City of Ramsey
Agenda
Regular Planning Commission
Thursday January 8, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the December 4, 2014 Planning Commission Meeting Minutes

5. Public Hearing/Commission Business

1. PUBLIC HEARING: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5th Addition; Case of 21st Century Bank

2. PUBLIC HEARING: Consider Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Blvd NW; Case of the City of Ramsey

3. PUBLIC HEARING: Consider Approvals Related to Site Plan Review of Casey's General Store:
1. Sketch Plan (Minor Plat)
2. Site Plan Review
3. Conditional Use Permit (Sign Plan)

4. PUBLIC HEARING: Consider Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations)

5. Review Concept Plan for a Telecommunications Tower of at least 200 Feet in Height; Case of Connexus Energy

6. Review Draft Closed Landfill Land Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

7. Review Concept Plan for Old Municipal Center Site as a Single-Family Subdivision; Case of N.I.K. Management, Inc.

8. Discuss Feasibility of Indoor Self Storage Facility at North East Intersection of Bunker Lake Boulevard and Ramsey Boulevard; Case of N.I.K. Management, Inc.

9. PUBLIC HEARING: Consider Ordinance #15-02 Amending City Code Section 117-54 (Site plan review) and City Code Section 117-589 (Minor plats)

10. Discuss Sign Standards for Highway 10 Corridor

6. Commission/Staff Input

1. Staff Update

- General Development Update
- Update on Stoney River/Lord of Life Shared Entrance on Nowthen Boulevard (CSAH 5)
- Country Club Hills
- CommonBond Communities
- Armstrong Interchange
- Highway 10 Access Planning Study Implementation
- Planning Commission Strategic Planning and Training Session Schedule
- City Holiday Party January 9, 2015

2. Receive Update on City Council Work Session Discussion with Representatives of the Metropolitan Council

3. Review Term Schedule for Planning Commissioners

4. Zoning Bulletins

7. Adjournment

Regular Planning Commission **4. 1.**

Meeting Date: 01/08/2015

By: JoAnn Shaw, Community Development

Information

Title:

Approve the December 4, 2014 Planning Commission Meeting Minutes

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

12.04.14 Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/02/2015 09:56 AM
Form Started By: JoAnn Shaw		Started On: 01/02/2015 09:10 AM
Final Approval Date: 01/02/2015		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 4, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Gary Levine Commissioner Randy Bauer Commissioner Matthew Maul Commissioner Cindy Nosan Commissioner Gary VanScoy
Members Absent:	Commissioner Ralph Brauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul and Nosan. Voting No: None. Absent: Commissioner Brauer.

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for a Home Occupation Permit to Operate a Frozen Foods Sales and Delivery Business on the Property Located at 14920 Chameleon Street NW; Case of Abdelfettah Benzoubair

Public Hearing

Chairperson Levine called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating through the Code Enforcement program, the City became aware of a Home Occupation being operated at 14920 Chameleon Street NW. In response to Notice of Violation, the City received an application for a Home Occupation Permit to operate Pipestone Deliveries, a frozen foods sales and delivery business from the subject property. Due to the number of 'non-resident' employees (2) and the fact that there is exterior evidence of the Home Occupation (vehicles) this request is subject to review by the Planning Commission and action by the City Council. Staff reviewed the request in further detail, noting the applicant was working to find a commercial site and recommended approval of the Home Occupation Permit.

Citizen Input

Sharon White, 14921 Chameleon Street NW, explained the applicant has improved the yard and house greatly over the past three years. She fully supported the home occupation.

Abdelfettah Benzoubair, 14920 Chameleon Street NW, discussed his home occupation in further detail with the Commission. It was his hope to expand his business to a commercial site in the near future. He thanked the Commission for considering his request.

Commissioner Bauer asked how long the employee vehicles were parked onsite along with the vans. Mr. Benzoubair estimated there was a 20 to 30 minute span each morning and evening.

Commissioner Bauer recommended striking the trips per hour restriction within the Findings of Fact. City Planner Anderson supported this recommendation.

Commissioner VanScoy inquired if the applicant would be placing any screening on his property. Mr. Benzoubair explained he would be placing a fence along the side of his garage that would screen 50% of the vans.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Nosan, Bauer and Maul. Voting No: None. Absent: Commissioner Brauer.

Chairperson Levine closed the public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend approval of Resolution #14-12-248 adopting Findings of Fact, amending Finding #4 eliminating the traffic trips restriction.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #14-12-249 approving a Home Occupation Permit for a frozen foods sales and delivery business at 14920 Chameleon Street NW, eliminating Item #4 regarding the number of traffic trips per hour.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

5.02: Consider Recommendation for Resolution #15-01-002 Granting Site Plan Approval of Fire Station No. 2 Replacement to be Located at 5650 Alpine Drive NW; Case of the City of Ramsey

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to consider a recommendation to the Council on a proposed site plan for a new Fire Station No. 2 to be located at 5650 Alpine Drive NW. This is the first of multiple steps for the City Council to consider in advancing towards construction of a new Fire Station No. 2. Approval of a Site Plan for Fire Station No. 2 does not give final authorization to commence construction. The Council will still need to advertise for competitive bids and award a contract if it chooses to move forward with construction.

Community Development Director Gladhill explained that the proposed 10,000+ square foot building will provide office, meeting, locker room, and apparatus bay areas for a paid on-call fire department to replace the existing fire station located at 15153 Nowthen Boulevard NW, the former municipal center. The facility is not designed for a full-time Fire Department staff. This will be a multi-purpose facility with space for a Police Department sub-station, Allina Health Emergency Medical Services, and polling location for local elections. The site also currently is the location of an Anoka County Communications Tower (800 MHz). The proposed facility will gain access from both Helium Street and Alpine Drive. Staff reviewed the request and recommended approval of the Site Plan for Fire Station No. 2.

Fire Chief Dean Kapler further reviewed the layout of proposed Fire Station No. 2 in detail with the Commission. He believed that the paid on-call fire department would be needed going into the foreseeable future. He explained how the proposed location was in a prime location to serve the City of Ramsey. He provided comment on the building design noting it would be multi-use, serving both the police and fire department.

Commissioner Bauer questioned if additional space would be needed to allow for polling at the new fire station. Fire Chief Kapler stated the proposed building design would allow for polling and now additional space was being requested.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-01-002 approving the Site Plan for Fire Station No. 2.

Further discussion

Commissioner VanScoy questioned why the site was proposing to have two water runoff ponds. Community Development Director Gladhill reviewed the topography and natural grades on the site noting this led to the two runoff ponds that could manage 100 year rain events.

Chairperson Levine requested further information on the timing of the proposed fire station. Assistant City Administrator/Economic Development Manager Brama indicated the final design was nearly complete. He explained that bids for the project would be authorized by the Council this winter and would be authorized for bid in the spring with construction beginning shortly thereafter. It was noted the fire station would take nearly a year to complete. This would mean the new fire station would be open for use in the spring of 2016.

Commissioner VanScoy expressed concern that the pond would be eight to ten feet deep. Community Development Director Gladhill indicated there were other technologies available but this would greatly increase expenses for the project. He believed that staff would continue to evaluate the need and depth of the ponds.

Commissioner Bauer asked what the plans were for existing Fire Station No. 2. Community Development Director Gladhill stated staff was evaluating uses for this property and was entertaining a single family residential development with 47 units. He anticipated that the existing Fire Station and City Hall would be demolished.

Commissioner Nosan supported the proposed location of the Fire Station, but questioned how this would impact the surrounding homeowners. Fire Chief Kapler reported that each call dictates a different response from the Fire Department. He stated that lights and sirens have been used from the current station location. He discussed the positive comments he has received regarding the fire station being a good neighbor.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Nosan, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

5.03: Review Resident Survey Results

Presentation

City Administrator Ulrich presented the staff report stating during the 2013 City Council Strategic Planning process, discussion ensued related to initiating a resident surveying process. Generally speaking, survey results would benefit the City in a wide range of applications. However, relating to the Strategic Plan specifically, a resident survey allows the City to clearly analyze organizational performance measurements; including, the City's Strategic Plan balanced scorecard. He discussed the City's vision and mission along with a recap of the Strategic Plan.

Commissioner Nosan thanked staff for communicating these results to the Commission and commended staff for their efforts on behalf of the City.

Assistant City Administrator/Economic Development Manager Brama reviewed the survey methods and results. It was noted a third party survey was chosen to assist the City with gathering information from residents. He explained that benchmarks were created to compare Ramsey to local and regional cities. The design and layout of the survey was discussed along with the results. Highlights from the survey included the fact that Ramsey was a great place to live in raise a family, had affordable housing and was a safe community. Opportunities for growth were to improve the image of Ramsey, the quality of business services, and there was a lack of education/recreation center.

Assistant City Administrator/Economic Development Manager Brama discussed how the City would use the information gathered to move forward. He anticipated the Council would be referring to the survey results when making future policy decisions or when discussing future budgets. In addition, Boards and Commissions would be able to refer to the results. He believed the data will become more and more valuable with time. He reported that the survey results would be posted on the City or Ramsey's website.

Commission Business

Commissioner Bauer understood the City did not have enough job opportunities locally based on the survey results. He encouraged staff to continue to gather citizen input regarding this topic as it would be valuable when addressing the 2040 Comprehensive Plan.

Chairperson Levine was pleased with the direction the City was heading and discussed how the survey results addressed this vision. He appreciated staff's work on the survey.

5.04: Review and Recommend a Response to the Anoka Conservation District's Draft 2015-2019

Presentation

City Planner Anderson presented the staff report stating the Soil and Water Conservation Districts are required to prepare Comprehensive Plans in accordance with the requirements of the Board of Water and Soil Resources (BWSR). The Anoka Conservation District (ACD), whose primary purpose is to address natural resource management challenges within the county, has

prepared a draft 2015-2019 Comprehensive Plan for comment/feedback. It was noted the Rum River was the highest priority for the time being. The ACD also compiles annual work plans geared toward addressing the priorities outlined in their Comprehensive Plan. Staff reported the purpose of this case is to draft a response to the ACD's Draft 2015-2019 Comprehensive Plan.

Commission Business

Chairperson Levine thanked staff for the thorough report and for being proactive when addressing the City's watershed.

Commissioner VanScoy was impressed with how the City's Comprehensive Plan and Anoka County's water plans were consistent. He recommended the City remain proactive when addressing this topic.

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend support of the draft response to the Anoka Conservation District, with strengthened language added to Item #3.

Further Discussion

Commissioner Bauer requested staff review the proposed language for Item #3. City Planner Anderson read the language in full for the Commission regarding how the City would address water draw down issues.

Chairperson Levine recommended the word "proactive" be added into this language. Community Development Director Gladhill explained that staff understood this direction and would work to further refine the language for Item #3.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, and Nosan. Voting No: None. Absent: Commissioner Brauer.

5.05: Introduce Discussion to Develop Work Plan and Outline for 2040 Comprehensive Plan Update

Presentation

Community Development Director Gladhill presented the Staff Report stating this case was originally prepared for the November 6, 2014 meeting, and is being brought back to the Commission for further consideration. The purpose of this case was to introduce a discussion on developing a work plan to complete the 2040 Comprehensive Plan Update. By adopting this preliminary work plan, the City is not approving any expenditures or components of the update. This step will ensure that the framework is in place before time and resources are put into developing a more detailed work plan and ultimately the update itself. Staff reviewed the policy discussions at hand, requested comment from the Commission on how to proceed and recommended approval of the Preliminary Work Plan.

Commission Business

Commissioner Bauer recommended economic and housing needs for the City be addressed prior to the land use plan. Community Development Director Gladhill appreciated this comment and discussed how the City's goals and visions would drive the land use plan. He suggested that a front end and back end check in be completed with regarding to the land use plan.

Commissioner VanScoy supported the proposed approach presented by staff. He suggested that the community survey be considered and that citizen input be gathered throughout the 2040 Comprehensive Plan updating process. Community Development Director Gladhill discussed the success rates of the neighborhood meetings for gathering information from residents.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend the City Council approve the Preliminary Work Plan for the 2040 Comprehensive Plan Update.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

5.06: Consider Work Plan for Highway 10 South Small Area Plan

Presentation

Community Development Director Gladhill presented the Staff Report stating this case was originally prepared for the November 6, 2014 Planning Commission meeting and was brought back for full board consideration. The purpose of the case was to consider a small area land use planning exercise similar to that used for the 167/47 Retail Node, Future Business Park, and Old Municipal Center. He discussed the proposed Study Area in further detail with the Commission and recommended approval of the work plan for a small area planning exercise.

Commission Business

Commissioner VanScoy understood there was another business park was located adjacent to this site. He questioned how the Armstrong Interchange would impact this area. Community Development Director Gladhill commented the area was previously zoned residential. However, the City has a need for future business and industrial growth, which shifted the residential to another area. He explained that this node would be developed to handle the Armstrong Interchange and a future river crossing.

Commissioner Nosan asked if the City had a need for additional office and warehouse property. Community Development Director Gladhill reported there was a need as the City has exhausted its current business, office and warehouse space.

Motion by Commissioner Bauer, seconded by Commissioner Nosan, to recommend the City Council approve a work plan for a small area planning exercise as outlined by staff.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Nosan, Maul, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

6. COMMISSION / STAFF INPUT

6.01: Staff Update

The Staff Update was noted.

Commissioner Nosan was in favor of scheduling a team building meeting for the Planning Commission members. Community Development Director Gladhill recommended this be completed after a new member was appointed in the New Year.

Chairperson Levine supported this recommendation.

Commissioner Nosan recommended a street light be added at the intersection of Lord of Life.

6.02: Note City Council Meeting Minutes dated November 12, 2014 for the Adoption of Ordinance #14-14 Amending City Code Section 117-118 Entitled The COR Amending Minimum Floor Area Ratio and Maximum Parking Requirements in The COR-1 Sub-District

Community Development Director Gladhill reviewed the City Council minutes from November 12th and provided comment on their action regarding the minimum floor area ratio.

6.03: Zoning Bulletins

Zoning Bulletins were noted.

7. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

The regular meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 1.**

Meeting Date: 01/08/2015

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5th Addition; Case of 21st Century Bank

Purpose/Background:

21st Century Bank (the "Applicant") has submitted an application for Sketch Plan and Preliminary Plat for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot (the "Property"). The Property is generally located west of Nowthen Boulevard (CSAH 5), along Feldspar St.

As the Planning Commission may recall, this request was first considered at a public hearing in August of 2014. At that time, the Planning Commission continued the public hearing to the September meeting to provide additional time for the Applicant to address concerns identified by City Staff. Prior to that September meeting, the Applicant contacted the City stating that they desired to postpone the public hearing to afford them more time to work with the adjacent residents on a potential sale of the Property.

Recently, the Applicant notified the City that an agreement on the sale of the Property could not be reached and subsequently resubmitted an application for Sketch Plan and Preliminary Plat of Brookfield 5th Addition.

Notification:

Staff attempted to notify all Property Owners within a 700 foot radius of the Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County UnionHerald.

Observations/Alternatives:

The Sketch Plan and Preliminary Plat appear to address many of the concerns that had initially been raised in August of 2014. The revised Sketch Plan and Preliminary Plat address the following items:

- Provides a Drainage and Utility Easement to the western toe of the berm in the rear yard (similar to the lots to the north of the Property).
- Includes ten (10) coniferous trees along southern boundary of the Property to serve as density transitioning.
- Includes the actual footprint of the proposed model home on the Property to demonstrate there is sufficient buildable space to reasonably accommodate the home.

The proposed access to the Property is from Feldspar St via an existing cul de sac that is encumbered with a temporary road easement. When BROOKFIELD 1ST ADD was approved, it was anticipated that the extension of Feldspar St further south would occur in the near future to accommodate redevelopment of those larger lots. However, the owner of the adjacent parcel to the south has stated on multiple occasions (including the previous public hearing) that he has no intention of subdividing his land. While that doesn't completely rule out the possibility of future development, it certainly appears that won't occur in the near future. Based on the unlikely development potential of the property to the south (at least based on information available at present time) and the request to re-plat the Property into a buildable lot, the general sense of City Staff is that this will result in a more 'permanent' cul de sac. Thus, City Staff is recommending that the Final Plat dedicate public road right-of-way to

encumber the portion of the cul de sac on the Property plus an additional fifteen (15) feet to accommodate snow storage.

At the time of approval of BROOKFIELD 1ST ADD, the cul de sac was considered to be temporary until Feldspar St was extended further south. Thus, the executed temporary road easement only provided a radius of fifty-five (55) feet rather than the standard sixty (60) feet. Furthermore, while the paving section between the curbs appears to have been constructed in accordance with the City's standard specifications, the wing of the cul de sac was only designed and installed with the base course of asphalt (no wear course) per the temporary turn-around detail. These deficiencies should be addressed through the variance process (deviations from City Code Sections 117-614, Subdivision Design Standards, and 117-615, Construction of Improvements) as part of the platting process.

The Applicant is making attempts to keep the proposed home in line with the existing home to the north to the extent possible, as this was identified as a potential concern by neighboring property owners during the previous review. As shown on the current Sketch Plan and Preliminary Plat, the rear wall of the proposed home is only slightly behind that of the home to the north. However, this places the proposed home only twenty-five (25) feet from the edge of the existing cul de sac pavement, which is less than the standard setback from public road right-of-way. Should right-of-way be dedicated through the platting process, as recommended by City Staff, the front setback will likely be further reduced. Thus, it appears that a variance to front yard setback requirements will also be necessary.

It should be noted that approval of this plat would not preclude the future extension of Feldspar St. Should that opportunity arise in the future, the City would vacate excess right-of-way that would no longer be needed. Additionally, it would be at that time that the sidewalk on Feldspar St would be extended in front of this Property and the cul de sac 'wings' would be removed.

In the past year, this is the second request of this nature that the City has reviewed. What we have learned through both reviews is that the use of an outlot and temporary road easement is not the ideal tool to address adequate turn around space at the end of a street. Should this be proposed in the future, Staff would recommend platting two (2) larger lots (rather than four [4] 'standard' size lots with either deed restrictions or as an outlot) at the end of a street and require a standard cul de sac meeting both the design and construction standards in City Code, but stub in two (2) additional services for sewer/water so that the lots could be split the a road were to be extended in the future.

Alternatives

Option #1. Recommend that City Council approve Resolution #15-01-012 granting Preliminary Plat approval contingent upon compliance with the Staff Review Letter dated January 2, 2015 and obtaining variances to subdivision design standards, construction of improvements standards, and the required front yard setback. The Applicant has demonstrated that a home can be reasonably accommodated on the Property and has attempted to address the concerns identified through the previous review (density transitioning, easement in rear yard, placement of home on lot). Additionally, the Applicant did have discussions with some of the neighboring property owners to explore their interest in acquiring the parcel but were unable to reach an agreement. This outlot has now been in existence for nearly ten (10) years and there does not appear to be any sign of potential development that would result in the extension of Feldspar St as had been originally envisioned. Thus, Staff supports this option.

Option #2. Recommend that the City Council not approve Resolution #15-01-012. The original developer of BROOKFIELD 1ST ADD willingly platted this Property as an outlot anticipating that Feldspar St would be extended further south in the near future, a risk the developer was willing to take at that time. However, the Applicant, who assumed this Property after the original developer defaulted, has demonstrated that a home can be reasonably accommodated on the Property while still providing density transitioning and necessary easements. Also, approval of this plat would not preclude the future extension of Feldspar St should a development proposal be brought forward. City Staff does not support this option.

Funding Source:

All costs associated with the Application are the responsibility of the Applicant.

Recommendation:

Staff recommends approval of Resolution #15-01-012 granting approval of the Preliminary Plat contingent upon obtaining variances to the cul de sac standards (design and construction) and the front yard setback and upon compliance with the Staff Review Letter dated January 2, 2015.

Action:

Motion to recommend that City Council adopt Resolution #15-01-012 granting Preliminary Plat approval for Brookfield 5th Addition contingent upon the Applicant obtaining variances to certain standards including front yard setback (based on dedicating right of way to the public), cul de sac design standards and construction standards and compliance with the Staff Review Letter dated January 2, 2015.

Attachments

Site Location Map
Sketch Plan
Applicant's Narrative for Plat
Elevations of Proposed Home
Staff Review Letter Dated January 2, 2015
Planning Commission Meeting Minutes Dated August 7, 2014
DRAFT Resolution #15-01-012

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/31/2014 02:15 PM
Chris Anderson (Originator)	Chris Anderson	12/31/2014 04:02 PM
Tim Gladhill	Tim Gladhill	01/02/2015 12:42 PM
Form Started By: Chris Anderson		Started On: 12/23/2014 10:24 AM
Final Approval Date: 01/02/2015		

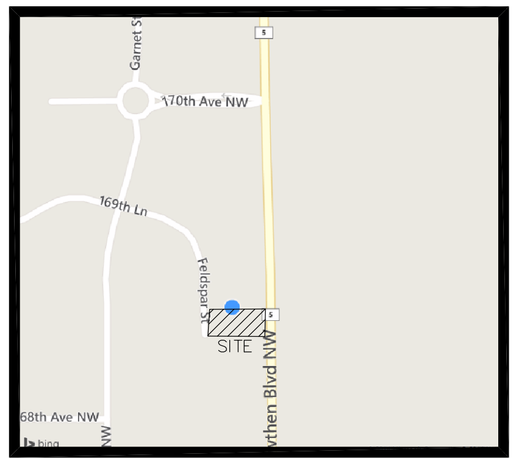
169TH LN
FELDSPAR ST
GARNET ST
TH AVE
GARNET ST
NOWTHEN BLVD
City of RAMSEY
Brookfield Fifth Addition
Legend
Site
Parcels
N
0
270
540 Feet

PRELIMINARY PLAT

~of~ BROOKFIELD FIFTH ADDITION
~for~ 21ST CENTURY BANK
9380 CENTRAL AVENUE NE
BLAINE, MN 55434

VICINITY MAP

PART OF SEC. 10, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH

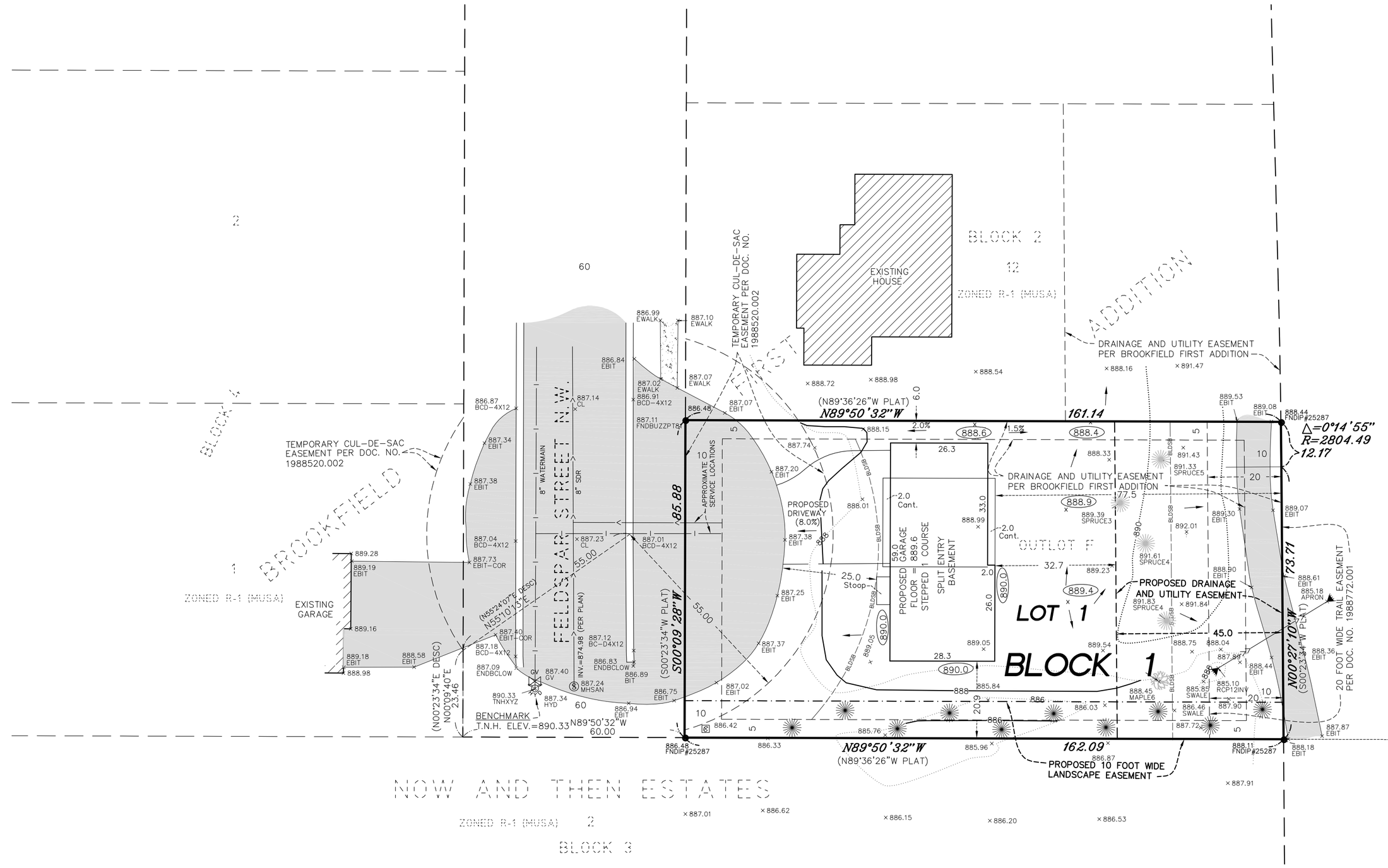
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CABLE PEDESTAL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES STORM SEWER APRON
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- BLDSB DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED CONTOURS
- 1023 DENOTES PROPOSED ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES PROPOSED CONIFEROUS TREE PLANTING (SIZE, CALIBER AND SPECIES PER CITY SPECIFICATIONS)



PROPERTY DESCRIPTION

Outlot F, BROOKFIELD FIRST ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/17/14 and 8-6-14.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared based upon Title Commitment File No. 3205-21-2283, prepared by WFG National Title Insurance Company, dated June 25, 2014.

AREA COMPUTATIONS

TOTAL SITE AREA: 13,881± S.F.
1 PROPOSED SINGLE FAMILY LOT
DENSITY: 3.1 LOTS/ACRE

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RESIDENTIAL (MUSA)
PROPOSED ZONING IS R-1 RESIDENTIAL (MUSA)

FRONT SETBACK	25 FEET (FROM BITUMINOUS CUL-DE-SAC
HOUSE SIDE SETBACK (INTERIOR)	10 FEET
GARAGE SETBACK	6 FEET
REAR SETBACK	30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R-1 RESIDENTIAL (MUSA)

MINIMUM LOT AREA 10,800 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 12-05-2014 License No. 41578

DRAWN BY: JEN	JOB NO: 14336PP	DATE: 07/07/14	
CHECK BY: JER	SCANNED ☐		
1	08/07/14	Additional Topo	JEN
2	12/05/14	Revision per staff meeting	JEN
3			
NO.	DATE	DESCRIPTION	BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

14336PP

DORN LAW FIRM, LTD.

Wilbur F. Dorn, Jr., Attorney at Law
Jody L. Erickson, Certified Paralegal
Telephone: 763-783-7000

9380 Central Avenue NE
Blaine, MN 55434
Fax: 763-783-5715

December 5, 2014

Mr. Chris Anderson
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

RE: Request of 21st Century Bank – Replat of Outlot F, Brookfield

Dear Mr. Anderson:

This letter is intended to accompany the re-submission of the above replat, being sent to you by Jason Rud, our surveyor. I understand that Jason has had numerous discussions with you regarding the status of the existing cul-de-sac, particularly in terms of making it a "permanent" cul-de-sac. I have also reviewed the City proceedings regarding John Peterson's recently approved replat of an outlot in Alpine Woods, and have spoken with Mr. Peterson regarding that matter. We are asking the City to consider the following in reviewing our request.

1. The reason for creating the temporary cul de sac was because City Code required it. It seems most inequitable for a property owner to be required to wait for perhaps decades to develop what is a perfectly good residential lot because the developer complied with the City's mandate.

2. Making the cul de sac "permanent" is totally unnecessary, because from a legal standpoint the easement is already permanent. I have enclosed a copy of the deed that created the easement. While the legal description uses the word "temporary", the deed fails to state any date or condition under which the easement will be terminated. There is no person or entity that has standing to assert that any portion of the easement should be vacated. In addition, it will not be possible to obtain "permanent" easements from the two neighbors. The same situation was present in Alpine Woods and Mr. Peterson was not required to obtain anything from the other two property owners upon whose land the temporary cul de sac line encroaches. The one advantage of the use of the word "Temporary" in the deed, even though the 60 foot ROW was dedicated, is that I do not see any references to setback requirements from the line of a temporary easement, so there could be some flexibility there as long as snow storage can be handled.

3. The main reason given for allowing the Alpine Woods replat was the fact that a residence has been constructed in the path of where future Uranium Street would go, making

extension thereof unlikely, although there is commentary in City records acknowledging that it is theoretically possible that the street could still be extended. The property owner to the south of my client's parcel stated at the public hearing in July that he did not ever intend to develop his land, and that he intended to construct a storage building in the path of Feldspar. Our situation is virtually identical to that found in the Alpine Woods approval.

4. Leaving the existing cul de sac lines as is will enable the dwelling to be pulled as far to the west as possible, and the building pad we have identified has its westerly edge within few feet of the westerly edge of the house to the north. This was previously identified as an issue.

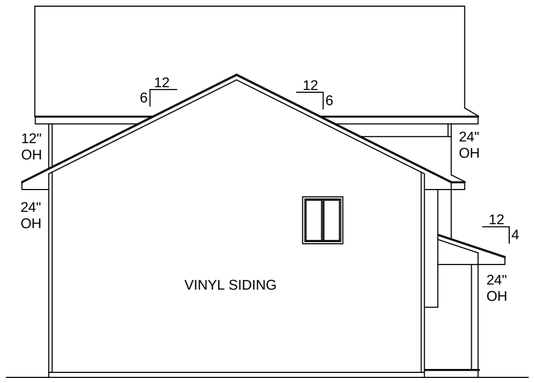
5. We have made good faith efforts to sell this lot to the neighbors, offering a very deep discount and favorable financing terms, without success.

Thanks to the staff for your thoughtful consideration.

Sincerely,

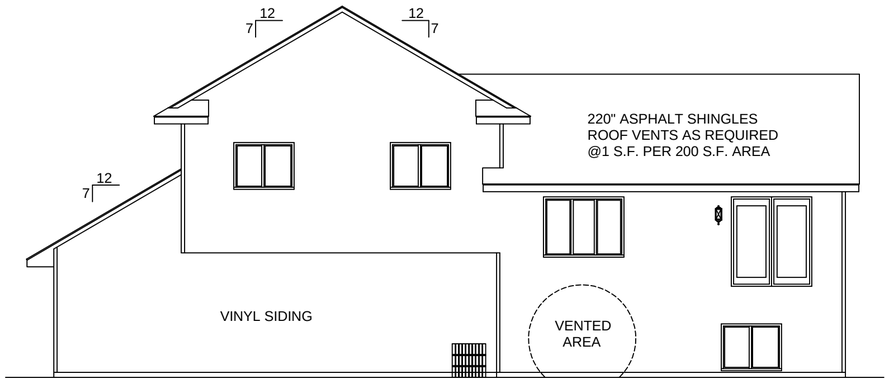
Wilbur F. Dorn, Jr.

CLEAN AREA OF ALL
CONSTRUCTION DEBRIS



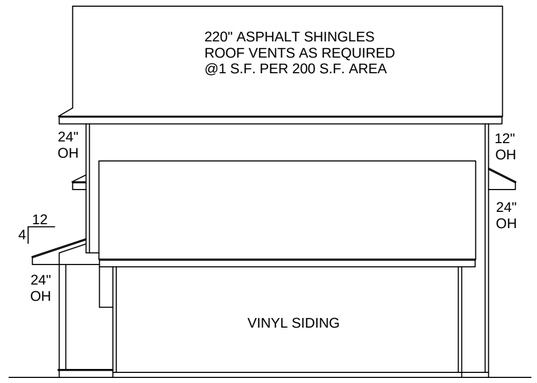
LEFT ELEVATION
SCALE:1/8"=1'-0"

NO OCCUPANCY CERTIFICATE
BEFORE FINAL ELECRICAL INSPECTION



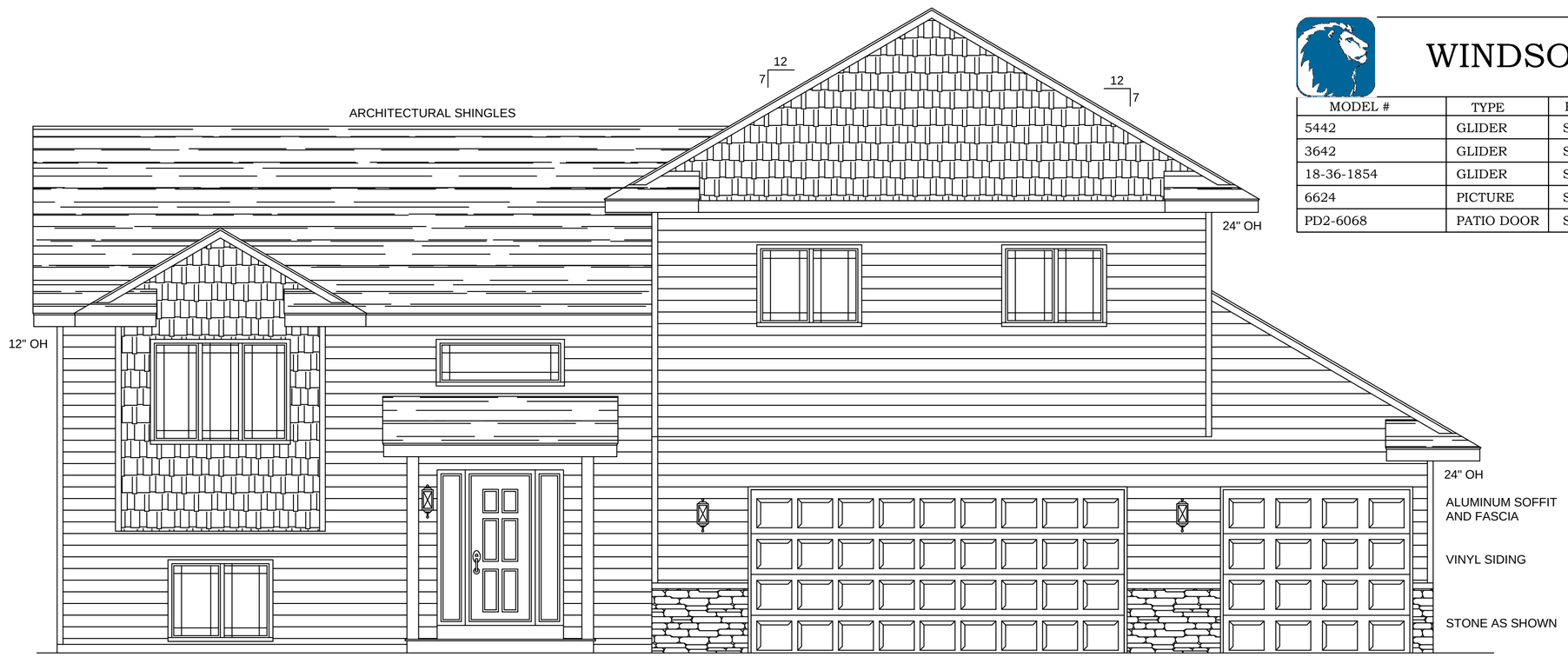
REAR ELEVATION
SCALE:1/8"=1'-0"

EGRESS WINDOWS REQUIRED
IN EACH BEDROOM AND BASEMENT



RIGHT ELEVATION
SCALE:1/8"=1'-0"

SCOTT RIPLEY ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSINS.THIS SET OF PLANS WERE DONE TO THE BEST OF MY ABILITY.THE CONTRACTOR AND/OR BUILDER MUST VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS FROM START TO FINISH AND BE RESPONSIBLE DURING CONSTRUCTION. ELECTRICAL, HEATING AND CABINET LAYOUTS ARE SHOWN FOR EXAMPLE ONLY; PLACEMENT AS BUILT MAY VARY FROM THESE PLANS. ALL BEAM, POST AND FOOTING SIZES SHOULD BE VERIFIED BY BUILDER FOR ADHERENCE TO UNIFORM BUILDING CODE PRIOR TO CONSTRUCTION. DUE TO THE VARIOUS SITE CONDITIONS OF INDIVIDUAL LOTS,THE GRADE LINES REFLECTED BY THIS PRINT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND DO NOT REFLECT ACTUAL FINISH GRADE OR ELEVATIONS.



FRONT ELEVATION
1457 SQ. FT. SCALE:1/4"=1'-0"

WINDSOR WINDOWS

MODEL #	TYPE	HEADER	QTY	ROUGH OPENING
5442	GLIDER	SEE PRINT	6	4'-6" X 3'-6"
3642	GLIDER	SEE PRINT	1	3'-0" X 3'-6"
18-36-1854	GLIDER	SEE PRINT	2	6'-0" X 4'-6"
6624	PICTURE	SEE PRINT	1	5'-6" X 2'-0"
PD2-6068	PATIO DOOR	SEE PRINT	1	6'-0" X 6'-8"

EXTERIOR ELEVATIONS
DRAWN BY: SAR
SCALE: AS NOTED
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
1 OF 5

PLAN NUMBER
010–14

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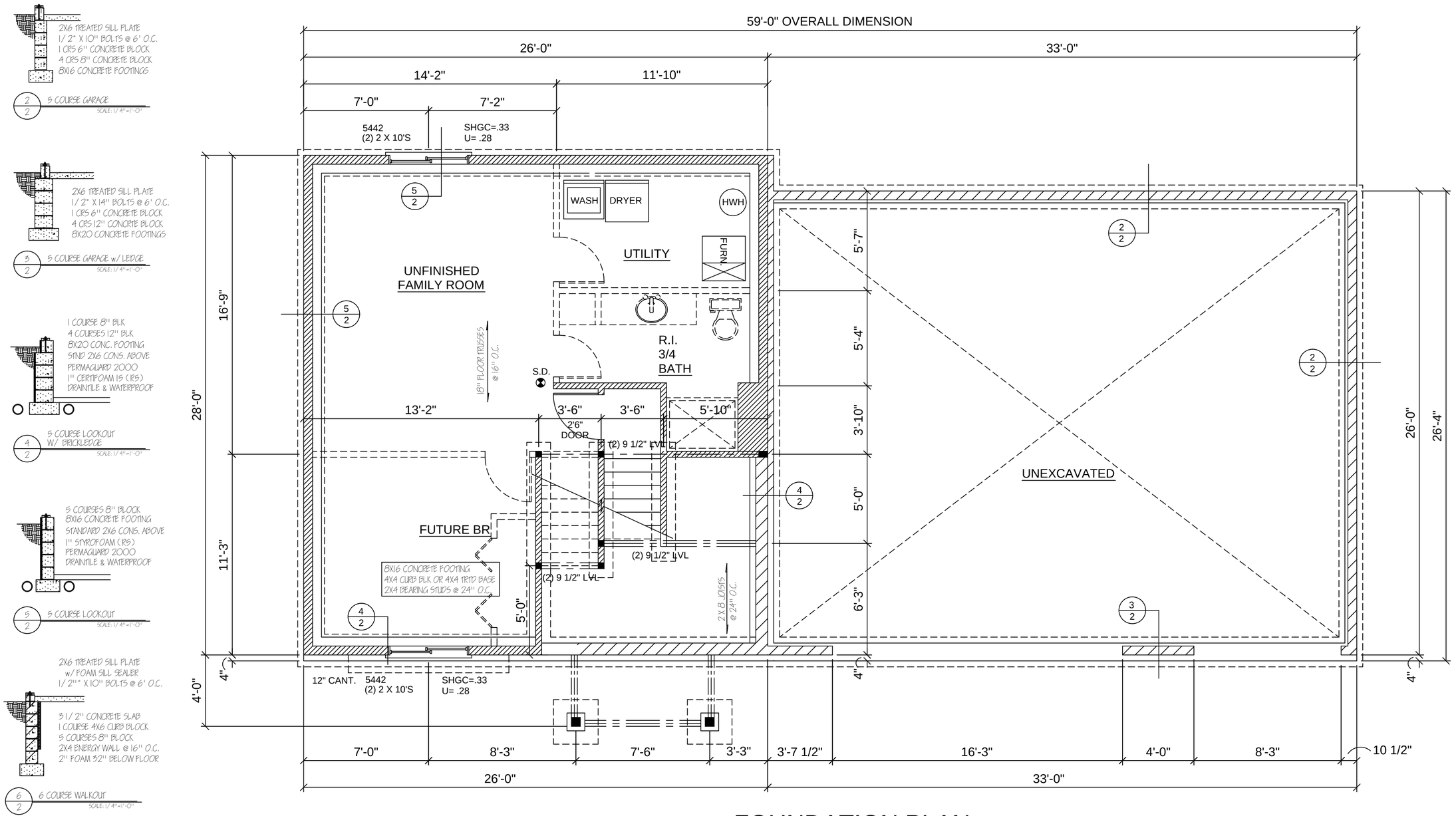

FOUNDATION PLAN

SCALE:1/4"=1'-0"

2X6 TREATED SILL PLATE
1/ 2" X 10" BOLTS @ 6' O.C.
1 CRS 6" CONCRETE BLOCK
4 CRS 8" CONCRETE BLOCK
8X16 CONCRETE FOOTINGS

2/2 5 COURSE GARAGE
SCALE: 1/4"=1'-0"

2X6 TREATED SILL PLATE
1/ 2" X 14" BOLTS @ 6' O.C.
1 CRS 6" CONCRETE BLOCK
4 CRS 12" CONCRETE BLOCK
8X20 CONCRETE FOOTINGS

3/2 5 COURSE GARAGE w/ LEDGE
SCALE: 1/4"=1'-0"

1 COURSE 8" BLK
4 COURSES 12" BLK
8X20 CONC. FOOTING
STND 2X6 CONS. ABOVE
PERMAGUARD 2000
1" CERTIFOAM IS (R5)
DRAINTILE & WATERPROOF

4/2 5 COURSE LOOKOUT
W/ BRICKLEDGE
SCALE: 1/4"=1'-0"

5 COURSES 8" BLOCK
8X16 CONCRETE FOOTING
STANDARD 2X6 CONS. ABOVE
1" STYROFOAM (R5)
PERMAGUARD 2000
DRAINTILE & WATERPROOF

5/2 5 COURSE LOOKOUT
SCALE: 1/4"=1'-0"

2X6 TREATED SILL PLATE
w/ FOAM SILL SEALER
1/ 2"" X 10" BOLTS @ 6' O.C.

3 1/ 2" CONCRETE SLAB
1 COURSE 4X6 CURB BLOCK
5 COURSES 8" BLOCK
2X4 ENERGY WALL @ 16" O.C.
2" FOAM 32" BELOW FLOOR

6/2 6 COURSE WALKOUT
SCALE: 1/4"=1'-0"

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FOUNDATION PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE

LOT # BLOCK #

SHEET
2 OF 5

PLAN NUMBER
010-14

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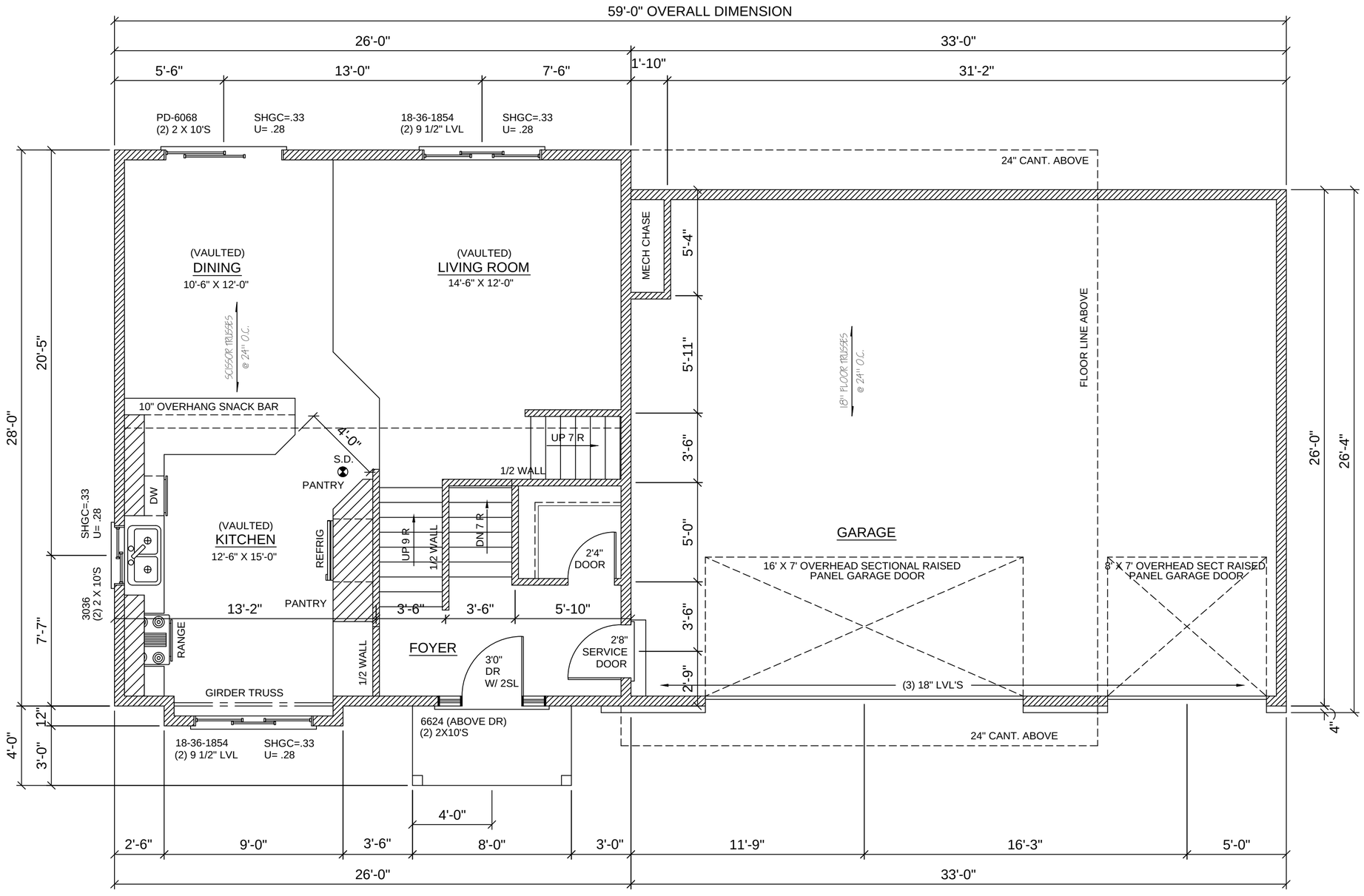

MAIN FLOOR PLAN

737 SQ. FT. SCALE:1/4"=1'-0"

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MAIN FLOOR PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
3 OF 5

PLAN NUMBER
010-14

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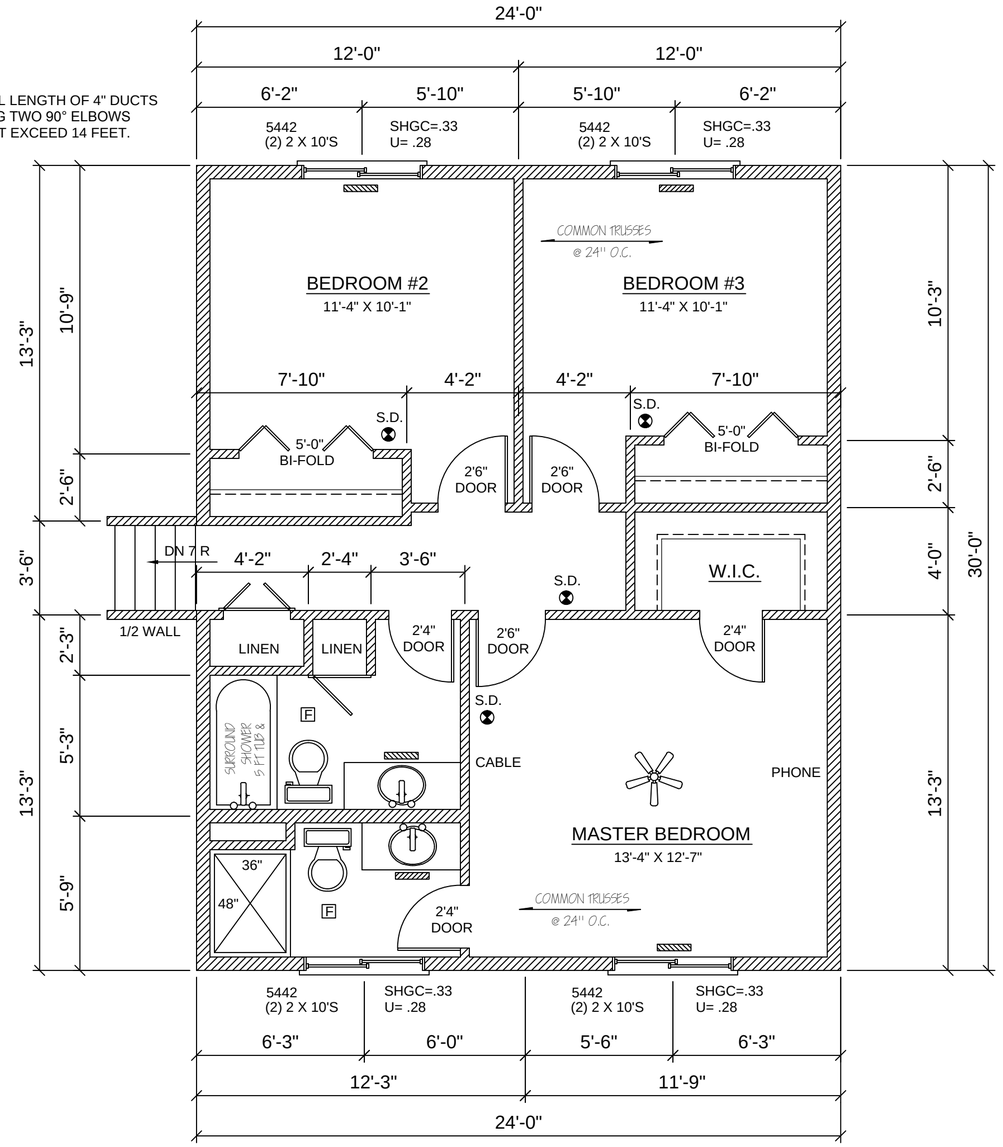
THE TOTAL LENGTH OF 4" DUCTS
INCLUDING TWO 90° ELBOWS
SHALL NOT EXCEED 14 FEET.



UPPER FLOOR PLAN

720 SQ. FT. SCALE:1/4"=1'-0"

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UPPER FLOOR PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
4 OF 5

PLAN NUMBER
010-14

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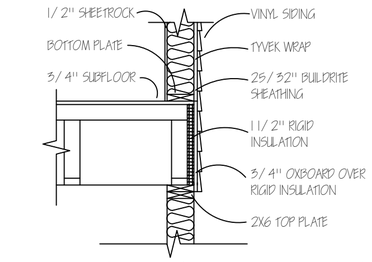
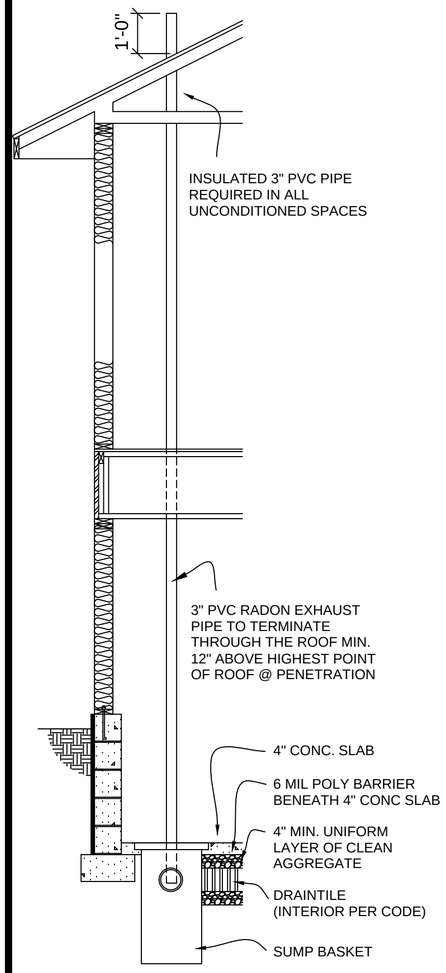


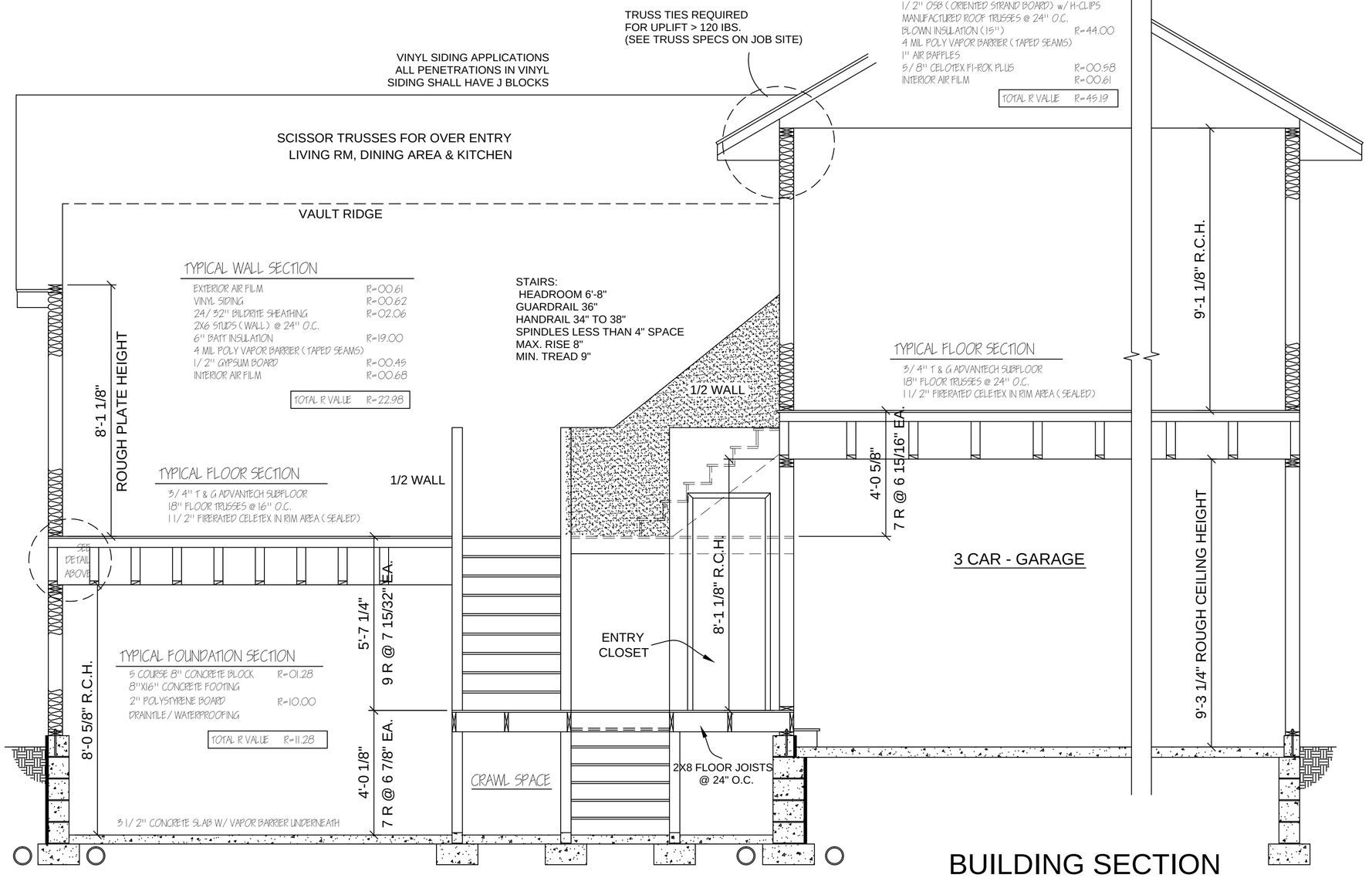
RIM DETAIL (FLR TRUSSES)

SCALE:1/2"=1'-0"



RADON DETAIL

SCALE:3/8"=1'-0"



BUILDING SECTION

SCALE:3/8"=1'-0"

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BUILDING SECTION
DRAWN BY: SAR
SCALE: AS NOTED
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
5 OF 5

PLAN NUMBER
010-14

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1.2.15	**PROJECT ADDRESS**	16877 FELDSPAR ST NW
PROJECT. TITLE	BROOKFIELD 5TH ADDITION		
ESCROW #	114231		
DEPARTMENT:	PLANNING DIVISION		
TECHNICAL REVIEWER:	NAME: CHRIS ANDERSON PHONE: 763-433-9817 EMAIL: CANDERSON@CITYOFRAMSEY.COM		

We are in receipt of your Sketch Plan and Preliminary Plat application for a minor subdivision to create one (1) buildable lot. The Sketch Plan and Preliminary Plat consists of one (1) sheet prepared by E. G. Rud & Sons, Inc. dated December 5, 2014. We offer the following comments regarding your application:

General: The submitted minor subdivision proposes to plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot (the "Property"). The Property is generally located west of Nowthen Boulevard (CSAH 5), along Feldspar St.

Zoning: The Property is located in the R-1 Residential: MUSA Zoning District. Single-family detached dwellings are a permitted use in this district. The Property is surrounded by other R-1 Residential (MUSA) parcels.

Lot Size Requirements: The minimum required lot area is 10,800 square feet. The minimum required lot width is 80 feet. According to the submitted Sketch Plan, it appears that these minimum standards are met.

Setbacks, Building Coverage, and Other Bulk Standards. It appears that the proposed lot will be able to accommodate required minimum standards as illustrated in the Sketch Plan and Preliminary Plat, with the potential exception of the front yard setback. The proposed home location as shown in the current Sketch Plan is approximately fifty-two (52) feet from the proposed front property line of the Property. However, a portion of the Property is encumbered not only with a temporary cul de sac easement, but also with a portion of the cul de sac itself. As drawn, the proposed home would be setback twenty-five (25) feet from the edge of the existing cul de sac and only about thirteen (13) feet from the temporary cul de sac easement.

Road right of way will need to be dedicated to the public (as discussed more under Access and Streets) and the front setback would be measured from that boundary. Based on the current Sketch Plan as drawn, it appears that this would result in a reduced front yard setback, which would require a variance (see the Sketch Plan prepared by E. G. Rud & Sons, Inc. and dated August 6, 2014; Staff may be supportive of a slight deviation from the required thirty [30] foot setback as it is our understanding that you are attempting to line up the proposed home with the home to the north as much as possible

Please submit an application for a variance to the required front yard setback as well as an updated Preliminary Plat that includes dedication of the right-of-way. This will also require updating the area computations and setback information.

Access and Streets: The Property proposes to gain access from Feldspar Street. The Property is currently encumbered by an easement for the purpose of an existing temporary cul-de-sac. When BROOKFIELD 1ST ADDITION was originally approved, it was anticipated that the parcel to the south, located at 16821 Garnet Street (the "Adjacent Parcel"), may desire to develop as a single-family development in the future. Since Feldspar Street terminated at the southern portion of the plat, adequate turn around provisions were required. As this was originally intended to be a temporary scenario, an easement with a radius of fifty-five (55) feet was accepted. In this case, the required cul-de-sac radius impacted the Property in such a way that a dwelling could not be constructed that met City Code standards. The Developer proposed to plat the Property as an outlot that could be converted to a buildable lot in the future if Feldspar Street were extended to the south, thus eliminating the need for the cul-de-sac in the current location. There was no guarantee that Feldspar Street would be extended to the south, and the developer understood that risk, so the City allowed the Property to be subdivided as an outlot rather than a buildable lot.

Based on input from the owner of the Adjacent Property at the August Public Hearing, combined with your desire to plat the Property into a buildable lot, the general sense is that this results in a more 'permanent' cul de sac and thus, the plat should provide dedicated road right-of-way.

The Final Plat will need to dedicate permanent right of way to encumber the existing cul-de-sac plus an additional fifteen (15) feet to accommodate snow storage (only within the boundaries of the Property), similar to the sketch plan prepared by E. G. Rud & Sons, Inc. and dated August 6, 2014.

It appears that both the design standards (right-of-way width) and construction standards (only base course, no wear course) of the existing cul de sac are or will be slightly deficient of the minimum standards (per City Code Sections 117-614 and 117-615).

A variance will be needed to address these deviations from design and construction standards.

Tree Preservation Plan: The City's Tree Preservation Ordinance does not apply to your proposed plat, as the Property is devoid of significant tree cover.

Traffic Analysis: A traffic analysis will not be required due to the size of the project.

Grading and Drainage: The Sketch Plan does not include grading/drainage information. This information is not required for Sketch Plan Review. However, this information must be submitted with the Final Plat Application as directed by the City Engineer. A permit from the Lower Rum River Water Management Organization will not be required; however the Applicant may need to obtain an NPDES Permit from the MPCA.

Landscaping. Two (2) front yard trees per dwelling unit are required at the time of construction of a dwelling unit. Additionally, four (4) inches of topsoil, consistent with standards outlined in City Code, shall be applied to all disturbed areas not improved with structures, walkways, driveways, etc.

Density Transitioning. At the time Brookfield 1st Addition was approved, the parcel to the south of the Property was zoned R-1 Residential (Rural Developing) and density transitioning was required and specified in the Development Agreement. However, as an outlot, the Property was not considered buildable (would need to be replatted) and thus, plantings were not originally installed. While the zoning of the Adjacent Parcel has since been amended to R-1 Residential (MUSA), which matches the zoning of the Property, density transitioning shall still be provided consistent with the original intent. The submitted

Sketch Plan does indicate ten (10) coniferous trees planted in a staggered row along the south property line. The quantity of plantings is consistent with plantings provided on the lot directly west of the Property (closer to the home on the Adjacent Parcel) and thus, this seems reasonable. The plantings are also shown within a proposed Landscape Easement to protect against removal in the future.

At the time of Final Plat submittal, a detailed Landscape Plan (including species, root type, size and planting detail) and Landscape Easement description (including restrictions/conditions) shall be provided for review and approval by the City. The Landscape Easement will need to be recorded against the Property.

Easements: With the Final Plat Application, Staff will be reviewing compliance with the standard requirements for drainage and utility easement dedication. Drainage and utility easements must be ten (10) feet in width abutting dedicated right-of-way, five (5) feet in width along both side lot lines, and encumber any 100-year flood zone for all existing and proposed surface waters and wetlands. The Sketch Plan does provide a forty-five (45) foot drainage and utility easement in the rear of the property encumbering the existing berm, which does address a concern that had previously been raised.

The existing drainage and utility easements on Outlot F will need to be vacated through an Application for Easement Vacation.

Utilities: Municipal Water and Sanitary Sewer have been extended to the Property. The Applicant will be responsible for applicable connection fees to be outlined during the Final Plat Review.

Other Development Fees. The Applicant will also be responsible for Park Dedication, Trail Development, and Stormwater Management Fees. A full analysis of applicable development fees will be provided with the Final Plat Review.

Miscellaneous. Should this plat be approved, it would not preclude the future extension of Feldspar St. Thus, the cul de sac should be signed as a potential future through street. Additionally, the existing sidewalk along Feldspar St, which currently terminates at or near the north boundary of the proposed plat, would be extended in front of the Property should Feldspar St ever be extended. The Development Agreement, which will be prepared as part of the Final Plat review process, will have language addressing both of these points.

As the cul de sac was initially intended to be temporary, the 'wing' was only constructed with the base course of asphalt. There is concern that the heavy equipment used in the construction of the home may damage this portion of asphalt. Thus, to ensure that the cul de sac 'wing' post construction is in the same condition as its pre-construction state, either an escrow (returned after construction is complete AND cul de sac wing inspected by City Staff to confirm no damage) should be provided and/or there will be language in the Development Agreement that would require its replacement if damaged through the construction process prior to issuance of a Certificate of Occupancy.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #14-08-141 approving Findings of Fact #0931 relating to a request to amend a conditional use permit to expand the ground lease area related to an existing cellular tower.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #14-08-142 approving an amended conditional use permit to expand the ground lease area of an existing cellular tower to accommodate a new equipment shelter building.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

5.05: Public Hearing: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5th Addition; Case of 21st Century Bank

Public Hearing

Chairperson Levine called the public hearing to order at 8:16 p.m.

Presentation

Community Development Director Gladhill presented the staff report indicating 21st Century Bank has submitted application for Sketch Plan and Preliminary Plan for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to plat approximately 0.25 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. The property is generally located west of Nowthen Boulevard (CSAH 57), along Feldspar Street. Staff reviewed the case in detail and recommended the Commission not approve the Preliminary Plat.

Citizen Input

Gary Smith, 16821 Garnet Street, explained that he did not intend to sell any of his property and was not willing to subdivide. He believed that the City's density transitioning policy was weak. He recommended the outlot remain as is and that the small proposed lot not be approved.

Matt Soens, 16878 Feldspar Street, indicated he provided staff with a visual presentation that addressed his concerns. He reported he has lived in his neighborhood for the past six years and appreciated the consistency and flow of the homes. He explained that the proposed lot would obstruct rear views from neighboring homes and would not be consistent with the neighboring homes. He did not support the berm being removed as this served as a sound buffer. He

discussed the poor alignment of the current cul-de-sac stating it was not big enough to serve large vehicles. He expressed concern with water runoff flowing from the new lot onto the neighboring property given the grade change between the two lots. He suggested that the new lot only be developed if the cul-de-sac is removed, as this would allow for proper alignment of the home. He provided further comment on the temporary cul-de-sac and sidewalk in front of his home and recommended that the Planning Commission deny the sketch plan and preliminary plat as requested.

City Planner Anderson reported the City did not have a master plan for this neighborhood, south of Feldspar.

Bill Dorn, 16610 Fluorine Street, representing 21st Century Bank, reported the berm would not be altered in any way. He clarified that the City required the developer to put in a stub street and the lot was not developed because it was thought the street would be pushed through. However, he did not anticipate that the southerly parcel would develop for some time. He reviewed a house plan that was similar to homes within the neighborhood and would fit on the lot. He reported if the home was pushed closer to the street, it would more closely match the setbacks of the neighboring properties. He understood that staff was frustrated with the temporary cul-de-sac situation, however noted, there was no City Ordinance that addressed this matter. He requested he be able to work further with staff on the proposed request and did not oppose the item being tabled.

Community Development Director Gladhill was more than happy to work with the applicant through the issues on the proposed property. He recommended staff be allowed to continue working with the applicant. He suggested that if the item were tabled that the Public Hearing be continued to allow for further comments at a future meeting.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to continue the public hearing to the September 4, 2014 Planning Commission meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, and Nosan. Voting No: None. Absent: Commissioners Brauer and Maul.

5.06: Public Hearing: Consider Recommendation and Approvals related to Ridgepointe, a Major Subdivision; Case of Village Bank

- **5.06.1: Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-de-Sac Length**
- **5.06.2: Resolution #14-07-135 Granting a Variance to Maximum Cul-de-Sac Length**
- **5.06.3: Resolution #14-07-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat**

Public Hearing

Chairperson Levine called the public hearing to order at 8:54 p.m.

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-012

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF BROOKFIELD 5TH ADDITION

WHEREAS, 21st Century Bank, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for a preliminary plat of the following described property located in the City of Ramsey:

Outlot F, Brookfield First Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on July 7, 2014 the City of Ramsey received applications for Sketch Plan and Preliminary Plat review for BROOKFIELD 5th ADDITION from the Developer; and

WHEREAS, on August 7, 2014, the Planning Commission conducted a Public Hearing on the Sketch Plan and Preliminary Plat for BROOKFIELD 5TH ADDITION and continued the Public Hearing to the September Planning Commission meeting to provide the Developer with additional time to address concerns related to the preliminary plat;

WHEREAS, on August 27, 2014, the Developer requested the Public Hearing be postponed to provide them with additional time to work with adjacent residents and City Staff; and

WHEREAS, on December 8, 2014, the Developer resubmitted applications for Sketch Plan and Preliminary Plat for BROOKFIELD 5TH ADDITION; and

WHEREAS, on January 8, 2015, the Planning Commission conducted a Public Hearing on the request and recommended City Council approve/not approve the Preliminary Plat contingent upon obtaining the necessary variances and compliance with the Staff Review Letter dated January 2, 2015.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby grants preliminary plat approval to BROOKFIELD 5TH ADDITION in accordance with relevant City Codes and contingent upon obtaining the necessary variances and compliance with the Staff Review Letter dated January 2, 2015.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member_____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **5. 2.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Blvd NW; Case of the City of Ramsey

Purpose/Background:

The purpose of this case is to adopt a resolution to approve a Zoning Amendment for the former municipal center located at 15153 Nowthen Blvd NW. The site is currently being used as Fire Station #2. The City Council previous adopted a Comprehensive Plan Amendment to allow for this subsequent Zoning Amendment on October 28, 2014.

As the Commission is aware, the City has been exploring future redevelopment options for the former municipal center over the past 12-18 months, including the formation of a Study Group. At that time, the task for the Study Group was to consider under what conditions, if any, it would be acceptable to allow the site to redevelop as a data center. Ultimately, the City Council decided not to pursue the reuse of the site as a data center and directed Staff to prepare a Comprehensive Plan Amendment to guide the site for Low Density Residential to allow for detached, single-family homes.

There is not a development being proposed at this time. This step will begin the process to ultimately allow the Subject Property to be redeveloped at a later date.

Please note that Staff has included the Findings Report of the Study Group that focused on the potential for a data center on this site. A reminder that the City is not considering this alternative at this time, but the Findings Report provides important perspective and input from said Study Group.

Notification:

Staff attempted to notify all Property Owners within 350 feet of the Subject Property of the Public Hearing. Additionally, Staff attempted to notify all Property Owners that received the original mailing in 2013 of the City's review of the site, totaling 244 properties. The Notice of Public Hearing was also published in the Anoka County Union.

Observations/Alternatives:

Since the late 1970s until 2006, the Subject Property had been used as the Ramsey Municipal Center. In 2006, the City opened the current Municipal Center on Sunwood Drive. The Subject Property is still being used as Fire Station #2. The City is in the process of finalizing the design of the replacement Fire Station #2, to be located on Alpine Drive.

The Subject Property is currently located in the Public/Quasi-Public District, which comprises churches, schools, city offices, public works facilities, fire stations, and other government or non-profit facilities.

In 2012, the City Council moved to declare the Subject Property as surplus City-owned land and explore marketing the site for sale. In order to allow the site to be privately developed, the City must amend its Zoning Map. The City has already approved a Comprehensive Plan Amendment, which is the first step in changing future land use for parcels.

The Official Zoning Map will be amended to R-1 Residential (MUSA), which will facilitate the private development of the Subject Property as detached, single-family homes averaging a quarter-acre in lot size. This

district allows for a minimum of three (3) units per net developable acre. The land use designation would allow for approximately 61 households. However, unique site conditions and actual net developable area may bring that closer to 50.

The Comprehensive Plan is the guiding future land use document, while the Zoning Code is the official tool in order to implement the Comprehensive Plan. Ultimately, a future developer will need to apply for Subdivision/Plat review for an actual development proposal.

The City has a considerable amount of data available online on the Subject Property located at www.cityoframsey.com/formerrmc. Printed materials from this project webpage are available upon request.

Funding Source:

The Zoning Amendment is being handled as part of normal Staff duties, as the Subject Property is City-owned.

Recommendation:

Staff recommends that the City adopt Ordinance #15-01.

Action:

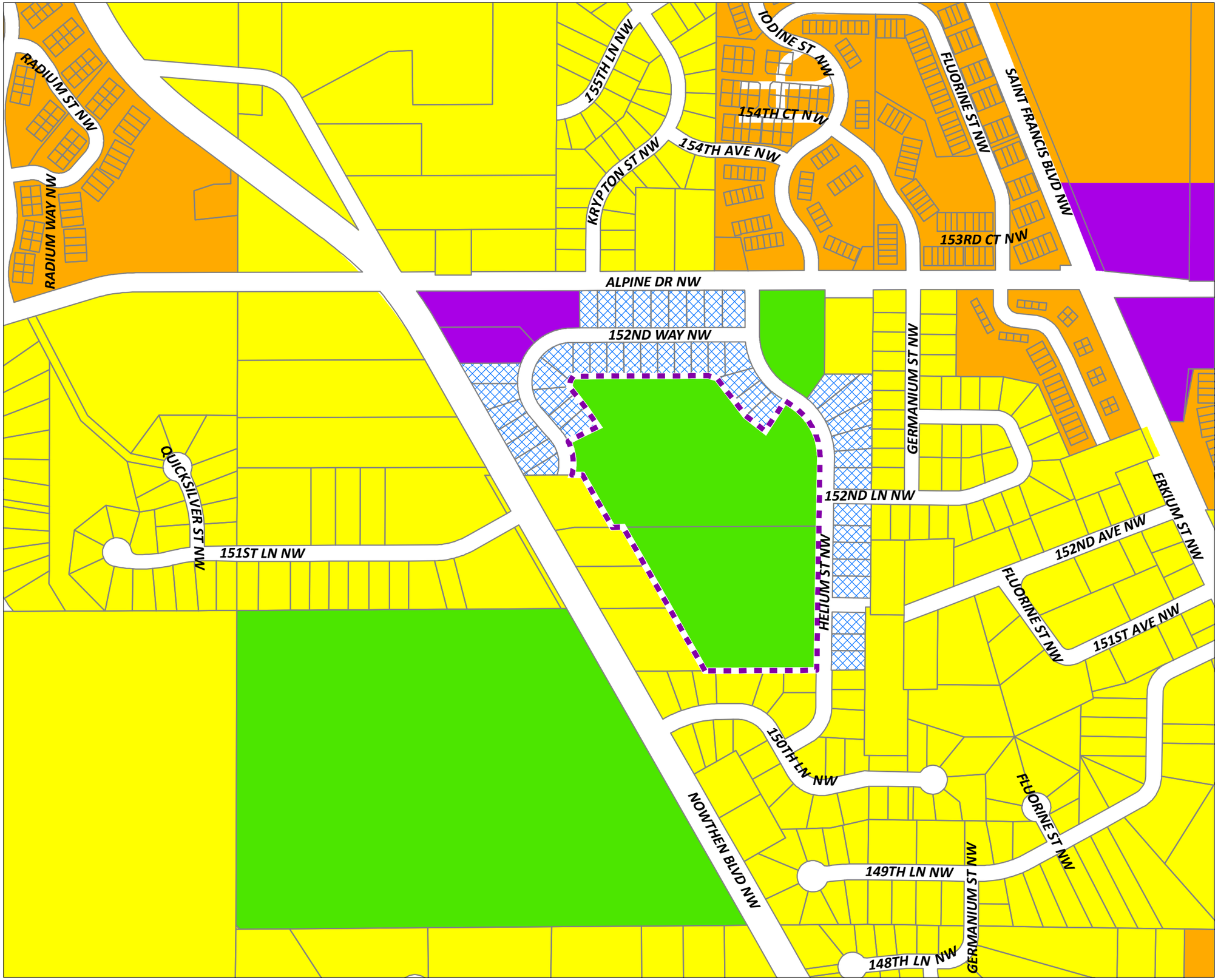
Motion to adopt Ordinance #15-01.

Attachments

CURRENT: Official Zoning Map
PROPOSED: Official Zoning Map
Site Concept (for reference only)
Previous Study: Data Center Feasibility (for reference only)
Development Scenario Chart
Ordinance #15-01

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	12/31/2014 08:52 AM
Patrick Brama	Patrick Brama	01/02/2015 08:40 AM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 08:49 AM
Form Started By: Tim Gladhill		Started On: 12/30/2014 02:14 PM
Final Approval Date: 01/02/2015		



City of RAMSEY

Official Zoning Map

- Site
- Parcels
- 2030 MUSA

Zoning

- R-1: Rural Developing (outside MUSA)
- R-1: MUSA
- R-2: Medium-Density Residential
- R-3: High-Density Residential
- B-1: Business District
- B-2: Business District
- H-1: Business District
- E-1: Employment District
- E-2: Employment District
- MU-PUD: Mixed-Use, Planned Unit Development
- PUD: Planned Unit Development
- COR: The COR
- P: Public/Quasi-Public District

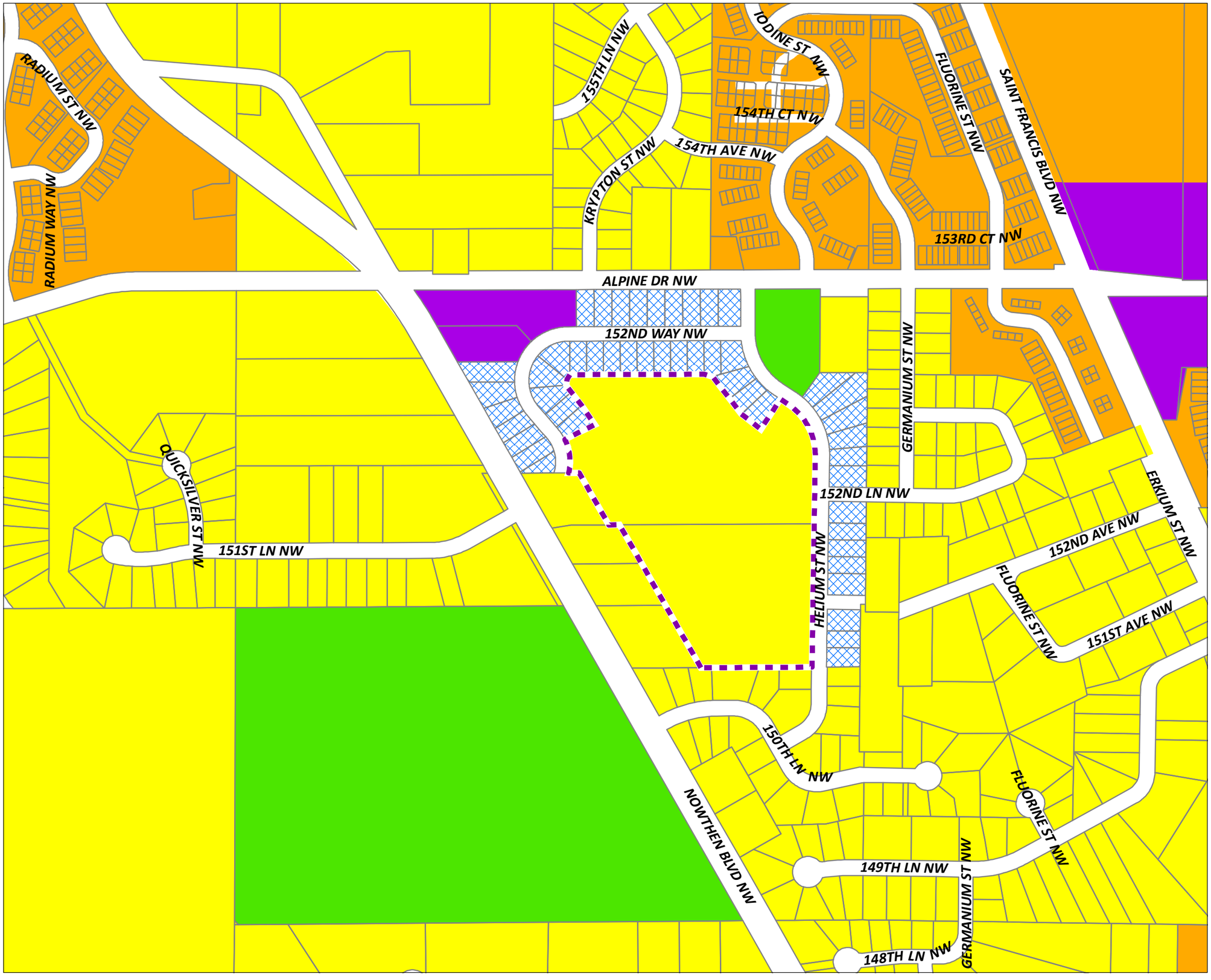
N

0 250 500 Feet

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access of the data.



Official Zoning Map
PROPOSED

- Site
- Parcels
- 2030 MUSA

Zoning

- R-1: Rural Developing (outside MUSA)
- R-1: MUSA
- R-2: Medium-Density Residential
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Concept Only: Not Actual Development Proposal

152ND WAY NW

HELIUM ST NW

152ND LN NW

152ND AVE NW

NOWTHEN BLVD NW

DEVELOPMENT SUMMARY:

- 1,920 LF of road (30' wide)
- 47 residential lots (.25 ac minimum lot size)

STREET TREES

STORMWATER TREATMENT

Stantec

December, 2012

PROPERTY DEVELOPMENT OPTIONS

Ramsey, Minnesota

RESIDENTIAL DEVELOPMENT

Old Municipal Center Study Group

FINDINGS REPORT

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DEFINITIONS

Subject Property	Old Municipal Center Site located at 15153 Nowthen Boulevard, Ramsey, MN. This City owned property is 20.5 acres and contains two contiguous parcels.
OMC	Old Municipal Center
OMC Study Group	Public input group consisting of thirteen (13) Ramsey Residents and three (3) boards/commission members. The purpose of the Study Group is develop and convey detailed public input to the City Council regarding a potential data center development.
Findings Report	Documentation of (A) detailed public input, and (B) detailed analytic information related to the potential development of the *Subject Property* for a data center user.
Data Center	A data center is a form of warehouse that is used for the storage of computer servers. In other words, a large building containing a vast number of computers. Many people refer to data centers as 'the cloud.'
EDA	Economic Development Authority
PC	Planning Commission
Comprehensive Plan Amendment	Comprehensive planning is a term used to describe a process that determines a wide variety of community goals and aspirations, in terms of community development. A comprehensive plan is a result of this community process. A Comprehensive Plan Amendment is an update or change to said document.
Zoning Amendment	Zoning is the separation or division of a municipality into districts, the regulation of buildings, structures, their construction and the nature and extent of their land use. The dedication of such districts is designed to protect the health, safety and welfare of the entire community. Zoning is practically enforced via City Zoning Ordinances. A Zoning Amendment is a change to City Zoning Ordinances.
Supplemental Information Packets	Information packet developed by City Staff and sent to *OMC Study Group* members in advance of a meetings. The purpose of this document is to answer questions and provide factual information to serve as foundation for discussion.

FORWARD

In November 2013, the City of Ramsey initiated a comprehensive public input process to study a potential data center development located on the City's former municipal center site. The outcome of this process was to specifically identify: "under what circumstances, if any, would a data center development be an acceptable use for the former municipal center site."

As a result of the public input process identified above, this document was created (*Findings Report*). The Ramsey City Council will utilize this *Findings Report* as future land use policy decisions are considered for the *Subject Property*. This *Findings Report* includes both (A) detailed public input, and (B) detailed analytic information.

Public input included in this report was provided by a sixteen (16) member Ramsey resident study group known as the Old Municipal Center *(OMC) Study Group*. Analytic information included in this report was managed and developed by City staff with assistance from various professional experts and *OMC Study Group* members.

This *Findings Report* includes general background information on the *Subject Property*; and, background information related to the process utilized by the City, to-date, to consider future development of the *Subject Property*. Additionally, a number of issues/concerns related to a potential data center development were identified, reviewed, and discussed by the *OMC Study Group*. Results include qualitative and quantitative *OMC Study Group* input along with potential mitigation tactics.

SUBJECT PROPERTY BACKGROUND

SUBJECT PROPERTY BACKGROUND

The *Subject Property* is located at 15153 Nowthen Boulevard, just south of Alpine Drive. Totaling 20.5 acres, the *Subject Property* encompasses two separate parcels. The *Subject Property* is owned by the City of Ramsey is home to the City's former municipal center campus.

In June 2012, the Ramsey City Council identified the *Subject Property* as surplus City owned land; as it is no longer needed for current* or future City functions. Returning tax-exempt City owned property back to the private sector for development benefits the City by increasing the tax capacity base within Ramsey. Increased tax capacity results in less tax burden for individual tax payers.

*Today, the *Subject Property* is utilized as the temporary home of Ramsey Fire Station #2. The City anticipates constructing a new Fire Station #2, just northeast of the *Subject Property* in the coming years.

The *Subject Property* is currently zoned public/quasi-public. Over the past twenty years, it has been anticipated the *Subject Property* would be developed into a full municipal center campus or a new middle school. The *Subject Property* is not zoned for a residential development; and, the S*ubject Property* is not guided for a park by the City's Parks and Recreation Commission.

DEVELOPMENT/PROCESS HISTORY

DATA CENTER OPPORTUNITY IDENTIFIED, Summer 2012

Subsequent to identifying the *Subject Property* as surplus City owned land in 2012, the City was approached by Connexus Energy regarding a potential opportunity to develop the *Subject Property* for a data center user.

Connexus indicated the *Subject Property* was the best data center site in Anoka County for the following reasons: proximity to rail, proximity to river, proximity to major roadway, power capacity, power redundancy, proximity to power substation, redundant fiber, water services, sewer services, proximity to fire services, proximity to police services and size of available land.

PRELIMINARY CITY REVIEW, Fall 2012

Upon learning of the opportunity presented by Connexus Energy, the City conducted a feasibility study to further analyze the benefit of a potential data center development to the community. Said feasibility report concluded a data center development would result in a substantial tax capacity opportunity for the City of Ramsey. Additionally, in comparison to other business type uses, data centers are abnormally low impact users to surrounding property owners and require a low level of City services. As a result, the Ramsey Economic Development Authority (EDA), Planning Commission (PC) and City Council indicated 'preliminary' interest in pursuing a data center development for the *Subject Property*. In addition to the proposed data center development, all three boards also indicated interest in utilizing the *Subject Property* for a residential development, if a data center development did not come to fruition.

FIRST ROUND OF PUBLIC INPUT, Spring 2013

With preliminary direction provided by the EDA, PC and City Council to further pursue a potential data center development, attention was then shifted to concentrate on public input and feedback regarding the preliminary proposal.

Before the City moved forward with pursuing a data center development and/or a residential development, the *Subject Property* would need to be rezoned (currently zoned public/quasi-public). Rezoning the *Subject Property* would entail a *Comprehensive Plan Amendment* and a *Zoning Amendment*. According to State Statute, a public hearing is required when a *Zoning Amendment* application is submitted.

In advance of submitting a *Zoning Amendment Application*, and conducting a required public input process, as guided by State Statute, the City decided to proactively pursue public input related to a the future development of the *Subject Property*. The purpose of said additional public input was to make light of any potential issues a data center development would create for surrounding property owners, before an actual data center user steped forward. The outcome of this proactive public input was to resolve potential land use issues and put the City in position to confidently move forward with pursuing a data center development and/or residential development. Lastly, said proactive measure was intended to provide a future developer with public input information before a standard, State required, public process took place.

In March, 2013 the City notified 250 surrounding property owners of the proposed data center development. Said property owners were invited to attend a public open house in April 2013. Below is a summary of input received:

> Public comments were received from open house attendees; as well as non-attendees. In total, the City received twenty-six (26) public comments. Of those, twenty-four (24) opposed a data center development and two (2) were in favor of a data center development.
>
> Staff received an uncertified public petition in opposition of a data center development, and in support of a residential development, from surrounding property owners, on April 26, 2013. Said petition included sixty-nine (69) signatures. Click here to view.
>
> General public inquiries included, but were not limited to, the use of the *Subject Property* as a school, park, or renovated Fire Station #2; and, inquiries as to whether a data center could be sited elsewhere in the community.
>
> Public comments in opposition of a data center included: concerns with decreased property values, presence and view of data center being undesirable, compatibility with the character of surrounding properties, noise, long term risk/potential re-use of the *Subject Property*, traffic and spot zoning.
>
> For those in favor of a data center development, common public comments included concern with the high traffic impact of a residential development; as well as, concerns that a residential development would reduce the privacy of surrounding property owners (considering low impact and hours of operation for a data center).
>
> *General FAQs: See Appendix or Click Here*
> *Subject Property Reference Map: See Appendix or Click Here*
> *Development Comparison Chart: See Appendix or Click Here*

SECOND ROUND OF PUBLIC INPUT, Summer 2013

In response to the first round of public input outlined above, the City revised and adjusted data center site concept maps in an attempt to mitigate public concerns. In June 2013, the Ramsey EDA, PC and City Council reviewed said revised data center site concept maps.

In July of 2013 the City Council directed Staff to facilitate a second public input process. The purpose of this second public input process was: *to better understand under what circumstances would a data center development be an acceptable use for the Subject Property.*

The key outcome of this second public input process is a proposal for Council consideration; which will include (1) further documentation/ information addressing specific concerns (2) mitigation proposals addressing specific concerns (3) updated site concept maps. This information was to be used by the City Council before making a final decision to submit a *Comprehensive Plan Amendment* and *Zoning Amendment* application to allow for a potential data center development.

For detailed information on the OMC Study Group process, see next section.

OMC STUDY GROUP

BACKGROUND:

In July of 2013, the City Council directed Staff to formulate a collaborative public input process consisting of various stakeholders; including: surrounding property owners and at large Ramsey residents. The purpose of the process is to understand under what circumstances a data center development would be an acceptable use for the *Subject Property*.

The outcome of the *OMC Study Group* process is this document (*Findings Report*). The Ramsey City Council will utilize this *Findings Report* as future land use policy decisions are considered for the *Subject Property*. This *Findings Report* includes both (A) detailed public input, and (B) detailed analytic information.

An opportunity to participate in the *OMC Study Group* was advertised via the City's newsletter, direct mail and email. The City received interest from thirteen (13) Ramsey Residents to participate; and, each resident was accepted. In addition to said thirteen (13) residents, the City Council also appointed one (1) board member from the City's EDA, PC and City Council to participate. In total, the *OMC Study Group* consists of sixteen (16) Ramsey residents.

The *OMC Study Group* met five (5) times from November 2013 to March 2014. In summary, *OMC Study Group* first identified a comprehensive list of issues/concerns related to a data center development. Then, subsequent meetings were scheduled to discuss each individual issue/concern. Pervious to each meeting, the City developed and distributed *Supplemental Information Packets*; which, provided detailed analytical information regarding each concern/issue. *Supplemental Information Packets* were used as a foundation to *OMC Study Group* conversations and input; which, included proposed issue mitigation techniques. Concluding this process, the *OMC Study Group* completed an input survey and reviewed this document.

MEETINGS OVERVIEW: (see next page)

MEETINGS OVERVIEW:

SCOPING MEETING November 04, 2012

Review *Subject Property* background information and development process history. Outline purpose of *OMC Study Group*. Identify a list of issues/concerns related to a potential data center development. Review commonly asked questions.

NOISE December 16, 2012

Noise was raised a major concern by surrounding property owners. The spirit of this potential issue was concentrated on noise pollution backup power generators may create.

BUILDING DESIGN & SITE LAYOUT January 13, 2014

The size and look of a potential data center was identified as a concern for surrounding property owners. A massive rectangular shaped, poorly designed, institutional looking building may conflict with the existing character of the surrounding neighborhood.

SPOT ZONING, TRAFFIC, SAFETY, PROPERTY VALUES February 03, 2014

All items listed above were raised as concerns for surrounding property owners. Property values dominated the conversation at this meeting. Spot zoning received no conversation.

INPUT SURVEY AND FINDINGS REPORT March 24, 2014

OMC Study Group members participated in an input survey and reviewed this *Findings Report* at their final meeting.

FINDINGS REPORT

BREAKDOWN:

The *Findings Report* is broken down as follows:

MITIGATION SUMMARY

Overview of mitigation techniques discussed by the *OMC Study Group*.

GENERAL SURVEY RESULTS

Results of survey covering general questions, not issue specific questions.

ISSUE BY ISSUE RESULTS

Included in the *Findings Report* is detailed breakdown of information shared and input received for each specific issue identified by the *OMC Study Group* (Noise, Site Layout, Building Design, Spot Zoning, Safety, Traffic, Land Values). Each issue is broken down into the following categories:

i. Summarized description of issue
ii. Analytic information
iii. Potential mitigation techniques identified by the *OMC Study Group*
iv. Qualitative *OMC Study Group* input/feedback
v. Quantitative *OMC Study Group* input/feedback.
vi. Appendix of this *Findings Report* is raw information utilized in each *OMC Study Group* meeting; and supplemental information submitted by *OMC Study Group* members.

FINDINGS REPORT: MITIGATION SUMMARY

MITIGATION SUMMARY

In summary, Staff would propose rezoning the *Subject Property* to R1-Residential (click here for City Code). If the City Council decided to pursue a data center development, Staff would propose also using an 'Overlay District*' on the *Subject Property*. An Overlay District would be placed on-top of (or, in addition to) the proposed R1-Residential zoning district.

Said Overlay District would allow use of the *Subject Property* for a data user via a Conditional Use Permit** (CUP). Specific mitigation proposals identified by the *OMC Study Group* would be identified in the Performance Standards*** section in City Zoning Ordinances.

ZONING DEFINITIONS

***Overlay District Defined**

An overlay district is a land use tool that allows for a unique zoning district to be placed over an existing zoning district. An overlay district calls out unique zoning standards, or permitted/conditional uses, in addition to the existing zoning district.

****Conditional Use Permit**

Each zoning district described in the City's zoning code includes a list of permitted and conditional uses. In summary, permitted uses are legal uses of property that do not require approval by the City Council; however, administrative review and approval is required. Conditional uses require City review and approval via Conditional Use Permit (CUP). A CUP allows a City to attach reasonable conditions to the approval of a particular use; which, ensure compatibility with surrounding properties and protection of the health, safety and welfare of the community.

*****Performance Standards**

Specific rules, standards and regulations tied to a particular use. For example, a data center use may require a set of specific standards to be met. Performance standards are enforced across the entire City, rather than a particular zoning district.

STAFF NOTE: if the *Subject Property* was guided for a data center development, it would not carry 'Industrial Zoning' as currently utilized in the City's business parks. The *Subject Property* would be zoned for 'Residential' with an 'Overlay District.' The overlay district would specifically call out a data center use only.

Mitigation Summary continued on next page

MITIGATION SUMMARY, Continued:

Detailed mitigation techniques are outlined in each 'issue' specific section of this *Findings Report*. This section is intended to provide an overview.

