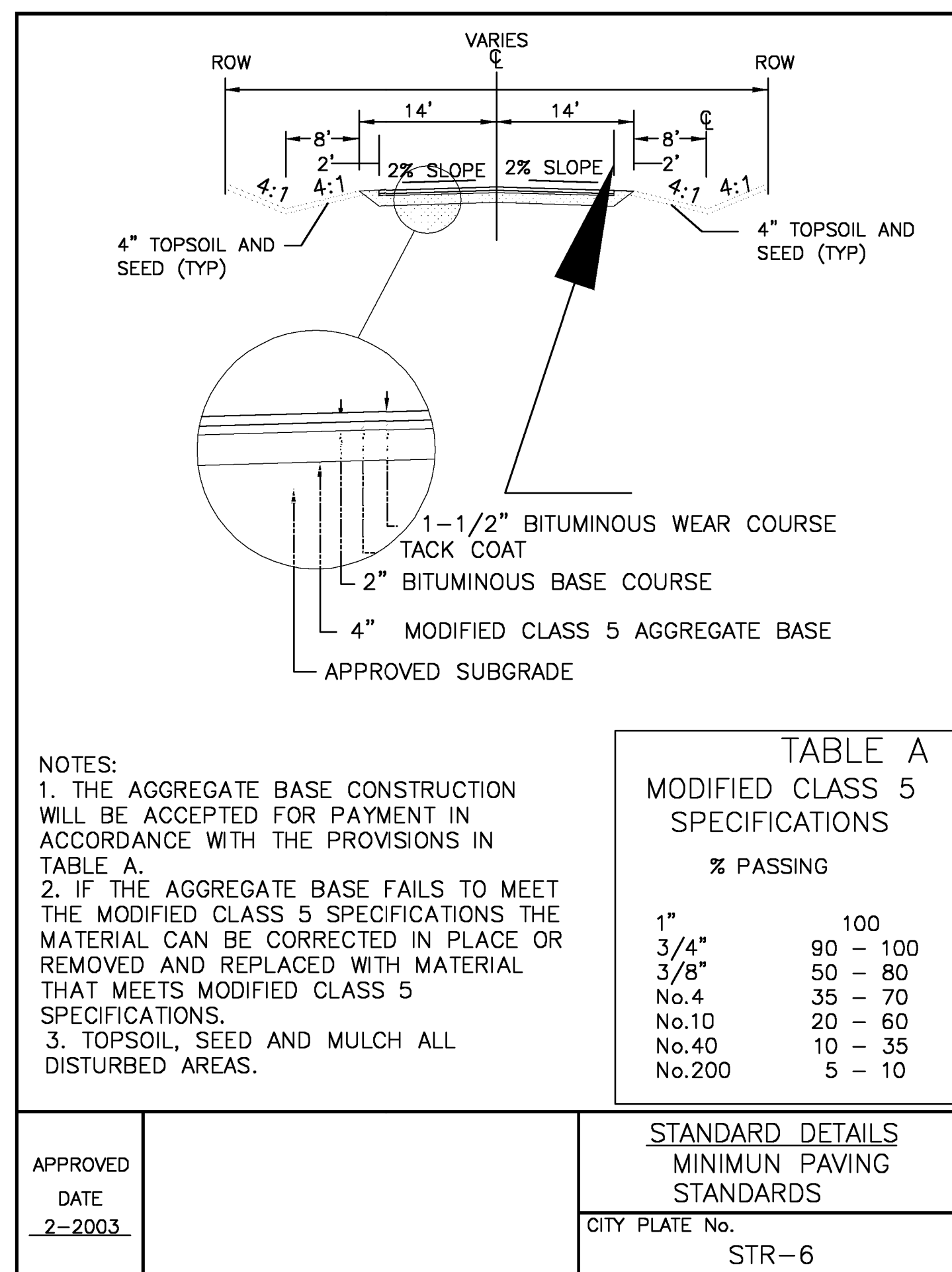
**LANDFORM**  
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

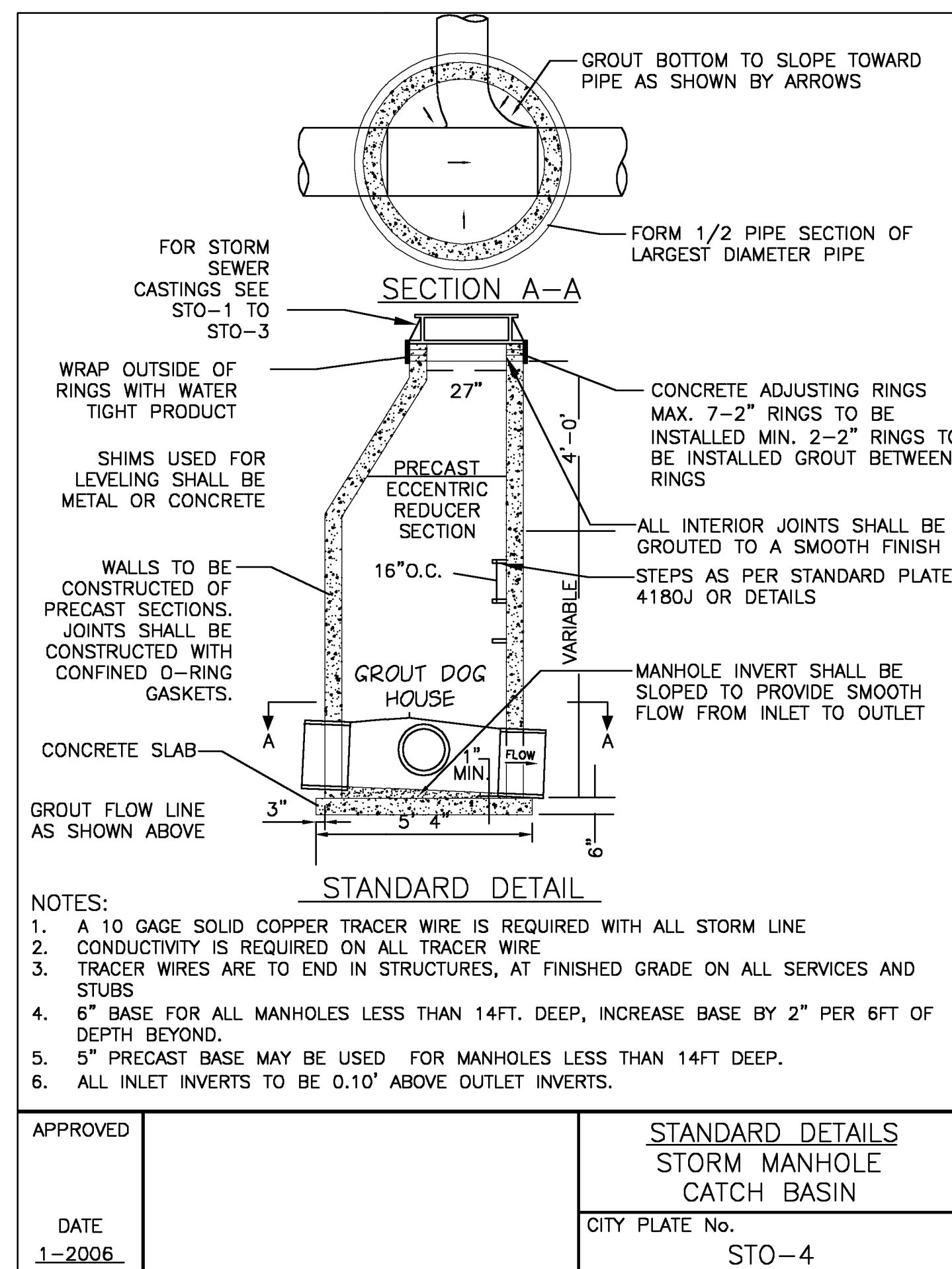
FILE NAME C701RAM021.DWG  
PROJECT NO. RAM12021/RAM12024

CIVIL CONSTRUCTION  
DETAILS

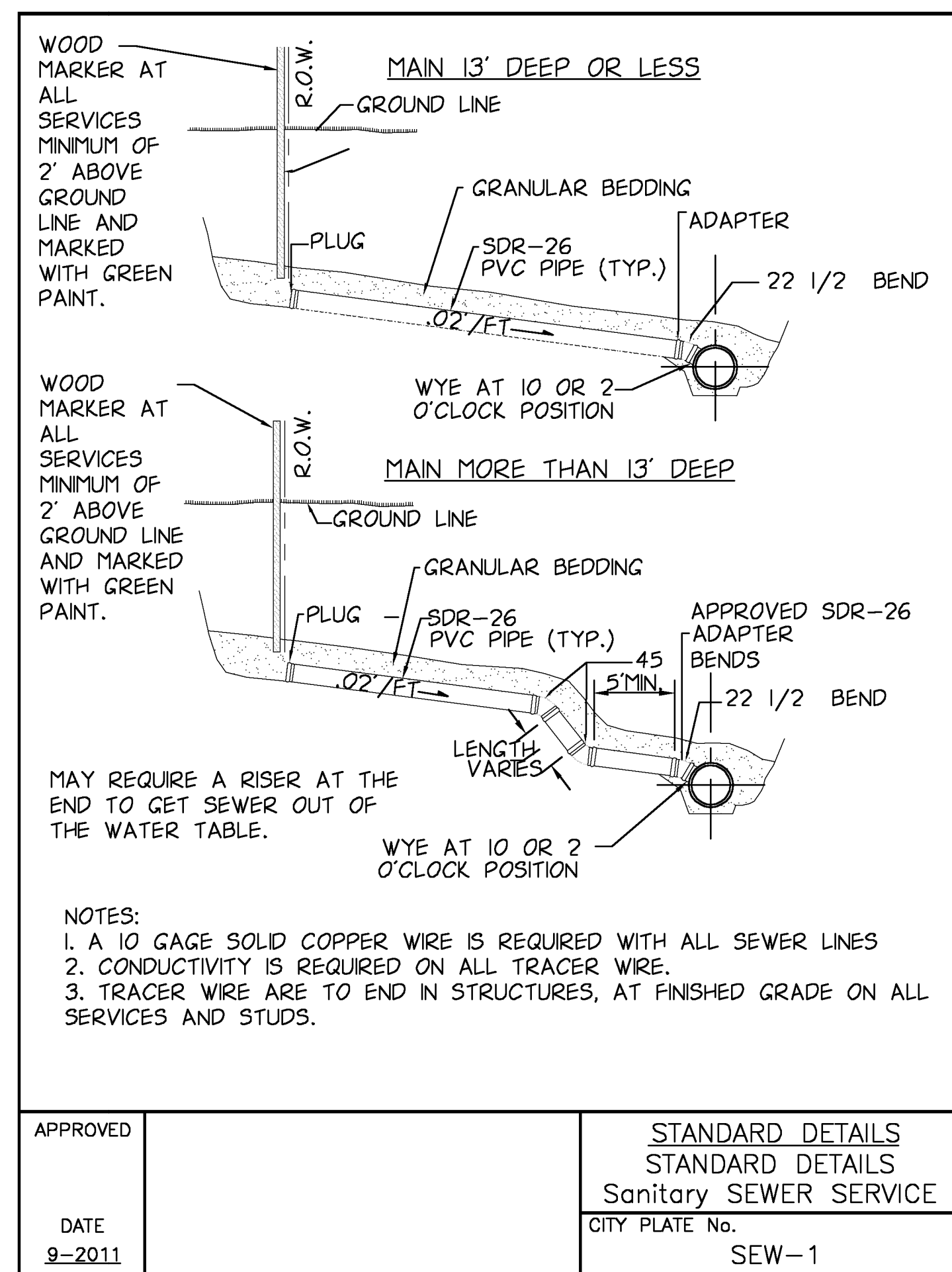
**C7.1**



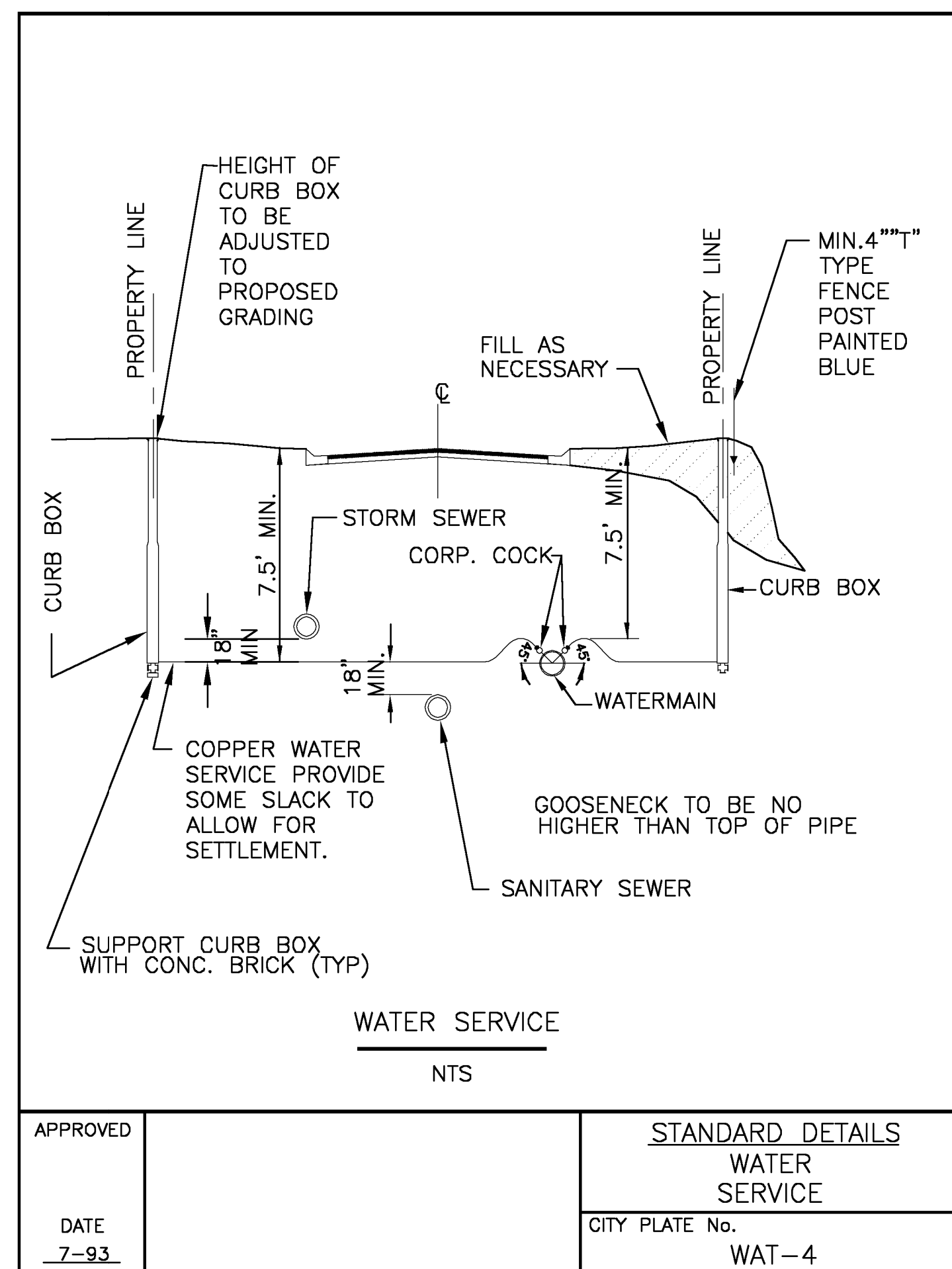
5 PAVING STANDARDS NO SCALE



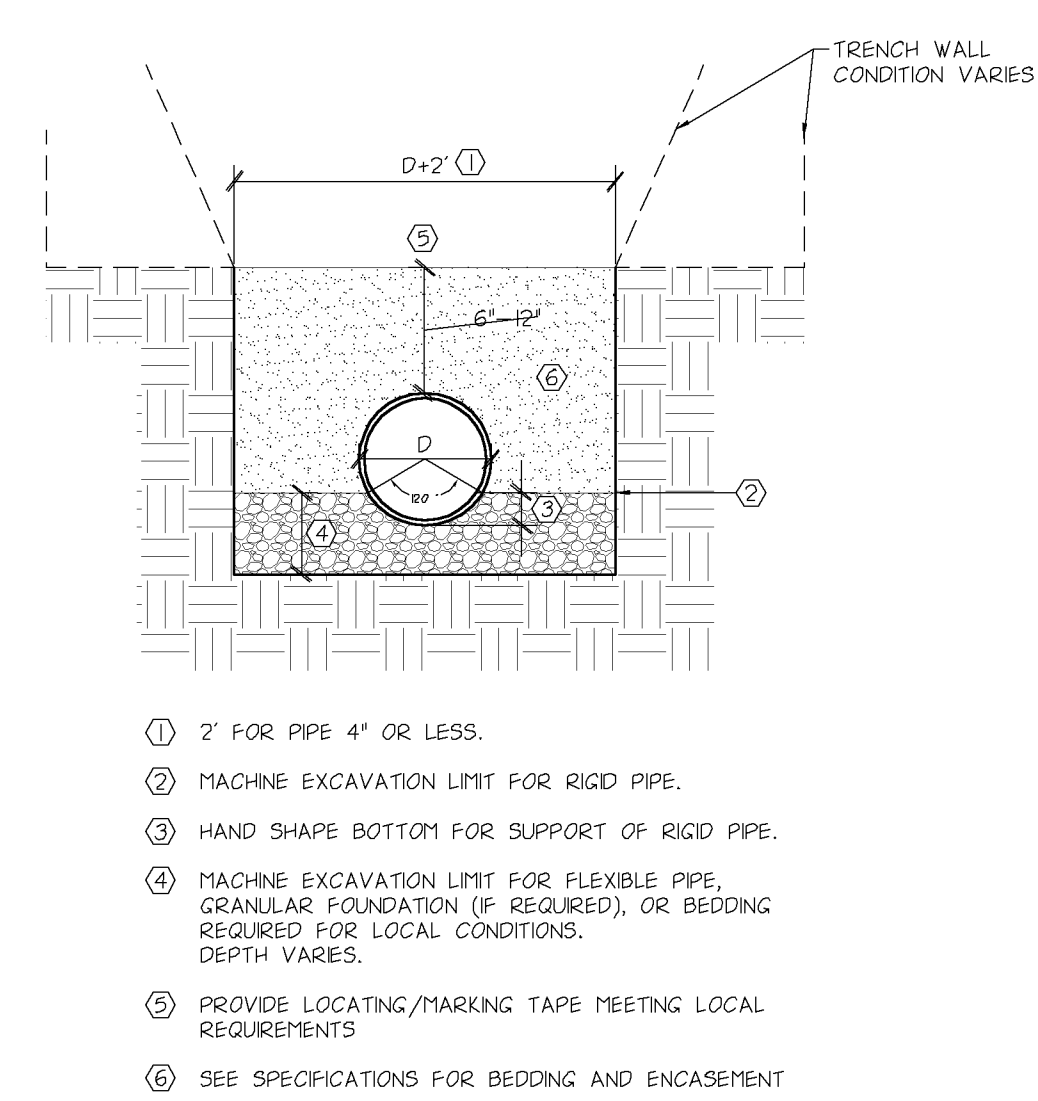
6 STORM SEWER MANHOLE NO SCALE



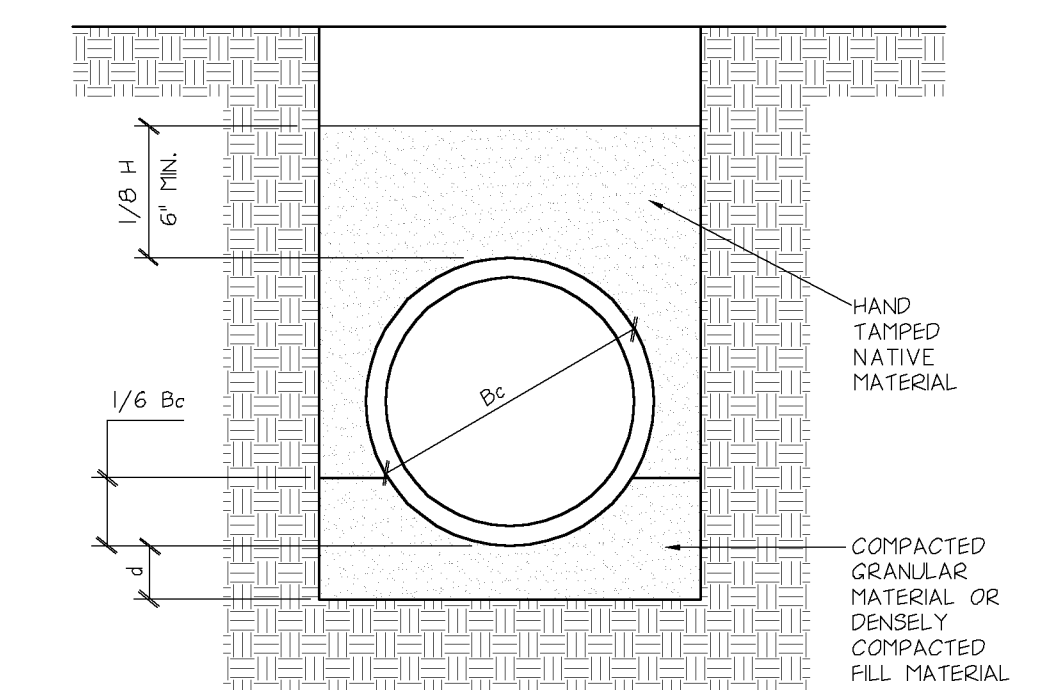
3 SANITARY SEWER SERVICE NO SCALE