NOISE

- A strong mitigation process exists today. This process is framed by minimum regulations put in place by the State of Minnesota.
- In order to provide an extra layer protection and further address noise concerns raised by residents, City staff would propose making data centers a "Conditional Use" in City zoning ordinances.
- Use of generators on nights and weekends would be prohibited by the City.
- Use of sound attenuation enclosures for generators would be required by the City.

SITE LAYOUT/BUILDING DESIGN

- A minimum 300' setback from data center building to adjacent residential dwellings would be required.

  NOTE: Due to the odd shape of the *Subject Property*, and the varying situation of surrounding parcels, this results in standard building setback measurements ranging from 175' to 250'.

- Requirement of an articulated building façade.
- Maximum building height no greater than surrounding residential structures.
- Requirement of an articulated site layout.
- Both site layout and building design should include a residential feel.
- Two smaller buildings preferred, versus one large building (site concept #3).

SPOT ZONING

- *OMC Study Group* members chose to not discuss this item. No comments or feedback was received.

SAFETY

- Storm water ponds located on the *Subject Property* should be designed not to hold standing water.
- Additional, non-required, environmental review should be considered.

TRAFFIC

- If the *Subject Property* is developed for a data center user, keep access to Nowthen Boulevard to avoid safety and congestion issues on existing residential roads.
- If the site is developed for residential, provide the public an opportunity to discuss traffic impacts; and, identify mitigation techniques.

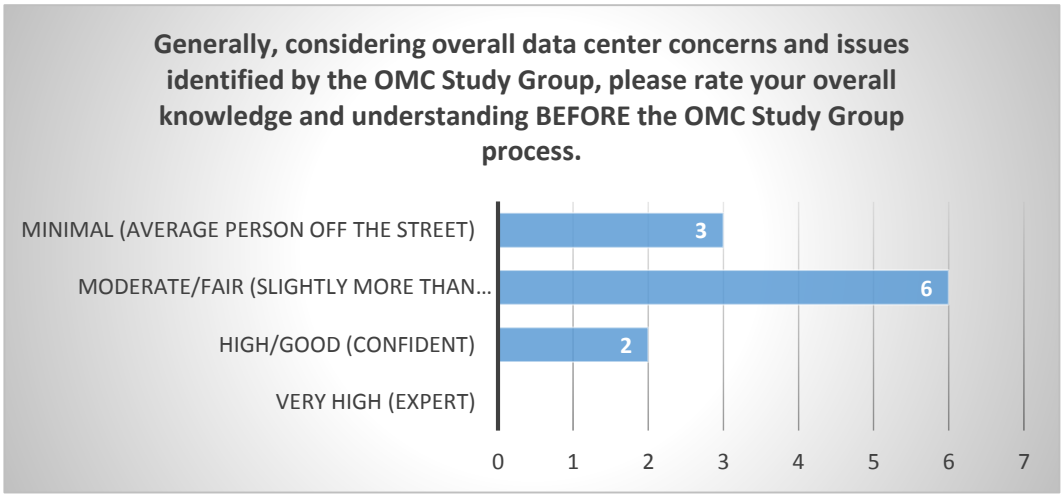
LAND VALUES

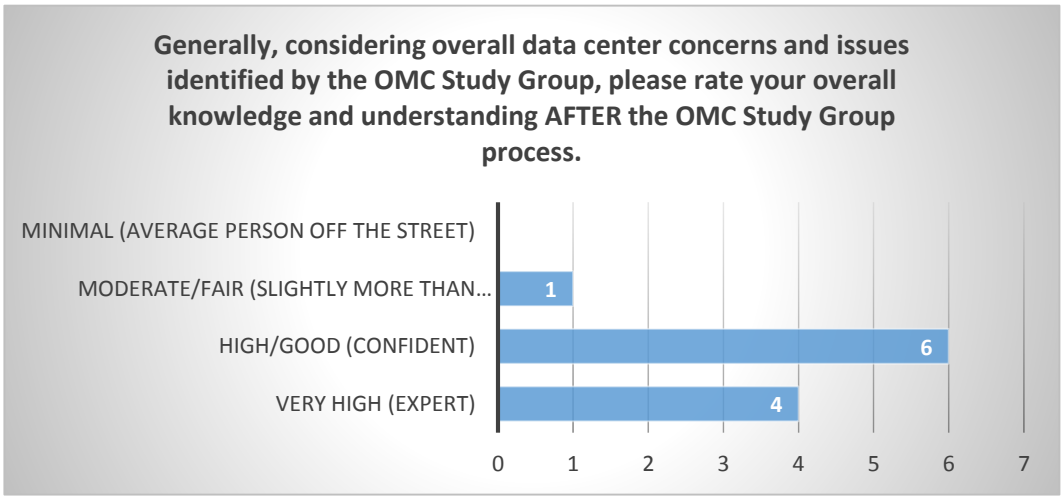
- An overall quality development including proper implementation of mitigation techniques as outlined above will protect property values.

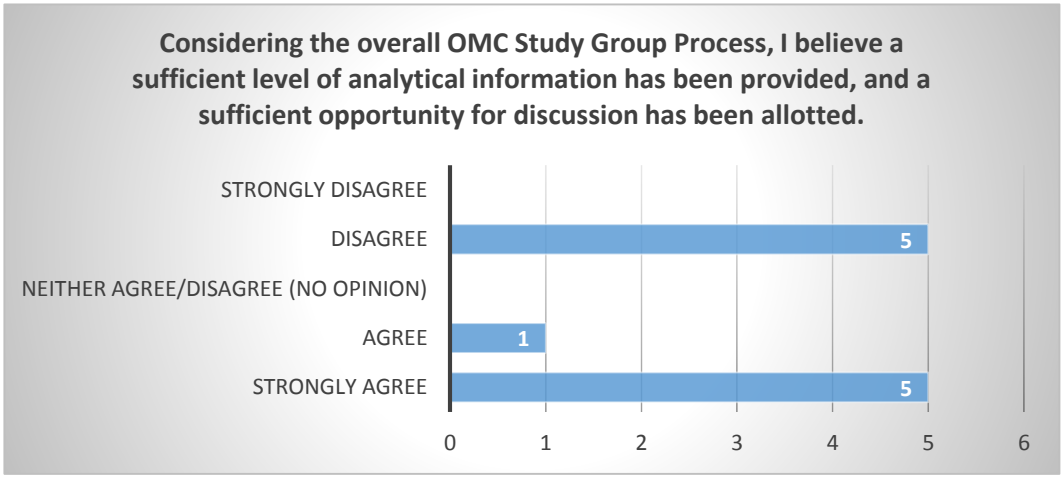
FINDINGS REPORT: GENERAL SURVEY RESULTS

General Survey Results (final meeting survey, quantitative)

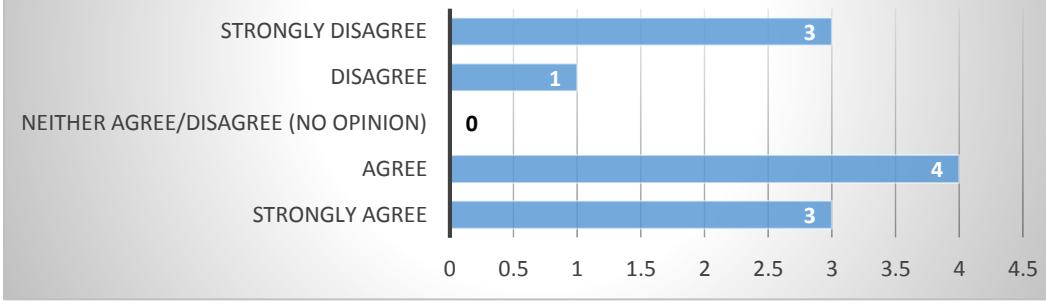
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.





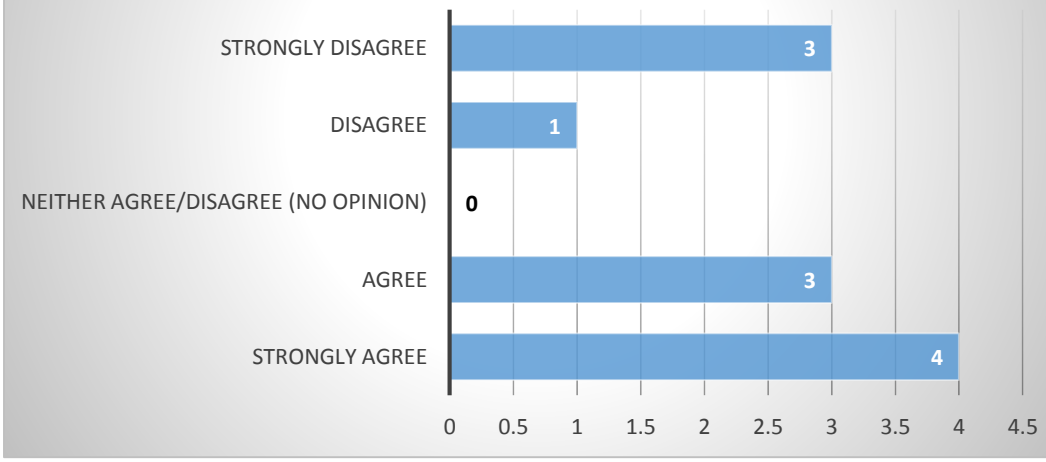


Considering overall concerns, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to generally address and mitigate OMC Study Group concerns.

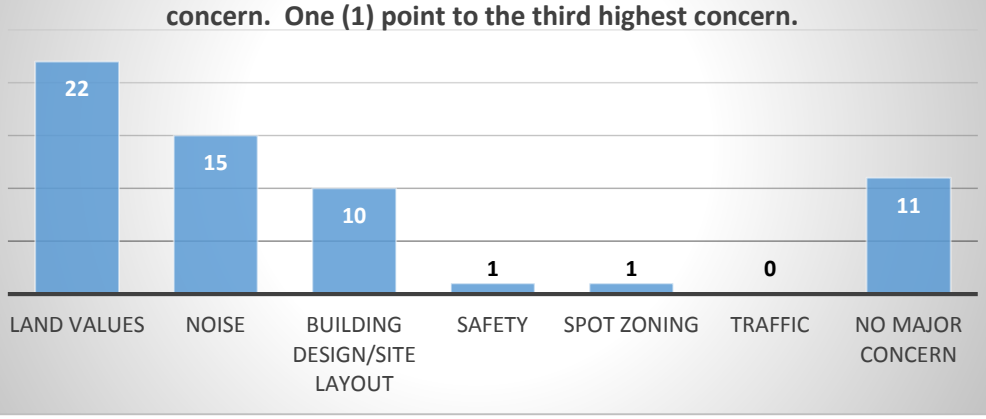


Considering overall analytical information and mitigation techniques discussed as part of the OMC Study Group Process…

…Generally, a data center development can be an ACCEPTABLE use for the Subject Property.



Overall, please rank the top three (3) issues identified by the *OMC Study Group*, based on your level of concern. Three (3) points to the highest concern. One (1) point to the third highest concern.



FINDINGS REPORT: NOISE

ISSUE DESCRIPTION

A number of residents have identified noise pollution a major issue resulting from a potential data center development. Specifically, data centers utilize backup power generators and a large quantity of air conditioning units. Both backup generators and air conditioning units can create noise pollution. *OMC Study Group* discussion, questions and comments were focused on backup power generators alone. Residents were very concerned with backup generator noise pollution taking place on nights and weekends; and, excessive backup power generator noise pollution at any point, on any day. Concern also exists that backup generator use on nights and weekends would disrupt residents' ability to sleep and enjoy the use of their back yards.

ANALYTICS (click here for supplemental information)

The City of Ramsey is bound by the same noise pollution standards as any other City in Minnesota. Noise pollution standards are set and regulated by the Minnesota Pollution Control Agency (MPCA). Local units of government are statutorily prohibited from setting maximum noise limits more stringent than those set by the MPCA.

The MPCA determines noise pollution based on the type property being effected; not, based on the type property producing noise. Therefore, regardless what user *Subject Property* contained in terms of development use, noise pollution rights of surrounding residential property owners remains the same. The MPCA determines maximum noise pollution standards for a variety of different property types. In the case of the *Subject Property*, we are only concerned with residential noise pollution standards.

MPCA resources are available to assist Ramsey in determining compliance with MPCA noise pollution standards. The MPCA does have noise monitoring equipment/training available to local governments, and are also available for review of proposed projects.

Within a residential area (NAC 1), MPCA noise standards are listed below. Noise is measured by the MPCA in dB(A); which, is a unit of sound expressed in decibels (dB) and A-weighted (A); which, is a weighting of sound pressure levels for the purpose of determining the human response to sound:

	6 Minutes (10% of hour)	30 Minutes (50% of hour)
DAYTIME:	L10, 65dB(A)	L50, 60dB(A)
NIGHTTIME:	L10, 55dB(A)	L50, 50 dB(A)

NOTE: Generators run for more than six minutes, therefore, in the case of a data center development, the City would utilized the more stringent regulations, L50. For more MPCA information, click here.

Information was provided to the *OMC Study Group* related to other cities', developers' and data centers' experiences with noise pollution concerns from nearby/adjacent residential properties. In summary, either noise was not a concern others' experienced; or, noise concerns raised by residents were mitigated.

Lastly, information was provided by *OMC Study Group* members related to noise as well; which, included noise decibel reading scales and several noise pollution related articles. All information provided by the City and the *OMC Study Group* is included in the *Findings Report* Appendix (click here #1 #2 #3 #4-14 #15).

MEETING NOTES

OMC Study Group members were able to utilize MPCA noise decibel reading equipment at the meeting; and, a second opportunity to utilize MPCA equipment was provided at a subsequent meeting. A data center employee volunteered to come to this meeting and answer noise related questions. Lastly, a City Staff member, experienced with land use regulations and code enforcement was also available at this meeting to provide insight and answer *OMC Study Group* questions, related to land use regulations.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view).

MITIGATION TECHNIQUES

A strong process for regulation and enforcement of City ordinances exists today. If the *Subject Property* was developed as a data center, the City would lean back on existing code enforcement processes to correct potential noise violations.

With that in mind, in order to provide an extra layer protection and further address noise concerns raised by residents, City staff would propose making data centers a "Conditional Use" in City zoning ordinances--rather than simply making a data center a "Permitted Use." In this scenario, a data center user would be required to apply for, and attain, a "Conditional Use Permit" (CUP) from the City in order to operate.

Granting a CUP provides two extra layers of protection to residents:

A. Allows the City to add reasonable land use conditions specific to the property to prevent potential negative impacts on surrounding property owners *before* a development moves forward (site plan review process).

B. Provides the City with strong/clear legal case to require a property owner violating City zoning ordinances to come back into compliance. Why? City may revoke (terminate) CUP--if City imposed 'conditions' outlined in said CUP are violated.

The following restrictions would be proposed:

A. Backup generators may not be run during the night, any day of the week, 6:00 p.m. to 8:00 a.m., unless for emergency purposes only.

B. Backup generators may not be run during the weekend, Saturday and Sunday, anytime, unless for emergency purposes only.

C. Required use of sound attenuation enclosures for generators.

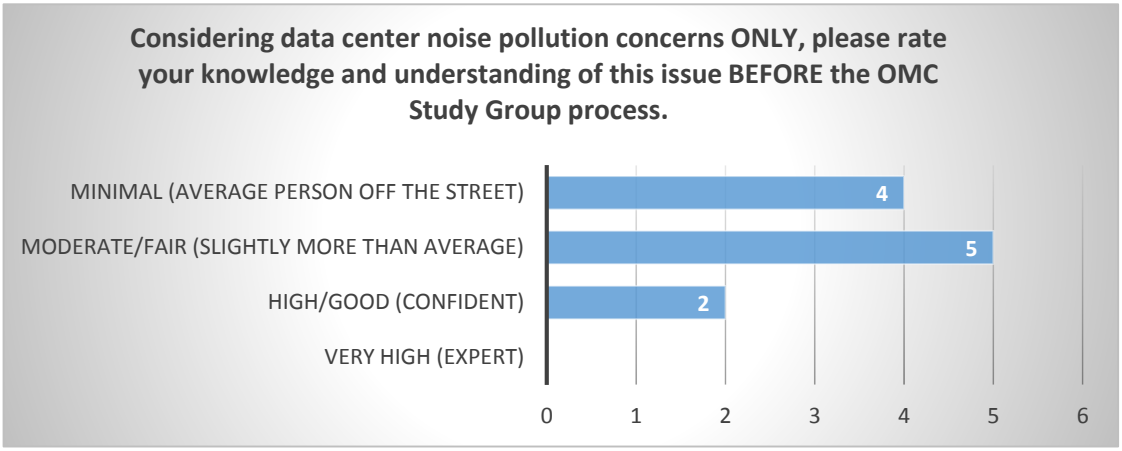
Lastly, it should be noted, additional sound mitigation techniques are included in the building design and site layout section of this document.

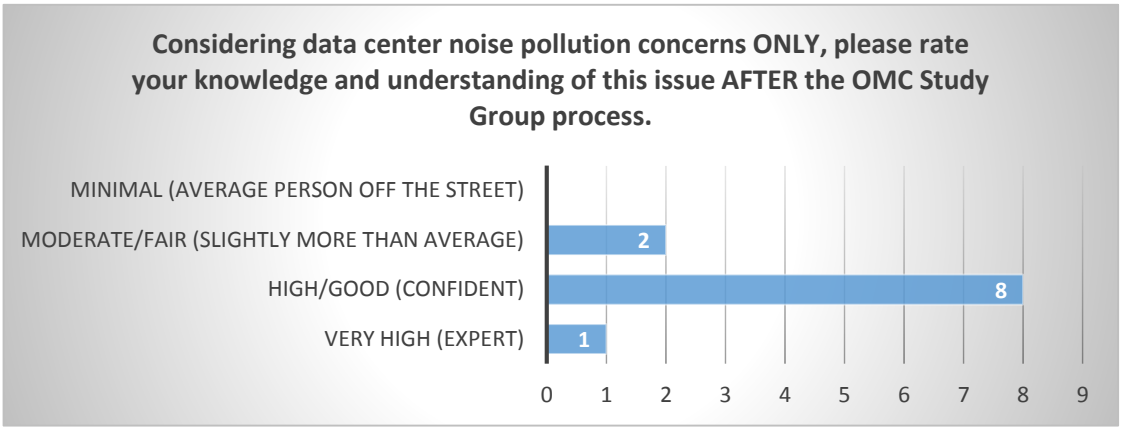
INPUT/FEEDBACK (at meeting)

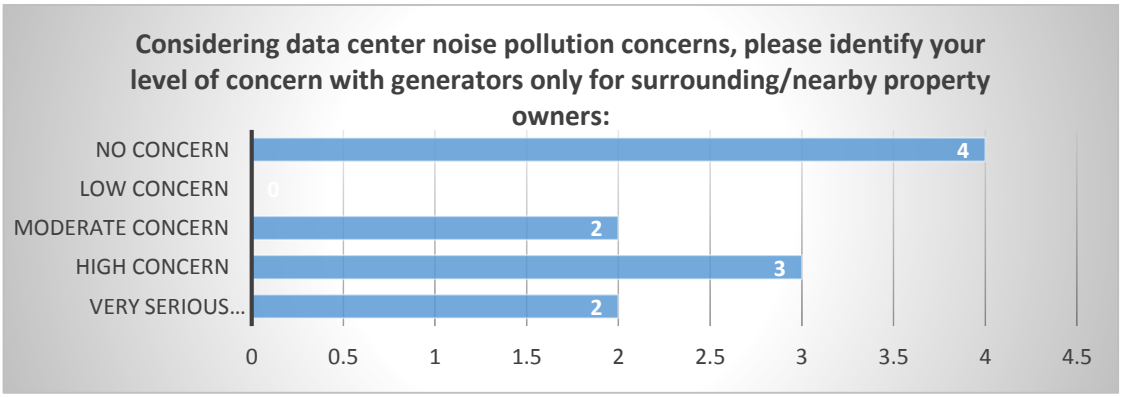
In summary, potential noise pollution from generators dominated this conversation. A strong desire exists for strict, proactive, City regulation and enforcement of noise pollution standards, in the event a data center was placed on the *Subject Property*. Lastly, proper/ quality design of a data center is very important in relation to noise pollution concerns (setbacks, screening, transitioning, building height, etc.).

INPUT/FEEDBACK

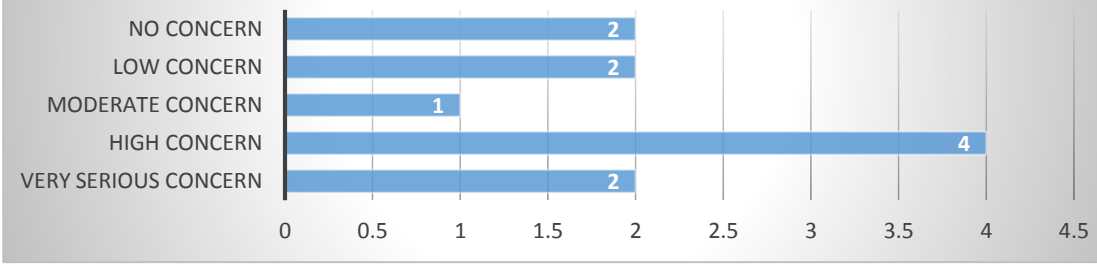
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.



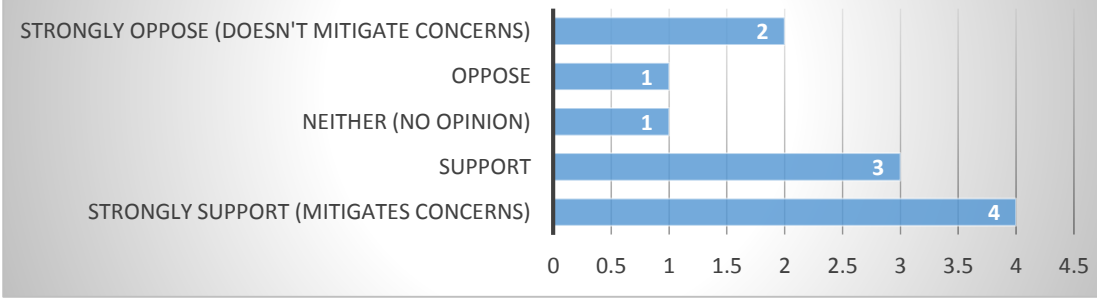




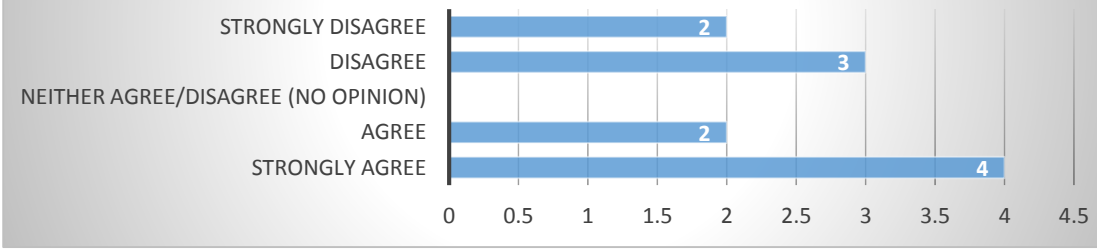
Considering data center noise pollution concerns, please identify your level of concern with HVAC systems only (heating, ventilation, air conditioning) systems for surrounding/nearby property owners:



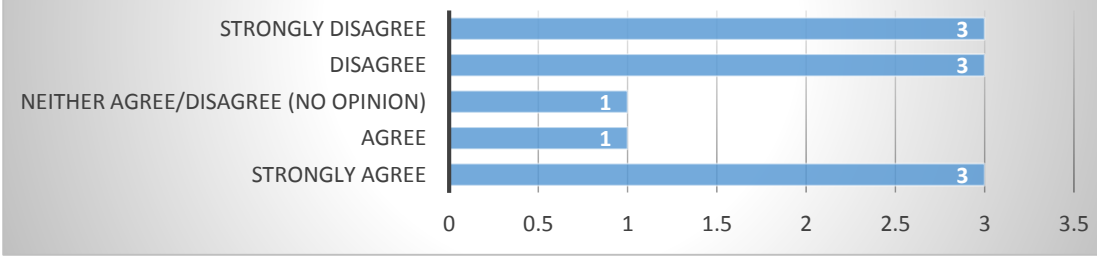
Considering the noise pollution mitigation techniques proposed, please rate your level of support.



Considering noise pollution concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.



Considering information and mitigation techniques discussed as part of the OMC Study Group Process, noise pollution concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.



FINDINGS REPORT: BUILDING DESIGN & SITE LAYOUT

ISSUE DESCRIPTION

A number of *OMC Study Group* members raised concerns related to the size, look and layout of a potential data center development. Specifically, residents have concerns a data center development will result in a massive institutional looking/ designed building; and, would disrupt the character of the surrounding neighborhood; and, would be a visual impediment to surrounding property owners.

ANALYTICS (click here for supplemental information #1 #2 #3 #4)

Concerns described above are generally broken down in two separate, but closely related, components: building design and site layout.

(1) BUILDING DESIGN—how a data center would look from the street. For example, architecture, type of building materials, height of building, etc.

(2) SITE LAYOUT—how a data center would look from a bird's eye view. For example, footprint of building, building setbacks, parking lot size, parking lot setbacks, road access location, etc.

The City provided the *OMC Study Group* with the following information in preparation of this meeting:

(1) EXAMPLE BUILDING DESIGNS—how other existing data centers and existing business type facilities look and have been constructed.

(2) EXAMPLE SITE LAYOUTS—existing, comparable, data centers site layouts.

(3) SUBJECT PROPERTY CONCEPTS—a look at proposed data center site layout concepts for the *Subject Property*.

(4) TESTIMONIALS—other communities and organizations' experiences with site layout and design of data centers (cities, data centers and developers). In summary, when compared to other communities with similar scenarios, Ramsey's proposed site layout is similar (revised version).

To review the above information and resources in detail, please reference the *Findings Report* Appendix.

MEETING NOTES

This meeting was less academic and analytically based than all other *OMC Study Group* meetings and much more qualitative and visually/spatially based. This meeting included both a visual preference survey (building design) and a site layout exercise (site concept maps).

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view).

MITIGATION TECHNIQUES

In summary, the following general guiding principles were developed by the *OMC Study Group* for the design and site layout of a potential data center development:

(1) ARTICULATED BUILDING FAÇADE
Any proposed structure should include variations, architecture, physical breaks, textured finish and quality design visible from ground level. The look of a building should not be industrial, ultra-modern, institutional, or include massing of windows or metal. Mechanical units should be screened with walls looking similar or identical to the primary building. The maximum height of any proposed building should not be greater than the height of nearby single family homes, from ground level; including mechanical units.

(2) AN ARTICULATED BUILDING LAYOUT
Any proposed structure should contain variations or breaks in the perimeter. The proposed building should not be single massive rectangular shaped building with a simple, smooth, edge. The proposed structure should enclose and or physically shield mechanical units from surrounding properties. Any proposed site layout should minimize light pollution and traffic impacts on surrounding property owners. Screening efforts should be emphasized both on the perimeter of the property and adjacent to proposed structure. Building, parking lot and mechanical room setbacks should be the same or similar.

(3) RESIDENTIAL FEEL
Complementing surrounding residential structures, from both a building design and site layout perspective, is critical to the *OMC Study Group*.

If the City decides to pursue a data center development, Staff would propose the above components be woven into City Zoning Code as performance standards for a data center development, which would be allowed via a Conditional Use Permit (CUP).

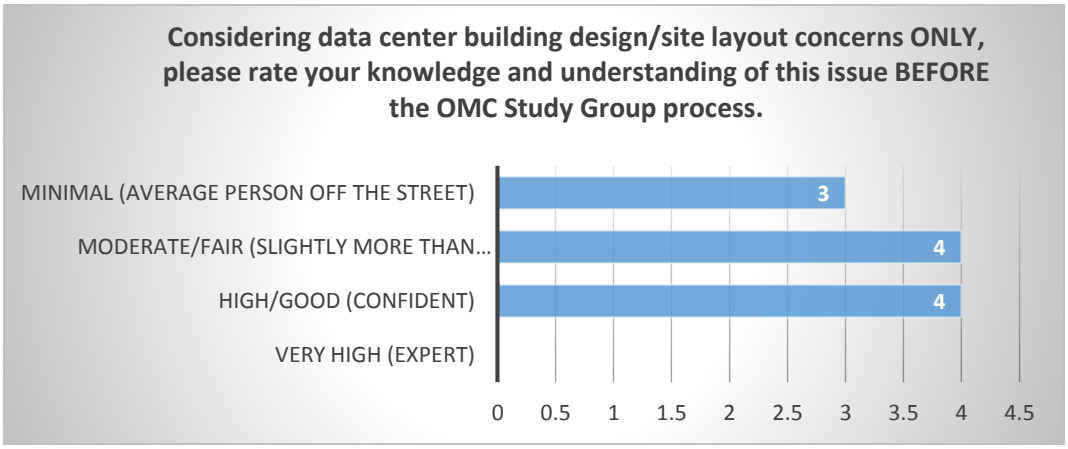
Included in the Appendix are update site concept maps (click here to view); which, were developed based on comments an input from the *OMC Study Group*.

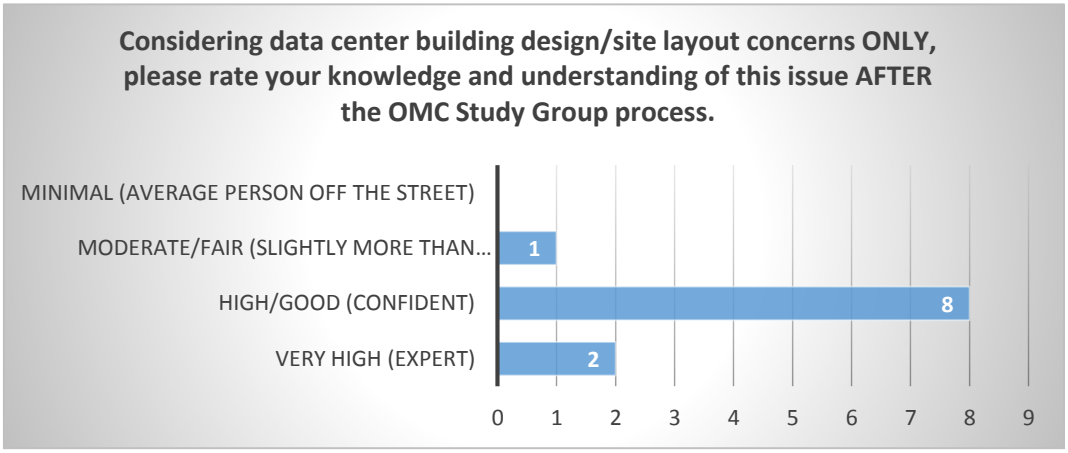
SITE CONCEPT NOTES

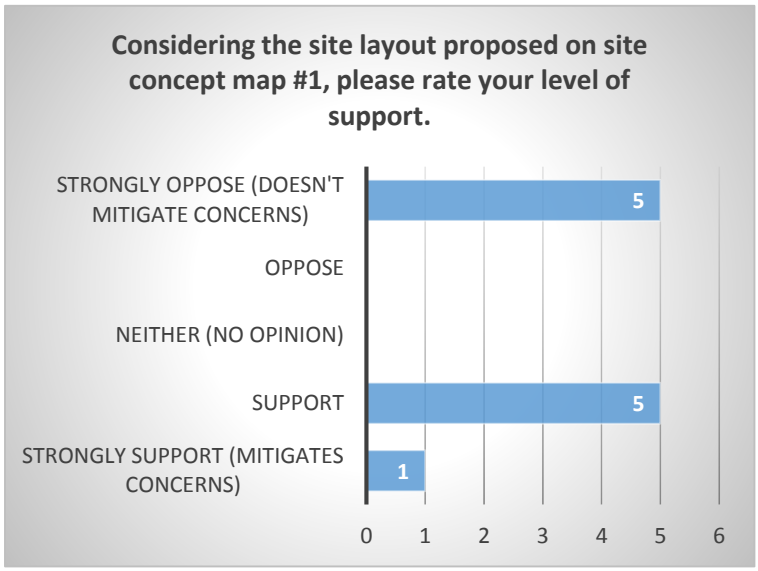
- *Subject Property* is oddly shaped. Surrounding properties have different household setbacks (lot sizes). Therefore, a range of building setbacks were utilized for the *Subject Property* (from 175' to 250'). In effort to be equitable, Staff made it a priority to achieve an actual 290-300' setback from a potential data center structure to adjacent residential structures (versus only using adjacent property lot lines).
- As requested by the *OMC Study Group*, potential site concepts discussed in meeting three, were checked for market relevance. As a result, a couple 'brain storming' maps were not included in the revised site concepts.
- Both minor architectural, and large wall, breaks were added to building perimeters.
- Properties located on the north east corner of the *Subject Property* are uniquely exposed to future development; due to short setbacks and lack of natural transitioning (i.e. road, trees, etc.). If the *Subject Property* is development for a data center user, increased residential transitioning techniques should be considered in this area of the *Subject Property*.

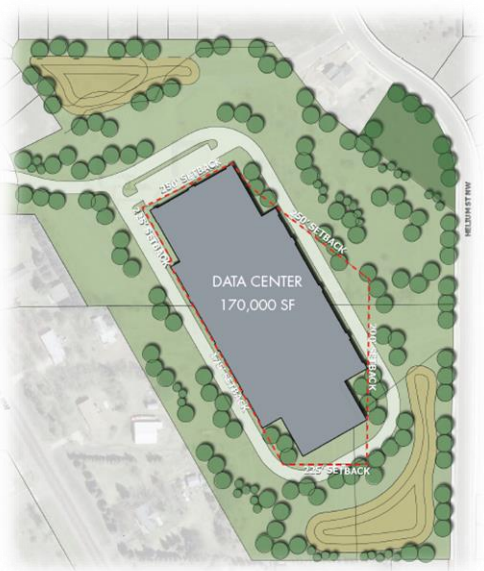
INPUT/FEEDBACK (at meeting, qualitative)
Input and feedback is summarized and reflected in the above section.

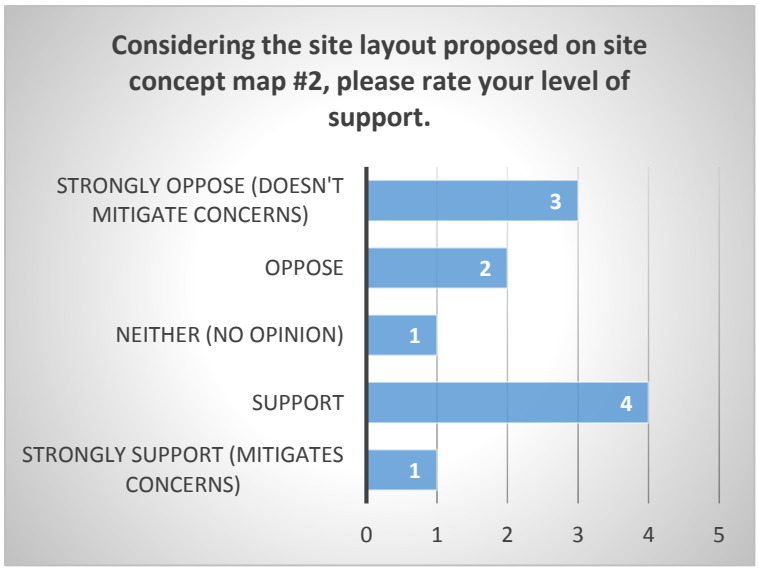
INPUT/FEEDBACK (final meeting survey, quantitative)
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.



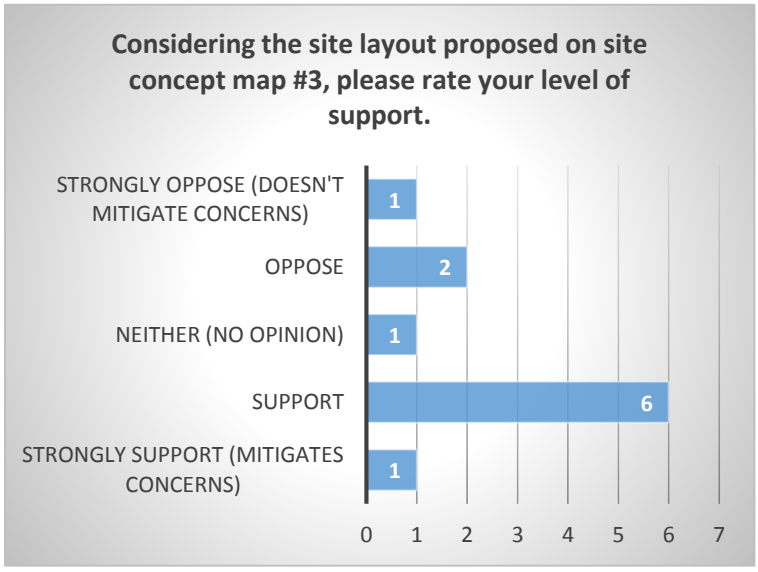



Considering the site layout proposed on site concept map #1, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
5
5
1
0 1 2 3 4 5 6

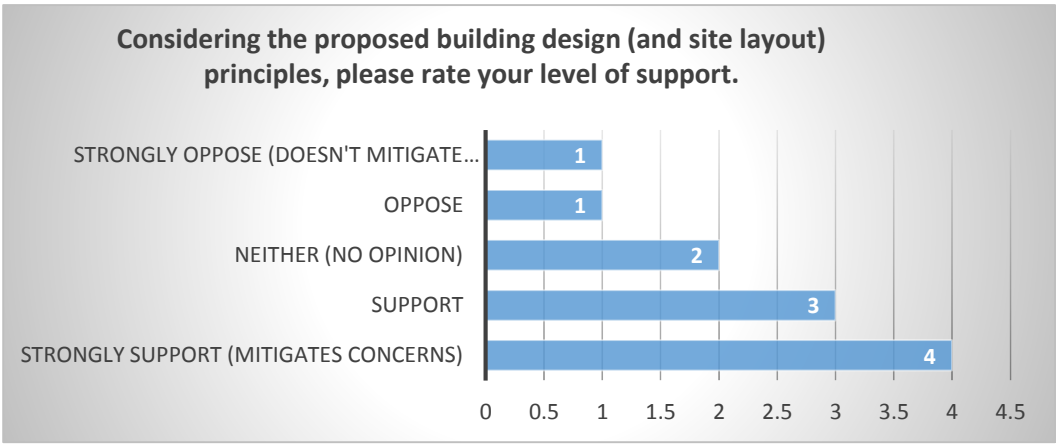

DATA CENTER
170,000 SF
250' SETBACK
225' SETBACK


Considering the site layout proposed on site concept map #2, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
3
2
1
4
1
0 1 2 3 4 5

DATA CENTER
60,700 SF
DATA CENTER
71,600 SF
250' SETBACK
225' SETBACK


Considering the site layout proposed on site concept map #3, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
1
2
1
6
1
0 1 2 3 4 5 6 7

DATA CENTER
55,000 SF
DATA CENTER
55,000 SF
250' SETBACK
225' SETBACK


Considering the proposed building design (and site layout) principles, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE...
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
1
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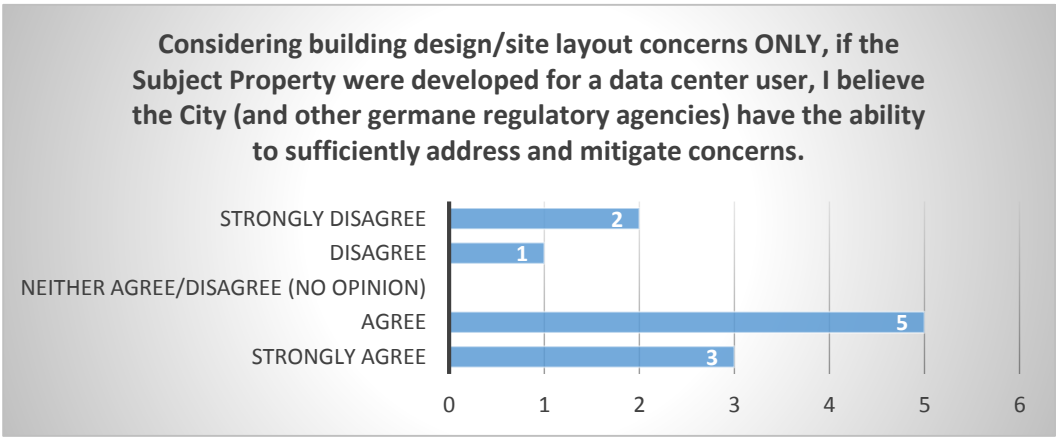
4
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering building design/site layout concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
2
1
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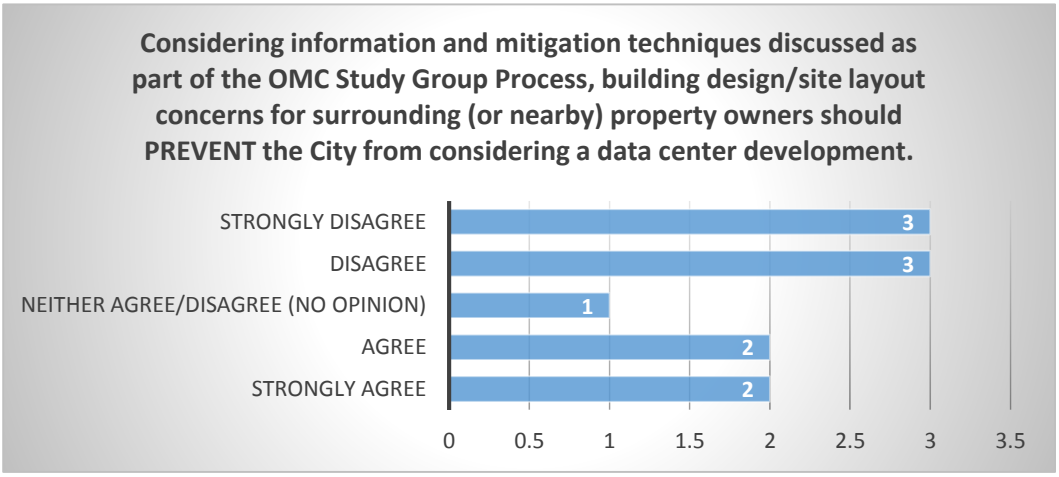
3
0 1 2 3 4 5 6


Considering information and mitigation techniques discussed as part of the OMC Study Group Process, building design/site layout concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
3
3
1
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2
0 0.5 1 1.5 2 2.5 3 3.5

FINDINGS REPORT: TRAFFIC

ISSUE DESCRIPTION

Several *OMC Study Group* members identified traffic resulting from a data center development a major issue. Specifically, increased traffic would congest existing roadways and would decrease safety.

ANALYTICS (click here for supplemental information, page 7)

This concern was reviewed with the City's engineering department, planning department, various data center users and various cities experienced with data centers. Below is a list of summarized comments.

- Data centers require an abnormally low quantity of employees—in comparison to the size of a data center facility; and, in comparison to other business users. A single data center typically ranges from 12-24 total employees.

- If developed for a data center, the City would require access to the *Subject Property* from Nowthen Boulevard. A data center would not utilize existing residential roads for access to the *Subject Property*.

- After construction, data centers will generate minor truck traffic during weekday business hours (similar level of UPS/FedEx deliveries a residential neighborhood would generate).

- Cities experienced with data centers being located adjacent to residential areas have not reported any complaints related to traffic (Chaska, Elk River, Anoka).

- Based on the City Engineer's estimations, a data center development would have significantly lower traffic impacts on surrounding properties than would a residential development. See below.

Estimations:	Data Center Development	Residential Development
Weekday	48-96 vehicle trips per day 4*per employee (12-24)	470 vehicle trips per day 10*per household (47)
Weekend	8-16 vehicle trips per day 4*per employee (2-4)	470 vehicle trips per day 10*per household (47)
Access	Nowthen Boulevard	Helium Street (Potentially Nowthen Boulevard) Significant traffic increase on 152 Ave NW
Road Type	Private	Public

Source, Traffic Estimations: Institute for Transportation Engineers (ITE), Trip Generation Manual.

- STAFF NOTE: In general, for safety reasons, Anoka County is interested in eliminating access points from Nowthen Boulevard, which includes access to the *Subject Property*. If the *Subject Property* was developed for a data center, the City would be an advocate for keeping access to the *Subject Property* from Nowthen Boulevard. Based off initial discussions with Anoka County and the City Attorney, the City is confident access to Nowthen Boulevard will remain.

MEETING NOTES

This issue was not discussed at length; comments and questions were minimal, in comparison to other issues outlined in this *Findings Report*. The majority of discussion was centered on a potential residential development, not the proposed data center development.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view, page 11).

MITIGATION TECHNIQUES

If the *Subject Property* is developed for a data center user, keep access to Nowthen Boulevard to avoid safety and congestion issues on existing residential roads. If the site is developed for residential, provide the public an opportunity to discuss traffic impacts; and, identify mitigation techniques.

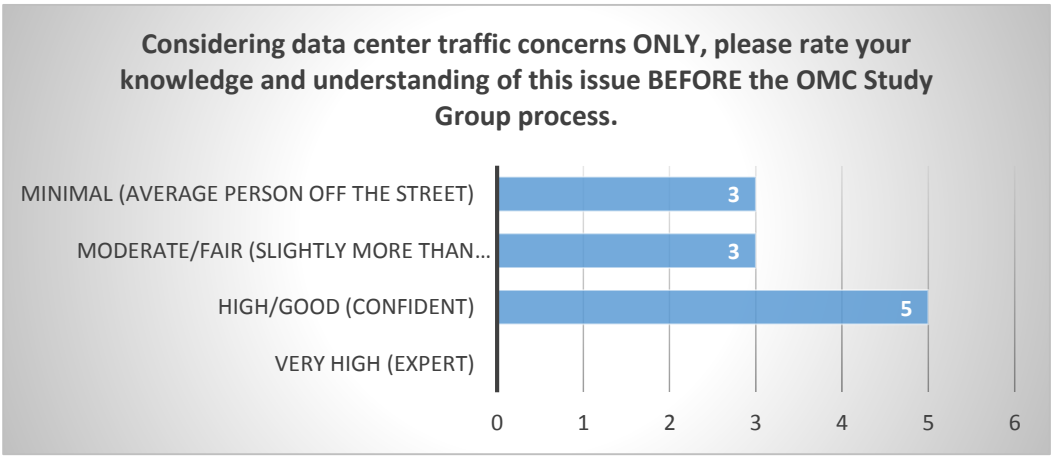
INPUT/FEEDBACK (at meeting)

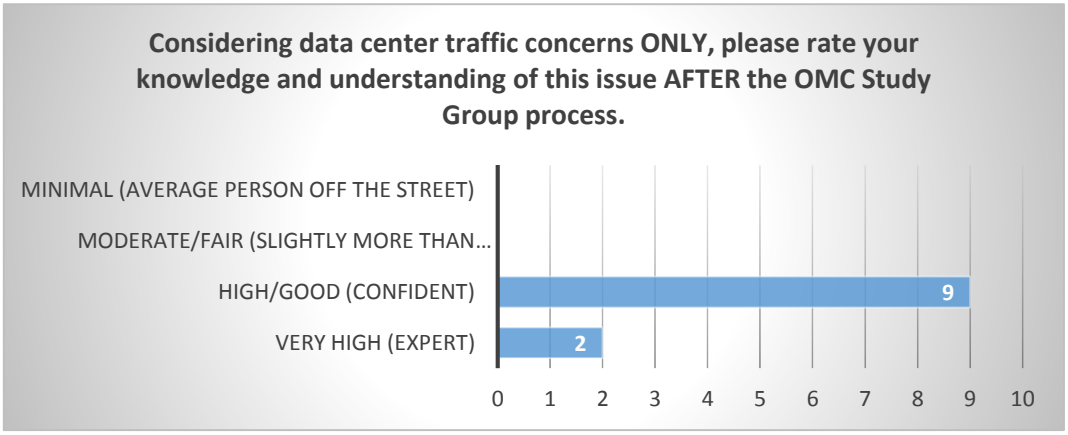
Generally, given the proposed access location and Engineer's traffic estimations, traffic was not a major topic of discussion for the *OMC Study Group*. A couple *OMC Study Group* members remain concerned traffic generated by a data center traffic will be an issue for surrounding property owners.

One *OMC Study Group* member is very concerned the *Subject Property* may be developed for a residential neighborhood. In which case, traffic would become a major issue on 152nd Avenue between the *Subject Property* to Trunk Highway 47. If the *Subject Property* is developed as residential neighborhood, it has been requested the City allow the public an opportunity to discuss traffic concerns further.

INPUT/FEEDBACK (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.




Considering data center traffic concerns ONLY, please rate your knowledge and understanding of this issue AFTER the OMC Study Group process.
MINIMAL (AVERAGE PERSON OFF THE STREET)
MODERATE/FAIR (SLIGHTLY MORE THAN...
HIGH/GOOD (CONFIDENT)
VERY HIGH (EXPERT)
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2
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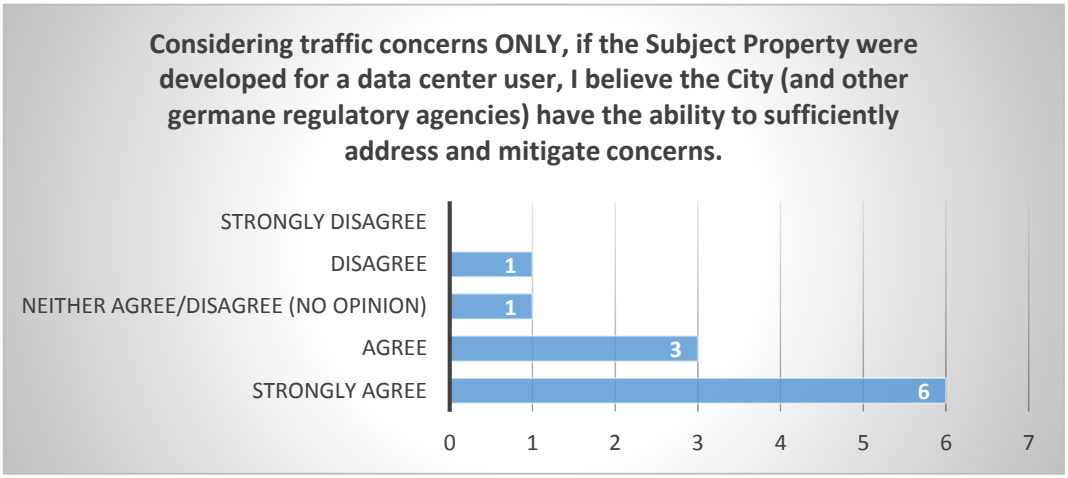
Considering traffic concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
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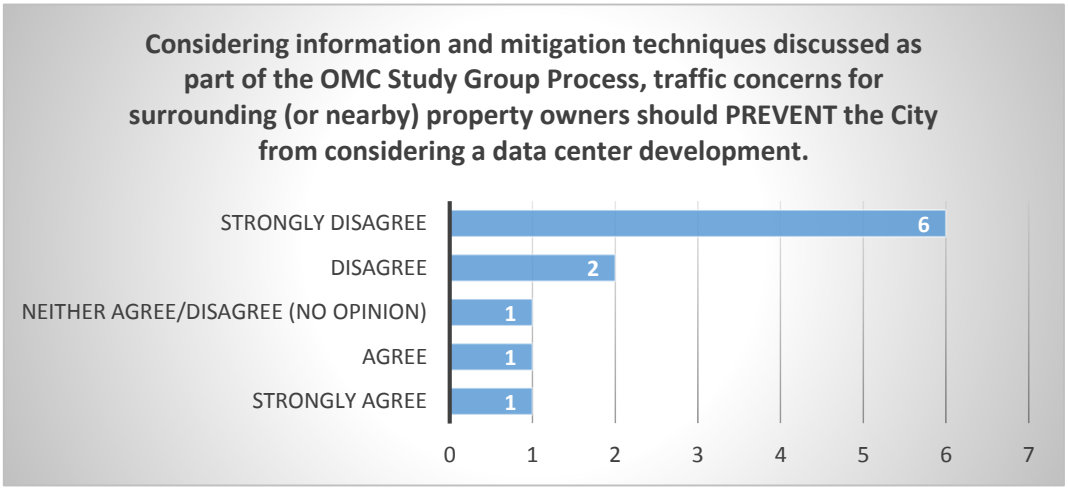
Considering information and mitigation techniques discussed as part of the OMC Study Group Process, traffic concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
6
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1
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1
0 1 2 3 4 5 6 7

FINDINGS REPORT: SAFETY

ISSUE DESCRIPTION

A number of *OMC Study Group* members made both specific and general comments related to how a data center could make the *Subject Property*, and the surrounding neighborhood, unsafe for children and pedestrians. Specifically, the *OMC Study Group* has the following concerns: elimination of existing open space will force kids to play on roadways, electromagnetic fields and stray voltage resulting from a data center would be hazardous to nearby residents, large and open water stormwater ponds are hazardous for kids, barbed wire and razor fencing are hazardous for kids, and general environmental impact concerns exist.

ANALYTICS (click here for supplemental information, page 9)

Listed below are responses from City staff, and relative professional experts, to safety concerns raised by the *OMC Study Group*.

(1) GENERAL CITY COMMENTS RELATED TO SAFETY CONCERNS

Generally, the purpose of Ramsey's land use regulations is to protect the health, safety and welfare of the entire community. With that in mind, the City utilizes a number of approaches to ensure any development on *Subject Property* will be safe (land use regulations, development review process, building code, maintenance enforcement, law enforcement, etc.). If a data center were constructed on the *Subject Property*, the City would work within the framework/sprit identified above.

Generally, a data center development is one of the lowest impact 'business' type uses known in the market. Data centers yield low traffic, low employment, low noise pollution, low light pollution and high quality buildings. Additionally, data centers 'want/desire' to remain as low 'profile/hidden' as possible from surrounding properties.

Keeping in mind the City would pay close attention to any safety impacts a potential data center development would have on surrounding properties, it is the City's understanding, a data center will not create significant safety hazards.

(2) ELIMINATION OF EXISTING OPEN SPACE WILL FORCE KIDS TO PLAY IN ROADWAYS

If the *Subject Property* was developed for a data center user, Staff would recommend the City Council consider dedicating a portion of the *Subject Property* for public open space.

(3) HAZARDOUS ELECTRIC MAGNETIC FIELD (EMF) AND STRAY VOLTGE

Staff discussed this item with Connexus Energy. In summary, based on input from Connexus Energy, if a data center were placed on the *Subject Property*, there would be no health or safety concerns regarding EMFs or stray voltage. For more detailed comments from Connexus Energy on both items, please reference below.

Electric Magnetic Fields

Connexus Energy stated a power line required for a data center would not be of significant/abnormal size. A power line running to the *Subject Property* would have no different EMF than businesses located in the City's business parks, retail areas or The COR. A power line running to the *Subject Property* would be placed in road right of way

(ROW). Furthermore, a common concern from residents regarding EMF from power lines is the potential for a mild 'humming' noise. Because any power line run to the *Subject Property* would be placed under ground, and would be of insignificant size, zero noise pollution would occur.

Stray Voltage

Proper wiring and grounding of electrical equipment is the best way to avoid stray voltage. Stray voltage is very rare. When it occurs, it is typically the result of very old, overhead infrastructure, located near large metal structures (metal farm buildings, farm equipment and large metal fences); which, are not prevalent in Ramsey.

In the case of the *Subject Property*, all external wiring would be located underground. Additionally, the State of Minnesota Electrical Code will be utilized; which, is in place to avoid said issues. This item was reviewed by Connexus Energy and this item was not identified as a concern. Stray voltage does not occur when utilizing modern underground infrastructure and modern building codes.

(4) STORM WATER PONDING (STANDING WATER), DANGEROUS FOR CHILDREN

Today, a large stormwater pond is located on the south east corner of the *Subject Property*. Said stormwater pond is beyond adequate size to serve the entire *Subject Property* at full development. A data center development located on the *Subject Property* will not create demand for additional stormwater ponding. If fact, it is probable the existing stormwater pond will be reduced in size or reconfigured by a future developer.

Soils located in Ramsey, and specifically on this the *Subject Property*, are comprised with a significant level of sand; which, allows for fast infiltration of stormwater into soils. Considering the *Subject Property* specifically, standing stormwater has not been an issue in the past. Additionally, a reliever stormwater pipe was recently connected to the *Subject Property*; which, further mitigates said concern.

With the above information in mind, the City has historically never received complaints or concerns regarding safety due to the existing stormwater pond. Therefore, because the proposed data center would result in a similar or smaller sized stormwater pond, the City would anticipate the absence of safety issues to remain.

(5) BARBED WIRE/RAZER WIRE FENCE

The City is not aware of a data center surrounded by barbed or razor wire fencing in Minnesota. The City in not aware of any data center in Minnesota that includes perimeter fencing, of any type. The City does not require fencing around traditional stormwater ponding; and, historically has never had related public safety issues.

(6) SIGNIFICANT TRAFFIC

Please see traffic section for details.

(7) ENVIRONMENTAL CONCERNS

A number of environmental concerns are addressed through the City's existing regulatory practices. In this particular situation, the City has conducted an abnormal amount of pro-active/additional environmental research to prepare for future

development of the *Subject Property*. The purpose of said additional research was to improve the competitiveness of this site in the larger marketplace. Examples below:

- Conducting Phase I & II Environmental Assessments (EA), Limited Site Investigation (LI), and a Response Action Plan (RAP)
- Conducting Pre Building Demolition Hazardous Material Survey, and an Hazardous Materials Abatement Plan
- Wetland Delineation Survey
- Geotechnical Soils testing

Standard Review Process includes the following:

- Stormwater management program review.
- Site plan review process
  (several land use/zoning standards related to environmental concerns enforced)
- Building plan review process
  (several State building codes related to environmental concerns enforced)

For a more in-depth environmental review, the City would rely on the State of Minnesota Environmental Quality Board (EQB). This level of review includes either an EIS (Environmental Impact Statement) or EAW (Environmental Assessment Worksheet); and, would require an actual development proposal.

Who decides if an EQB review is needed?
Responsibility of making case-by-case decisions on the need for EISs and EAWs and for determining if an EIS or EAW is mandatory lies with local governments and State agencies. For almost any project, the rules identify the governmental unit which has this responsibility. The EQB provides assistance to governmental units in interpreting the rules and carrying out their responsibilities, but the EQB is not involved in decisions, except in specific, limited circumstances.

The EQB has the following 'minimum' thresholds for requiring a review on the *Subject Property* specifically.

- Residential: 250 single family homes, 375 multiple family units
- Data Center: 500 employees or 450,000 square feet of building
- NOTE: cumulative effects do not exist in this scenario, as defined by the EQB

For more information on the EQB, please see the appendix or click here.

Another environmental review option the City may be interested in considering is an Alternative Urban Area wide Review (AUAR). For more information please see the Appendix or click here.

MEETING NOTES

Safety was not discussed at length; comments and questions were minimal, in comparison to other issues outlined in this *Findings Report*. Stormwater ponds received most discussion, followed by general environmental concerns.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here for a hyperlink, page 15).

MITIGATION TECHNIQUES

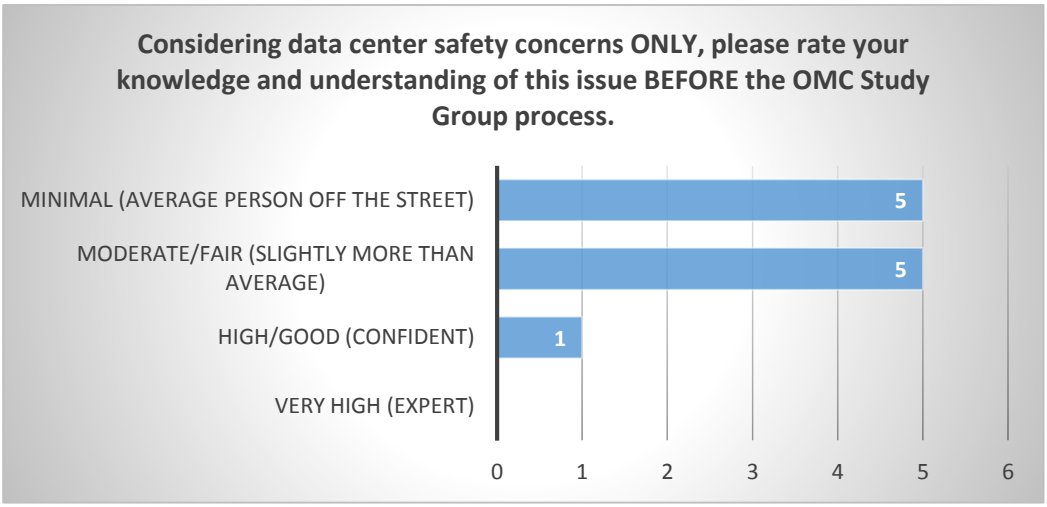
Storm water ponds located on the *Subject Property* should be designed not to hold standing water. Additional environmental review should be considered.

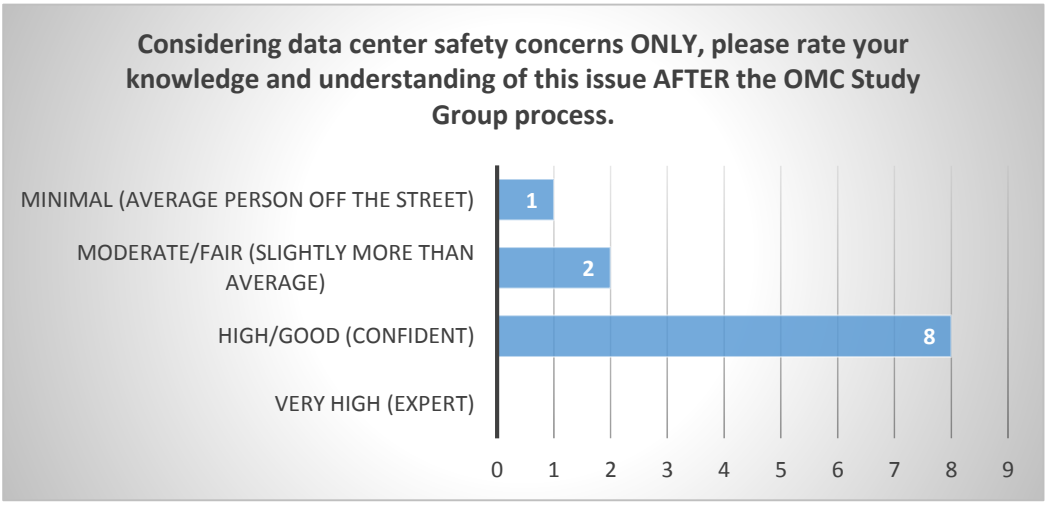
INPUT/FEEDBACK (at meeting)

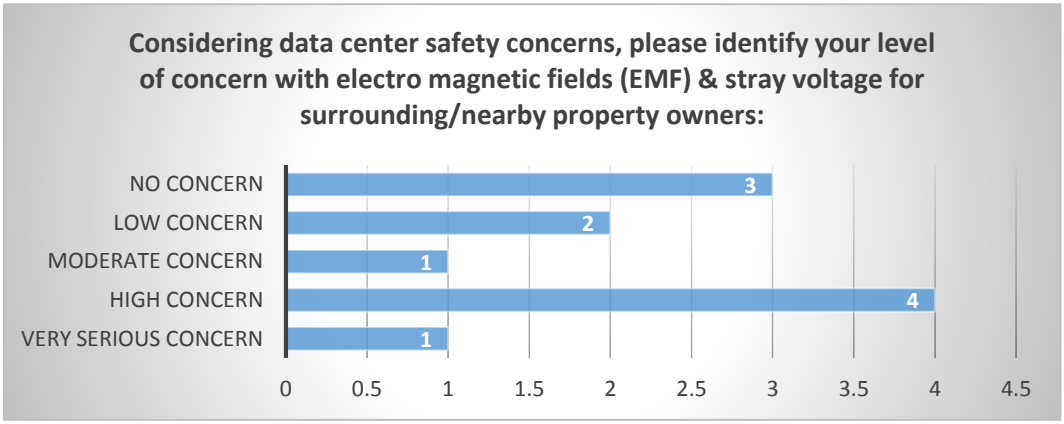
Concern remains for a couple *OMC Study Group* members related to standing water in stormwater ponds and the need for additional environmental review by the City.

INPUT/FEEDBACK (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.






Considering data center safety concerns, please identify your level of concern with electro magnetic fields (EMF) & stray voltage for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
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1
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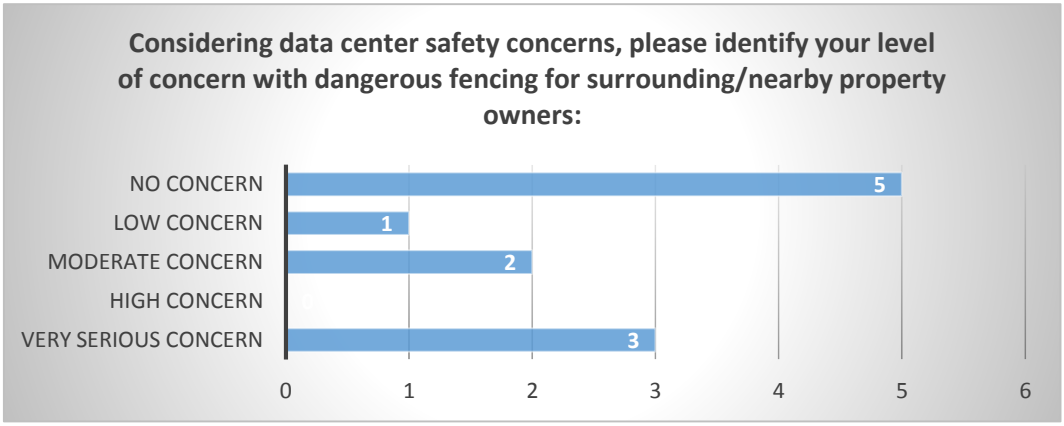
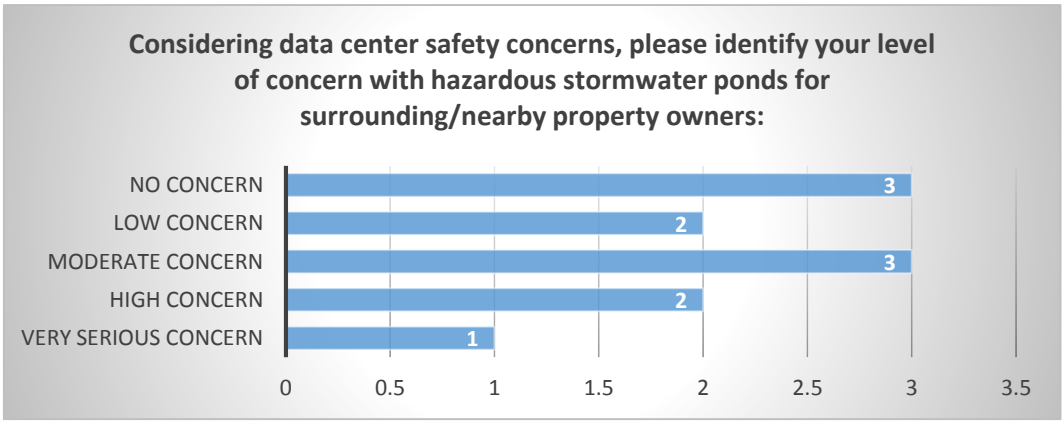

Considering data center safety concerns, please identify your level of concern with dangerous fencing for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
5
1
2
3
0 1 2 3 4 5 6


Considering data center safety concerns, please identify your level of concern with hazardous stormwater ponds for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
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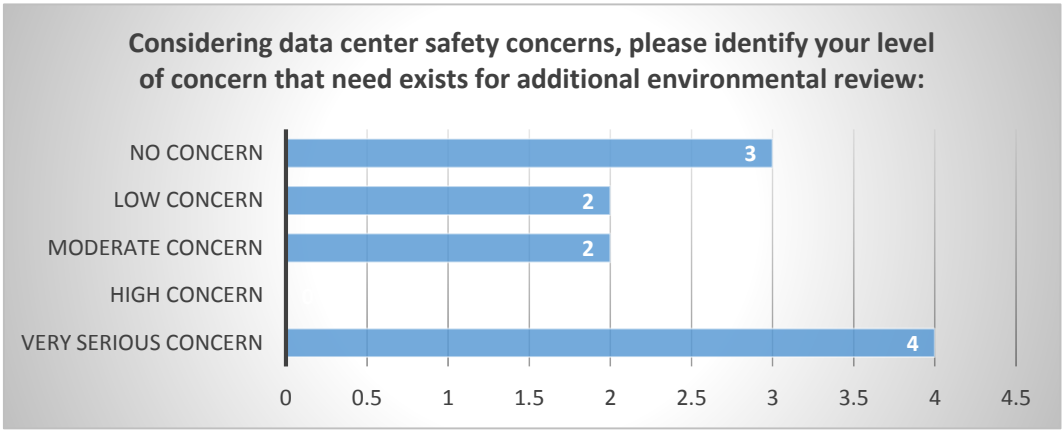
0 0.5 1 1.5 2 2.5 3 3.5


Considering data center safety concerns, please identify your level of concern that need exists for additional environmental review:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
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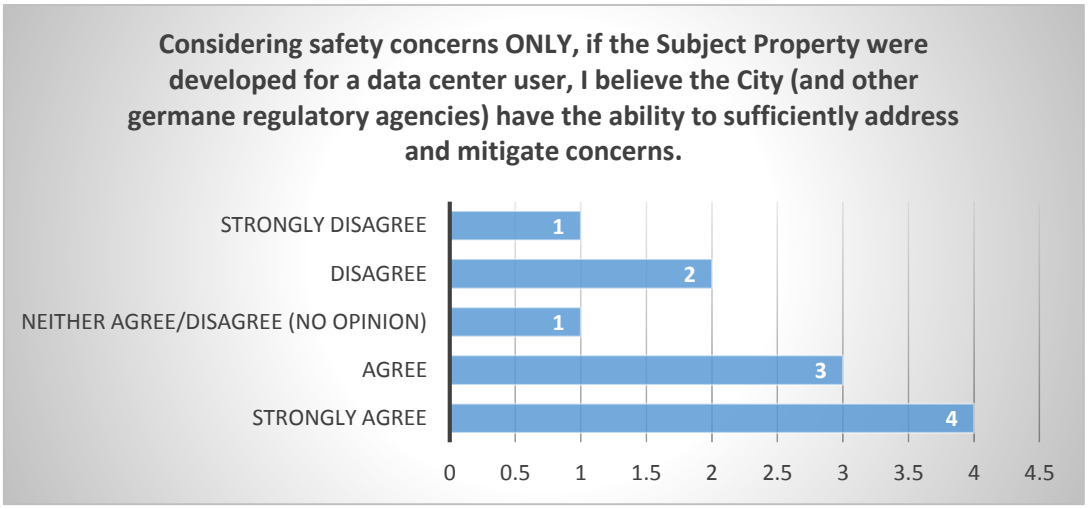
Considering safety concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
1
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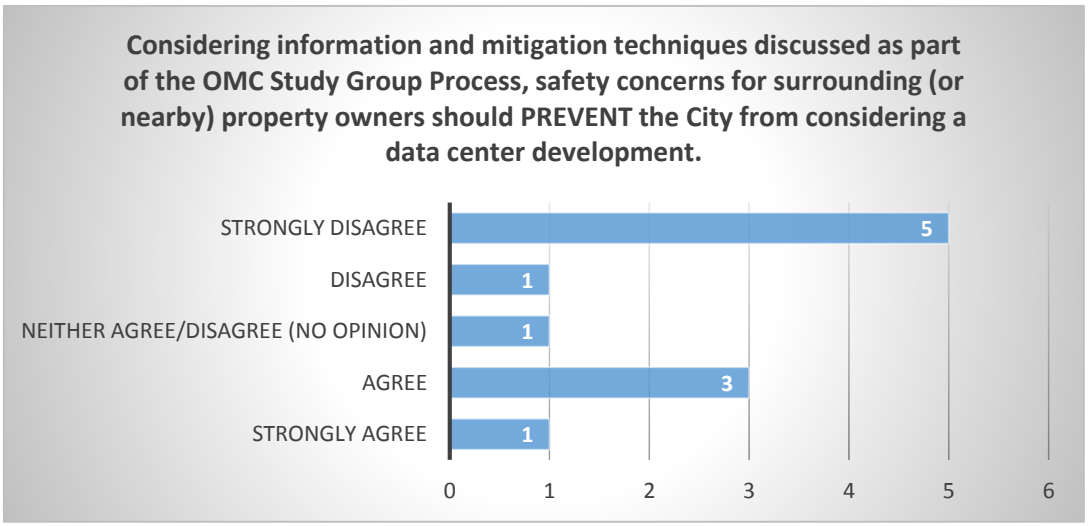
Considering information and mitigation techniques discussed as part of the OMC Study Group Process, safety concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
5
1
1
3
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0 1 2 3 4 5 6

FINDINGS REPORT: SPOT ZONING

ISSUE DESCRIPTION

A number of *OMC Study Group* members indicated by the City allowing a data center user to utilize the *Subject Property*, the City would be in legal violation of Spot Zoning.

NOTE: this topic was discussed heavily by members of the public before the *OMC Study Group* process.

ANALYTICS (click here for supplemental information, page 3)

City staff had a chance to review a potential data center development, located on the *Subject Property*, with the League of Minnesota Cities (LMC), the City's Planning & Zoning Division, the City Attorney and a number of metro cities experienced with data centers developments located adjacent to residential areas. Considering the following factors, City staff does not believe the proposed data center development is a violation of spot zoning:

1. Large size of the *Subject Property*, 20.5 acres.
   (spot zoning is concerned with small parcels)

2. City is developing the *Subject Property* for a rational use and a public purpose
   (fire station funding, economic development, removal of tax exempt property, removal of substandard buildings, low impact user proposed)

3. Previous/guided use was either a middle school or municipal center complex
   (both conceivably higher impact users than a data center)

4. City would enforce strict land use regulations to ensure a data center use would transition/be compatible with surrounding properties.
   (compatible site layout, compatible building design, mitigation of traffic and noise concerns, use of CUP, etc.)

5. City would pass a *Comprehensive Plan Amendment* before moving forward with a *Zoning Amendment*.

SPOT ZONING DEFINED: Rezoning of a small lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses that does not further the Comprehensive Plan. Allowing for a use in a residential area that has *excessive* noise, glare and traffic would be a concern. Staff has the following comments related to the definition of spot zoning.

(1) NOISE

State imposed noise pollution regulations exist for all Minnesota cities. Specific standards exist for residential areas. The *Subject Property* would be regulated by the State (MPCA) identically to any other use located adjacent to a residential area (including single family residential). Lastly, the City is considering requirement of various additional noise mitigation measures to avoid any potential noise issues from a data center (hours of operation for generators, proper screening, CUP, etc.).

(2) GLARE

In summary, all exterior lighting for a data center will require review and approval by the City (staff, Planning Commission and City Council approval). The review and approval process is based on a required 'photo metrics' plan (lighting plan included in a formal site plan review process). Because surrounding

properties are residential, no light bulbs emitting 150 watts or greater will be allowed to 'freely' shine to adjoining properties. Said 150+ watt light bulbs will need to be aimed away from residential properties and towards the ground. See City Ordinances, Zoning Code, Section 117-117, Paragraph E2, for details.

(3) TRAFFIC
A data center would produce significantly less traffic than any previous or proposed use of the *Subject Property* (residential, municipal center campus, middle school, etc.). Traffic resulting from a proposed data center would only take place on internal, private, roads. Road access to the *Subject Property* would come from County State Aid Highway (CSAH 5), not existing residential roadways.

STAFF NOTES: "spot zoning" is not addressed in State Statute; it is a part of case law and planning literature only. The *Findings Report* Appendix includes legal information and case law regarding spot zoning; and, additional information related to zoning in Minnesota (click here for hyperlink).

MEETING NOTES

OMC Study Group members chose to not discuss this item at the meeting. No comments or feedback was received.

MITIGATION TECHNIQUES

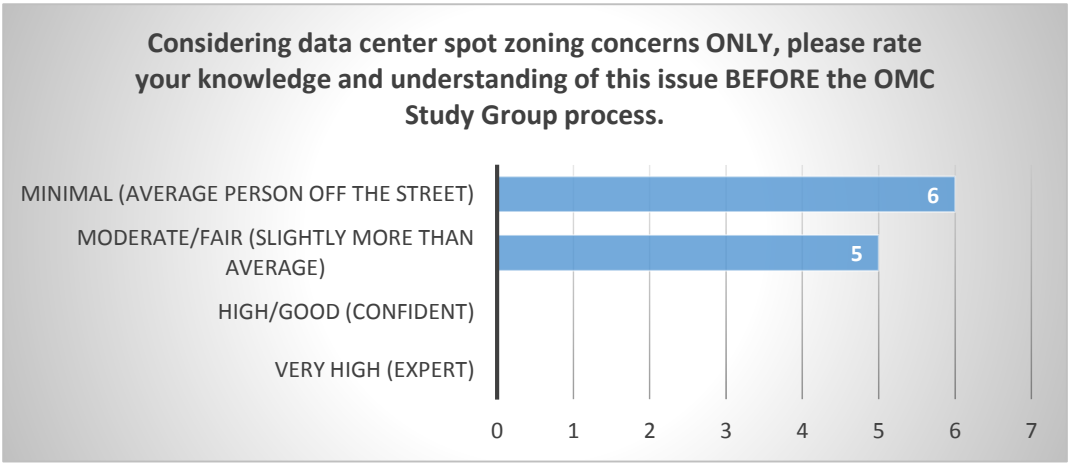
OMC Study Group members chose to not discuss this item at the meeting. No comments or feedback was received.

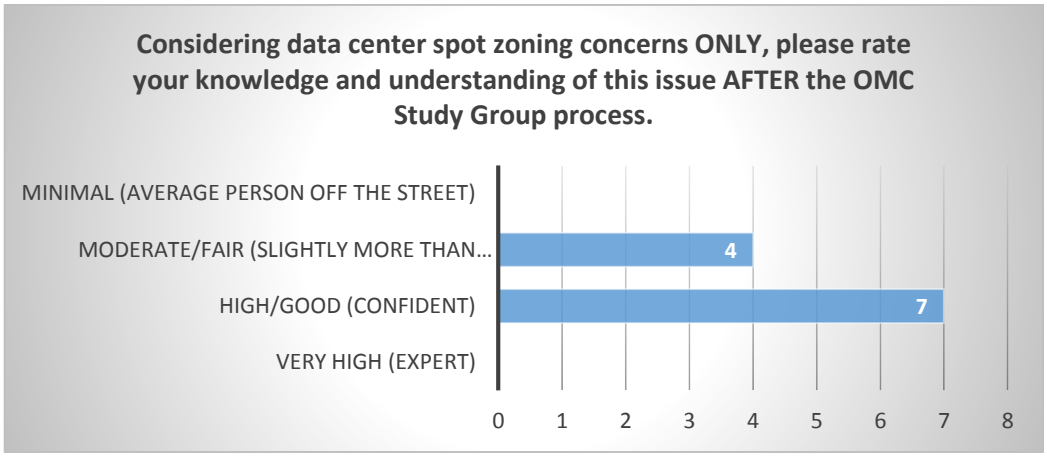
INPUT/FEEDBACK (at meeting)

OMC Study Group members chose to not discuss this item at the meeting. No comments or feedback was received.

INPUT/FEEDBACK (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.




Considering data center spot zoning concerns ONLY, please rate your knowledge and understanding of this issue AFTER the OMC Study Group process.
MINIMAL (AVERAGE PERSON OFF THE STREET)
MODERATE/FAIR (SLIGHTLY MORE THAN...
HIGH/GOOD (CONFIDENT)
VERY HIGH (EXPERT)
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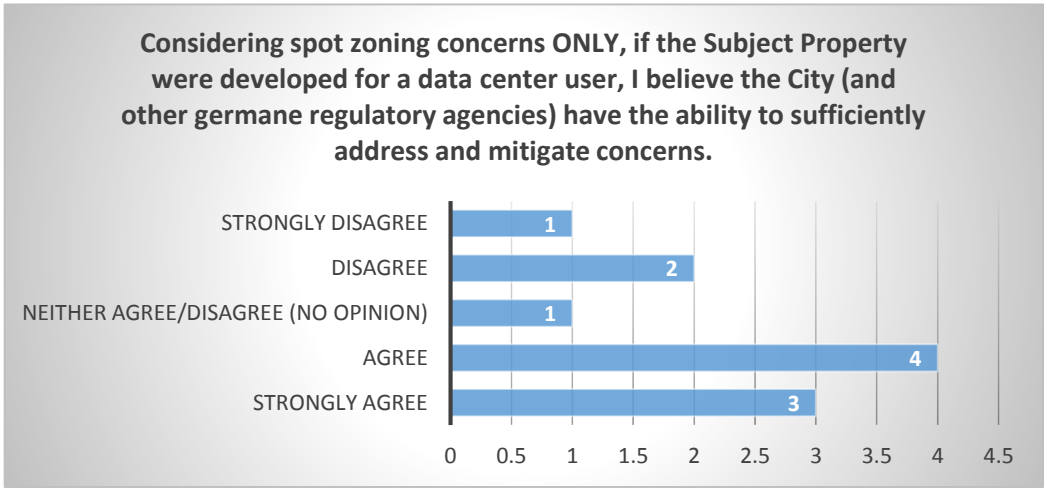
0 1 2 3 4 5 6 7 8


Considering spot zoning concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
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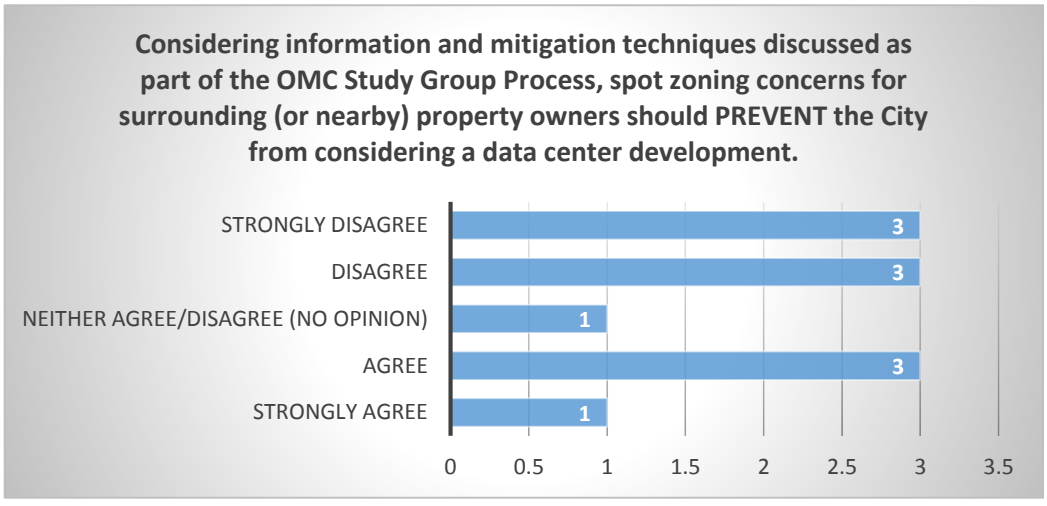
Considering information and mitigation techniques discussed as part of the OMC Study Group Process, spot zoning concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
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FINDINGS REPORT: LAND VALUES

ISSUE DESCRIPTION

A portion of *OMC Study Group* members indicated development of the *Subject Property* for a data center user will result in decreased property values for surrounding property owners. In many cases, a 10-15% minimum reduction in property values was specified by *OMC Study Group* members (based on personal conversations with realtors).

In conjunction to this discussion, a pending lawsuit in Ohio relating to a CitiGroup data center was identified as an example of why the City should not be considering a center development on the *Subject Property*.

ANALYTICS (click here for supplemental information, page 5)

City staff had a chance to review this concern with the City Attorney (Ratwik, Rosak & Maloney P.A.) a Residential Appraiser (anonymous), a Commercial Broker (anonymous), the City's real estate broker (CBRE) the Anoka County Assessor and the League of Minnesota Cities (LMC). Below is a list of summarized comments.

A. This accusation is very subjective and very challenging to quantify. A large number of variables effect the value of property; and, they change over time; and, they change based on perspective. Brokers/experts the City contacted were unable to make a 'firm' quantified opinion related to this acquisition.

B. A substantial quantity of case law exists related to this accusation. In general, Courts have consistently ruled against Cities that have made land use regulation decisions based solely on this accusation. Most case law indicates this accusation is subjective, unclear and lacks legal basis. This accusation likely cannot legally standalone—there must be a cause of action (for example, spot zoning).

C. Understanding what base comparison surrounding property owners are utilizing to determine perceived changes in value is important. Examples of valuation comparisons are listed below with general comments.

COMPARING "X" USE OF *SUBJECT PROPERTY TO* "Y" FUTURE USE

In this case, the future use of the *Subject Property* is a potential data center development. A difference in opinion exists between City Staff and several *OMC Study Group* members on what the base use/existing comparison of *Subject Property* value should be (i.e. the "X" use).

X.1 Large Open Space/Minor City Use

Subject Property was not guided for a large public open space or a park. Based on information the City has available, this is an insufficient and irrelevant comparison

X.2 Single Family Residential

Subject Property was not guided for said use. Based on information the City has available, this comparison subjective, arbitrary and not most relevant. This specific base comparison has been commonly utilized by residents; and in many cases, is a major reason residents believe a reduction in surrounding property values will occur.

X.3 Municipal Campus/Middle School

Subject Property was guided for said use. This comparison is subjective and arbitrary. Based on information the City has available, this comparison is most relevant and applicable to this specific situation. This base comparison has been utilized by City Staff to draw conclusions and provide information to the OMC Study Group.

D. A data center is a lower impact use than either guided uses for the *Subject Property* (municipal center campus or middle school). Data centers yield significantly less traffic, significantly less employment, quality buildings and less noise than either guided uses. In general, based on City Staff research, data centers 'want/desire' to remain as low profile/hidden as possible from surrounding properties. For the reasons stated, City Staff believes it would be very challenging to support an accusation claiming a data center would have a negative effect on surrounding properties values—in comparison to the guided uses (municipal center campus or middle school).

E. A number of *OMC Study Group* members indicated they worked with real estate agents and real estate appraisers whom indicated construction of data center on the *Subject Property* will result in a minimum 10-15% decrease in surrounding residential property values. City Staff did request for an opportunity to follow up with real estate agents and appraisers whom *OMC Study Group* members received professional opinions. An opportunity to communicate with said appraisers and real estate agents was not realized. A concern Staff retains is what base comparison said real estate agents utilized to determine a loss in property values (i.e. see section C above).

F. In an effort to mitigate this concern, Staff would emphasize the importance of quality land use regulations (including proper transitioning standards) and quality building design if the *Subject Property* were to be developed for a data center. Staff recommends the City update their comprehensive plan to reflect desired zoning before moving forward with either development scenario (residential or data center).

NOTE: Previous to 2006, the City participated a one-to-one land swap/exchange of publicly zoned property (on the north side of the *Subject Property*) for residential zoned property (on the south side of the *Subject Property*). The result was no net increase or decrease of public or residential property.

G. REVIEW OF PENDING LAWSUIT AGAINST CITI GROUP (DATA CENTER) IN OHIO

NOTE: the City was provided with a copy of the lawsuit and disposition from Case No. 2:12-CV-856, United States District Court, Southern Ohio, Eastern Division.

The City did take some time to review said lawsuit and disposition. Based on City Staff's interpretation, the Plaintiff has the following major claims (issues/arguments) against the Citi Group data center in Ohio constructed in 2007:

1. Regular use of generators on weekends
2. Regular use generators at night time, all days (between 10pm and 7am)
3. Refuse of Defendant to install or design generators that would avoid creation of loud noise
4. Refuse of Defendant to shift generator operations to normal working/business hours
5. As a result of the above issues not addressed by City Group (i.e. noise), the Plaintiff has claimed a decrease in property value and would like to seek compensation.

City Staff believes this is a good case study for the *OMC Study Group*. In this particular situation, it appears evident little/no conscious effort was exhausted by the City (Township in this case) to work with surrounding property owners—to identify, address and avoid potential issues from a data center.

It is City Staff's opinion, similar concerns raised in this specific example (Citi Group Data Center) have also been raised with the *OMC Study Group* regarding a potential Ramsey data center. The *OMC Study Group* has discussed a number of mitigation tactics to eliminate said concerns. Examples below:

1. Regular use of generators on weekends
   OMC Study Group proposed prohibiting use of generators on weekends for testing or other regular uses. Only emergency use would be allowed. This would be enforced via a Conditional Use Permit (CUP).

2. Regular of generators at night time, all weekdays, between 10pm and 7am
   OMC Study Group has proposed prohibiting use of generators from 6pm-8am for testing or other regular uses. Only emergency use would be allowed. This would be enforced via a Conditional Use Permit (CUP).

3. Refuse of Defendant to install or design generators to avoid creation of loud noise
   OMC Study Group proposed sound attenuation enclosures for generators, requirement of mechanical rooms to be physically enclosed, required screening of mechanical rooms, required residential transitioning standards and an emphasis to comply with MPCA noise standards for residential areas—not business areas. This would be enforced via a Conditional Use Permit (CUP); and, the City's existing code enforcement process.

4. Refuse of Defendant to shift generator operations to normal working/business hours
   OMC Study Group proposed use of a Conditional Use Permit (CUP) to require any non-emergency use of generators to take place over normal business hours (8am-6pm M-F).

5. As a result of the above issues not addressed by City Group (noise), the Plaintiff has claimed a decrease in property value and would like to be compensated.
   The claim of causation related to decreased property value, in the case of CitiGroup, was solely based on noise (i.e. concerns 1-4). In the case of Ramsey, the *OMC Study Group* has developed mitigation proposals for all said concerns.

   This specific case study is a good example of what the City of Ramsey should not do, or avoid, in respect to the development of the *Subject Property* for a potential data center project.

The *Findings Report* Appendix includes opinions from the City Attorney and CBRE, the pending lawsuit and disposition in Ohio, multiple articles provided by *OMC Study Group* members related to property values, and an example of how residential property valuations were effected before and after two (2) data centers were constructed in Elk River, and case law regarding land value disputes with Minnesota Cities.

MEETING NOTES

This issue was highly discussed by the *OMC Study Group*, and perhaps, is the leading concern for surrounding property owners.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view, page 4). A different version of meeting notes was provided by an *OMC Study Group* member (click here to view).

MITIGATION TECHNIQUES

In summary, an overall quality development including proper implementation of mitigation techniques as outlined in previous sections will protect property values. For example, proper residential transitioning techniques, quality building design, quality site layout, mitigation of specific *OMC Study Group* concerns (i.e. noise, safety and traffic), etc.

INPUT/FEEDBACK (at meeting)

Below is an outline of concerns and input from *OMC Study Group* members:

1. Concern exists the net benefit of a data center proposal (i.e. tax revenues) does not outweigh the issues a data center development causes for surrounding property owners. A tax benefit for the City should not be put on the backs of the *OMC* neighborhood alone.

   An article was provided by an *OMC Study Group* member which identifies the negative impact of industrial development on residential properties, titled "*The Impact of Industrial Sites on Residential Property Values: A Hedonic Pricing Analysis for the Netherlands*." This article outlined a breakdown of residential property loss based on proximity to an industrial development. It was found, residential property value loss was realized from a distance up to 250 meters (or 820') from industrial developments.

   An *OMC Study Group* member applied principles/findings from the identified article to the development scenario under consideration by the *OMC Study Group*; which is, a potential data center in Ramsey located adjacent to residential properties. Findings of the *OMC Study Group* member are minimum multiple-million dollar losses in property values for surrounding property owners, depending on the scenario applied.

   Click here for resources: Netherlands Pricing Analysis Article, 250 Meter Map of Subject Property, OMC Study Group Member Report.

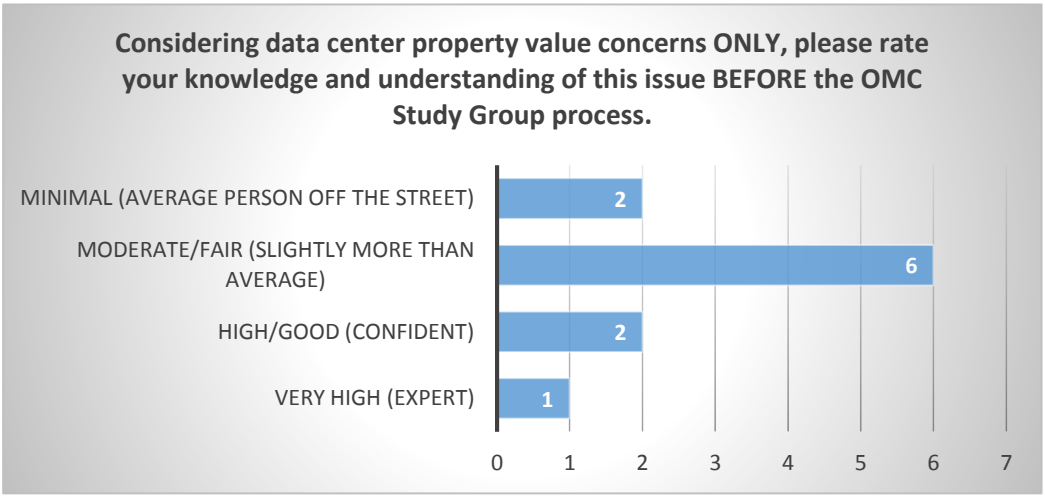
2. Very serious concern still exists by several *OMC Study Group* members a data center development located on the *Subject Property* will decrease values of surrounding properties by 10-15% minimum; and, will reduce the ability of future sales to occur. A number of *OMC Study Group* members indicated they had an opportunity to confirm this statement with various real estate agents and real estate appraisers.