4 WATER SERVICE NO SCALE

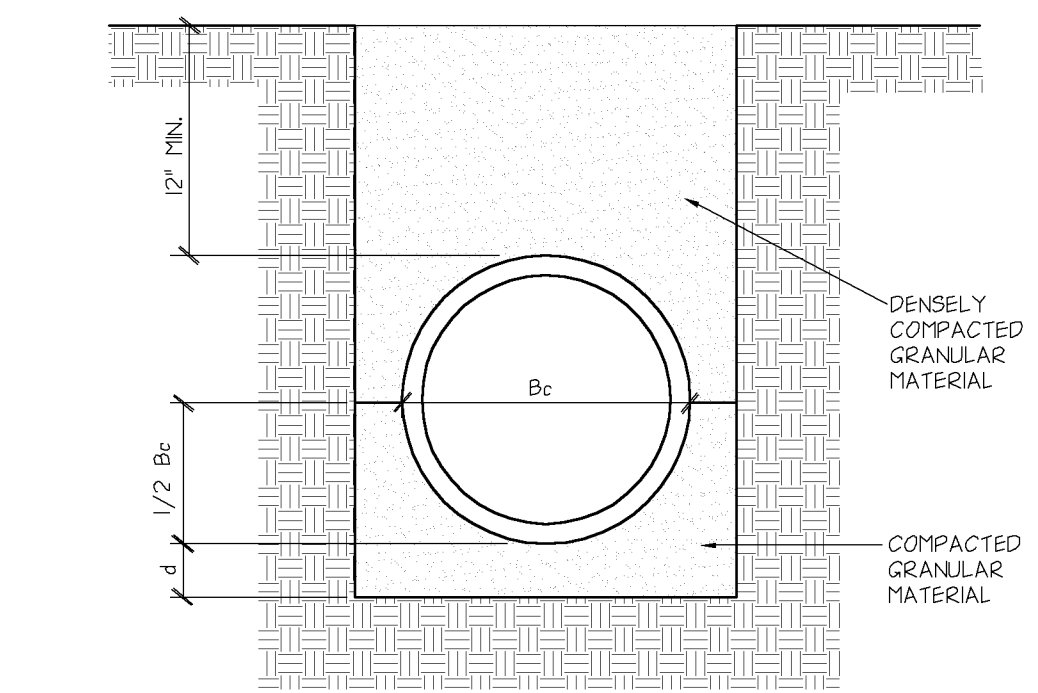


1 SITE UTILITY TRENCHING NO SCALE



**CLASS C BEDDING** THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL, OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER  
H = BACKFILL COVER ABOVE PIPE  
d = DEPTH OF BEDDING MATERIAL UNDER PIPE



**CLASS B BEDDING** THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.

2 PIPE BEDDING NO SCALE

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	SITE PLAN
C2.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.1	UTILITIES
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L0.1	LANDSCAPE PLAN

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

PROJECT MANAGER REVIEW  
DATE: 07.03.2012  
CERTIFICATION

NOT FOR CONSTRUCTION

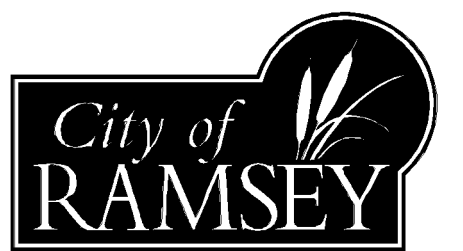
CITY PERMIT SUBMITTAL  
3 JULY 2012

LANDFORM  
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C702RAM021.DWG  
PROJECT NO.: RAM12021/RAM12024

CIVIL CONSTRUCTION DETAILS  
**C7.2**



SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
L0.1	LANDSCAPE PLAN

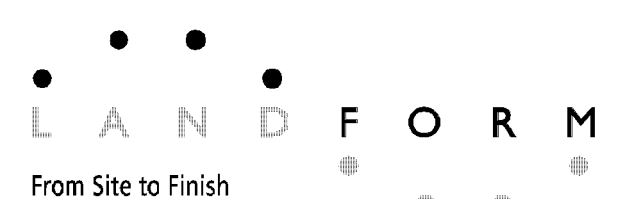
DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAT SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

BY: JAK DATE: 07/03/2012

NOT FOR CONSTRUCTION

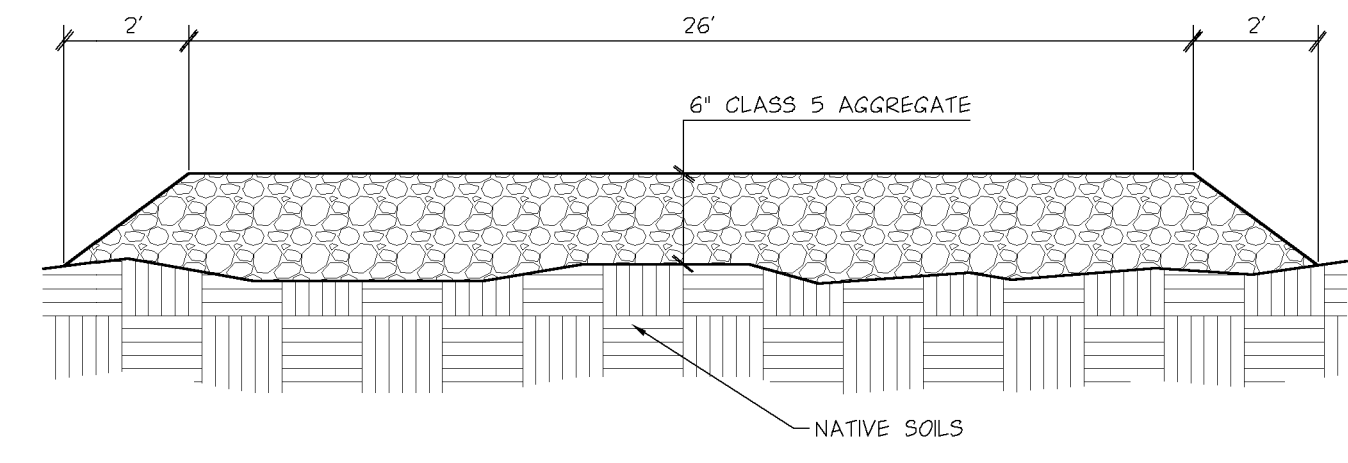
IF THE SIGNATURE, SEAL OR FOUR LINES CHECKMARK ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

3 JULY 2012



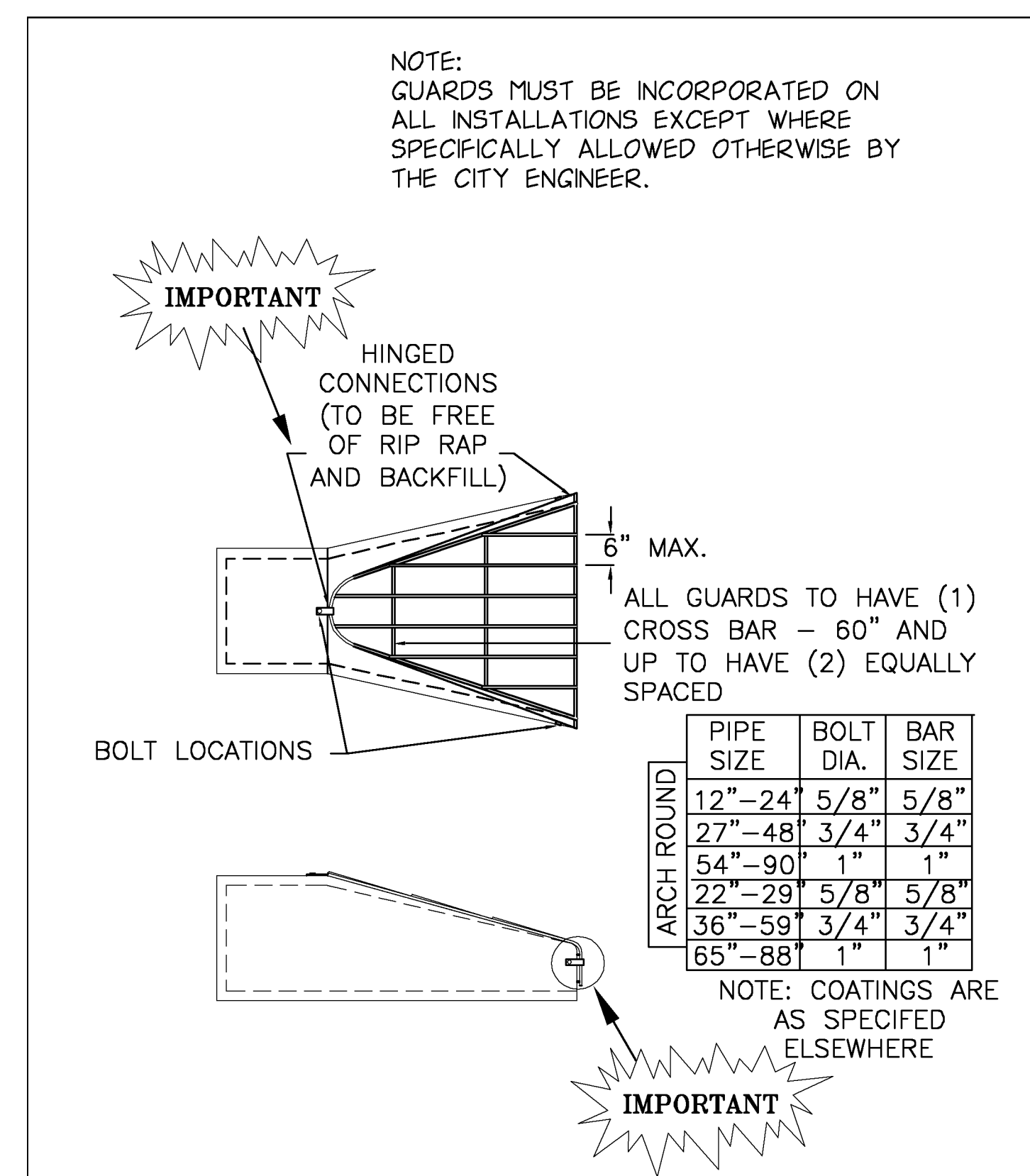
105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C702RAM021.DWG  
PROJECT NO. RAM12021/ RAM12024