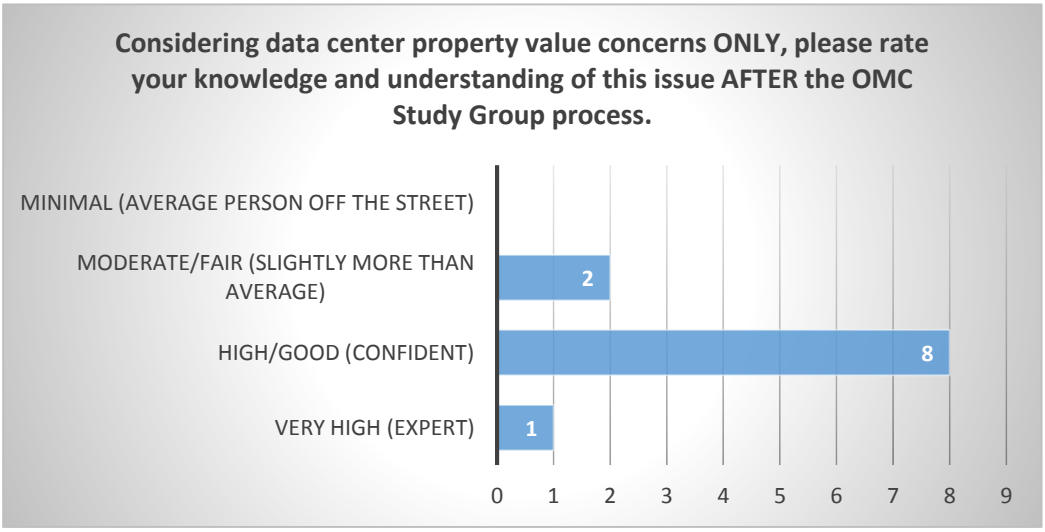
   NOTE: a few *OMC Study Group* members stated a data center will have no effect on surrounding property values. And, if developed correctly, a data center may be a positive for surrounding property values.

3. The City is unable to clearly state (conclusively) what the actual result of a data center development will be on surrounding property values. As a result, a number of *OMC Study Group* members are not comfortable with this issue.

INPUT/FEEDBACK (final meeting survey, quantitative)

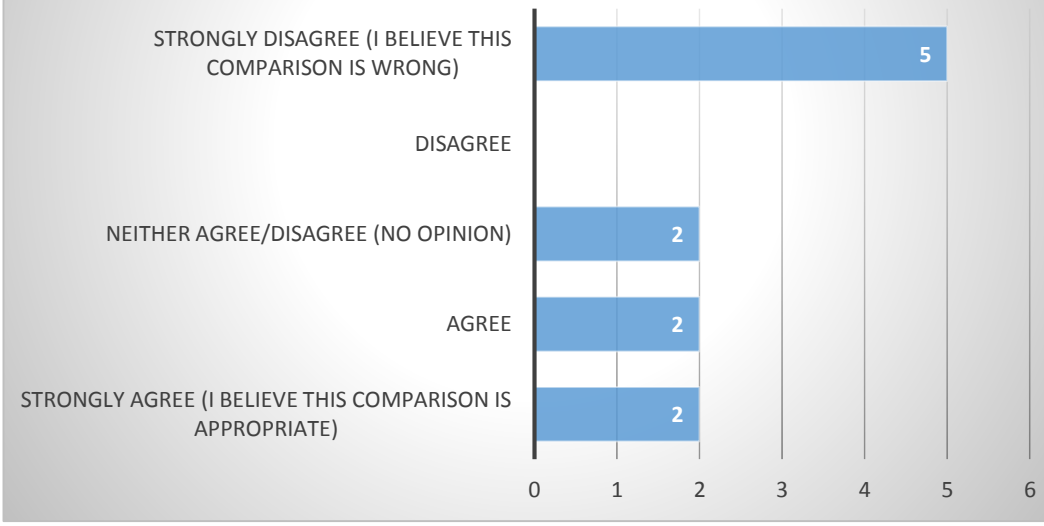
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.



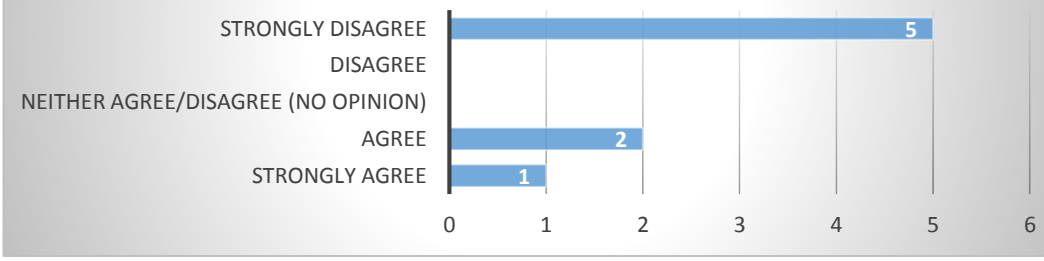


The Subject Property is guided (zoned) for a municipal center or middle school campus; and, not guided (zoned) for a residential neighborhood or a public open space.

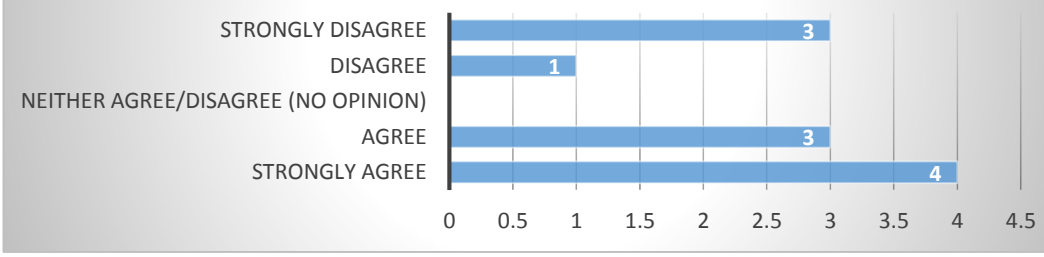
When considering land values, the City is comparing the effect of a potential data center to the zoned use.



Considering property value concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.



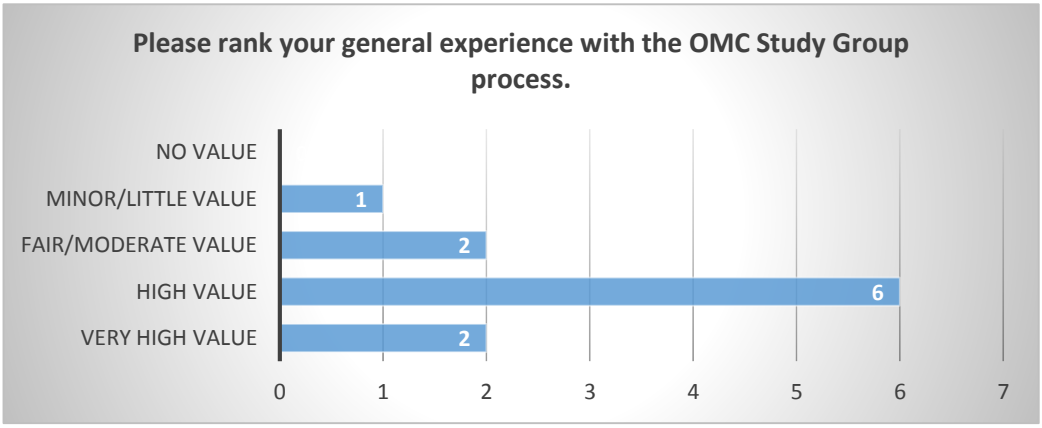
Considering information and mitigation techniques discussed as part of the OMC Study Group Process, property value concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.

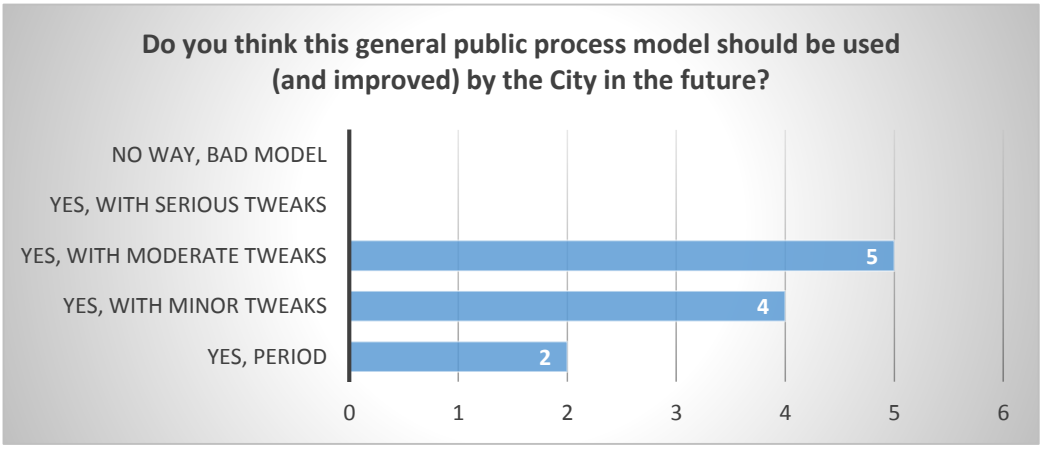


FEEDBACK SURVEY: GENERAL PROCESS

Feedback Survey (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.





APPENDIX

Due to the significant size and complexity of the *Findings Report* Appendix, an online database was developed for easy navigation. Items listed below are hyperlinks to downloadable Appendix documents.

NOISE SECTION

Noise Pollution Supplemental Meeting Information
Noise Pollution Meeting Notes
Noise Pollution Meeting Follow Up
MPCA Noise Pollution Standards
Study Group Member Input 1 (World Health Organization Guidelines)
Study Group Member Input 2 (Low Frequency Noise Article)
Study Group Member Input 3 (Acceptable DBA Levels at Night)
Study Group Member Input 4-14 (Various Articles and Diagrams)
Study Group Member Input 15 (Noise Source)

BLDG. DESIGN & SITE LAYOUT SECTION

Supplemental Information Packet, multiple items:
- Landscape & Buffer Yard Regulations
- Example comparable Cities' setbacks for data centers
- Example site concept maps (old) and meeting instructions
- Example building designs

Design & Layout Meeting Notes and Follow Up
Revised Municipal Center Site Concept Maps (result of this meeting)

SPOT ZONING SECTION

Supplemental Information Packet (page 3)
Meeting Notes & Follow Up (page 2)
Zoning Guide (League of Minnesota Cities)

TRAFFIC SECTION

Supplemental Information Packet (page 7)
Meeting Notes & Follow Up (page 11)

SAFETY SECTION

Supplemental Information Packet (page 9)
Meeting Notes & Follow Up (page 15)

LAND VALUES SECTION

Supplemental Information Packet (page 5)
Meeting Notes & Follow Up (page 4)
Example Residential Land Valuation Changes (Elk River)
Broker & Legal Input
Case Law provided by the League of MN Cities
- Member Input 1 (The Impact of Airport Noise on Residential Real Estate)
- Member Input 2 (Impact of Indust. Sites on Resid. Prop. Values)
- Member Input 3 (Ohio CitiGroup Data Center Lawsuit & Disposition)
- Member Input 4 (250 meter setback map)
- Member Input 5 (Analytic Application of Article, Property Value Loss)
- Member Input 6 (Different Version of Meeting Notes)

OTHER

Property Reference Map (Subject Property) FAQs
Public Petition, April 2013 Original Public Input Summary, April 2013
Development Comparison Chart
OMC Study Group Survey Results*
(*with responders' geographic location included--actual meeting data--doesn't include three responses mailed in after meeting).
Mailings: #1, #2, #3, #4, #5, #6
Concept Maps: #1, #2, #3
Feasibility Analysis (04282014)
05142014 EDA Meeting Summary

Development Scenarios Comparison Chart

Information displayed below are unofficial estimations only.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 170,000 square foot or two (2) 65,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	24-48 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Good Fit. Very compatible	Acceptable. Compatible with appropriate transitions, landuse regulations.
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Medium (estimated 48-96) based on 12-24 employees, 4 trips per
Weekend traffic per day	Medium (estimated 470) based on 10 trips per household	Very Low (estimated 8-16) based on 2-4 employees, 4 trips per
Minimum Setbacks Distances (from your property line)	10-30 feet	Various, 175'-250' (pending zoning amendment) (minimum 290' to adjacent homes)
Screening or berming to block view of neighboring use.	---	Residential Required (vegetation and/or berming)
Noise and light pollution risk	VARIABLE Depends on individual property owners.	PRESENT Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	MINOR See feasibility study.	SIGNIFICANT See feasibility study.
Market Failure Risk: development fails and a new user steps forward	LOW If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	SHORT TERM: LOW There is a strong interest in the market today to use the subject property for a data center. LONG TERM: UNKNOWN (FAIR) Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different user (i.e. office).

ORDINANCE #15-01

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from Public/Quasi-Public to R- Residential (MUSA).

Lots 4 & 5, Block 1, MEADOW, Anoka County, MN

(the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2015.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Regular Planning Commission **5. 3.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Approvals Related to Site Plan Review of Casey's General Store:

1. Sketch Plan (Minor Plat)
2. Site Plan Review
3. Conditional Use Permit (Sign Plan)

Purpose/Background:

The purpose of this case is to forward a recommendation to the City Council regarding a proposed Casey's General Store development at the southwest intersection of Ramsey Boulevard and Sunwood Drive in The COR.

On June 24, 2014, the City executed a Purchase Agreement with Casey's Retail Company. A copy of said Agreement is attached for review.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Sketch Plan Review for the Plat.

Observations/Alternatives:

Review of site plans within The COR relies on several components and is a hybrid form-based code. The structure of the Zoning Code for The COR is not the traditional 'euclidean' style of zoning code. The Zoning Code for The COR is made up of the Development Plan and Design Framework. The Design Framework establishes traditional minimum standards to provide a general framework, while the Development Plan introduces a 'form-based' function in which general layouts for individual parcels are established. Due to the mix of uses within The COR and the unique needs of these different types of uses, it is difficult to establish a standard set of bulk standards that applies uniformly across the entire development. With that in mind, the City established the hybrid approach of traditional zoning standards and form-based standards of the Development Plan.

The site is located within the COR-3 Sub-District, which focuses on office park developments. Convenience Gas uses are permitted at the intersection of Sunwood Drive and Ramsey Boulevard. The Development Plan allows for a traditional setback, as opposed to the 'build-to' scenario seen in other areas of The COR. A 'build-to' design is one that brings the building up to the sidewalk, rather than setting the building back away from the street. The Development Plan assumes this site lends itself well to convenience retail, which does not traditionally see a 'build-to' design. Additionally, a 'set back' design in this location maximizes vision clearance for motorists along a heavily traveled node. The Site Plan does propose to construct an architectural wall to match that constructed by Allina Health Clinic on the north side of Sunwood Drive, opposite the Site.

The Purchase Agreement includes a contingency to allow for two (2) permanent ground signs to display the business name and fuel prices. The Purchase Agreement does not state required sizes or design. As with most signs within The COR, most notably ground signs, a Conditional Use Permit is required for the Sign Plan as presented in order to provide the Commission and City Council maximized review opportunity to balance advertising needs of businesses with the design of The COR. A Conditional Use is a permitted use that allows the City to attach reasonable conditions to address the nature of the request.

The Site Plan is void of a Landscape Plan, which will need to be prepared and reviewed by Staff prior to review by the City Council.

The Civil Engineering Plans are generally acceptable with changes as outlined in the Staff Review File. Of note, the following modifications and advisory comments are provided:

1. Modifications to the connection to the sanitary sewer line system
2. Construction of a 'gas spill containment system' (highly recommended, but optional)

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant.

Recommendation:

Consistent with the previous approval of a real estate contract with Casey's Retail Company, Staff recommends approval of the Site Plan and its various components, contingent upon compliance with the Staff Review File.

Action:

Motion to recommend the following:

- Recommend that the City Council Adopt Resolution #15-01-015 Approving the Plat entitled 'CASEY'S ADDITION'
- Recommend that the City Council approve the Site Plan for Casey's General Store
- Recommend that the City Council Adopt Resolution #15-01-013 Approving Findings of Fact #0939 Related to Sign Plan
- Recommend that the City Council Adopt Resolution #15-01-014 Approving Conditional Use Permit for Sign Plan

---

Attachments

Site Location Map

Site Plan

Sketch Plan (Plat)

Final Plat

Staff Review File

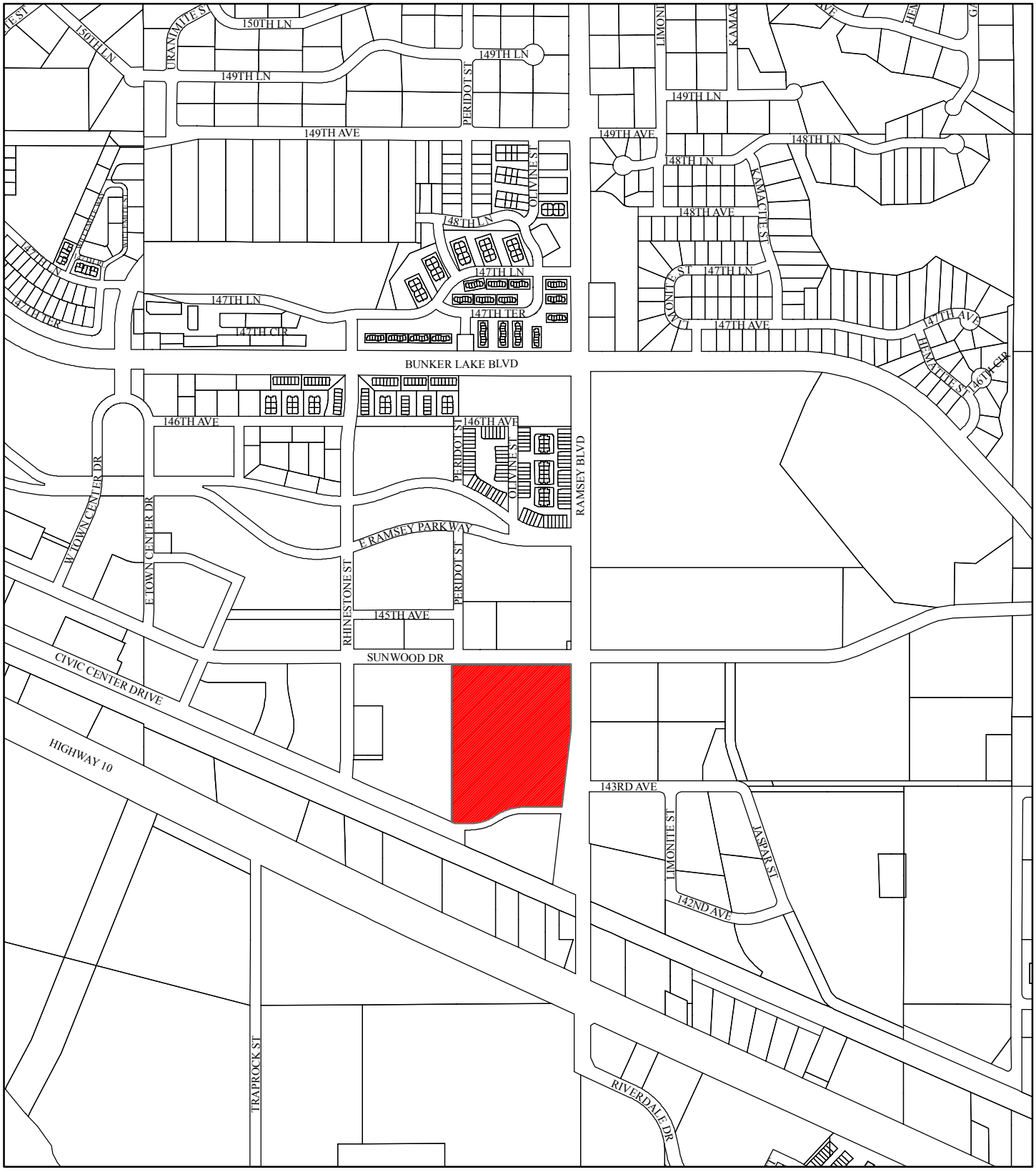
Resolution #15-01-013: Findings of Fact

Resolution #15-01-014: Conditional Use Permit

Resolution #15-01-015

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/02/2015 02:20 PM
Patrick Brama	Patrick Brama	01/02/2015 03:06 PM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 03:06 PM
Form Started By: Tim Gladhill		Started On: 12/05/2014 02:16 PM
Final Approval Date: 01/02/2015		



City of RAMSEY

Casey's
28-32-25-41-0009

N

Legend
Site
Parcels

0 1,050 2,100 Feet

General Project Notes

1. CODE COMPLIANCE: THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND SUPPLIERS PERFORMING WORK OR SUPPLYING MATERIALS FOR CONSTRUCTION SHALL ENSURE THAT SUCH WORK AND MATERIAL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES AS ADOPTED AND OTHER APPLICABLE STANDARDS INCLUDING THE AMERICANS WITH DISABILITIES ACT.

2. PERMITS: THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS WITH WORK REQUIRING PERMITS SHALL OBTAIN AND POST AS REQUIRED BY THE CODE ENFORCEMENT AUTHORITY ALL SUCH PERMITS.
2.1 TEMPORARY PERMITS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY SPECIAL PERMITS THAT MAY BE REQUIRED TO CLOSE STREETS, WORK IN PUBLIC OR PRIVATE RIGHTS OF WAY OR OTHERWISE WORK ON PROPERTY NOT UNDER THE DIRECT CONTROL OF THE OWNER OR THEIR AGENTS.
2.2 INSPECTIONS: SCHEDULE AND CONDUCT ALL REQUIRED INSPECTIONS AND APPROVALS, PROVIDE ALL DOCUMENTATION REQUIRED TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY.

3. VERIFICATION OF CONDITIONS: FIELD VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, ELEVATIONS, UTILITIES AND BECOME FULLY INFORMED AS TO THE SCOPE OF WORK, REPORT ANY DISCREPANCIES CONFLICTING WITH THE WORK TO THE ARCHITECT.
3.1 ADJACENT PROPERTIES: PROTECT ADJACENT PRIVATE PROPERTIES PUBLIC RIGHT-OF-WAY FROM DAMAGE DURING CONSTRUCTION AND ENSURE USE OF SUCH PROPERTY IS NOT ADVERSELY AFFECTED BY THE CONSTRUCTION PROJECT. ANY CONSTRUCTION WORK TO DISRUPT ADJACENT PROPERTIES THAN THE GENERAL CONTRACTOR SHALL SCHEDULE SUCH WORK WITH THE PROPERTY OWNER.
3.2 LIFE SAFETY SYSTEMS: ALL EXISTING LIFE SAFETY PROVISIONS SHALL BE MAINTAINED DURING CONSTRUCTION.
3.3 EROSION CONTROL: ANY SITE WORK SHALL MAKE USE OF APPROPRIATE EROSION CONTROL THAT IS COMPLIANT WITH STATE AND LOCAL REQUIREMENTS.
3.4 UTILITY COORDINATION: COORDINATE WORK AND UTILITY CONNECTIONS WITH LOCAL UTILITY PROVIDERS.
3.5 CLEANUP: MAINTAIN A CLEAN AND SAFE CONSTRUCTION SITE. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE WORK AREA IN A TIMELY MANNER. THE CONSTRUCTION AREA SHALL BE SWEPT ON A REGULAR BASIS TO MITIGATE DUST AND TRASH.

4. DRAWINGS AND SPECIFICATIONS: THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO GUIDE AND DIRECT THE WORK NECESSARY FOR COMPLETION OF THE BUILDING OR BUILDING IMPROVEMENTS DESCRIBED HEREIN. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT.
4.1 SCALING DRAWINGS: DO NOT SCALE ANY DRAWINGS, UNLESS INDICATED OTHERWISE ALL DIMENSIONS ARE TO THE FACE OF WALLS AND CENTERLINE OF STRUCTURAL GRIDS.
RELATIONSHIP BETWEEN DRAWINGS AND SPECIFICATIONS
4.2 IDENTIFY DISCREPANCIES: NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS AND SPECIFICATIONS.
4.3 SHOP DRAWINGS: SUBMIT SHOP DRAWINGS, SAMPLES AND PRODUCT DATA TO THE ARCHITECT FOR REVIEW AND APPROVAL OF MATERIALS, FINISHES AND SYSTEMS.
4.4 SUBSTITUTIONS: MATERIAL OR EQUIPMENT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE ARCHITECT.

5. MEANS AND METHODS: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCE OF CONSTRUCTION AND COORDINATION OF WORK; INCLUDING ANY INSTALLATION OF FIXTURES, FURNISHINGS AND EQUIPMENT BY OWNER'S VENDORS. SUBMIT PROPOSED CONSTRUCTION SCHEDULE AND ALL REVISIONS TO THE ARCHITECT AND OWNER.

6. AS-BUILT DRAWINGS: MAINTAIN UP-TO-DATE CONSTRUCTION DRAWINGS ON THE JOB SITE AT ALL TIMES, SUBMIT TWO (2) SETS OF MARKED-UP RECORD DRAWINGS TO THE ARCHITECT UPON COMPLETION OF THE WORK AND OCCUPANCY OF THE PROJECT.

Sheet Index (72 Sheets)

GENERAL (3 sheets)

G-001 COVER SHEET, INDEX, & CONTACT INFORMATION
G-011 PROJECT DATA, CODES, & ZONING INFORMATION
10947 SITE SURVEY

CIVIL (9 sheets)

C0.0 COVER PAGE
ALTA/ACSM LAND TITLE SURVEY
AL-101 SITE PLAN
C1.0 DETAILS
C1.1 EROSION CONTROL PLAN
C1.2 STORMTECH DETAILS
C2.0 GRADING PLAN
C3.0 UTILITY PLAN
C4.0 EROSION CONTROL PLAN

ARCHITECTURAL (22 sheets)

AL-201 GASOLINE ISLAND CANOPY ELEVATIONS
AL-401 DUMPSTER / RECYCLE ENCLOSURE AND DETAILS
AL-501 CANOPY COLUMN BASE DETAILS
AL-502 SITE LIGHTING DETAILS
AL-601 SIGNAGE SCHEDULE, SIGN ELEVATIONS/DETAILS
AL-602 SIGNAGE SCHEDULE, SIGN ELEVATIONS/DETAILS

A-100 WALL BACKING PLAN
A-101 FLOOR PLAN
A-111 REFLECTED CEILING PLAN
A-121 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-301 WALL SECTIONS
A-401 INTERIOR ELEVATIONS
A-402 INTERIOR ELEVATIONS
A-501 CARPENTRY DETAILS
A-502 EXTERIOR SHELL DETAILS
A-503 EXTERIOR SHELL DETAILS
A-601 DOOR, WINDOW & ROOM FINISH SCHEDULE
A-701 CERAMIC TILE FLOORING PLAN

AQ-101 EQUIPMENT PLAN
AQ-401 KITCHEN WALL INTERIOR ELEVATION

STRUCTURAL (5 sheets)

S-001 GENERAL STRUCTURAL NOTES & REQUIREMENTS
S-101 FOOTING AND FOUNDATION PLANS
S-102 ROOF TRUSS PLAN & PROFILES
S-201 FRONT WALL FRAMING & DETAILS
S-501 FOUNDATION & CONCRETE DETAILS

PLUMBING (6 sheets)

P-101 SANITARY PLUMBING PLAN
P-102 SUPPLY PLUMBING PLAN
P-501 PLUMBING DETAILS & SCHEDULE
P-601 SANITARY PLUMBING RISER DIAGRAM
P-701 SUPPLY PLUMBING RISER DIAGRAM
P-801 PLUMBING SPECIFICATIONS

MECHANICAL (2 sheets)

M-101 MECHANICAL PLAN
M-401 EXHAUST HOOD DETAILS

ELECTRICAL (12 sheets)

E-101 ELECTRICAL POWER PLAN
E-102 ELECTRICAL LIGHTING PLAN
E-103 UNDERGROUND CONDUIT PLAN
E-401 SALES COUNTER ENLARGED PLAN & DETAILS
E-501 ELECTRICAL PANEL DETAILS & DIAGRAMS
E-502 ELECTRICAL EQUIPMENT DETAILS
E-601 PANEL SCHEDULES & SERVICE DETAILS
E-602 EQUIPMENT SCHEDULES & SCHEMATICS
E-700 MANUFACTURER EXTERIOR LIGHTING CUT SHEETS
E-701 MANUFACTURER INTERIOR LIGHTING CUT SHEETS
E-702 MANUFACTURER INTERIOR LIGHTING CUT SHEETS
E-703 MANUFACTURER CANOPY LIGHTING CUT SHEETS

EQUIPMENT (9 sheets)

QR-101 REFRIGERATION EQUIPMENT PLAN
QR-401 COOLER/FREEZER REFRIGERATION DETAILS
QR-601 COMFORT COOLING WIRING
QR-602 REFRIGERATION WIRING SCHEMATIC

QF-101 FUEL PUMP ISLAND PLAN & DETAILS
QF-301 PETROLEUM TANK SECTIONS & DETAILS
QF-601 PETROLEUM WIRING DIAGRAM
QF-602 PETROLEUM WIRING DIAGRAM
QF-603 PETROLEUM WIRING DIAGRAM

TELECOMMUNICATIONS (3 sheets)

T-101 SECURITY SYSTEM WIRING SCHEMATIC
T-102 COMMUNICATIONS WIRING SCHEMATIC & DETAILS
T-601 SECURITY WIRING DETAILS

CASEY'S GENERAL STORE

RAMSEY

Project Team

OWNER
Casey's Retail Company
Construction Division
3305 SE Delaware Ave
PO Box 3004
Ankeny, IA 50021
Contact: ***Jacob Clark***
Email: jacob.clark@caseys.com
Voice: 515.963.3831, Fax: 515.965.6161

ARCHITECT
Ringdahl Architects, INC.
510 22nd Ave. East Suite #102
Alexandria, MN 56308
Contact: ***Dustin Tomoson***
Email: dustin@ringdahlarchitects.com
Voice: 320.763.9368, Fax: 320.762.9063

MEP ENGINEER
Design Tree Engineering
2510 Broadway St. S.
Alexandria, MN 56308
Contact: ***Josh Meehl (Mech), Aaron Mueller (Elec)***
Voice: 320.217.5557, Fax: 320.217.5597

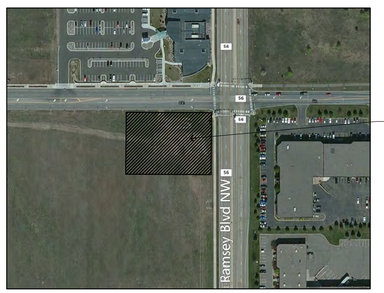
CIVIL / STRUCTURAL ENGINEER
Design Tree Engineering
2510 Broadway St. S.
Alexandria, MN 56308
Contact: ***Jeremy Anderson (Civil), Joe Nicholson (Struct)***
Voice: 320.762.1290, Fax: 320.217.5597

Legal Description

Existing Legal Description:
The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

Property Legal Description:
Lot 1, block 1, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Locator Map - City, State



TRUE NORTH

NOTE:
Not all roads shown.

RINGDAHL ARCHITECTS, INC.
510 22nd Ave. East, Suite #102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

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

12-3-14 DATE — 13991 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

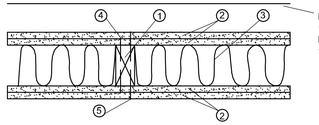
PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT — CHECKED BY: PDR
PUBLISHED:
REVISED ON:
DRAWING INFORMATION: COVER SHEET, INDEX, & CONTACT INFO

G-001

Rated Assembly

WS6-2.1 TWO HOUR FIRE RESISTIVE LOAD BEARING WOOD FRAME WALL ASSEMBLY

2 X 6 WOOD STUD WALL - 100% DESIGN LOAD - ASTM E 119 / NFPA 251



EIFS or brick veneer is allowed per section 703.2 stated below that the material does not reduce the fire resistive rating. EIFS has been tested in accordance with ASTM E 108 and is found that it did not contribute significantly flame spread.

1. FRAMING - NOMINAL 2 X 6 WOOD STUDS , SPACED 24" OC DOUBLE TOP PLATES SINGLE BOTTOM PLATE
2. SHEATHING:
   BASE LAYER -5/8 in. TYPE X GYPSUM WALLBOARD, 4 FT.WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL.
   FACE LAYER- 5/8 in. TYPE X GYPSUM WALLBOARD, 4FT. WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED WITH BASE LAYER.
   HORIZONTAL JOINTS ARE UNBLOCKED. HORIZONTAL APPLICATION OF WALLBOARD REPRESENTS THE DIRECTION OF LEAST FIRE RESISTANCE AS OPPOSED TO VERTICAL APPLICATION.
3. INSULATION- 5-1/2 in. THICK MINERAL WOOL INSULATION (2.5 pcf, nominal)
4. GYPSUM FASTENERS:
   BASE LAYER- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 24 IN. O.C.
5. GYPSUM FASTENERS:
   FACE LAYER- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 8 IN. O.C.
6. JOINTS AND FASTENER HEADS- WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, FASTENER HEADS COVERED WITH JOINT COMPOUND.

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No: WP-1262 (Fire Endurance) November 3, 2000
WP-1268 (Hose Stream) December 8,2000

Third Party Witness: Interek testing Services
Report J20-006170.3

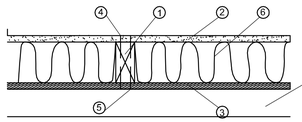
This assembly was tested at 100% design load, calculated in accordance with the 2005 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

Copyright © 2010
American Wood Council

Rated Assembly

WS6-1.5 ONE HOUR FIRE RESISTIVE LOAD BEARING WOOD FRAME WALL ASSEMBLY

2 X 6 WOOD STUD WALL - 100% DESIGN LOAD - ASTM E 119 / NFPA 251



EIFS or brick veneer is allowed per section 703.2 stated below that the material does not reduce the fire resistive rating. EIFS has been tested in accordance with ASTM E 108 and is found that it did not contribute significantly flame spread.

1. FRAMING - NOMINAL 2 X 6 WOOD STUDS , SPACED 16" OC DOUBLE TOP PLATES, SINGLE BOTTOM PLATE
2. INTERIOR SHEATHING- 5/8 in. TYPE X GYPSUM WALLBOARD, 4 FT.WIDE, APPLIED VERTICALLY. ALL PANEL EDGES BACKED BY FRAMING OR BLOCKING.
3. EXTERIOR SHEATHING- 3/8 in. WOOD STRUCTURAL PANELS(ORIENTAL STRAND BOARD), APPLIED VERTICALLY, HORIZONTAL JOINTS BLOCKED.
4. GYPSUM FASTENERS:- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 7 in. O.C.
5. PANEL FASTENERS- 6d COMMON NAILS (BRIGHT)- 12 in. O.C. IN THE FIELD, 6in. O.C. PANEL EDGES
6. INSULATION- R-19 FIBERGLASS INSULATION
7. JOINTS AND FASTENER HEADS- WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, FASTENER HEADS COVERED WITH JOINT COMPOUND.

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No: WP-1408 (Fire Endurance& Hose Stream) August 13, 2004

Third Party Witness: NGC Testing Services

This assembly was tested at 100% design load, calculated in accordance with the 2005 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

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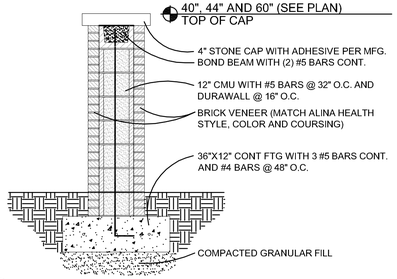
American Wood Council

International Building Code 2009

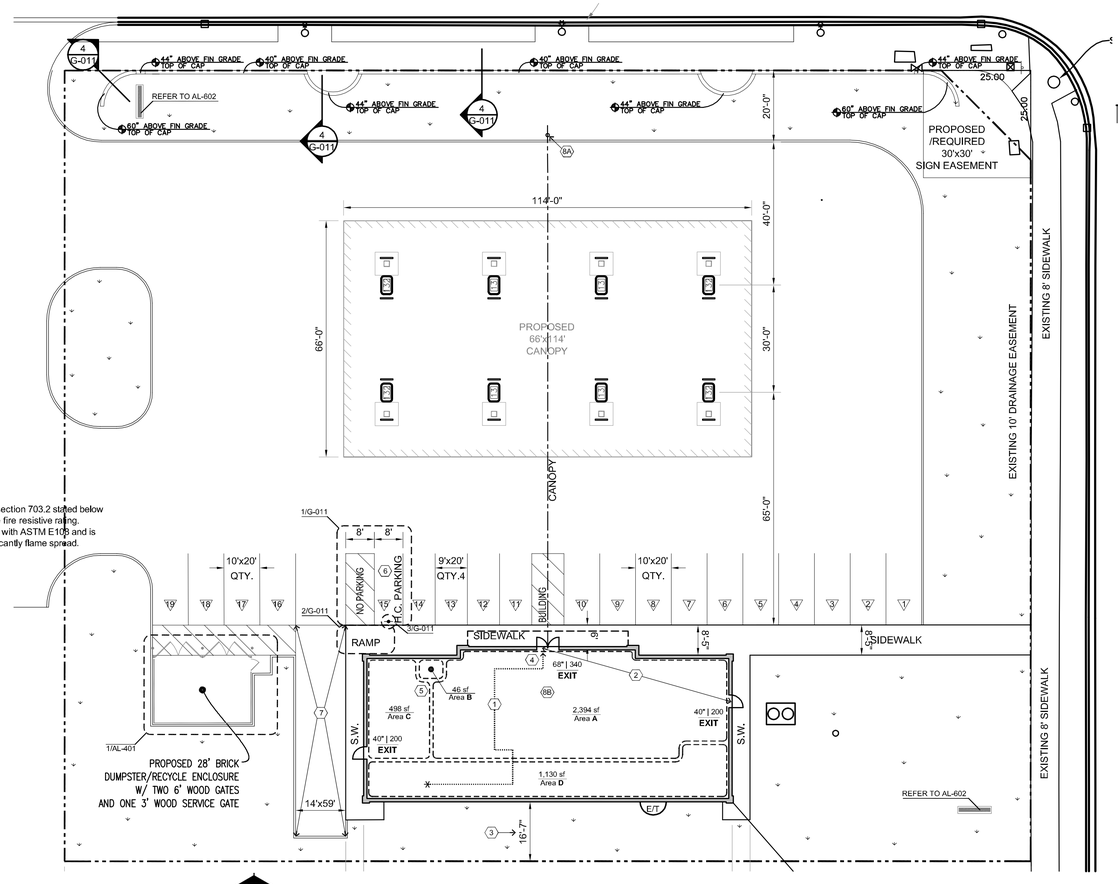
703.2 Fire resistance ratings. The fire resistance rating of building elements, components or assemblies shall be determined in accordance with test procedures set forth in ASTM E119 or UL263 or in accordance with section 703.3 Where materials, systems or devices that have not been tested as part of the fire resistance rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire resistance rating is not reduced.

705.5 exterior walls shall be fire resistance rating in accordance with section 601 and 602 The required fire resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.

1406.2.1.1 Fire separation 5 ft or less. Where installed on exterior walls having a fire separation distance of 5 feet or less combustible exterior wall coverings shall not exhibit sustained flaming as defined in NFPA 268. EIFS satisfies conditions of acceptance upon 20 minutes radiant heat exposure at 1.25 w/cm2



4 RETAINING WALL SECTION
1/2" = 1'-0" (VERIFY HEIGHTS ON SITE PLAN)



N TRUE
Code Plan & General Site Layout
1" = 20'-0"

Code Plan Legend

Area **A**
1,000 sf

EXIT
Exit Width 68" | 340 Occupant Load

Start — Exit

Marked — Unmarked

USE FUNCTION: GRAPHIC REPRESENTATION OF FLOOR AREA FUNCTIONS; *SEE CODE ANALYSIS, THIS SHEET* FOR ADDITIONAL INFORMATION

BUILDING EXIT: IDENTIFICATION OF BUILDING EXITS, WITH ASSIGNED EXIT WIDTH AND OCCUPANT CAPACITY

TRAVEL PATH: GRAPHIC REPRESENTATION OF PATH OF TRAVEL AS REQUIRED BY CODES; *SEE KEYED PLAN NOTE*

PARKING: IDENTIFICATION OF AVAILABLE PARKING SPACES

PROPERTY LINE

Code Plan Keyed Notes

1. **MAXIMUM LENGTH OF TRAVEL TO EXITS:** 81' (200' ALLOWABLE).
2. **SEPARATION DISTANCE OF EXITS:** 54' (BUILDING DIAGONAL, 108'-0")
3. **FIRE SEPARATION DISTANCE:** IF LESS THAN 5' PROVIDE 2-HR WALL CONSTRUCTION AND APPROPRIATE PROTECTION FOR ALL OPENINGS; IF 5' OR GREATER BUT LESS THAN 10' PROVIDE 1-HR WALL CONSTRUCTION AND APPROPRIATE OPENING PROTECTION; IF 10' OR GREATER USE NON-RATED CONSTRUCTION AND OPENINGS ARE NOT REQUIRED TO BE PROTECTED
4. **FIRE EXTINGUISHER**: 4-A:80BC INSTALLED NEAR FRONT EXIT
5. **KITCHEN FIRE EXTINGUISHER**: TYPE 'K' LOCATED WITHIN 30' OF HOOD
6. **VAN ACCESSIBLE PARKING SPACE:** WITH POST SIGN AND NO-PARKING ACCESS AISLE, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2 %) IN ALL DIRECTIONS
7. **LOADING BERTH:** 16' x 50', SUBJECT TO CHANGE
8. **EMERGENCY FUEL SHUTOFF:** POST MOUNTED SHUTOFF BUTTON WITH SIGNAGE STATING "EMERGENCY FUEL SHUTOFF" LOCATED ALONG CURB LINE (**8A**); A SECONDARY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF (**8B**)

Code Plan General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

   G-001 COVER SHEET INDEX/GENERAL CONDITIONS
   AL-101 SITE PLAN
   A-101 FLOOR PLAN
   AQ-101 EQUIPMENT PLAN

2. **DO NOT USE THIS SHEET FOR SITE LAYOUT**: THE SITE AND BUILDING PLAN REPRESENTED ON THIS SHEET IS INTENDED AS A DIAGRAMMATIC REPRESENTATION OF CODE AND ZONING RELATED ISSUES ONLY, ALL SPECIFIC LAYOUT AND CONSTRUCTION INFORMATION IS FOUND ON THE SITE PLAN AND BUILDING DRAWINGS

Zoning Information

ZONING
Provide Jurisdiction specific Zoning Designation

OFF STREET PARKING AND LOADING

Parking Criteria 1/200sf (4,353 sf / 200sf = 21.7)	**22** Spaces Required
Marked General Parking	18
Unmarked Gas Pump Parking	16
TOTAL PARKING SPACES	**34**

REQUIRED HANDICAP PARKING [ADAAG]
1 : 25 Required Parking Spaces (Van Accessible)

PROVIDED HANDICAP PARKING = 1 *(VAN ACCESSIBLE)*

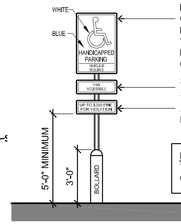
LOADING BERTH
1 Provided (14'x49')

SIGNAGE REQUIREMENTS

See Sheet AL-601 For project signage schedule and drawings.

Project Data

JURISDICTION:
City of RAMSEY, MN
2006 INTERNATIONAL BUILDING CODE (IBC)
2006 INTERNATIONAL MECHANICAL CODE (IMC)
2006 INTERNATIONAL EXISTING BUILDING CODE (ICC)
2009 MINNESOTA PLUMBING CODE
2003 MINNESOTA STATE ENERGY CODE
2002 NATIONAL ELECTRICAL CODE (NFPA)
2003 ANSI A117.1 (ICC/ANSI)
ADAAG (AMERICANS W/ DISABILITIES ACCESSIBILITY ACT GUIDELINES) - **FEDERAL REGISTER, VOL. 56, NO. 144, 1991**



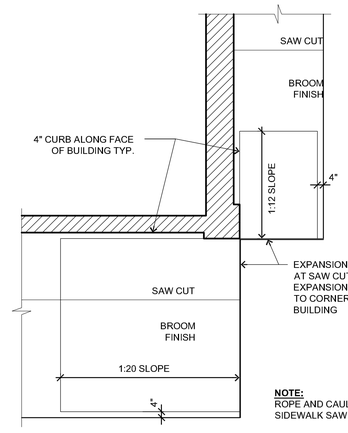
DISABLED SIGN WITH REQUIRED UNIVERSAL SYMBOL OF ACCESSIBILITY, INCLUDE APPROPRIATE WORDING TO CLEARLY INDICATING THAT THE SPACE IS RESERVED FOR THE EXCLUSIVE USE OF VEHICLES WHICH DISPLAY A DISTINGUISHING LICENSE PLATE OR CARD.

SIGN INDICATING THIS SPACE IS A 'VAN ACCESSIBLE' SPACE

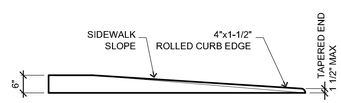
A SIGN STATING "UP TO $200 FINE FOR FIOLATION" MUST BE POSTED

NOTE:
VERIFY HEIGHT OF H.C. SIGN FROM TOP OF GRADE WITH LOCAL AUTHORITY.

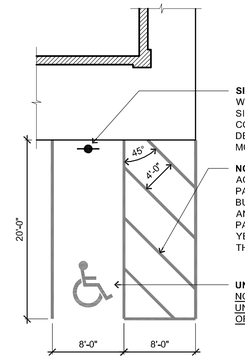
3 Disabled Parking Signage
1/4" = 1'-0"



NOTE:
ROPE AND CAULK ALL SIDEWALK SAW CUTS.



2 Sidewalk Ramp Layout
1/4" = 1'-0"



SIGNAGE: INSTALL ON POST WITHIN DRIVE, 12" OFF SIDEWALK AS SITE CONDITIONS REQUIRE, SEE DETAIL 3 THIS SHEET FOR MORE DETAILS

NO PARKING STRIPING: PAINT ACCESS ISLE AND AREA BEHIND PARKING SPACE ADJACENT TO BUILDING ENTRY SIDEWALK WITH ANGLED STRIPING AS INDICATED; PARKING STRIPES ARE TO BE YELLOW IN ALL STATES OTHER THAN INDIANA (BLUE).

UNIVERSAL DISABLED SYMBOL: NOT TO BE PAINTED ON DRIVE UNLESS REQUIRED BY CITY/STATE OFFICIAL

1 Disabled Parking Layout
1/8" = 1'-0"

Code Information

Occupancy Type (*Section 309*)

Group M - Mercantile — Retail Sales & Fuel Dispensing

Construction Type (*Section 602.5*)

Type V, B (Non-rated) — Construction in which the structural elements, exterior and interior walls are of any materials permitted by the code.

Building Height & Area (*Table 503*)

Based on above referenced occupancy type and construction type.

	ALLOWABLE	ACTUAL
Height (Stories / Feet):	1 / 40'	1 / 20'
Area (Group M):	9,000 sf	4,353 sf

Incidental Uses (*Section 508.2.5*)
No incidental use areas are present within building as defined in Table 508.2 that require separation.

Fire Resistive Requirements (*Table 601*)

		Hrs
Structural Frame		0
Bearing Walls	Exterior	0
	Interior	0
Non-bearing Walls	Exterior	*Table 602*
	Interior	0
Floor Construction		0
Roof Construction		0

Exterior Walls (*Table 602*)
Where exterior wall fire separation distance to the property line is less than 10', but more than 5' 1-Hour rated construction is required. If Less than 5' 2-Hour rated construction is required. ***(Plan Note 3)***

Allowable Area of Openings (*Section 704.8/Table 704.8*)
The maximum allowable area of openings in an exterior walls is defined as a percentage of wall area based on the parallel offset distance to the property line. *Incidental unprotected openings in the rear wall amount to less than 1 % of the total rear wall area.* ***(Plan Note 3)***

Occupant Load (*Chapter 10*)
The Occupant Load is determined by first sub-dividing the plan layout into different 'Function Types' (*per Table 1004.1.1*) then dividing each by the assigned SF/Occupant to obtain the Total Occupant Load for exiting. The Function Areas assigned in the table below are graphically represented in the Code Plan on this sheet. ***(See Code Plan)***

TABLE 1004.1

	Criteria	Area	Load
Area A - Mercantile	30 gross	2,394 sf	80
Area B - Business (Office)	100 gross	46 sf	1
Area C - Kitchen	200 gross	498 sf	3
Area D - Accessory (Back house)	300 gross	1,130 sf	4
	TOTALS	**4,068 sf**	**88**

Building Exits

Egress Width (*Section 1005*)
Non sprinkled buildings require 0.2" of egress width per occupant. *Egress width required, 17.6"* for occupant load of 88 persons. *Egress width provided, 148"* total at three (3) locations. ***(See Locations on Code Plan)***

Exit Doors (*Section 1015, Table 1015.1*)
Occupant load greater than 50 requires 2 exits separated by half the maximum diagonal distance of the building. *Maximum diagonal, 108', Exit Separation, 53'.* ***(Plan Note 2)***

Exit Access Travel Distance (*Section 1016, Table 1016.1*)
In non sprinkled buildings the maximum travel distance from any point in the building to an exit is limited to 200'. *Maximum distance present 81', See plan this sheet.* ***(Plan Note 1)***

Plumbing Fixtures *(Chapter 29)*

As required for toilet room fixture calculations, the assumed occupancy loads for male and female are 50% of the total occupancy load for the building (*per Table 2902.3, IBC*).

	CRITERIA	REQUIRED	PROVIDED
MENS (49 Occupants)			
Water Closets	1 / 500	1	1
Lavatories	1 / 750	1	1
Urinal		0	1
WOMENS (49 Occupants)			
Water Closets	1 / 500	1	2
Lavatories	1 / 750	1	1
OTHER FIXTURES			
Drinking Fountain		1	0*
Service Sink		1	1

* Water is provided through a dispenser in the fountain drink system at no charge.

Fire Protection (IFC)

Automatic Fire Extinguishing Systems
Per section 904.2.1, the Type-1 commercial kitchen hood is fitted with an approved automatic fire extinguishing system with an alternate manual activator.

Portable Fire Extinguishers (*Section 906*)
Portable Fire Extinguishers shall be installed in accordance with NFPA 10 and meet the minimum coverage and travel distance requirements:

General: 4-A:80BC, 11,250sf Coverage / 75' Travel Distance (***Plan Note 4***)
Kitchen: Type 'K', within 30' of Hood (***Plan Note 5***)

Emergency Fuel Shutoff (*Section 2203.2*)
A fuel shutoff switch is located within 100' of the fuel pumps ***(Plan Note 8A)***; an additional shutoff switch is located within the building at the sales counter for the convenience of the attending staff ***(Plan Note 8B)***.

RJNGDAHL Architects, Inc
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

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

12-3-14 — DATE
15891 — REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PROJECT DATA, CODES, & ZONING INFORMATION

DRAWING INFORMATION
CONSTRUCTION DIVISION
DRAWN BY: DLT
CHECKED BY: PDR

G-011

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

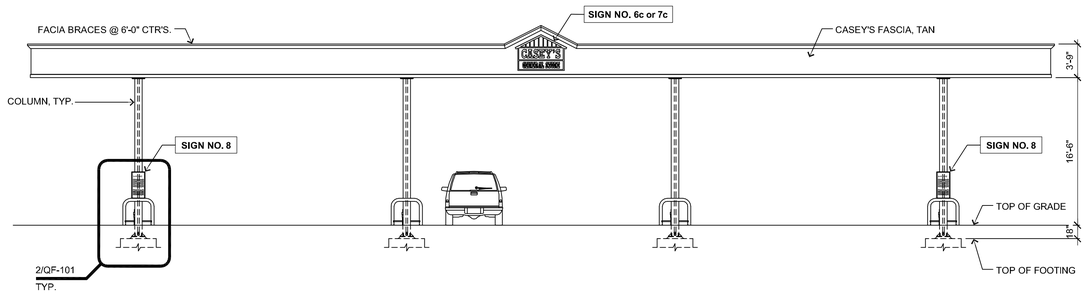
General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

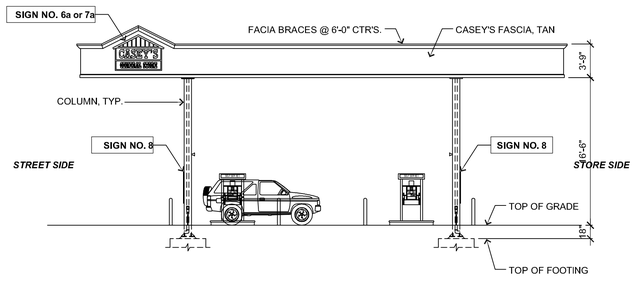
G-001	FOR GENERAL PROJECT NOTES
AL-101	FOR GENERAL SITE PLAN
AL-601	FOR SIGNAGE SCHEDULE AND NOTES
QF-Series	FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY

2. **GASOLINE ISLAND CANOPY**: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES

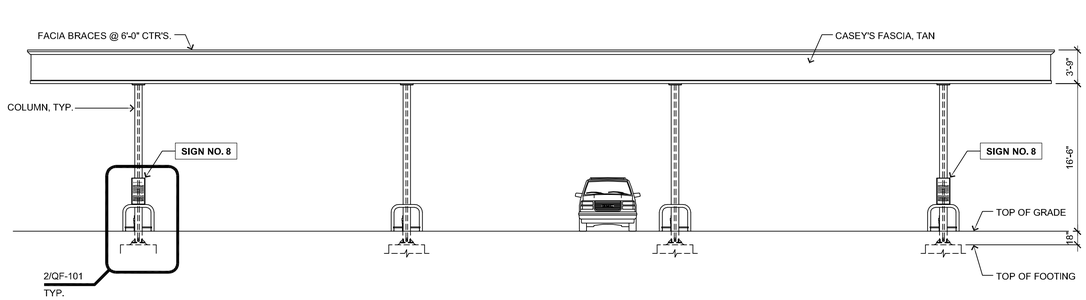
3. **EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



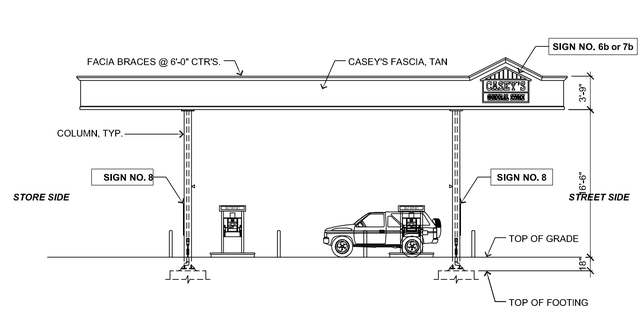
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



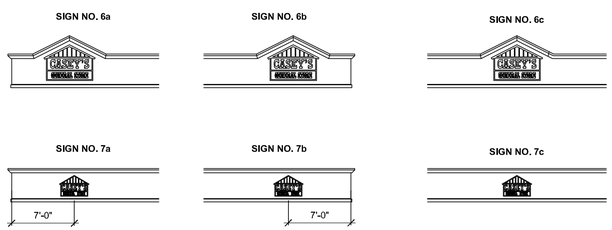
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Facia Signage
1/8" = 1'-0"

8 DISPENSERS - DOUBLE STACKED - H.I.

RINGDAHL Architects Inc
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

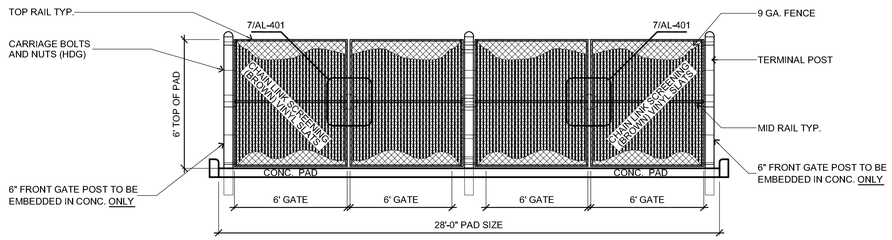
DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

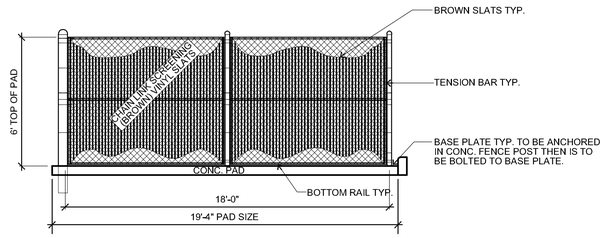
DRAWING INFORMATION:
GASOLINE ISLAND CANOPY ELEVATIONS

AL-201

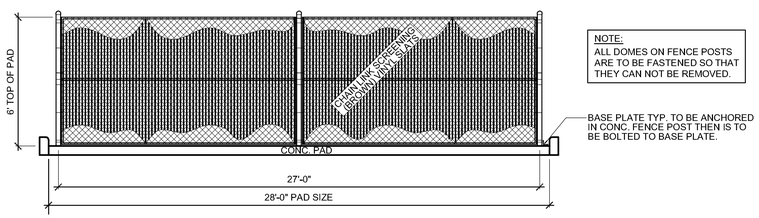
CHAIN LINK SPECIFICATIONS			
FRAMEWORK	O.D.	WALL	LBS/LF
TOP RAIL	1 5/8"	.111	1.84
MID RAIL	1 5/8"	.111	1.84
BOTTOM RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
CORNER POST	3"	.160	4.64
END POST	3"	.160	4.64
MAIN GATE POSTS	6 5/8"	.280	
GATE FRAME	1 5/8"	.111	1.84
SERVICE GATE TYPE	3 FT. WIDE		
GAW MATERIAL, 2" MESH, 9 GAUGE COMMERCIAL			
VINYL/PLASTIC VERTICAL (BROWN) SLATS			



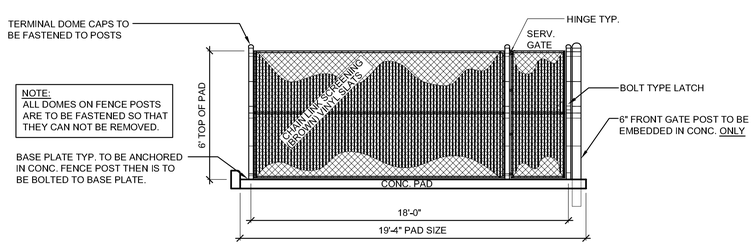
5 Dumpster Enclosure - South Elevation
1/4" = 1'-0"



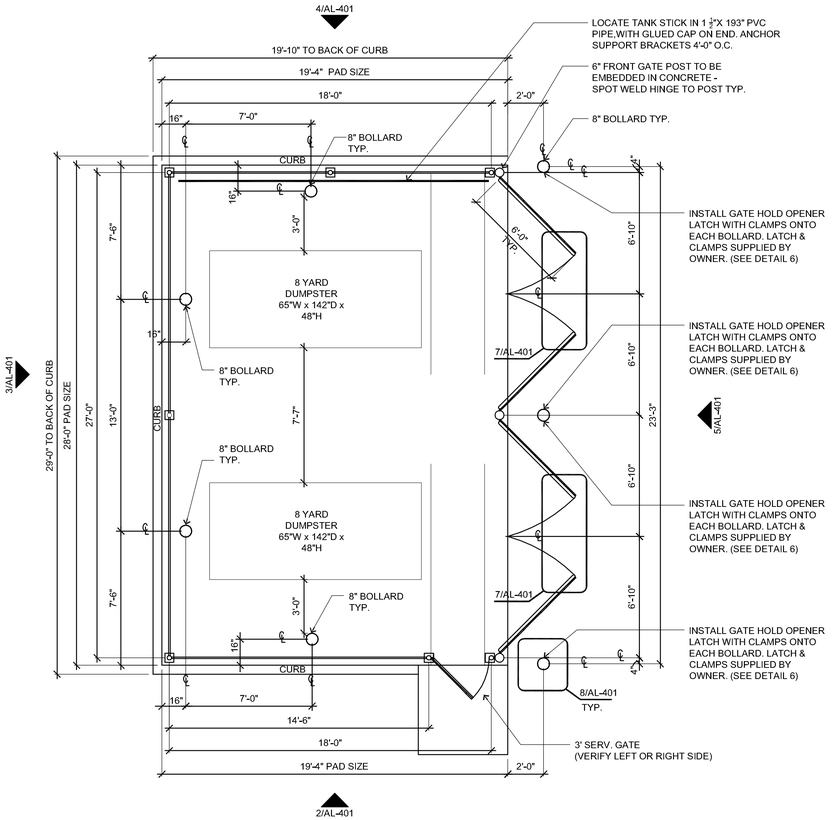
4 Dumpster Enclosure - East Elevation
1/4" = 1'-0"



3 Dumpster Enclosure - North Elevation
1/4" = 1'-0"



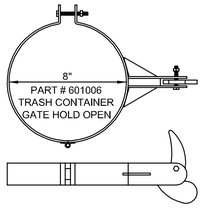
2 Dumpster Enclosure - West Elevation
1/4" = 1'-0"



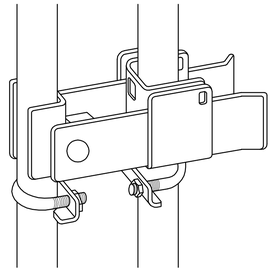
1 Dumpster Plan
1/4" = 1'-0"

FITS 1 5/8" OR 2" FRAME ADJUSTS FOR 2" - 3" GAP NO. 4000

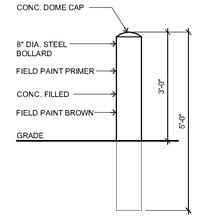
INSTALL GATE LATCH (COMMERCIAL) SUPPLIED BY CASEY'S PART # 601005



6 Gate Open Holder
No Scale



7 Commercial Double Gate Latch Detail
No Scale



8 Bollard Detail
No Scale

General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

   G-001 FOR GENERAL PROJECT NOTES
   AL101 FOR GENERAL SITE PLAN

Construction Notes

1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
2) VERIFY SCREENING WITH LOCAL AUTHORITY.
3) CONTRACTOR TO PRIME ALL 8" BOLLARDS PRIOR TO FINISHED PAINT COAT.

Chain Link Enclosure

RINGDAHL Architects, ltd
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

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12-3-14 DATE | 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

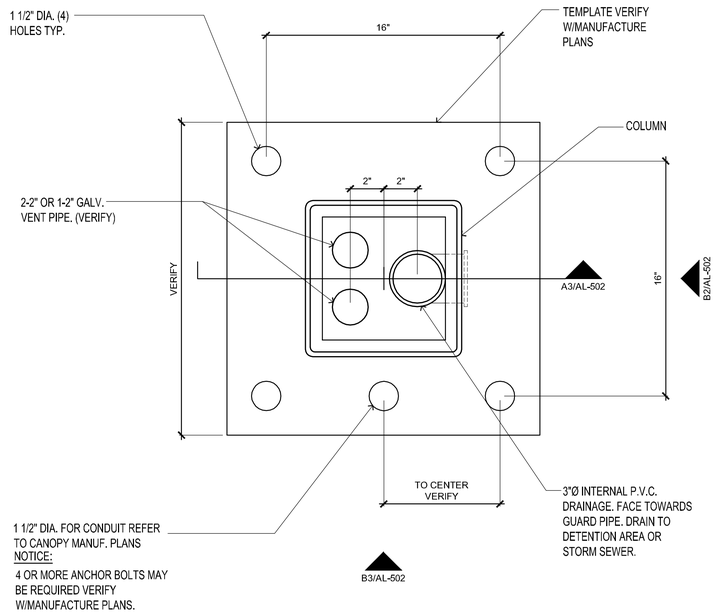
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

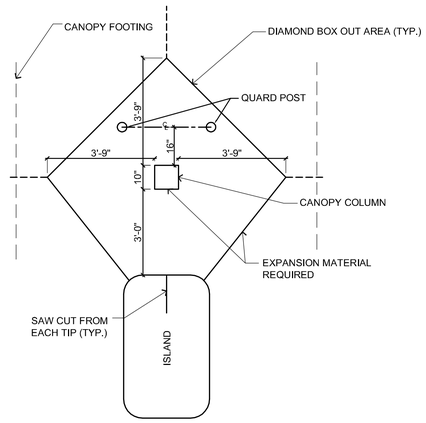
PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
DUMPSTER ENCLOSURE

AL-401



5 Canopy Electrical Detail
3" = 1'-0"



4 Canopy Bolt Template Detail
3/8" = 1'-0"

Construction Notes

1) FOOTING HEIGHT TO BE VERIFIED.

2) FOOTINGS TO BE IN ACCORDANCE W/LOCAL BUILDING CODES.

3) 1,500 P.S.F. MIN. SOIL BEARING CAPACITY.

4) GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING CANOPY FOOTINGS AS REQUIRED.

5) TROUGH IN FOOTING REQUIRED ONLY IN FOOTING RECEIVING VENT PIPE.

6) VERIFY FOOTING SIZES AND SPECIFICATIONS WITH CANOPY MANUFACTURES PLAN.

7) CONTRACTOR TO INSURE THAT BOLTS STAY VERTICAL.

8) VERIFY ELECTRICAL LOCATION W/CANOPY MANUFACTURER PLANS.

9) CLEAN AND GREASE EXPOSED THREADS ON BOLTS.

10) BOLT AREA TO BE GRAVEL & WATER FREE BEFORE CANOPY IS INSTALLED.

11) CANOPY FOOTING ELEVATION WORKSHEET REQUIRED. FORM IS TO BE COMPLETED BY THE GENERAL CONTRACTOR. REFER TO CANOPY MANUFACTURE PLANS, CUT AND SEND VIA FAX TO CANOPY COMPANY.

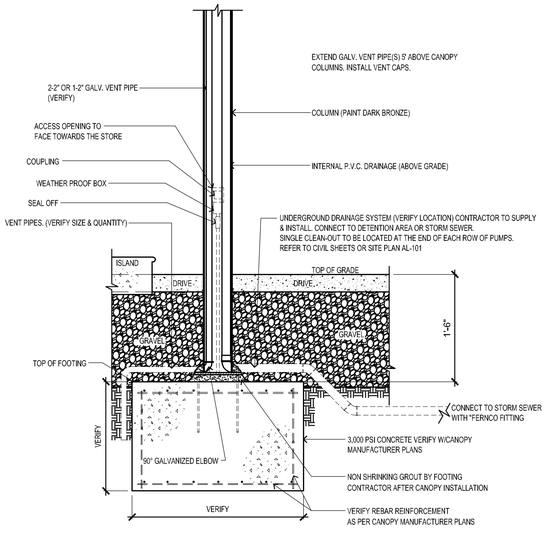
General Notes

1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

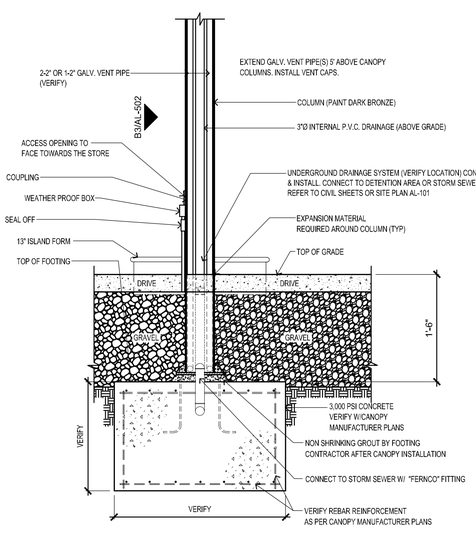
   G-001 FOR GENERAL PROJECT NOTES
   AL101 FOR SITE IMPROVEMENTS
   A-101 FOR BUILDING PLAN

2. **DEMOLITION MATERIAL REMOVAL:** HAUL-OFF ALL CONSTRUCTION MATERIALS AND WASTE GENERATED BY SELECTED SITE DEMOLITION TO THE APPROPRIATE LANDFILLS AS APPROVED FOR CONSTRUCTION MATERIALS OR BRUSH

3. **UTILITY COORDINATION:** COORDINATE THE ABANDONMENT AND REMOVAL OF ALL UTILITY FEEDS WITH THE LOCAL UTILITY SERVICE PROVIDER



3 Canopy Footing Section
1" = 1'-0"



2 Canopy Footing Section
1" = 1'-0"

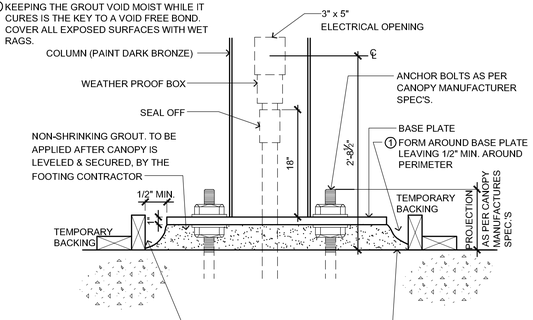
CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.

④ TECHNICAL BULLETIN:

POUR GROUT INTO FORM KEEPING A CONTINUOUS SUPPLY OF GROUT FLOWING INTO THE VOID. THE FLOW OF GROUT UNDER THE PLATE WILL PUSH ALL AIR AHEAD OF THE GROUT TO PROVIDE A VOID - FREE GROUT PAD SURFACE.

ELECTRICIAN TO SUPPLY & INSTALL NIPPLE INTO COLUMN, WEATHER PROOF BOX, SEAL OFF & CONDUIT; TO BE LOCATED ON EXTERIOR OF COLUMN, FACING TOWARDS BUILDING. WIRING TO BE UP THROUGH COLUMN AFTER WEATHER PROOF BOX CONNECTION

⑤ KEEPING THE GROUT VOID MOIST WHILE IT CURES IS THE KEY TO A VOID FREE BOND. COVER ALL EXPOSED SURFACES WITH WET RAGS.



1 Column Box Out Detail
no scale

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PROJECT #C1417

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

12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

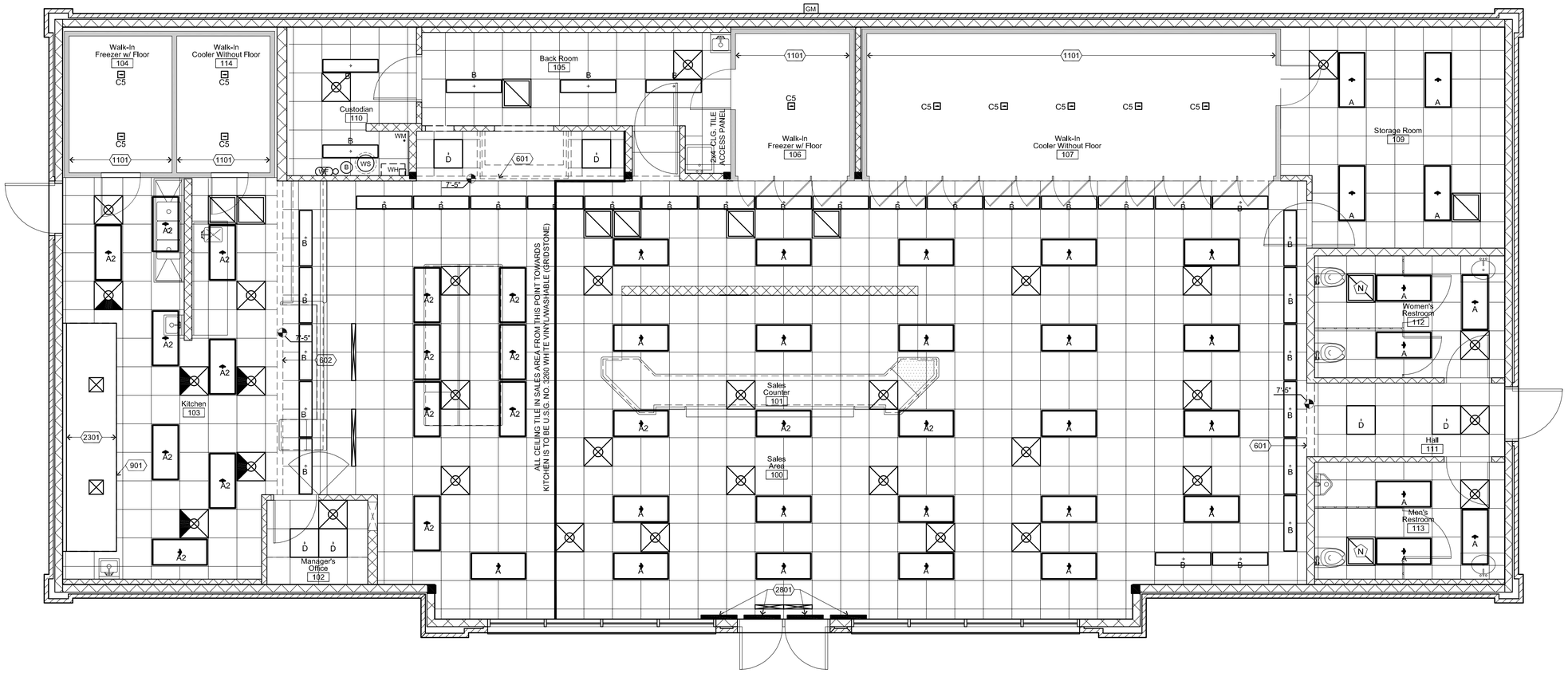
PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:
REVISED ONE

DRAWING INFORMATION: CANOPY COLUMN BASE DETAILS

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT | CHECKED BY: PDR

AL-501



Wall Backing Plan

N
PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. REFER TO SHEET A-601 FOR:
   FINISH SCHEDULES
   DOOR SCHEDULES
   WINDOW SCHEDULES

   REFER TO SHEET A-101 FOR:
   WALL FRAMING INFORMATION

General Construction Notes

1. **FRAMING INSTRUCTIONS:**
   1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC, VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
   1.7 EXTERIOR NON-COMBUSTIBLE WALL. 2x6, 18 GAGE STEEL STUDS. ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.
2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.
4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.
5. BACKING IN THESE AREAS WILL CONSIST OF 1/2" CDX PLYWOOD ENTIRE LENGTH OF WALL. PLYWOOD TO RUN FROM F.F. TO CEILING HEIGHT.

Keyed Construction Notes

DIVISION 1 - GENERAL INFORMATION

101 COORDINATE PARTITION AND HEADER CONSTRUCTION WITH COOLER / FREEZER PACKAGE.

106 PRE-ASSEMBLIED CASEWORK, CTOP = 42" A.F.F.. ADA COUNTERTOP [SHADED], TOP HEIGHT = 34" A.F.F.

109 RECESSED CASEWORK SLAT WALL

111 DO NOT INSTALL PLATFORM UNTIL HVAC (DUCT WORK) HAS BEEN INSTALLED

DIVISION 6 - WOOD, PLASTICS, COMPOSTIES

601 **OVERHEAD PARTITION HEADERS:** NOMINAL 2x4 FRAMING, ALIGN WITH ADJACENT PARTITIONS OR AS DIMENSIONED, U.N.O. 7'-5" A.F.F.
LAZER LEVEL ALL HEADER HEIGHTS

602 **WALL BRACES ON COOLER / FREEZER:** EXTEND ABOVE ADJACENT CEILING; ADD SUPPORT AS NEEDED, BRACE TO ROOF PURLINS AND GLUE TO ROOF PURLINS AND CABINET 'DO NOT' NAIL INTO CABINET.

603 **RAISED PLATFORM AT SALES COUNTER:** 2x6 FRAMING ON EDGE, SPACED @ 12" O.C. WITH BRIDGING AT MIDPOINT AND 3/4" SUB-FLOOR DECKING WITH 5/8" DURAROCK ON TOP SURFACE; APPLY BEAD OF SEALANT CONTINUOUS ON BOTTOM OF PERIMETER FRAME BEFORE SETTING, ANCHOR TO FLOOR. SEE DETAIL 7/A-501
INSTALL THIN SET PRIOR TO 5/8" DURAROCK.
REFER TO CONSTRUCTION NOTE 111.
PLATFORM NOT INSTALLED IN NEBRASKA STORES!!

DIVISION 6 - WOOD, PLASTICS, COMPOSTIES CONT.

604 **CASEWORK UNITS:** SUPPLIED BY CASEY'S, INSTALLED BY CONTRACTOR, SEAL TO FLOOR.

606 SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS, FRONT WALL ONLY

607 **NON-COMBUSTIBLE WALL:** WITHIN LIMITS INDICATED, 2x6 18 GAGE STEEL STUDS @ 16" O.C.; INSTALL 16" FRICTION FIT INSULATION AND SUPPORT WITH 1/2" METAL BANDING HORIZONTAL @ 12" O.C. ON INTERIOR SIDE OF WALL; FINISH WITH STAINLESS STEEL PANELS. (REFER TO SHEET AQ-401 FOR BACKING LOCATION FOR STAINLESS STEEL PANELS)

608 OFFICE COUNTER AND WALL SHELF, CHERRY; SEE A-402, DETAIL 6.

609 ALL WOOD BLOCKING TO BE 2 x 6 INSTALLED HORIZONTALLY U.N.O., HEIGHT FROM FINISH FLOOR INDICATED NEXT TO NOTE. COORDINATE INSTALLATION OF BLOCKING WITH EQUIPMENT. FIRE RESISTANT BLOCKING TO BE USED IN KITCHEN HOOD AREA.

609A RESTROOM PARTITION BACKING. ENTIRE 16" STUD CAVITY IS TO BE SHEATHED WITH RECESSED BRACING & 1/2" PLYWOOD.

609B 3/4" PLYWOOD BACKING FOR SECURITY MONITORS.

609C SECURITY LIGHT BACKING - 2' LENGTH @ 9'-10" & 10'-4"

609D ON-DEMAND GAS WATER HEATER BACKING. STUD CAVITIES TO BE SHEATHED WITH RECESSED BRACING & 1/2" PLYWOOD. (TOTAL OF 24" OUT FROM CORNER)

612 2X6 BRACING ON EDGE. LOCATE AT TOP OF WALL HEIGHT TO BRACE RESTROOM DOOR WALLS.

DIVISION 9 - FINISHES

901 WALL COVERING INSTALLED PRIOR TO ELECTRICAL PANEL

902 INSTALL FLOOR BASE IN UTILITY ROOM PRIOR TO INSTALLATION OF HVAC EQUIPMENT

903 CUT FRP WALL COVERINGS TO FIT TIGHT TO STAINLESS STEEL PANELS AT KITCHEN EXHAUST HOOD

DIVISION 10 - SPECIALTIES

1001 **RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE** : ROUGH OPENING 16" W. x 54-3/4" H. x 4" D., SET 6-1/2" A.F.F..

1002 ACCESS PANEL IN WALL @ EXTERIOR HOSE BIB, COORDINATE WITH PLUMBING PLAN P-102

1003 **DOUBLE TOILET PAPER HOLDER:** SURFACE MOUNT.

1004 ADA COMPLIANT SIGNAGE. 60" CNTR. A.F.F. & 3" OFF LATCH SIDE OF DOOR

1005 **BABY CHANGING STATION:** HORIZONTAL WALL-MOUNTED. MOUNT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE SUPPORT BLOCKING IN WALL @ 3'-0" & 3'-9".

1008 **ELECTRIC HAND DRYER:** EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.

DIVISION 11 - EQUIPMENT

1101 COOLER / FREEZER UNITS: SUPPLIED AND INSTALLED BY OTHERS, DOORS INCLUDED. (SET 1" OFF FRAMING WALL)
GLASS DOORS AND FRAMES INSTALLED BY GENERAL CONTRACTORS

DIVISION 21 - FIRE SUPPRESSION

2101 EXHAUST HOOD FIRE SYSTEM @ 45" A.F.F.

DIVISION 23 - HEATING, VENTILATING & AIR-CONDITIONING

2301 16' STAINLESS STEEL KITCHEN EXHAUST HOOD, SEE MECHANICAL DRAWINGS.

2302 **DRYER EXHAUST:** VENT THROUGH BACK WALL, REFER TO SHEET A-202.

DIVISION 25 - INTEGRATED AUTOMATION

2501 RECESSED VEEDER ROOT TANK MONITOR SYSTEM.

DIVISION 26 - ELECTRICAL

2601 **ELECTRICAL SERVICE ENTRANCE:** COORDINATE ELECTRICAL DRAWINGS.

2602 **ELECTRICAL PANELS:** SEE ELECTRICAL DRAWINGS.

DIVISION 27 - COMMUNICATIONS

2701 **PHONE:** INSTALL PHONE JACK IN CASEWORK @ FRONT COUNTER AND IN WALL @ MANAGER'S OFFICE

DIVISION 28 - ELECTRONIC SAFETY & SECURITY

2801 **REMOTE PULL:** SEE DETAIL SHEET AQ-101

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PROJECT #C1417

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12-3-14 — DATE
15891 — REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

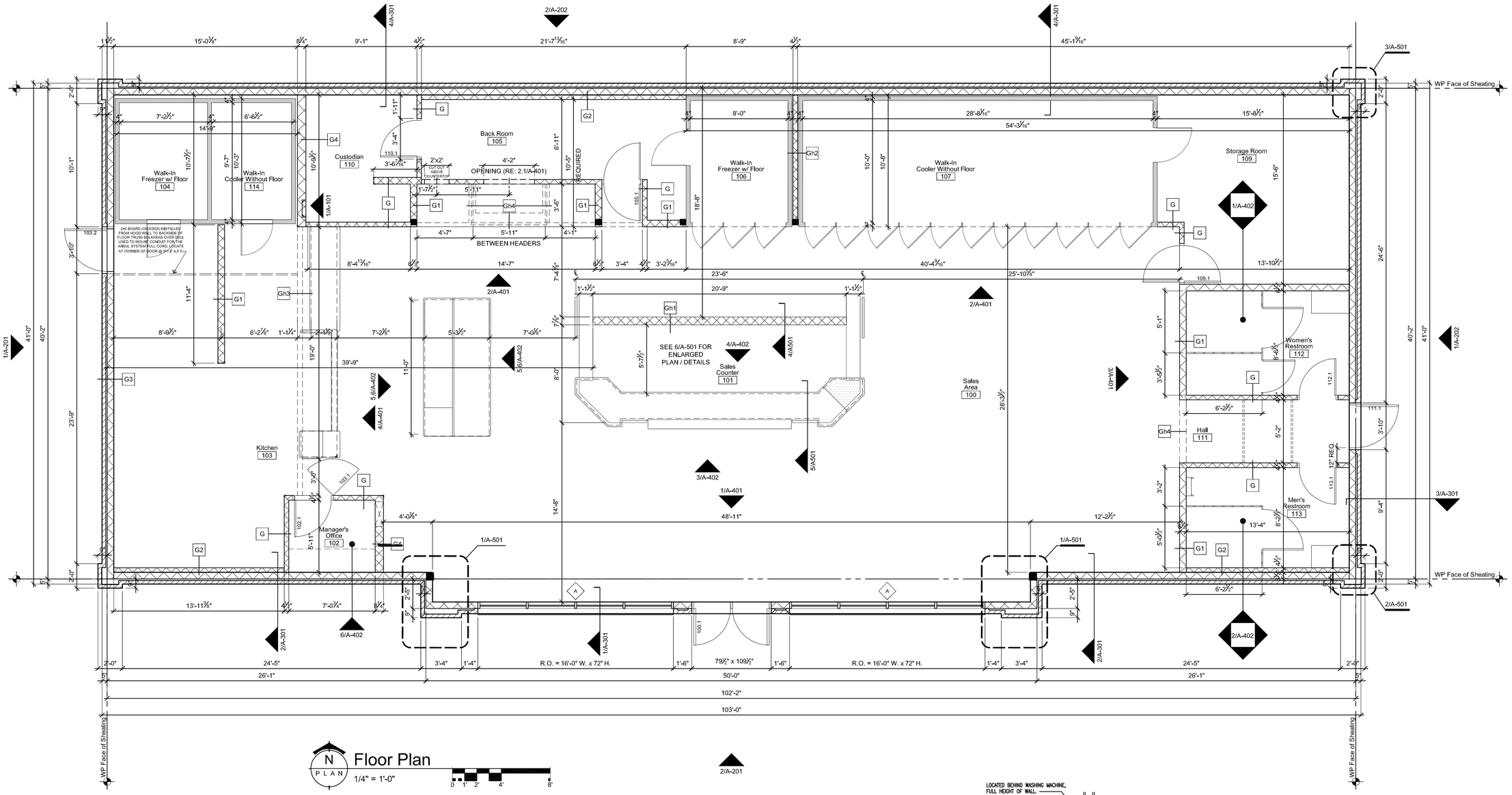
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
WALL BACKING PLAN

A-100



General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. REFER TO SHEET A-601 FOR:
   FINISH SCHEDULES
   DOOR SCHEDULES
   WINDOW SCHEDULES

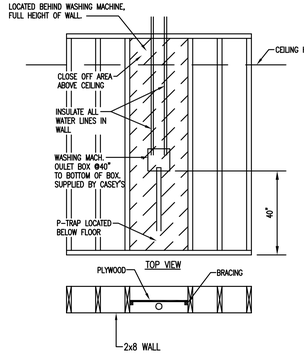
   REFER TO SHEET A-100 FOR:
   BACKING LOCATIONS

General Construction Notes

1. **FRAMING INSTRUCTIONS:**
   1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC, VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
   1.7 EXTERIOR NON-COMBUSTIBLE WALL. 2x6, 18 GAGE STEEL STUDS. ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.
2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.
4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.
5. ALL EXTERIOR WALLS ARE SUPPLIED BY OWNER
6. ALL INTERIOR WALLS ARE TO BE SUPPLIED BY CONTRACTOR AND BUILT ON-SITE

Key - Wall Type

- G 3 1/2" WOOD STUD (TYPICAL UNLESS NOTED OTHERWISE). RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G1 5 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G2 3 1/2" WOOD STUD FUR OUT OF EXTERIOR WALL FOR PLUMBING
- G3 5 1/2" METAL STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G4 7 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- Gh1 5 1/2" WOOD STUD. FINISH HEIGHT = 5'-2" A.F.F. CORNER BEAD ALL OUTSIDE CORNERS. WOOD CAP AND COVE ON TOP OF WALL
- Gh2 3 1/2" WOOD STUD SHEAR WALL. SHEET BOTH SIDES WITH 1/2" OSB.
- Gh3 4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL. RE: A-401, DETAIL 4, INTERIOR ELEVATIONS
- Gh4 3 1/2" WOOD STUD BULKHEAD BUILT ACROSS OPENINGS FOR GRAPHICS ATTACHMENT. FACE BOTH SIDES, REFER TO FINISH SCHEDULE (A-601) FOR FACE MATERIAL AND FINISH.



1 Washing Machine Outlet Box
N.T.S.

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12-3-14 DATE | 15891 REG. NO.

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

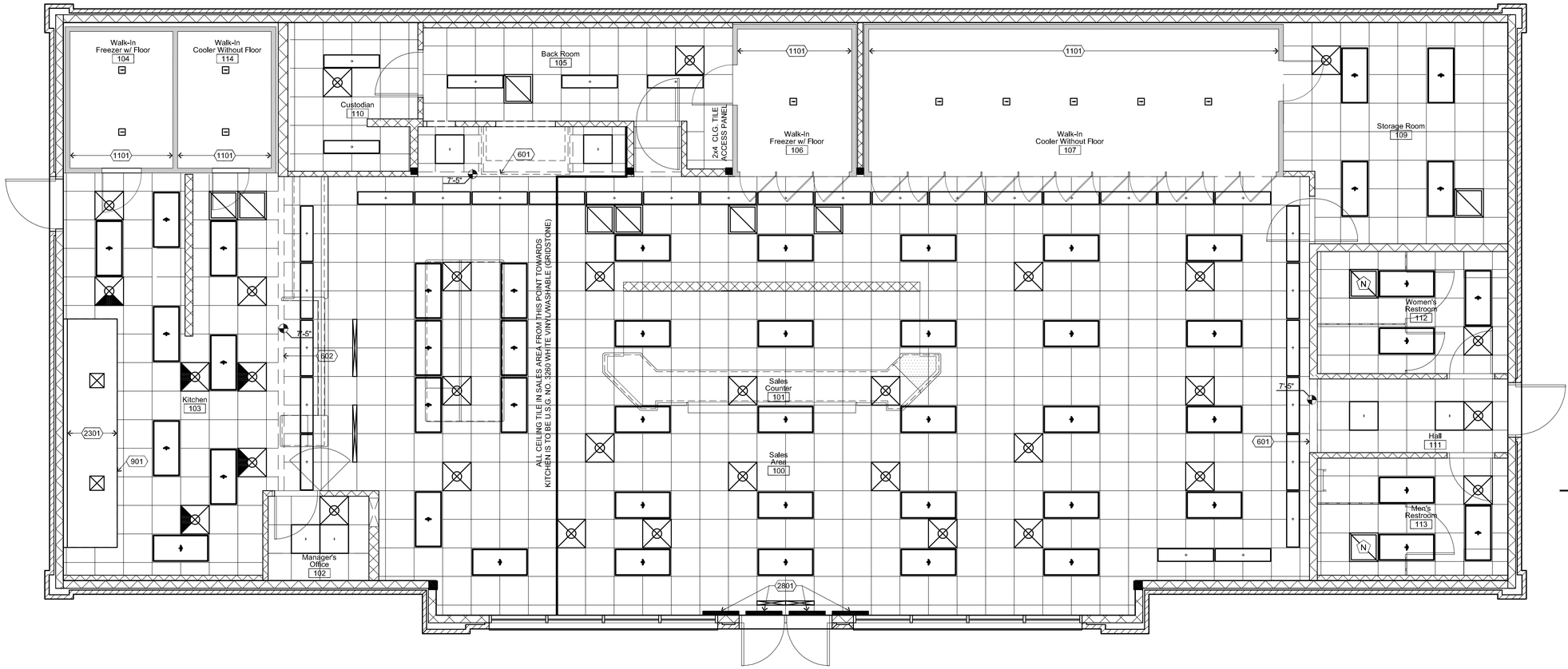
PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
FLOOR PLAN

CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

A-101



N
PLAN

Reflected Ceiling Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Notes

1. CENTER CEILING GRID IN SPACES, UNO.
2. 1 EXTRA FULL BOX OF FLOOR TILE TO BE LEFT ONTOP OF COOLER NEXT TO THE HATCH DOOR.
3. SEE ELECTRICAL LIGHTING PLAN, E-102 FOR LIGHT FIXTURE SPECIFICATIONS.
4. SEE SECURITY PLAN, T-101 FOR SECURITY CAMERA LOCATIONS. COORDINATE WITH CEILING LAYOUT.

Construction Notes

DIVISION 06 - WOOD PLASTICS, AND COMPOSITES

601 PARTITION HEADER, SEE PLAN A-101 FOR LOCATION AND CONSTRUCTION INFORMATION.

602 4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING.
RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
RE: A-401, DETAIL 4, INTERIOR ELEVATIONS

DIVISION 09 - FINISHES

901 T-BAR GRID AROUND EXHAUST HOOD, DO NOT ATTACH TO HOOD

DIVISION 11 - EQUIPMENT

1101 COOLER / FREEZER PACKAGES WITH CEILINGS AND LIGHTING INCLUDED.

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

2301 EXHAUST HOOD AT KITCHEN, SEE MECHANICAL DRAWINGS.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

2801 SECURITY MONITORS, SEE SHEET T-101

Symbols Legend

- 2'x2' DIFFUSER LOCATION TYP.
- 2'x2' RETURN AIR DIFFUSER TYP.
- RESTROOM EXHAUST FAN
- 3-1/2" SLOTTED DIFFUSER TYP. 36" LONG AT FRONT DOOR, 48" LONG IN FRONT OF KITCHEN MENU MONITORS. (LEAVE 2-2' EXTRA CROSS TEE'S FOR SLOTTED DIFFUSERS)
- 2'x4' CREE, INC. LED LIGHTING FIXTURE (SALES AREA, KITCHEN, & RESTROOMS)
- 12"x48" CREE LED LIGHTING FIXTURE (SALES AREA, CUSTODIAN ROOM & BACK ROOM)
- 2'x2' CREE LIGHTING SOLUTIONS, INC. LED LIGHTING FIXTURE (MANAGER'S OFFICE & HALL WAY)
- ELECTRALED, INC. LED LIGHTING FIXTURE (SALES AREA & KITCHEN COOLERS/FREEZERS)
- COMPONENT HARDWARE LED LIGHTING FIXTURE (WALK-IN BEER COOLER)
- 7'-5" OVERHEAD PARTITION BULKHEADS: NOMINAL 2x4 FRAMING, ALIGN WITH ADJACENT PARTITIONS OR AS DIMENSIONED, U.N.O.

CEILING FINISHES SCHEDULE

ROOM	HEIGHT	2' x 2' CEILING PANELS W/1HR. FIRE RATED GRID (WHITE)		APPROVED	REMARKS AND COMMENTS	
SALES AREA, 100 & 101	11'-0"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
MANGERS OFFICE, 102	8'-6"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
KITCHEN, 103	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WALK-IN FREEZER, 104					NO CEILING HEIGHT IN WALK-IN FREEZER	
WALK-IN COOLER, 114					NO CEILING HEIGHT IN WALK-IN COOLER	
BACK ROOM, 105	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WALK-IN FREEZER, 106					NO CEILING HEIGHT IN WALK-IN FREEZER	
WALK-IN COOLER, 107					NO CEILING HEIGHT IN WALK-IN COOLER	
STORAGE ROOM, 109	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA	NO CEILING HEIGHT IN WALK-IN COOLER	X
CUSTODIAN, 110	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
HALL, 111	8'-6"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
MEN'S RESTROOM, 113	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WOMEN'S RESTROOM, 112	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X

Schedule Notes

1. REFER TO SHEET E-102 FOR LIGHTING LAYOUT. ALL PANELS ARE 2' x 2'. NOTE: ALL MAIN RUNNER CEILING SUPPORTS TO BE INSTALLED PERPENDICULAR WITH THE ROOF TRUSS. MIN. 12 GAUGE WIRE FOR SUPPORTING CEILING. DO NOT INSTALL WIRE SUPPORT AT EQUIPMENT OR SERVICE DOOR AREA. INSTALL 3270 FULL 2'x4' TILE AT WALK-IN FREEZERS SERVICE DOOR AREA. (REFER TO THIS PAGE)
2. ONE HOUR GUARD SUSPENDED CEILING GRID INFORMATION: ARMSTRONG WHITE GRID SYSTEM. ALUMINUM GRID CAP, ENTIRE STORE.
   12' - MAIN - #5099 (OR EQUAL)
   4' - TEE - #5097
   2' - TEE - #5096
   WALL CHANNEL #5098
3. [X] = CONTRACTOR TO SUPPLY
4. NOTE THAT WASHABLE CEILING TILE IS TO BE USED ABOVE THE COFFEE BAR AND ANY FOOD PREP AREA AS WELL.

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12-3-14 DATE

18891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

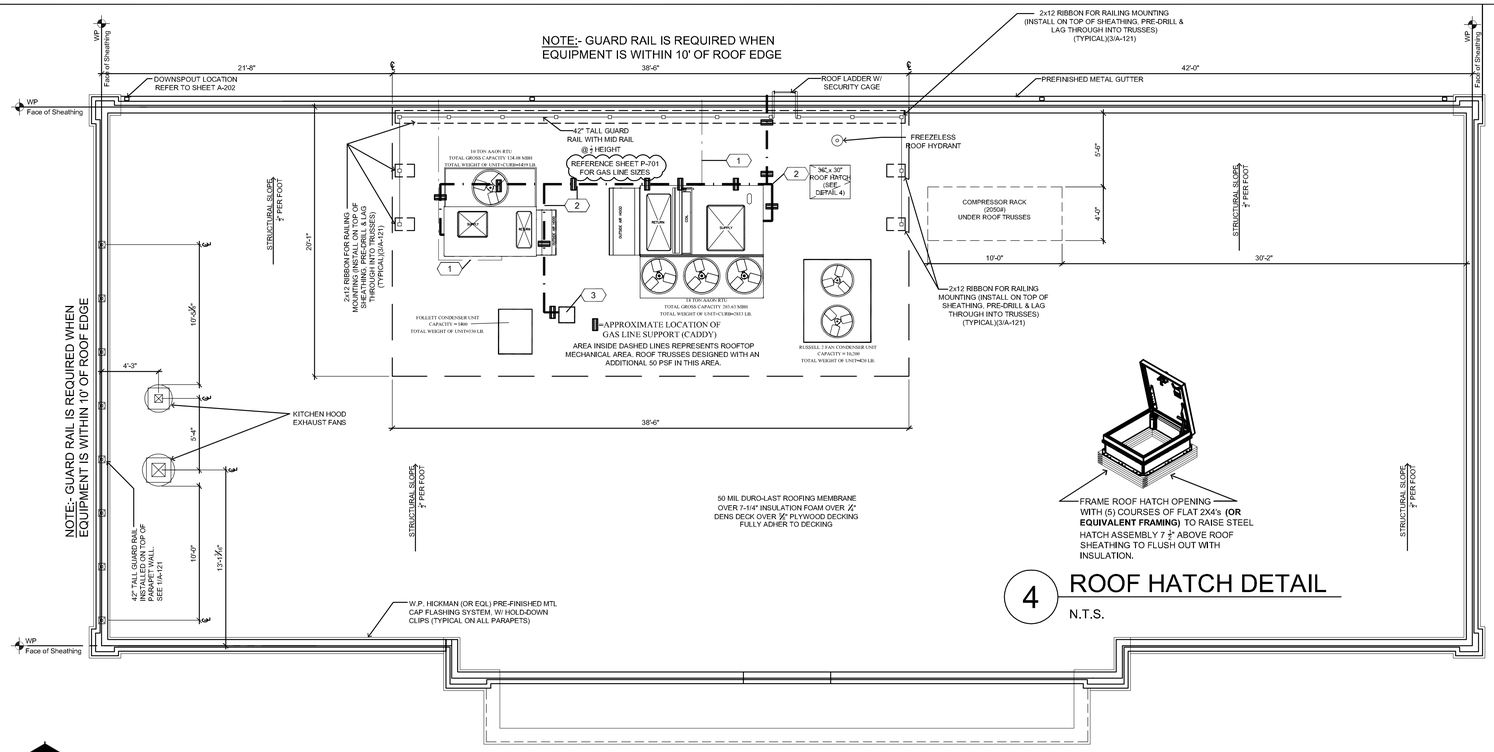
PUBLISHED:

REVISED ON:

DRAWING INFORMATION:
REFLECTED CEILING PLAN
A-111

DRAWING INFORMATION:
CONSTRUCTION DIVISION

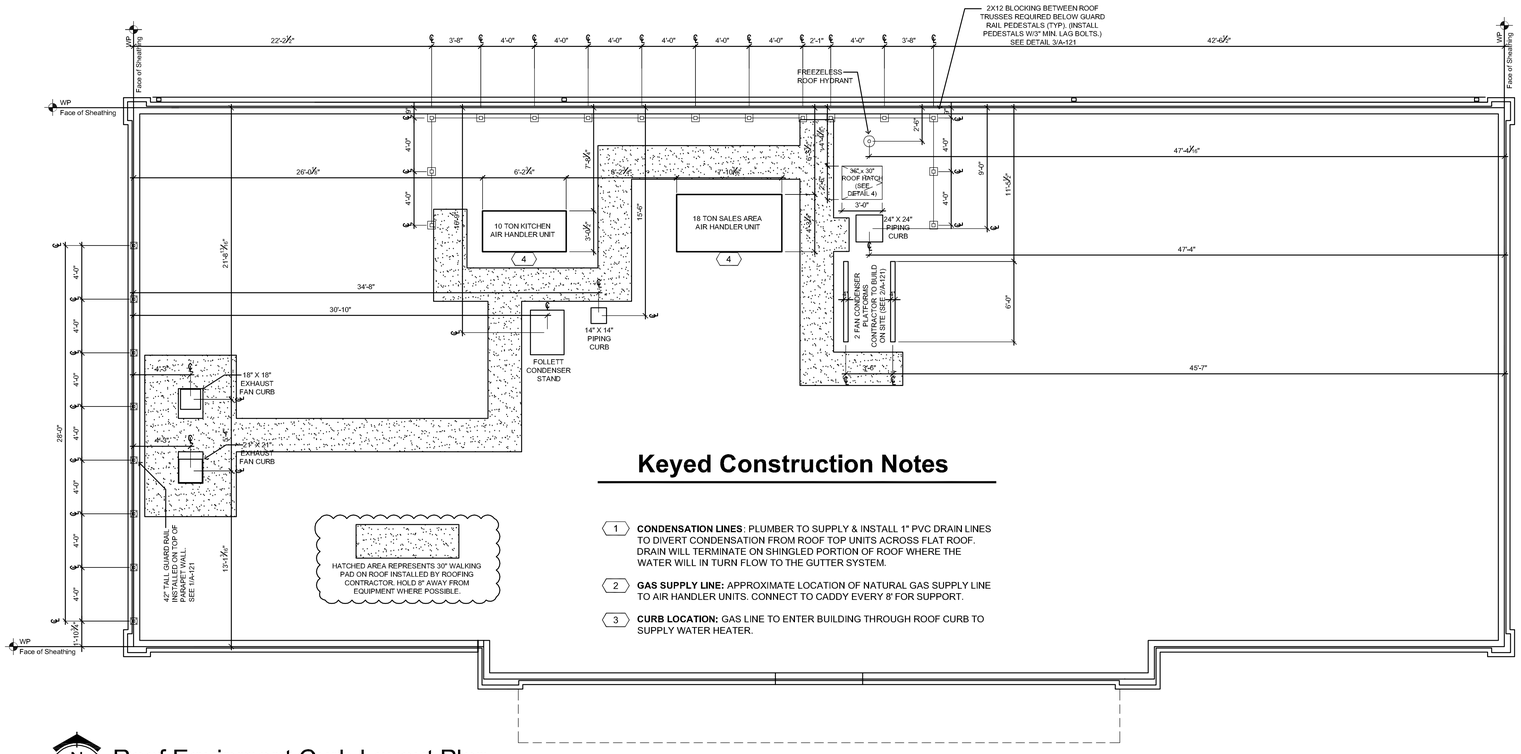
DRAWN BY: DLT
CHECKED BY: PDR



N PLAN

Roof Equipment Layout Plan

3/16" = 1'-0"



Keyed Construction Notes

1. **CONDENSATION LINES**: PLUMBER TO SUPPLY & INSTALL 1" PVC DRAIN LINES TO DIVERT CONDENSATION FROM ROOF TOP UNITS ACROSS FLAT ROOF. DRAIN WILL TERMINATE ON SHINGLED PORTION OF ROOF WHERE THE WATER WILL IN TURN FLOW TO THE GUTTER SYSTEM.
2. **GAS SUPPLY LINE:** APPROXIMATE LOCATION OF NATURAL GAS SUPPLY LINE TO AIR HANDLER UNITS. CONNECT TO CADDY EVERY 8' FOR SUPPORT.
3. **CURB LOCATION:** GAS LINE TO ENTER BUILDING THROUGH ROOF CURB TO SUPPLY WATER HEATER.

N PLAN

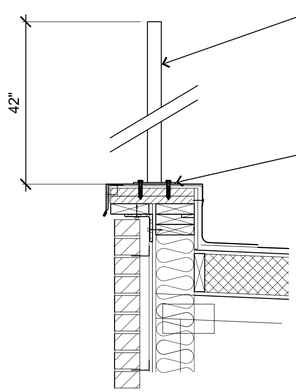
Roof Equipment Curb Layout Plan

3/16" = 1'-0"

FRAME ROOF HATCH OPENING WITH (5) COURSES OF FLAT 2X4's **(OR EQUIVALENT FRAMING)** TO RAISE STEEL HATCH ASSEMBLY 7 ¾" ABOVE ROOF SHEATHING TO FLUSH OUT WITH INSULATION.

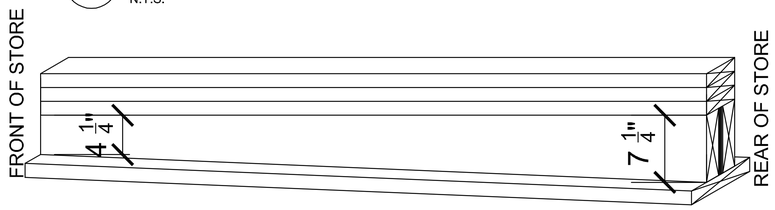
4 ROOF HATCH DETAIL

N.T.S.



1 PARAPET RAILING DETAIL

N.T.S.

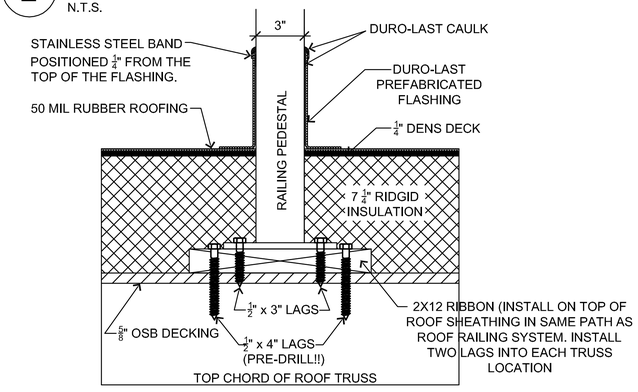


CONDENSER FAN ROOF CURBS:

SANDWICH A PIECE OF ½" OSB BETWEEN (2) 6' 2X8s. TO ADJUST FOR ROOF PITCH, RIP ENTIRE BLOCK OF LUMBER SO THAT ONE END MEASURES 4 ¼" AND THE OTHER END OF THE 6' PIECE IS STILL FULL DEPTH. ATTACH (3) 2X4s TO THE TOP AND (1) 2X8 TO THE BOTTOM.

2 CONDENSER FAN CURB DETAIL

N.T.S.



3 RAILING PEDESTAL MOUNTING DETAIL

N.T.S.

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

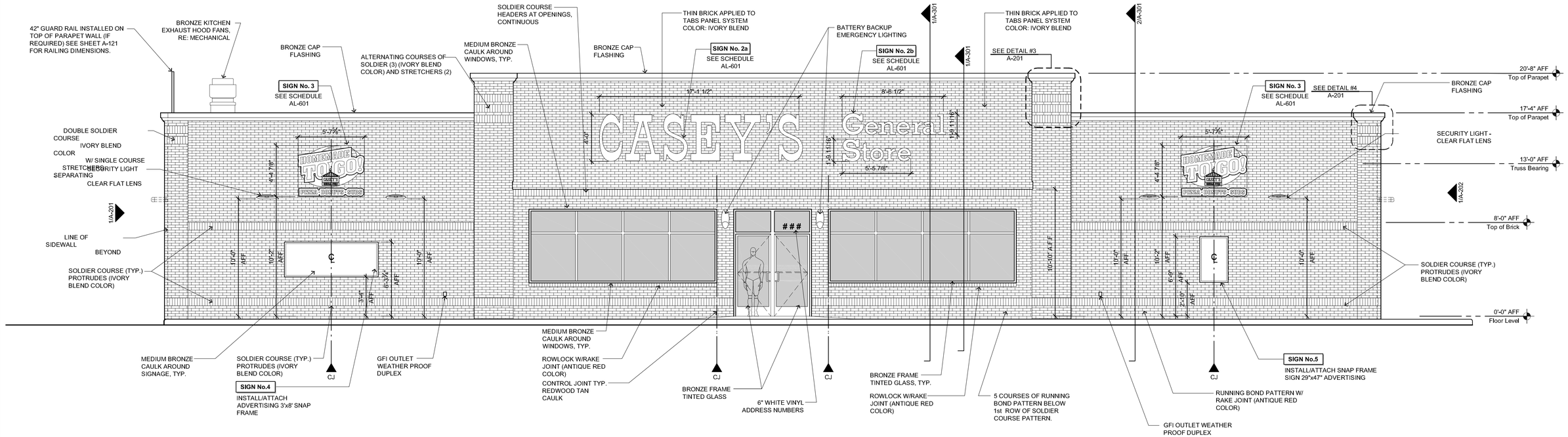
PUBLISHED:

REVISED ONE

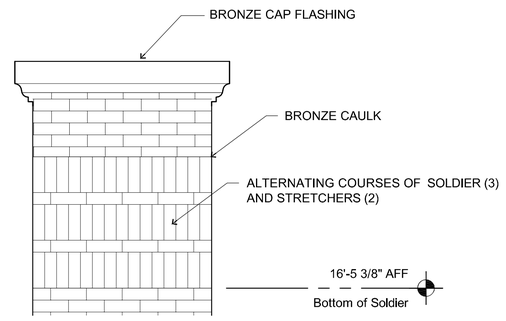
DRAWING INFORMATION: ROOF EQUIPMENT AND CURB PLANS

A-121

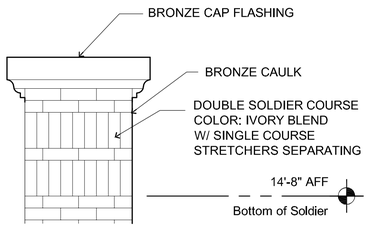
"ALL BRICK"



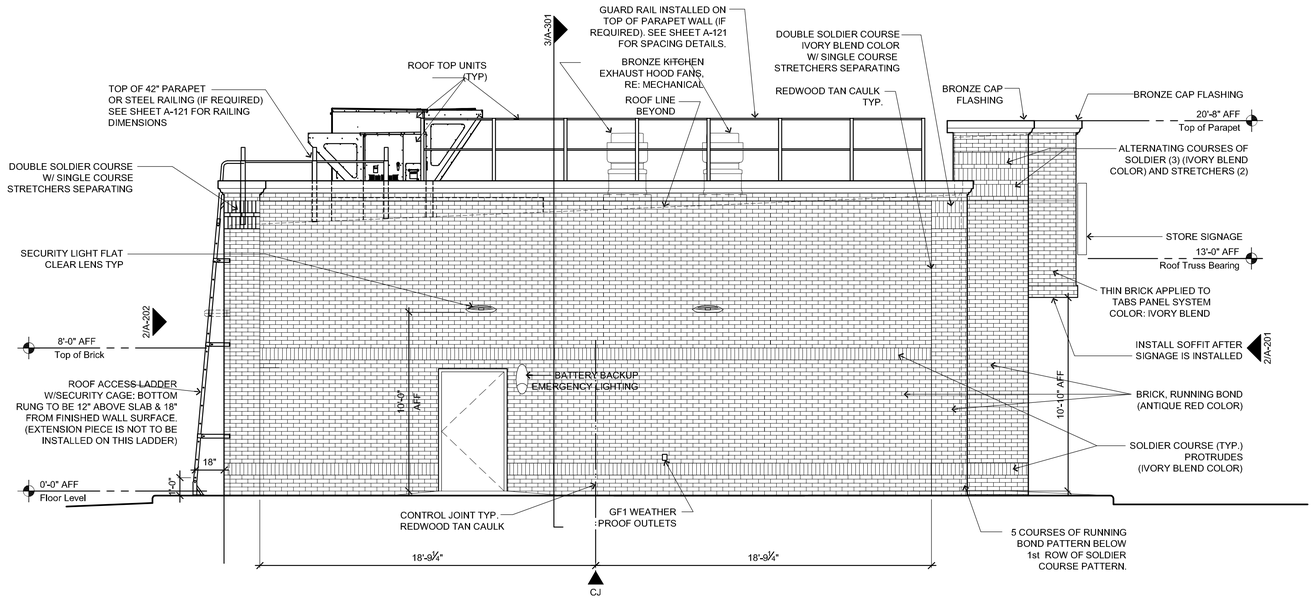
2 Front Elevation
1/4" = 1' - 0"



3 Front Wall Column Detail (Typ.)
NTS



4 End Wall Column Detail (Typ.)
NTS



1 Left Side of Building
1/4" = 1' - 0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

ALL BRICK

RINGDAHL Architects, Ltd.
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12-3-14 DATE | 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

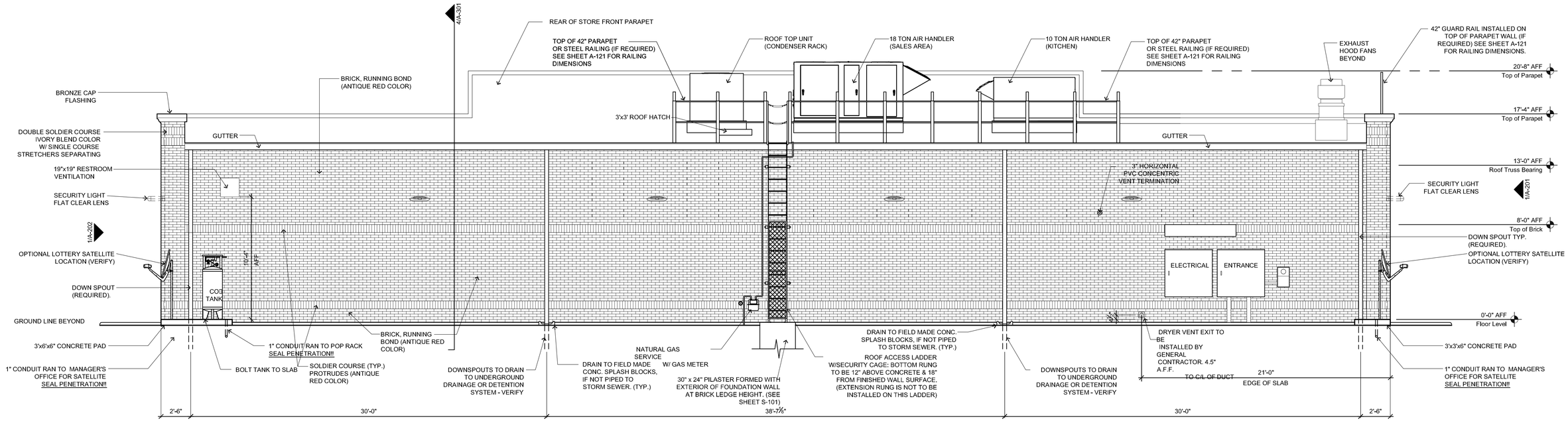
PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON:

DRAWING INFORMATION: EXTERIOR ELEVATIONS

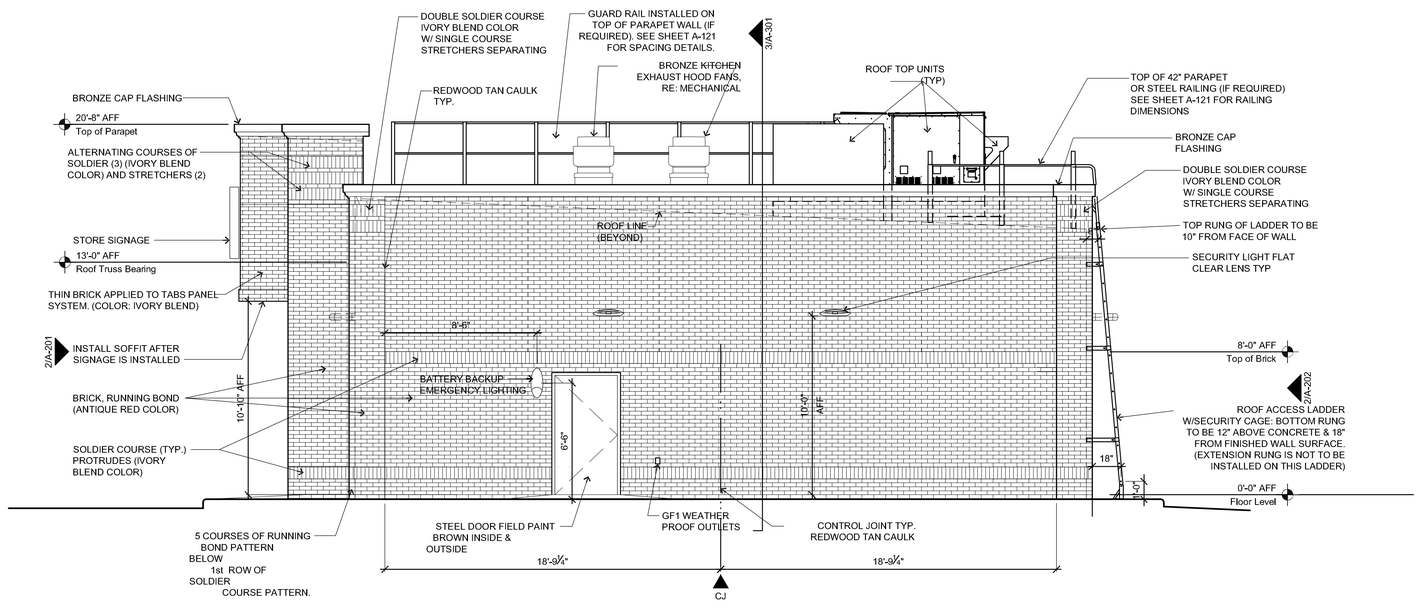
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT | CHECKED BY: PDR

A-201



2 Rear Elevation

1/4" = 1' - 0"



1 Right Side of Building

1/4" = 1' - 0"

ALL BRICK

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

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12-3-14 DATE — 15891 REG. NO.

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One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:

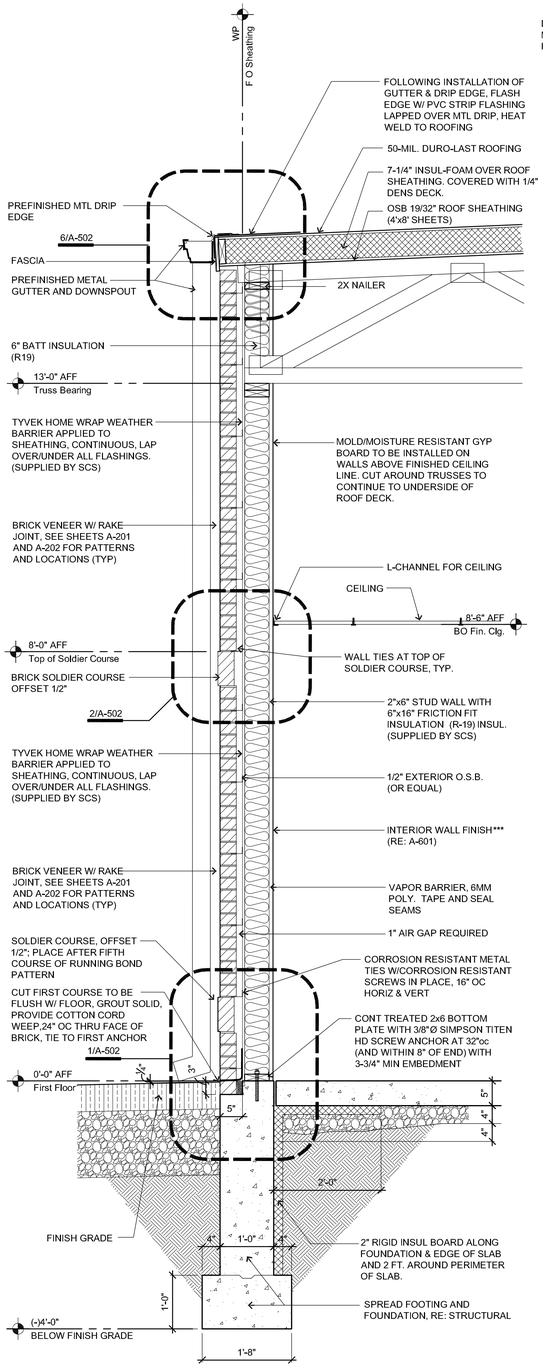
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION

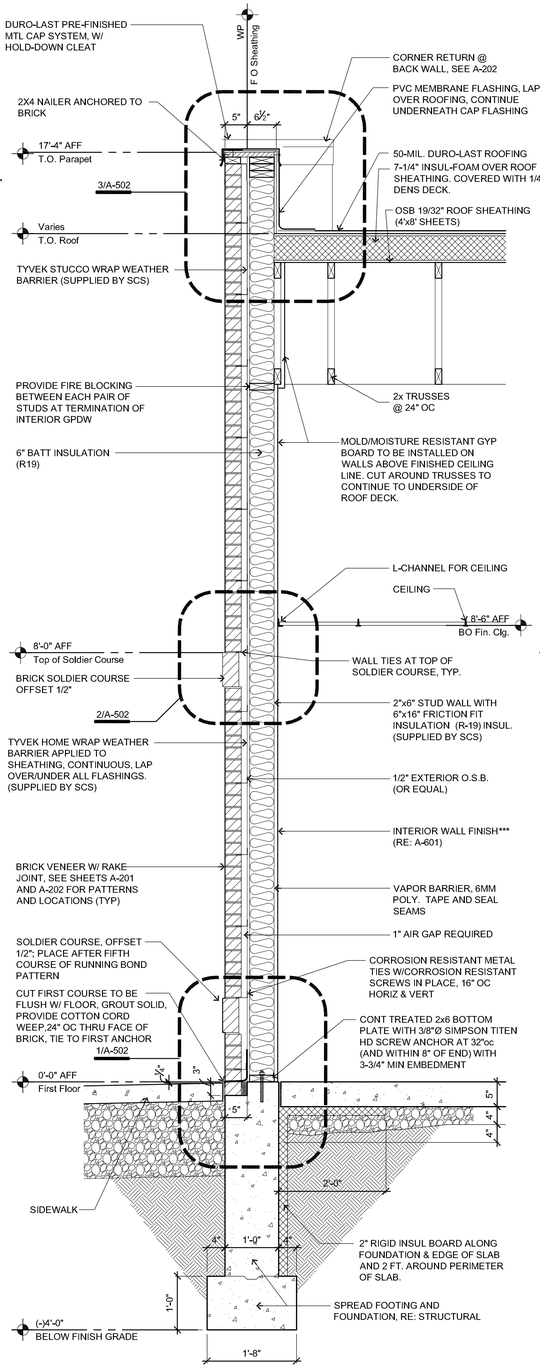
DRAWN BY: DLT — CHECKED BY: PDR

DRAWING INFORMATION: EXTERIOR ELEVATIONS

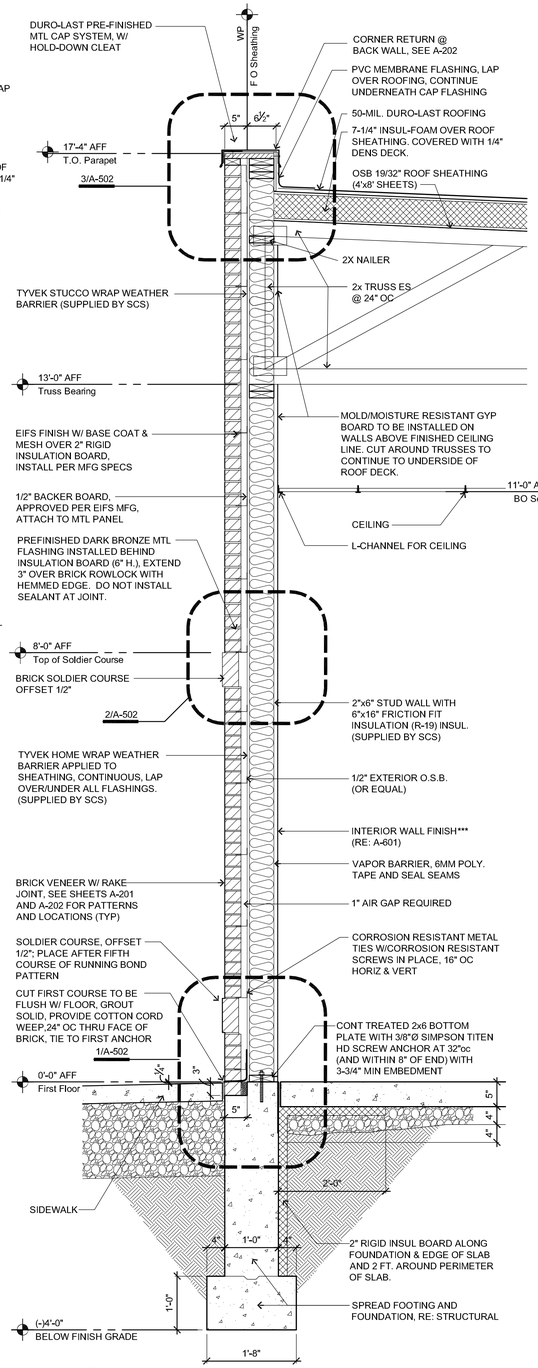
A-202



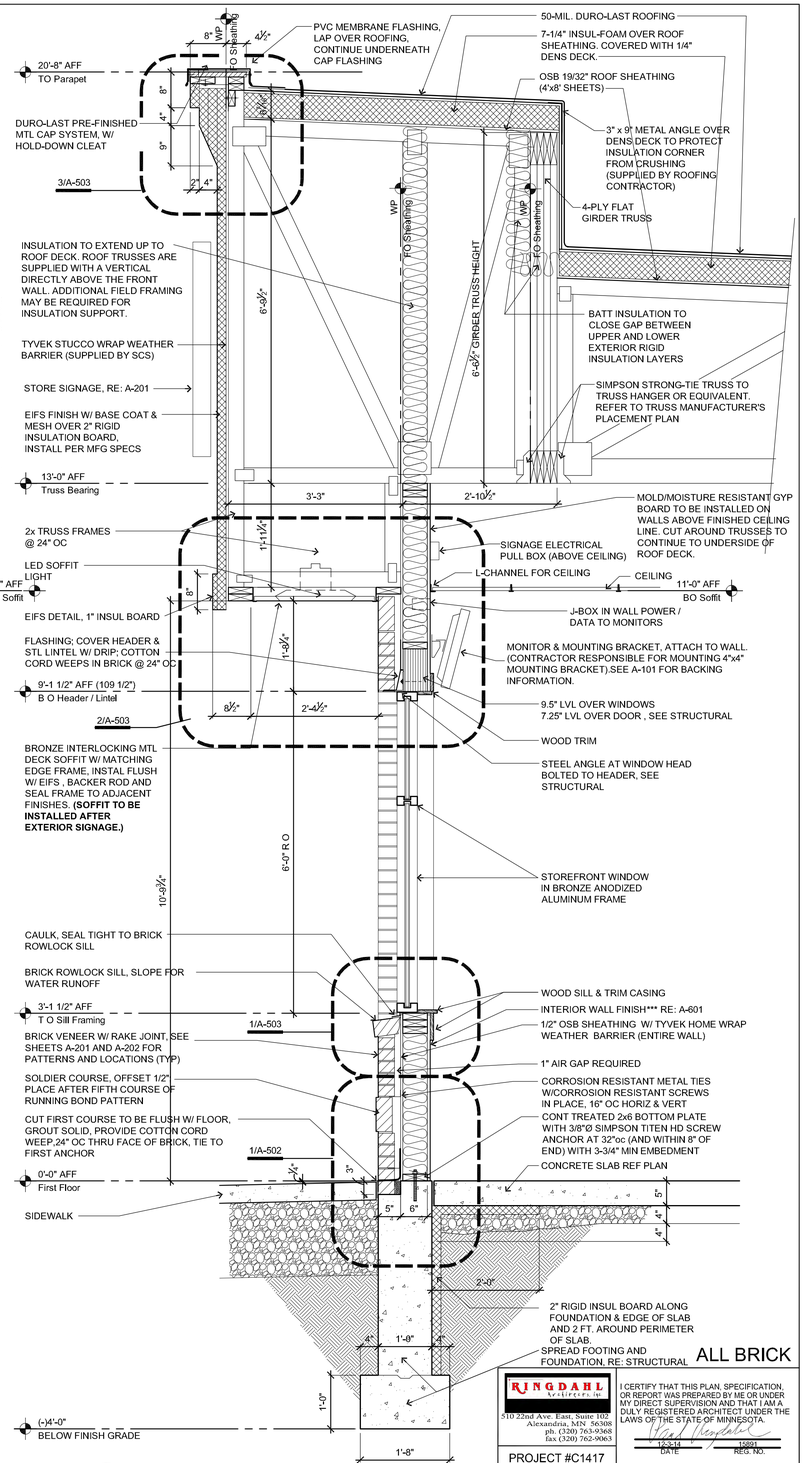
4 Rear Wall Section
3/4" = 1' - 0"



3 Side Wall Section
3/4" = 1' - 0"



2 Front Wall Section
3/4" = 1' - 0"



1 Front Wall Section
3/4" = 1' - 0"

***** WALL COVERINGS ON EXTERIOR WALLS WHERE 6MM POLY IS PRESENT OVER THE INSULATION:**

-WHERE A-601 CALLS OUT **GB-WET (AQUA-TOUGH)**, THAT PRODUCT CAN BE FASTENED DIRECTLY TO THE STUDS OVER THE 6MM POLY.

-WHERE A-601 CALLS OUT **FRP**, ½" MOLD & MOISTURE RESISTANT GYPSUM BOARD NEEDS TO BE FASTENED DIRECTLY TO THE STUDS OVER THE 6MM POLY, THEN THE FRP IS TO BE GLUED TO THE GYPSUM BOARD.

-ON ALL EXTERIOR WALLS BEHIND COOLER/FREEZER BOXES, ½" MOLD/MOISTURE RESISTANT GYPSUM BOARD (AT A MINIMUM) NEEDS TO BE INSTALLED ON THE INSIDE FACE OF THE WALLS.

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12-3-14 DATE — 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

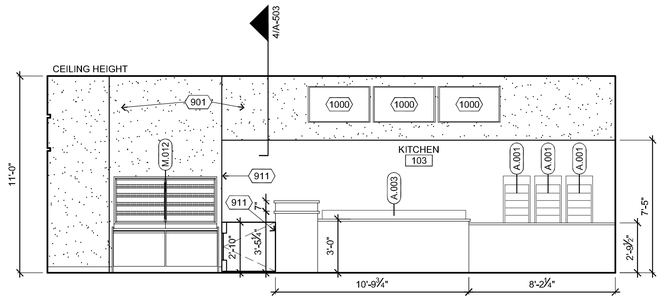
PUBLISHED:
REVISED ON:

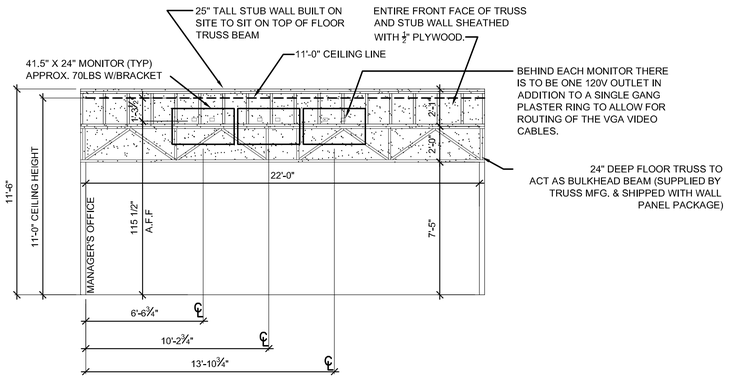
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

DRAWING INFORMATION:
WALL SECTIONS

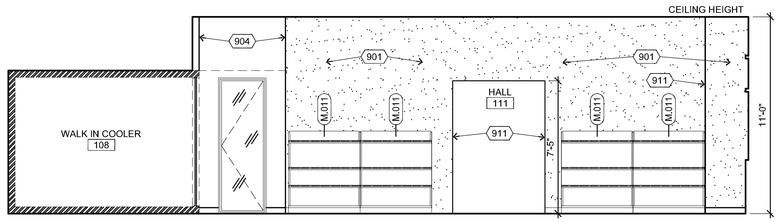
A-301





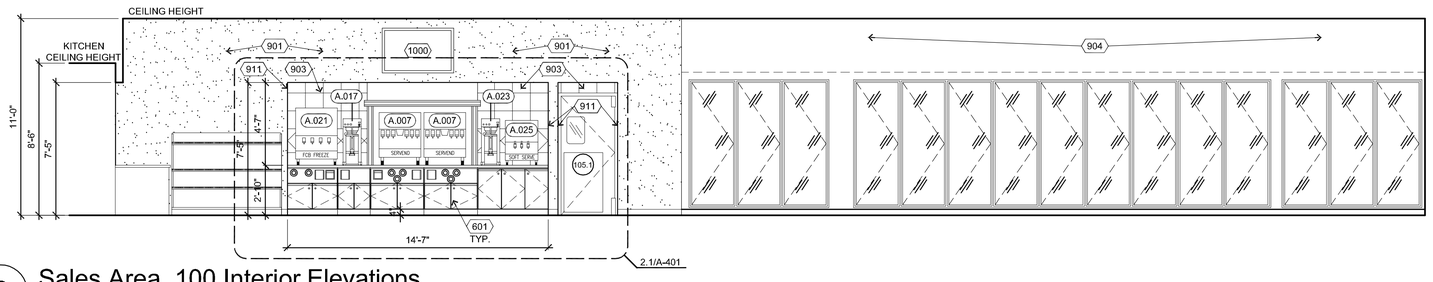
4 Sales Area, 100 Interior Elevations (Bulkhead Floor Truss Detail)

1/4" = 1'-0"



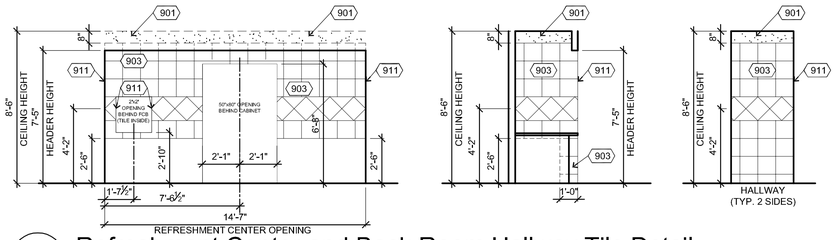
3 Sales Area, 100 Interior Elevations

1/4" = 1'-0"



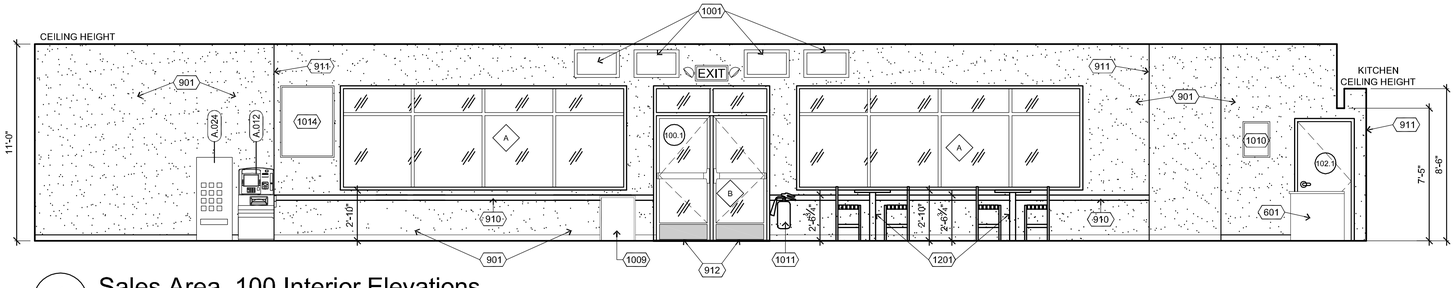
2 Sales Area, 100 Interior Elevations

1/4" = 1'-0"



2.1 Refreshment Center and Back Room Hallway Tile Detail

1/4" = 1'-0"



1 Sales Area, 100 Interior Elevations

1/4" = 1'-0"

General Notes

NOTE: REFER TO SHEET AQ-101 FOR ADDITIONAL EQUIPMENT INDENTIFICATION.

Keyed Construction Notes

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

601 PRE-ASSEMBLIED CASEWORK WITH 1-1/2" T. CORIAN SOLID SURFACE COUNTERTOP. SET LEVEL AND ANCHOR TO FLOOR.

DIVISION 9 - FINISHES

901 USG FIBEROCK BRAND AQUA-TOUGH WITH PAINT FINISH. SEE FINISH SCHEDULE, A-601 FOR MORE INFORMATION

903 CERAMIC TILE. SET WITH LIGHTWEIGHT MORTAR WITH 1/4" TROWEL. TILE SUPPLIED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.

904 MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) AROUND COOLERS, GLUE TO EQUIPMENT FACE; SEE A-601 FOR ADDITIONAL INFORMATION

910 3-1/2" WIDE CHAIR RAIL (CHERRY). 30-3/4" TO TOP OF RAIL FROM F.F.

911 2"x2"x8' STAINLESS STEEL OUTSIDE CORNERS TO BE SUPPLIED BY CASEYS & INSTALLED BY CONTRACTOR AFTER FINISHED WALL COVERINGS & PAINT IS COMPLETE. CUT TO FIT HEADER ON RESTROOM HALLWAY CORNERS. INSTALL FULL 8' PIECE ON CORNER BY THE DONUT CASE. INSTALL PRIOR TO WALL GRAPHICS BY THE DONUT CASE.

912 10" KICK PLATE

DIVISION 10 - SPECIALTIES

1000 **46" DIGITAL MENU BOARDS:** MOUNT TO 3/4" PLYWOOD SHEETING. COORDINATE WIRING WITH ELECTRICAL.

1001 **SECURITY MONITOR:** MOUNT TO RECESSED BRACING IN WALL. COORDINATE WIRING WITH ELECTRICAL. SEE SECURITY PLANS.

1009 SQUARE TRASH RECEPTACLE (24"x24"x48")

1010 18"X24" VERTICAL BULLETIN BOARD MOUNT 56" A.F.F.

1011 10 LB. ABC 4-A-8BC FIRE EXTINGUISHER 32" TO HANDLE A.F.F.

1014 36"X48" VERTICAL BULLETIN BOARD MOUNTED 56" A.F.F.

DIVISION 12 - FURNISHINGS

1201 OWNER SUPPLIED TABLE & CHAIRS.

RJNGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:

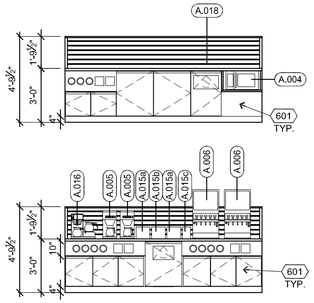
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

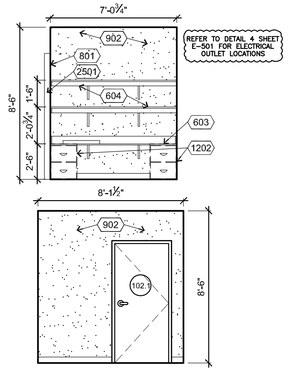
DRAWING INFORMATION: INTERIOR ELEVATIONS

A-401



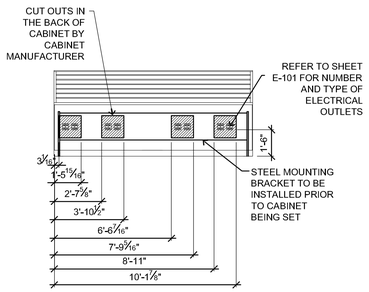
5 Coffee Island

1/4" = 1'-0"



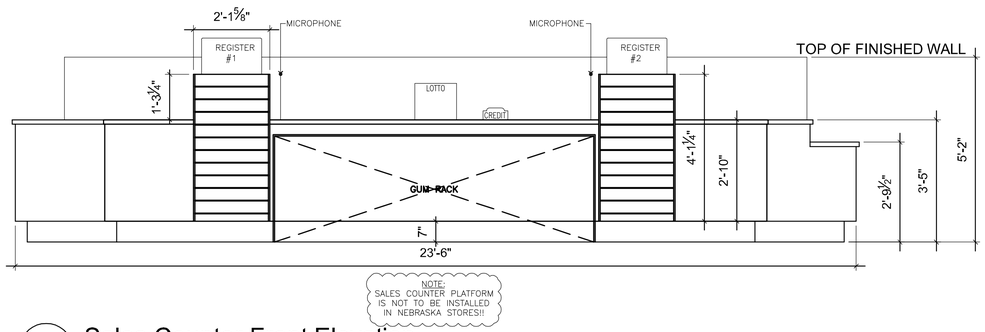
6 Manager's Office, 102

1/4" = 1'-0"



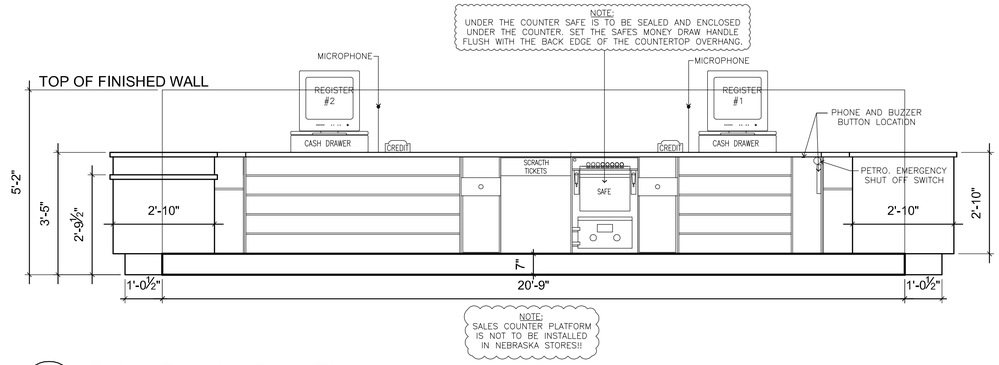
7 Coffee Island Electrical

1/4" = 1'-0"



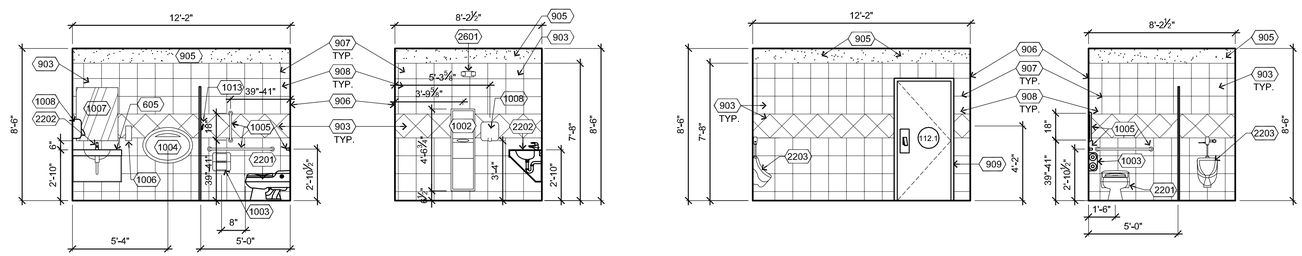
3 Sales Counter Front Elevation

1/2" = 1'-0"



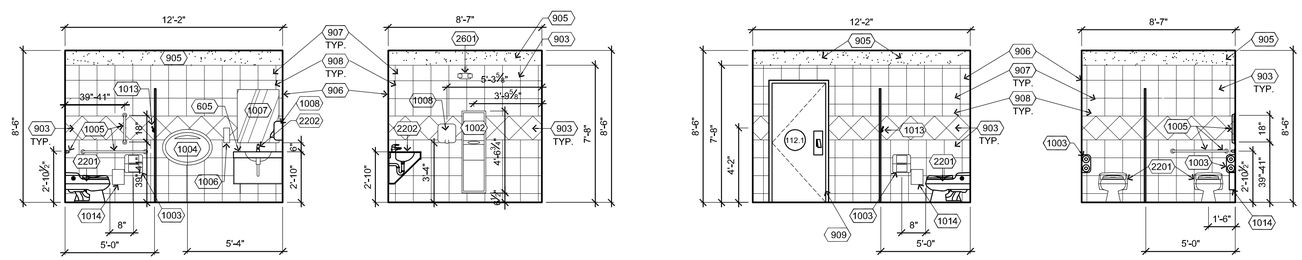
4 Sales Counter Rear Elevation

1/2" = 1'-0"



2 Men's Restroom, 113

1/4" = 1'-0"



1 Women's Restroom, 112

1/4" = 1'-0"

NOTE:

ADA REQUIRES CENTER OF TOILET PAPER DISPENSER TO BE BETWEEN 7" TO 9" IN FRONT OF THE FRONT EDGE OF THE WATER CLOSET..

General Notes

NOTE: REFER TO SHEET AQ-101 FOR ADDITIONAL EQUIPMENT INDENTIFICATION.

Keyed Construction Notes Cont.

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

601 PRE-ASSEMBLIED CASEWORK WITH 1-1/2" T. CORIAN SOLID SURFACE COUNTERTOP. SET LEVEL AND ANCHOR TO FLOOR.

603 24" W. WOOD COUNTERTOP WITH PLAM FINISH AND ANCHORED WITH METAL WALL BRACKETS.

604 WOOD SHELF WITH PLAM FINISH.SUPPORTED ON 1x3 WOOD WALL CLIPS.

605 NEW SOLID SURFACE ONE PIECE COUNTERTOP WITH INTEGRAL BOWL. SUPPLIED BY OWNER. CTOP HEIGHT = 34" A.F.F..

DIVISION 8 - OPENINGS

801 **TLS/350 DOOR :** INSTALL OVER VEEDER ROOT. DOOR SUPPLIED BY CASEWORK INSTALLER.

DIVISION 9 - FINISHES

902 FRP OVER OSB BACKER BOARD. SEE FINISH SCHEDULE, A-601 FOR MORE INFORMATION

903 CERAMIC TILE. TILE SUPPLIED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.

905 MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) SEE A-601 FOR MORE INFORMATION.

906 MIRROR TILE PATTERN AT INSIDE CORNER OF WALLS.

907 12"x12" TILE SET WITH LIGHTWEIGHT MORTAR WITH 1/4" TROWEL.

908 5/8" MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) SUPPLIED AND INSTALLED BY CONTRACTOR. MAINTAIN 1/2" GAP OFF OF FLOOR.

909 METAL DOOR FRAMES INSTALLED PRIOR TO TILE WORK. SEE SHT A-601 FOR DOOR SCHEDULE NOTES.

DIVISION 10 - SPECIALTIES

1002 **RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE** : ROUGH OPENING 16" W. x 54-3/4" H. x 7-5/8" D., SET 6-1/2" A.F.F..

1003 **DOUBLE 9" TOILET PAPER HOLDER:** WALL MOUNTED 32" TO TOP, 8" IN FRONT OF WATER CLOSET TO CENTER OF DISPENSER.

1004 **BABY CHANGING STATION:** HORIZONTAL WALL-MOUNTED. COORDINATE MOUNTING HEIGHT WITH MANUFACTURERS SPECIFICATIONS.

1005 1-1/2"Ø STAINLESS STEEL (SATIN FINISH) GRAB BARS WITH CONCEALED ANCHORS TO WALL BLOCKING AND TOILET PARTITION PANELS. MOUNT CENTERLINE AT 34-1/2" A.F.F.. SIDE WALL GRAB BAR SHALL BE 42" LONG LOCATED 12" MAX. FROM REAR WALL AND EXTENDING 54 MIN. FROM THE REAR WALL. REAR WALL GRAB BAR SHALL BE 36" LONG AND EXTEND FROM THE CENTERLINE OF TOILET12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. VERTICAL GRAB BAR SHALL BE 18" TALL AND PLACED AS SHOWN IN ELEVATION.

1006 **SOAP DISPENSER:** ATTACHED TO WALL. SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.

1007 INSTALL MIRROR INVERTED SO THAT THE SCREWS ARE TOWARDS THE TOP. BOTTOM EDGE OF VISIBLE PORTION OF MIRROR TO BE SET AT 40" A.F.F.

1008 ELECTRIC HAND DRYER: EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.

1013 COAT HOOK ON BATHROOM PARTITION DOOR. MOUNT 48" A.F.F.

1014 SANITARY NAPKIN RECEPTACLE: MOUNT 24" TO TOP JUST TO REAR SIDE OF TOILET PAPER DISPENSER.

DIVISION 12 - FURNISHINGS

1202 2-DRAWER METAL FILE CABINET SUPPLIED BY OWNER.

DIVISION 22 - PLUMBING

2201 FLOOR-MOUNTED WATER CLOSETS W/ AUTOMATIC FLUSH, REQUIRED 17" TO TOP OF RIM. APPLY SEALANT AROUND FIXTURE AT JOINT WITH FLOOR. SEE PLUMBING, SHEET P-501.

2202 INSTALL FAUCET IN SOLID SURFACE COUNTERTOP. INSTALL ADA APRON ENCLOSURE UNDER VANITY. SEE 2/ P-501 FOR DETAILS.

2203 WALL-MOUNT URINAL W/ AUTOMATIC FLUSH. REQUIRED 17" TO TOP OF RIM. APPLY SEALANT AROUND FIXTURE AT JOINT WITH WALL. SEE PLUMBING, SHEET P-501.

DIVISION 25 - INTEGRATED AUTOMATION

2501 RECESSED VEEDER ROOT TANK MONITOR SYSTEM. SPECIFICATIONS PROVIDED BY OWNER. REFER TO DETAIL, SHEET 5/E-501.

DIVISION 26 - ELECTRICAL

2601 EMERGENCY LIGHTING UNIT. SEE LIGHTING PLAN, SHEET E-102.

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

12-3-14 DATE — 18891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

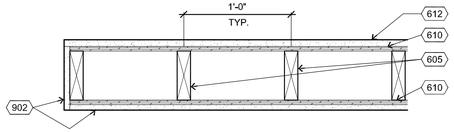
DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

REVISED ON:

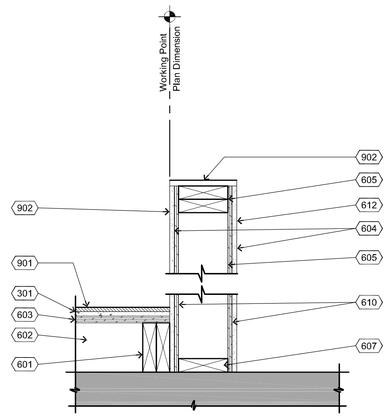
DRAWING INFORMATION: INTERIOR ELEVATIONS

A-402



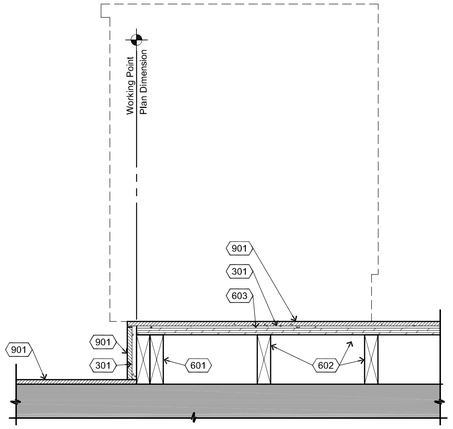
3 Plan Detail @ Half Wall

1 1/2" = 1'-0"



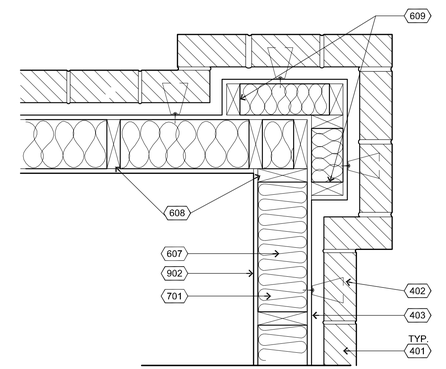
4 Section Detail @ Half Wall

1 1/2" = 1'-0"



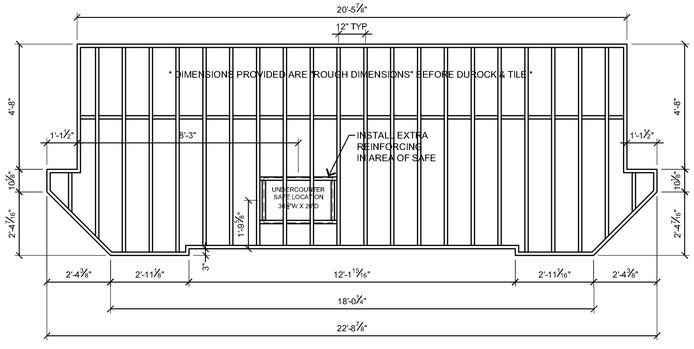
5 Detail @ Platform Edge

1 1/2" = 1'-0"



7 Plan Detail @ Building Back Corner

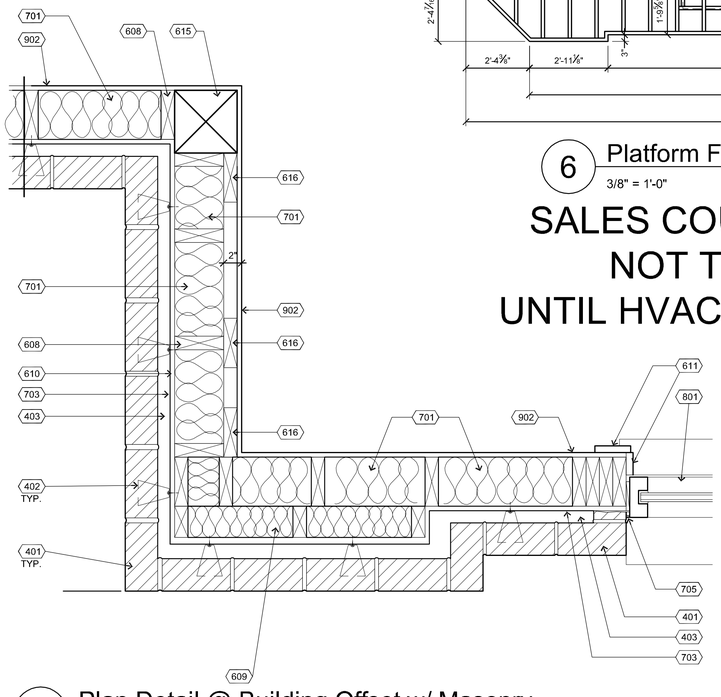
1 1/2" = 1'-0"

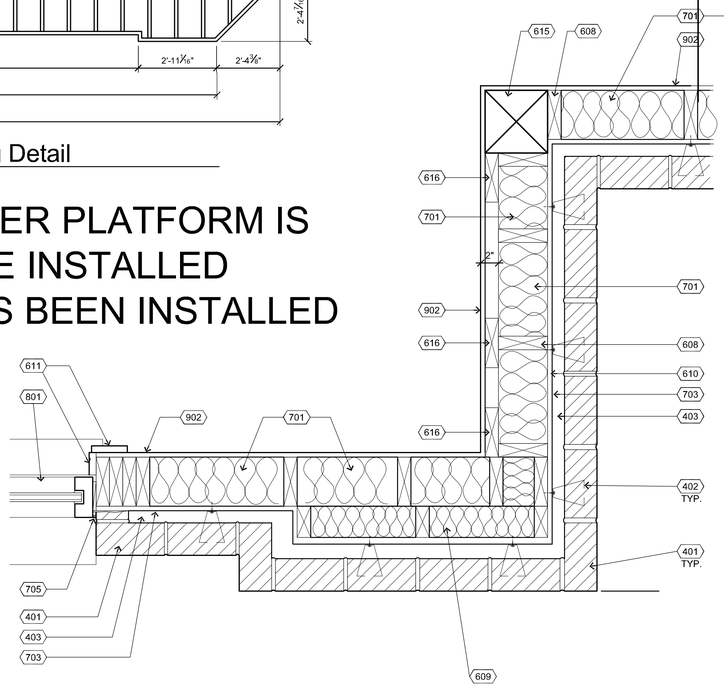


6 Platform Framing Detail

3/8" = 1'-0"

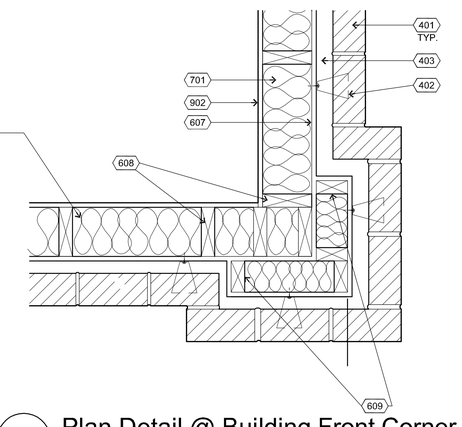
SALES COUNTER PLATFORM IS
NOT TO BE INSTALLED
UNTIL HVAC HAS BEEN INSTALLED





1 Plan Detail @ Building Offset w/ Masonry

1 1/2" = 1'-0"



2 Plan Detail @ Building Front Corner

1 1/2" = 1'-0"

Keyed Construction Notes

DIVISION 1 - GENERAL REQUIREMENTS

101 CASEWORK SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR

DIVISION 3 - CONCRETE

301 1/2" CONCRETE BOARD ATTACHED TO SUBFLOOR. INSTALL THIN SET PRIOR TO 1/2" CONCRETE BOARD.

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE, 16" OC HORIZ & VERT, STAGGER EA COLUMN

403 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER PERFORMANCE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **RIM SLEEPER**: DOUBLE 2x6 TREATED WOOD (WOLMANIZED) RIM SLEEPERS ANCHORED TO CONCRETE SLAB @ 24" OC

602 **PLATFORM SLEEPERS**: 2x6 TREATED WOOD (WOLMANIZED) JOISTS @ 12" O.C.. PLACE PRIMARY FRAMING NORTH/SOUTH (PLAN). PROVIDE BRIDGING ALONG EAST/WEST AXIS @ THIRD POINTS

603 3/4" PLYWOOD SUBFLOOR

604 5/8" SHEETROCK

605 2x6 STUDS @12" O.C. WITH DOUBLE HEADER

606 ANCHOR 2x6 EACH SIDE OF STEEL COLUMN WITH THRU BOLTS, TOP MIDDLE AND BOTTOM, COUNTERSINK BOLT HEAD AT END CONDITION

607 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE SHOT TO CONC SLAB W/ 2"X1/2" PIN, 24" OC; SIZE EITHER 2x4 OR 2x6 PER LOCATION, RE: PLANS & SECTIONS

608 **WALL FRAMING**: WOOD STUDS, 2x4 TYP, 2x6 FOR EXTERIOR WALL FRAMING.

609 PROVIDE 2x4 STUD WALL TO FRAME WALL BUMP ON ENDS OF FRONT WALL EXTENSION AND FRONT CORNERS.

610 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL)AS APPROVED BY EIFS MFG, STAGGER JOINTS

611 WOOD SILL & TRIM CASING, PROVIDE SPECIES AND FINISH AS SPECIFIED BY CASEY'S

612 HALF WALL AT 5'-2" A.F.F.

613 1-1/2" STEEL SHEATING (ADP-1 PANEL) OVER AIR INFILTRATION BARRIER OVER EXTERIOR O.S.B.

614 CORNER FLASHING, SEALANT AS REQUIRED.

615 7x7 STRUCTURAL COLUMN

616 2x4 FURRING STRIP

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **BATT INSULATION**: FRICTION FIT INSULATION TO INSIDE OF STUDS, 6" R-19 (PERIMETER LINEAR WALL FRAMING)

703 **AIR BARRIER**: PROVIDE TYVEK (OR EQUAL) COVERING ON OSB SHEATHING(FRONT WALL) FROM BASE TO TOP OF BRICK, STOP AT EIFS SYSTEM

704 **BASE FLASHING**: BREAK METAL FLASHING, PRE-FINISHED TO MATCH WALL PANELS, VERT LEG UNDER MTL BUILDING BASE TRIM, EXTEND MIN 1/2" BEYOND CONC FOUNDATION AND PROVIDE DRIP ANGLE

705 BACKER ROD AND SEALANT

DIVISION 8 - OPENINGS

801 STORE FRONT WINDOW IN BRONZE ANODIZED ALUMINUM FRAME

802 33-1/2"x33-1/2" METAL RETURN AIR GRILL

DIVISION 9 - FINISHES

901 3/8" CERAMIC TILE WITH 1/4" THINSET.

902 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601, (WALL FACING MATERIAL)

BRICK REAR WALL

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
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PROJECT #C1417

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

Paul Ringdahl
12-3-14 — DATE
15891 — REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

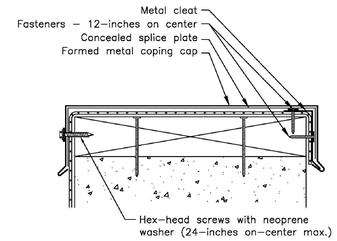
REVISED ON:

DRAWING INFORMATION: CARPENTRY DETAILS

A-501

DETAIL 6050

DURO-LAST, INC.
525 Morley Drive
Saginaw, MI 48601



Note 1: All coping cap joints must utilize a 6–inch concealed splice plate.

Note 2: All joints are to be sealed with an approved Duro–Last sealant on top of the splice plate, on both sides of the joint. Allow a 1/4–inch gap between coping sections.

Note 3: All cleats must be fastened 12–inches on center.

Note 4: All fasteners must penetrate into the nailer a minimum of 1 1/2–inches.

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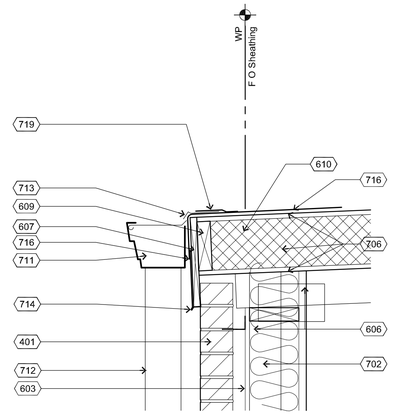
DATE: JANUARY 2009	PARAPET WALL DETAIL
DRAWN BY: ENG. DEPT.	FLAT COPING W/CONT. CLEAT
SCALE: NONE	NEW CONSTRUCTION OR RE-ROOF

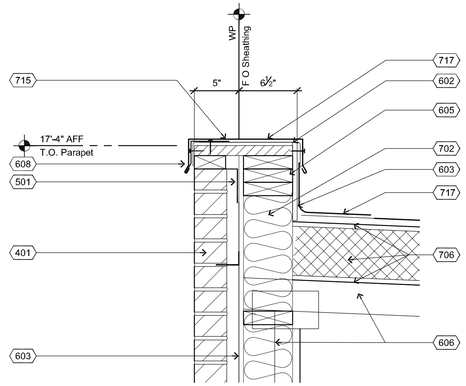
7 PARAPET WALL CAP DETAIL

N.T.S.



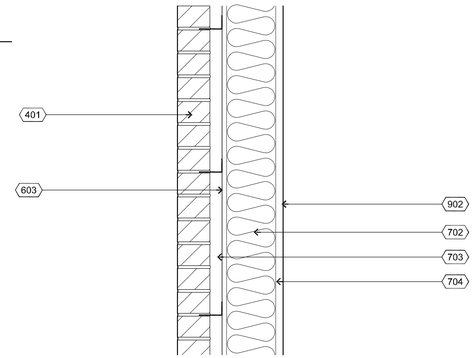
6 Wall / Roof Detail @ Back Wall

1 1/2" = 1'-0"



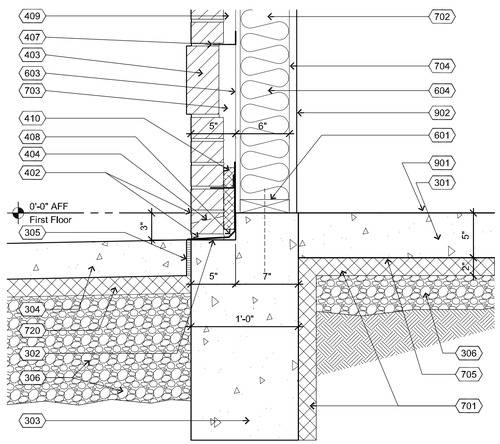
3 Top of Wall Detail

1 1/2" = 1'-0"



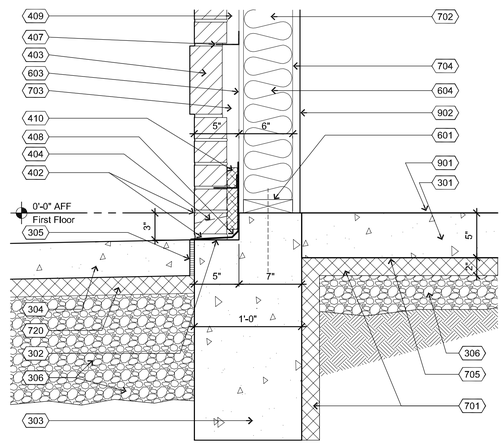
5 Wall Base Condition Detail

1 1/2" = 1'-0"



4 Rear Wall Base Condition Detail

1 1/2" = 1'-0"



1 Wall Base Condition Detail

1 1/2" = 1'-0"

Keyed Construction Notes

DIVISION 3 - CONCRETE

301 **CONCRETE SLAB**: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

302 BRICK LEDGE.

303 **FOUNDATION WALL**: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

304 SIDEWALK OR EXTERIOR EQUIPMENT PAD: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

305 COMPRESSIBLE FILLER STRIP, 1/2" OFFSET TO CONC SLAB

306 ROCK SUB-BASE, MIN 4", REFER TO STRUCTURAL DRAWINGS FOR EXACT THICKNESS AND SPECIFICATIONS AT EACH LOCATION

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 **STARTER COURSE**: PROVIDE THICKENED BED OF MORTAR TO ALLOW LEVELING TOP OF STARTER COURSE FLUSH W/ FINISHED CONC SLAB

403 **OFFSET SOLDIER COURSE**: 1/2"; PLACE AFTER FIFTH COURSE OF RUNNING BOND PATTERN W/ RAKE JOINTS

404 **WEEP & FLASHING**: PROVIDE COTTON CORD WEEPS THROUGH MASONRY HEAD JOINTS ON TOP OF FLASHING AT APPROXIMATELY 18" ABOVE BRICK LEDGE AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE; SET MIN 24" OC. FLASHING TO BE SELF ADHESIVE 18" VINYL FLASHING. INSTALL APPROXIMATELY 18" ABOVE BRICK LEDGE, AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE. FLASHING SHOULD BE INSTALLED UNDER TYVEK.

405 **OFFSET SOLDIER COURSE**: WHERE INDICATED W/ RAKE JOINTS

407 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE USING CORROSION RESISTANT SCREWS, 16" OC HORIZ & VERT, STAGGER EACH VERTICAL ROW

408 **THRU WALL FLASHING**: "FLASH-VENT" BY YORK MFG OR EQUAL; ASPHALT FREE COPPER W/ NON-WOVEN FABRIC DRAINAGE MAT, 3 OZ, EXTEND BEYOND MASONRY FACE 1/2"

409 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER DRAINAGE PERFORMANCE

410 SYNTHETIC MORTAR DEFLECTION MAT, PLACE CONTINUOUSLY AT BASE OF CAVITY

DIVISION 5 - METALS

501 6"X6"X1/4" STEEL ANGLE, ANCHOR TO 2x BLOCKING AND THROUGH SHEATHING INTO 2x TOP PLATE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE ANCHORED WITH 3/8" SIMPSON TITEN HD SCREW ANCHOR AT 32" OC (AND WITHIN 8" OF END) WITH 3-3/4" MIN EMBEDMENT

602 PARAPET CAP FLASHING SUBSTRATE; 3/4" PLYWOOD (NOT TREATED)

603 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL)AS APPROVED BY EIFS MFG, STAGGER JOINTS

604 WOOD STUD FRAMED WALL, 2x4 OR 2x6 AS INDICATED IN SECTIONS

605 TRIPLE 2x TOP PLATES (NOT TREATED)

606 WOOD TRUSS: NOMINAL 2x TRUSS FRAMES @ 24" O.C., DESIGNED BY MANUFACTURER ; RE: STRUCTURAL DRAWINGS FOR MORE INFORMATION

607 PROVIDE 1" x 10" FASCIA BOARD

608 2X BLOCKING (NOT TREATED)

609 2x6 STOOD ON EDGE BY ROOFING CONTRACTOR.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **PERIMETER INSULATION**: 2" RIGID INSULATION BOARD, PROVIDE CONTINUOUS INSULATION ON INSIDE VERT FACE OF FOUNDATION AND EXTEND HORIZ 24" AROUND PERIMETER OF CONC SLAB

702 **BATT INSULATION**: FRICTION FIT INSULATION 6" R-19

703 **AIR BARRIER**: COMMERCIAL GRADE, VAPOR PERMEABLE AIR BARRIER SUITABLE FOR INSTALLATION. TAPE ALL JOINTS AND PENETRATIONS, LAP OVER BASE FLASHING, SEAL AND INSTALL PER MANUFACTURER INSTRUCTIONS.

704 **VAPOR BARRIER** (6 MILL POLY - TAPE AND SEAL SEAMS): INSTALL VAPOR BARRIER BETWEEN STUDS AND INTERIOR WALL MATERIAL.

705 **VAPOR BARRIER** (MIN 15 MILL): INSTALL VAPOR BARRIER UNDERNEATH ENTIRE SLAB, SEAL ALL PENETRATIONS WITH COLLARS FROM SAME MATERIAL & MFG APPROVED TAPE

706 ROOF DECK AND INSULATION: INSTALL 7 1/4" POLYURETHANE STRUCTURAL INSULATED PANEL (SIP) (R-33) AS MANUFACTURED.

708 BUILT UP EIFS PROFILE, USE ADDITIONAL THICKNESS OF INSULATION BOARD TO ACHIEVE PROFILE OR THICKNESS INDICATED

710 SEALANT: USE BACKER ROD AT RECESSED JOINTS.

711 **BOX GUTTER**: PRE-FINISHED METAL GUTTER WITH FASCIA BRACKET, INSTALL OVER ROOF MEMBRANE TERMINATED ON EACH FASCIA.

712 **DOWNSPOUT**; PRE-FINISHED METAL DOWNSPOUT. ANCHOR AS DIRECTED BY MFG, WITH STRAP BRACKET SUPPLIED BY MFGR.

713 **DRIP EDGE:** INSTALL PRE-FINISHED (DARK BRONZE) METAL DRIP OVER BASE COURSE TPO MEMBRANE ROOFING

714 FASCIA TRIM: INSTALL PRE-FINISHED (DARK BRONZE) METAL TRIM OVER FASCIA BOARD; PROVIDE DRIP ON BOTTOM EDGE, WRAP AROUND BACK AND TERMINATED IN FRONT OF BRICK.

715 CAP FLASHING: TWO PART MODULAR COPING SYSTEM MANUFACTURED BY W.P. HICKMAN, INSTALL OVER PARAPET DURO-LAST ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER EIFS AND SEAL.

716 MEMBRANE ROOFING: MEMBRANE, 50 MILL WHITE, DIRECT APPLY TO OSB TOP SHEET OF SIP (NOTE 706), HEAT WELD ALL SEAMS; FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE MIN. 15 YR. WARRANTY.

717 PARAPET FLASHING: COVER PARAPET NAILER WITH PVC MEMBRANE FLASHING, ROLL OVER BACK EDGE, CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS, HEAT WELD ALL SEAMS.

718 TURN DOWN TPO MEMBRANE OVER FASCIA BOARD, LAP OVER METAL TRIM AND NAIL-OFF, APPLY CONTINUOUS BEAD OF SEALANT.

719 MEMBRANE EDGE FLASHING STRIP, LAP OVER METAL DRIP EDGE (NOTE 713) AND HEAT WELD TO PRIMARY ROOF MEMBRANE.

720 2" LOW DENSITY INSULATION

DIVISION 9 - FINISHES

901 **FLOOR FINISH**: REFER TO FINISH SCHEDULE, A-601 FOR MATERIAL FACE AND FINISH REQUIREMENTS

902 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601, (WALL FACING MATERIAL)

ALL BRICK

RJNGDAHL Architects, ltd.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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

12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

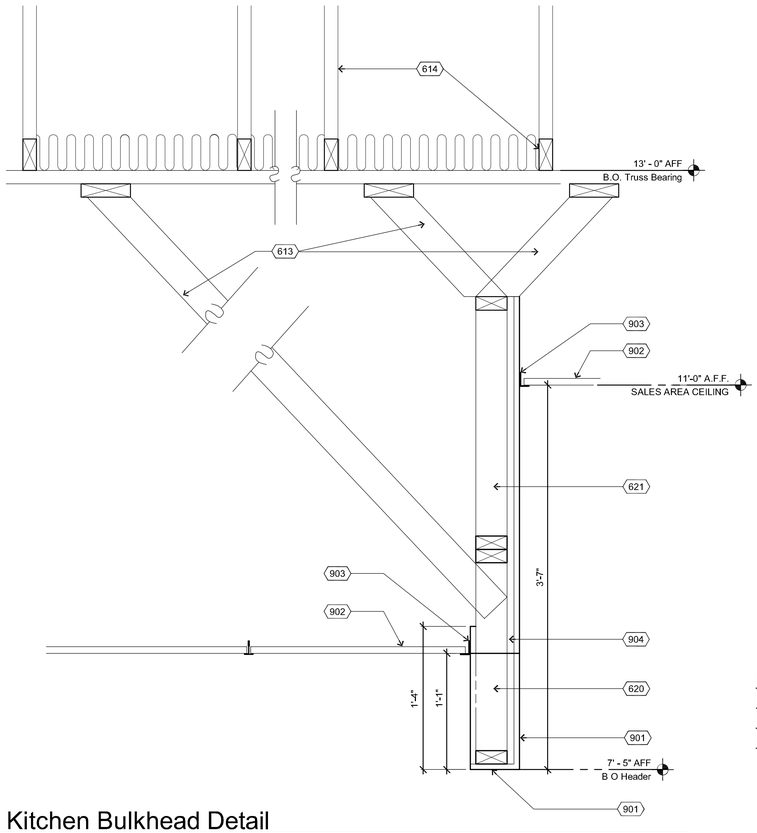
DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

REVISED ON:

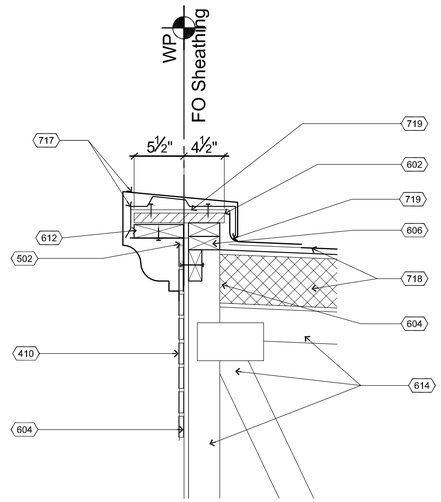
DRAWING INFORMATION:
EXTERIOR SHELL DETAILS

A-502



4 Kitchen Bulkhead Detail

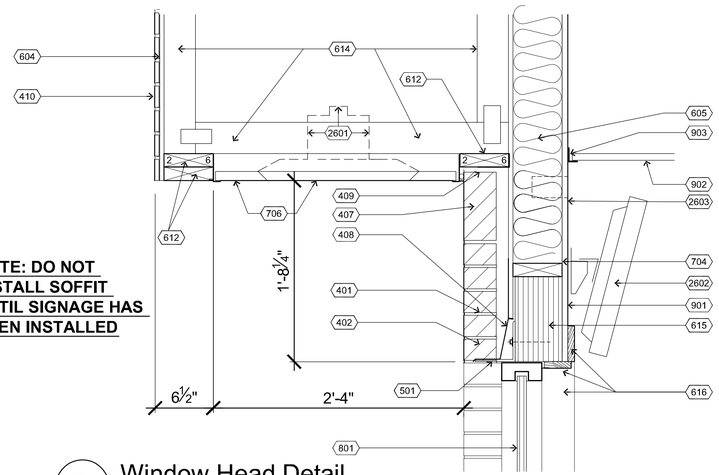
1 1/2" = 1'-0"



3 Front Parapet Detail

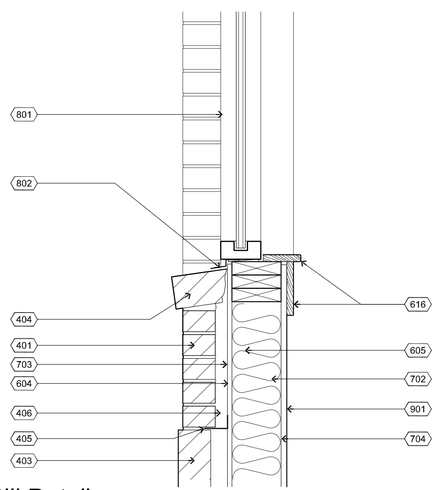
1 1/2" = 1'-0"

NOTE: DO NOT INSTALL SOFFIT UNTIL SIGNAGE HAS BEEN INSTALLED



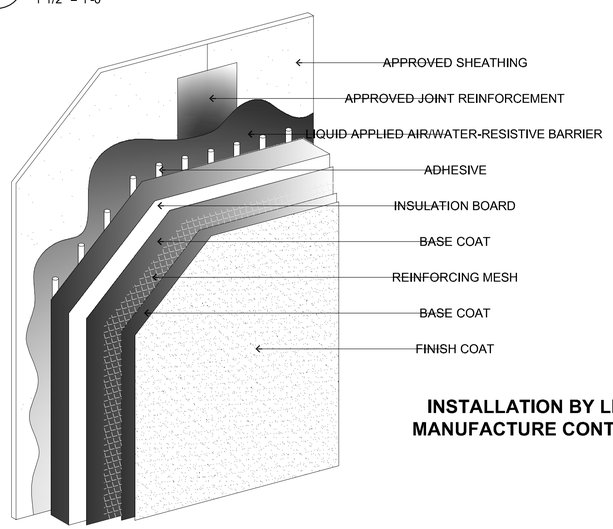
2 Window Head Detail

1 1/2" = 1'-0"



1 Window Sill Detail

1 1/2" = 1'-0"



INSTALLATION BY LICENSE MANUFACTURE CONTRACTOR

5 E.I.F.S Detail - Senerflex Channeled Adhesive Design

NO SCALE

Keyed Construction Notes

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 **WEEP**: PROVIDE COTTON CORD WEEPS THROUGH MASONRY HEAD JOINTS IN BASE COURSE AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE; SET MIN 24" OC

403 **OFFSET SOLDIER COURSE**: 1/2"; PLACE AFTER FIFTH COURSE OF RUNNING BOND PATTERN W/ RAKE JOINTS

404 **ROWLOCK SILL**: WHERE INDICATED, SLOPE FOR WATER RUNOFF W/ RAKE JOINTS

405 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE WITH CORROSION RESISTANT SCREWS, 16" OC HORIZ & VERT, STAGGER EA VERTICAL ROW.

406 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER PERFORMANCE

407 **SOLDIER COURSE**: FLUSH W/ FACE BRICK, CONTINUOUS ACROSS FRONT OF BUILDING OFFSET (SEE ELEVATIONS A-201)

408 **THRU WALL FLASHING**: "FLASH-VENT" BY YORK MFG OR EQUAL; ASPHALT FREE COPPER W/ NON-WOVEN FABRIC DRAINAGE MAT, 3 OZ, EXTEND BEYOND MASONRY FACE 1/2"

409 MASONRY ANCHORS (SEE NOTE 405) SET IN BED OF MORTAR ON TOP OF BRICK SOLDIER COURSE

410 THIN BRICK APPLIED TO TABS PANEL SYSTEM.

DIVISION 5 - METALS

501 **LINTEL**: 4" x 4" x 1/4" STEEL LINTEL, FACTORY PRIMED; ANCHOR TO (3) LVL HEADER WITH 1/2"x4-1/2" LONG CORROSION RESISTANT LAG BOLTS @ 24" O.C.; PAINT FINISH TO MATCH DARK BRONZE WINDOW FRAME.

502 6"X6"X1/4" STEEL ANGLE, ANCHOR TO 2x BLOCKING AND THROUGH SHEATHING INTO 2x TOP PLATE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE SHOT TO CONC SLAB W/ 2"X1/2" PIN, 24" OC; SIZE EITHER 2X4 OR 2X6 PER LOCATION, RE: PLANS & SECTIONS

602 PARAPET CAP FLASHING SUBSTRATE; 3/4" PLYWOOD

604 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL), STAGGER JOINTS

605 WOOD STUD FRAMED WALL, 2X4 OR 2X6 AS INDICATED IN SECTIONS

606 DOUBLE 2X TOP PLATES

611 PROVIDE 1" x 8" FASCIA BOARD

612 2X BLOCKING

613 **BRACING**: 2X4 WOOD FRAMING, PROVIDE KICKER BRACES TO KEEP TRUSS BEAM VERTICAL.

614 **WOOD TRUSS**: NOM 2X TRUSS FRAMES @ 24" OC, DESIGNED BY MFG

615 **TRIPLE 11 7/8" LVL HEADER**: SEE STRUCTURAL DRAWINGS

616 WOOD SILL & TRIM CASING, PROVIDED AND SPECIFIED BY CASEY'S

620 24" TALL 4X2 FLOOR TRUSS STYLE TRUSS BEAM TO SPAN FROM MANAGER'S OFFICE WALL ACROSS DELI AREA TO FRONT WALL OF CUSTODIAN ROOM. PROVIDE 3 3/4" POCKETS @ 7'-5 1/2" A.F.F. IN BOTH WALLS FOR TRUSS TO BEAR ON.

621 2X4 STUD WALL FRAMED BY CONTRACTOR. SUPPORTED BY FLOOR TRUSS BEAM. FRAME 25" TALL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **PERIMETER INSULATION**: 2" RIGID INSULATION BOARD, PROVIDE CONTINUOUS INSULATION ON INSIDE VERT FACE OF FOUNDATION AND EXTEND HORIZ 24" AROUND PERIMETER OF CONC SLAB

702 **BATT INSULATION**: FRICTION FIT INSULATION 6" R-19

703 **AIR BARRIER**: COMMERCIAL GRADE, VAPOR PERMEABLE AIR BARRIER SUITABLE FOR INSTALLATION. TAPE ALL JOINTS AND PENETRATIONS, LAP OVER BASE FLASHING, SEAL AND INSTALL PER MANUFACTURER INSTRUCTIONS.

704 **VAPOR BARRIER** (6 MILL): INSTALL VAPOR BARRIER BETWEEN STUDS AND INTERIOR WALL MATERIAL.

705 **VAPOR BARRIER (**MIN 15 MILL): INSTALL VAPOR BARRIER UNDERNEATH ENTIRE SLAB, SEAL ALL PENETRATIONS WITH COLLARS FROM SAME MATERIAL & MFG APPROVED TAPE

706 ALCOA/OR EQUAL ALUMINUM SOFFIT SYSTEM PROVIDE UNDER EAVE VENTS AS NECESSARY. DARK BRONZE IN COLOR. **INSTALL AFTER EXTERIOR SIGNAGE.**

711 PREFINISHED MTL FLASHING BEHIND EIFS, EXTEND OVER BRICK; FINISH JOINT WITH BACKER ROD AND SEALANT, CONTINUOUS

712 SEALANT: USE BACKER ROD AT RECESSED JOINTS.

713 **BOX GUTTER**: PRE-FINISHED METAL GUTTER WITH FASCIA BRACKET, INSTALL OVER ROOF MEMBRANE TERMINATED ON EACH FASCIA.

714 **DOWNSPOUT**: PRE-FINISHED METAL DOWNSPOUT. ANCHOR AS DIRECTED BY MFG, WITH STRAP BRACKET SUPPLIED BY MFGR.

715 **DRIP EDGE:** INSTALL PRE-FINISHED (DARK BRONZE) METAL DRIP OVER BASE COURSE TPO MEMBRANE ROOFING

716 FASCIA TRIM: INSTALL PRE-FINISHED (DARK BRONZE) METAL TRIM OVER FASCIA BOARD; PROVIDE DRIP ON BOTTOM EDGE, WRAP AROUND BACK AND TERMINATED BEHIND EIFS.

717 CAP FLASHING: TWO PART MODULAR COPING SYSTEM MANUFACTURED BY W.P. HICKMAN, INSTALL OVER PARAPET TPO ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER BRICK AND SEAL.

718 MEMBRANE ROOFING: 50-MIL. DURO-LAST ROOFING OVER TOP OF 7-1/4" INSUL-FOAM, ON TOP OF OSB 19/32" ROOF SHEATHING (4'x8' SHEETS). COVERED WITH 1/4" DENS DECK.

719 PARAPET FLASHING: COVER PARAPET NAILER WITH PVC MEMBRANE FLASHING, ROLL OVER BACK EDGE, CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS, HEAT WELD ALL SEAMS.

720 TURN DOWN TPO MEMBRANE OVER FASCIA BOARD, LAP OVER METAL TRIM AND NAIL-OFF, APPLY CONTINUOUS BEAD OF SEALANT.

721 MEMBRANE EDGE FLASHING STRIP, LAP OVER METAL DRIP EDGE (NOTE 713) AND HEAT WELD TO PRIMARY ROOF MEMBRANE.

DIVISION 8 - OPENINGS

801 STOREFRONT WINDOW IN BRONZE ANODIZED ALUMINUM FRAME

802 BRONZE CAULK

DIVISION 9 - FINISHES

901 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601 FOR FACE MATERIAL & FINISH

902 **LAY-IN CEILING PANELS**: REFER TO CEILING SCHEDULE A-111

903 L-CHANNEL CEILING EDGE

904 ¾" PLYWOOD ON FACE OF TRUSS BEAM AND EXTENTION WALL (SALES AREA SIDE ONLY) USED AS BACKING FOR DIGITAL MENU BOARD BRACKETS. REFER TO DETAIL 4 ON A-401.

DIVISION 26 - ELECTRICAL

2601 LED SOFFIT LIGHT, SEE E-102, ELECTRICAL LIGHTING PLAN

2602 MONITOR AND MOUNTING BRACKET, ATTACH TO WALL. (CONTRACTOR TO INSTALL 4"x4" MOUNTING BRACKET)

2603 J-BOX ABOVE HEADER FOR POWER/DATA TO MONITORS, SEE TECHNOLOGY SHEETS

ALL BRICK

RINGDAHL ARCHITECTS, P.A.
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Alexandria, MN 56308
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I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 DATE | 18891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: EXTERIOR SHELL DETAILS

A-503

Door Schedule

No.		DOOR Size	Thick'	Type	Material	Finish	FRAME Type [W.]	Material	Finish	HARDWARE Components	Key Side	NOTES
100.1	(FRONT)	PR 3'-0" x 7'-0"			ALUMINUM	FACTORY	[4 1/2"]	ALUMINUM	FACTORY	OP, C, PH, S		5 7
102.1	(MANAGERS OFFICE)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN RH	1 [4 5/8"]	STEEL BREAK DOWN	FACTORY	SH, LS, WS, K		1 4 7 8
103.1	(KITCHEN)	KITCHEN HALF CAFE DOOR		D	ALUM. & VINYL	BLACK	1 DBL. SWING DOOR [MODEL - CHASE SRP 5000],SET BOTTOM HINGE 6 1/2" FROM FLOOR.					
103.2	(EXTERIOR KITCHEN)	3'-6" x 7'-0" (3670)	1 3/4"	B	STEEL	PAINT RH	1 [10 1/4"]	HOLLOW METAL	PAINT	H/BB, CL, K, MWS, LL		2 4 6 7 8
105.1	(BACK ROOM)	3'-0" x 6'-8" (3068)	1"	C	ABS PLASTIC	FACTORY	1 [4 1/2"]	WOOD	STAIN	HARDWARE BY DOOR SUPPLIER		3 4 7 8
110.1	(CUSTODIAN)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN LH	1 [4 1/2"]	STEEL BREAK DOWN	FACTORY	SH, LS, WS, K		1 4
111.1	(END-EXTERIOR)	3'-6" x 7'-0" (3670)	1 3/4"	B	STEEL	PAINT LH	1 [10 1/4"]	HOLLOW METAL	PAINT	H/BB, CL, PB, K, MWS		2 4 6
112.1	(MEN'S RESTROOM)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN LH	1 [4 3/4"]	STEEL BREAK DOWN	FACTORY	PP, CL, K, WS, FS		1 4 7 8 9
113.1	(WOMEN'S RESTROOM)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN RH	1 [4 3/4"]	STEEL BREAK DOWN	FACTORY	PP, CL, K, WS, FS		1 4 7 8 9

Room Finish Schedule

NO.	NAME	FLOOR ALL WALLS	CT1			NONE	NOTES	BASE RB	CT3	NONE	NOTES	WALLS FINISH P	FRP	CT2	NONE	MATERIAL GB-WET	OSB	NOTES	GENERAL REMARKS
100	SALES AREA		●					●				●					●	W1	
101	SALES COUNTER		●				F1	●				●			●			W2	
102	MANAGER'S OFFICE		●					●					●				●	W3	
103	KITCHEN		●						●				●				●	W3	1
104	WALK-IN FREEZER						F2			B1					●				
105	BACKROOM		●						●				●				●	W3	
106	WALK-IN FREEZER						F2			B1					●				
107	WALK-IN COOLER		●						●						●			W1	
109	STORAGE ROOM		●						●				●				●	W3	
110	CUSTODIAN ROOM		●						●				●				●	W3	
111	HALL		●						●			●		●		●		W4	
112	WOMENS' RESTROOM		●						●			●		●		●		W4	
113	MENS' RESTROOM		●						●			●		●		●		W4	
114	WALK-IN COOLER		●						●						●			W1	

General Notes

1. SEE SHEET A-101 FOR FLOOR PLAN.
2. SEE SHEET A-111 FOR REFLECTED CEILING PLAN AND CEILING HEIGHT DIMENSIONS AND CEILING MATERIAL LOCATIONS.
3. SEE MECHANICAL AND ELECTRICAL SHEETS FOR RELATED WORK.
4. THERMASTRUCTURE INSULATED COOLER/FREEZER PANELS HAVE BEEN TESTED AND ARE IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE FOLLOWING CRITERIA: NFPA 286 2006 EDITION, AND IBC 803.2.1 2009 EDITION.

General Door Schedule Notes

1. SEE SHEET A-101 FOR FLOOR PLAN AND DOOR LOCATIONS.
2. BRONZE CAULK APPLIED TO ALL EXTERIOR DOORS.
3. CONTRACTOR IS TO INSTALL A FINAL COAT OF VARNISH ON ALL TRIM AND JAMBS.
4. ALL SURFACES THAT ARE TO BE PAINTED ARE TO BE CLEANED WITH APPROPRIATE CLEANERS PRIOR TO PAINTING.
5. INSTALL DOUBLE WALL STUDS AT ALL DOOR JAMBS.