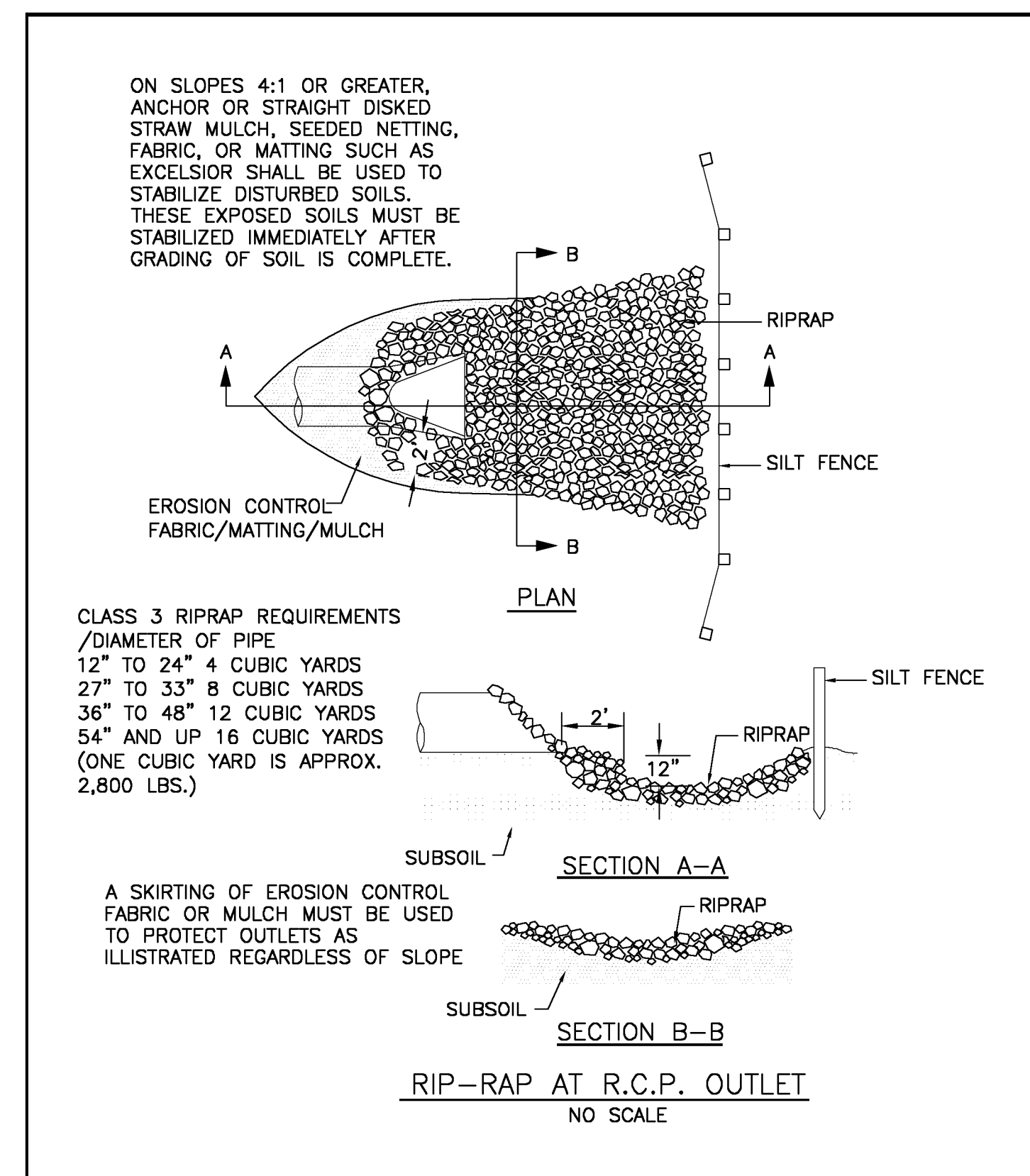
NOTES:  
MAINTAIN TEMPORARY ROAD WHILE UTILITIES ARE BEING INSTALLED.  
REMOVE TEMPORARY ROAD UPON COMPLETION OF UTILITY INSTALLATION.