Door Schedule Notes

1. **PAINT FINISH WOOD DOORS:** PREMIUM GRADE, 7-PLY SOLID PARTICLEBOARD CORE WITH PLAIN SLICED CHERRY VENEER, SOLID WOOD EDGES, LIFETIME WARRANTY.
2. **HOLLOW METAL DOORS**: 1 3/4" x 18 GA.. FULL FLUSH PANEL. PRIME PAINT COAT. FACTORY PAINTED, DARK BRONZE KAWNEER #40.
3. **HARD PLASTIC DOORS:** 1" x 18 GA. WITH SOLID WOOD CORE. MEDIUM TRAFFIC DOOR WITH DOUBLE-ACTING SWING. **9" x 14" WINDOW, DOOR 105.1 ONLY:**
4. **STEEL BREAKDOWN FRAMES:** 2" x 16 GA.. SNAP ON TRIM BOTH SIDES. PRIME PAINT COAT. TWO [2] FINISH PAINT COATS, DARK BRONZE KAWNEER #40.
5. **ALUMINUM/GLASS DOORS:** KAWNEER 190 NARROW STILE ENTRANCE WITH 451 TRANSOM FRAME. #40 DARK BRONZE ANODIZED FINISH WITH 1" BRONZE TINTED INSULATED GLASS. DOORS TO HAVE 10" KICK PLATE.
6. CONTRACTOR TO INSTALL, CLEAN, AND INSULATE FRAMES. [EXTERIOR & INTERIOR]
7. TOP HINGE TO BE ANCHORED INTO STUD WITH LONG SCREWS. SUPPLIED BY OWNER, IF APPLICABLE.
8. ADD 5/8" TO ROUGH OPENING FOR DOOR TO ALLOW FOR TILE FLOOR FINISH. HOLD JAMBS 5/8" OFF CONC. SUB-FLOOR AS REQ'D. FOR TILE INSTALLATION.
9. RESTROOM DOOR FRAMES TO BE INSTALLED PRIOR TO FLOOR TILE BEING INSTALLED.

Hardware Key and Notes:

AG ACOUSTIC GASKETS [HEAD/JAMB]
C RIM CYLINDER
CL CLOSER, SURFACE MOUNTED (VERIFY SIDE)
H/BB MORTISE HINGES, 4-1/2 x 4-1/2, BALL BEARING, 2 PAIR PER DOOR
K KICK PLATE
LS LOCKSET, COMMERCIAL GRADE [SCHLAGE]
MWS MAGNETIC WEATHER STRIPPING, SWEEP
OP OFFSET PIVOTS
PB PANIC BAR @ 38" AFF
PH KAWNEER #C-09 PULL HANDLES
PL PASSAGE LOCK
PP PULL/PULL PLATE AND PUSH PLATE **- INSTALL OPEN END DOWN**
S REESE 967D-36" SWEEP
SH SPRING HINGES
WS WALL STOP
FS FLOOR STOP
LL LOCKSET **-** LEVER TYPE

HARDWARE FINISH: US3.
PROVIDE MASTER KEY FOR LOCKSETS AND COORDINATE KEYING WITH OWNER.
SUBMIT HARDWARE SCHEDULE AND PRODUCT DATA TO OWNER FOR REVIEW/APPROVAL.

General Finishes Notes

1 **FLOORING PREP:** GENERAL CONTRACTOR TO CHECK CONCRETE FLOOR SLAB FOR MOISTURE TWO WEEKS PRIOR TO FLOOR COVERINGS DATE.

1.1 **MOISTURE TESTING -** A MAT MOISTURE TEST IS AN EFFICIENT MOISTURE TESTING METHOD FOR CONCRETE SLAB. SIMPLY PLACE A 18"x18" HEAVY, CLEAR GAUGE POLYETHYLENE SHEETING ON THE FLOOR IN AN AREA THAT IS LIKELY TO BE WET (TEST LARGE SITES IN SEVERAL LOCATIONS). TAPE THE PERIMETER OF THE PIECE SECURELY SO THAT NO AIR CAN PENETRATE AND LEAVE IN PLACE FOR 24 HOURS. THEN REMOVE THE PIECE(S) AND EXAMINE THE FACE. IF WATER DROPS ARE PRESENT, EXCESSIVE MOISTURE EXISTS AND THE CONCRETE MUST DRY LONGER. MOISTURE TESTS SUCH AS OHMMETER RESISTANCE, CALCIUM CHLORIDE, ETC., ARE ALSO ACCEPTABLE.

1.2 **ALKALI TESTING -** AFTER MOISTURE TESTING, IT IS MANDATORY TO TEST FOR ALKALINITY. USE PH STRIPS W/DISTILLED WATER 5-9 SCALE ARE ACCEPTED. NOT TO BE UNDER 5 OR OVER 9. TO NEUTRALIZE, MOP THE SURFACE OF THE CONCRETE WITH A 10% MURACTIC ACID SOLUTION. ALLOW SOLUTION TO DRY COMPLETELY. DO NOT RINSE CONCRETE AFTER APPLYING THE SOLUTION.

1.3 BOTH THE GENERAL AND FLOORING CONTRACTOR TO COORDINATE THE CONDITION OF THE CONCRETE FLOOR SLAB TO DETERMINE IT'S SUITABILITY AS A SUBSTRATE FOR FLOOR MATERIAL TO BE INSTALLED.

1.4 FLOORING CONTRACTOR IS TO TAKE ALL APPROPRIATE TESTS BEFORE LAYING TILE. FLOOR IS TO BE DRY AND FREE FROM CONTAMINANTS. THE APPLIED ADHESIVE MUST DEVELOP "LEGS" OR TACK PRIOR TO APPLYING TILE.

1.5 48 - 72 HOURS BEFORE INSTALLATION, THE TEMPERATURE MUST BE 70 ° OR ABOVE UNTIL STORE OPENING.

2 **FLOOR CARE PROCEDURE**: AFTER THE FLOOR TILE IS LAID, ALLOW A MINIMUM OF 72 HOURS DRYING TIME FOR THE GLUE TO CURE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE NO ONE ENTERS THE STORE DURING THE 72 HOUR DRYING TIME.

2.1 DUST MOP CLEAN THE ENTIRE FLOOR.

2.2 AFTER 72 HOURS, CONTRACTOR IS TO COVER EVERY INCH OF ENTIRE FLOOR IN ALL ROOMS, EXCEPT UTILITY ROOM. COVER WITH ARMSTRONG PAPER AND TAPING THE SEAMS, DO NOT TAPE ANY EDGES! HIGH TRAFFIC AREAS SHOULD BE DOUBLE THICKNESS, WORN AREAS SHOULD BE REPAIRED AS NEEDED.

2.3 CONTRACTOR WILL CUT (BE CAREFUL) AND REMOVE PAPER TO INSTALL CABINETS, EQUIPMENT, AMCO WIRE SHEVLING, STAINLESS STEEL TABLES. NO PAPER SHOULD BE LEFT UNDER ANY SET EQUIPMENT.

2.4 CONTRACTOR SHALL HAVE A GARBAGE DUMPSTER AVAILABLE ACCORDING TO CASEY'S SPECIFICATIONS MANUAL "GENERAL REQUIREMENTS, PAGE 1-6, SECTION 5, ITEM "E".

2.5 CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL REMAINING PAPER PRIOR TO CASEY'S STORE SET INSTALLING LOZIER SHELVING.

3 **MATERIAL SUPPLIED AND SHIPPED BY CASEY'S ON FIRST LOAD:**

3.1 5-ROLLS ARMSTRONG (S-153) SCRIBING FELT PAPER 36" x 50 YARDS EACH.

3.2 6-ROLLS NATURAL (CP083) CREPE MASKING TAPE 1-1/2" x 60 YARDS EACH.

VARNISH ALL WOOD TRIM!!!

4 **FIBERGLASS REINFORCED PLASTIC (FRP) CARE AND PROCEDURE:** CONTRACTOR TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. FRP IS LAMINATED TO 1/2" ORIENTATED STRAND BOARD (OSB) AND IS NFS AND USDA APPROVED.

4.1 PANELS SHALL BE STORED ON A FLAT DRY SOLID SURFACE.

4.2 LAY HORIZONTAL AT LEAST 24 HOURS PRIOR TO INSTALLATION.

4.3 ACCLIMATE TO ROOM TEMPERATURE AND HUMIDITY.

4.4 ALLOW MINIMUM 1/8" EXPANSION GAP BETWEEN PANELS AND MOLDINGS.

4.5 VINYL MOLDINGS AVAILABLE; INSIDE CORNER, DIVIDER STRIPS, END CAPS, AND OUTSIDE CORNERS.

4.6 APPLY SILICONE SEALANT BETWEEN MOLDINGS AND PANEL.

4.7 PROPER ADHESIVE REQUIRED ON ALL SUB-SURFACES THAT PANELS APPLY TOO.

4.8 INSURE THAT ALL WALL SURFACES AND STUDS ARE CLEAN, DRY, SMOOTH, LEVEL, STRAIGHT AND PLUMB.

4.9 ALL SUB-SURFACES JOINTS TO BE STAGGERED JOINTS W/FRP COVERINGS.

4.10 NOTICE: DIVIDER MOLDINGS NEED TO BE TRIMMED 3 FT. ABOVE FLOOR IN KITCHEN ONLY AT THE 14 FT. EXHAUST HOOD AREA. TO ALLOW FOR THE 18"x7'x7'x18" S/S PANELS TO BE BOLTED AGAINST WALL.

4.11 ALL MOLDINGS NEED TO BE TRIMMED TO ALLOW CEILING CHANNEL, FLOOR BASE, SINKS, TRIM, BACK SPLASHED AND ANY OTHER ITEMS TO LAY FLAT AGAINST WALL PANEL.

5 **CEILING WIRE SUPPORTS:** DO NOT INSTALL CEILING WIRE SUPPORT AT AREAS OF EQUIPMENT OR SERVICE DOORS.

6 SEAL FLOOR AT WALK-INS PRIOR TO INSTALLING WALL BASE.

7 MOP FLOOR BASIN TO BE INSTALLED ON TOP OF TILE AND CAULKED.

8 CONTRACTOR IS TO SUPPLY & INSTALL TWO COATS OF OF CLEAR SEALER IN UTILITY ROOM (ONLY). (USE SOY SEAL MANUF. APPLICATION/INSTALLATION SPECIFICATIONS.)

9 CLASS "C" FIRE RATED, FLAME SPREAD 200 OR LESS, SMOKE DEVELOPED 450 OR LESS. GLASBORD-P.

10 SAW CUTS TO BE CLEANED AND READY FOR FILL.

Crack Isolation Specification

SURFACE PREPARATION: MUST BE CLEANED OF ALL DUST & DEBRIS, AND STRIPPED OF ANY SEALERS, WAXES; OR OTHER BOND BREAKERS.

Finish Materials Legend

Floors

CT1 CERAMIC TILE: 18" x 18" DALTILE ALTA VISTA AV-53 (DRIFTWOOD). THIN SET INSTALLATION, ON CRACK ISOLATION BARRIER, SEE SPECIFICATION THIS SHEET. 1/4" GROUT JOINTS. GROUT: MAPEI - COLOR 43 (MOCHA)

Base

RB RUBBER BASE: 4" H. x 1/8" BLACK W/ TOE

CT3 6" CERAMIC COVE BASE

Walls

P PAINT: FINISH ALL WALL JOINTS AND PATCH ALL SURFACE IRREGULARITIES TO ACHEIVE A LEVEL-5 SURFACE FINISH; APPLY A PRIME COAT AND TWO [2] FINISH COATS, SMOOTH FINISH OR AS SPECIFIED BY CASEY'S, COLOR:

SHERWIN WILLIAMS (CUSTOM COLOR FORMULA MATCH).
- INTERIOR
- EGGSHELL
- EXTRA WHITE TINT BASE
- 1 GALLON FORMULA

CCE	ColorCast Ecotoner	OZ	32	64	128
B1	Black	0	12	1	0
R2	Maroon	0	6	1	0
Y3	Dark Gold	0	55	1	1

FRP FIBERGLASS REINFORCED PLASTIC: WHITE PANEL LAMINATED TO 1/2" ORIENTATED STRAND BOARD (OSB) MFG BY KEMLITE. NAIL TOP AND BOTTOM ONLY DURING INSTALLATION. NFS/USDA APPROVED

CT2 CERAMIC WALL TILE: 12" x 12" DALTILE ALTA VISTA AV-53 (DRIFTWOOD), AND ONE [1] ACCENT COLOR (AV-51) (SUNSET GOLD), DIAMOND SET, 1/4" GROUT JOINTS. GROUT: MAPEI - COLOR 43 (MOCHA). INSTALL OVER GB-WET USG FIBEROCK AQUA-TOUGH SEE INTERIOR WALL ELEVATIONS SHEET A-401 FOR ADDITIONAL INFORMATION REGARDING LIMITS OF INSTALLATION
MAPCI EPOXY GROUT TO BE USED ON MEN'S RESTROOM FLOOR AND URINAL WALLS. MAPCI EPOXY KIT #9999623831

Wall Materials

GB-WET: USG FIBEROCK BRAND AQUA-TOUGH INTERIOR PANEL. MOISTURE AND MOLD RESISTANT, 5/8" CORE THICKNESS, FOR USE AS BACKING FOR PAINT FINISH WALLS & CERAMIC TILE. FINISHED PAINTED WALL TEXTURE TO BE SMOOTH.

OSB: KEMLITE LAMINATED FRP TO 1/2" OSB SUBSTRATE (KEMPLY), INSTALL AND FINISH PER MANUFACTURERS WRITTEN INSTRUCTIONS; SEE ***FRP*** WALL FINISH FOR MORE INFORMATION.

Room Finish Schedule Notes

Floors

F1 **RAISED PLATFORM:** BUILD W/ 2x6 NOM FRAMING W/ 3/4" PLY WD SUB-FLOOR. INSTALL 1/4" THIN SET, 1/2" DURAROCK UNDERLAYMENT THEN 3/8" CERAMIC WITH 1/4" THIN SET.

F2 **MANUFACTURED FLOOR:** INSULATED METAL FLOORS SUPPLIED BY FREEZER EQUIPMENT MANUFACTURER, NO OTHER FINISH REQUIRED THIS AREA

Base

B1 **WALL/FLOOR JUNCTION:** FREEZERS ONLY-METAL COVE INTEGRATED INTO METAL FLOOR (ONE PIECE) SUPPLIED BY FREEZER MANUFACTURER. SEALANT (CAULK) INSIDE COVE TO WALL JUNCTION.

Walls

W1 **COOLER/FREEZER FACE PANELS:** USE FIBEROCK AQUA-TOUGH PANEL ON FACING OF COOLER/FREEZER IN SALES AREA.

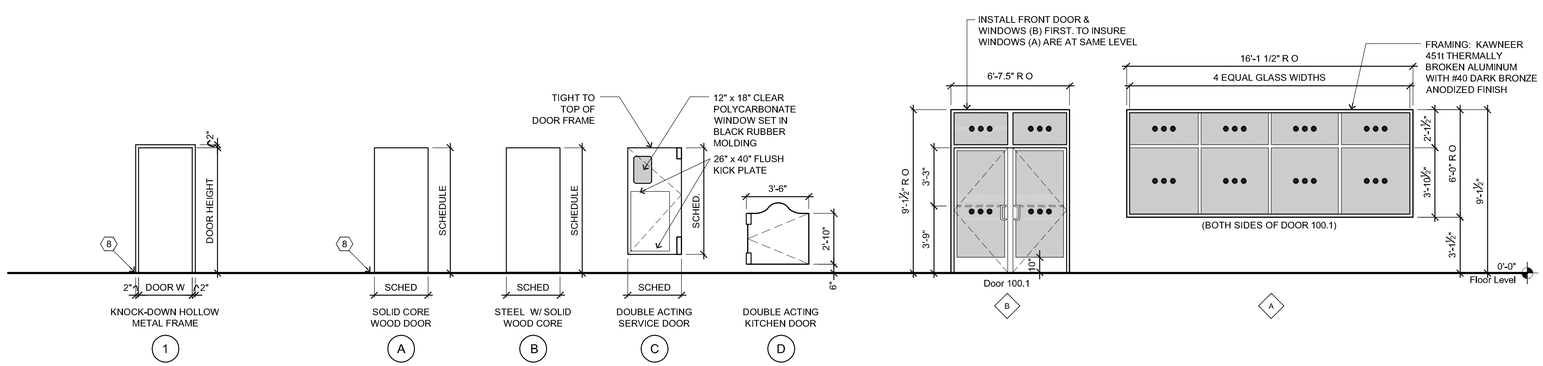
W2 **PARTIAL WALL:** SALES COUNTER BACK WALL IS A PARTIAL HEIGHT WALL (5'-2" A.F.F)

W3 **COMPOSIT PANEL:** FRP WALL FINISH IS FACTORY LAMINATED TO 1/2" OSB WALL PANELS. CONTRACTOR TO FINISH ALL JOINTS AND MAKE ALL FIELD CUTS ACCORDING TO MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.

W4 PROVIDE FIBEROCK AQUA-TOUGH PANELS FOR TILE BACKING & PAINT FINISH.

General Remarks

1 **NON-COMBUSTIBLE WALL:** INSTALL STEEL STUDS WITH 5/8" AQUA TOUGH TO INTERIOR SIDE OF THE KITCHEN WALL. HEIGHT = 9'-0". ALL FRP COVERINGS WILL BE CUT TO FIT NEXT TO S/S PANELS AROUND KITCHEN HOOD AREA.



3 Frame Types — 1/4" = 1'-0"

2 Door Types — 1/4" = 1'-0"

1 Window Frame Elevations — 1/4" = 1'-0"

Glazing Key - All Windows

●●● 1" BRONZE TINTED INSULATED TEMPERED GLASS WITH LOW-E COATING ON THE #3 SURFACE.

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PROJECT #C1417

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

12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

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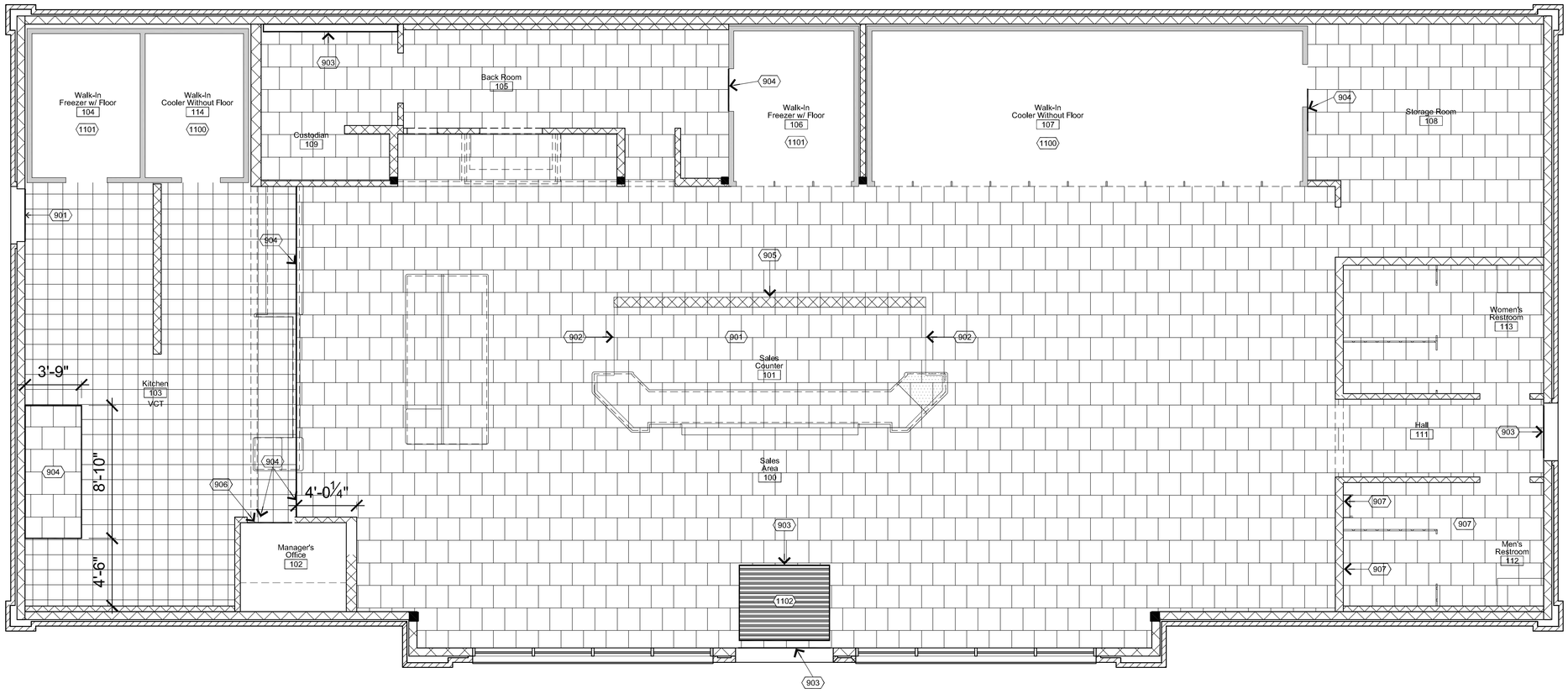
DRAWING INFORMATION: DOOR, WINDOW & ROOM FINISH SCHEDULES

A-601



N
PLAN

Ceramic Tile Flooring Plan

1/4" = 1'-0"

General Notes

1. MAPELASTIC/FIBERGLASS MESH FULL COVERAGE ON CRACKS AND SAWCUTS EXCEPT BACKROOM [105] AND CUSTODIAN ROOM [109]. JUST TREAT SAW CUTS IN THESE AREAS.
2. ALL FLOOR TILE SET WITH MEDIUM BED THIN SET WITH 1/2" TROWEL
3. 6" CUT TILE AROUND EDGE OF PLATFORM. TILE SHOULD EXTEND PAST PLATFORM AND COVER END OF PLATFORM WALL.
4. REFER TO PAGE A-501 DETAILS 6 & 7 FOR PLATFORM INFORMATION.
5. REFER TO PAGE A-601 FOR OTHER ROOM FINISH INFORMATION.
6. FILL SAW CUTS WITH SELF LEVELING CAULK BEFORE MAPELASTIC/FIBERGLASS MESH IS INSTALLED.
7. CERAMIC TILE. TILE SUPPLIED BY CASEY'S GENERAL STORES. ORDERED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.
8. MAPCI EPOXY GROUT TO BE USED ON THE MEN'S RESTROOM FLOOR AND THE URINAL WALL. MAPCI EPOXY KIT #9999623831

Construction Notes

DIVISION 11 - EQUIPMENT

1100 COOLER PACKAGES WITH PROTECT-ALL VINYL FLOORING.

1101 FREEZER PACKAGES WITH MANUFACTURER METAL FLOOR.

1102 5'x6' RECESSED ENTRY WAY MAT TO BE INSTALLED 6" FROM THRESHOLD OF FRONT ENTRY DOORS. RECESSED INTO FLOOR TILE.

DIVISION 9 - FINISHES

901 7" SALES PLATFORM. TO BE CONSTRUCTED OF 2"x6" FRAMING, 3/4" SUB-PLY, LAYER OF THIN SET, 5/8" DURA ROCK, LAYER OF THIN SET, 1/4" CERAMIC FLOOR TILE. **PLATFORM IS NOT TO BE INSTALLED IN NEBRASKA STORES!!**

902 WRAP WHOLE PLATFORM WITH RONDEX SCHLUTER RO100AE. TILE SHOULD CONTINUE PAST EDGE OF PLATFORM AND COVER END OF PLATFORM WALL.

903 USE SCHLUTER AE 100 FOR ALL EXTERIOR DOORS, ELECTRICAL ROOM AROUND CONDUIT CHASE AND THE ENTRY MAT.

904 USE SCHLUTER AEU 100 FOR ALL INTERIOR ENTRY WAYS. BUTT TIGHT AGAINST THRESHOLD TYP. SEALANT AS REQ'D.

905 4" VINYL BASE ON BACKSIDE OF PLATFORM WALL.

906 LAY CERAMIC TILE THROUGH DOOR JAMBS WHEN MEETING VINYL TILE AND SEALED CONCRETE FLOOR. SEE A-601 FOR OTHER ROOM FINISHES.

907 MAPCI EPOXY GROUT TO BE USED ON THE MEN'S RESTROOM FLOOR AND THE URINAL WALL. MAPCI EPOXY KIT #9999623831

Flooring Legend

CERAMIC TILE

VINYL TILE

Crack Isolation Specification

SURFACE PREPARATION: MUST BE CLEANED OF ALL DUST & DEBRIS, AND STRIPPED OF ANY SEALERS, WAXES; OR OTHER BOND BREAKERS.

Version: May 12, 2010

MAPEI

Fiberglass Mesh

For *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* Waterproofing Products

DESCRIPTION

MAPEI's *Fiberglass Mesh* is a ready-to-use, thin, strong yet flexible, alkali-resistant mesh for embedment with waterproofing and crack-isolation membranes, including MAPEI's *Mapelastic*™, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* on residential and commercial floors, walls and ceilings.

Fiberglass Mesh reinforces and improves the performance of MAPEI's waterproofing membranes when applied over cracks, cove and corners and around drains on residential and commercial applications. *Fiberglass Mesh* can be cut to size with scissors or a razor knife, and has excellent compatibility with all MAPEI cement- or epoxy-based mortars.

FEATURES AND BENEFITS

- Compatible with MAPEI's *Mapelastic*™, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* waterproofing membranes and *Mapeland*™ accessories
- Fully compatible with MAPEI mortars and grouts for complete system protection
- Durable, flexible and lays flat, making it easy to embed
- Fast to install: ready to use, and easy to cut with scissors or razor knife

WHERE TO USE

See MAPEI's individual Technical Data Sheets (TDSs) for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific uses.

LIMITATIONS

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific limitations.

SUITABLE SUBSTRATES

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific substrates.

SURFACE PREPARATION

- All suitable substrates must be smooth, structurally sound and free of any substance that could prevent adhesion.
- Do not use chemical means (acid etching or stripping) to prepare approved substrates. Use mechanical methods only.
- To remove any bond-inhibiting materials, concrete substrates should be mechanically cleaned and prepared by diamond-cup grinding or other engineer-approved methods to obtain the International Concrete Repair Institute (ICRI) concrete surface profile (CSP) of #3. When concrete requires more mechanical preparation, the profile will typically increase. In such cases, the surface can be made smooth by applying coats of MAPEI's *Planipatch*® patching compound.
- See TDSs of individual waterproofing products for other important surface preparation instructions. For other details, see MAPEI's "Surface Preparation Requirements" document for tile and stone installation systems at www.mapei.com or contact MAPEI Technical Services Department.

PRODUCT APPLICATION

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific application instructions.

Product Performance Properties at 73°F (23°C) and 50% relative humidity

Laboratory Tests	Results
Color	White
Shelf life	2 years (when stored in original, unopened container)
Storage	Store in cool, dry place.
Application temperature range	See individual product Technical Data Sheets.
VOCs	0 g per L
Consistency (slump) – ASTM D3775	6.4in. (25/10 cm)
Consistency (swell) – ASTM D3775	5in. (20/10 cm)
Weight – ASTM D3776	2.1 U.S. qt. per sq. yd. (7.1 per m²)
Thickness – ASTM D1777	0.012" (0.3 mm)
Weave	Leno
Nominal tensile (warp) – ASTM D5035	165 lbs. per in. (470 N per 2.54 cm)
Nominal tensile (weft) – ASTM D5035	165 lbs. per in. (470 N per 2.54 cm)

Packaging

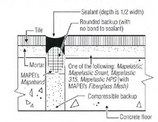
Product code	Size*	Coverage
8040003	Roll: 1 x 150 ft. (0.3 x 45.7 m) – 12 rolls per box	150 sq. ft. (13.9 m²)
03261222	Roll: 39.4" x 75 ft. (1 m x 4.57 m) – 20 rolls per box	49.2 sq. ft. (4.57 m²)
07991222	Roll: 39.4" x 75 ft. (1 m x 22.9 m) – 8 rolls per box	246 sq. ft. (22.9 m²)
8040002	Roll: 39.4" x 328 ft. (1 m x 100 m) – 4 rolls per box	1,3125.6 sq. ft. (122 m²)

* *Rolls can be purchased by the full box or individually. Each roll is contained in a plastic bag.*

1. Do not cover any substrate expansion joint or control joints with mortar or tiles. Provide for expansion and control joints where specified per Detail EJ-171 of the most current TCA handbook for ceramic tile installation, or Detail 301M3 of the TTMAC Tile Installation Manual.
2. If waterproofing integrity is required in expansion and control joints, provide per the above drawing. *Mapeband* cove roll can be bonded to both sides of the joint and filled with an appropriate joint sealant or an expansion molding system.
3. Protect blework with metal strips (edge metal) along both edges of structural building expansion joints.
4. When necessary, cut tiles along both edges of the expansion joints. Do not allow tile and mortar to overlap the joints.
5. Install the specified compressible bead and sealant into all expansion and control joints.

Consult MAPEI's Technical Services Department for installation recommendations regarding substrates and conditions not listed.

EXPANSION AND CONTROL JOINTS



RELATED DOCUMENTS

Reference Guide: Surface Preparation Requirements for tile and stone installation systems	RG70309*

* *At www.mapei.com*

Refer to MAPEI's Material Safety Data Sheet (MSDS) for specific data related to VOCs, health and safety, and handling of product.

STATEMENT OF RESPONSIBILITY

Before using, user shall determine the suitability of the product for its intended use and user alone assumes all risks and liability whatsoever in connection therewith. **ANY CLAIM SHALL BE DEEMED WAIVED UNLESS MADE IN WRITING TO US WITHIN FIFTEEN (15) DAYS FROM DATE IT WAS, OR REASONABLY SHOULD HAVE BEEN, DISCOVERED.**

We proudly support the following industry organizations:

MAPEI Headquarters of the Americas
1144 East Newport Center Drive
Deerfield Beach, Florida 33442
Phone: 1-888-US-MAPEI
(1-888-876-2734)

Technical Services
1-800-992-6274 (U.S. and Puerto Rico)
1-800-361-6069 (Canada)

Customer Service
1-800-42-MAPEI (1-800-426-2734)

For the most current BEST-BACKED™ product data and warranty information, visit www.mapei.com.

Edition Date: May 10 2019
PP309 FOMD_ENGp 09 2019 MAPEI Corporation.
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Version: March 16, 2010

MAPEI

Mapelastic HPG™

Flexible Waterproofing and Crack-Isolation Membrane

DESCRIPTION

Mapelastic HPG is a ready-to-use, highly flexible, liquid acrylic waterproofing membrane for installation under ceramic tile or stone on residential and light commercial interior floors and walls. Applied with a roller, trowel or brush, *Mapelastic HPG* has excellent compatibility with cement-based mortars. When installed with MAPEI's *Fiberglass Mesh*, *Mapelastic HPG* can also be used as a crack-isolation membrane and meets ANSI A118.12 standards for waterproofing. In addition, *Mapelastic HPG* is IAPMO-listed for use as a shower-pan liner.

FEATURES AND BENEFITS

- Bulk-pricing: Provides waterproofing and crack isolation
- Prevents in-plane floor cracks from transmitting through tile or stone
- Compatible with MAPEI's *Fiberglass Mesh* and *Mapeband*™ accessories
- Compatible with MAPEI mortars and grouts for complete system protection
- Durable and flexible; bonds to a wide range of surfaces
- Ready to use; easy to apply with roller, trowel or brush
- Install in tile or stone after curing for 18 to 24 hours.
- Flood-test after 72 hours cure.

INDUSTRY STANDARDS AND APPROVALS

ANSI A118.10: Exceeds
ASTM C627 (Robinson): Extra heavy service rating

LEED (Version 3.0) Points Contribution (1 LEED Point)

MR Credit 5, Regional Materials*: ..... Up to 2 points
IEQ Credit 4.2, Low-Emitting Materials – Paints & Coatings: ..... 1 point

** Using this LEED® product may help contribute to LEED certification of projects in the categories shown above. Points are awarded based on contributions of all project materials.*

WHERE TO USE

- For interior waterproofing vertically and horizontally behind tile and stone installations in residential to light commercial bathrooms, restrooms, kitchens and laundry rooms
- As a crack-isolation membrane over existing in-plane cracks up to 1/8" (3 mm) (see "How-Coat System" instructions) and for handling up to an additional 1/8" (3 mm) in-plane movement (see "How-Coat System" instructions) when applied at the appropriate application thickness and system-tile section "Pre-Isolating In-plane cracks" below)

LIMITATIONS

- Do not use over any substrates containing asbestos.
- Do not apply directly over gypsum-based patching or leveling compounds (see "Suitable Substrates" section below), sheet vinyl, vinyl composition tile (VCT), self-stick tile, laminate surfaces, metal or fiberglass surfaces, or poured epoxy floors.
- Do not apply directly over substrates consisting of plank wood flooring, plywood, particleboard, chipboard, or embossed strand board (OSB), pressure-treated plywood, oil-tempered plywood, Masonite

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fax (320) 762-9063

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

12-3-14 — DATE
18891 — REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

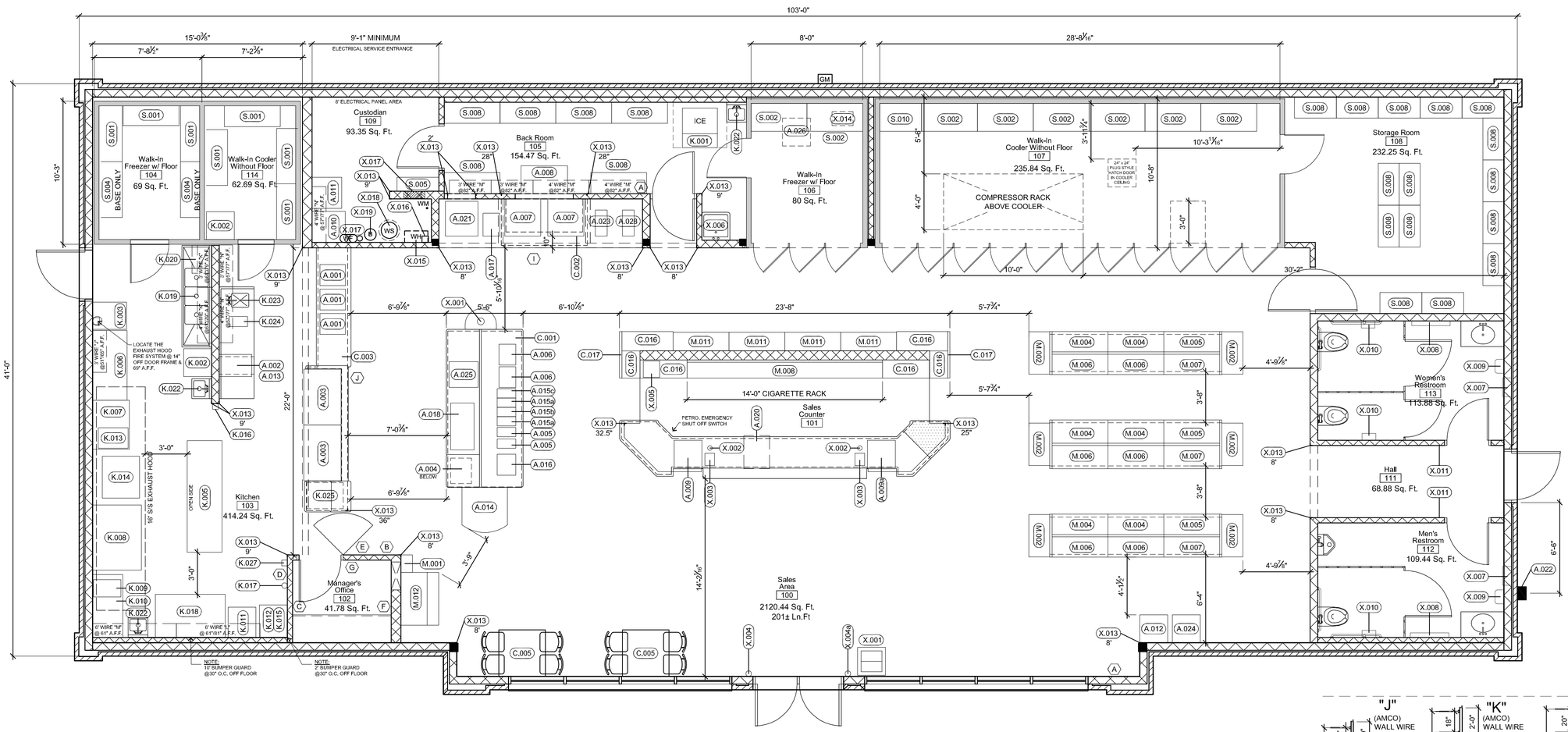
REVISED ON:

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

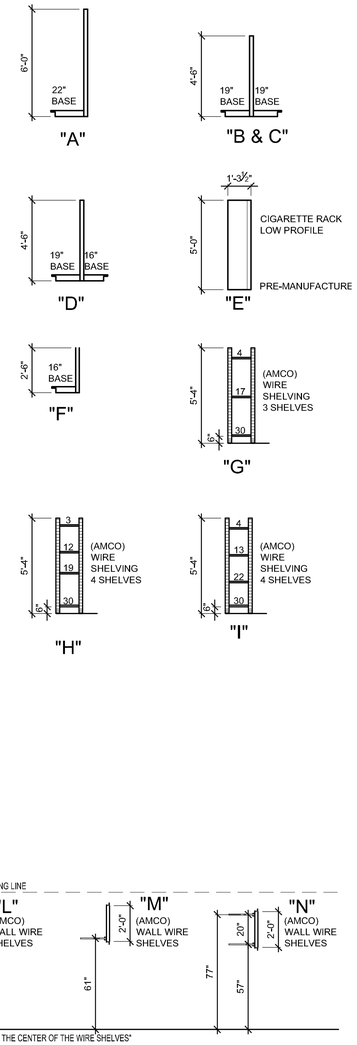
DRAWING INFORMATION:
CERAMIC TILE
FLOORING PLAN

A-701



Equipment and Fixture Floor Plan

1/4" = 1'-0"



Equipment Schedule

A - APPLIANCE

NOTE	DESCRIPTION	DETAILS
A.001	SELF-SERVE SANDWICH/PIZZA WARMER	
A.002	COUNTERTOP COOKER/WARMER	
A.003	DELI SANDWICHES - (2) 4'-0" PREP TABLES	WITH SNEEZE GUARDS
A.004	MICROWAVE (BELOW COUNTERTOP)	
A.005	2 SH DOCKING STATION	W/ 2 SERVERS
A.006	CAPPUCCINO	3 & 5 HEAD (3 HEAD ON RIGHT, 5 HEAD ON LEFT)
A.007	SELF-SERVE FOUNTAIN DRINK	10 DISPENSER HEADS
A.008	BAG-IN-BOX W/ CARBONATOR	
A.009	CASH REGISTER #1	
A.009a	CASH REGISTER #2	
A.010	ELECTRIC WASHER UNIT	
A.011	ELECTRIC DRYER UNIT	
A.012	ATM	
A.013	COMMERCIAL COMBINATION OVEN	MOUNT @ 52" A.F.F.
A.014	OPEN TOP COOLER	BORGEN MODEL #DL-100
A.015a	FLAVOR SHOTS	
A.015b	CONDIMENTS	
A.015c	FRESH CREAMER	
A.016	DUAL COFFEE BREWER	W/ 2 SERVERS
A.017	ICE COFFEE	
A.018	CONDIMENT AREA	
A.020	UNDERCOUNTER SAFE	
A.021	FROZEN CARBONATED BEVERAGE FREEZER	# C302 - McCORMACK
A.022	AIR COMPRESSOR BOX	LOCATE AT 4' HEIGHT
A.023	ICE TEA BREWER	MODEL TB3Q WITH TDO-4 DISPENSER
A.024	LOTTO MACHINE	
A.025	SOFT SERVE ICE CREAM MACHINE	
A.026	ICE FOLLET MACHINE	SITS ON RACK ABOVE CEILING
A.027	FOLLETT MANAGER	ON WALL ABOVE DOOR
A.028	SWEET TEA URN	

S - STORAGE (ALL STORAGE SHELVING TO MEET NSF STANDARD #2, "BLUE POLYGARD")

NOTE	DESCRIPTION	DETAILS
S.001	48" x 18" x 64"	G MIN. 6" TO BOTTOM
S.002	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.003	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.004	48" x 18" x 8" PLATFORM	
S.005	36" x 18" COAT RACK	
S.006	24" x 24"	G MIN. 6" TO BOTTOM
S.007	48" x 24"x8" PLATFORM	
S.008	48" x 18"x64"	I MIN. 6" TO BOTTOM
S.010	36" x 24" x 64"	

C - CASEWORK

NOTE	DESCRIPTION	DETAILS
C.001	CONDIMENT/COFFEE CASEWORK	5'-9 3/4" W. x 11'-0" L.
C.002	FOUNTAIN DRINKS CASEWORK	3'-6" W. x 14'-7" L.
C.003	SELF-SERVE SANDWICH CASEWORK	3'-0" W. x 19'-0" L.
C.005	TABLE & CHAIRS	
C.016	CASEWORK	"VARIES"
C.017	SLAT WALL	40" L. x 65" H.

M - MERCHANDISING

NOTE	DESCRIPTION	DETAILS
M.001	MUGS	
M.002	3'-0" END CAP	
M.004	16-**16**-15 SHELVING	
M.005	16-**15**-15 SHELVING	
M.006	13 SHELVING	
M.007	SHELVING	
M.008	55" CIGARETTE RACK	168" (14'-0" L.)
M.010	SHELVING	
M.011	16-15 SHELVING	
M.012	SELF SERVE DONUT CASE	SHELF @ 5", 11", 17", 23"
M.013	DRINKING FOUNTAIN	HIGH/LOW TYPE

X - OTHER

NOTE	DESCRIPTION	DETAILS
X.001	TRASH RECEPTICLE	1 SQUARE, 1 RADIUS FRONT
X.002	MICROPHONE	
X.003	CREDIT CARD MACHINE	
X.004	FIRE EXTINGUISHER	32" A.F.F 10 LB. ABC 4-A-80BC
X.004a	FIRE EXTINGUISHER (ILLINOIS ONLY)	32" A.F.F 10 LB. ABC 4-A-80BC
X.005	LOTTO	
X.006	MOP BASIN DO NOT INSTALL UNTIL AFTER CERAMIC FLOOR TILE HAS BEEN INSTALLED.	
X.007	RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE.	
X.008	BABY CHANGING STATION	HORIZONTAL
X.009	ELECTRIC HAND DRYER	
X.010	DOUBLE TOILET PAPER HOLDER	
X.011	H.C. RESTROOM SIGN @60" TO CENTER & 3" OFF LATCH SIDE OF DOOR	
X.013	STAINLESS STEEL OUTSIDE CORNER	
X.014	AIR COMPRESSOR LOCATED ABOVE WALK-IN COOLER	ON SHELF MOUNTED TO WALL
X.015	NORITZ MODEL #NRC98 TANK LESS WATER HEATER	
X.016	RECIRCULATING PUMP	
X.017	CONTACTOR RELAY BOX & DIGITAL TEMP SENSOR	
X.017	WATER FILTER SYSTEM. MIN. 40" CLEARANCE BELOW TO ALLOW FILTER TO BE REMOVED (FOLLOW MANUF. INSTALLATION INSTRUCTIONS)	
X.018	WATER SOFTENER	
X.019	BRINE TANK	

K - KITCHEN

NOTE	DESCRIPTION	DETAILS
K.001	ICE MACHINE	ON LEGS
K.002	TRAY RACK	ON CASTERS
K.003	MIXER	ON CASTERS
K.004	8'-0" STAINLESS STEEL TABLE	96" x 24" 31" H.
K.005	8'-0" STAINLESS STEEL ISLAND TABLE	OPEN SIDE TOWARD OVENS
K.006	6'-0" STAINLESS STEEL TABLE	72" x 30" x 36" H.
K.007	42" STAINLESS STEEL TABLE	42" x 30" x 31" H.
K.008	PIZZA OVENS	
K.009	TENDERLOIN FRYER	ON LEGS
K.010	4'-6" STAINLESS STEEL TABLE	54" x 26" x 31" H.
K.011	2' STAINLESS STEEL TABLE	24" x 30" x 36" H.
K.012	24" STAINLESS STEEL ROLLER TABLE	ON CASTERS
K.013	DONUT FRYER	ON LEGS
K.014	BREAD OVEN AND PROOFER	6" CLEARANCE REQUIRED
K.015	DOUGH ROLLER	BOLT TO CART
K.016	PIZZA PHONE JACK	MOUNT 60" A.F.F.
K.017	FIRE EXTINGUISHER	MOUNT 25" A.F.F., TYPE "K"
K.018	5'-7" STAINLESS STEEL PREP TABLE	67" x 32" x 31" H.
K.019	3 - COMPARTMENT SINK	W/DUAL DRAIN BOARDS
K.020	15" x 24" WIRE SHELVING BELOW SINK FOR TOXIC CLEANING SUPPLIES.	
K.022	STAINLESS STEEL HAND SINK	WALL HUNG W/SPLASH GUARDS
K.023	VEGETABLE SINK	MOLDED IN 8' STAINLESS STEEL TABLE
K.024	VEG-O-MATIC	SLICER
K.025	BREAD HOLDING CABINET	37 ¾"H x 22 ¾"W x 31 ¼"D ON CASTERS
K.026	STAINLESS STEEL HAND SINK	COUNTER MOUNTED W/SPLASH GUARDS
K.027	EMERGENCY PULL STATION	48" TO CENTER OF SQUARE BOX

BULLETIN BOARD

NOTE	DESCRIPTION	DETAILS	LOCATION
A	36" x 48" VERTICAL	BOTTOM = 50" A.F.F.	BACK RM/SALES
B	18" x 24" GLASS ENCLOSED	PERMIT BULLETIN BOARD, 56" A.F.F.	SALES
C	18" x 24" VERTICAL	BOTTOM = 70" A.F.F.	OFFICE
D	18" x 24" VERTICAL		KITCHEN
E	16" x 48" VERTICAL	BOTTOM = 36" A.F.F.	SALES
F	12" x 36" VERTICAL	BOTTOM = 36" A.F.F.	OFFICE
G	KEY RING SHELF	MOUNT ABOVE LIGHT SWITCH	OFFICE
I	1-47" MONITOR	INSTALLED BY GRAPHICS CONTR.	REFRESH.CTR.
J	3-47" MONITORS	INSTALLED BY GRAPHICS CONTR.	DELI CASE

NOTE:
CONTRACTOR TO ASSEMBLE SHELVES G, H, I, J, K, L & M; MEASUREMENTS ARE TO THE CENTER OF THE WIRE SHELVES

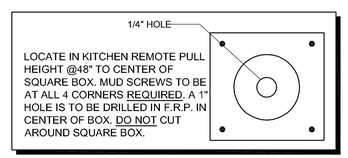
CONTRACTOR TO ASSEMBLE SHELVES G, H, & I; MINIMUM 6" OF CLEARANCE FROM BOTTOM SHELF TO FINISH FLOOR.

ALL STORAGE SHELVING TO MEET NSF STANDARD #2 "BLUE POLYGARD"

2 Shelving Components

1/4" = 1'-0"

Remote Pull Detail (K.027)



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12-3-18 DATE — 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

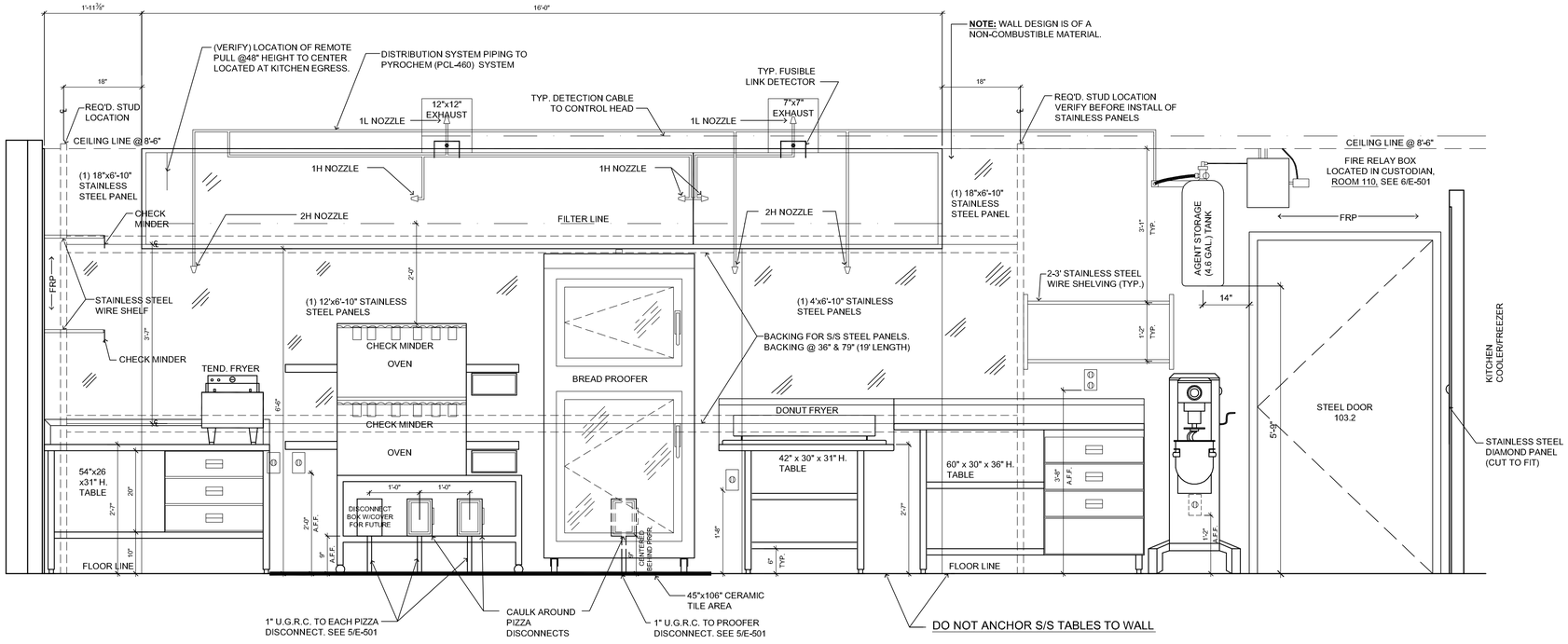
DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: EQUIPMENT PLAN

AQ-101



STAINLESS STEEL SPLIT HOOD: 16'-0" LENGTH x 42" DEPTH x 24" HEIGHT. [18 BLANK-OFF PANEL, EACH END.]

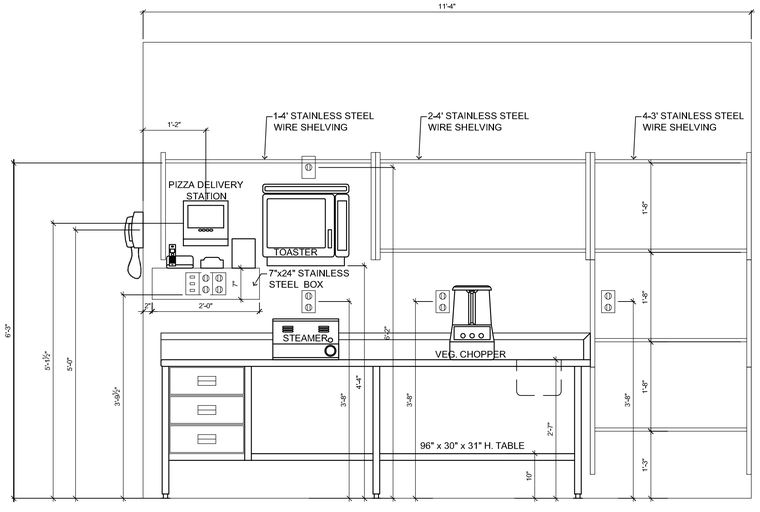
NOTE: ELECTRIC SHUTOFF INSTALLED BY ELECTRICIANS.
4.6 - GALLON EXHAUST FIRE SYSTEM COMPLIANT

1.) MICRO SWITCH PART NUMBER 551154 PROVIDED BY IOWA FIRE EQUIPMENT CO. FOR USE BY ELECTRICAL CONTRACTOR TO FACILITATE ELECTRIC SHUT DOWN OF ALL EQUIPMENT BENEATH THE HOOD ASSEMBLY PER N.F.P.A. 17-A 2002 EDITION. (EXCEPTION OF EXHAUST FANS)!
2.) ALL EXPOSED PIPING WITHIN THE HOOD ASSEMBLY TO BE CHROME SLEEVED WITH CHROME PLATED FITTINGS. ALL PENETRATIONS MADE IN THE HOOD TO BE FITTED WITH A LIQUID TIGHT SEAL OR QUICK SEAL ASSEMBLY.
3.) REMOTE MANUAL RELEASE ASSEMBLY TO BE MOUNTED @48" IN COMPLIANCE WITH N.F.P.A. 17-A 2002 EDITION. OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR NOTE:
ROLLER IN KITCHEN IS TO BE BOLTED TO S/S TABLE. SET ROLLER AS FAR BACK AS POSSIBLE AND ANCHOR UP THRU LEGS.

1 Kitchen Wall Elevation

3/4" = 1' - 0"



2 Kitchen Wall Elevation

3/4" = 1' - 0"

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PROJECT #C1417

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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
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PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

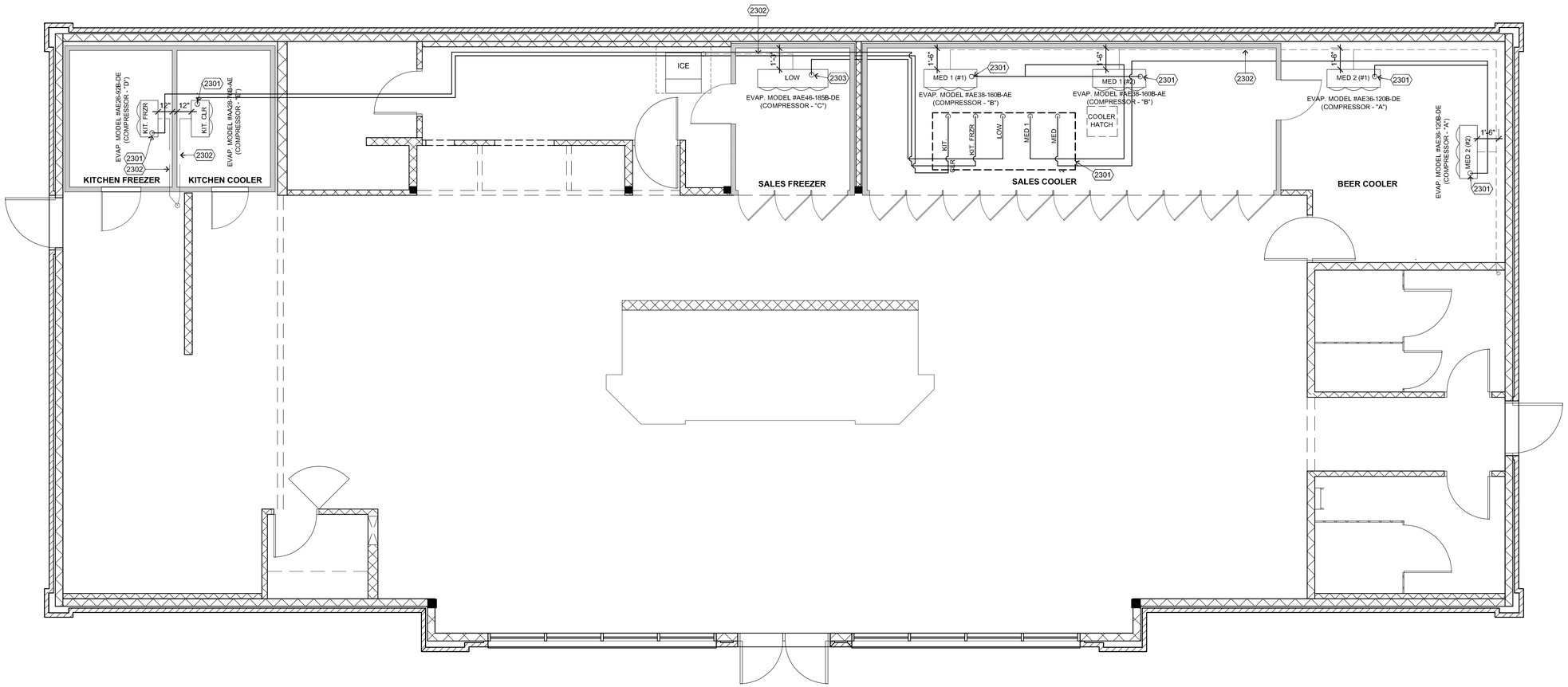
DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED: REVISED ON 04-16-14

DRAWING INFORMATION: KITCHEN WALL INTERIOR ELEVATION

AQ-401



N
PLAN

Refrigeration Equipment Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Construction Notes

1. COOLER EVAPORATOR COILS TO BE 18" FROM BACK WALL & CENTERED IN COOLER. SALES FREEZER EVAPORATOR COILS TO BE 15" FROM BACK WALL & CENTERED IN FREEZER.
2. ALL SUCTION LINE RISERS REQUIRE OIL TRAP BEFORE VERTICAL RISE.
3. ALL PENETRATIONS THRU COOLER/FREEZERS BOXES TO BE SEALED INSIDE/OUTSIDE AND AIR TIGHT. INSIDE OF CONDUITS TO BE SEALED WITH POLYWATER FST-250 FOAM SEALANT.
4. ALL LOW TEMP EVAPORATOR DRAINS TO HAVE TRAP OUTSIDE OF CABINET, MED TEMP EVAP. DRAIN INSIDE CABINET
5. ALL SUCTION LINES TO BE FULLY INSULATED FROM EVAPORATOR TO COMPRESSOR.
6. DRAIN LINES IN WALLS TO BE INSULATED (NO TRAPS INSIDE INTERIOR WALLS)
7. ALL COPPER PIPING TO BE SECURED BY PROVIDED CLAMP OR HANGER
8. ICE HOUSE (LOW TEMP), SUC. = 7/8" / LIQ. = 1/2"
9. MED. TEMP 1 & 2 (#1 & #2), SUC. = 7/8" / LIQ. = 1/2"
10. KITCHEN FREEZER, SUC. = 7/8" / LIQ. = 1/2"
11. KITCHEN COOLER, SUC. = 7/8" / LIQ. = 1/2" (5/8" RISER)
12. BRASS UNIONS TO BE WITH-IN 6" OF EVAPORATOR PAN
13. KITCHEN COOLER/FREEZER EVAPS 12" CENTERED FROM WALL (SHOWN)
14. REFRIGERATION CONTRACTOR TO INSTALL AIR COMPRESSOR LINE
15. INSTALL 5/8" ACR DRAIN (WITH BALL VALVE) FROM AIR COMPRESSOR ROUTED TO FLOOR DRAIN
16. ALL ROOF PENETRATIONS TO MATCH PIPING CURB OPENING
17. PIPING CURBS TO BE SEALED WATER TIGHT
18. ALL PENETRATIONS THRU PIPING CURBS TO BE SEALED WATER TIGHT
19. ALL CONDENSATION DRAIN LINES TO BE 7/8" ACR PIPE OR EQUAL
20. ICE MACHINE CONDENSER LINES 1/2" ACR - 3/8" ACR.
21. ALL RTU CONDENSATE DRAINS TO BE 1" PVC RAN TO RAIN GUTTERS BY PLUMBING CONTRACTOR.

Keyed Construction Notes

DIVISION 23 - HVAC

(2301) COMPRESER EQUIPMENT RACK LOCATED UNDER ROOF TRUSSES

(2302) ROUTE CONDENSATE LINES TO FLOOR DRAINS, RE: PLUMBING DRAWINGS

(2303) OIL TRAP ON ALL SUCTION RISERS

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

REVISED ON:

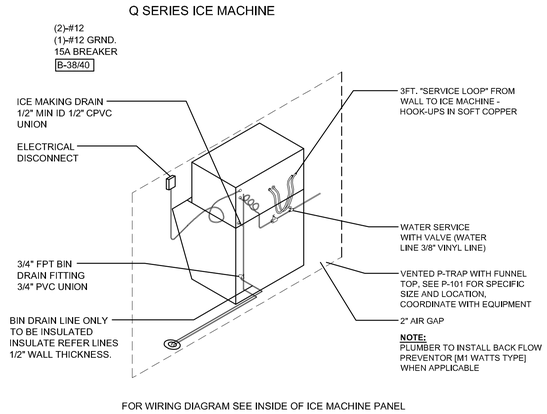
DRAWING INFORMATION:
REFRIGERATION
EQUIPMENT PLAN

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

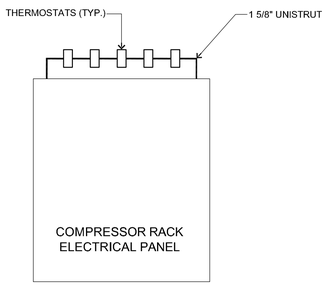
CHECKED BY: TOM GRUBER

QR-101



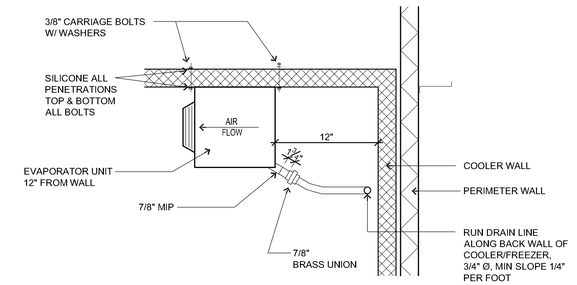
5 Ice Maker Installation Detail

Isometric Diagram - Not To Scale



6 REFRIGERATION THERMOSTAT DETAIL

NO SCALE



7 EVAPORATOR DETAIL KITCHEN FREEZER

3/4" = 1'-0"

General Notes

SALES COOLER

OPERATING TEMPERATURE:
#1 34°F - #2 34°F 2nd STAGE
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 60#
DISCHARGE 250#
SUPERHEAT 8° - 10° F
COMPRESSOR SUPERHEAT 10° - 12° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTES TERMINATION
PARAGON TIMER:
8141-20
REFRIGERANT CHARGE:
R-404a
38#
DUAL PRESSURE CONTROL SETTINGS:
20# CUT-OUT 50# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
64 OZ. FACTORY CHARGE

SALES FREEZER SYSTEM: LOW TEMP #1

OPERATING TEMPERATURE:
10°F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE 204# OUTDOOR
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTES TERMINATION
REFRIGERANT CHARGE:
R-404a
33.5#
DUAL PRESSURE CONTROL SETTINGS:
5# CUT-OUT 20# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
64 OZ. FACTORY CHARGE

KITCHEN FREEZER SYSTEM: LOW TEMP #2

OPERATING TEMPERATURE:
0° F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE PRESSURE 204# AT 70° F OUTDOOR AMBIENT
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTE TERMINATION
REFRIGERANT CHARGE:
R-404a
30#
DUAL PRESSURE CONTROL SETTINGS:
5# CUT-OUT 20# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
50 OZ. FACTORY CHARGE

KITCHEN COOLER SYSTEM: LOW TEMP #3

OPERATING TEMPERATURE:
34° F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE PRESSURE 204# AT 70° F OUTDOOR AMBIENT
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTE TERMINATION
REFRIGERANT CHARGE:
R-404a
28#
DUAL PRESSURE CONTROL SETTINGS:
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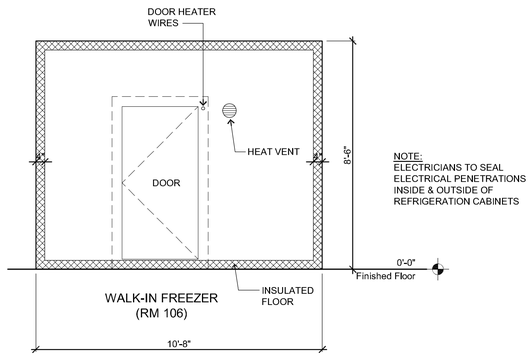
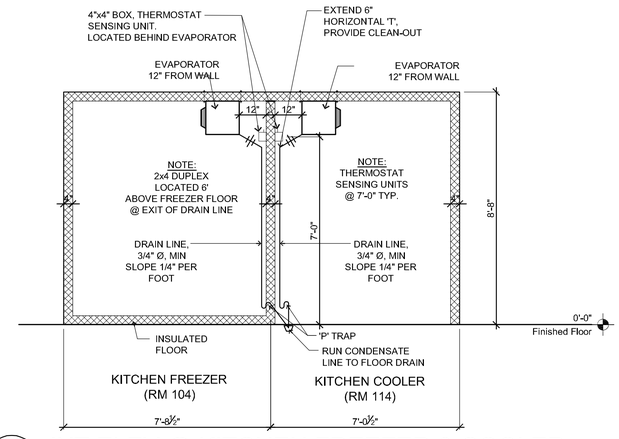
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
24 OZ. FACTORY CHARGE



2 END ELEVATION

3/8" = 1'-0"

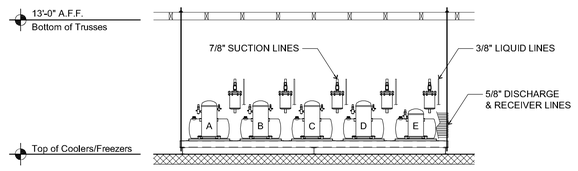


3 INT ELEV @ KITCHEN FREEZER & COOLER

3/8" = 1'-0"

COMPRESSOR DESIGNATIONS

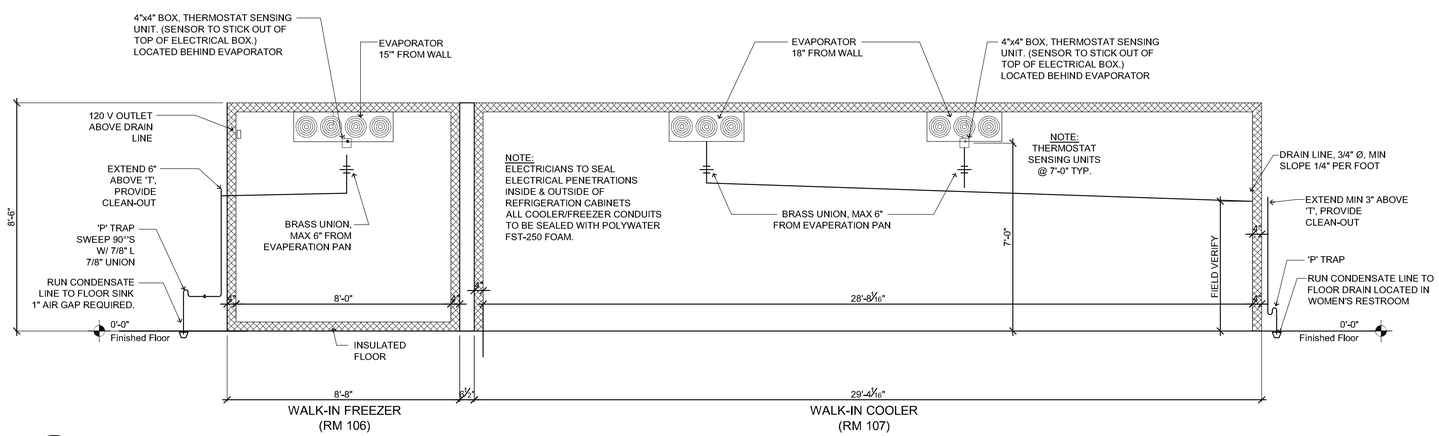
A - BEER COOLER	MODEL: ZS30K4E-TF5-250	31,200 BTU's @ 22 deg.evap
B - SALES COOLER	MODEL: ZS30K4E-TF5-250	32,500 BTU's @ 24 deg.evap
C - SALES FREEZER	MODEL: ZF15K4E-TF5-256	15,100 BTU's @ -22 deg.evap
D - KITCHEN FREEZER	MODEL: ZF08K4E-TF5-236	10,200 BTU's @-10 deg.evap
E - KITCHEN COOLER	MODEL: RS70C1E-TFC-201	7,680 BTU's @ 25 deg.evap



4 COMPRESSOR RACK DETAIL

3/8" = 1'-0"

NOTE: SALES FREEZER EVAPORATOR TO BE 15" FROM WALL
EVAPORATORS IN SALES COOLER AND BEER COOLER TO BE 18" FROM WALL



1 INTERIOR ELEVATION @ WALK-IN COOLER / FREEZER

3/8" = 1'-0"

INSIDE OF ALL COOLER/FREEZER CONDUITS
TO BE SEALED WITH POLYWATER FST-250
FOAM

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

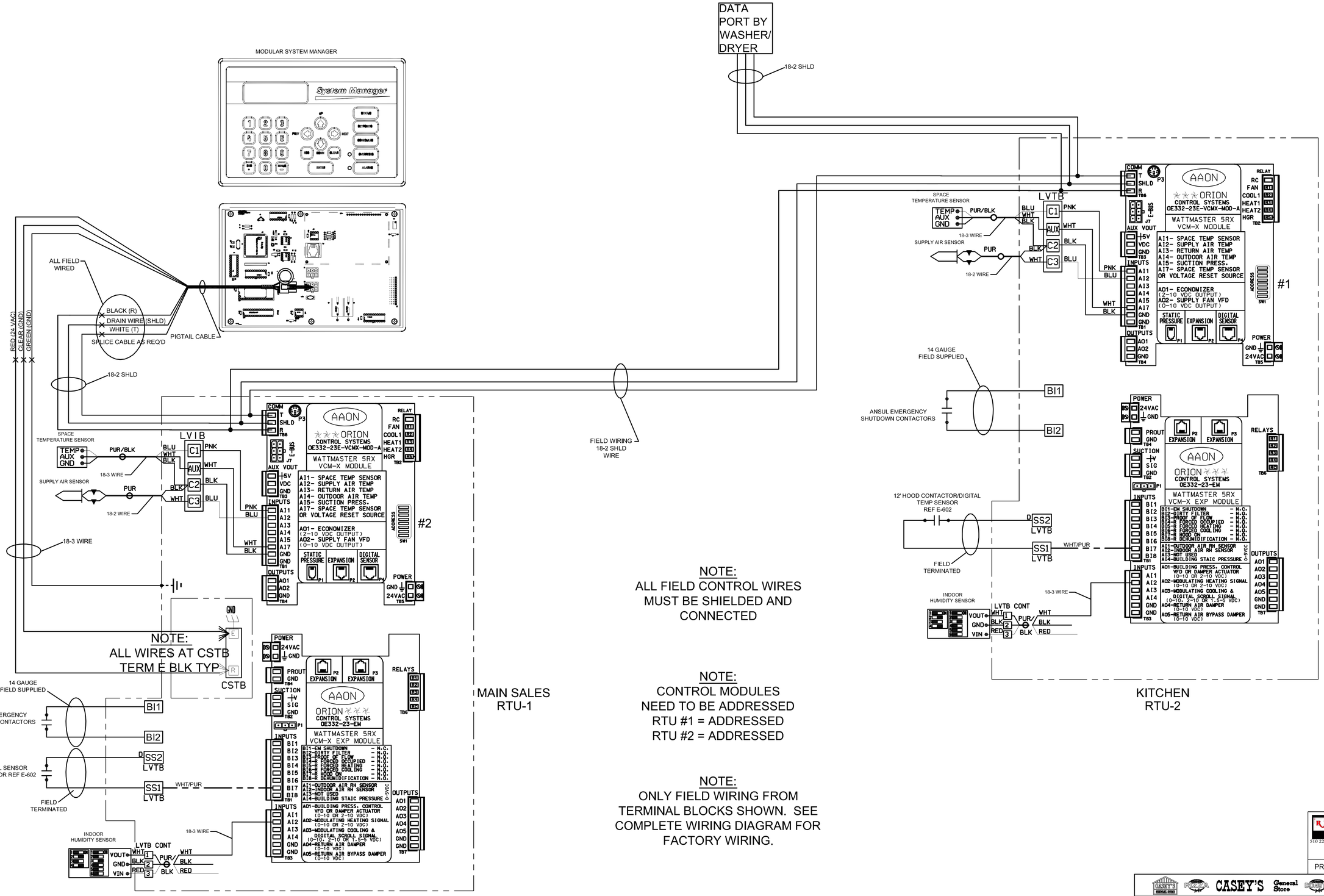
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
COOLER/FREEZER
REFRIGERATION
DETAILS

QR-401



NOTE:
ALL FIELD CONTROL WIRES MUST BE SHIELDED AND CONNECTED

NOTE:
CONTROL MODULES NEED TO BE ADDRESSED
RTU #1 = ADDRESSED
RTU #2 = ADDRESSED

NOTE:
ONLY FIELD WIRING FROM TERMINAL BLOCKS SHOWN. SEE COMPLETE WIRING DIAGRAM FOR FACTORY WIRING.

MAIN SALES
RTU-1

KITCHEN
RTU-2

1 AAON RTU Wiring Schematic

Isometric Diagram - Not To Scale

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
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PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

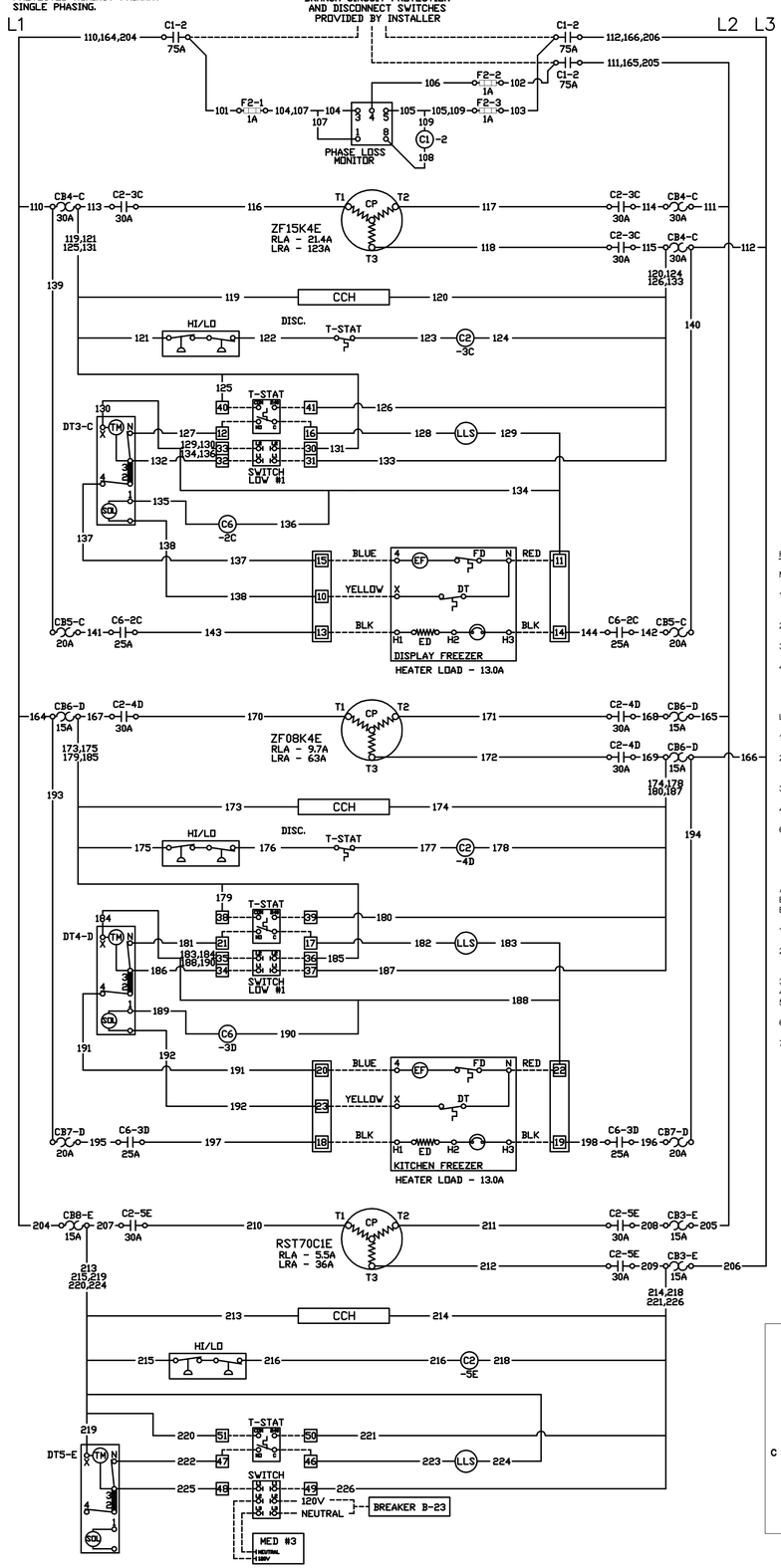
DRAWING INFORMATION:
COMFORT COOLING WIRING

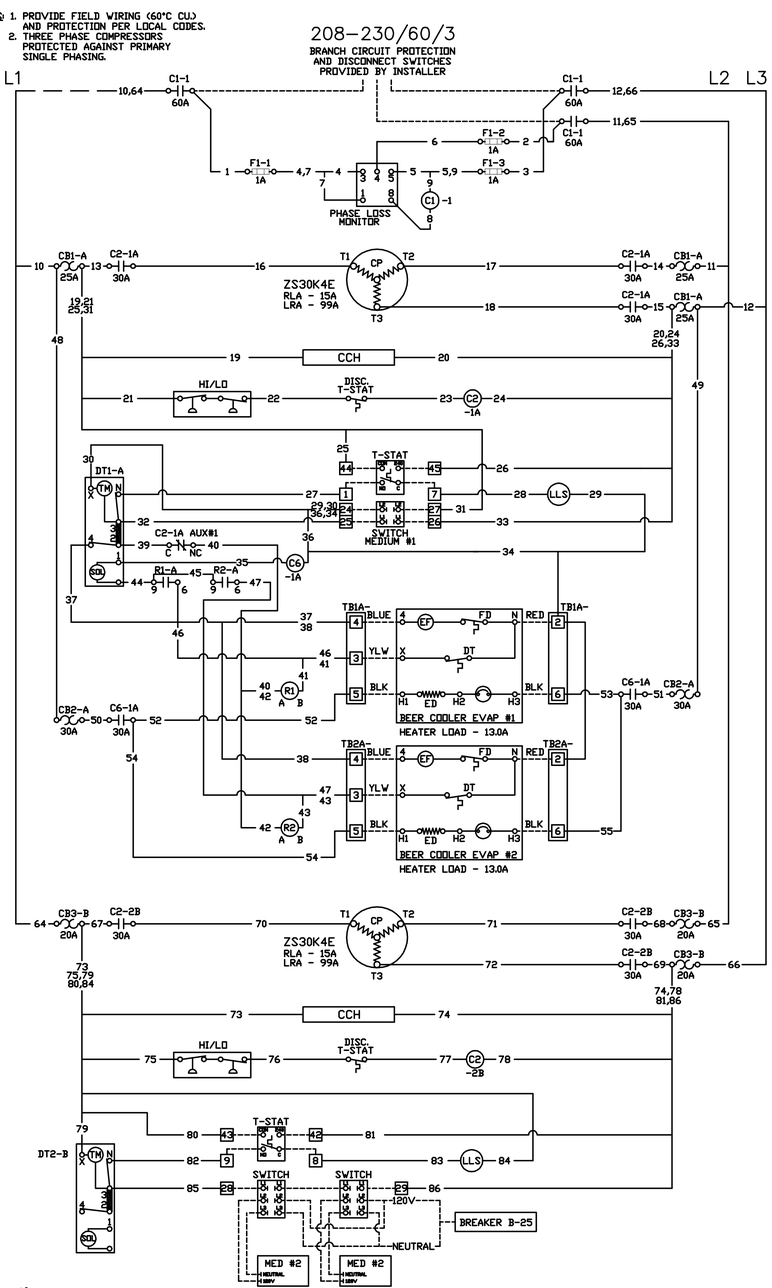
QR-601

NOTES: 1. PROVIDE FIELD WIRING (60°C CU) AND PROTECTION PER LOCAL CODES.
2. THREE PHASE COMPRESSORS PROTECTED AGAINST PRIMARY SINGLE PHASING.

208–230/60/3

BRANCH CIRCUIT PROTECTION AND DISCONNECT SWITCHES PROVIDED BY INSTALLER





REFRIGERATION SYSTEM WIRING NOTES:

MEDIUM TEMPERATURE SYSTEMS:

1 EACH MEDIUM TEMPERATURE COMPRESSOR IS AN INDEPENDENT SYSTEM, A TEMPERATURE CONTROL IS PROVIDED FOR EACH SYSTEM BY CASEY'S.
2 THE EVAPORATOR FANS FOR THE MEDIUM SYSTEM ARE TO OPERATE CONTINUOUSLY. (BREAKER B-25).
3 COOLER GLASS DOORS LIGHTS ARE TO OPERATE CONTINUOUSLY. (BREAKER B-29).
4 THERMOSTAT LOCATION AND INSTALLATION DIMENSIONS, ARE LOCATED ON PAGE QR-401.

LOW TEMPERATURE AND KITCHEN FREEZER SYSTEMS:

1 EACH LOW TEMPERATURE COMPRESSOR IS AN INDEPENDENT SYSTEM, A TEMPERATURE CONTROL IS PROVIDED FOR EACH SYSTEM BY CASEY'S.
2 WIRING CONNECTIONS FROM THE COMPRESSOR RACK CONTROL PANEL TO EACH LOW TEMPERATURE EVAPORATOR ARE MADE BY THE ELECTRICAL CONTRACTOR.
3 SALES FREEZER GLASS DOORS LIGHTS ARE TO OPERATE CONTINUOUSLY. (BREAKER B-27).
4 THERMOSTAT LOCATION AND INSTALLATION DIMENSIONS, ARE LOCATED ON PAGE QR-401.
6 SERVICE LIGHTS FOR THE COOLER/LOW TEMP. CABINET ARE ON (BREAKER B-35) AND THE KITCHEN FREEZER IS (BREAKER B-33).

ALL WIRING CONNECTIONS TO EQUIPMENT ARE TO BE TERMINATED BY ELECTRICAL CONTRACTOR! ALL FACTORY WIRING CONNECTIONS ARE TO BE CHECKED BY ELECTRICAL CONTRACTOR.

1 ALL FIELD WIRES MUST BE NUMBERED AS SHOWN, ON BOTH ENDS OF EACH WIRE.
2 ALL ELECTRICAL PENETRATIONS INTO COOLER OR FREEZERS, MUST BE SEALED AIR TIGHT INSIDE CONDUIT WITH POLYWATER FST-250 FOAM SEALANT AND OUTSIDE CONDUIT WITH SILICONE.
3 DISCONNECT MOUNTED ON SIDE OF CONDENSING UNIT.
4 MAKE SURE ALL ROOF DISCONNECTS ARE OFF!
5 MARK ALL WILD LEGS INSIDE ELECTRIC PANELS,DISCONNECTS, AND LINE SIDE OF CONTACTORS WITH ORANGE TAPE.
6 DISCONNECT SWITCHES FOR THE SALES FREEZER AND KITCHEN FREEZER SHALL BE WIRED WITH 4 DIFFERENT COLORED WIRES.
7 ALL DEFROST HEATER WIRES SHALL #12 STRANDED.

1 Refrigeration Wiring Schematic -

Diagram - Not To Scale

DTFD – DEFROST TERMINATION/ FAN DELAY SWITCH

Fixed Type – Therm–O–Disc: BRN, BLK, RED

Adjustable Type – Penn: BLUE, RED, WHITE

Adjustable Type – Ranco: 1, 2, 3

ABBREVIATIONS			
C	CONTACTOR	EF	EVAPORATOR FAN(S)
CAP	FAN MOTOR CAPACITOR	F	FUSE
CB	CIRCUIT BREAKER	FCP	FAN CONTROL PRESSURE
C AUX.	AUXILIARY CONTACTOR SWITCH	FCT	FAN CONTROL TEMPERATURE
CCH	CHANKCASE HEATER	FDS	FUSED DISCONNECT SWITCH
CF	CONDENSER FAN	HF	COMPRESSOR HEAD FAN
CP	COMPRESSOR	HGS	HOT GAS SOLENOID
DCM	DEMAND COOLING MODULE	HI/LO	HIGH/LOW PRESSURE CONTROL
DT	DEFROST TIMER	IV	DEMAND COOLING INJECTION VALVE
DTFD	AS NOTED	LLS	LIQUID LINE SOLENOID
ED	ELECTRIC DEFROST	MP	COMPRESSOR MODULE POWER
		OF	OIL FAILURE CONTROL

PDS	PUMP DOWN SWITCH
PTB	POWER TERMINAL BLOCK
R	RELAY
RH	RECEIVER HEATER
RPC	RECEIVER PRESSURE CONTROL
RSPC	RUSS–SAVER PRESSURE SWITCH
SOL	TIMER RESET SOLENOID
TB	TERMINAL BLOCK/BOARD
TD	TIME DELAY RELAY
TM	TIMER MOTOR
TS	TOGGLE SWITCH
US	UNLOAD SOLENOID
V	SOLENOID VALVE

FACTORY WIRE
FIELD WIRE

DRAWING NUMBER: 126170 & 126170

DRAWN BY:	REV	DATE:
SS	1	12/12/12

DESCRIPTION: WIRE DIAGRAM 208–230/60/3 CASEY'S GENERAL STORE MEDIUM TEMP

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PROJECT #C1417

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
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PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

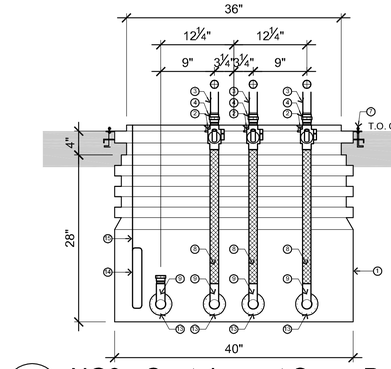
DRAWN BY: JACOB CLARK | CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ONE

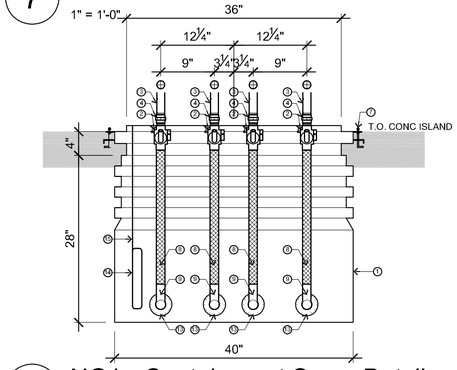
DRAWING INFORMATION: REFRIGERATION WIRING SCHEMATIC MED - TEMP

QR-602



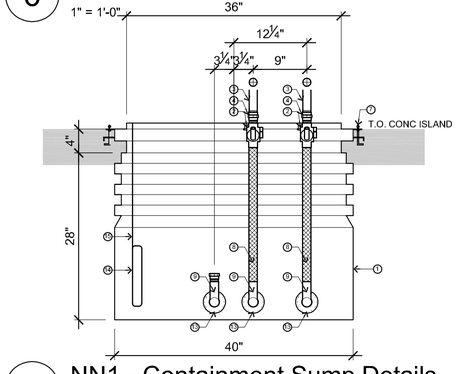
7 NG0 - Containment Sump Details

1" = 1'-0"



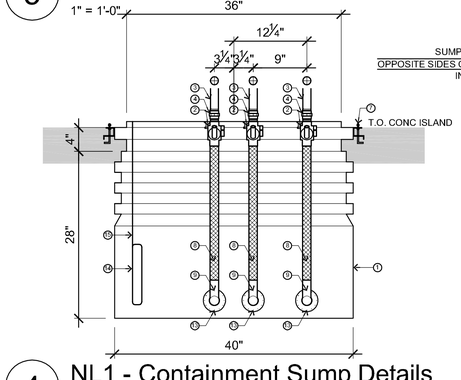
6 NG1 - Containment Sump Details

1" = 1'-0"



5 NN1 - Containment Sump Details

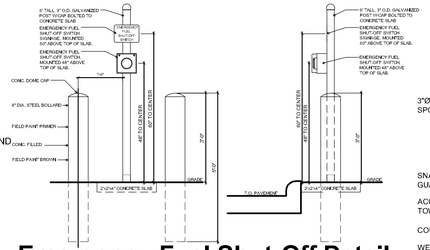
1" = 1'-0"



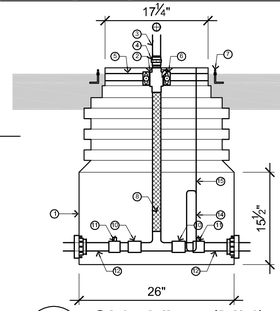
4 NL1 - Containment Sump Details

1" = 1'-0"

NOTE: DOUBLE WALL FLEX PRODUCT PIPING

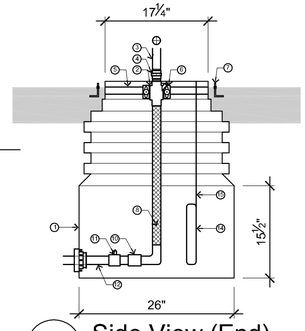


Emergency Fuel Shut-Off Detail



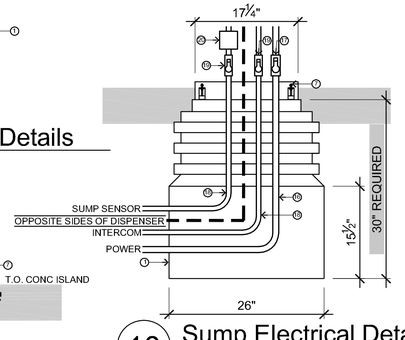
8 Side View (Mid)

1" = 1'-0"



9 Side View (End)

1" = 1'-0"

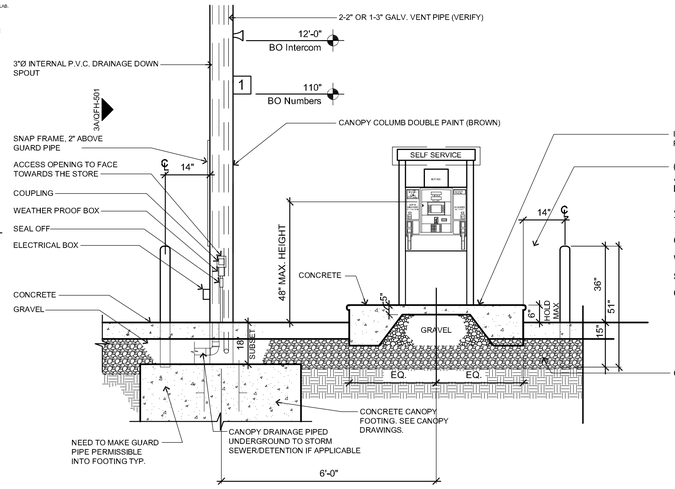


10 Sump Electrical Detail

1" = 1'-0"

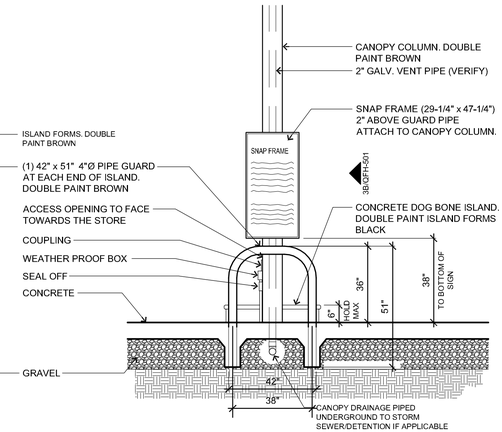
General Sump Notes:

1 VERTICAL SEAL-OFF IS TO BE INSTALLED 30" FROM THE TOP OF THE SEAL-OFF TO THE BOTTOM OF THE PUMP BOX. REQUIRED.
2 ALL A-SIDES ARE TOWARDS THE STORE #1 TANK PIPING IS ALWAYS TO THE RIGHT
3 FOLLOW MANUFACTURERS INSTRUCTIONS, SPECIFICATIONS.
5 PIPE ALL PRODUCTS THROUGH ALL SUMPS. PLUG TEE'S AT ISLANDS THAT DO NOT USE ALL PRODUCTS
6 RIGID CONDUITS TO BE RUN ON OUTSIDE OF PUMP BOX. DO NOT PENETRATE PUMP BOX WITH CONDUIT
7 LOW OCTANE PRODUCT TOWARDS THE STORE, LOW OCTANE PRODUCT IS ALWAYS TO THE RIGHT
8 CONTRACTOR TO NOTE PIPING LINE LENGTH FOR VEDER-ROOT PROGRAMING



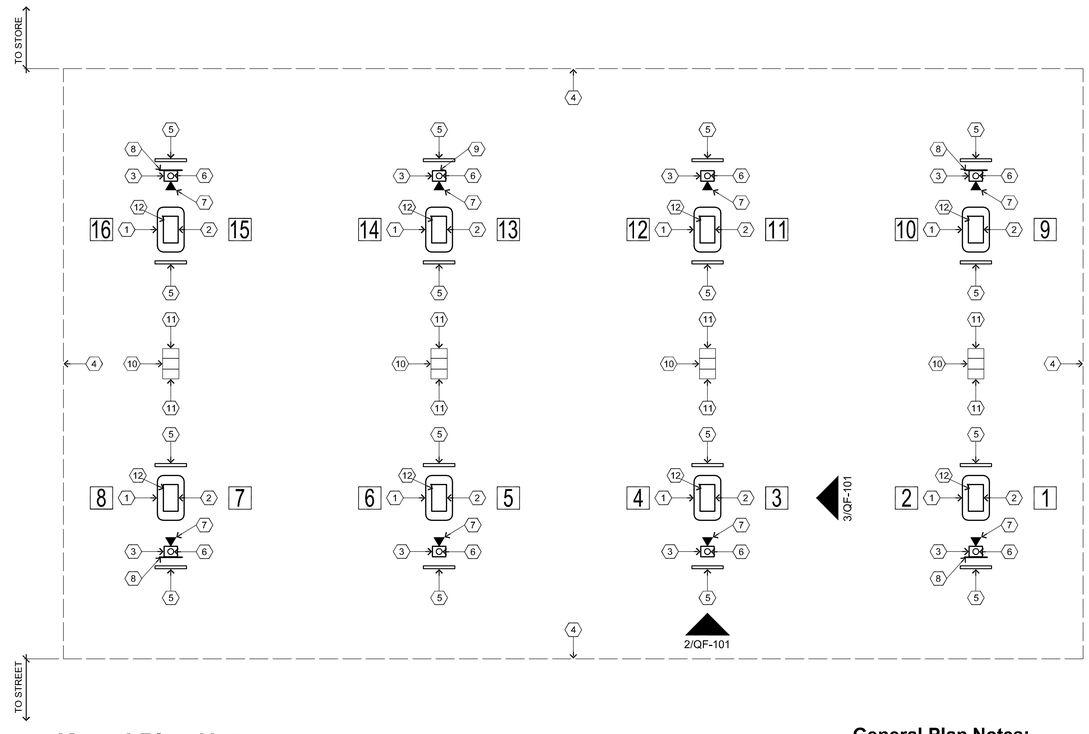
3 Fuel Island Front Elevation/Section

1/2" = 1'-0"



2 Fuel Island End Elevation

1/2" = 1'-0"



Keyed Plan Notes

1. **FUEL ISLANDS**: 3' x 5' PRE-MANUFACTURED FORMS TO BE FILLED W/ CONC
2. **FUEL DISPENSERS**: SUPPLIED BY OWNER
3. **CANOPY COLUMN**: SUPPLIED BY CANOPY MFG.
4. **EDGE OF CANOPY**: ABOVE
5. **STEEL GUARD PIPE**: SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (*2 PER ISLAND*)
6. **INTERNAL DOWNSPOUTS**: ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
7. **INTERCOM SPEAKER**: MOUNT TO COLUMN @ 12' FROM BOTTOM OF SPEAKER TO PAVING
8. **SNAP FRAME SIGNS**: MOUNT TO COLUMNS 2" ABOVE GUARD PIPE
9. **ELECTRICAL:** WATERPROOF HOUSING W/ LOCKABLE COVER, MOUNTED ON COLUMN FACING STORE, AS SHOWN
10. **TRASH CAN**: CENTER BETWEEN COLUMNS
11. **WASH BUCKETS**: PLACED ON EACH END OF TRASH CAN

General Plan Notes:

1. THIS PLAN LAYOUT PROVIDES GENERAL REFERENCE AND RELATIONAL INFORMATION PERTAINING TO THE FUEL PUMP ISLANDS AND CANOPY
2. FOR LOCATING THESE FACILITIES ON THE SITE REFER TO THE SITE PLAN DRAWINGS CONTAINED IN THIS SET OF DOCUMENTS,
3. FOR EXACT DESIGN AND LAYOUT OF CANOPY REFER TO SHOP DRAWINGS PROVIDED BY CANOPY MANUFACTURER,
4. FOR ADDITIONAL SPECIFICATION INFORMATION REGARDING ACCESSORY ELEMENTS REFER TO THE CASEY'S SPECIFICATION MANUAL

1 Fuel Island Plan - 8 Island, 8 Dispenser DOUBLE STACKED, HEAD-IN Layout

1/8" = 1'-0"

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS

Keyed Construction Notes

1. CONTRACTOR TO CLEAN & PAINT 2 COATS (BROWN) ON ISLAND FORMS, GUARD PIPES, DOWN SPOUTS AND CANOPY COLUMNS. CONTRACTOR TO INSTALL WASH BUCKETS TO CANOPY COLUMNS. CAUTION COLUMN MAY CONTAIN VENT PIPES FROM U.G.S.T. CONTRACTOR IS TO INSTALL INTERCOM SYSTEM. LOCATE SPEAKERS @ 12' HEIGHT.
2. SNAP FRAME BRACKET KITS WILL BE SUPPLIED BY OWNER (IF APPLICABLE).
3. CONTRACTOR TO INSTALL PETROLEUM EQUIPMENT AS LISTED: SHORT HOSE, THENCE BREAKAWAY, THENCE LONG HOSE, THENCE SWIVEL, THENCE NOZZLE.
4. VERIFY QUANTITY OF ITEMS PER SITE.
5. CONTRACTOR IS TO REFER TO THE ARNING CANOPY PLANS FOR MORE INFORMATION.
6. SHEAR POINT OF OPW 10-RFP (#30) VALVES TO BE FLUSH W/TOP OF FINISHED ISLAND.
7. 250# LB. UNIONS REQUIRED AT DISPENSERS AND SUBMERSIBLES.
8. SLOPE ALL PIPING BACK TO TANK 1/8" PER FOOT MIN.
9. AIR & SOAP TEST ALL PRIMARY PRODUCT PIPING, MIN. 12 HR. AFTER INSTALLATION HAS BEEN COMPLETED AT 60 P.S.I. (RECOMMEND LEAVING SOME PRESSURE ON DURING CONST.)
10. HYDROSTATIC LIQUID TESTING REQUIRED ON PUMP BOXES AND TURBINE ENCLOSURES.
11. AIR & SOAP TEST ALL VENT PIPING, MIN. 12 HR. AFTER INSTALLATION HAS BEEN COMPLETED AT 5 P.S.I. (PRECAUTION IF NOT ISOLATING LINE FROM TANK.)
12. 18" MIN. BURIAL BETWEEN PIPING AND FINISHED SURFACE.
13. TANKS W/PRODUCT TO HAVE MONITORING AND LOGGING OF LEVELS THROUGHOUT CONSTRUCTION.
14. GALV. VENT PIPES UP THROUGH SEPARATE CANOPY COLUMN (VERIFY) 5' ABOVE CANOPY DECK W/90° GALVANIZED ELBOW AND FLEX AT FOOTING.

*20,000 GALLON TANK: 3" VENT IN ONE COLUMN
*12,000 & 8,000 GALLON TANKS: 2" VENT EACH BOTH IN 1 COLUMN.
IF APPLICABLE:
*14,000 & 6,000 GALLON TANKS: 2" VENT EACH BOTH IN 1 COLUMN.

15. APPLY SIKAGARD 62 PROTECTIVE COATING ON ALL EXPOSED METAL IN CONJUNCTION W/PETROLEUM, (TANKS, PIPING, RISER PIPES, PUMP BOXES, ETC.) UNDERGROUND.
16. FOLLOW ALL MANUFACTURER SPECIFICATIONS.
17. AIR & SOAP TEST TANKS PER MANUFACTERER'S SPECIFICATIONS BEFORE INSTALLATION.
18. FINAL TIGHTNESS TESTING REQUIRED ON TANKS & PIPING (PERFORMED BY 3RD PARTY).
19. TURBINE ENCLOSURE & PUMP BOXES, TO BE CLEANED & DRIED PRIOR TO FINAL INSPECTION.

KEYNOTES	
1	DISPENSER CONTAINMENT SUMP
2	OPW #10 RFP 1-1/2" SHEAR VALVE
3	11" RISER PIPE
4	1 1/2" UNION 250#
5	STABILIZER BAR
6	MOUNTING PLATE
7	DISPENSER ANCHOR BOLT
8	FLEX CONNECTOR
9	2" GALV. 90° ELBOW
10	APT MALE SWIVEL FITTING
11	REMOVABLE APT SECONDARY TEST BOOT
12	1 3/4" APT FLEXIBLE DOUBLEWALL PIPE
13	APT 1 3/4" RIGID ENTRY BOOT
14	VR SUMP SENSOR
15	VR SUMP SENSOR MOUNTING BRACKET
16	1" RIGID CONDUIT
17	1" SEAL-OFF
18	3/4" RIGID CONDUIT
19	3/4" SEAL-OFF
20	3/4" EXPLOSION PROOF JUNCTION BOX

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

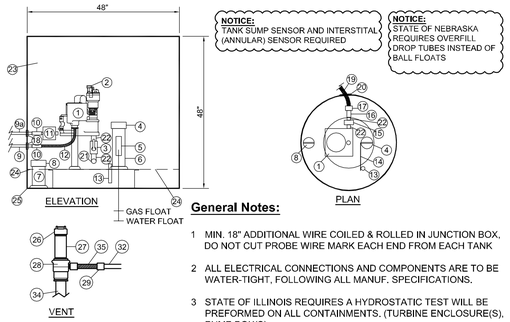
PUBLISHED:
REVISED ON#

DRAWING INFORMATION
FUEL PUMP ISLAND PLAN & DETAILS

QF-101

Fuel System Symbols

- WHITE — 87 UNLEADED NO ETHANOL (ALL WHITE)
- WHITE / BLUE / WHITE — 87 UNLEADED WITH ETHANOL (WHITE WITH BLUE CROSS)
- BLUE — 89 UNLEADED WITH ETHANOL (ALL BLUE)
- RED — 91 PREMIUM NO ETHANOL (ALL RED)
- RED / WHITE / RED — 91 PREMIUM WITH ETHANOL (RED WITH WHITE CROSS)
- GREEN — #2 DIESEL (ALL GREEN)
- GREEN / BLUE / GREEN — #2 DIESEL WITH BIO (GREEN WITH BLUE CROSS)
- GREEN / RED / GREEN — #2 DIESEL RED DYE (GREEN WITH RED CROSS)
- GREEN / YELLOW / GREEN — #2 PREMIUM DIESEL (GREEN WITH YELLOW CROSS)
- GREEN / WHITE / GREEN — #1 DIESEL (GREEN WITH WHITE CROSS)
- GREEN / WHITE / BLUE / WHITE / GREEN — #1 DIESEL WITH BIO (GREEN W/ WHITE CROSS) (BLUE CENTER)
- GREEN / WHITE / RED / WHITE / GREEN — #1 DIESEL RED DYE (GREEN W/WHITE CROSS) (RED CENTER)
- BROWN — KEROSENE (ALL BROWN)
- YELLOW — E85 (ALL YELLOW)



NOTICE: TANK SUMP SENSOR AND INTERSTITAL (ANNULAR) SENSOR REQUIRED

NOTICE: STATE OF NEBRASKA REQUIRES OVERFILL DROP TUBES INSTEAD OF BALL FLOATS

General Notes:

1 MIN. 18" ADDITIONAL WIRE COILED & ROLLED IN JUNCTION BOX, DO NOT CUT PROBE WIRE MARK EACH END FROM EACH TANK

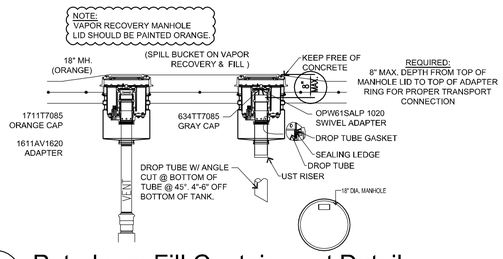
2 ALL ELECTRICAL CONNECTIONS AND COMPONENTS ARE TO BE WATER-TIGHT, FOLLOWING ALL MANUF. SPECIFICATIONS.

3 STATE OF ILLINOIS REQUIRES A HYDROSTATIC TEST WILL BE PREFORMED ON ALL CONTAINMENTS. (TURBINE ENCLOSURE(S), PUMP BOX(S).

6 Petroleum UGST Detail

3/4" = 1'-0"

STANDARD 2 POINT HOOK-UP



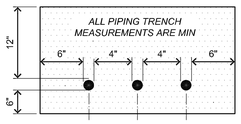
5 Petroleum Fill Containment Detail

3/4" = 1'-0"

PRODUCT PIPING NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS A.P.T. (ADVANCED POLYMER TECHNOLOGY)

VENT PIPING NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS (AMERON) OPTIONAL (A.O.SMITH)

NOTE: ALL ARTIFICIAL PIPING SUPPORTS TO BE REMOVED BEFORE FINAL BACKFILL.



NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS (*AMERON*) OPTIONAL (*A.O.SMITH*): PERTAINING TO INSTALLATIONS, HANDLING OF MATERIALS, APPROPRIATE FIBERGLASS PIPE; U.L. FILAMENT WOUND FIBERGLASS PIPE AND U.L. MOLDED FITTINGS. SINGLE WALL PIPING AND FITTINGS PRODUCT AND VENTS W/APPROPRIATE ADHESIVE.

STATE OF ILLINOIS REQUIRES: NEW INSTALLATION OR TOTAL UPGRADE OF PRODUCT PIPING *SHALL BE DOUBLE-WALL* FOR THE ENTIRE LENGTH OF THAT PRODUCT LINE.

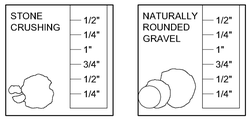
TANK TAGS: ARE TO PROVIDE THE FOLLOWING
TANK SIZE
TANK PRODUCT
TANK OCTANE (IF APPLICABLE)

4 Petroleum Pipe Trench Detail

3/4" = 1'-0"

CRUSHINGS: TO BE WASHED STONE OR GRAVEL WANGULAR PARTICLE SIZE NOT LESS THAN 1/8" OR MORE THAN 1/2" IS REQUIRED

GRAVEL: A CLEAN NATURALLY ROUNDED AGGREGATE W/ A MIX OF PARTICLE SIZES NOT LESS THAN 1/8" OR MORE THAN 3/4" IS REQUIRED



NOTE: ALL BACK FILL MATERIALS MUST MEET ASTM C-33 PARAGRAPH 91 FOR QUALITY & SOUNDNESS. NO BACK FILL SHOULD HAVE PARTICLES NO MORE THAN 5%.SHOULD PASS THROUGH A #8 SIEVE.

TYPE A SOIL: 3/4 : 1, 20' MAX

TYPE B SOIL: 1 : 1, 20' MAX

TYPE C SOIL: 1 1/2 : 1, 20' MAX

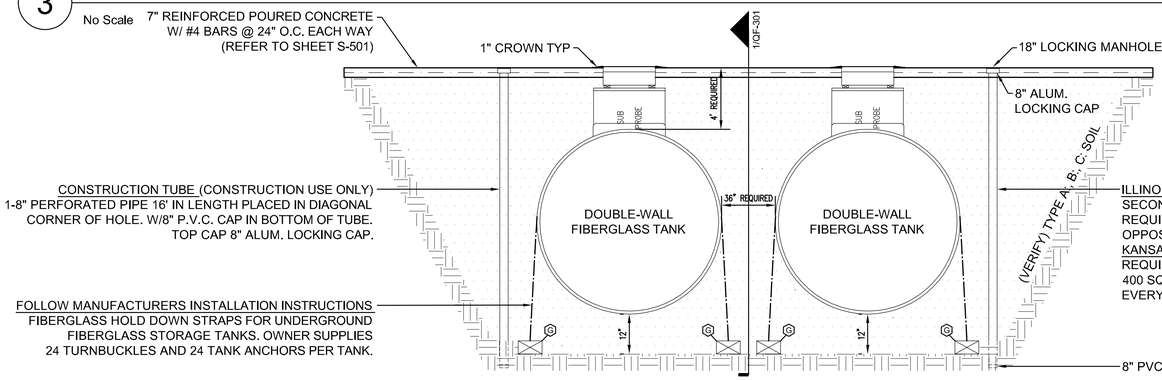
OSHA EXCAVATIONS STANDARD:

OSHA Soil Classification System

OSHA SOIL TYPE	UNCONFINED COMPRESSIVE STRENGTH (TSF)	SHEAR STRENGTH (TSF)	CHARACTERISTICS
STABLE ROCK	N/A	N/A	NATURAL SOLID MINERAL MATTER, STANDS VERTICAL & REMAINS INTACT.
TYPE A:	≥ 1.5	≥ 0.75	COHESIVE SOILS, ≥1.5 TSF INCLUDING: CLAY, SILTY CLAY, AND CLAY LOAM. ALSO CALICHE OR HARDPAN.
TYPE B:	≥ 0.5	≥ 0.25	COHESIVE SOILS LESS THEN 1.5 TSF BUT > 0.5 TSF, OF COHESIONLESS GRANULAR SOILS INCLUDING ANGULAR GRAVEL'S, SILT, SANDY LOAM.
TYPE C:	≤ 0.5	≤ 0.25	COHESIVE SOILS LESS THAN 0.5 TSF, OR GRANULAR SOILS SUCH AS GRAVEL, SAND, LOAMY SAND, SOIL FROM WHICH WATER IS FREELY SEEPING.

3 Soil and Fill Material Criteria for Containment Solutions Tanks

No Scale

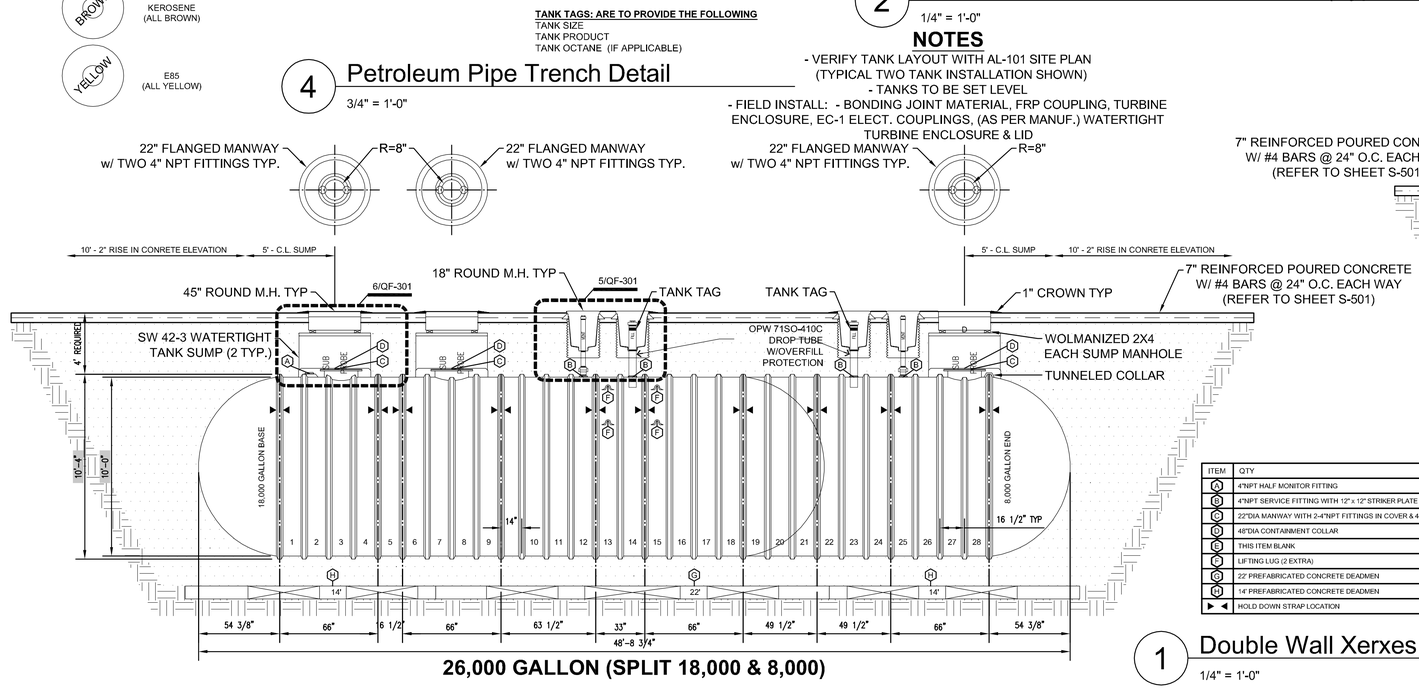


2 Double Wall Xerxes - Cross Section (Typical Two Tank Installation)

1/4" = 1'-0"

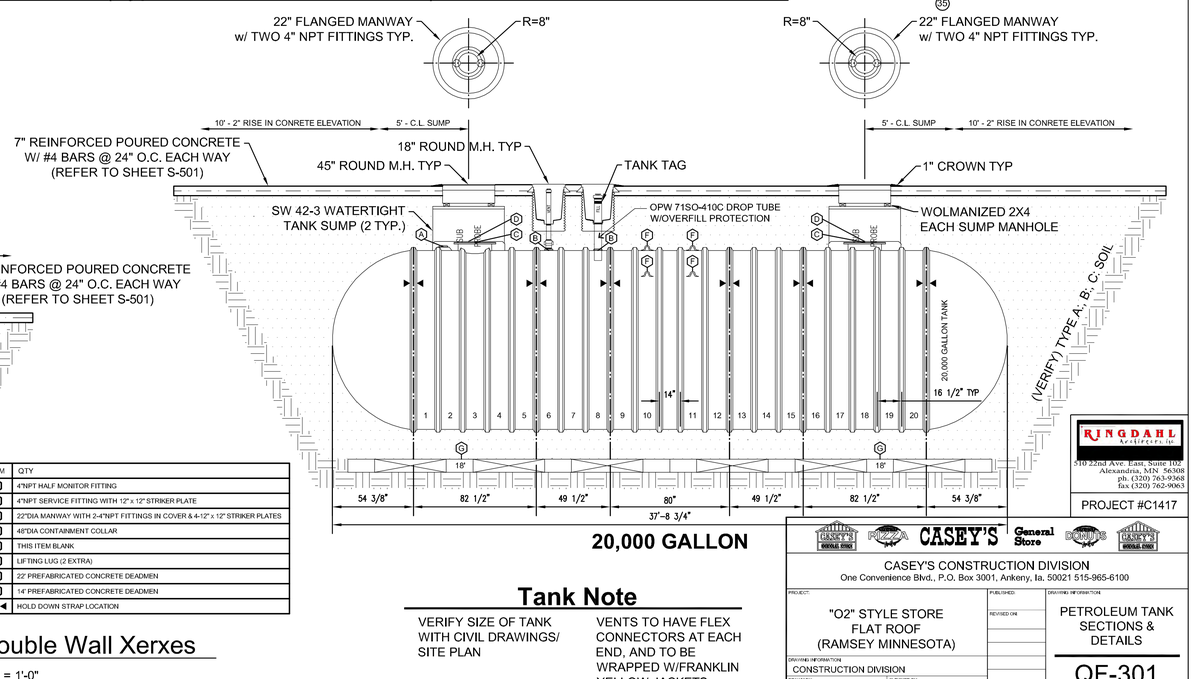
NOTES

- VERIFY TANK LAYOUT WITH AL-101 SITE PLAN (TYPICAL TWO TANK INSTALLATION SHOWN)
- TANKS TO BE SET LEVEL
- FIELD INSTALL: - BONDING JOINT MATERIAL, FRP COUPLING, TURBINE ENCLOSURE, EC-1 ELECT. COUPLINGS, (AS PER MANUF.) WATERTIGHT TURBINE ENCLOSURE & LID



26,000 GALLON (SPLIT 18,000 & 8,000)

ITEM	QTY
A	4"NPT HALF MONITOR FITTING
B	4"NPT SERVICE FITTING WITH 12" x 12" STRIKER PLATE
C	22"DIA MANWAY WITH 2-4"NPT FITTINGS IN COVER & 4-12" x 12" STRIKER PLATES
D	48"DIA CONTAINMENT COLLAR
E	THIS ITEM BLANK
F	LIFTING LUG (2 EXTRA)
G	22' PREFABRICATED CONCRETE DEADMEN
H	14' PREFABRICATED CONCRETE DEADMEN
▶ ◀	HOLD DOWN STRAP LOCATION



20,000 GALLON

1 Double Wall Xerxes

1/4" = 1'-0"

Tank Note

VERIFY SIZE OF TANK WITH CIVIL DRAWINGS/ SITE PLAN

VENTS TO HAVE FLEX CONNECTORS AT EACH END, AND TO BE WRAPPED W/FRANKLIN YELLOW JACKETS

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. USE ISOPROPYLENE FOR REMOVAL OF WATER AFTER TANK INSTALL
4.

Keyed Const. Notes

1. 2 HP VARIABLE SPEED STP VR PRESSURIZED LINE LEAK DETECTOR
2. BALL VALVE PROBE CAP & ADAPTER
3. VR 10' PROBE
4. 4"x12" PROBE RISER 4"x6" ANNULAR SENSOR RISER
5. SENSOR CAP AND ADAPTOR 3/4" CONDUITS
6. 1" CONDUITS SEAL OFF (HORIZONTAL REQUIRED)
7. LOW VOLTAGE EXPLOSION PROOF JUNCTION BOX
8. 3/4" EXPLOSION PROOF FLEX ECF 224 VR SUMP SENSOR
9. VR SUMP SENSOR BRACKET 2" UNION 250#
- 9a. APT MALE SWIVEL FITTING MS-XP
10. APT SECONDARY TEST BOOT
11. APT 3/4" FLEXIBLE ENTRY BOOT 1 3/4" APT FLEXIBLE DOUBLEWALL PIPE
12. APT 1 3/4" FLEXIBLE ENTRY BOOT 2" GALVANIZED 90° ELBOW 2"x2 1/2" GALVANIZED NIPPLE
13. 42" TURBINE ENCLOSURE FIELD BONDED JOINT
14. 48" COLLAR MANUFACTURER INSTALLED VENT CAP RISER (ORANGE)
15. 4"x32" VENT RISER
16. 4"x3" VENT EXTRACTOR TEE 2" NPT BELL MALE
17. 2" UNION 250# 2"x12" FLEX 2" FIBERGLASS PIPE
18. 2" NPT BELL FEMALE BALL FLOAT(VERIFY LENGTH)
19. OPW 71SO-410C DROP TUBE W/OVERFLOW PROTECTION
20. 2" x 24" FLEX
21. 22
22. 23
23. 24
24. 25
25. 26
26. 27
27. 28
28. 29
29. 30
30. 31
31. 32
32. 33
33. 34
34. 35

RINGDAHL Architecture
510 22nd Ave. East, Suite 102
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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

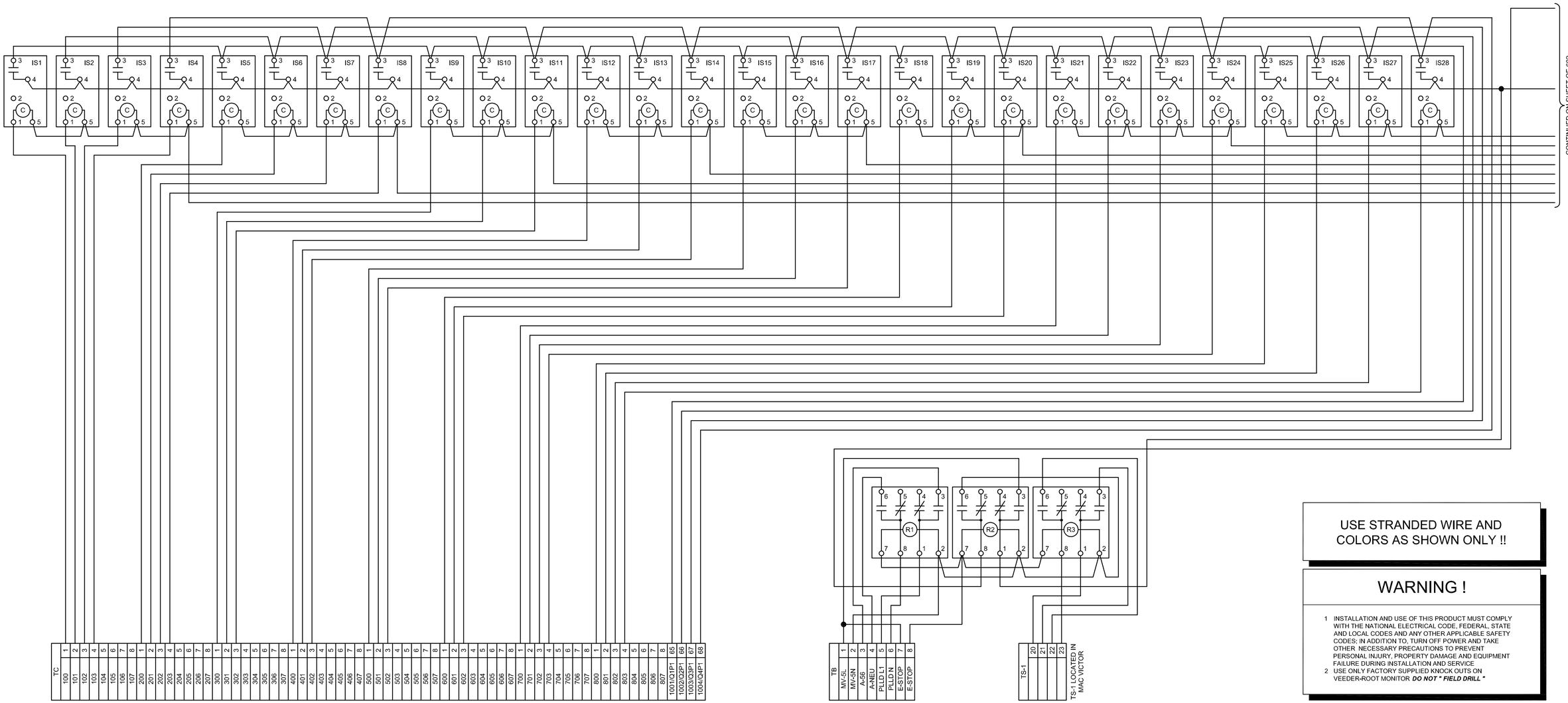
DRAWN BY: JACOB CLARK — CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: PETROLEUM TANK SECTIONS & DETAILS

QF-301



1 Lighting & Pump Control Panel Wiring

No Scale

USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

1 INSTALLATION AND USE OF THIS PRODUCT MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, FEDERAL, STATE AND LOCAL CODES AND ANY OTHER APPLICABLE SAFETY CODES; IN ADDITION TO, TURN OFF POWER AND TAKE OTHER NECESSARY PRECAUTIONS TO PREVENT PERSONAL INJURY, PROPERTY DAMAGE AND EQUIPMENT FAILURE DURING INSTALLATION AND SERVICE

2 USE ONLY FACTORY SUPPLIED KNOCK OUTS ON VEEDER-ROOT MONITOR ***DO NOT " FIELD DRILL "***

General Construction Notes

1 PULL TWO EXTRA WIRES TO PUMP JUNCTION BOX AS SHOWN

2 ONLY FIELD WIRING CONNECTIONS ARE SHOWN IN THE JUNCTION BOXES. CAP ALL UNUSED WIRES

3 INSTALL GROUND WIRE AS SHOWN

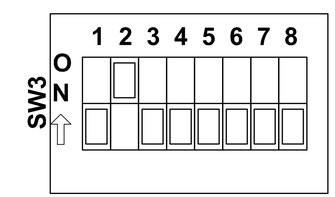
4 SEPARATE BREAKER PER SUBMERSIBLE PUMP

5 "NOTICE" COMMUNICATION WIRING REQUIREMENTS : ALL DATA WIRING REQUIRED TO BE 2 WIRE TWISTED PAIR (UTP) WITH 10-12 TWIST PER FOOT, SHIELDED WIRE MUST NOT BE USED.
WIRING IS STANDARD ANNEALED COPPER TINNED WITH 18 AWG MINIMUM REQUIRED FOR RUNS UP TO 1000 FEET OR 14 AWG MINIMUM FOR RUNS OVER 1000 FEET TO 2600 FEET. DO NOT DAISY CHAIN COMMUNICATION WIRING. INSULATION SPEC IS 300V, PVC INSULATION, TYPE TFFN OR MTW, UL APPROVED GASOLINE AND OIL RESISTANT.

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. E-501

Mag VFC



THE DIESEL APPLICATION ALL SWITCHES ARE OFF.
THE GASOLINE APPLICATION SWITCH #2 IS ON, ALL OTHERS ARE OFF.

Fueling Controls overview and Emergency Shutdown sequence of operation

Seneca Dispenser Panel – provides dispenser power &hook isolation protection, dispenser &submersible pump maintenance isolation switches, and emergency shutdown for all dispensers, submersible pumps, and the Veeder Root PLLD (pressurized line leak detection) power. See E-502 (3 &3A) and Seneca shop drawings for site specific wiring terminations.

Mac Victor Power – provides battery backup and power protection for Veeder Root electronics for continuous monitoring even during power failures. Provides battery backup and power protection for Gilbarco D-box and Allied NexGen devices during normal operation and also disconnects both of these data devices during emergency shutdown events. Provides battery backup for Seneca emergency shutdown relays to prevent utility power failure disturbances from shutting down critical devices unnecessarily. See E-502 (2 &3) for specific Mac Victor wiring terminations.

Emergency Shutdown – when Emergency Switch is activated at the front counter, the relays inside the Seneca Dispenser Panel disconnect all dispenser power, Veeder Root PLLD power, and all submersible pump power. In addition, relays inside the Seneca Dispenser Panel disconnect all power to both the Gilbarco D-box and Allied NexGen data boxes through wiring inside the Mac Victor Power box. See E-502 (3) for specific wiring terminations.

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PETROLEUM SYSTEM WIRING DIAGRAM

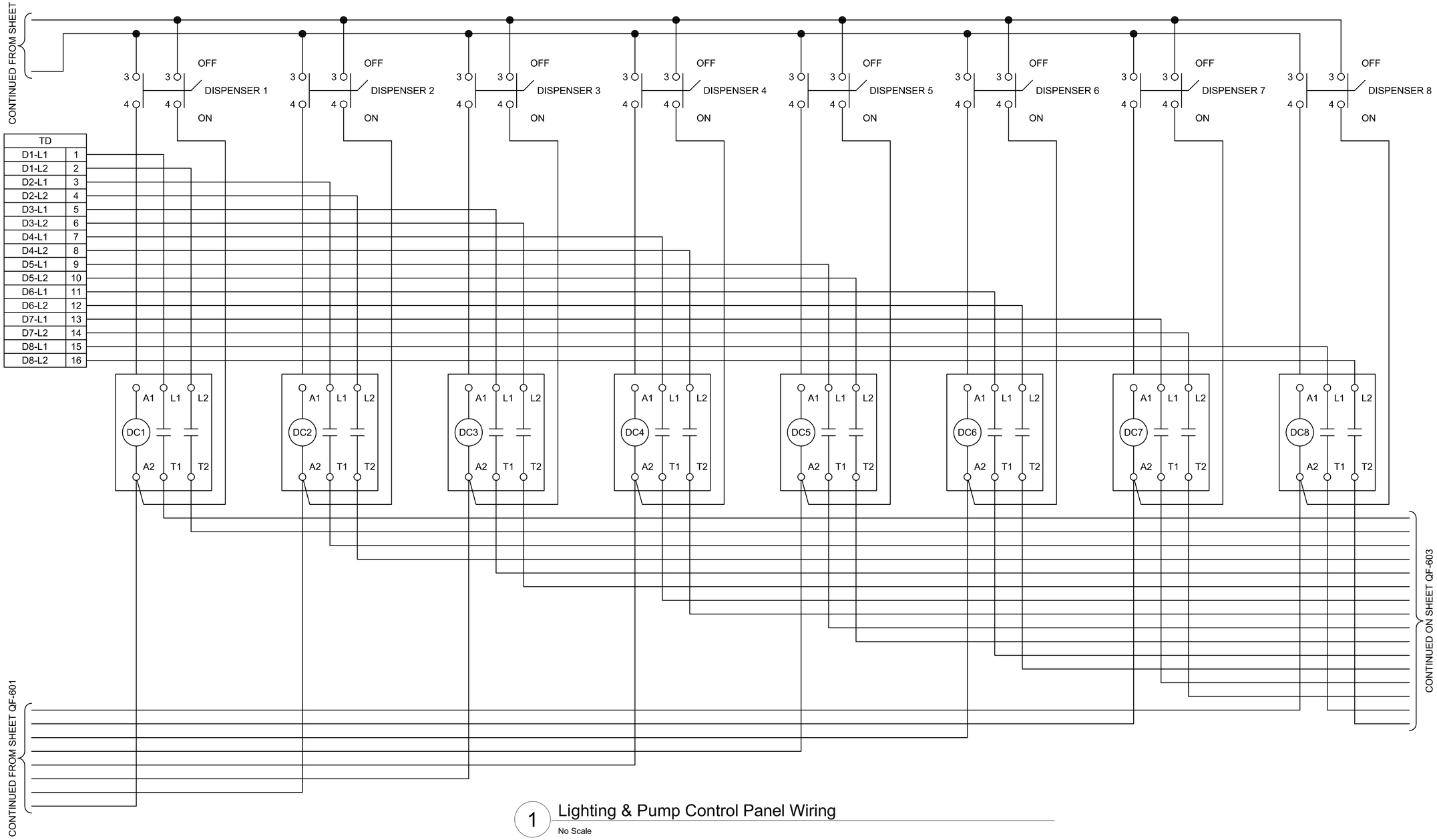
DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

QF-601

CONTINUED FROM SHEET QF-601

TD	
D1-L1	1
D1-L2	2
D2-L1	3
D2-L2	4
D3-L1	5
D3-L2	6
D4-L1	7
D4-L2	8
D5-L1	9
D5-L2	10
D6-L1	11
D6-L2	12
D7-L1	13
D7-L2	14
D8-L1	15
D8-L2	16



CONTINUED ON SHEET QF-603

CONTINUED FROM SHEET QF-601

1 Lighting & Pump Control Panel Wiring

No Scale

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3 INSTALL GROUND WIRE AS SHOWN

4 SEPARATE BREAKER PER SUBMERSIBLE PUMP

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   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. E-501

USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

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FLAT ROOF
(RAMSEY MINNESOTA)

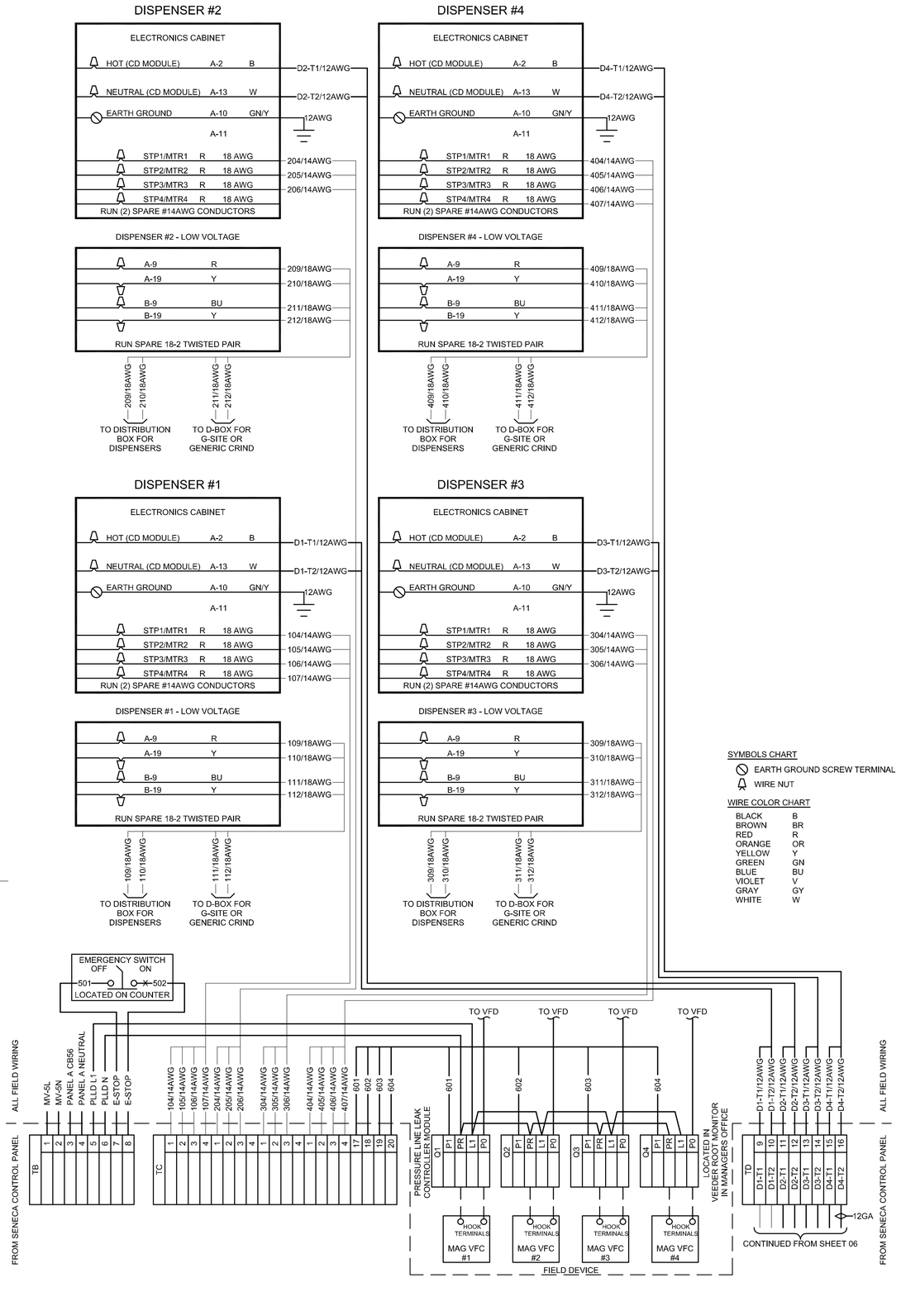
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PETROLEUM
SYSTEM WIRING
DIAGRAM

QF-602



1 Lighting & Pump Control Panel Wiring

No Scale

Fueling Controls overview and Emergency Shutdown sequence of operation

Seneca Dispenser Panel – provides dispenser power & hook isolation protection, dispenser & submersible pump maintenance isolation switches, and emergency shutdown for all dispensers, submersible pumps, and the Veeder Root PLLD (pressurized line leak detection) power. See E-502 (3 & 3A) and Seneca shop drawings for site specific wiring terminations.

Mac Victor Power – provides battery backup and power protection for Veeder Root electronics for continuous monitoring even during power failures. Provides battery backup and power protection for Gilbarco D-box and Allied NexGen devices during normal operation and also disconnects both of these data devices during emergency shutdown events. Provides battery backup for Seneca emergency shutdown relays to prevent utility power failure disturbances from shutting down critical devices unnecessarily. See E-502 (2 &3) for specific Mac Victor wiring terminations.

Emergency Shutdown – when Emergency Switch is activated at the front counter, the relays inside the Seneca Dispenser Panel disconnect all dispenser power, Veeder Root PLLD power, and all submersible pump power. In addition, relays inside the Seneca Dispenser Panel disconnect all power to both the Gilbarco D-box and Allied NexGen data boxes through wiring inside the Mac Victor Power box. See E-502 (3) for specific wiring terminations.

USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

1 INSTALLATION AND USE OF THIS PRODUCT MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, FEDERAL, STATE AND LOCAL CODES AND ANY OTHER APPLICABLE SAFETY CODES; IN ADDITION TO, TURN OFF POWER AND TAKE OTHER NECESSARY PRECAUTIONS TO PREVENT PERSONAL INJURY, PROPERTY DAMAGE AND EQUIPMENT FAILURE DURING INSTALLATION AND SERVICE

2 USE ONLY FACTORY SUPPLIED KNOCK OUTS ON VEEDER-ROOT MONITOR ***DO NOT " FIELD DRILL "***

General Construction Notes

1 PULL TWO EXTRA WIRES TO PUMP JUNCTION BOX AS SHOWN

2 ONLY FIELD WIRING CONNECTIONS ARE SHOWN IN THE JUNCTION BOXES. CAP ALL UNUSED WIRES

3 INSTALL GROUND WIRE AS SHOWN

4 SEPARATE BREAKER PER SUBMERSIBLE PUMP

5 "NOTICE" COMMUNICATION WIRING REQUIREMENTS : ALL DATA WIRING REQUIRED TO BE 2 WIRE TWISTED PAIR (UTP) WITH 10-12 TWIST PER FOOT, SHIELDED WIRE MUST NOT BE USED.
WIRING IS STANDARD ANNEALED COPPER TINNED WITH 18 AWG MINIMUM REQUIRED FOR RUNS UP TO 1000 FEET OR 14 AWG MINIMUM FOR RUNS OVER 1000 FEET TO 2600 FEET. DO NOT DAISY CHAIN COMMUNICATION WIRING. INSULATION SPEC IS 300V, PVC INSULATION, TYPE TFFN OR MTW, UL APPROVED GASOLINE AND OIL RESISTANT.

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. E-501

RINGDAHL Architects llc
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:

REVISED ON:

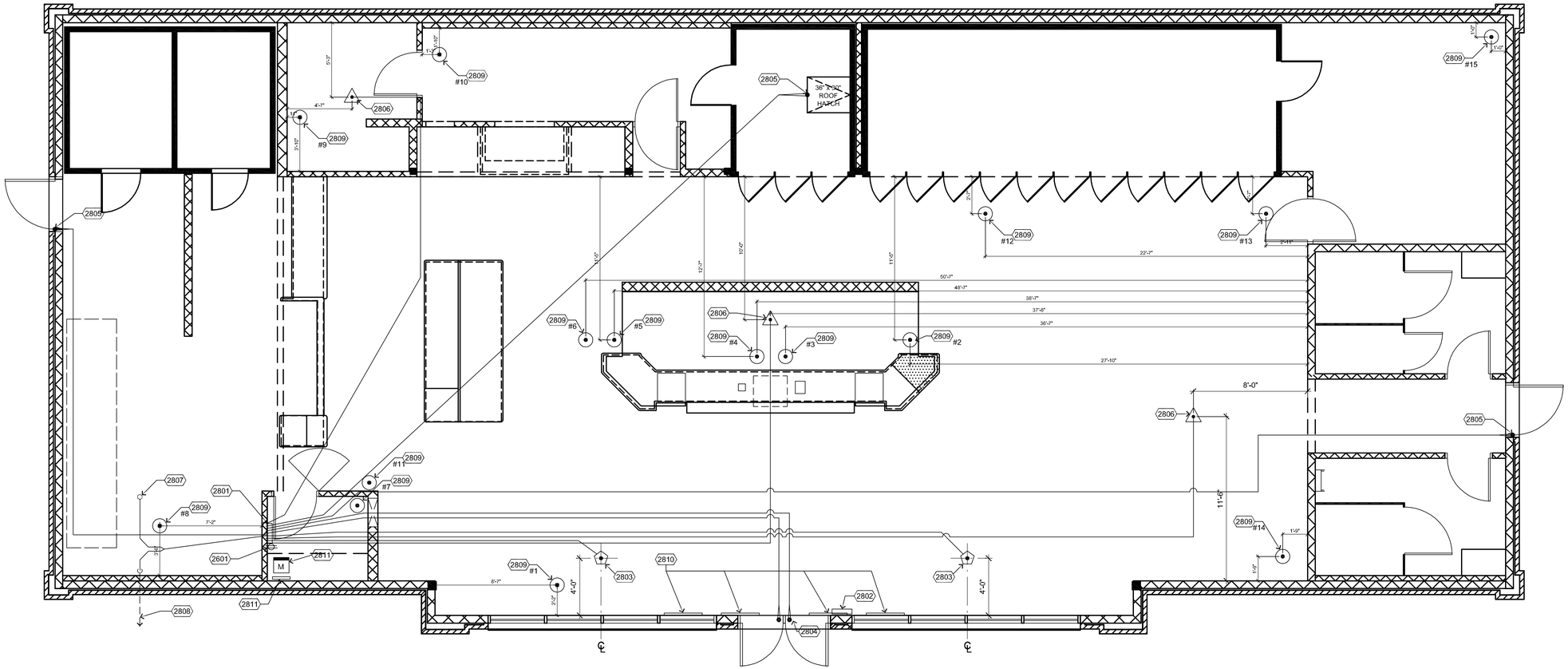
DRAWING INFORMATION: PETROLEUM SYSTEM WIRING DIAGRAM

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

CHECKED BY: TOM GRUBER

QF-603



N
PLAN

Wiring Schematic Plan - Security System

1/4" = 1'-0"

0 1' 2' 4' 8'

Equipment Schedule

CAMERA EQUIPMENT LIST: [SUPPLIED BY CASEY'S]
ONLY WHEN REQUIRED

DESCRIPTION:	PART No.:	QUANITY:
DOME COLOR CAMERA	450207	15 EACH
32" COLOR LED MONITOR-CLINTON	450216 & 450222	4 EACH
22" FLAT SCREEN & MOUNT	450217	1 EACH
16 CAMERA BATTERY BACK UP	450412	1 EACH
32" FLAT SCREEN MOUNTS		4 EACH
CONNECTOR (25) - CD-CP882	CD-CP882	1 PKG.
PEGASUS LOCK BOX - EM-SLB2	450310	1 EACH
16 DIGITAL RECORDER - SAMSUNG	450428	1 EACH
16 CHANNEL POWER SUPPLY	P3AC24-16-8L 450215	1 EACH

SECURITY EQUIPMENT LIST:

DESCRIPTION:	PART No.:	QUANITY:
CONTACT (DOOR)	SR-1045WBR	5 EACH
VISTA 20 P KIT [12"x14.5"x3.5"]	V20ATPK-KTI	1 EACH
RJ31X PHONE JACK	DP-DC3142	1 EACH
ADVANCED ACOUSTIC GLASS SENSOR	ASC25	2 EACH
PIR MOTION DETECTOR	450353	3 EACH
KEY PAD	6150	1 EACH
A DEMCO LARGE SIREN	402500	1 EACH
A DEMCO SMALL SIREN	402501	1 EACH

General Construction Notes

1 ALL WIRING TO BE 22-4 AWG STRANDED & SHIELDED, CLASS A WIRING WITH RESISTORS IN PANEL
2 A DEMCO SMALL SIREN MOUNTED ON ROOF OF BUILDING AND LARGE SIREN ON CANOPY ALL OUTSIDE WORK SHOULD BE WEATHER TIGHT
3 DO NOT RUN WIRE CLOSE TO LIGHTS, (*MIN OF 5' AWAY*)
4 ALL SECURITY SYSTEM WIRING FROM DEVICE TO VISTA 20 PANEL CONSISTS OF 4-WIRE, STRANDED & SHIELDED (*GREEN, WHITE, RED & BLACK*)

Symbol Legend

- DOOR CONTACTOR
- DOME CAMERA
- M MONITOR 32" & 22"
- GLASS BREAK SENSOR
- MOTION DETECTOR

Specifications

1 **WIRE**: 22 GAUGE, 4 CONDUCTOR, STRANDED & SHIELDED COPPER WIRE
2 **P.I.R. & GLASS BREAK SENSORS** : 2-WIRES POWER 2-WIRES CONTACTS
3 **DOOR CONTACTS**: 4-WIRE CLASS "A" LOOP WITH RESISTORS AT THE PANEL
4 **CABLE CONNECTOR**: CAMBRIDGE CD-CP 882 (ONLY) *USE CAMBRIDGE CRIMP TOOL CD-249960P OR EQUAL*
5 **CAMERAS**: 2-WIRE TO POWER CAMERA FROM TRANSFORMER USE 22 GAUGE, 4 CONDUCTOR, STRANDED COPPER WIRE
6 **CAMERA CABLE** *[REQUIRED]*: GENESIS CABLE SYSTEMS RG 59/U 20 AWG CCTV PREMIUM E175106 (UL) TYPE CATV OR CL2 75C W/O #12592 FEET #146

FOR THE REQUIRED COAX & WIRE, SEE THE FOLLOWING WIRE SPECS, ADDRESS AND PHONE NUMBER
50011301 - RG59/U 95%BC CCTV 1M BX WHT
22041301 - 22/4 STR OAS CMR/FT4 1M BX WHT

3E (515)-273-0100 OR

GENESIS CABLE SYSTEMS LLC
7701 95TH ST
PLEASANT PRAIRE, WI. 53158-2716
(414)-947-0720

ALARM ZONE LAYOUT WITH TERMINAL #:

ZONE #1 SMOKE/FIRE DETECTOR 8+9 (ONLY WHEN REQUIRED)
ZONE #2 GLASS BREAK SENSORS 10+11
ZONE #3 FRONT DOOR (ENTRANCE) 12+13
ZONE #4 BACK DOOR (EXIT) 13+14
ZONE #5 MOTION 15+16
ZONE #6 16+17 BACKROOM MOTION
ZONE #7 SIDE DOOR (EXIT) 18+19
ZONE #8 SPARE ZONE 19+20 (OPEN-NOT BEING USED)

Keyed Construction Notes

Division 26 - Electrical

2601 ALARM DUPLEX 110v. 85" 15 amp. HOT NEXT TO VISTA 20 A-32

Division 28 - Electronic Safety and Security

2801 VISTA 20 PANEL : MOUNT IN OFFICE @ 76" AFF STUB 3/ 4" CONDITS FROM PANEL THRU WALL TO ABOVE CEILING TELEPHONE WIRE REQUIRED FOR ALARM SYSTEM CONDUIT W/ 2 #18 TO ROOF SECURITY HORN

2802 TYP. 6128 KEYPAD INSIDE OF BLDG. @56" HEIGHT AND 10" FROM ROUGH OPENING OF DOOR

2803 TYP. ASC25 GLASS BREAK SENSOR, MOUNT TO TILE. 4 WIRE, USE RED, GREEN, BLACK & WHITE

2804 TYP. DOOR CONTACT, MOUNTED 4" OVER FROM CENTER JAMB 2-1/2" IN FROM DOOR GLASS & 1-1/2" IN FROM DOOR TO BLOCK ON FRAME. TWO WIRE, USE GREEN & WHITE

2805 TYP. DOOR CONTACT, MOUNT FLUSH WITH INSIDE OF DOOR & HEADER FRAME, PLACE A SPACER BEHIND MAGNET. TWO WIRE, USE GREEN AND WHITE. DO NOT CUT MAGNETIC WEATHER STRIP. SEE DETAIL THIS PAGE

2806 TYP. PIR MOTION DETECTOR, CEILING MOUNTED. 4 WIRE, USE RED, GREEN, BLACK & WHITE

2807 ALARM HORN 1of2 MOUNTED ON TOP OF ROOF CURB. USE RED & WHITE WIRE REQUIRED. HVAC CONTRACTOR: TO INSTALL CONDUIT TO 1900 WEATHER PROOF BOX ONTO 12' EXHAUST FAN ROOF CURB. FACE BOX TOWARDS FRONT OF BLDG. ELECTRICIAL CONTRACTOR: TO INSTALL AND WIRE HORN WITH 2-#18 GAUGE WIRES LOW VOLTAGE FOR ALARM HORN. WIRES ARE TO BE RED & WHITE ONLY.

2808 ALARM HORN 2of2 MOUNTED ON TOP OF CANOPY USE RED & WHITE WIRE REQUIRED

2809 SECURITY CAMERA, MOUNTED BELOW CEILING LINE. CAMERA NUMBER AS NOTED. OUTSIDE CAMERAS ARE OPTIONAL, COORDINATE WITH OWNERS. (CONTRACTOR TO MOUNT 4"x4" BRACKET)

2810 19" LCD MONITOR. (GENERAL CONTRACTOR TO MOUNT BRACKETS)

2811 CAMERA SYSTEM LOCATED IN MANAGER OFFICE DVR, 16 CHANNEL NUVICO-RECORDER CAMERA #1 TO PORT #1; CAMERA 2 TO PORT #2 AND 22" MONITOR MOUNTED ON WALL. DVR LOCATED ON MIDDLE SHELF IN MANAGERS OFFICE, BOTH CAMERA CABLES NEED TO HAVE 5 FEET EXTENSION.

2812 TYP. DOOR CONTACT, MOUNTED ON OPPOSITE SIDE FROM HINGE. TWO WIRE, USE GREEN & WHITE

PLACE ALL CAMERAS IN CORNERS OF CEILING TILE, NOT IN THE CENTER

NOTE:

*ELECTRICAL CONTRACTOR TO RUN ALL POWER AND VIDEO WIRING
*ELECTRICAL CONTRACTOR TO TERMINATE ALL POWER WIRING AND ALL ALARM DEVICES.
*ELECTRICAL CONTRACTOR INSTALLS ALL CAMERAS.
*CASEY'S WILL TERMINATE ALL VIDEO COAXIAL WIRING.

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

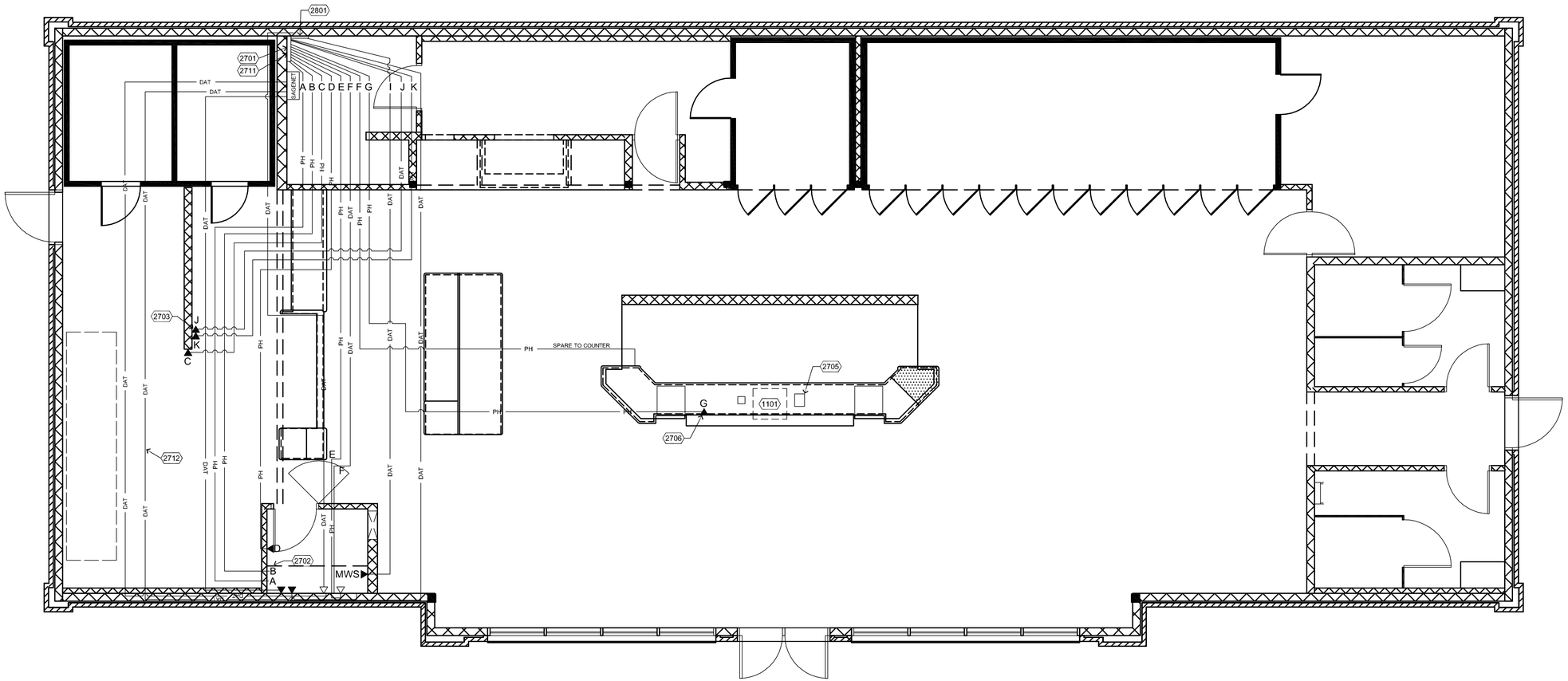
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
SECURITY SYSTEM WIRING SCHEMATIC

T-101



N
PLAN

Wiring Schematic Plan - Phone/Data

1/4" = 1'-0"

0 1' 2' 4' 8'

SAGENET TO PULL WIRES FOR THE FOLLOWING:

*REGISTER #1
*REGISTER #2
*ATM
*TO SECURITY VISTA PANEL(ETHERNET ONLY)
*DIGITAL SIGNAGE (OPTIONAL BY STORE)
*NEXGEN (ETHERNET ONLY)
*DVR

Keyed Construction Notes

Division 11 - Specialties

1101 UNDERCOUNTER SAFE

Division 27- Communications

2701 D-MARK BOX MOUNTED TO WALL IN BACKROOM, DISTRIBUTION WIRING AS SHOWN; SEE TERMINAL DIAGRAM THIS SHEET 1/T-102

2702 VISTA 20 PANEL, WIRE AS SHOWN; SEE TERMINAL DIAGRAM THIS SHEET 1/T-102

2703 PIZZA DELIVERY STATION: MOUNT PHONE JACK @ 60"AFF. SECOND & THIRD JACKS FOR CREDIT CARD & CORDLESS PHONE. CAT 5e WIRE. SEE SHEETS E-101 & AQ-401.

2705 CREDIT CARD MACHINE: PULL WIRE THRU PVC CONDUIT BENEATH SLAB FROM D-MARK

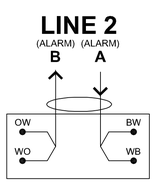
2706 LOTTO MACHINE: SERVICE SET UP BY LOCAL PHONE COMPANY, COORDINATE

2707 CAT-5 CABLE FROM NEXGEN CHANNEL 1 TO MANAGER'S WORKSPACE (MWS)

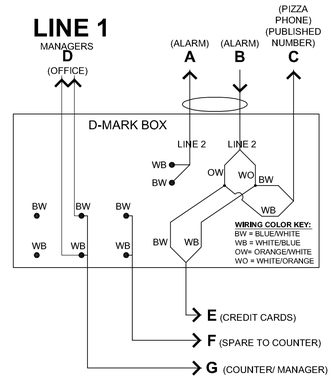
Keyed Construction Notes

Division 28 - Electronic Safety and Security

2801 CORDINATE SERVICE ENTRANCE UNDERGROUND INSTALLATION.



VISTA 20 PANEL
RJ31X JACK
(*LOCATED IN MANAGERS OFFICE*)



Phone Line Notes

 # OF PHONE LINE PER STORE:

STORES NOT OFFERING PIZZA DELIVERY - 2 LINES
STORES OFFERING PIZZA DELIVERY - 4 LINES

LINE 1 - MANAGER'S OFFICE TO D-MARK

LINE 2 - PIZZA CARRYOUT NUMBER. LOCATED ON END OF KITCHEN DIVIDER WALL. LOCATE @ 60"A.F.F.
IN STORES WITH DELIVERY, SECURITY BACK UP ALSO-DMARK TO VISTA PANEL + RETURN TO DMARK FOR HYPERCOM, EBT, TO FRONT OF COUNTER.

LINE 3 - PIZZA WALL JACK (HUNTLINE NUMBER) DELIVERY ONLY FROM DMARK.

LINE 4 - CREDIT @ PIZZA CABINET; HYPERCOM, EBT FRONT COUNTER DELIVERY STORES ONLY (DUAL JACK) FROM DMARK.

1 Terminal Wiring Diagrams

Diagram - Not To Scale

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
COMMUNICATIONS WIRING SCHEMATIC & DETAILS

T-102

General Construction Notes

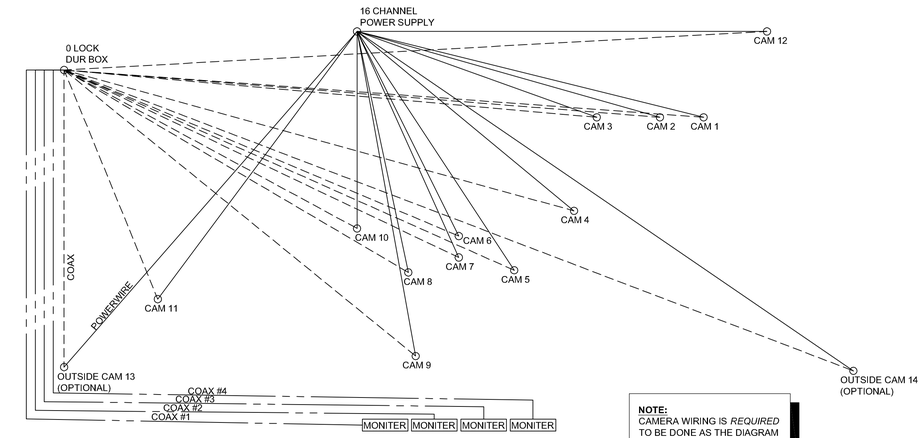
1. USE 4300 TRANSFORMER INTERFACE IN PLACE OF 1321 WHEN POWER LINE CARRIER DEVICES ARE BEING USED (SEE INSTRUCTIONS FOR CONNECTIONS)
2. USE 22 GUAGE WIRE [STRANDED & SHIELDED] WITH THESE COLORS BELOW ***REQUIRED***
   USE GREEN WIRE FOR LOW
   USE WHITE WIRE FOR HI
   USE RED WIRE HOT WIRE WHEN NEEDED
   USE BLACK WIRE FOR GROUND
3. MAXIMUM LOOP RESISTANCE: (EACH ZONE) 300 OHMS (PLUS EOLR) RESPONSE, ZONES 1-8: 10, 350, OR 700 MSEC (PROGRAMMABLE)
4. THIS DEVICE COMPLIES WITH PART 15 OF FCC RULES. OPERATION IS SUBJECT TO THE FOLLOWING TWO CONDITIONS: (1) THIS DEVICE MAY NOT CAUSE HARMFUL INTERFERENCE, AND (2) THIS DEIVICE MUST ACCEPT ANY INTERFERENCE RECEIVED, INCLUDING INTERFERENCE THAT MAY CAUSE UNDESIRED OPERATION.
5. COMPLIES WITH FCC RULES, PART 68. FCC REGISTRATION NO. AC398U-68192-AL-E RINGER EQUIVALENCE: 0.7B.
6. FOR COMPLETE INFORMATION SEE INSTRUCTIONS N7526V4
7. THIS EQUIPMENT SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION'S STANDARD 74 (NATIONAL FIRE PROTECTION ASSOC., BATTERYMARCH PARK, QUINCY, MA 02269). PRINTED INFORMATION DESCRIBING PROPER INSTALLATION, OPERATION, TESTING, MAINTENANCE, EVACUTION PLANNING AND REPAIR SERVICE IS TO BE PROVIDED WITH THIS EQUIPMENT.
8. GROUND PANEL ONLY
   DO NOT USE GROUND WIRES FOR DEVICES IN PANEL

General Video Notes:

1 RESISTERS ARE TO BE LOCATED IN VISTA PANEL *REQUIRED*

2 ALL WIRE IN OFFICE RUNS INTO VCR BOX EQUIPMENT LOCATION:
4-32" MONITORS SHOW ROOM
22" MONITOR DESKTOP IN MANAGERS OFFICE
DVR ON MIDDLE SHELF

3 WIRE CAMERAS WITH RED AND BLACK ONLY , *DO NOT TIE WIRES TOGETHER!*

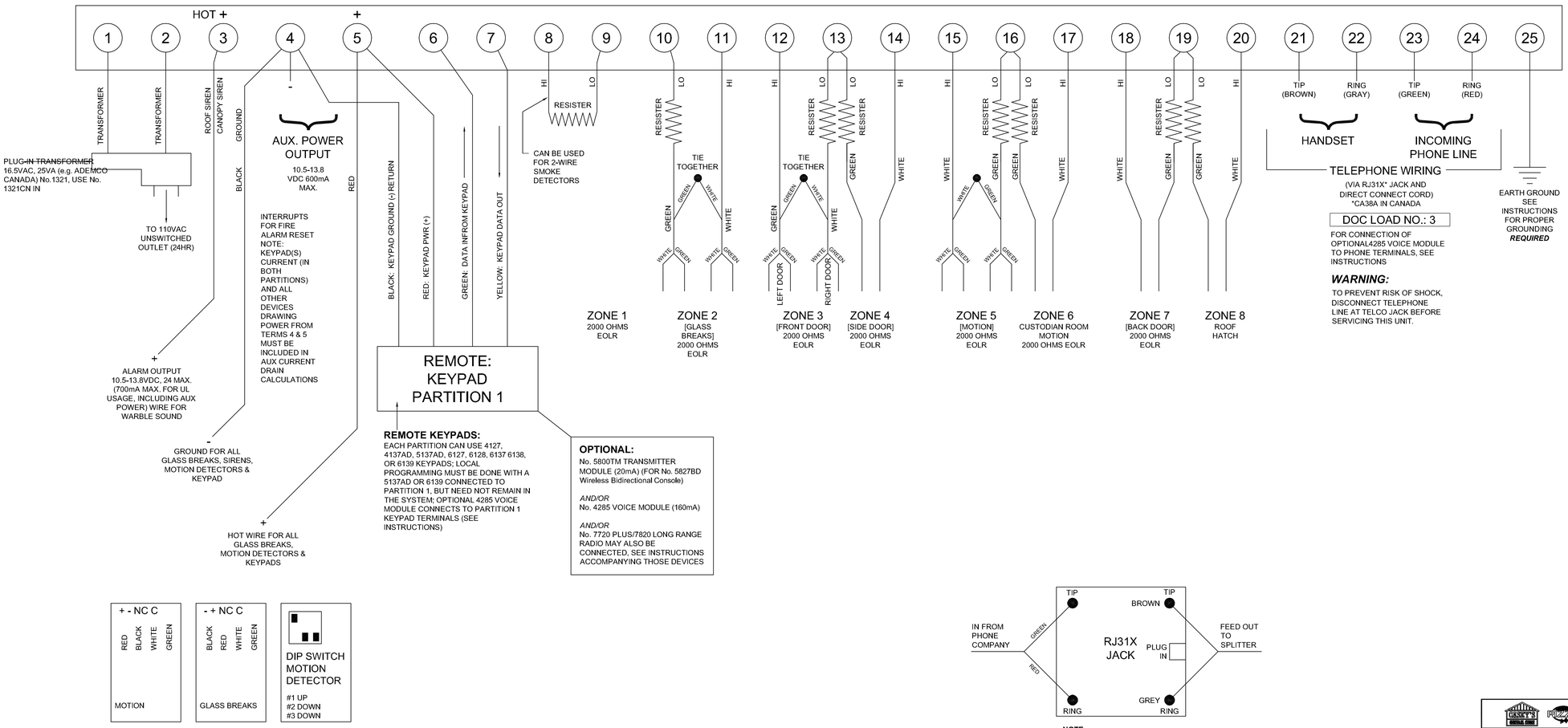


NOTE:
CAMERA WIRING IS *REQUIRED* TO BE DONE AS THE DIAGRAM SHOWS.

2 Video Wiring Schematic

Diagram - Not To Scale

NOTE: *USE UL LISTED LIMITED ENERGY CABLE FOR ALL CONNECTIONS*



NOTE:
REQUIRED PHONE JACK RJ31X
USE ***ONLY*** 24 GAUGE PHONE WIRE

1 Security Wiring Schematic and Details

Diagram - Not To Scale

RINGDAHL Architects Ltd
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: SECURITY WIRING SCHEMATIC & DETAILS

T-601

CASEY'S GENERAL STORE

SUNWOOD DRIVE & RAMSEY BOULEVARD

RAMSEY, MN

TRUE NORTH

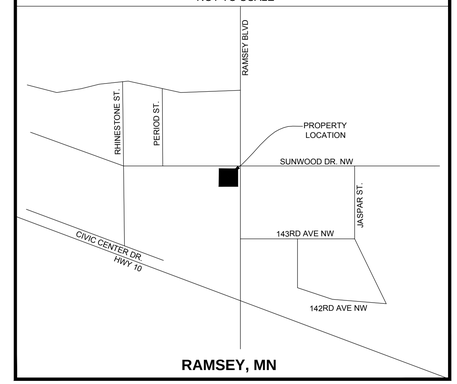
EXISTING LEGAL DESCRIPTION:

The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

VICINITY MAP
NOT TO SCALE



RAMSEY, MN

INDEX OF SHEETS:

C0.0	COVER SHEET	12-03-14
	ALTA/ ACSM LAND TITLE SURVEY	08-08-14
AL-101	SITE PLAN	10-28-14
C1.0	DETAILS	12-03-14
C1.1	EROSION CONTROL DETAILS	12-03-14
C1.2	STORMTECH DETAILS	12-03-14
C2.0	GRADING PLAN	12-03-14
C3.0	UTILITY PLAN	12-03-14
C4.0	EROSION CONTROL PLAN	12-03-14

GENERAL NOTES:

1. ALTA/ACSM LAND TITLE SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, TOPOGRAPHY WITH SPOT ELEVATIONS AND PHYSICAL FEATURES WAS PROVIDED BY:

   DESIGN TREE ENGINEERING & LAND SURVEYING
   120 17TH AVE. W.
   ALEXANDRIA, MN 56308

2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT

BENCHMARK INFORMATION:

BENCHMARK #1:USE RIM OF SANITARY MANHOLE AT THE INTERSECTION OF RAMSEY BOULEVARD AND SUNWOOD DRIVE. ELEV:867.20

BENCHMARK #2:USE TOP NUT OF HYDRANT LOCATED APPROX. 108 FEET SOUTH OF SUBJECT PROPERTY ALONG WEST SIDE OF RAMSEY BOULEVARD. ELEV:871.61

Design Tree
ENGINEERING AND LAND SURVEYING

2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

OWNER INFORMATION

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD.
ANKENY, IOWA 50021

CONTACT:
KATIE DEROUCHEY
(515) 963-3829

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: RAMSEY, MN #2	PUBLISHED: 12-03-14	DRAWING INFORMATION: COVER SHEET
"O2" STYLE STORE - FLAT ROOF	REVISED ON:	
DRAWING INFORMATION: CONSTRUCTION DIVISION		C0.0
DRAWN BY: RJK	CHECKED BY: JEA	

ALTA/ACSM LAND TITLE SURVEY

RAMSEY TOWN CENTER 14TH ADDITION

BLOCK 1

LOT 1

ZONING: COR (THE COR)

CATCH BASIN
RIM: 868.01
INV: 864.19

CATCH BASIN
RIM: 866.64
INV: 862.58

12" DIP

30" PVC

SANITARY MANHOLE
RIM: 867.95
INV: 851.64

SUNWOOD DRIVE NW
BITUMINOUS PAVEMENT
30 MPH SPEED LIMIT
(GOOD CONDITION)

CATCH BASIN
RIM: 867.90
INV: 860.90

CATCH BASIN
RIM: 866.46
INV: 861.99

B6-18 CURB

24" RCP

18" RCP

21" RCP

18" RCP

CATCH BASIN
RIM: 866.61
INV: UNKNOWN

SIGN
(DO NOT ENTER)

BENCHMARK #1
SANITARY MANHOLE
RIM: 867.20
INV: 851.33

CATCH BASIN
RIM: 867.51
INV: 863.31

ELECTRIC MANHOLE

STOP LIGHT

ELECTRIC MANHOLE

SIGN
(TURN LANE)

S89° 59' 28"W 245.00

N45° 00' 15"W 35.36

SIGN
(DO NOT ENTER)

HANDHOLE

CATCH BASIN
RIM: 867.28
INV: UNKNOWN

120.0

FOR SALE SIGN

16.3
37.4
36.1
21.2

DRAINAGE EASEMENT PER
DOC. NO. 1978594.001

RAMSEY TOWN CENTER ADDITION

ZONING: COR-3 (THE COR)

ZONING: COR (THE COR)

4" CAPPED PVC PIPE

NO BUILDINGS EXISTING ON
SURVEYED PROPERTY

SURVEYED PROPERTY
AREA=59,358 SQ. FT.±
(1.36± ACRES)

SIGN
(MANHOLE-NOT FOUND)

S00° 00' 03"W 221.00

N00° 00' 00"E 196.00

RESTRICTED ACCESS

B6-18 CURB

OUTLOT GG

4" CAPPED PVC PIPE

22.0
38.3
16.3
36.1

N89° 59' 28"E 270.00

ZONING: COR (THE COR)

4" CAPPED PVC PIPE

4" OPEN PVC PIPE

BENCHMARK #2
TOP NUT HYDRANT
ELEV: 871.61

SANITARY MANHOLE
RIM: 868.67
INV: 851.03

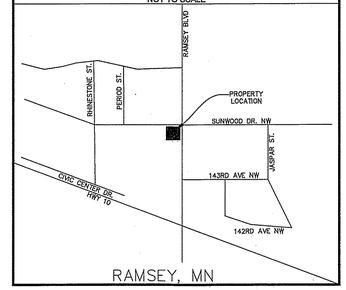
RAMSEY BOULEVARD/COUNTY ROAD 56
BITUMINOUS PAVEMENT
45 MPH SPEED LIMIT
(GOOD CONDITION)

ANOKA COUNTY HIGHWAY R-O-W
PLAT NO. 16

0 20' 40'

VICINITY MAP

NOT TO SCALE



RAMSEY, MN

BENCHMARK INFORMATION:

BENCHMARK #1: Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev: 867.20

BENCHMARK #2: Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev: 871.61

ZONING INFORMATION				
CURRENT ZONING	COR-3: (THE COR)		STATUS	
CURRENT USE	VACANT PROPERTY		SOURCE INFORMATION	CITY OF RAMSEY
ITEM	REQUIRED	OBSERVED	ADDRESS: 7550 SUNWOOD DR. NW RAMSEY, MN 55303	
MINIMUM LOT AREA	---	59,358 SQ. FT.		
R.O.W. FRONTAGE	---	476.3 FT.	CONTACT PERSON	TIM GLADHILL
MINIMUM LOT WIDTH	---	196 FT.	TITLE	COMM. DEVELOP. DIRECTOR
MAX. FLOOR AREA RATIO	---	---	PHONE NUMBER	763-427-1410
MIN. SETBACK: FRONT	-- FT.	---	EMAIL: t.gladhill@c.ramsey.mn.us	
MIN. SETBACK: SIDE	-- FT.	---	NOTES: The city would like to meet to discuss the design guidelines. There is some flexibility on this site.	
MIN. SETBACK: REAR	-- FT.	---		
MIN. SETBACK: PUMPS	---	---		
MIN. SETBACK: FUEL TANKS	---	---		
MAX. BLDG. HEIGHT	-- FT.	---		
REQUIRED PARKING	---	---		

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OHE — OVERHEAD ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER
- UGE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- BUILDING
- RESTRICTED ACCESS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM.

(xxx) = DENOTES RECORD

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

X = DENOTES FOUND PK NAIL

SURVEYOR'S NOTES:

1. The locations of the existing utilities shown hereon are approximate. They have been plotted from available surveys and/or records. Location and sizes of underground utilities may vary from locations shown. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. Gopher State One Ticket # 141832469. Gopher State One Call: 1-800-252-1166.
2. The subject property is located in Flood Zone C, according to Flood Insurance Rate Map Community Panel No: 270081 0015B, published by the Federal Emergency Management Agency, effective date of November 1, 1979.
3. Elevations are based on NAVD 88.
4. Items corresponding to Old Republic National Title Insurance Company Commitment No. 38693 bearing an effective date of June 24, 2014 at 7:00 a.m.

   10. Easements for utilities and drainage and access restrictions as shown on the recorded plat of Ramsey Town Center Addition. (As shown)

   11. Covenants, conditions, restrictions, easements, master assessments and liens contained in Master Declaration of Ramsey Town Center dated August 5, 2005, filed September 15, 2005, as Document No. 1978252.001 (Abstract) and as Document No. 484495.001 (Torrens).

   12. Anoka County Right of Way Plat Number 16 dated April 13, 1981, filed April 13, 1981, as Document No. 571348. (As shown)

   Final Certificate dated August 14, 1985, filed August 28, 1985, as Document No. 684425. (As shown)

   13. Anoka County Right of Way Plat Number 33 filed March 1, 1988, as Document No. 798409. (Does not affect property)

   14. Terms and conditions of and easement contained in Right of Way Easement granted to the Rural Cooperative Power Association dated April 21, 1953, filed April 29, 1953, as Document No. 150133 in Book 299, Page 32.

   Assigned to Anoka Electric Cooperative (now Connexus Energy) filed January 9, 1958, as Document No. 186666 in Book 409, Page 30. (Does not affect property)

   15. Easement in favor of the City of Ramsey as created in document dated June 3, 2004, filed September 30, 2005, as Document No. 1978594.001. (As shown)
5. The title commitment appears to have missed Document No. 1994167.003. This document conveys the northeast corner of Outlot GG to the City of Ramsey. Casey's provided this document when the survey was ordered.

LEGAL DESCRIPTION-Per commitment:

Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 86 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning.

To Casey's General Store's Inc.:

This is to certify this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,7a,8, and 11b of Table A thereof. The field work was completed on July 21, 2014.

August 8, 2014
Date:

Jonathan D. Schuette
Minnesota License No. 45352

NO.	DATE	DESCRIPTION

COPYRIGHT @ 2014
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	08/05/14
SCALE:	AS SHOWN
DRAWN BY:	RJK
CHECKED BY:	JDS
PROJECT NO.	01714030

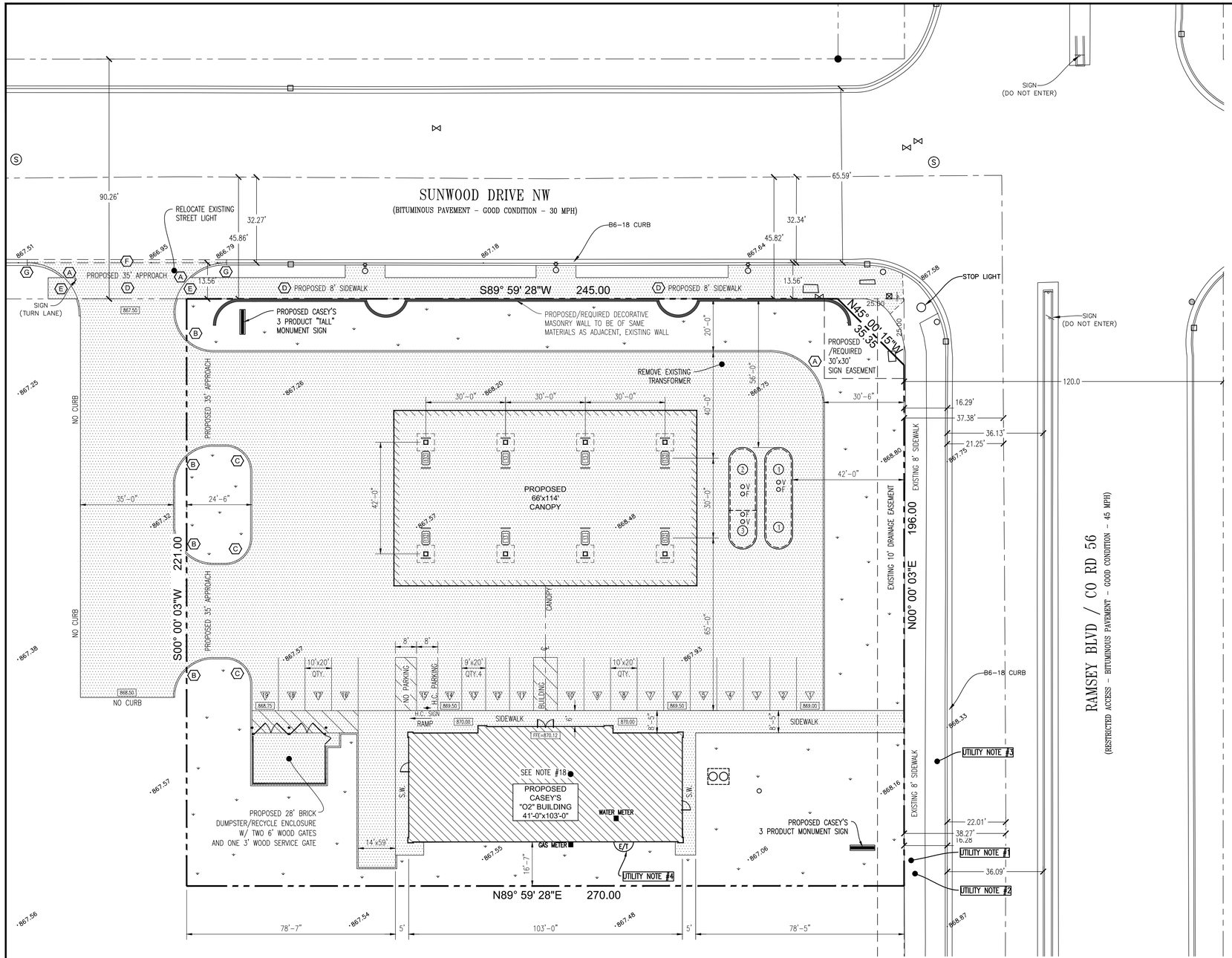
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JONATHAN D. SCHUETTE #45352 08-05-14

Design Tree Engineering Inc.
120 17th Avenue West
Alexandria, MN 56308
(320) 762-1290
(320) 217-5597 fax

PREPARED FOR:
CASEY'S GENERAL STORES
SUNWOOD DR. & RAMSEY BLVD; RAMSEY, MINNESOTA

Design Tree
ENGINEERING AND LAND SURVEYING
120 17th Avenue W.
Alexandria, MN 56308
(320) 762-1290
3339 W. St., Germain, Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)



Site Information

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD.
ANKENY, IOWA 50021

CONTACT:
KATIE DEROUCHEY (515) 963-3829

Zoned: C-2

HIGHWAY COMMERCIAL

SETBACKS
FRONT YARD: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET

PARKING
REQUIRED:
2 SPACES PER 1,000 FT²
4,346 / 1,000 = 4.346
9 SPACES REQUIRED
PROVIDED:
19 MARKED SPACES
16 UNMARKED @ GASOLINE CANOPY
35 SPACES PROVIDED

Contact Info.

CITY OF RAMSEY
7550 SUNWOOD DR. NW
RAMSEY, MN 55303
PH: 763-427-1410
COMMUNITY DEVELOPMENT DIRECTOR: TIM GLADHILL
COMMUNITY DEVELOPMENT ASSISTANT: JOANN SHAW

CITY OF RAMSEY (WATER, STORM WATER AND SANITARY SEWER)
CONTACT NAME:
CONTACT PHONE: 763-576-4343

CENTER POINT ENERGY (NATURAL GAS)
CONTACT PHONE: 800-778-9140
CONTACT WEBSITE: WWW.CENTERPOINTENERGY.COM

CONNEXUS (ELECTRIC)
CONTACT PHONE: 763-323-4216

CENTURYLINK (TELEPHONE)
CONTACT PHONE: 800-283-423 7

Utility Notes

#1 PROPOSED 2" WATER CONNECTION
- INTO EXISTING WATER MAIN
- 2" CTS, HDPE, SDR9, C5-200 PSI
- VERIFY EXISTING MAIN ≥ 2"

#2 PROPOSED 1.5" NATURAL GAS CONNECTION
- INTO EXISTING NATURAL GAS MAIN
- 1.5" SCH 40 BLACK IRON PIPE
- 680 MBH, 7" W.C. HOUSE PRESSURE
- VERIFY EXISTING MAIN ≥ 1.5"

#3 PROPOSED 6" SANITARY SEWER CONNECTION
- INTO EXISTING SANITARY SEWER MAIN
- 6" SCH 40 PVC
- VERIFY EXISTING MAIN ≥ 6"

#4 PROPOSED SERVICE ENTRANCE
- ELECTRICAL 3 PHASE, 800 AMP
- 120/208 VOLTS - 4 WIRE
- TELEPHONE: 8 PAIR - 4 LINES

General Construction Notes

1. 2 - 20,000 GALLON CONTAINMENT SOLUTION TANKS (ONE TANK IS SPLIT)
   TANK 1-20,000 GALLONS (87E - UNLEADED) 10'-6"x37'-5.5"
   TANK 2-12,000 GALLONS (D - DIESEL) 10'-6"x23'-8"
   TANK 3-8,000 GALLONS (91E - PREMIUM) 10'-6"x14'-6"
2. 8 DISPENSERS: GILBARCO 700 S ***WITH BLENDERS***
   4=NN1 4 METERS & 2 NOZZLES EACH
   4=NL1 6 METERS & 4 NOZZLES EACH
3. TANK SETTING DETAILS SHEET QF-301
4. FILL PIPE AND MANHOLE SHEET QF-301
5. ISLAND SIZE -3' X 5' W/DUAL GUARD PIPE
6. ISLAND DETAILS SHEET QF-101
7. SIGN BASE DETAILS SHEET AL-601
8. SIGN DETAILS SHEET AL-601
9. DRIVEWAY JOINTS TO BE PACKED & CAULKED
10. CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
11. CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
12. CONSTRUCTION JOINTS - PINNED 4' O.C. 12" EACH WAY WITH 1/2" REBAR #4
13. APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
14. SLOPE RAMPS FOR BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
15. VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
16. SLOPE RAMPS FOR BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS
17. CANOPY FOOTING: SIZE 5'-9" LENGTH X 5'-9" WIDTH X 3'-0" DEPTH, CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i. @ 28 DAYS (150 p.c.f.) 4"SLUMP (MAX), FOOTING DESIGN BASED ON 2,500 p.s.i. CONCRETE REINFORCING: ASTM A-615 GRADE 60, REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.
18. 3 FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED AT SALES COUNTER
19. ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED ON A POST AT THE CURB
20. IRRIGATION SYSTEM INSTALLATION REQUIRED FOR ALL SOD/SEED WITHIN PROPERTY.

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF RAMSEY AND ANOKA COUNTY APPROVAL AND SPECIFICATIONS.

- (A) PROPOSED 20' RADIUS
- (B) PROPOSED 15' RADIUS
- (C) PROPOSED 10' RADIUS
- (D) 2% MAX CROSS SLOPE - SIDEWALK AREA
- (E) TAPER CURB TO SIDEWALK - NO DETECTABLE WARNING MAT AT DRIVEWAYS
- (F) DEPRESSED CURB AND GUTTER
- (G) TIE INTO EXISTING VERTICAL CURB AND GUTTER (TO BE COMPLETED BY OTHERS)

- MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- CONCRETE PAVING OR SIDEWALKS
- AREA TO BE SODDED OR SEEDED
- PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH TWO MANHOLES
- 867.26 EXISTING SPOT ELEVATION
- 869.50 PROPOSED TOP OF PAVEMENT ELEVATION - SUBJECT TO CHANGE

Legal Description ±59,358FT² / ± 1.36 ACRES

OUTLOT GG, RAMSEY TOWN CENTER ADDITION, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT GG; THENCE ON AN ASSUMED BEARING OF SOUTH, ALONG THE WESTERLY LINE OF SAID OUTLOT GG FOR 567.55 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE SOUTHERLY FOR 36.04 FEET ALONG SAID WESTERLY LINE ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 540 FEET AND A CENTRAL ANGLE 03 DEGREES 49 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY LINE FOR 87.95 FEET TO THE MOST SOUTHERLY CORNER IN SAID WESTERLY LINE; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT GG; THENCE ON A BEARING OF WEST ALONG SAID NORTHERLY LINE FOR 596.32 FEET TO THE POINT OF BEGINNING.

U.G.S.T. Notes

- FILL CATCH BASIN W/ OVERSPILL PROTECTION (TYP.)
- (1)(2)(3) TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMB W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- VENT EXTRACTOR W/BALL FLOAT FOR OVERFILL PROTECTION

SUMP SENSOR @ EACH DISPENSER.

Referenced Sheets

CIVIL PLANS BY DESIGN TREE ENGINEERING
***TO BE COMPLETED*

LIGHTING PLANS BY RED LEONARD ASSOCIATES
***TO BE COMPLETED*

Legend

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

Survey Legend

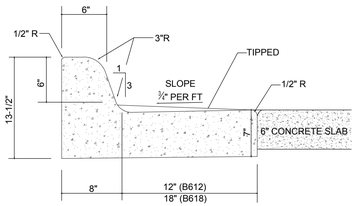
- GATE VALVE
- HYDRANT
- LIGHT POLE
- TRANSFORMER
- PEDESTAL
- ELECTRIC MANHOLE
- FIBER HANDHOLE
- (S) SANITARY MANHOLE
- STORM MANHOLE
- STORM INTAKE

ALL BRICK (NO EIFS) - 4 SIDES

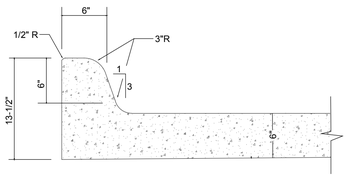
CASEY'S PIZZA CASEY'S General Store DONUTS

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT:	PUBLISHED	DRAWING INFORMATION:
RAMSEY, MN #2	09-12-14	SITE PLAN
	REVISED ON: 10-28-14	
"O2" STYLE STORE - FLAT ROOF		
DRAWING INFORMATION: CONSTRUCTION DIVISION		AL-101
DRAWN BY: JACOB CLARK	CHECKED BY:	



B612 AND B618 CURB AND GUTTER



MONOLITHIC CURB SECTION

CONCRETE CURB DETAILS
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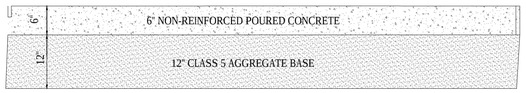
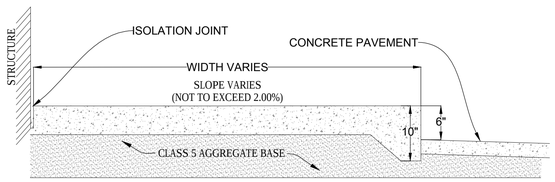


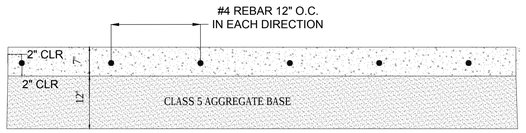
NOTES:

1. USE 7" NON-REINFORCED POURED CONCRETE ON 12" AGGREGATE BASE FOR APPROACHES

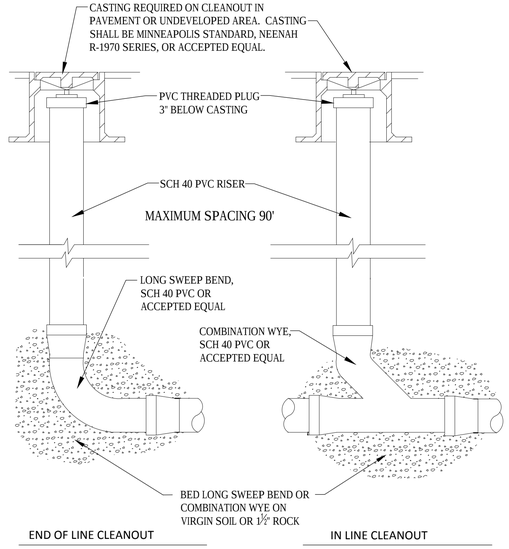
TYPICAL CONCRETE PARKING SECTION
SCALE=N.T.S.



CONCRETE INTEGRAL SIDEWALK DETAIL
SCALE=N.T.S.



TYPICAL CONCRETE SECTION OVER U.G.S.T. AREAS
SCALE=N.T.S.



CLEANOUT CASING
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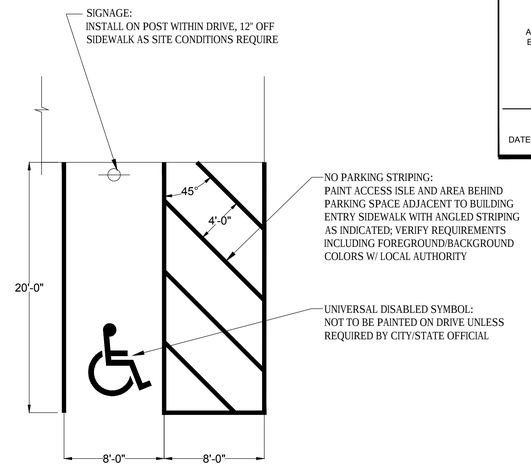


DISABLED PARKING LAYOUT
SCALE=N.T.S.