**3** TEMPORARY ACCESS ROAD NO SCALE



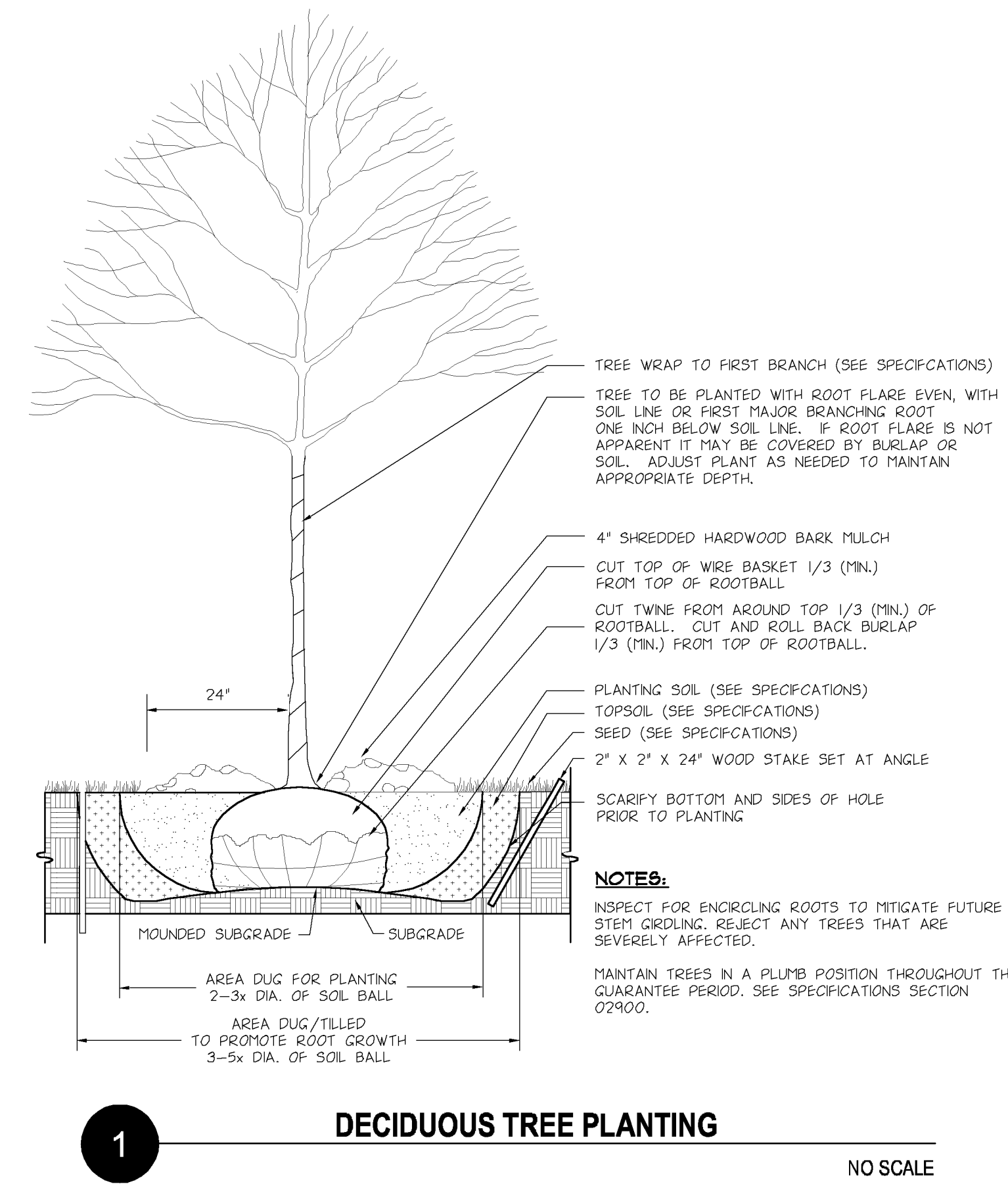
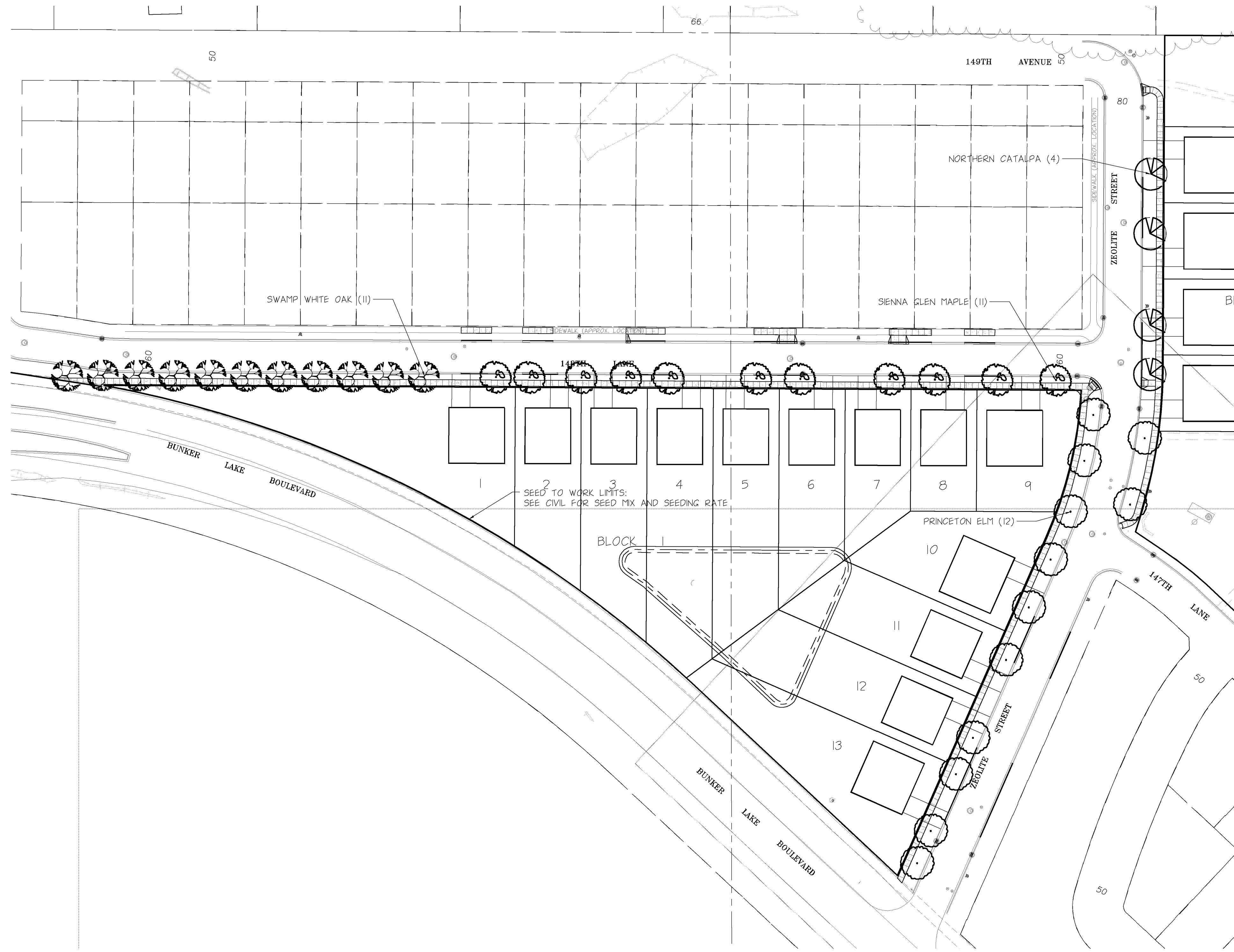
APPROVED		STANDARD DETAILS TRASH GUARD
DATE 2-2006		CITY PLATE No. STO-12