Design Tree
ENGINEERING AND LAND SURVEYING

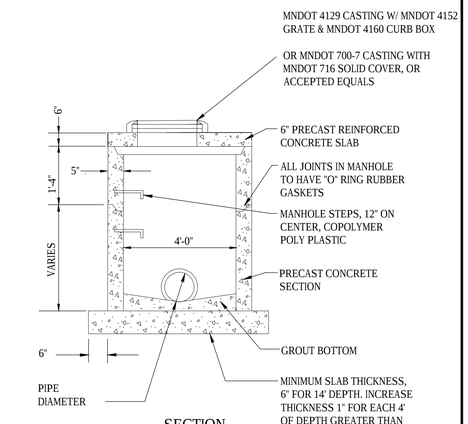
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5527 (Phone)
(320) 217-5597 (Fax)

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

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

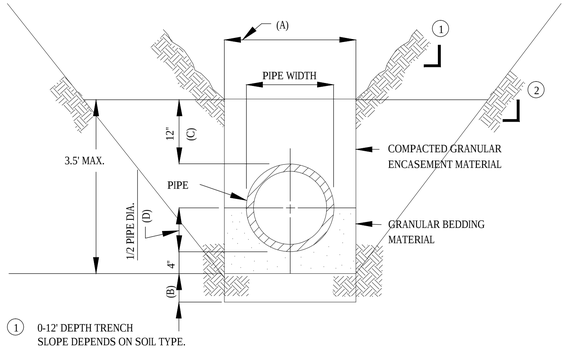


SECTION

NOTE: DRAIN TILE OPENING MUST BE CORE-DRILLED AND GROUTED INSIDE AND OUTSIDE

NOTE:
1. USE METAL SHIMS ONLY AT ADJUSTING RINGS WHEN LEVELING.
2. ALL PIPE CONNECTIONS SHALL HAVE MANHOLE SLEEVES OR WATERSTOP FOR WATERTIGHT CONNECTIONS.

STANDARD MNDOT STORM MANHOLE/ CATCH BASIN 48-4020
SCALE=N.T.S.



① 0-12' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

② 12'-20' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

③ 0-20' DEPTH TRENCH
SUPPORT OR SHIELD SYSTEM CAN BE UTILIZED TO REDUCE TRENCH WIDTH.

④ 20' OR GREATER DEPTH TRENCH
EXCAVATION MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL HAVE THE DESIGN COMPLETED AT HIS EXPENSE AND PROVIDE A COPY TO THE OWNER AND THE PROJECT ENGINEER (WSN).

(A) MINIMUM TRENCH WIDTH SHALL ALLOW FOR SIX INCHES CLEARANCE ON EACH SIDE OF PIPE JOINT HUB.

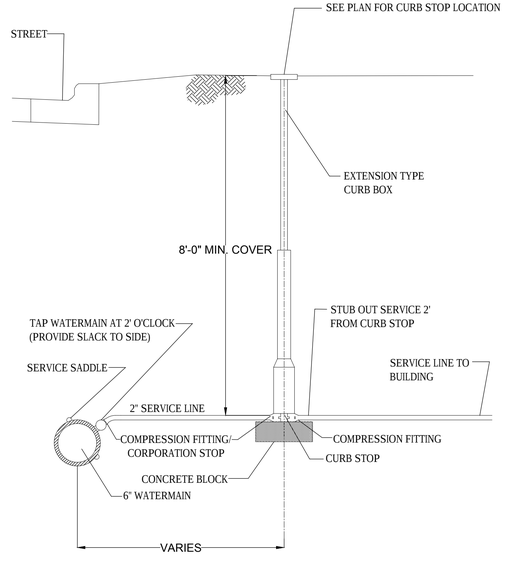
(B) THE TRENCH MAY BE OVEREXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS, OR UNSTABLE SOILS ARE ENCOUNTERED.

(C) COMPACTED GRANULAR ENCASEMENT MATERIAL SHALL COVER THE TOP OF PIPE BY AT LEAST 12 " AND EXTEND THE FULL WIDTH OF THE TRENCH OR AT LEAST 2 1/2" TIMES THE PIPE DIAMETER ON EACH SIDE OF THE PIPE.

(D) BEDDING AND HAUNCHING MATERIAL SHALL BE PLACED AND COMPACTED TO PROVIDE FULL SUPPORT FOR THE LENGTH OF THE PIPE.

NOTE: THIS DETAIL APPLIES TO SANITARY SEWER, STORM SEWER, WATERMAIN, AND ALL SERVICE PIPE.

TYPICAL PIPE BEDDING DETAIL
SCALE=N.T.S.



TYPICAL WATER SERVICE DETAIL
SCALE=N.T.S.

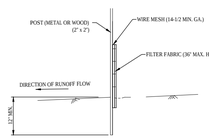
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
RAMSEY, MN #2
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION:
CONSTRUCTION DIVISION
DRAWN BY: RJK
CHECKED BY: JEA

PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION:
DETAILS

C1.0



NOTES:
1. TYPE OF FENCING TO BE USED SHALL COMPLY WITH MNDOT 3886.1 UNLESS INDICATED OTHERWISE ON PLANS.

2. DIG 4-6" x 6" TRENCH ALONG THE INTENDED FENCE LINE.

3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHOLL SIDE OF TRENCH.

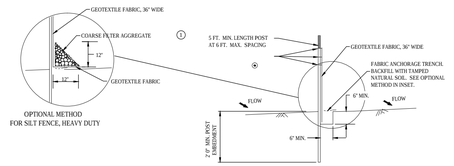
4. WIRE FENCING PER MNDOT SPEC. 3886. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.

5. FILTER FABRIC PER MNDOT SPEC. 3886. FABRIC APPARENT OPENING SIZE (AOS) SHALL BE 30 TO 80 IN AREAS OF COARSE GRAINED SOILS, AND 50 TO 80 IN AREAS OF FINE GRAINED SOILS.

6. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.

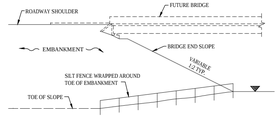
7. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC. IF WIRE MESH IS USED TO SUPPORT THE FABRIC STEEL POSTS MAY BE SPACED UP TO 8 FEET APART.

SILT FENCE DETAIL



OPTIONAL METHOD
FOR SILT FENCE, HEAVY DUTY

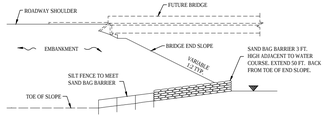
SILT FENCE, HEAVY DUTY
(HAND INSTALLED)
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.



BRIDGE FILL

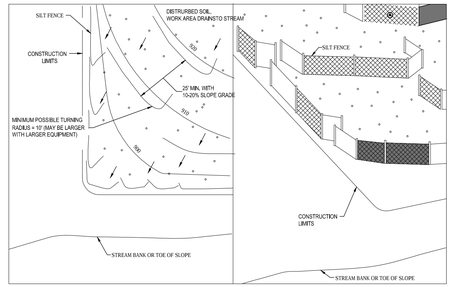
DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: STAGNANT
CONTRIBUTING SLOPE AREA: 1/2 ACRE

LOCATION OF SILT FENCE
AT TOE OF ROADWAY EMBANKMENT



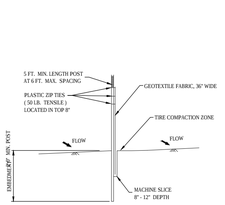
BRIDGE FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC.
CONTRIBUTING SLOPE AREA: 1 ACRE

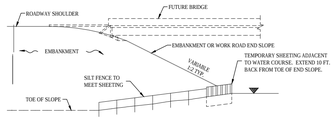


PLAN VIEW SIDE VIEW

SILT FENCE, J-HOOK INSTALLATION



SILT FENCE, MACHINE SLICED
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.



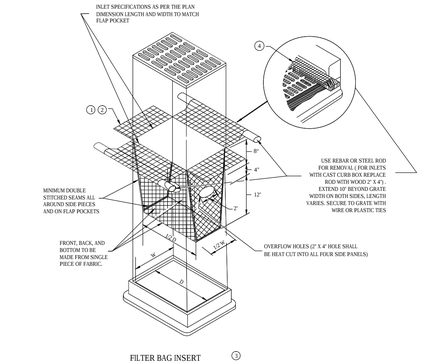
EMBANKMENT OR WORK ROAD FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC.
CONTRIBUTING SLOPE AREA: 3 ACRES

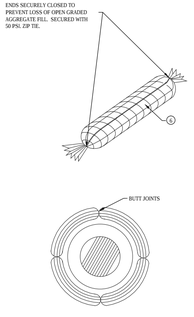
SILT FENCE AT BRIDGE EMBANKMENT ADJACENT TO WATER

NOTES:
SEE SPECS. 2573, 3149 & 3886.

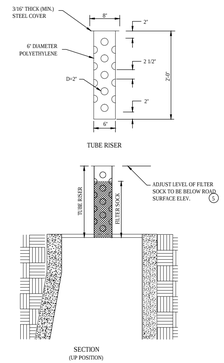
1. COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.



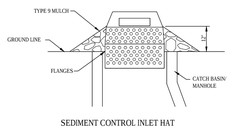
FILTER BAG INSERT 3
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



ROCK LOG/COMPOST LOG

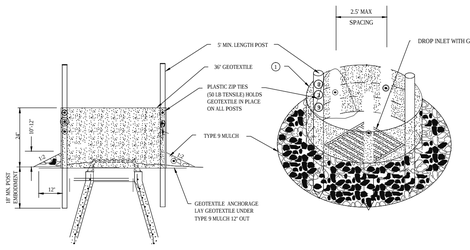


POP-UP HEAD



SEDIMENT CONTROL INLET HAT

NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.

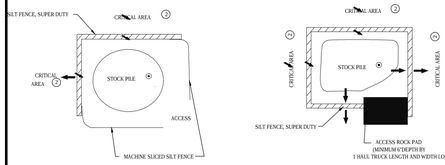


SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS

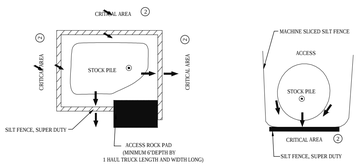
NOTES:
SEE SPECS. 2573, 3137, 3886 & 3891.

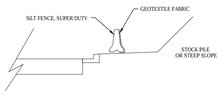
MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LST MAY BE SUBSTITUTED.

1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. INSTALLATION NOTES:
   DO NOT INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
5. SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
6. GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

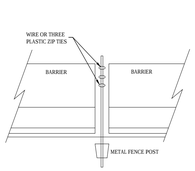


SILT FENCE, SUPER DUTY
STOCK PILE CONTAINMENT

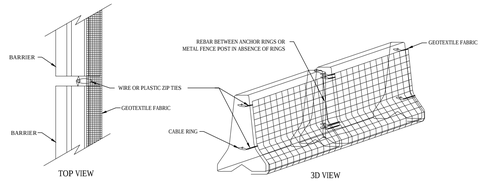




SILT FENCE, SUPER DUTY
CURB AND GUTTER PROTECTION SYSTEM

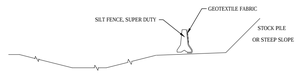


BARRIER WITHOUT CABLE RINGS



BARRIER WITH CABLE RINGS
SILT FENCE, SUPER DUTY

SILT FENCE, SUPER DUTY
STOCKPILE SEDIMENT CONTROL



SILT FENCE, SUPER DUTY
DITCH PROTECTION SYSTEM

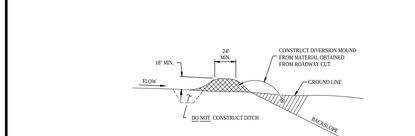
NOTES:
SEE SPECS. 2533, 2573 & 3886.

PLACE SUPER DUTY SILT FENCE ALONG A CONSTANT ELEVATION.

SUPER DUTY SILT FENCE CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

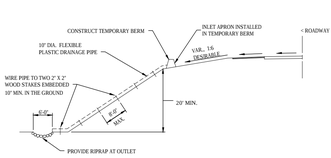
1. PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, THE SUPER DUTY SILT FENCE IS TO BE USED AS SHOWN OR AS DIRECTED BY THE ENGINEER.
2. CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

STANDARD SHEET NO. 5-297.408 (2 of 2)
STANDARD APPROVED SEPTEMBER 27, 2006
TITLE: TEMPORARY SEDIMENT CONTROL SUPER DUTY SILT FENCE.



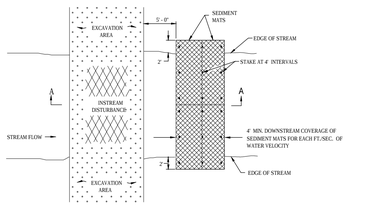
DIVERSION MOUND

DESIGN GUIDELINES:
STORM FREQUENCY: 10 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 5 ACRES
MAXIMUM DIVERSION: GRADE 5%

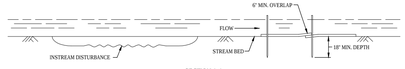


TEMPORARY DOWN DRAIN ON FILL SLOPE

DESIGN GUIDELINES:
STORM FREQUENCY: 2 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 3 ACRES



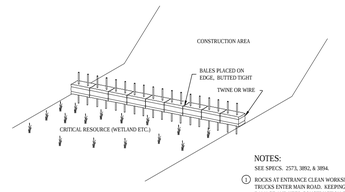
PLAN VIEW



SECTION A-A

SEDIMENT MAT 6
TYPICAL STREAM BED INSTALLATION

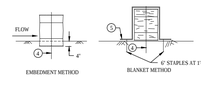
DESIGN GUIDELINES:
MAXIMUM FLOW VELOCITY: 5 FT./SEC.
MAXIMUM FLOW DEPTH: 2 FT.



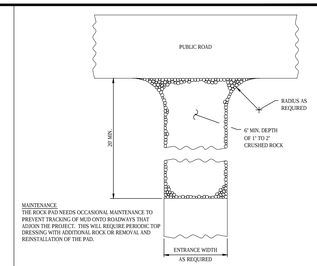
BALE BARRIERS
TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS

NOTES:
SEE SPECS. 2573, 3892, & 3894.

1. ROCKS AT ENTRANCE CLEAN WORKSITE MUD OFF OF TRUCK TIRES BEFORE TRUCKS ENTER MAIN ROAD. KEEPING MUD OFF THE ROAD WILL PREVENT AUTO DAMAGE AND KEEP CONSTRUCTION SEDIMENT OUT OF DRAINAGE SYSTEMS AND WETLANDS. GEOTEXTILE MAY BE PLACED UNDER THE ROCK TO KEEP ROCKS SEPARATE FROM SOIL.
2. W = 10 FT. MIN., 20 FT. MAX.
3. D = 2 FT.
4. TWO 2 IN. X 2 IN. WOOD STAKES OR REINFORCING BARS IN EACH BALE EMBEDDED 10 INCHES MINIMUM IN THE GROUND.
5. PLACE A CATEGORY 3 EROSION CONTROL BLANKET, 6 FT. WIDE MINIMUM, OVER THE BALE INSTEAD OF TRENCHING.
6. THIS DETAIL MAY NOT BE ACCEPTABLE FOR WORK ON PUBLIC WATERS, SEE GENERAL PUBLIC WATERS PERMIT (GP) 2004-0001.
7. LOCATION OF DOWNSTREAM TEMPORARY SEDIMENT CONTROL DEVICE.



BALE BARRIER DETAIL
APPROX. BALE SIZE: 14" X 18" X 36" LONG



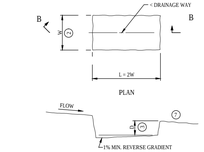
MAINTENANCE
THE ROCK PAD NEEDS OCCASIONAL MAINTENANCE TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD.

NOTES:
1. ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MNDOT CA-1 OR CA-2 COURSE AGGREGATE.

2. A GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

3. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE



SEDIMENT TRAP DETAIL

Design Tree
ENGINEERING AND LAND SURVEYING
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)
3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5527 (Phone)
(320) 217-5597 (Fax)

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

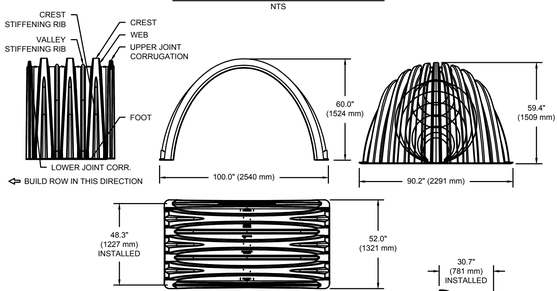
JEREMY E. ANDERSON
DATE: 12-03-14 LICENSE #: 44223

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: RAMSEY, MN #2
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK CHECKED BY: JEA
PUBLISHED: 12-03-14
REVISED ON:
DRAWING INFORMATION: EROSION CONTROL DETAILS
C1.1

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

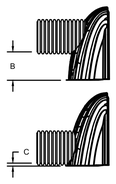
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

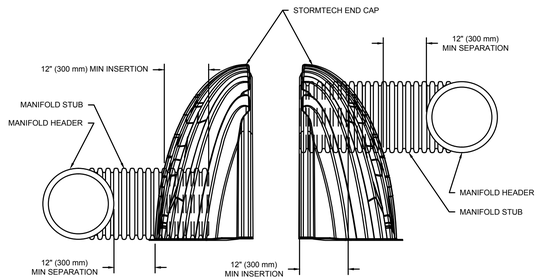
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



MC-SERIES END CAP INSERTION DETAIL

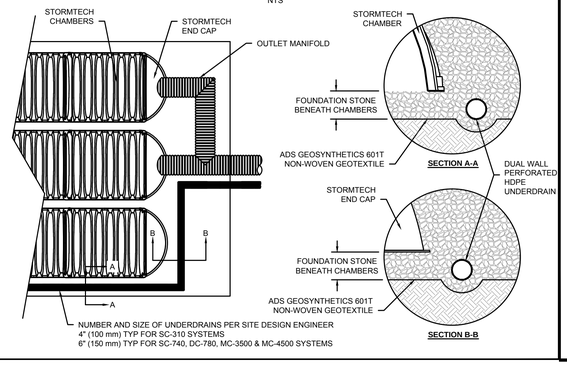
NTS

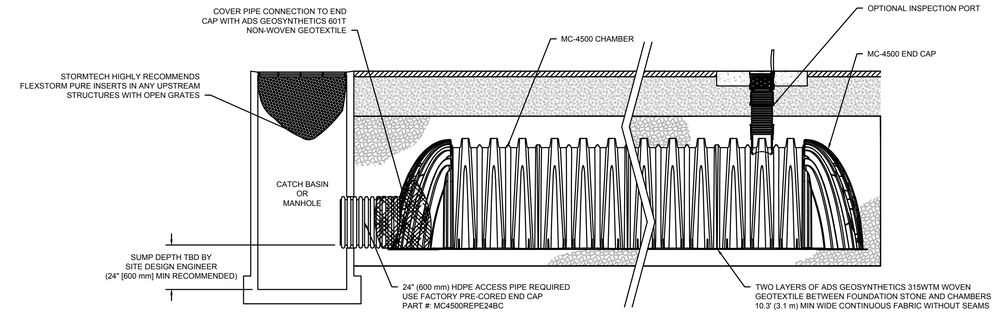


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

UNDERDRAIN DETAIL

NTS





MC-4500 ISOLATOR ROW DETAIL

NTS

Design Tree
ENGINEERING AND LAND SURVEYING

2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
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3339 W. St. Germain St., Suite 250
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JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

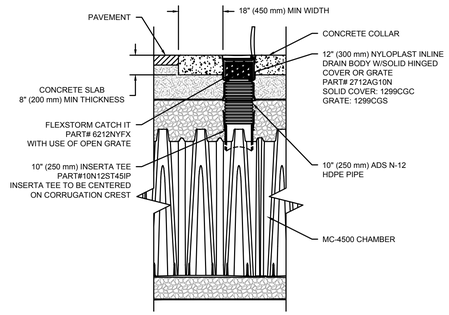
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



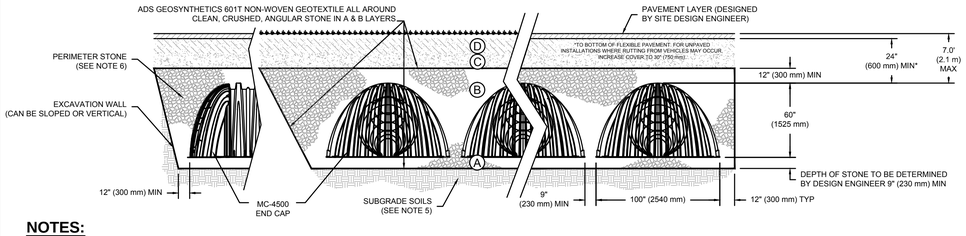
MC-4500 INSPECTION PORT DETAIL

NTS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2 3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:

a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.

b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.

c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.

8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTITIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.

STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONESHOOTER LOCATED OFF THE CHAMBER BED.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.

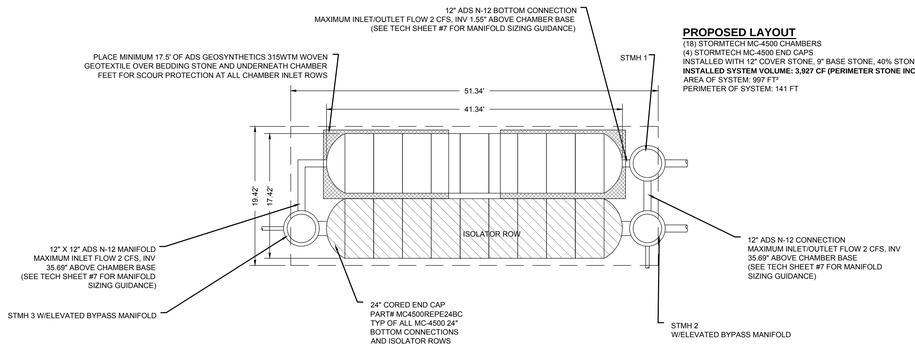
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



PROPOSED LAYOUT

(18) STORMTECH MC-4500 CHAMBERS
(4) STORMTECH MC-4500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 3,927 CF (PERIMETER STONE INCLUDED)
AREA OF SYSTEM: 997 FT²
PERIMETER OF SYSTEM: 141 FT

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	868.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	865.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	864.75
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	864.75
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	864.75
TOP OF STONE:	863.25
TOP OF CHAMBER:	862.50
12" MANIFOLD INVERT:	860.47
24" ISOLATOR ROW INVERT:	857.69
12" BOTTOM CONNECTION INVERT:	857.63
BOTTOM OF CHAMBER:	857.50
BOTTOM OF STONE:	856.50

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK CHECKED BY: JEA
PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION: STORMTECH DETAILS

C1.2

Design Tree
ENGINEERING AND LAND SURVEYING

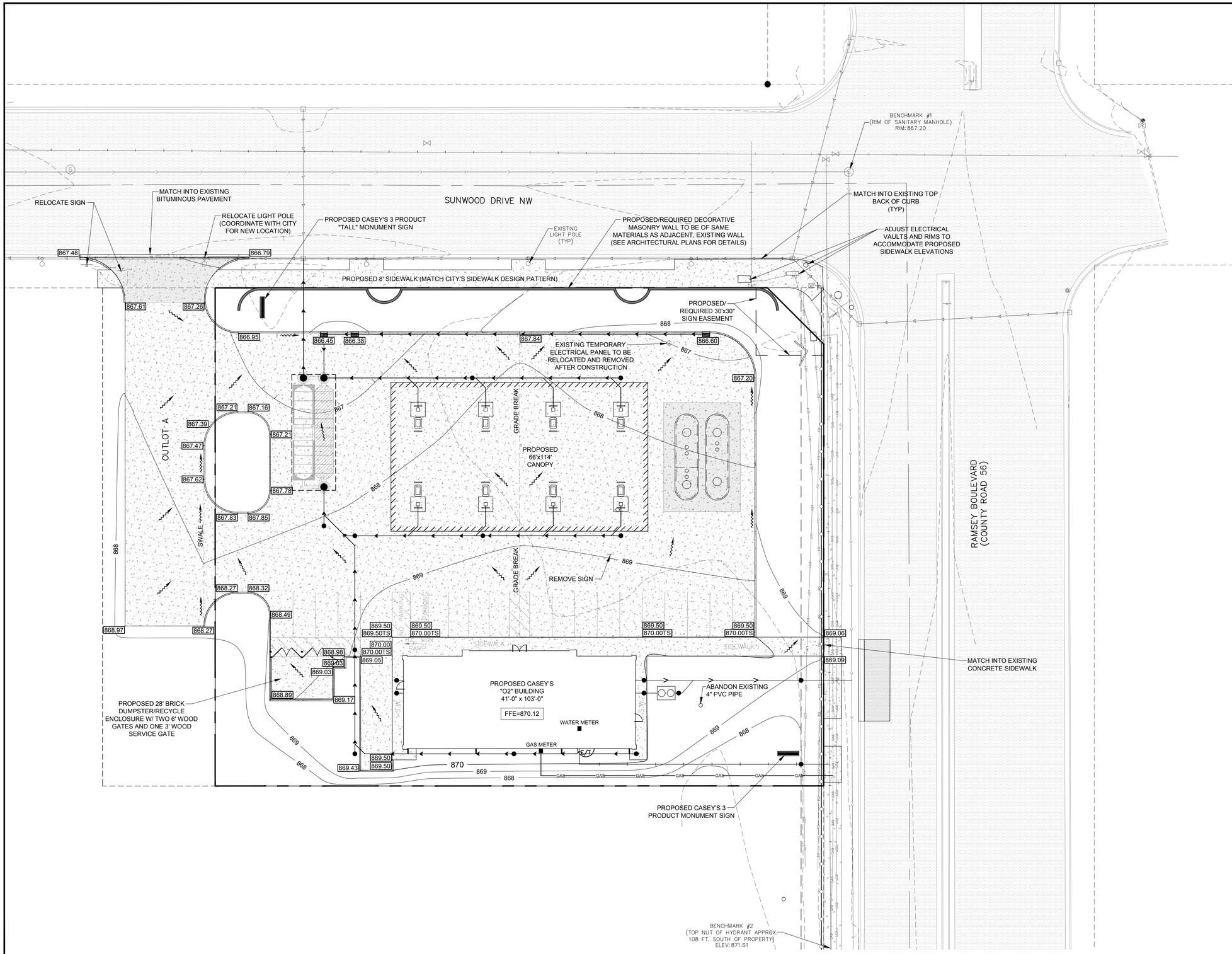
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION.
3. ALL SPOT ELEVATIONS SHOWN IN CURB AND GUTTER ARE TO FLOW LINE. XXXX.XXTS = TOP OF SIDEWALK AT FLOW LINE
4. USE EITHER MONOLITHIC CURB OR B618 CURB AND GUTTER WITHIN SITE AREA.
5. SIDEWALKS SHALL MEET A.D.A REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
6. CONCRETE SIDEWALK TO MATCH CITY'S EXISTING CONCRETE SIDEWALK DESIGN PATTERN.

= 6" NON-REINFORCED CONCRETE

= 7" CONCRETE (SEE DETAILS FOR REINFORCEMENT)

TRUE NORTH PLAN NORTH

C2.0 Grading Plan

1" = 20'

BENCHMARK INFORMATION:

BENCHMARK #1:Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev:867.20

BENCHMARK #2:Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev:871.61

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**

"O2" STYLE STORE - FLAT ROOF

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14

REVISED ON:

DRAWING INFORMATION: GRADING PLAN

C2.0

Design Tree
ENGINEERING AND LAND SURVEYING

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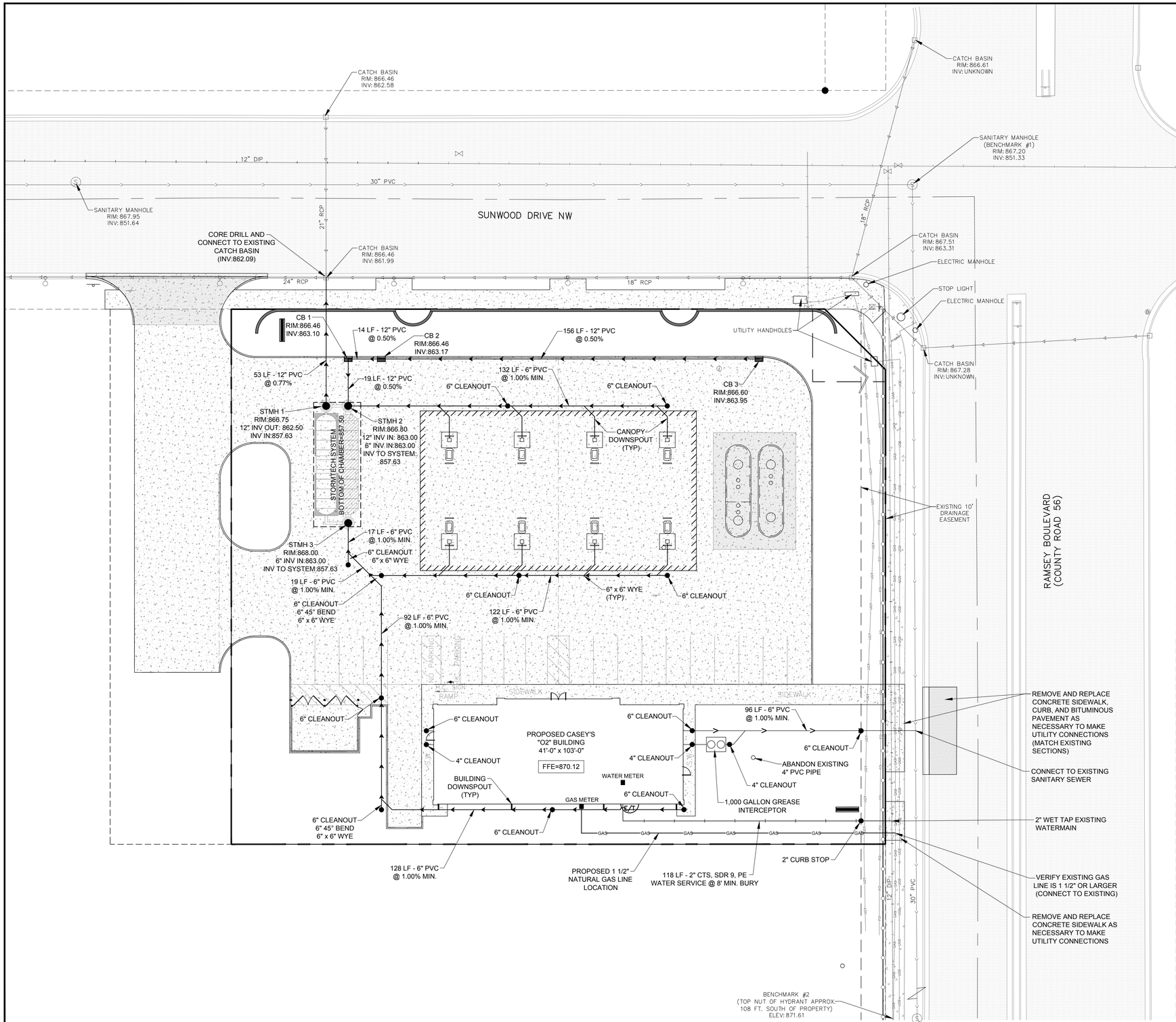

TRUE NORTH PLAN NORTH

C3.0 Utility Plan

1" = 20'

GENERAL NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION.
4. WATER SERVICE PIPE SHALL BE 2" CTS, SDR 9, PE.
5. ALL PVC STORM SEWER PIPE AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D-3034, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS" OR ASTM F-679, "STANDARD SPECIFICATION FOR PVC LARGE DIAMETER PLASTIC GRAVITY SEWER PIPE AND FITTINGS".
6. ALL PVC STORM SEWER PIPE JOINTS SHALL BE GASKETED, BELL AND SPIGOT, PUSH-ON TYPE CONFORMING TO ASTM D3212, "STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS".
7. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SCH 40 PVC.
8. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
9. CATCH BASINS IN CURB AND GUTTER SHALL HAVE MNDOT 4129 CASTING WITH MNDOT 4152 GRATE AND MNDOT 4160 CURB BOX.
10. MANHOLES SHALL HAVE MNDOT 700-7 CASTING WITH MNDOT 716 COVER.

DESCRIPTION	STRUCTURE TYPE
CB 1	MNDOT STORM MANHOLE 48-4020
CB 2	MNDOT STORM MANHOLE 48-4020
CB 3	MNDOT STORM MANHOLE 48-4020
STMH 1	MNDOT STORM MANHOLE 48-4020
STMH 2	MNDOT STORM MANHOLE 48-4020
STMH 3	MNDOT STORM MANHOLE 48-4020

STORMWATER CALCULATIONS

PROPOSED IMPERVIOUS AREA = 44,460 SF (1.021 AC)

REQUIRED STORAGE VOLUME FROM 1" RUNOFF = 3,705 CF

STORMTECH UNDERGROUND INFILTRATION SYSTEM
TOTAL STORAGE PROVIDED BELOW DISCHARGE = 3,927 CF

BENCHMARK INFORMATION:

BENCHMARK #1:Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev:867.20

BENCHMARK #2:Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev:871.61

CASEY'S CONSTRUCTION DIVISION
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"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14
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DRAWING INFORMATION: UTILITY PLAN

C3.0

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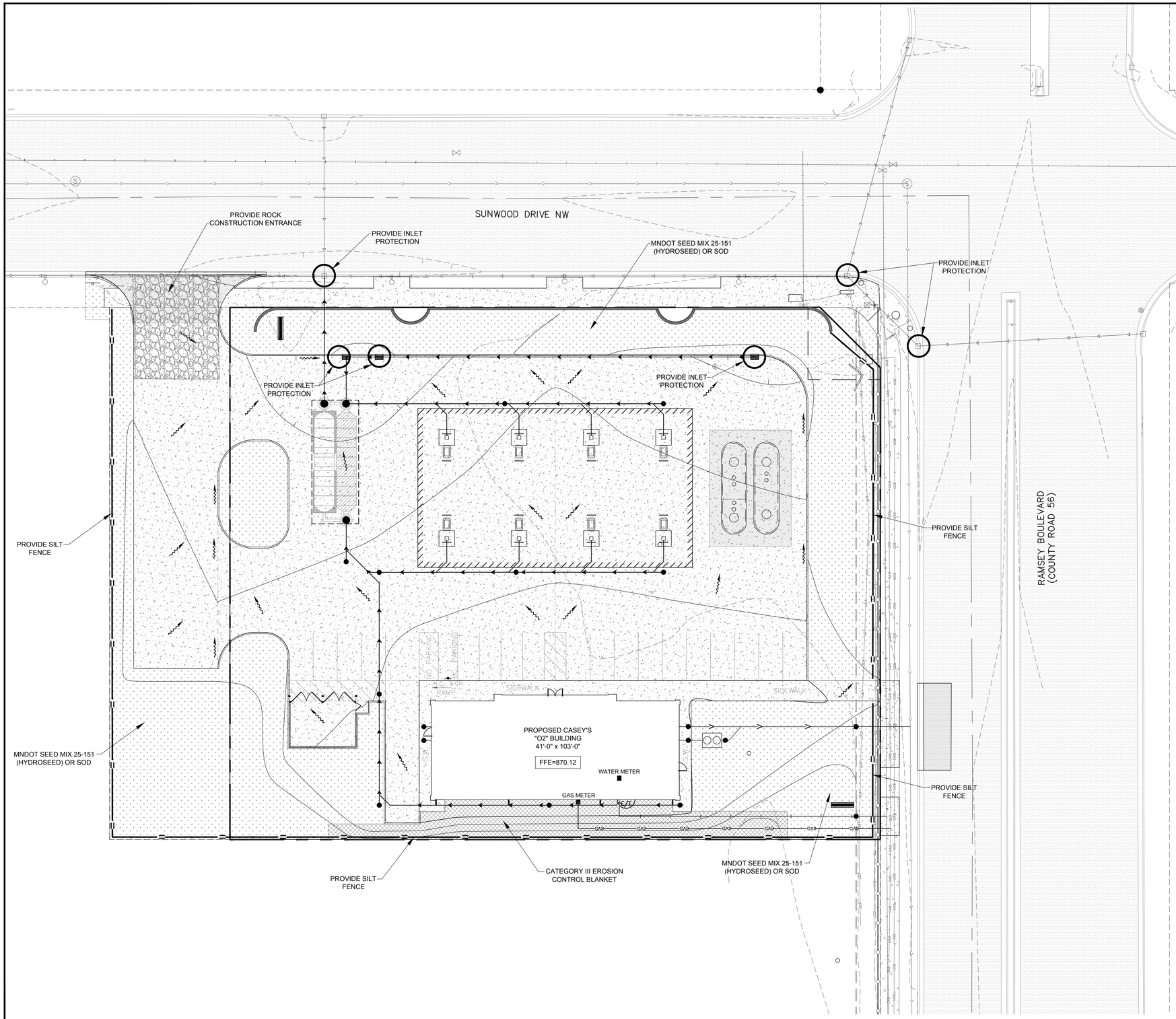


NOTES:

1. ALL DISTURBED AREAS SHALL BE RESTORED AND SEEDED WITH MNDOT SEED MIX 25-151 (HYDROSEED) AND/ OR SOD.
2. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
3. PROVIDE SILT FENCE PERIMETER CONTROL AROUND ENTIRE CONSTRUCTION ACTIVITY, AND ALL TEMPORARY STOCKPILES.
4. TEMPORARY ROCK ENTRANCES SHALL BE INSTALLED AFTER BACKFILLING OF FOUNDATION AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
5. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCUR AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
6. REFER TO SWPPP TEMPLATE AND THE CITY OF RAMSEY EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.

TRUE NORTH PLAN NORTH

C4.0 Erosion Control Plan

1" = 20'

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**

"O2" STYLE STORE - FLAT ROOF

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14

REVISED ON:

DRAWING INFORMATION: EROSION CONTROL PLAN

C4.0

SKETCH PLAN - CASEY'S ADDITION

RAMSEY TOWN CENTER 14TH ADDITION

BLOCK 1

LOT 1

A.E.O. ENERGY PARK

OUTLOT A

CATCH BASIN
RIM: 868.01
INV: 864.19

CATCH BASIN
RIM: 866.64
INV: 862.58

CATCH BASIN
RIM: 866.61
INV: UNKNOWN

SIGN
(DO NOT ENTER)

BENCHMARK #1
SANITARY MANHOLE
RIM: 867.20
INV: 851.33

12" DIP

30" PVC

18" RCP

SANITARY MANHOLE
RIM: 867.95
INV: 851.64

SUNWOOD DRIVE NW (PUBLIC ROAD)

CATCH BASIN
RIM: 867.90
INV: 860.90

90.3

21" RCP

CATCH BASIN
RIM: 866.46
INV: 861.99

24" RCP

18" RCP

CATCH BASIN
RIM: 867.51
INV: 863.31

ELECTRIC MANHOLE

STOP LIGHT

ELECTRIC MANHOLE

S89° 59' 28"W 295.00

50.00

245.00

25.00

N45° 00' 15"W 35.36

HANDHOLE

CATCH BASIN
RIM: 867.28
INV: UNKNOWN

120.0

FOR SALE SIGN

DRAINAGE EASEMENT PER
DOC. NO. 1978594.001

RAMSEY TOWN CENTER ADDITION

OUTLOT A

S00° 00' 03"W 221.00

221.00

LOT 1

4" CAPPED PVC PIPE

N00° 00' 03"E 196.00

SIGN
(MANHOLE-NOT FOUND)

BLOCK ONE

CASEY'S ADDITION

RESTRICTED ACCESS

B6-18 CURB

RAMSEY BOULEVARD/COUNTY ROAD 56 (PUBLIC ROAD)

OUTLOT GG

320.00

4" CAPPED PVC PIPE

50.00

270.00

N89° 59' 28"E 320.00

4" CAPPED PVC PIPE

4" OPEN PVC PIPE

BENCHMARK #2
TOP NUT HYDRANT
ELEV: 871.61

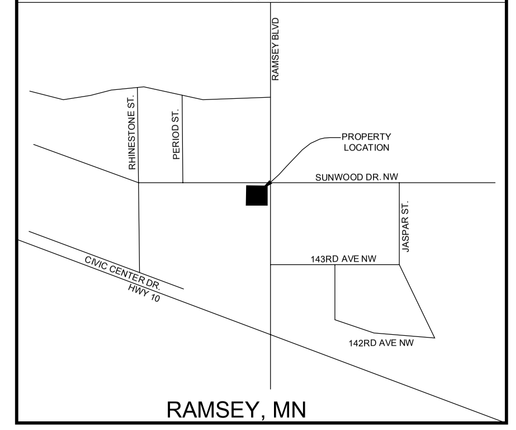
SANITARY MANHOLE
RIM: 868.67
INV: 851.03

ANOKA COUNTY
HIGHWAY R-O-W
PLAT NO. 16

A.E.O. ENERGY PARK THIRD ADDITION
LOT 1
BLOCK 1

VICINITY MAP

NOT TO SCALE



RAMSEY, MN

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OHE — OVERHEAD ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER
- UGE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- BUILDING
- RESTRICTED ACCESS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM.

(xxx) = DENOTES RECORD

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

X = DENOTES FOUND PK NAIL

0 20' 40'

OWNER:
City of Ramsey HRA
7550 Sunwood Dr. NW
Ramsey, MN 55303
Phone No.: 763-433-9845

SUBDIVIDER:
Casey's Retail Company
Katie DeRouchey
One Convenience Blvd.
Ankeny, Iowa, 50021-8045
Phone No.: 515-963-3829

ENGINEER:
Design Tree Engineering and Land Surveying
Jeremy Anderson, P.E.
120 17th Avenue W.
Alexandria, MN 56308
Phone No.: 320-762-1290

LAND SURVEYOR:
Design Tree Engineering and Land Surveying
Jon Schuette, R.L.S.
120 17th Avenue W.
Alexandria, MN 56308
Phone No.: 320-762-1290

Total Acreage: 1.616 Acres±

Total Square Feet: 70,407.5 sq. ft.±

Existing Zoning: COR-3 (The COR)

UTILITY NOTE
The locations of the existing utilities shown hereon are approximate. They have been plotted from available surveys and/or records. Location and sizes of underground utilities may vary from locations shown. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. Gopher State One Ticket # 141832469. Gopher State One Call: 1-800-252-1166.

LEGAL DESCRIPTION:

The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

NO.	DATE	DESCRIPTION

COPYRIGHT @ 2014
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	11/17/14
SCALE:	AS SHOWN
DRAWN BY:	RJK
CHECKED BY:	JDS
PROJECT NO.	01714030

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

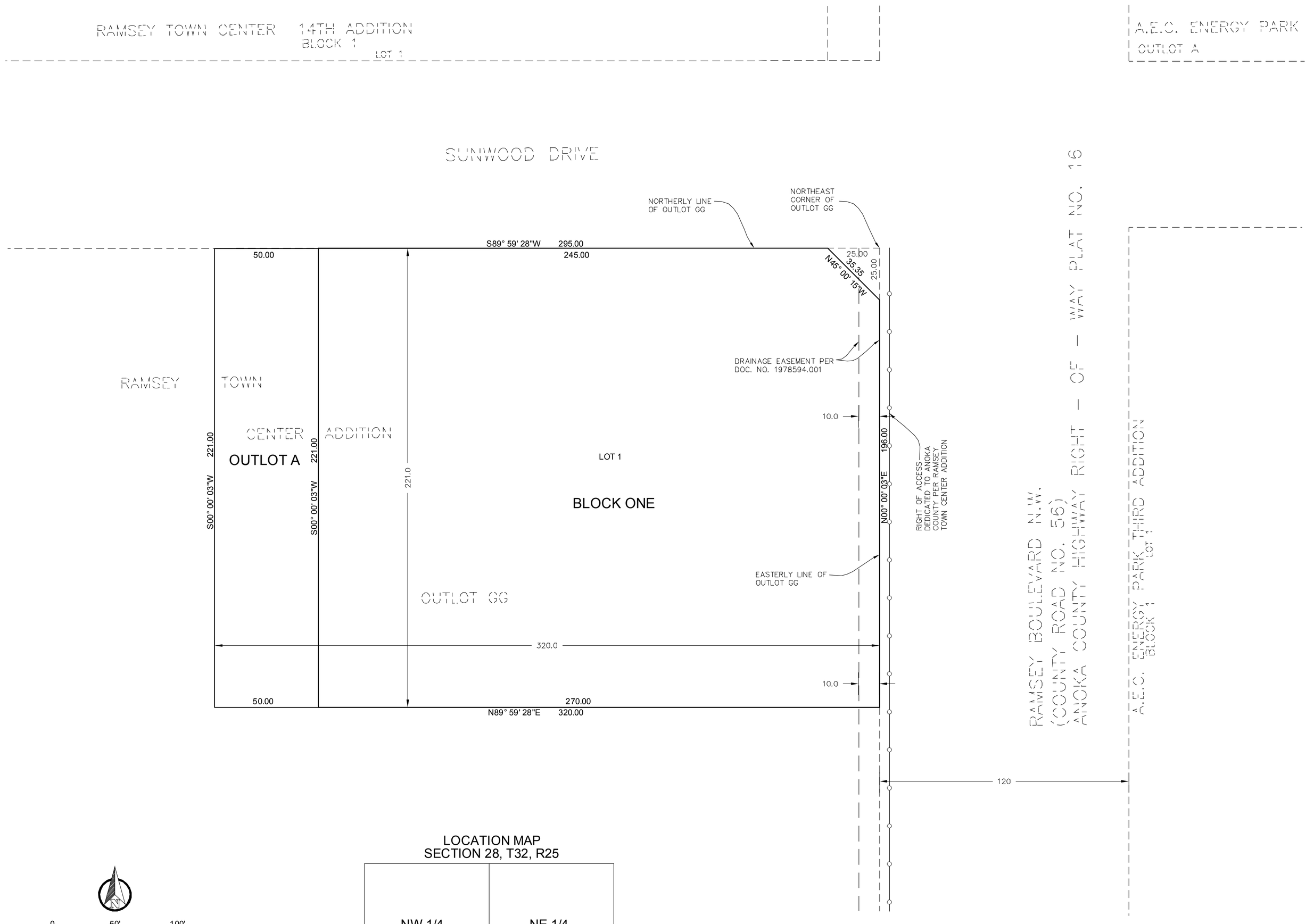
JONATHAN D. SCHUETTE #45352 08-05-14

Design Tree Engineering Inc.
120 17th Avenue West
Alexandria, MN 56308
(320) 762-1290
(320) 217-5597 fax

PREPARED FOR:
CASEY'S GENERAL STORES
SUNWOOD DR. & RAMSEY BLVD; RAMSEY, MINNESOTA

Design Tree
ENGINEERING AND LAND SURVEYING
120 17th Avenue W. Alexandria, MN 56308 (320) 762-1290
3339 W. St., Germain, Suite 250 St. Cloud, MN 56301 (320) 217-5557 (Phone) (320) 217-5597 (Fax)

CASEY'S ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

The north 221.00 feet of the east 320.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating

Has caused the same to be surveyed and platted as CASEY'S ADDITION.

In witness, whereof, the City of Ramsey has caused these presents to be executed in its corporate name by its Mayor and its City Clerk and its corporate seal to hereunto affixed this_____ day of _____, 20___.

_____ _____
Sarah Strommen, Mayor Jo Thieling, City Clerk

STATE OF MINNESOTA

The instrument was acknowledged before me this_____ day of _____, 20___ by Sarah Strommen, Mayor and Jo Thieling, City Clerk, of the City of Ramsey, a Minnesota Municipal Corporation, on behalf of the corporation.

_____ print

_____ signature
Notary Public, _____
My commission expires _____

I Jonathan D. Schuette do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20___.

_____
Jonathan D. Schuette, Licensed Land Surveyor
Minnesota License No. 45352

STATE OF _____

The instrument was acknowledged before me this_____ day of _____, 20___ by Jonathan D. Schuette, Licensed Land Surveyor, Minnesota License Number 45352.

_____ print

_____ signature
Notary Public, _____
My commission expires _____

This plat of CASEY'S ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ 20___, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Jo Thieling Sarah Strommen
City Clerk Mayor

I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20___.

_____ Anoka County Surveyor
Larry D. Hoium, Anoka County Surveyor
Minnesota License No. 18165

0 50' 100'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH LINE OF THE RAMSEY TOWN CENTER ADDITION, HAVING AN ASSUMED BEARING OF SOUTH 89°59'28" WEST

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

PREPARED BY:
DESIGN TREE ENGINEERING AND LAND SURVEYING
ALEXANDRIA, MN -PH: 320-762-1290

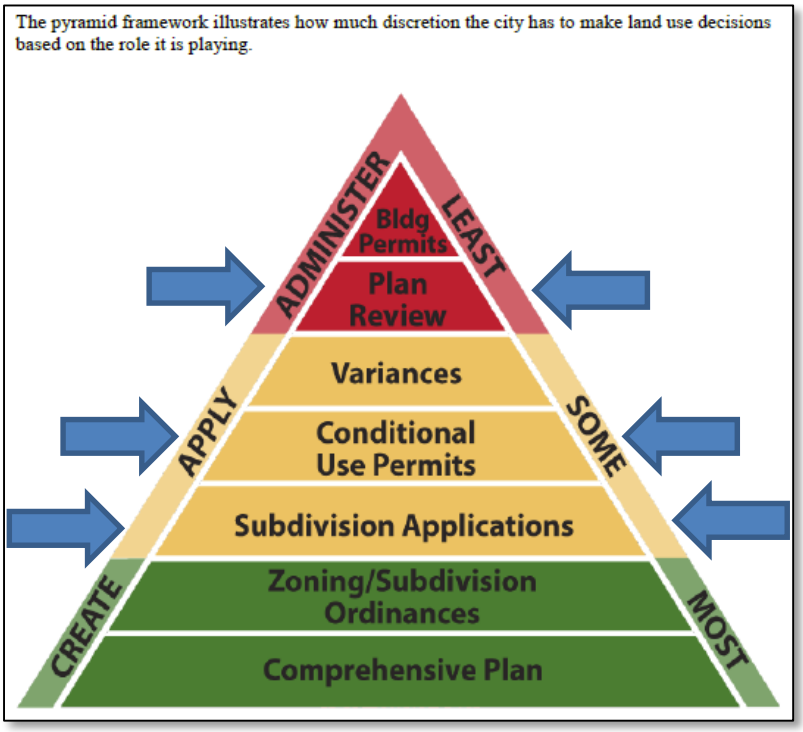
LOCATION MAP
SECTION 28, T32, R25

NW 1/4	NE 1/4
SW 1/4	SE 1/4 ■

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1/2/2015	**PROJECT ADDRESS**	7222 SUNWOOD DR NW
PROJECT. TITLE	CASEY'S GENERAL STORE		
ESCROW #	114465		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

General: The purpose of this file is to provide site plan review for a planned 4,068 square foot convenience gas retail user, known as Casey's General Store. The request includes multiple components: 1) Minor Subdivision, 2) Site Plan, and 3) Conditional Use Permit for Sign Plan.



Plat. The City is in receipt of a proposed Plat entitled 'CASEY'S ADDITION'. It appears that this name is available for use in Anoka County. Please ensure that you have the Plat checked by the Anoka County Surveyor prior to printing final mylars.

The entitlement section of the Final Plat Sheet will need to be revised prior to execution. I will work with you and the City Attorney as to form and language to revise on the Final Plat Sheet prior to forwarding to the City Council.

Please also supply the City with a legal description of the remainder of the Property, as that area is not included with the Plat.

Site Plan: City Code Section 117-122 requires that any construction of buildings within the District will be subject to the site plan review process as outlined in City Code Section 117-54.

The proposed building will consist of a 4,068 square foot retail building and fuel pump canopy for eight (8) fuel pumps. An architectural sitting wall will be constructed adjacent to the public sidewalk along Sunwood Drive, consistent with the same wall constructed along the north side of Sunwood Drive.

Comprehensive Plan: The Property is designated as Mixed Use (The COR) in the Comprehensive Plan. This category generally includes a variety and mix of uses throughout the 322 acre master-planned community. The proposed use appears to be consistent with this designation.

Zoning: The Property is located within the COR-3 Zoning Sub-District, which is guided by City Code Section 117-118. The intent of the overall COR Zoning District is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR District envisions a distinctly different development patter, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities, and overall character of development. The COR District incorporates the COR Development Plan and Design Framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

The COR-3 Workplace Subdistrict is intended to accommodate medical and technology-related office and research uses, as well as other offices uses and ancillary retail and service uses designed to support and serve employees and office visitors. Uses with high concentrations of employees are most desirable.

The proposed use appears to provide an ancillary service use to support the broader goals of the subdistrict. Additionally, the Design Framework and Zoning Code further specifically allow for convenience gas.

Dimensional Standards. There are two (2) components that drive site dimensional standards for development within The COR: 1) Design Framework and 2) Development Plan. The Design Framework contains a traditional matrix of minimum or maximum bulk standards. In order to address the unique nature of The COR and provide additional flexibility in design approach, a hybrid form-based code is established. The proposed layout is consistent with the approved Development Plan and the 'set back' design is further allowed through text of the Zoning Code. The Development Plan allows for the traditional 'set back' design instead of the 'build to' design seen throughout much of The COR. Nodes at intersections with County Roads lend well to convenience retail to support other parts of The COR. Additionally, setting the building back away from the corner at Sunwood Drive and Ramsey Boulevard improves sight lines for motorists. Finally, the Design Framework maintains a degree of 'build to' by requiring an architectural wall along Sunwood Drive to minimize the focus of the surface parking lot and screen automobile headlights from Sunwood Drive.

Architectural Standards. Architectural Review for The COR is guided by the Design Framework. An emphasis is placed on high-quality architectural design and materials. The proposed building appears to consist of all brick, with no EIFS. The design approach is acceptable to the Design Framework.

Note: please revise plan sheets to eliminate any inconsistency with design approach. Some plan sheets indicate a portion of the building being constructed with EIFS. Please clarify the actual design approach.

The Trash Enclosure is planned to be located just to the west of the building and separated from the building by a drive lane/loading area. The Site Plan indicates that the trash enclosure shall be constructed of a brick/block enclosure, except for those areas with gates for entry.

Plans should be revised to show a block enclosure to match the existing building. The Details Section currently show a chain-link fence design with vinyl slats for screening. Use of chain link fence for a trash enclosure is unacceptable to the Design Framework.

Lighting Standards. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting an excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located. The Site Plan includes details on proposed lighting design and photometric information for individual light sources.

Please include an overall Photometric Plan of the site as part of the Application for Building Permit.

Parking: The Site Plan indicates eighteen (18) parking stalls in addition to sixteen spaces for fuel pumping within the fuel pump island. Parking Stalls in front of the trash enclosure do not need to be marked/striped unless desired by the Owner. The Site Plan appears to have more than adequate parking, and may be slightly reduced if desired by the Owner.

Signs. The Site Plan includes a plan for permanent signage to include two (2) permanent ground signs (one [1] per road frontage) and several wall/fuel pump island signs. The COR places a high degree of focus of sign design as to not detract from the high quality of architecture of buildings. The City often utilizes the Conditional Use Permit process to allow the Planning Commission and City Council the opportunity to review sign plans parallel to site plan review, as opposed to a Staff administrative review. Due to the size of the two (2) ground signs, a Conditional Use Permit is required to be issued.

The existing real estate contract between the City (current owner/seller) and Casey's Retail Company, LLC (buyer) includes a contingency that the City shall approve two (2) ground signs, but does not include any other detail about size or design. Final design and review of permanent signs must be in accordance with City Code. Please also note City regulations regarding temporary signs for future consideration.

Landscape and Streetscape Plan. The Site Plan is devoid of a full Landscape Plan as required for Site Plan Review and outlined in the application packet. The Landscape Plan must include planting locations and planting detail of trees and shrubs within the streetscape section for Sunwood Drive as outlined in the approved Real Estate Contract. Additionally, the Landscape Plan must include details on sidewalk construction to ensure consistency in design with the remainder of the Sunwood Drive. These details include, but are not limited to, sidewalk scoring and brushing, perimeter pavers in planting beds, and style of mulch utilized, as these improvements will be within City right of way.

Please submit the required Landscape Plan for review. This plan must be submitted and reviewed by City Staff before the request is submitted to the City Council to consider final approval.

The City would desire that a temporary bituminous trail be constructed from the entrance to Casey's General Store to the intersection of Sunwood Drive and Peridot Street. This use is likely to become a destination for adjacent residential, commercial, and institutional uses within walking distance of the development. As a primary focus of The COR is pedestrian safety, it will be important to provide pedestrian crossings at safe locations, rather than unmarked, mid-block connections across multiple lanes of traffic. The temporary section of the trail does not need to meet the minimum streetscape standards, as ultimate development of the vacant parcel is not yet known.

Please revise the Site Plan to address the comments above.

The City would like to have a discussion on the ultimate maintenance responsibility of the landscaping within the streetscape. The City would like to discuss if Casey's General Store is willing to assist the City in maintaining this landscaping and trash receptacles long-term as part of the regular operations of Casey's General Store, as a well maintained streetscape will improve the aesthetics of Casey's General Store. The City is flexible on this discussion topic.

Recommendation. City Staff does recommend approval of the request, with amendments as outlined in this file. Please see the Planning Commission Agenda Item for specific actions being taken for approval.

Next Steps. Following Planning Commission Review, the Site Plan will be forwarded to City Council for consideration. Before the request is scheduled for review by the City Council, many of the items noted above must be addressed. Please contact me to set up a time to review which items shall be completed prior to review by the City Council.

There are multiple site plan and real estate related items that shall be addressed prior to closing.

1) Permanent Sign Easement in favor of the City
2) Cross Access Easement in favor of Casey's Retail Company
3) Private Utility Easement in favor of Casey's Retail Company (depending on final sanitary sewer connection)

Finally, please continue to work with the City's Economic Development Manager as it relates to real estate transaction and property title information to ensure that the Surveyor's Notes on the Site Plan match appropriate title-work.

Please ensure that you are submitting all necessary permits and licenses outside of the City's jurisdiction. Of key importance at this stage in review is an application to the Lower Rum River Watershed Management Organization (LRRWMO) and Anoka County Surveyor Check (plat). At this stage, please begin to coordinate with the City's Building Division to arrange Plan Review for Building Permit.

Prior to any construction commencing on the site, please arrange for a Pre-Construction Meeting with our Engineering Division. Please contact Bruce Westby at 763-433-9825 to arrange the details of this meeting.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 2, 2015	**PROJECT ADDRESS**	7222 SUNWOOD DRIVE NW
PROJECT. TITLE	CASEY'S STORE PRELIMINARY PLAN REVIEW		
ESCROW #	114465		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@cityoframsey.com		

We offer the following comments regarding updated plans dated December 3, 2014 prepared by Design Tree Engineering in association with Casey's Construction Division. This review covers the 7 sheets related to the site work.

Staff offers the following comments:

Add a legend to all sheets showing the linetypes and symbols used on that sheet.

Sheet ALTA/ACSM Land Title Survey

1. City Code requires extending the survey to 100 feet beyond the property lines on all sides of the project. The survey must be extended 100 ft west of the access driveway and 100 feet south of the southern boundary.

Sheet AL-101

1. Add removal notes for construction of new driveway. Existing curb must be saw cut full depth. Existing bituminous must be saw cut full depth 1 foot from face of curb to be removed. Bituminous wear course must be milled 1 ½" deep by 12" wide parallel to bituminous removal prior to replacement. Refer to City standard detail.
2. Provide bituminous curb along west edge of driveway.
3. Provide access easements over outlot.
4. Provide encroachment agreement for curb placed in outlot.
5. Install streetscape to match north side of Sunwood drive.
6. Install temporary bituminous trail from west side of access drive to Peridot Street.
7. Identify entity to connect to Sunwood Drive (Note 'G').

Sheet C1.0 Details

1. Revise Standard Manhole/ Catchbasin Detail as follows:
    a. Add note: Minimum of 2 and maximum of 6 concrete adjusting rings with mortar.
    b. Remove note about metal shims.

Sheet C1.1 Erosion Control Details

1. Revise details to show silt fence fabric on upslope side of stakes and bottom of fabric placed in 'U' shaped trench backfilled with soil. Refer to City standard detail.

2. Rock construction entrances are ineffective with the soils found in the City of Ramsey. This detail shall be replaced with a note on the plans requiring sweeping of the streets within 3 hours of notification by City Staff.

Sheet C2.0 Grading

1. Show bituminous curb along west side of access driveway.
2. Label existing Contours.
3. Show existing and proposed spot elevations at connection to Sunwood Drive and along south and west sides of site.

Sheet 3.0 Utility Plan

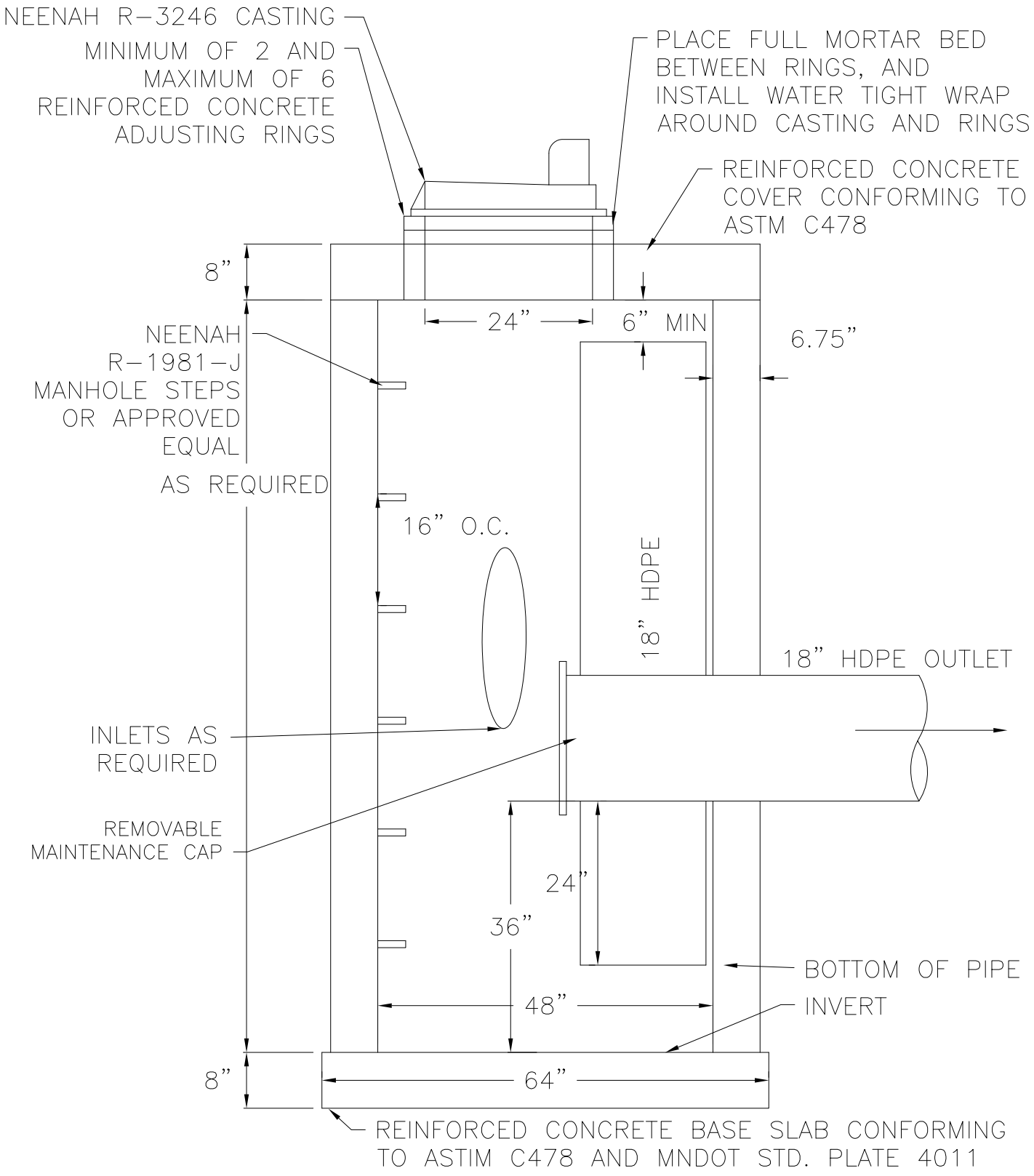
1. Install Oil/Water Separator Manholes upstream of underground stormwater structure.
2. Provide maintenance agreement for Oil/Water Separator Manholes and underground stormwater structure.
3. Obtain Anoka County Highway permit for work in Ramsey Boulevard ROW.
4. Use Inserta Tee device to connect to existing sanitary sewer line. Use trench boxes to protect existing curb. Existing curb and roadway cannot be removed when installing sanitary sewer or watermain.
5. Copper water pipe shall be used between curb stop and existing line.
6. Remove and replace all sidewalk between northern edge of sanitary sewer trench and southern edge of water trench.
7. Use RCP between STMH1 and existing Catch Basin.
8. Adjust existing Catch Basin casting to match flow line. Remove and replace 10 lf of concrete curb adjacent to casting.

Sheet 3.0 Utility Plan

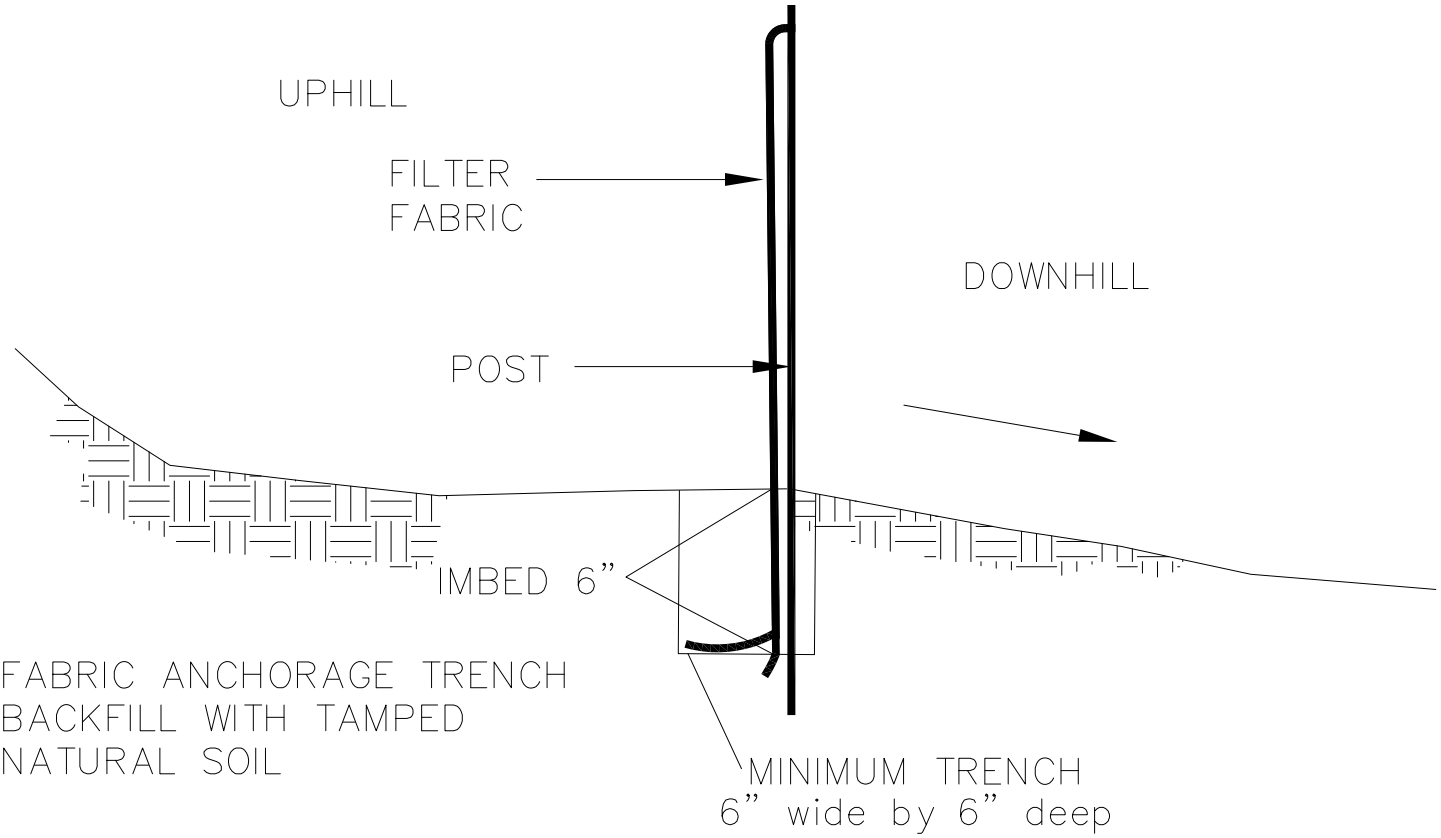
1. All disturbed areas must be restored with Premium Topsoil per City Code.

Permits

1. Data on the underground storage is shown on the grading plan. Routing information must be provided for the site. This shall include drainage areas, normal water levels and overflow elevations for the 1", 2 yr., 10 yr. and 100 yr. events.
2. The SWPPP Template for Small Construction Sites is incomplete.
    a. Section II Receiving waters must be updated to include the Mississippi River. Runoff from the site enters the regional ponding system which discharges to the Mississippi River.
    b. Section II, part e mentions an attached map. This map was not in the information provided to the City.
    c. Section VI, part c requires submittal of design parameters as noted in no. 1 above.



APPROVED DATE 01/15	City of RAMSEY	STANDARD DETAILS OIL SKIMMER CATCH BASIN CITY PLATE No. STO-23

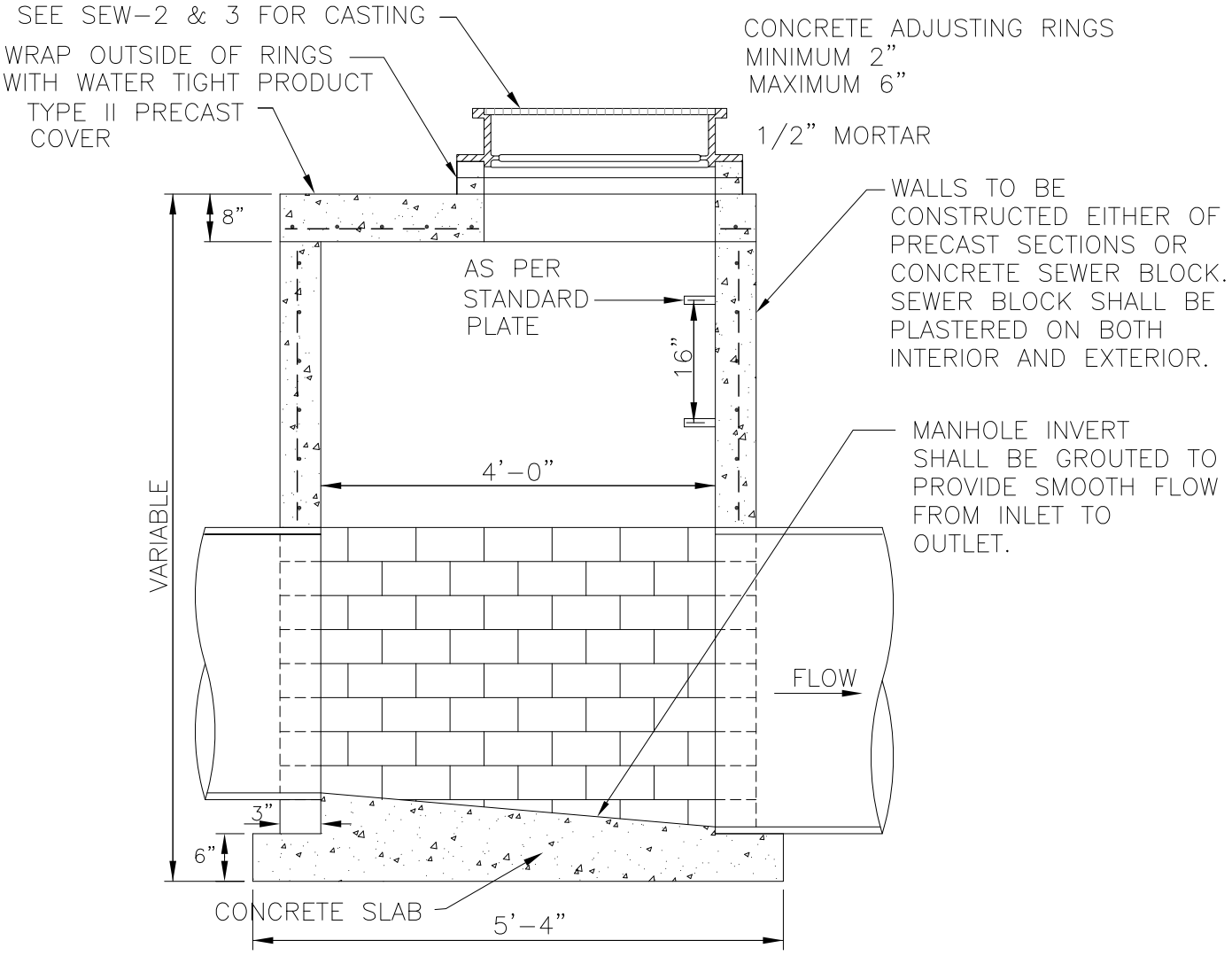


INSTALL AS PER FILTER FABRIC
MANUFACTURER'S
RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

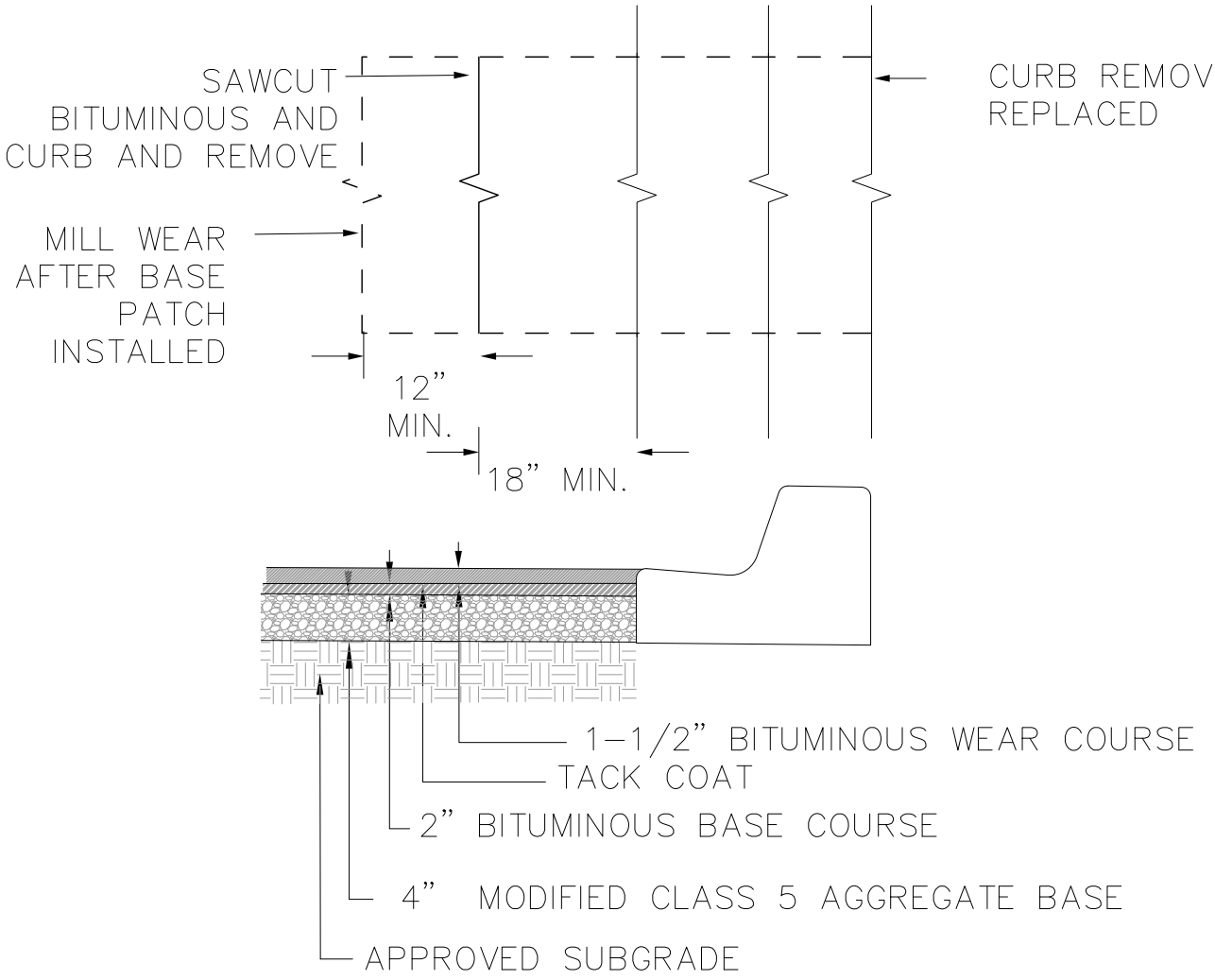
APPROVED DATE 2–2005	City of RAMSEY	STANDARD DETAILS SILT FENCE CITY PLATE No. ERO–3



SLAB–TOP MANHOLE

N.T.S.

APPROVED DATE 9–2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS SLAB–TOP MANHOLE CITY PLATE No. SEW–6



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

	% PASSING
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

APPROVED
DATE
5-2012

City of RAMSEY

STANDARD DETAILS
STREET PATCHING STANDARDS

CITY PLATE No.
STR-25

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-013

A RESOLUTION ADOPTING FINDINGS OF FACT #0939 RELATING TO A REQUEST FROM CASEY'S RETAIL COMPANY FOR A CONDITIONAL USE PERMIT FOR OVERALL SIGN PLAN

WHEREAS, the City of Ramsey received an application from Casey's Retail Company for a conditional use permit to exceed the minimum permanent sign size allowed for administrative approval on the property generally known as 7222 Sunwood Dr and legally described as follows:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> ("Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That Casey's Retail Company, hereinafter referred to as "Applicant," properly applied for a conditional use permit (the "Permit") to exceed the minimum permanent sign size allowed for administrative approval on the Subject Property.

2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on January 8, 2014, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

3. That the Subject Property is located within the COR-3 Sub-District, as are the adjacent parcels. Convenience Gas Retail uses are allowed in this location at the intersection with a County Road in this area of the COR-3 Sub-District.

4. That the COR district sign regulations, excluding the COR-2 sub-district, are much more restrictive than the sign regulations for the other Business and Employment districts, but are allowed to exceed these minimum standards through the issuance of a Conditional Use Permit to allow a broader review of the overall sign plan for individual users.

5. That the intent of the more restrictive sign regulations was to apply them to the central areas of The COR where there will typically be many multi-tenant buildings, with individual tenants having very limited frontage.

6. That Section 117-118 (COR District) of the Ramsey City Code also states that businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.

7. That the Applicant is proposing to install two (2) permanent ground signs and multiple wall signs as indicated in the Sign Plan attached as Exhibit A to Resolution #15-01-014 granting the Conditional Use Permit. The need for this Permit is focused on the two (2) permanent ground signs, rather than the proposed wall signage.

8. That a conditional use permit to exceed sign size restrictions allowed for administrative approval will/will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial area.

9. That the proposed increase in sign surface area will/will not be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will/will not change the essential character of the area.

10. That the proposed increase in sign surface area will/will not adversely impact traffic in the area.

11. That the proposed increase in sign surface area will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

12. That the proposed increase in sign surface area will/will not substantially impair the use, enjoyment, or market value of surrounding properties.

13. That the proposed increase in sign surface area will/will not be hazardous or disturbing to existing or future neighboring uses.

14. That the proposed increase in sign surface area will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.

15. That the proposed increase in sign surface area will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-014

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT APPROVING THE OVERALL SIGN PLAN FOR CASEY'S GENERAL STORE.

WHEREAS, Casey's Retail Company properly applied for a conditional use permit to exceed the minimum permanent sign size allowed for administrative approval on the property generally known as 7222 Sunwood Dr and legally described as follows:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> ("Subject Property")

WHEREAS, the Planning Commission met on January 8, 2015, conducted a public hearing, and recommended City Council approval of the request.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. Based on Findings of Fact #0939, a conditional use permit ("Permit") to approve the overall sign plan for Casey's General Store is hereby granted to Casey's Retail Company ("Permittee").

2. The **PERMITTEE** is herein granted permission to erect signs as indicated on Exhibit A, attached hereto on Subject Property.

3. That the **PERMITTEE** shall be responsible for all City costs incurred in administering and enforcing this Permit.

4. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

5. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

6. That this Permit shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **CITY** and the **PERMITTEE**.

7. That if the **PERMITTEE** or its successors or assigns violates any material term or condition of this Permit it is grounds for suspension or revocation hereof consistent with applicable law, if the City Council reasonably determines that continued operation of the facility places the public health, safety or welfare or the environment in jeopardy or creates a public nuisance due to odors, litter, debris or other nuisance factors.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of January, 2015.

Casey's Retail Company hereby acknowledges receipt of this permit and has reviewed the conditions of this permit and has agreed to comply with the terms of this permit.

Casey's Retail Company

By:_____

Its:_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared _____, the _____ of Casey's Retail Company, a non-profit corporation under the laws of the State of Minnesota, whose address is One Convenience Boulevard S.E, Ankeny, IA 50021, on behalf of the corporation.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Sarah Strommen and JoAnn M Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Sarah Strommen and JoAnn M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwick, Roszak & Maloney P.A.
730 2nd Ave S #300
Minneapolis, MN 55402

Ramsey, MN

CASEY'S GENERAL STORE
SIGN PACKET

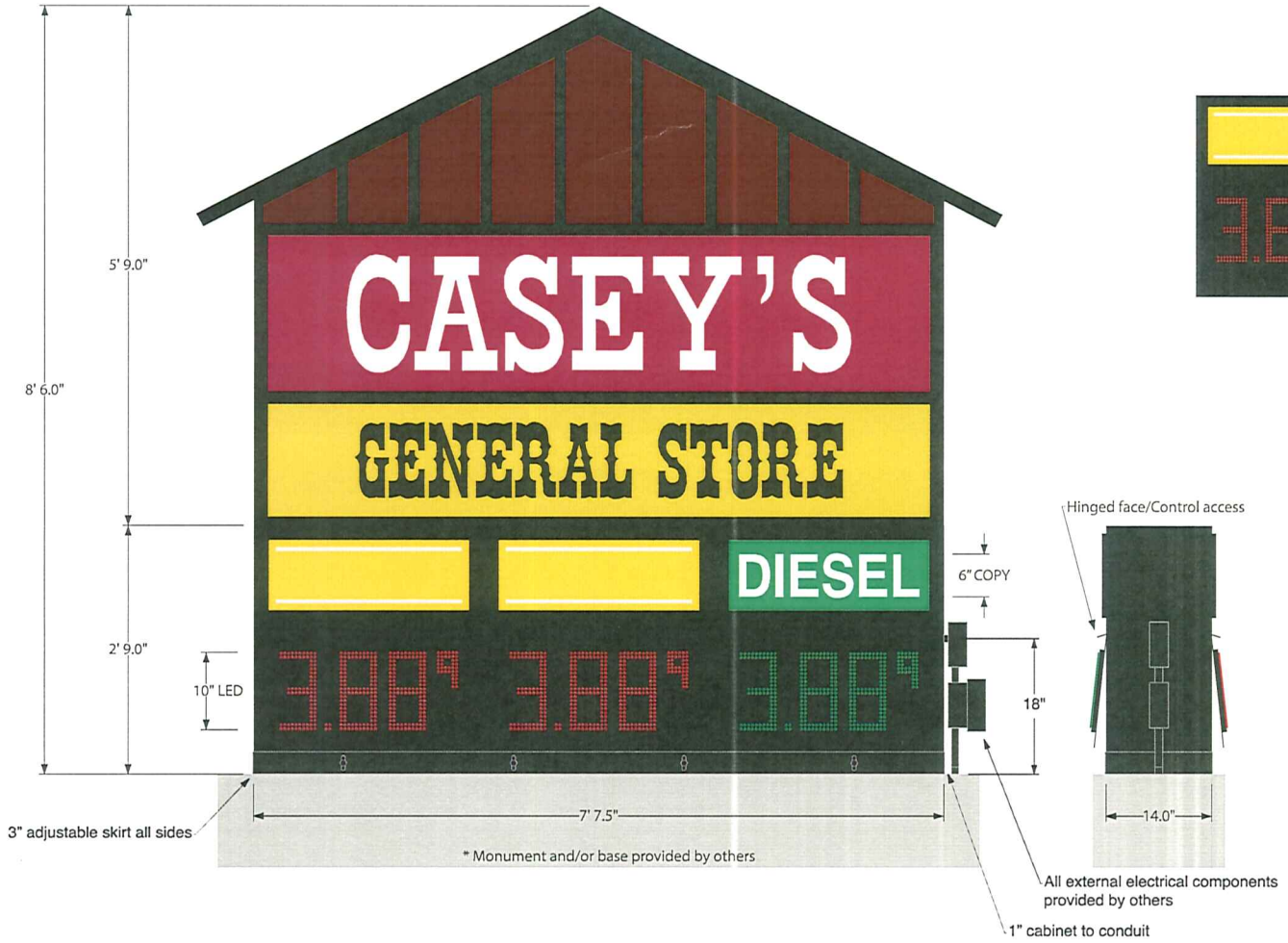
sign no. 9 & 10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION
316 S. 6th ST. • SAINT JOSEPH, MISSOURI 64501
800-821-9013 • (F) 816-232-5915 • SUNSHINE.US.COM

CLIENT: Casey's		SALES REP: John Waller
CLIENT CONTACT INFO:	SHIP TO LOCATION:	INSTALL LOCATION:
CUSTOMER APPROVAL:		DATE:

JOB #:
DATE: Sept 11, 2013

REVISIONS:	DATE:



- DIESEL on the right both sides
- Static DIESEL label provided by Sunshine
- Yellow labels with zip track provided by Sunshine
- Casey's to provide grade labels
- Pricer portion - 21 sq ft

CABINET & DIGIT SPECS:

Digit Size & Style:	10" LED
Digit Color:	Red & Green
Overall Cabinet Size:	2'9"h x 7'7.5"w x 14"d
Cabinet Color:	Black

LABEL SPECS:

LED Backlit Label Panel -	
Label Cap Height & Style:	6" Med. Helvetica
Label Panel Color:	3M 3630-015 Yellow
'DIESEL' Label Panel Color:	3M 3630-26 Green
'DIESEL' Label Type Color:	White

OTHER:

- Warranty: 2 year on-site parts/labor if Sunshine tech or approved install; otherwise 2 year parts only
- Control: Wireless Keypad (300ft range)
- Constant Hot AC Power must be provided by 'others'
- Crane truck/crew must be provided by 'others'

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.