**1** TRASH GUARD NO SCALE



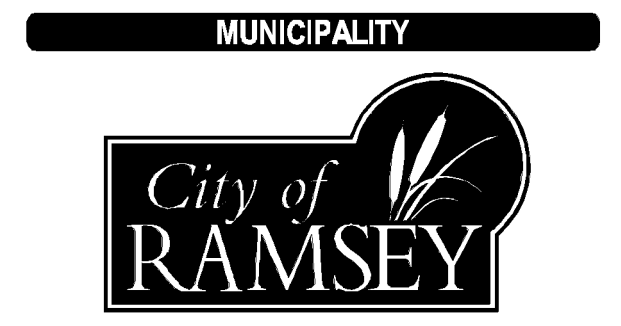
APPROVED		STANDARD DETAILS RIP - RAP
DATE 9-2011		CITY PLATE No. ERO-1

**2** RIP-RAP NO SCALE



**1 DECIDUOUS TREE PLANTING**  
NO SCALE

**DEVELOPER**  
**RAMSEY HRA**  
7560 SUNWOOD DRIVE  
RAMSEY, MN 55303  
TEL (763) 427-1410 - FAX (763) 427-5543



**PROJECT**  
**NORTH COMMONS (COR THREE)**  
RAMSEY, MINNESOTA

**SHEET INDEX**

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C12	DEVELOPMENT PLAN
C21	SITE PLAN
C31	GRADING, DRAINAGE, PAVING & EROSION CONTROL
C32	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
L21	LANDSCAPE PLAN

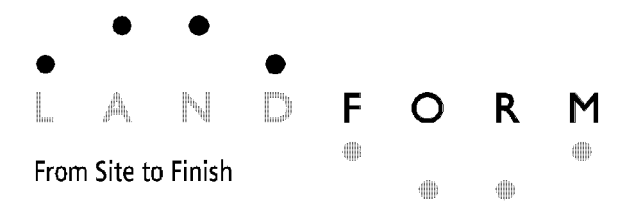
**REVISION HISTORY**  
CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	REVISION	REVIEW
06 JUN 2012	PRELIMINARY PLAN SUBMITTAL	CNC
03 JUL 2012	CITY PERMIT SUBMITTAL	CNC

**PROJECT MANAGER REVIEW**  
DATE: 07/03/2012

**NOT FOR CONSTRUCTION**

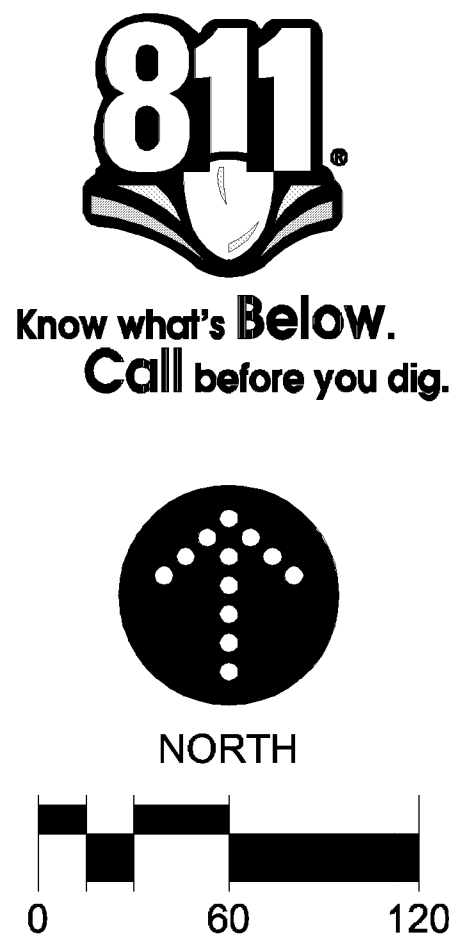
**CITY PERMIT SUBMITTAL**  
3 JULY 2012



105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME: L201RAM021.DWG  
PROJECT NO: RAM12021/RAM12024

**LANDSCAPE PLAN**  
**L2.1**



**LANDSCAPE NOTES**

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES **72** HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE #190 AS DEFINED IN CURRENT **INDOT SEEDING MANUAL**. SEED SHALL BE OF **MINNESOTA** ORIGIN AND CERTIFIED BY THE **MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCA)**. PROVIDE VERIFYING DOCUMENTATION TO THE OWNER **30** DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF **4** PARTS TOPSOIL TO **1** PART PEAT HUMUS, WITH **3** POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF **4** INCHES OF TOPSOIL AND **SEED** ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW **INDOT SEEDING MANUAL** FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED.

**PLANT SCHEDULE**

QTY.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	ROOT COND.	SPACING
<b>DECIDUOUS TREES</b>						
11		SWAMP WHITE OAK	QUERCUS BICOLOR	2.5' CAL.	B&B	35' O.C.
4		NORTHERN CATALPA	CATALPA SPECIOSA	2.5' CAL.	B&B	35' O.C.
12		PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	2.5' CAL.	B&B	35' O.C.
11		SIENNA GLEN MAPLE	ACER X FREEMANI 'SIENNA'	2.5' CAL.	B&B	35' O.C.



**North Commons Improvements**

**2012 Initial Phase Improvements:**

- Grading
- Turf, Plantings, & Irrigation
- Top Soil Test Plots
- Community Garden

**Phase II Improvements:**

- Trails / Boardwalks
- Playground
- Dog Park
- Parking