* Actual LED size and configuration may vary

c UL us LISTED UL File Number: E340294 CCN: UXYT

c ETL us 102482 ETL LISTED CONFORMS TO UL STD 48 UL STD 1433 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

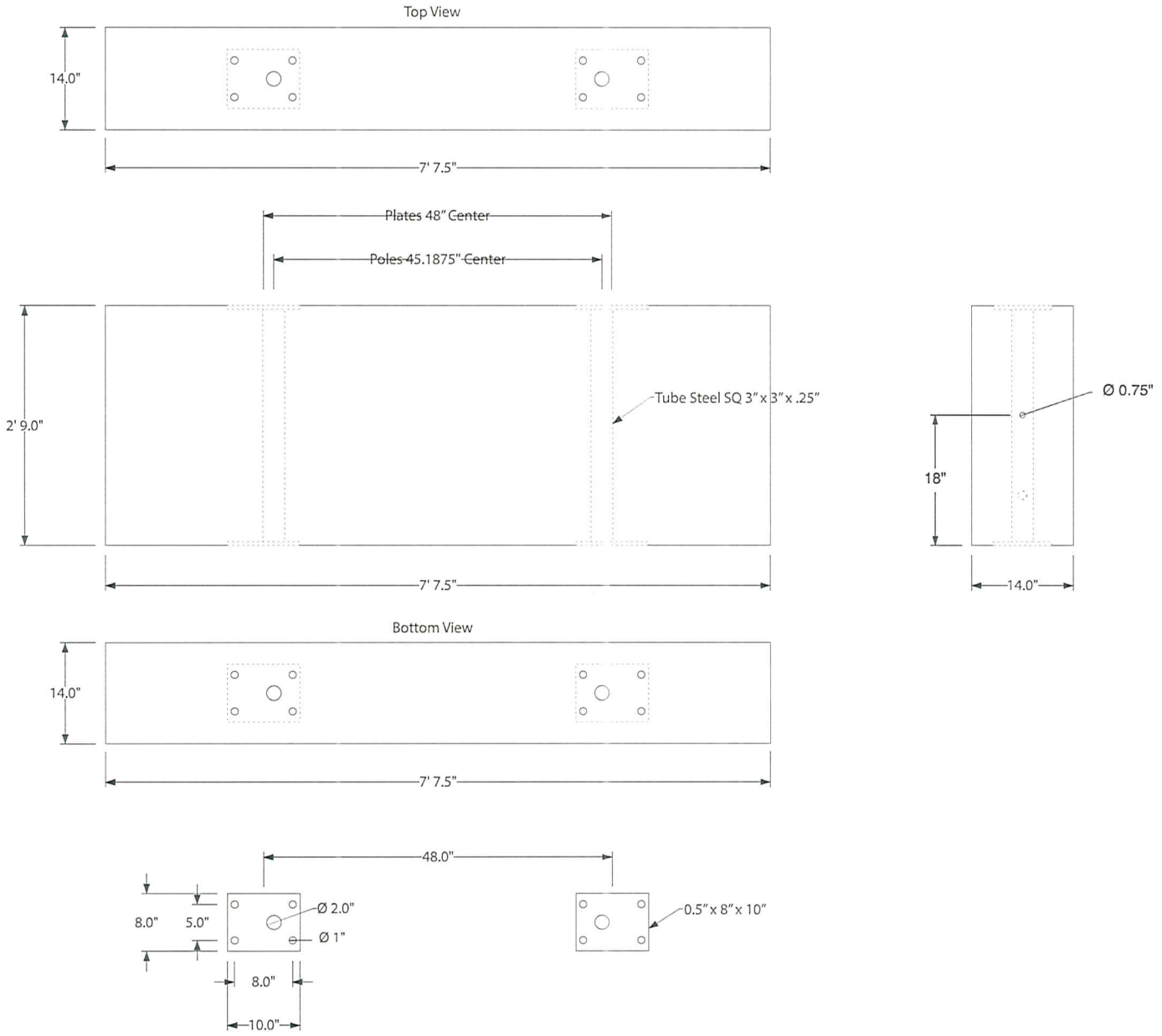
VER 3.15.12

Sign no. 9&10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION

CLIENT: Casey's

316 S. 6TH ST. • SAINT JOSEPH, MISSOURI 64501
816-232-4224 • 800-821-9013 • (F) 816-232-5915
SUNSHINE.US.COM



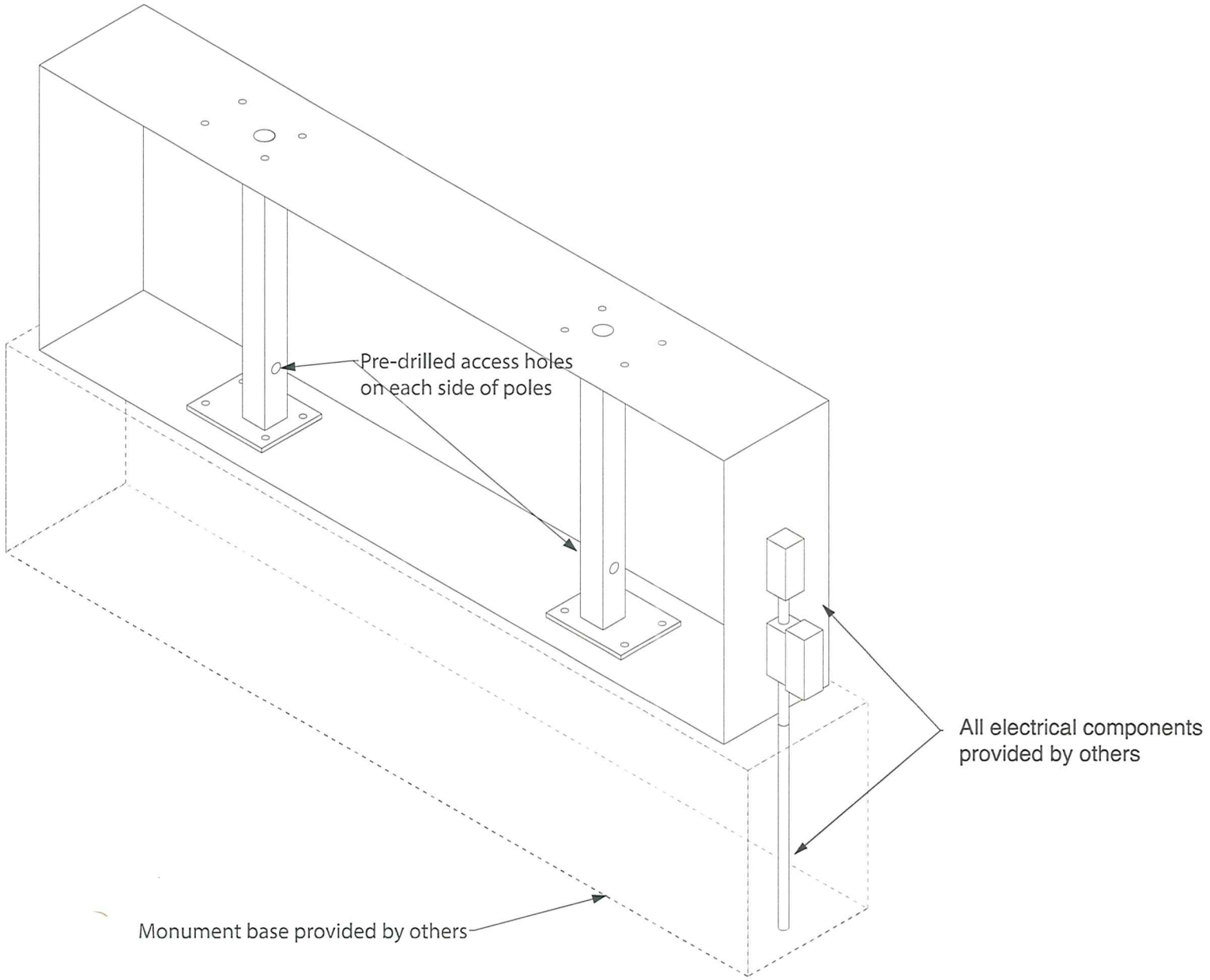
VER 3.15.12

sign no. 9&10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION

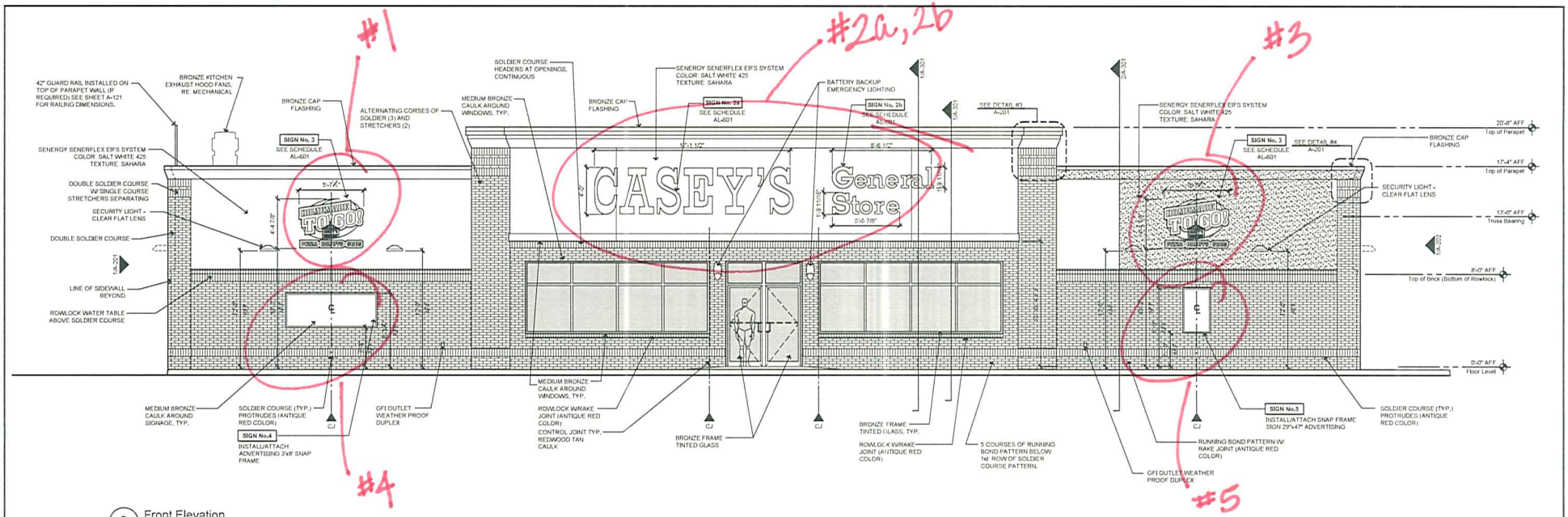
CLIENT: Casey's

316 S. 6TH ST. • SAINT JOSEPH, MISSOURI 64501
816-232-4224 • 800-821-9013 • (F) 816-232-5915
SUNSHINE.US.COM

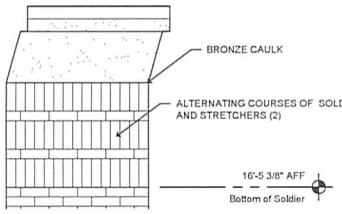


Project Signage Schedule Proposed Casey's General Store, Inc Corporate Signage package

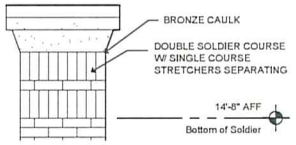
Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom Of Sign	Top Of Sign	Width	Height	Area (SF)
Building and Canopy Wall Sign(s)									
1.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 1/2"	4'-3 5/16"	24.05 sf
2a.	Channel Letters "Casey's"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	17'-4"	4'-0"	68.10 sf
2b.	Channel Letters "General Store"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	8'-9 7/8"	4'-0"	33.08 sf
3.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 1/2"	4'-3 5/16"	24.05 sf
4.	Casey's Standard (Banner Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	8'-0"	3'-0"	24.00 sf
5.	Casey's Standard (General Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf
6a. 6b. 6c.	Casey's Standard (Corporate Logo) (raised roof logo)	Surface	a. Canopy (side) b. Canopy (side) c. Canopy (front)	Internally Illuminated	See A-201	See A-201	5'-8 7/8 " each	4'-0" each	17.485 sf 17.485 sf 17.485 sf
7.	LEFT BLANK INTENTIONALLY								
8.	Casey's Standard (General Advertising)	Snap Frame	Canopy Columns	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf X 4 = 34.52 sf
					Total Signage Copy Area Provided				**268.885 sf**
Monument Sign									
9.	Casey's Standard (Monument Sign)	Monument	Freestanding	Internally Illuminated	2'-0"	10'-6"	7'-7 1/2"	8'-6"	54.00 sf
10.	Casey's Standard (Monument Sign)	Monument	Freestanding	Internally Illuminated	5'-0"	13'-6"	7'-7 1/2"	8'-6"	54.00 sf
					Total Signage Copy Area Provided				**108.00 sf**



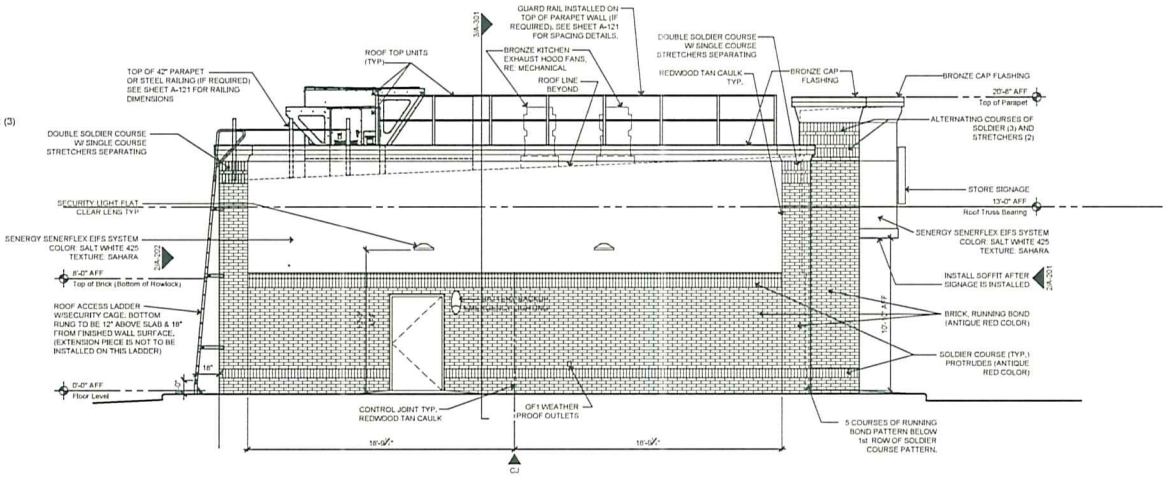
2 Front Elevation
1/4" = 1'-0"



3 Front Wall Column Detail (Typ.)
NTS



4 End Wall Column Detail (Typ.)
NTS



1 Left Side of Building
1/4" = 1'-0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

"O2" STYLE STORE
FLAT ROOF

02-08-13

EXTERIOR ELEVATIONS

CONSTRUCTION DIVISION

JACOB CLARK

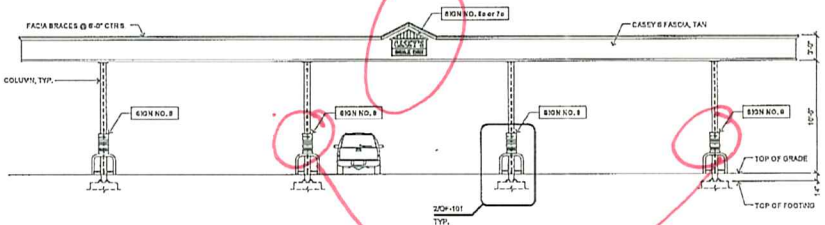
A-201

VERIFY ALL SIGNAGE WITH SIGN PERMITS & CANOPY

General Notes

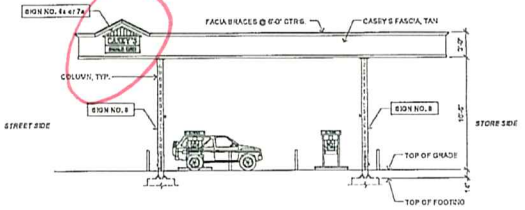
1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL-101 FOR GENERAL SITE PLAN
   - AL-601 FOR SIGNAGE SCHEDULE AND NOTES
   - GF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. **GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. **EMERGENCY GAS SHUTOFFS:** REFER TO SHEETS A-201, AG-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS

#6a



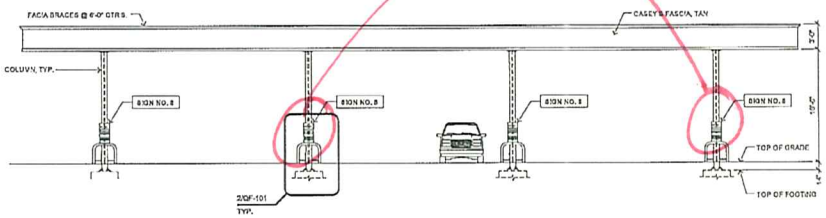
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"

#6b



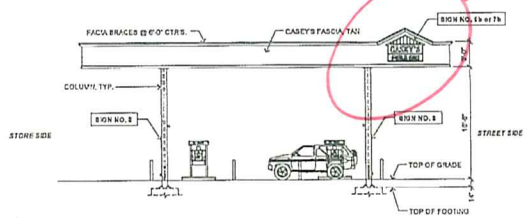
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"

#8

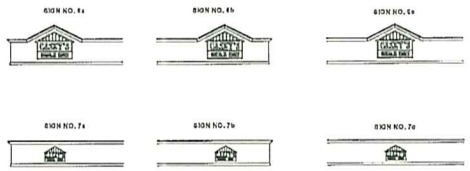


2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"

#6c



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Facia Signage
1/8" = 1'-0"

8 DISPENSERS - DOUBLE STACKED - H.I.

GASOLINE ISLAND CANOPY ELEVATIONS

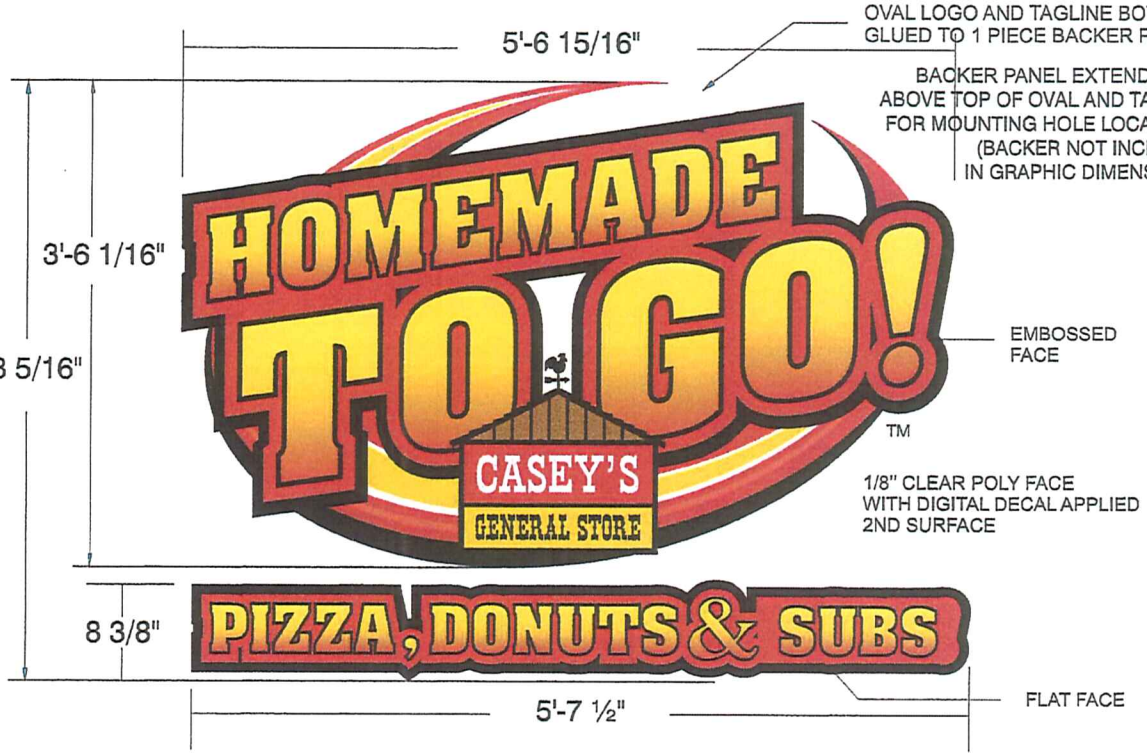
AL-201

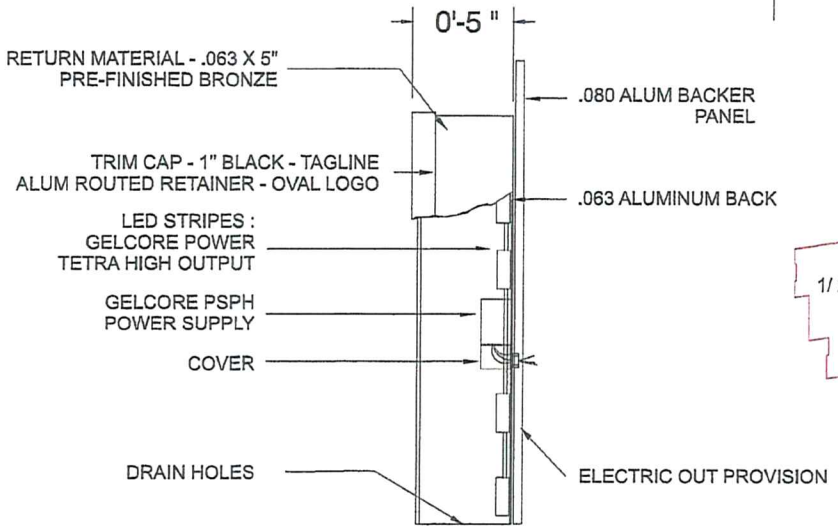
Xref T:\2011 02 STORE\HIP-ROOF\cgsArchD.Tblk.dwg

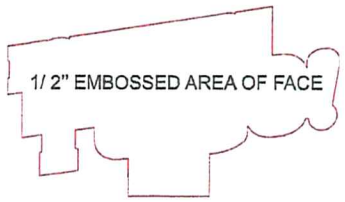
Sign no. 1&3

	ACTUAL AREA	BOXED AREA
HOMMADE TO GO OVAL	15.08 SQ. FT	19.55 SQ. FT
PIZZA, ETC. TAGLINE	3.50 SQ. FT	3.93 SQ. FT

OVERALL BOXED AREA = 24.05 SQ FT







NOTES

- U.L. APPROVED
- ELECTRICAL – 1.7 AMPS, 120 VOLTS
- CHANNEL LETTER CONSTRUCTION
- INCLUDE WEATHERTITE COMPONENTS
- OVAL AND TAGLINE ARE GLUED TO BACKER PANEL
- FACES ARE 3/16" POLY WITH 2ND SURFACE DECAL APPLIED – BACKSPRAYED WHITE
- 30 DIFFUSER WHERE ANY WHITE DECORATION SHOWS

TAPE OFF ANY WHITE AREAS ON DECALS BEFORE BACKSPRAYING WHITE

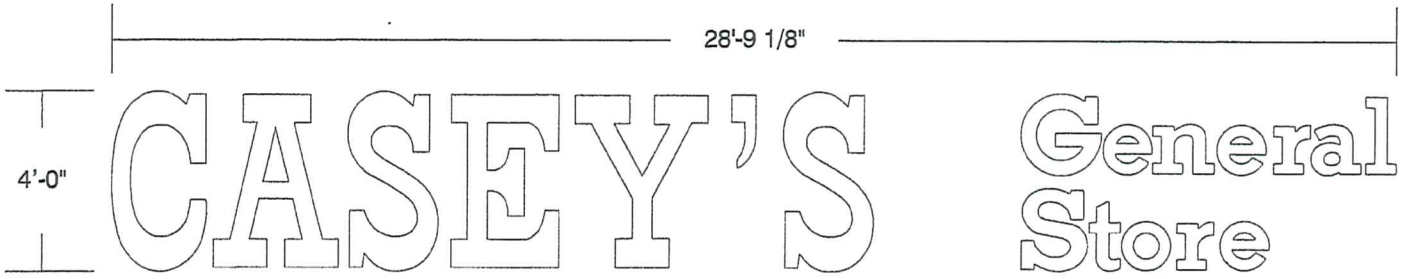
- RETURNS AND BACKER PANEL PAINTED DURANODIC BRONZE
- TRIM CAP AND ROUTED RETAINER – BLACK
- INTERIOR PAINTED REFLECTIVE WHITE
- LED ARE RIVETED IN PLACE THRU BACK SO CAN WILL MOUNT FLUSH TO BACKER PANEL
- 1 E.O. AND POWER SUPPLY
- NIPPLE WITH WATERPROOF SEAL EACH END OUT BOTTOM OF OVAL INTO TOP OF TAGLINE FOR ELECTRICAL CONNECTION

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
CASEY'S GENERAL STORE	12/31/08	MWR/IJA/CM	
Location: VARIOUS	**File Name:** 57599 - R2 - 36" & 48" RT LED CL - 32" & 42" HOMEMADE TO GO - 2X3 SIGN C- PRINTS	**Eng:** X	

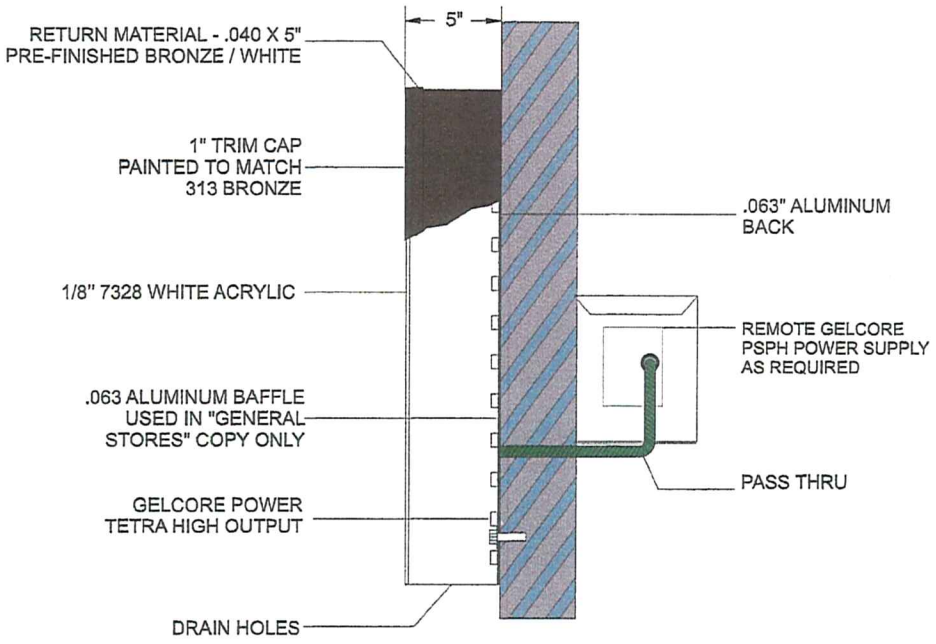
PERSONA
Sign Makers / Image Builders
Ph./ 1-800-843-9888

DISTRIBUTED BY SIGN UP COMPANY
700 21st STREET SOUTHWEST
PO BOX 210
WATERTOWN, SD 57201-0210

Sign no. 2a&2b



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



	ACTUAL AREA	BOXED AREA
CASEY'S	24.18 SQ. FT	68.10 SQ. FT
GENERAL STORE	9.33 SQ. FT	33.08 SQ. FT
CASEY'S GENERAL STORE	33.51 SQ. FT	114.78 SQ. FT

NOTES:
U.L. APPROVED
5.4 AMPS / 120 VOLTS

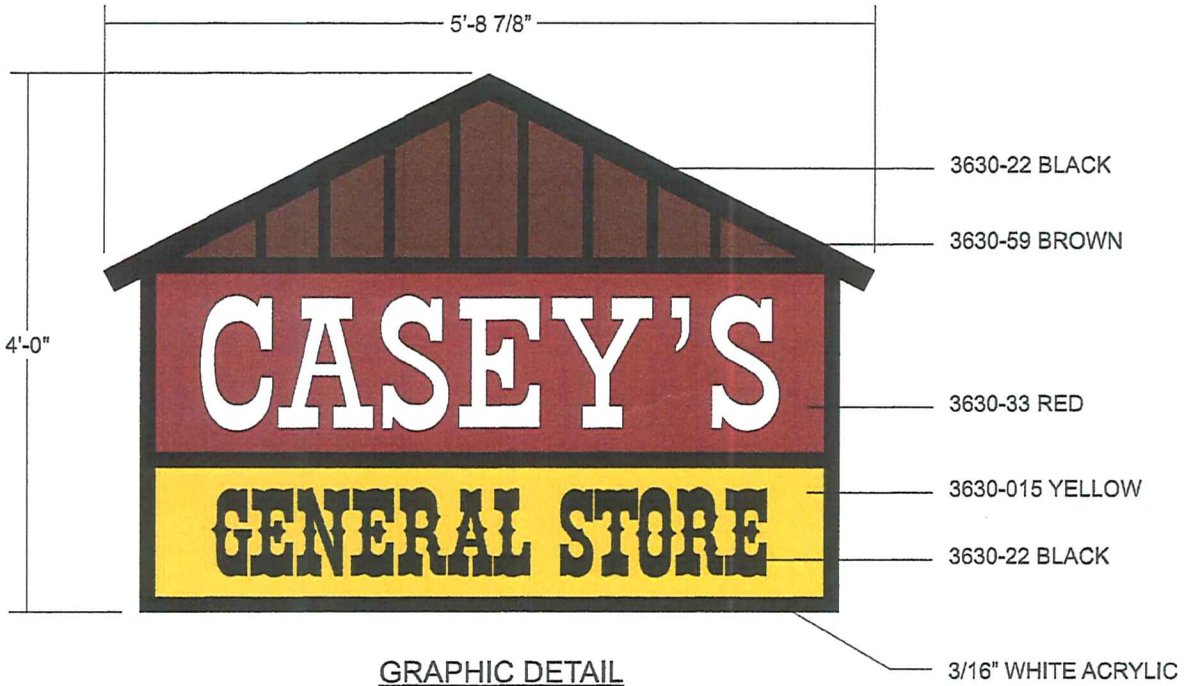
PROFILE
NTS

Customer: CASEY'S GENERAL STORE	Date: 12/31/08	Prepared By: CM/IJA	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: VARIOUS	File Name: 57599 - R2 - 36" & 48" RT LED CL - 32" & 42" HOMEMADE TO GO - 2X3 SIGN C- PRINTS		Eng: X

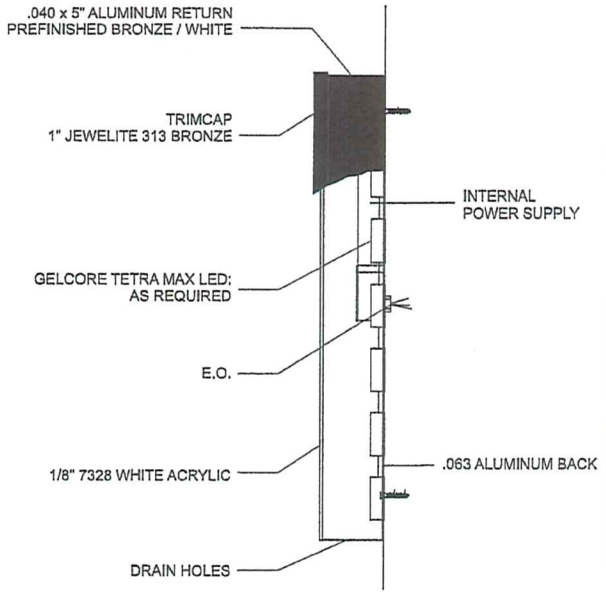
PERSONA
Sign Makers / Image Builders
PhJ 1-800-843-9888

DISTRIBUTED BY SIGN UP COMPANY
700 21st STREET SOUTHWEST
PO BOX 210
WATERTOWN, SD 57201-0210

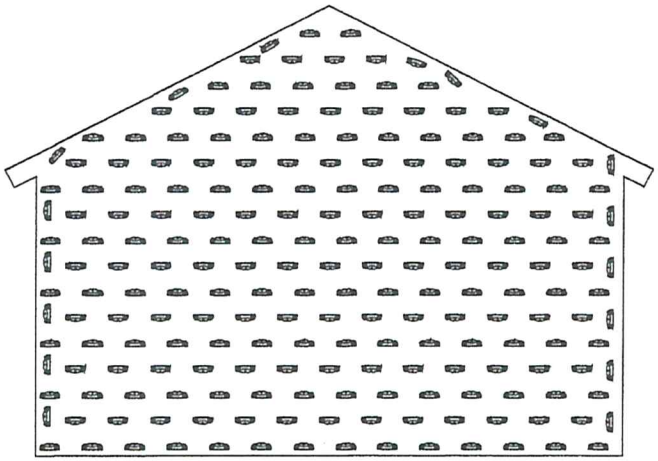
sign no. 1a, 1b, 1c



GRAPHIC DETAIL
SCALE: 3/4" = 1'



CROSS SECTION
SCALE: NTS



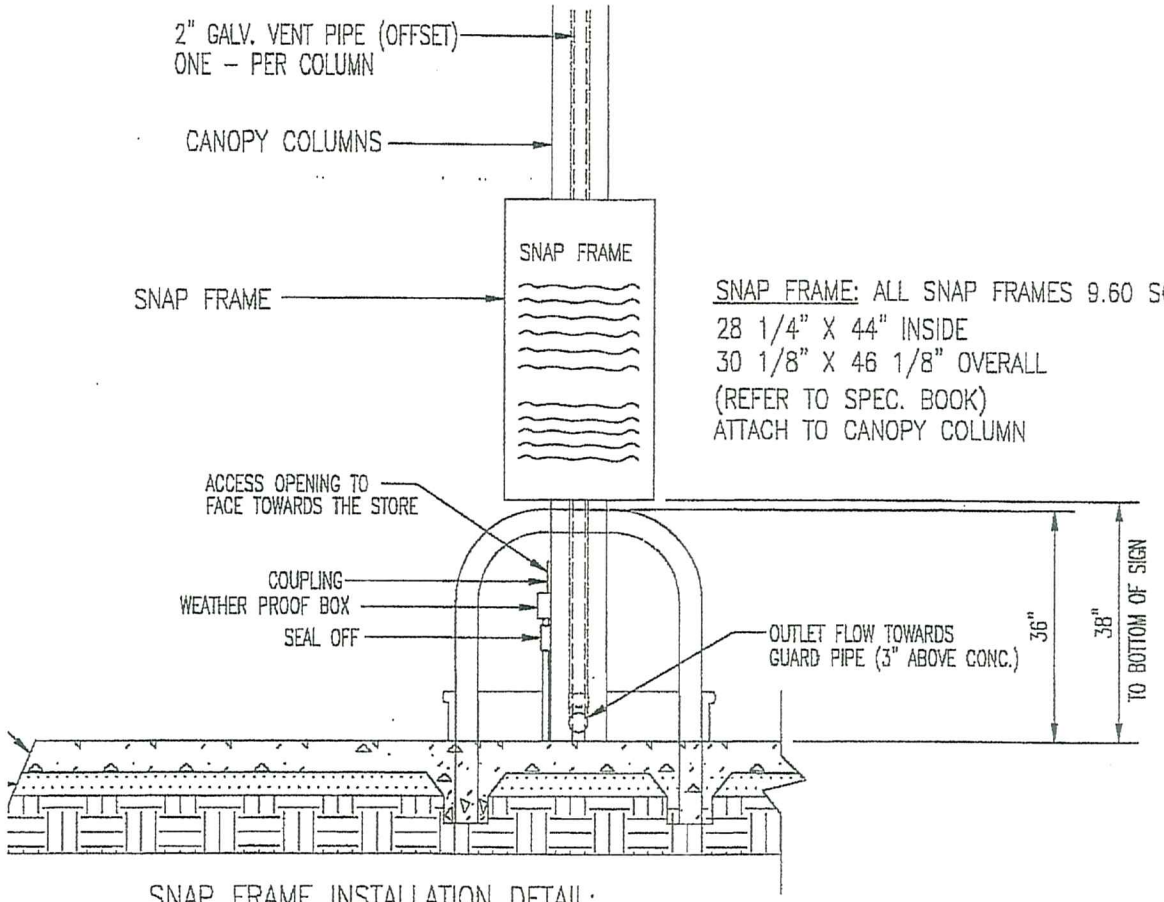
LED DETAIL
SCALE: NTS

ACTUAL SURFACE AREA = 17.485 SQ FT

Customer: CASEY'S	Date: 7/13/11	Prepared By: TrT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	PERSONA™ SIGN MAKERS/IMAGE BUILDERS
Location: VARIOUS	File Name: 1000 - 4X3 SF		Eng: -	

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.persona-inc.com

Sign no. 8



SNAP FRAME INSTALLATION DETAIL:

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-015

RESOLUTION GRANTING FINAL PLAT APPROVAL OF CASEY'S ADDITION

WHEREAS, Casey's Retail Company, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for final plat of the following described property located in the City of Ramsey:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> (the "Subject Property")

WHEREAS, on January 8, 2015, the Planning Commission reviewed the Sketch Plan for CASEY'S ADDITION and directed the Developer to proceed with preparation of the final plat; and

WHEREAS, on January 9, 2015, the City of Ramsey received an application for Final Plat approval for CASEY'S ADDITION from the Developer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby grants final plat approval to CASEY'S ADDITION in accordance with relevant City Codes and contingent upon compliance with the Staff Review Letter dated January 2, 2015 and upon Developer entering into a Development Agreement with the City of Ramsey.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **5. 4.**

Meeting Date: 01/08/2015

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #15-03 Amending City Code Section 117-351 (Home Occupations)

Purpose/Background:

The purpose of this case is to consider amendments to the City Code Section 117-351 (Home Occupations). As the Planning Commission may recall, this Section of City Code was discussed early in 2014 in response to several recent applications for Home Occupation Permits. At that time, the Planning Commission expressed support for potential amendments that would better ensure the peace, safety, and aesthetics typical of a residential neighborhood. The proposed revisions are intended to provide clarification for when a Home Occupation Permit is required, attempts to provide provisions for or differentiate an independent contractor and other home occupations, and attempts to strengthen the overall ordinance to ensure the tranquility of a neighborhood is maintained.

Notification:

The Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

The intent of Ordinance #14-03 is to attempt to balance the opportunity for low-impact, home-based businesses with the peace and tranquility expected in a residential neighborhood. While acting in the legislative policy making capacity, the City has a wide range of policy alternatives depending on the desired balance between flexible, home-based businesses and protections for residential neighborhoods, the primary focus or our residential zoning districts.

In addition, a wide range of ordinances from within the metro, state and nation were reviewed in an attempt frame the Home Occupation policy discussion. Based on Staff's review of similar ordinances, the City's current standards provide more flexibility and allowances for home-based business when compared to most other communities. Many peer ordinances had limitations on the size of a commercial vehicle allowed on a residential parcel (some outright prohibited this) and many also prohibited the outside storage of commercial vehicles/equipment.

Key Provisions of Proposed Amendment

Limit of Motor Vehicles Associated with Home Occupation. The first key provision is a potential limit of not more than one (1) motor vehicle affiliated with a home occupation and one (1) piece of commercial equipment stored outside on the property (in accordance with City Code Section 117-355) without requiring a Home Occupation Permit (HOP). This provision was included to account for those independent contractors that may utilize their home for office space and park a commercial vehicle on their residential lot but otherwise conduct no portion of their business on the property. Property Owners could still request that the City Council grant a Home Occupation Permit to exceed this limit, but would trigger the need for a Public Hearing should a home occupation exceed this threshold, which will afford a neighborhood the opportunity to provide input. This language is intended to clarify the original intent of the amendment to the City's Home Occupation Ordinance and provide better framework and detail for Staff to review proposals by establishing a more clearly defined policy statement.

Number of Customers and Employees. The second main revision involves defining excessive traffic levels by

number of customers rather than number of vehicle trips. The current definition has provided a degree of confusion and inconsistent application submittals over time. The actual number of permitted round-trip visits for customers/clients would remain the same; there is a separate provision for one (1) round-trip visit per eligible non-resident employees. This distinction is included because there is proposed language to prevent a residential property from being used as a dispatch center or headquarters in which employees come to the site and then are dispatched to other locations. The intent of allowing non-resident employees is for them to actual work at the residential property rather than to come for materials, paperwork, and/or vehicles/equipment and leave again.

Finally, Staff desires a policy statement from the Planning Commission as to whether the Commission feels that the limitations on exterior storage for items other than motor vehicles as well as provisions regarding noise producing uses are appropriate, too strong, or not strong enough based on feedback over the last several Home Occupation reviews. If the Commission feels the current language is appropriate, the Commission should recommend the Ordinance as presented.

Funding Source:

This ordinance is being prepared as part of normal Staff duties.

Recommendation:

Staff recommends that the City Council adopt Ordinance #15-03.

Action:

Motion to recommend that the City Council adopt Ordinance #15-03.

Attachments

City Code Section 117-351: Redlined Text
Ordinance #15-03

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/02/2015 03:00 PM
Form Started By: Chris Anderson		Started On: 01/02/2015 12:40 PM
Final Approval Date: 01/02/2015		

Sec. 117-351. - Home occupations.

Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods within the city, and in order to guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home occupation uses. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts. Applications for a home occupation permit shall be processed administratively by the zoning administrator; or when circumstances necessitate, in accordance with the processing procedure established for conditional use permits in section 117-51. Home occupation permits may be suspended or revoked pursuant to the procedure established in section 117-51.

(1) *Requirements.* ~~All h~~Home occupations that ~~are required to~~ operate under the following parameters shall be exempt from a permit. If a home occupation operates beyond the conditions below or if the home occupation creates conditions described in subsection (2), a permit shall be required.

a. The home occupation shall be clearly incidental and secondary to the residential use of the premises, and shall result in no incompatibility with or disturbance to the surrounding area.

b. The owner of the home occupation shall occupy the dwelling unit on the site of the home occupation.

~~b~~c. Home occupation operations are restricted to the dwelling unit, attached or detached garages or accessory buildings. If the owner of a home occupation is conducting operations in a detached accessory building, said accessory building must be located on the same parcel as the owners dwelling unit, or a parcel immediately adjacent to the owner's dwelling, to which the owner also has fee title.

~~c~~d. The area set aside for the home occupation in the dwelling unit shall not exceed 20 percent of the gross living area of the dwelling unit.

~~d~~e. The area set aside for the home occupation in attached or detached accessory buildings or garages shall not exceed total accessory building space or height allowed on the site of the home occupation, as established in section 117-349

~~e~~f. A minimum of 400 square feet of garage or accessory building space shall be maintained as a primary residential garage for indoor parking of vehicles and equipment.

~~f~~g. There shall not be any exterior evidence of the existence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise~~, unless it is in accordance with section 117-355~~, with the following exceptions:

1. One (1) motor vehicle affiliated with the home occupation, either meeting the definition of a commercial vehicle or any vehicle having lettering or advertising for said home occupation, shall be allowed to be stored or parked outside on the site of the home occupation in accordance with section 117-355.

2. One (1) piece of commercial equipment affiliated with the home occupation shall be allowed to be stored or parked on the site of the home occupation in accordance with section 117-355.

~~g~~h. There shall be ~~N~~no interior signs or display which are visible from outside the dwelling unit or accessory building where the home occupation is operated n~~-~~or any exterior business signs or displays ~~shall be permitted~~ unless otherwise permitted in article II, division 8 of this chapter~~ or article II, division 3 of this chapter.~~, with the following exception:

1. A sign not exceeding two (2) square feet in size may be displayed if affixed flat against the wall of either the home or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

~~h~~i. The home occupation shall not generate excessive vehicular traffic (customers, employees, deliveries, etc.) in the residential neighborhood. Excessive vehicular traffic for purposes of this section is defined as ~~two vehicle trips per hour per standard eight hour business day or 16 vehicle trips within a 24-hour period~~ in excess of any combination of eight (8) round-trip customer/client visits and/or deliveries per standard eight (8) hour day and no more than one (1) on the premises at any given time. For the purposes of this section, one (1) customer/client visit shall be considered to include any number of persons arriving in a single vehicle. One (1) round-trip visit per eligible employee shall also be allowed and is not counted toward the customer/client visits. An increase at a rate of 25 percent is permitted if the subject property has access from a county, state, or MSA street. ~~The total traffic trips permitted includes employees, customers, and deliveries.~~

~~i~~j. The home occupation does not serve as headquarters or as a dispatch center where employees come to the site and are then dispatched to other locations.

k. The receipt or shipment of deliveries shall be limited to those made by the USPS and/or an express shipping service that is characteristic of service to a residential neighborhood.

l. The home occupation shall not constitute a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the fire marshal or zoning administrator.

~~j~~m. The home occupation shall not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale, or any other objectionable uses as determined by the zoning administrator.

n. The home occupation shall not change the fire rating of a structure nor require exterior alterations or modifications that change the residential character or appearance of the dwelling unit or accessory building to a commercial nature.

(2) *Administrative home occupation permit required.* Home occupations that include one or more of the following practices or operational methods shall require a home occupation permit that is subject to the review and approval of the zoning administrator.

a. The home occupation employs persons, which includes but is not limited to co-owners, partners, and employees), that do not live in the dwelling unit on the property but conduct work on the property.

1. The owner of a home occupation on a parcel less than three (3) acres in size may employ a maximum of one person that does not reside in the dwelling unit on the property but does conduct work on the property. The owner of a home occupation on a parcel three (3) acres or greater in size may employ a maximum of three (3) persons that do not reside in the dwelling unit on the property but do conduct work on the property.

2. Off-street parking for the dwelling unit occupants and any nonresident employees is provided in accordance with section 117-355

b. The home occupation involves operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the site of the home occupation. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on a driveway on the site of the home occupation.

c. Retail sales are conducted on the site. Retail sales at the site shall be limited to products that are ancillary to the home occupation and shall be displayed or stored indoors.

(3) *Conditional use.* Home occupations that propose to operate beyond the scope of the parameters in subsection (1) and/or (2) of this section shall be processed in accordance with the procedures established for conditional use permits in section 117-51, with the exception of recording the home occupation permit should it be approved by City Council.

(4) *Nuisance prevention.* In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these guidelines, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.

(5) *Inspections.* There may be one or more inspections each year by the zoning administrator or his designee of any property covered by a home occupation permit. In addition, the zoning administrator and/or his designee, shall have the right at any time, upon reasonable request, 48 hours' notice shall be considered reasonable, to enter and inspect the premises covered by said permit for safety and compliance purposes.

(6) *Term of home occupation permits.* Home occupation permits granted by this section shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (7) of this section.

(7) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of article provisions.*

a. Should a home occupation permit holder die or move to a new location, the existing permit shall be automatically terminated. Except that in the case of death, should a surviving spouse or child, residing at the same address or receiving title to the property desire to continue the home occupation, written notice to that effect shall be given to the zoning administrator and the council may authorize continuation of that permit without further hearing.

b. A home occupation permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the zoning administrator. All such revocation hearings, publication, and notice requirements shall be the same as for conditional use permits in accordance with section 117-51

c. Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain a home occupation permit as required herein. The business may continue pending final determination of the application. Should the zoning administrator or council deny the application for a home occupation permit the use shall immediately cease at such residential premises.

(Code 1978, § 9.11.04; Ord. No. 73-05, 5-21-1973; Ord. No. 03-30, 9-15-2003; Ord. No. 03-54, 1-19-2004; Ord. No. 08-14, § 2, 5-13-2008)

ORDINANCE #15-03
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTIONS 117-351 (HOME OCCUPATIONS) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-351 Subd. (1) is amended to read as follows:

(1) *Requirements*. Home occupations that operate under the following parameters shall be exempt from a permit. If a home occupation operates beyond the conditions below or if the home occupation creates conditions described in subsection (2), a permit shall be required.

a. The home occupation shall be clearly incidental and secondary to the residential use of the premises, and shall result in no incompatibility with or disturbance to the surrounding area.

b. The owner of the home occupation shall occupy the dwelling unit on the site of the home occupation.

c. Home occupation operations are restricted to the dwelling unit, attached or detached garages or accessory buildings. If the owner of a home occupation is conducting operations in a detached accessory building, said accessory building must be located on the same parcel as the owners dwelling unit, or a parcel immediately adjacent to the owner's dwelling, to which the owner also has fee title.

d. The area set aside for the home occupation in the dwelling unit shall not exceed 20 percent of the gross living area of the dwelling unit.

e. The area set aside for the home occupation in attached or detached accessory buildings or garages shall not exceed total accessory building space or height allowed on the site of the home occupation, as established in section 117-349

f. A minimum of 400 square feet of garage or accessory building space shall be maintained as a primary residential garage for indoor parking of vehicles and equipment.

g. There shall not be any exterior evidence of the existence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise, with the following exceptions:

1. One (1) motor vehicle affiliated with the home occupation, either meeting the definition of a commercial vehicle or any vehicle having lettering or advertising for said home

occupation, shall be allowed to be stored or parked outside on the site of the home occupation in accordance with section 117-355.

2. One (1) piece of commercial equipment affiliated with the home occupation shall be allowed to be stored or parked on the site of the home occupation in accordance with section 117-355.

h. There shall be no interior signs or display which are visible from outside the dwelling unit or accessory building where the home occupation is operated nor any exterior business signs or displays unless otherwise permitted in article II, division 8 of this chapter, with the following exception:

1. A sign not exceeding two (2) square feet in size may be displayed if affixed flat against the wall of either the home or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

i. The home occupation shall not generate excessive vehicular traffic (customers, employees, deliveries, etc.) in the residential neighborhood. Excessive vehicular traffic for purposes of this section is defined as in excess of any combination of eight (8) round-trip customer/client visits and/or deliveries per standard eight (8) hour day and no more than one (1) on the premises at any given time. For the purposes of this section, one (1) customer/client visit shall be considered to include any number of persons arriving in a single vehicle. One (1) round-trip visit per eligible employee shall also be allowed and is not counted toward the customer/client visits. An increase at a rate of 25 percent is permitted if the subject property has access from a county, state, or MSA street.

j. The home occupation does not serve as headquarters or as a dispatch center where employees come to the site and are then dispatched to other locations.

k. The receipt or shipment of deliveries shall be limited to those made by the USPS and/or an express shipping service that is characteristic of service to a residential neighborhood.

l. The home occupation shall not constitute a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the fire marshal or zoning administrator.

m. The home occupation shall not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale, or any other objectionable uses as determined by the zoning administrator.

n. The home occupation shall not change the fire rating of a structure nor require exterior alterations or modifications that change the residential character or appearance of the dwelling unit or accessory building to a commercial nature.

Section 117-351 Subd. (2) a. is amended to read as follows:

(2) *Administrative home occupation permit required.* Home occupations that include one or more of the following practices or operational methods shall require a home occupation permit that is subject to the review and approval of the zoning administrator.

a. The home occupation employs persons, which includes but is not limited to co-owners, partners, and employees), that do not live in the dwelling unit on the property but conduct work on the property.

1. The owner of a home occupation on a parcel less than three (3) acres in size may employ a maximum of one person that does not reside in the dwelling unit on the property but

does conduct work on the property. The owner of a home occupation on a parcel three (3) acres or greater in size may employ a maximum of three (3) persons that do not reside in the dwelling unit on the property but do conduct work on the property.

2. Off-street parking for the dwelling unit occupants and any nonresident employees is provided in accordance with section 117-355

Section 117-351 Subd. (3) is amended to read as follows:

(3) *Conditional use.* Home occupations that propose to operate beyond the scope of the parameters in subsection (1) and/or (2) of this section shall be processed in accordance with the procedures established for conditional use permits in section 117-51, with the exception of recording the home occupation permit should it be approved by City Council.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-03, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #15-03 to amend Ramsey, Minnesota City Code Section 117-351 to limit the number of vehicles/equipment stored outside in conjunction with a home occupation, to clarify the meaning of employee, to clarify provisions for signage related to home occupations, and to use round-trips rather than vehicle trips when consider traffic generation.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 10th day of February, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

Regular Planning Commission **5. 5.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for a Telecommunications Tower of at least 200 Feet in Height; Case of Connexus Energy

Purpose/Background:

The purpose of this case is to review a concept from Connexus Energy to construct a communications tower of at least 200 feet in height on the Connexus Energy Campus located at 14601 Ramsey Blvd NW. The proposed tower would be of monopole design, similar to most recent cell towers constructed. The most common alternative to monopole design is a lattice design. The purpose of this tower, according to Connexus Energy Staff, is to implement 'smart-grid' communications that would allow Connexus Energy to instantly communicate with various equipment such as sub-stations and customers' electric meters. This is not an official request for a land use application but an opportunity for the City to provide policy feedback to assist Connexus Energy in preparing a request to the City.

Notification:

Notification is not required at this time. A telecommunications tower such as this would require the issuance of a Conditional Use Permit, which does require notification in the City's Official Newsletter and notifications to adjacent Property Owners.

Observations/Alternatives:

The proposed tower would be subject to City Code Section 117-428. This Section provides minimum design standards for towers to balance public safety, aesthetics, and adequate telecommunications coverage. The intent for constructing the proposed Connexus Energy Tower would provide benefit to a majority of the City's residents, as Connexus Energy provides electric service to a majority of the community, as well as a larger geographic area surrounding its headquarters.

In 2008, the City amended City Code standards related to telecommunications towers. Concerns had been raised due to the construction of a tower located in Alpine Park providing mobile phone coverage to the area. The policy direction from that ordinance was to lower the maximum height of telecommunications towers to 100 feet and adjust which locations are suitable for said towers. Per the Federal Telecommunications Act, the City cannot restrict all locations within the City from construction of telecommunications towers. The City can, however, provide restrictions on location and design standards. Many similar communities allow maximum height ranges of 100 feet to 150 feet.

The proposed tower would be the second tallest structure in the community, second to an existing radio tower on Bunker Lake Boulevard near Saint Francis Boulevard which is approximately 300 feet in height.

Staff has met with representatives of Connexus Energy to discuss the proposal. Staff has discussed the potential to co-locate on other existing towers in the area, and will continue these discussions moving forward to ensure that all alternatives have been exhausted before moving forward with a new, separate tower.

Funding Source:

This case is being handled as part of normal Staff duties. If a land use application is submitted, all costs associated with processing said Application are the responsibility of the Applicant.

Recommendation:

This case is for preliminary policy discussion only. There is no official recommendation at this time.

Action:

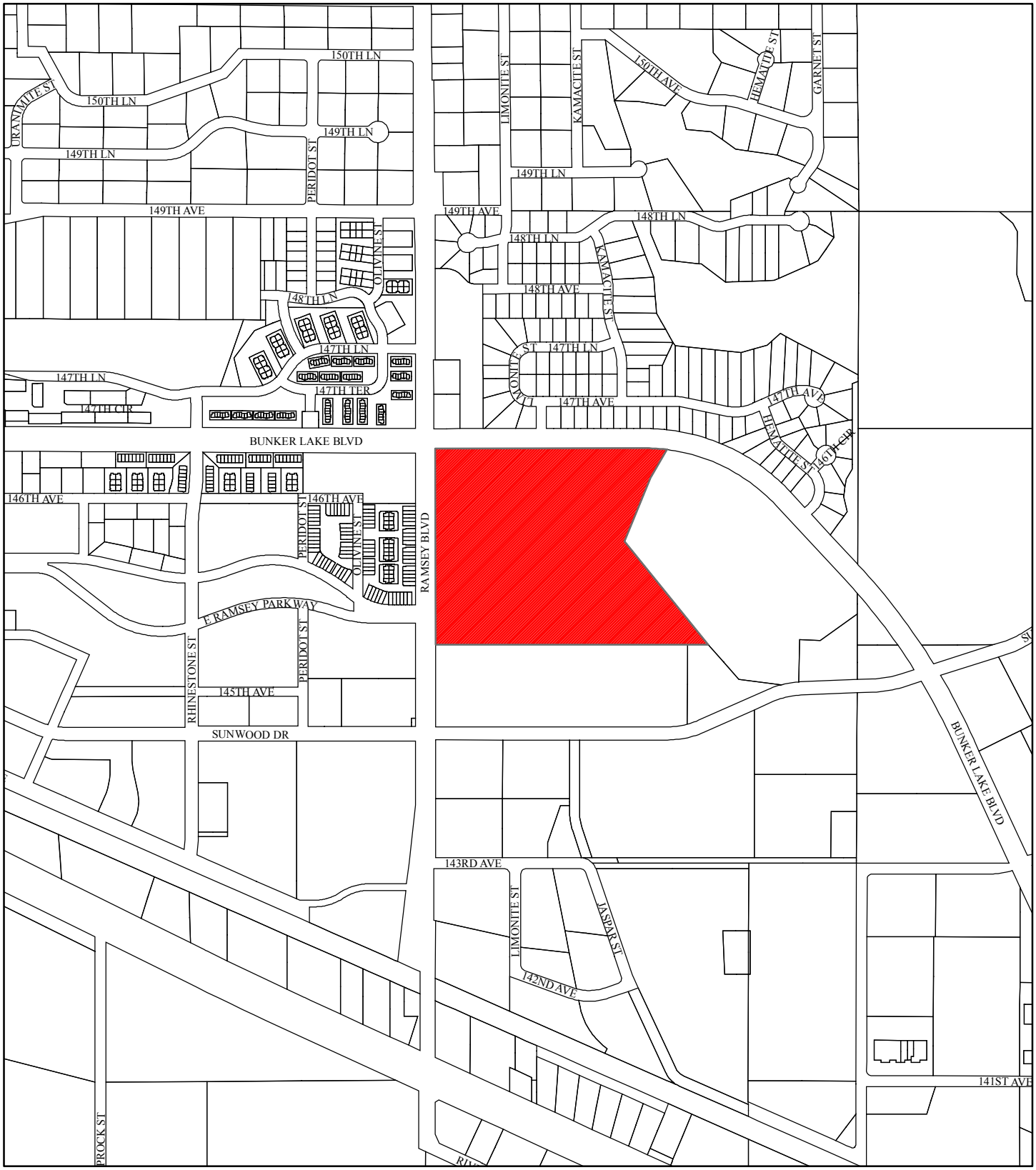
No action is being requested at this time.

Attachments

Site Location Map
Concept Plan
City Code Section 117-428
Cell Tower Locations
Illustration Only: Tower Design Types

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	12/30/2014 10:47 AM
Patrick Brama	Patrick Brama	01/02/2015 08:05 AM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 08:33 AM
Form Started By: Tim Gladhill		Started On: 12/17/2014 01:40 PM
Final Approval Date: 01/02/2015		



City of RAMSEY

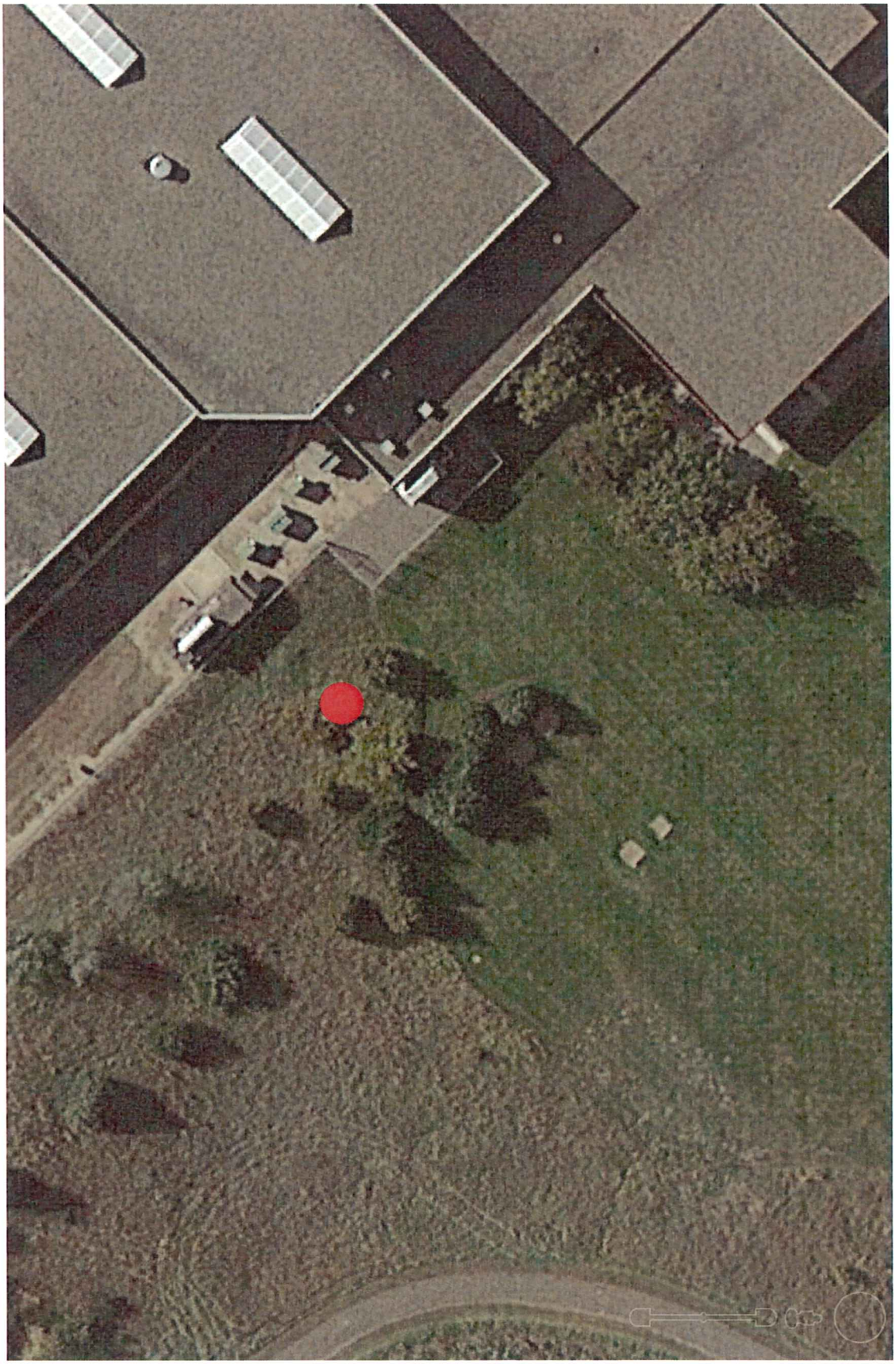
Connexus Energy
27-32-25-23-0004

Legend
Site
Parcels

N

0 1,050 2,100 Feet

Connexus Energy
Proposed
communications
tower –
concept location



Sec. 117-428. - Towers.

(a) *Purpose.* In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the council finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful design and siting standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(b) *Towers in residential zoning districts.* Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

(1) Parcels within the Tower Overlay District as shown on the official zoning map.

(2) All church, government, school, utility, and institutional sites

(3) If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

(c) *Towers in Town Center and Critical River Overlay Zoning Districts.* Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that antennas may be attached to existing structures provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

(d) *Towers in the H-1 Highway 10 Business District.* Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway 10 Business District. Antennas may not be constructed on existing structures in the H-1 District.

(e) *Use of city-owned land for wireless telecommunication antennas and towers.*

(1) *Priority of users.*

a. The city;

b. Public safety agencies, including law enforcement, fire, and ambulance services, which are not part of the city and private entities with a public safety agreement with the city;

c. Other governmental agencies, for uses which are not related to public safety; and

d. Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

(2) *Minimum requirements.*

a. The user must obtain a lease from the city, which shall take the following criteria into consideration:

1. The antennas or tower will not interfere with the purpose for which the city owned property is intended;

2. The antennas or tower will have no adverse impact on surrounding private property;

3. The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other

necessary provisions and safeguards. The fees shall be established by the city council after considering comparable rates in other cities, potential expenses, risks to the city, and other appropriate factors;

4. The antennas or tower will not interfere with other users who have a higher priority as discussed in subsection (e)(1) of this section;

5. Upon reasonable notice, the antennas or tower may be required to be removed at the user's expense;

6. The applicant must reimburse the city for any costs which it incurs because of the presence of the applicant's antennas or towers; and

b. The user must obtain all necessary land use approvals, including a conditional use permit from the city.

(3) *Special requirements.* The use of certain city-owned property, such as water tower sites and parks, for wireless telecommunication antennas or towers brings with it special concerns due to the unique nature of these sites. The placement of wireless telecommunication antennas or towers on these special city-owned sites will be allowed only when the following additional requirements are met:

a. *Water tower sites.* The city's water tower represents a large public investment in water pressure stabilization and peak capacity reserves. Protection of the quality of the city's water supply is of prime importance to the city. As access to the city's water storage system increases, so too increases the potential for contamination of the public water supply. For these reasons, the placement of wireless telecommunication antennas or towers on existing or future water tower sites will be allowed only when the city is fully satisfied that the following requirements are met:

1. The applicant's access to the facility will not increase the risks of contamination to the city's water supply;

2. There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility;

3. The presence of the facility will not increase the water tower maintenance costs to the city; and

4. The presence of the facility will not unreasonably interfere with maintaining the water tower.

b. *Parks.* Wireless telecommunication antennas will be considered only in parks on existing structures after the recommendation of the park and recreation commission and approval of the city council. Antennas may extend a maximum on 20 feet above existing structures. In addition, antennas are not permitted in those parks that have been titled to the plat in which they were dedicated or have restrictive covenants prohibiting any use except park and recreation use.

(4) *Application process.* All applicants who wish to locate a wireless telecommunication antenna or tower on city-owned property must submit to the city administrator, or his designee, a completed application and detailed plan that complies with the submittal requirements of the zoning ordinance along with other pertinent information requested by the city.

(5) *Termination.* The city council may terminate any lease if it determines that any one of the following conditions exists:

a. A potential user with a higher priority cannot find another adequate location and the potential use would be incompatible with the existing use;

b. A user's frequency broadcast unreasonably interferes with other users of a higher priority, regardless of whether or not this interference was adequately predicted in the technical analysis; or

c. A user violates any of the standards in this policy or the conditions attached to the city's permission.

Before taking action, the city will provide 30 days' notice to the user of the intended termination and the reasons for it, and provide an opportunity for the user to address the city council regarding the proposed action. This procedure need not be followed in emergency situations.

(6) *Reservation of right.* Notwithstanding the above, the city council reserves the right to deny, for any reason, the use of any or all city-owned property by any one or all applicants.

(7) *Use of revenue.* All revenue generated through the lease of city-owned property for wireless telecommunication towers and antennas shall be made payable to the city and transmitted to the city's department of finance. Revenue shall be credited to the specific operating activity using the land upon which the wireless telecommunication towers and antennas are located:

a. To the water utility fund when located on water utility property;

b. To the park improvement fund if located on park or open space land;

c. Any revenues not meeting the above criteria shall be applied as general revenues of the general fund.

(f) *Collocation requirements.* All commercial wireless telecommunication towers erected, constructed, or located within the city shall comply with the following requirements:

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one-mile search radius of the proposed tower due to one or more of the following reasons:

a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

c. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

d. In spite of its best efforts, within 60 days, the applicant was unable to obtain approval to collocate on an existing or approved tower or building.

e. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

(2) Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users.

(g) *Tower construction requirements.* All towers erected, constructed, or located within the city, and all wiring therefor, shall comply with the requirements set forth in chapter 105

(h) *Tower and antenna design requirements.* Proposed or modified towers and antennas shall meet the following design requirements:

(1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final city council approval.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, location availability, or the number of potential collocations warrants this consideration.

(3) All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

(i) *Tower bulk standards.* Towers shall conform with each of the following requirements:

(1) No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) In business and industrial zoning districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another nonresidential zoned property and the tower does not encroach upon any easements. When adjacent to a residential district, the tower must meet the setback equal to the height of the tower plus ten feet or the setbacks of the underlying zoning district, whichever is greater.

(3) Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning Districts shall maintain a minimum setback equal to the height of the tower plus ten feet from any lot line.

(4) Towers shall not be located between a principal structure and a public street, with the following exceptions:

a. In industrial zoning districts, towers may be placed within a side yard abutting an internal industrial street.

b. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

(5) The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

(6) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

(7) The height of a communication tower shall not exceed 100 feet.

(8) Multi-user towers may exceed the height requirements as stated in this section by up to an additional 20 feet provided that two additional users, as stated in subsection (f) of this section, have collocated their antennas on the monopole structure. A tower extension requires an amended conditional use permit.

(9) The city council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

(j) *Tower lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(k) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(l) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects

and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(m) *Abandoned or unused towers or portions of towers.* Abandoned or unused towers or portions of towers shall be removed as follows:

(1) All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

(2) Unused portions of towers above a manufactured connection shall be removed within 12 months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

(n) *Antennas on roofs, walls and existing towers.*

(1) The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 20 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the city engineer, provided the antennas meet the requirements of this Code, after submittal of a final site and building plan as specified by chapter 105, Buildings and Building Regulations, and a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

(2) The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

(o) *Interference with public safety telecommunications.* No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the city at least ten calendar days in advance of such changes and allow the city to monitor interference levels during the testing process.

(p) *Additional submittal requirements.* In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

(1) A report from a qualified and licensed professional engineer which:

a. Describes the tower height and design including a cross section and elevation;

b. Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;

c. Describes the tower's capacity, including the number and type of antennas that it can accommodate; and

d. Includes other information necessary to evaluate the request.

(2) For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a building permit, the following supplemental information shall be submitted:

a. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration; and

b. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

(q) *Antennas designed for private reception of television and radio signals.* Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than 60 feet in height if free standing and 15 feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of this section. Antennas that are intended to be 60 feet or more in height if free standing and 15 feet or more in height if roof-mounted shall require a conditional use permit from the city.

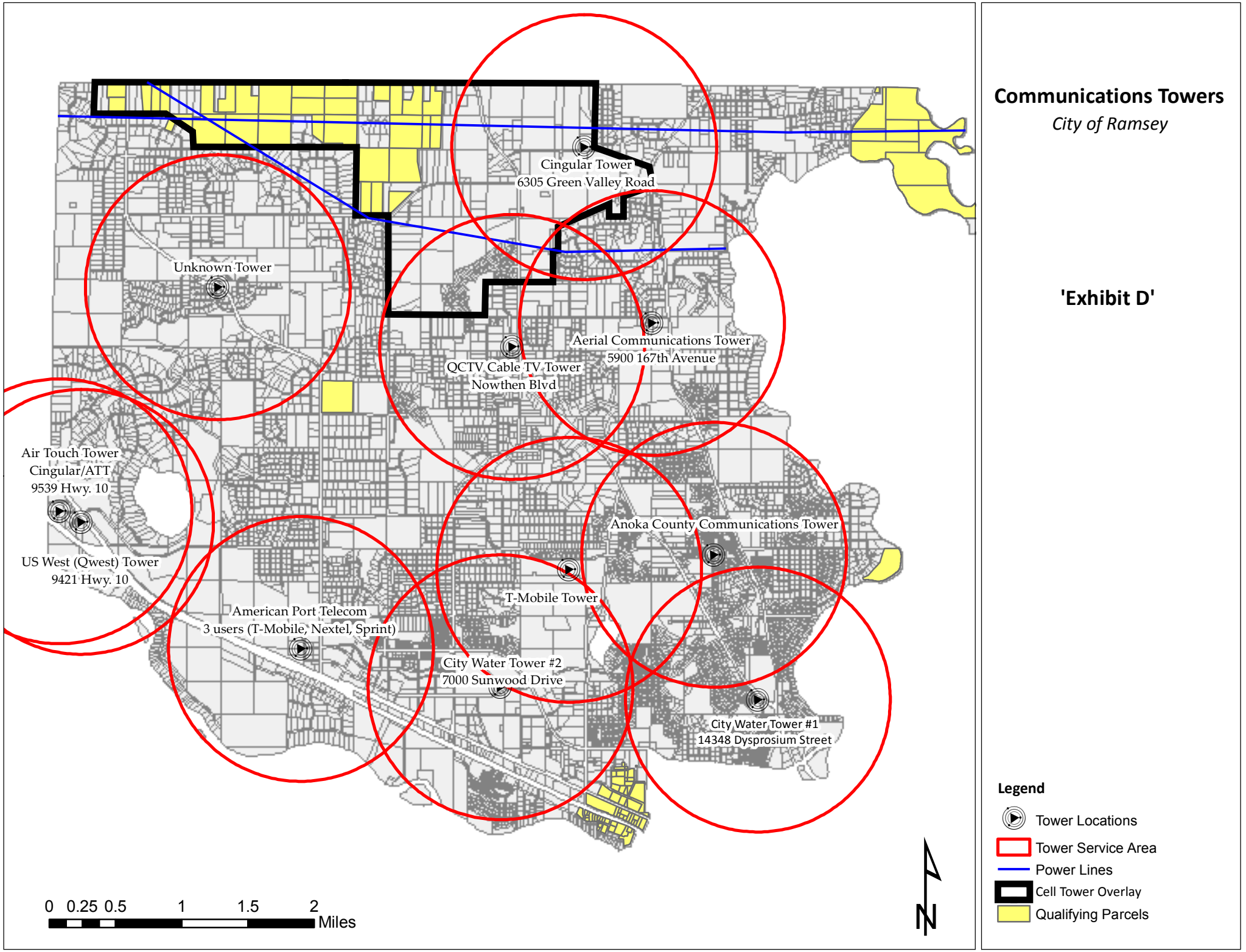
(r) *Conditional use permit required.* Except as otherwise provided for in this section, it shall be unlawful for any person, firm, or corporation to erect, construct in place, place or re-erect, or replace any tower without first making application to the city council and securing a conditional use permit therefor as hereinafter provided. Routine maintenance of towers and related structures shall not require the issuance of a conditional use permit.

(s) *Existing antennas and towers.* Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this section are subject to the following provisions:

(1) Towers may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this section.

(2) If such towers are hereafter damaged or destroyed due to any reason or cause whatsoever, the tower may be repaired and restored to its former use, location, and physical dimensions upon obtaining a building permit therefor within 180 days of when the damage or destruction occurred, but without otherwise complying with this section; provided, however, that if the cost of repairing the tower to its former use, physical dimensions, and location would exceed 50 percent of the cost of a new tower of like kind and quality, then the tower may not be repaired or restored except in full compliance with this section.

(Code 1978, § 9.15; Ord. No. 97-08, 7-14-1997; Ord. No. 00-13, 2-26-2001; Ord. No. 01-05, 4-9-2001; Ord. No. 08-24, § 2, 8-12-2008)


Communications Towers
City of Ramsey
'Exhibit D'
Cingular Tower
6305 Green Valley Road
Unknown Tower
Aerial Communications Tower
5900 167th Avenue
QCTV Cable TV Tower
Nowthen Blvd
Air Touch Tower
Cingular/ATT
9539 Hwy. 10
US West (Qwest) Tower
9421 Hwy. 10
Anoka County Communications Tower
T-Mobile Tower
American Port Telecom
3 users (T-Mobile, Nextel, Sprint)
City Water Tower #2
7000 Sunwood Drive
City Water Tower #1
14348 Dysprosium Street
0 0.25 0.5 1 1.5 2
Miles
N
Legend
Tower Locations
Tower Service Area
Power Lines
Cell Tower Overlay
Qualifying Parcels

Monopole Design Sample
Proposed Design

Credit:
Nello Corporation

Lattice Design Sample
NOT Proposed Design

Credit:
Penobscot Bay Press

Regular Planning Commission **5. 6.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Draft Closed Landfill Land Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

Purpose/Background:

The purpose of this case is to review a draft of the Closed Landfill Land Use Plan prepared by the Minnesota Pollution Control Agency and to provide comment and timelines for implementation. The City is not approving this Plan at this point, but providing comment on the draft to be incorporated in the next Comprehensive Plan Update. Staff is seeking policy direction on two (2) smaller areas of the site that are currently guided for future development in the Comprehensive Plan. A representative from the MPCA is planning on attending to review the Plan.

The Closed Landfill Program is established within Minnesota Statute 115B. This Statute requires that the MPCA develop a land use plan for the closed landfill and for the City to make their land use plans consistent with the Closed Landfill Land Use Plan. The Statute gives the MPCA broad land use authority over this area.

The purpose of the Land Use Plan is to:

1. Protect the integrity of the landfill's remediation and monitoring systems
2. Protect human health and public safety at each landfill
3. Accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements

Notification:

Notification is not required at this stage.

Observations/Alternatives:

From the Introduction Section of the Closed Landfill Land Use Plan:

> *In 1994, the Minnesota Legislature adopted the Landfill Cleanup Act (LCA) (Minn. Stat. 115B.39 - 115B.45) which created the Closed Landfill Program (CLP). Under the CLP, the Minnesota Pollution Control Agency (MPCA) is responsible for the cleanup and long term care of 112 closed, municipal, solid waste landfills throughout the State.*
>
> *The mission of the CLP is to manage the risk to public health and the environment that is associated with these landfills. Landfill gas migration and groundwater contamination can be serious issues at some landfills. These problems can pose a threat to the health and safety of those living or occupying land nearby. In addition, chemicals leaching from landfills can degrade groundwater and surface water resources surrounding them. The MPCA addresses the risk to public health and the environment at the closed landfills by undertaking cleanup actions, operating and maintaining remediation systems (engineered covers, gas-collection and groundwater-treatment systems) and by monitoring groundwater, surface water, and landfill gas.*
>
> *The risk to public health and safety is also mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. Minnesota Statutes*

115B.412, Subd. 9 of the LCA requires the MPCA to develop a Land Use Plan for each of these landfills and for local government units (LGUs) to make their local land use plans consistent with the MPCA's plan for the site. Minnesota Statutes 115B.412, Subd. 4 requires the MPCA to provide LGUs certain information about the landfill and to incorporate this information in to their local land use planning.

To meet the requirements of subdivision 9 of the statute, LGUs that have land-use authority must make their land-use plans for the landfill consistent with the MPCA's plan for future use of, and obligations for, the facility. One way to accomplish this is for LGUs to make certain that their land-use designations and/or zoning ordinances are compatible with the MPCA's future responsibilities and uses for the Land Management Area. To meet the requirements of subdivision 4 of the statute, LGUs must consider the information about the landfill's contamination and methane gas migration in its land-use planning and also make this information available to those that want to develop the affected property. Also, LGUs may wish to adopt certain land-use controls in order to better protect public health and safety.

Generally speaking, the land use plan is appropriate for a majority of the area currently owned by the MPCA. There are, however, areas that are inconsistent with the City's current land use plan. In order for the two plans to be consistent, the City must either amend its Comprehensive Plan and/or Zoning Code/Map or request/comment that the MPCA amend the draft Closed Landfill Land Use Plan.

1. Business Park - Sunwood Drive (undeveloped; south of waste footprint, north of Sunwood Drive)
2. Medium Density Residential - Sunfish Lake Boulevard (undeveloped; east of waste footprint, west of Sunfish Lake Boulevard)
3. Rural Developing (Residential) - Garnet Street (previously removed; west of waste footprint, east of Garnet Street)

Business Park - Sunwood Drive

The City has been exploring the potential for a portion of this area to develop as a business park. The area is well served by existing infrastructure. This area is otherwise developable area, with the exception of restrictions as outlined below.

- This area is located within the Groundwater Area of Concern
- This area is not located within the Methane Gas Area of Concern
- Portions of this area were purchased through the sale of State issued bonds
- The MPCA desires to retain soil rights for this area for potential remediation needs for this and other closed landfills
- The MPCA desires to provide perpetual protection over a significant stand of native Oak Savanna tree canopy coverage.

Medium Density Residential - Sunfish Lake Boulevard

As part of the 2020 Comprehensive Plan, the City guided this area for future Medium Density Residential development. This area is not served by municipal water and sewer, but said utilities are in the vicinity. Additional public infrastructure would be needed to serve the site. This area has some significant grade changes with wetlands present. This area is otherwise developable, with the exceptions as noted below.

- A majority, but not all of this area, is located within the Groundwater Area of Concern
- This area is not located within the Methane Gas Area of Concern
- Portions of this area were purchased through the sale of State issued bonds
- The MPCA desires to retain soil rights to this area for potential future remediation needs for this and other closed landfill sites

Rural Developing - Garnet Street

The MPCA has previously purchased several single family homes along the western border of the waste footprint.

As this area is located within the Methane Gas Area of Concern and the previous homes have now been removed, Staff recommends that this area be guided 'Closed Landfill'.

Future Land Use Considerations

Use of State Issued Bonds for Financing. The site was purchased using State bonds. The existing bonds restrict the use of the site for 'public' use, further defined within the bond issuance documents.

Retention of Soil Rights. The MPCA desires to retain this portion of the site for remediation purposes, most notable the retention of soil rights if needed to protect the waste footprint.

Groundwater Area of Concern. Much of the site is also located within an area defined by the MPCA as a Groundwater Area of Concern. While there are no immediate risks to public health, the existence of the closed landfill warrants continued groundwater monitoring. If any of the portions outside of the waste footprint were to be developed, it is anticipated that the site would be serviced by the municipal water supply rather than a private well. It is further noted that there are other areas in the vicinity that have developed while being located in the Ground Water Area of Concern.

Before adopting the proposed land use plan, Staff requests policy direction on the future use of the area south of the landfill footprint. As previously noted, the Statute gives the MPCA broad discretion in developing a land use plan for the site. If the City desires to modify the proposed land use plan, said modification would require approval of the MPCA or the City would need to seek special legislation

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

This case is for presentation only. At this time, there is no official Staff recommendation. Staff would request that the Landfill Land Use Plan be allowed to be implemented as part of the 2040 Comprehensive Plan Update, rather than a separate Comprehensive Plan Amendment.

Action:

No official action is being requested at this time. Staff requests feedback on a work plan for implementation of the land use plan. In addition, Staff requests feedback on the policy question regarding land use on certain areas outside of the landfill footprint.

Attachments

Closed Landfill Land Use Plan

Conflicting Areas

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	01/02/2015 08:39 AM
Chris Anderson	Chris Anderson	01/02/2015 08:46 AM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 08:53 AM
Form Started By: Tim Gladhill		Started On: 12/17/2014 01:42 PM
Final Approval Date: 01/02/2015		

CLOSED LANDFILL USE PLAN

ANOKA-RAMSEY LANDFILL

OCTOBER 28, 2014

Minnesota Pollution Control Agency

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CLOSED LANDFILL USE PLAN

ANOKA-RAMSEY LANDFILL

INTRODUCTION

In 1994, the Minnesota Legislature adopted the Landfill Cleanup Act (LCA) (Minn. Stat. 115B.39 - 115B.45) which created the Closed Landfill Program (CLP). Under the CLP, the Minnesota Pollution Control Agency (MPCA) is responsible for the cleanup and long term care of 112 closed, municipal, solid waste landfills throughout the State.

The mission of the CLP is to manage the risk to public health and the environment that is associated with these landfills. Landfill gas migration and groundwater contamination can be serious issues at some landfills. These problems can pose a threat to the health and safety of those living or occupying land nearby. In addition, chemicals leaching from landfills can degrade groundwater and surface water resources surrounding them. The MPCA addresses the risk to public health and the environment at the closed landfills by undertaking cleanup actions, operating and maintaining remediation systems (engineered covers, gas-collection and groundwater-treatment systems) and by monitoring groundwater, surface water, and landfill gas.

The risk to public health and safety is also mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. Minnesota Statutes 115B.412, Subd. 9 of the LCA requires the MPCA to develop a Land Use Plan for each of these landfills and for local government units (LGUs) to make their local land use plans consistent with the MPCA's plan for the site. Minnesota Statutes 115B.412, Subd. 4 requires the MPCA to provide LGUs certain information about the landfill and to incorporate this information in to their local land use planning. These statutes are provided in Appendix A.

The MPCA considers these statutory requirements, when put together, as a Closed Landfill Use Plan (CLUP). The purpose, then, for preparing a CLUP for each landfill is to:

- protect the integrity of the landfill's remediation and monitoring systems;
- protect human health and public safety at each landfill; and
- accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

To meet the requirements of subdivision 9 of the statute, LGUs that have land-use authority must make their land-use plans for the landfill consistent with the MPCA's plan for future use of, and obligations for, the facility. One way to accomplish this is for LGUs to make certain that their land-use designations and/or zoning ordinances are compatible with the MPCA's future responsibilities and uses for the Land Management Area. To meet the requirements of subdivision 4 of the statute, LGUs must consider the information about the landfill's contamination and methane gas migration in its land-use planning and also make this information available to those that want to develop the affected property. Also, LGUs may wish to adopt certain land-use controls in order to better protect public health and safety.

SITE LOCATION AND DESCRIPTION

The Anoka-Ramsey Landfill (Landfill) is located in the city limits of Ramsey (City), Anoka County, Minnesota (Appendix B). A landfill's Land Management Area (LMA) includes the property described in the Landfill Cleanup Agreement between the MPCA and the landfill owner/operator, and may include adjacent property that contains waste, adjacent buffer property (land acquired for the purpose of restricting use by the public due to landfill gas or groundwater concerns), and adjacent property where response action equipment is located. At a minimum, the LMA will be comprised of the property in the Landfill Cleanup Agreement. In addition, the LMA is the property that is subject to Minnesota Statutes 115B.412, Subd. 9 of the LCA that requires the MPCA to develop a Land Use Plan for the landfill and with which the LGU's land use plan must be consistent. The LMA for the Landfill consists of 267 acres described in the Landfill Cleanup Agreement, additional parcels of land purchased by the MPCA and lands sold through friendly condemnations are shown in Appendix C.

The Landfill was operated as a dump from 1967 until it was permitted in 1972 and closed in 1993. The waste footprint is about 65 acres. The MPCA took over responsibility for the Landfill in 1997 when the MPCA and Waste Management signed the Landfill Cleanup Agreement and the MPCA issued the Notice of Compliance. The LMA is currently owned by the MPCA.

GROUNDWATER AND METHANE GAS AREAS OF CONCERN

Groundwater Area of Concern

The Groundwater Area of Concern (GWAOC) is defined as the area of land surrounding a landfill where the presence of activities that require the use of groundwater may be impacted or precluded by contamination from the landfill, or may cause the groundwater flow direction to change thereby impacting the user or others nearby. The GWAOC is used to inform the public about the current and potential risks to users of groundwater contaminated by the landfill. In most circumstances this area is not equidistant around the site. The GWAOC is shown in Appendix D.

The groundwater environmental monitoring system consists of approximately 104 wells. The groundwater contamination is in the Upper Sand that is part of the Anoka sand plain aquifer. There is also groundwater contamination in a glacial channel where the Grantsburg Till (that lies below the Upper Sand) is eroded and the Upper and Lower Sand are connected. Contaminants in groundwater that exceed drinking water standards include vinyl chloride, 1,2- dichloroethane and manganese.

The groundwater plume is shown in two dimensions but extends to a depth of 100 feet below the ground surface. The area of concern extends east 1065 feet beyond the plume boundary to include parcels that are not on city water because there may be shallow ground water flow towards Sunfish Lake. The area of concern extends to the southeast 1,614 feet beyond the plume boundary because there are parcels in this direction that are not on municipal water and regional flow in the shallow groundwater is to the southeast. Private wells to the east and southeast are protected by the Anoka Municipal Regional Landfill groundwater extraction system and by the geology of the bedrock aquifer. In addition, flow in the bedrock aquifer is to the south and southwest from the waste footprint. These

wells will be periodically sampled to verify that the Tunnel City Group bedrock aquifer is still contaminant free.

Methane Gas Area of Concern

The Methane Gas Area of Concern (MGAOC) is defined as the area of land surrounding a landfill waste footprint where the presence of certain activities, such as construction of enclosed structures, may be impacted or precluded by subsurface migration of methane gas. Methane gas is an odorless gas produced when municipal solid waste decomposes, and can be explosive in confined spaces such as basements when mixed in air. The MGAOC is used to inform the public about the risks to current and future land owners regarding certain uses they may want to consider. The MGAOC is shown in Appendix E.

Soils in the vicinity of the Anoka/Ramsey Landfill are generally coarse sands. Depth to the groundwater table is approximately 20 feet below ground surface. The landfill waste footprint is approximately 65 acres and contains approximately 5,700,000 cubic yards of waste. A low permeability cover system is in place. The closest residences are located greater than 300 feet from the waste footprint

The cover system has 43 vertical gas extraction wells connected to an enclosed blower/flare unit. All 16 gas monitoring probes located around the landfill perimeter have had zero percent methane measured in them for more than 5 years, indicating that there likely is no gas migrating off the property. An investigation of the waste quality conducted in 2011 found the waste to be very dry, confirming that the lower gas generation rate being extracted by the flare system was not due to fouled gas wells, but rather a slower degradation rate due to lack of moisture.

Based on the large mass of waste present, the highly permeable soils in the area, the potential for an extended shutdown of the gas extraction system due to unforeseen circumstances, the dry waste present, and recognizing the potential for gas to migrate under seasonal low permeable (frozen) conditions, the MGAOC is revised down from the previous estimate to extend 250 feet beyond the waste footprint.

It is important to note that these Areas of Concern can change over time. Therefore, updated information will be provided to the City when the existing information becomes obsolete or misleading.

CURRENT ZONING FOR THE LMA

As listed on the City's Official Zoning Proposed Map updated March 2011, the portion of the LMA containing the waste footprint is zoned Public/Quasi-Public. The intent of this district is to provide for public and private recreational uses, government buildings and facilities, and schools. Two parcels south of the waste footprint, but within the LMA are zoned E-2 Employment District. The intent of this district is to provide for the mix of typically large volumes of bulk commercial goods and services, wholesale or warehouse activities and limited retail activities. Three parcels on the east side of the LMA are zoned R-2 Multiple Family Districts. The intent of this district is to accommodate duplexes, twinhomes, townhomes, or multifamily units at a maximum density of seven units per acre and a minimum density of three units per acres. Lastly, seven parcels on the west side, within the LMA are zoned 2030 MUSA

R-1 Residential. The intent of this district is to accommodate single-family dwelling units on suitable land with the Metropolitan Urban Service Area at a maximum net density of three units per acres or four units per acres through the use of Planned Unit Development (PUD).

DECLARATION OF RESTRICTIONS AND COVENANTS

The LCA was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326786 (abstract) and 308557 (Torrens), item K. *Restrictive Covenant*, which runs with the LMA land, prohibits:

- constructing any structure on the LMA without the written approval of the Commissioner of the MPCA; and
- installing any drinking water wells on the LMA without the prior written approval of the Commissioners of both the MPCA and the Minnesota Department of Health (MDH).

LCA Attachment K *Declaration of Restrictions and Covenants* was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326784 (abstract) and 308555 (Torrens). The Declaration, which runs with the land, prohibits:

- installing any drinking water wells without the prior written approval of the Commissioner of the MPCA and the MDH as identified in LCA Attachment J – *Property to be subjected to restrictive covenants.*

STATE BOND FINANCED PROPERTY

The MPCA used proceeds from the sale of State general obligation bonds for capital costs of environmental response actions that MPCA undertook at the Landfill. As a result of this expenditure of State bond proceeds, the publicly owned property where the environmental response actions were taken became "State Bond Financed Property" as that term is defined by Minn. Stat. § 16A.695. As the owner this State Bond Financed Property, the MPCA is subject to the requirements of Minn. Stat. § 16A.695 and any orders or rules adopted by the Commissioner of Minnesota Management and Budget (MMB) under that statute.

Minn. Stat. § 16A.695 and the MMB Commissioner's Fourth Amended Order Relating to the Use and Sale of State Bond Financed Property (the Order) impose certain requirements on any sale, mortgage, or other disposition of State Bond Financed Property, or any lease or contract for the use or management of the property entered into by the MPCA Commissioner. The statutory requirements include, but are not limited to, obtaining the approval of the Commissioner of MMB before the MPCA Commissioner enters into any such transaction (sale, lease, etc.) with respect to the property.

In order to assure that the requirements of Minn. Stat. § 16A.695 and the Order are carried out with respect to all State Bond Financed Property, the MMB Commissioner requires that a Declaration be recorded on the property records indicating that any sale of the property may be subject to the MMB

Commissioner's approval. Several Declarations, pertaining to the LMA property, will be signed by the MPCA and filed with the Anoka County Recorder in the near future.

MPCA'S LAND USE PLAN FOR THE LMA

The MPCA's first and foremost responsibility regarding the Landfill is to manage the risk to public health and safety. It does this by taking response actions, maintaining the Landfill, and working with local governments to assure land use is commensurate with landfill conditions and MPCA's obligations on the LMA, as well as the conditions on the affected land off the LMA. Therefore, land uses associated with the MPCA's obligation to protect public health and safety take precedence over other possible land uses.

The MPCA has identified land uses for the LMA. It has done so by considering the methane gas and groundwater areas of concern, the types and locations of response actions and associated equipment, the amount of the LMA occupied by landfill waste, and local land-use desires. The land uses on either the entire LMA or portions thereof that are acceptable to the MPCA are:

- Closed Landfill Management;
- Solar Energy Farm; and
- Open Space

Appendices F through H show where these uses would be allowed within the LMA.

Closed Landfill Management is the use associated with the MPCA's responsibility and obligation to take necessary response actions on the property as provided in Minn. Stat. §§ 115B.39-43.

DISCUSSION / CONCLUSIONS

Land Uses on the LMA

Minn. Stat. § 115B.412, Subd. 9 requires all local land-use plans be consistent with the MPCA's land-use plan for the LMA. The MPCA's future obligations for the LMA conflict with the current local land-use plans. The MPCA believes that most of the uses within the current zoning for the LMA are not compatible with the MPCA's future responsibilities for the site as well as the risks associated with the Landfill. As a result, the MPCA recommends that the City adopt a new zoning district and ordinance for the LMA. The MPCA recommends the City adopt a zoning district called Closed Landfill Restricted (CLR) with an ordinance similar in form to the one included in Appendix I.

The new zoning, however, should reflect the land uses identified above – Closed Landfill Management, Solar Energy Farm and Open Space as shown in Appendices F through H. The City may want to consider Closed Landfill Management as a permitted use over the entire LMA and Open Space as permitted uses in specific locations as shown in Appendix H. Solar Energy Farm could be considered a conditional use (conditioned upon location and plans approved by the MPCA and the City) where shown in Appendix G.

Regardless of future land use on the LMA, the provisions within the Declaration of Restrictions and Covenants recorded against the property prohibit the construction of structures without prior written approval of the MPCA, and the installation of drinking water wells without prior written approval of the MPCA and Minnesota Department of Health (MDH).

Affected Property off the LMA

Minn. Stat. § 115B.412, Subd. 4(b) requires local units of government to incorporate information about the landfill and associated groundwater contamination and landfill gas migration into any land-use plans and to notify persons applying for a permit to develop affected property of the existence of this information and, on request, to provide them with the information.

Certain land-use controls pertinent to groundwater use and well construction within the GWAOC currently exist to protect public health and safety. First, Minn. Rules Chapter 4725.4450, subp. 1 requires that a water supply well cannot be constructed within 300 feet of the Landfill. Second, the MDH has authority to approve the construction of drinking water wells. Therefore, the information pertaining to the GWAOC has been provided to MDH to assist them with their authority for approving the construction of potential new wells near the Landfill.

The MGAOC is contained within the LMA. Therefore, no additional land-use controls are necessary to prohibit the construction of buildings close to the landfill's waste.

DISCLAIMER

The MPCA makes no representations or warranties to the user of the accuracy, currency, suitability, or reliability of the data presented in this report. Any recommendations made by the MPCA in this report are based solely on the data it has, or its contractors have, collected, and only from data collected at specific locations and times. Other sources of contamination or methane, unknown to the MPCA, could exist off the Landfill property. The MPCA recommends that any person interested in developing property near the Landfill first consult with an environmental consulting or engineering firm, and/or an environmental attorney, regarding the possible risks associated with the Landfill.

APPENDIX A

Minnesota Statutes 115B.412

Subd. 4. **Affected real property; notice.**

(a) The commissioner shall provide to affected local government units, to be available as public information, and shall make available to others, on request, a description of the real property described in the original and any revised permits for a qualified facility, along with a description of activities that will be or have been taken on the property under sections 115B.39 to 115B.43 and a reasonably accurate description of the types, locations, and potential movement of hazardous substances, pollutants and contaminants, or decomposition gases related to the facility. The commissioner shall provide and make this information available at the time the facility is placed on the priority list under section 115B.40, subdivision 2; shall revise, provide, and make the information available when response actions, other than long-term maintenance actions, have been completed; and shall revise the information over time if significant changes occur that make the information obsolete or misleading.

(b) A local government unit that receives information from the commissioner under paragraph (a) shall incorporate that information in any land use plan that includes the affected property and shall notify any person who applies for a permit related to development of the affected property of the existence of the information and, on request, provide a copy of the information.

Subd. 9. **Land management plans.**

The commissioner shall develop a land use plan for each qualified facility. All local land use plans must be consistent with a land use plan developed under this subdivision. Plans developed under this subdivision must include provisions to prevent any use that disturbs the integrity of the final cover, liners, any other components of any containment system, or the function of any monitoring systems unless the commissioner finds that the disturbance:

(1) is necessary to the proposed use of the property, and will not increase the potential hazard to human health or the environment; or

(2) is necessary to reduce a threat to human health or the environment.

Before completing any plan under this subdivision, the commissioner shall consult with the commissioner of management and budget regarding any restrictions that the commissioner of management and budget deems necessary on the disposition of property resulting from the use of bond proceeds to pay for response actions on the property, and shall incorporate the restrictions in the plan.

Appendix B: Site Location Map Anoka-Ramsey Landfill

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Waste Footprint

Land Management Area

Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:20,000

Meters 0 230 460 690

Feet 0 540 1,080 1,620

Appendix C: Land Management Area Anoka-Ramsey Landfill

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Waste Footprint

Land Management Area

Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

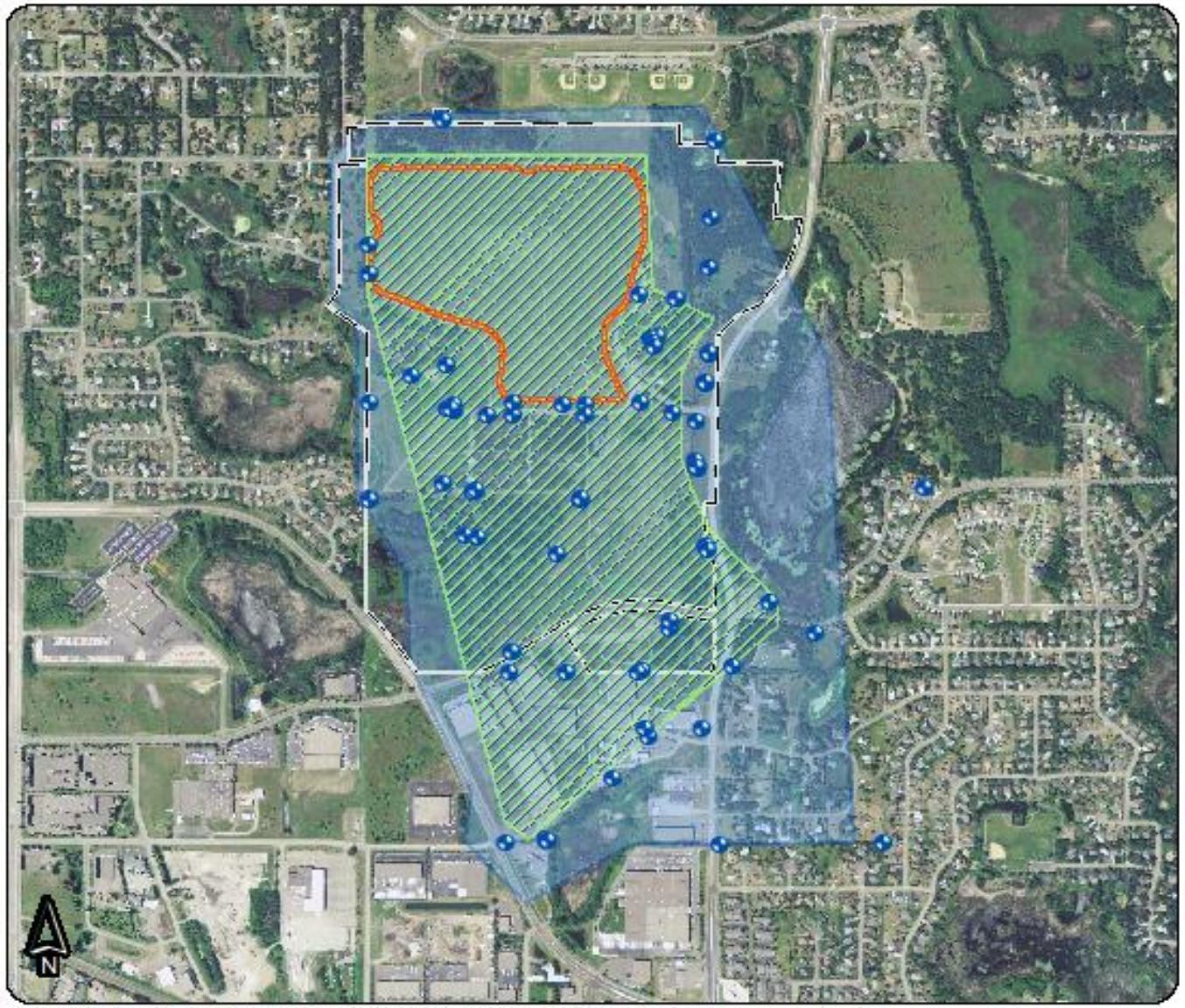
Map created by: Anne Morris
Date Updated: 9/26/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix D: GWAOC Anoka-Ramsey Landfill



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:13,900

Meters 0 160 320 480

Feet 0 380 760 1,140

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

- **Monitoring Well**
- **Waste Footprint**
- **Groundwater Plume**
  Approximate area of the subterranean contaminated groundwater plume.
- **Land Management Area**
  Designates the property that is under the responsibility and control of the MPCA.
- **Groundwater Area of Concern**
  An area where the groundwater may be affected by landfill contamination.

Appendix E: MGAOC Anoka-Ramsey Landfill

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Gas Probe

Methane Area of Concern
Area surrounding the landfill that may be impacted by subsurface migration of methane gas.

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

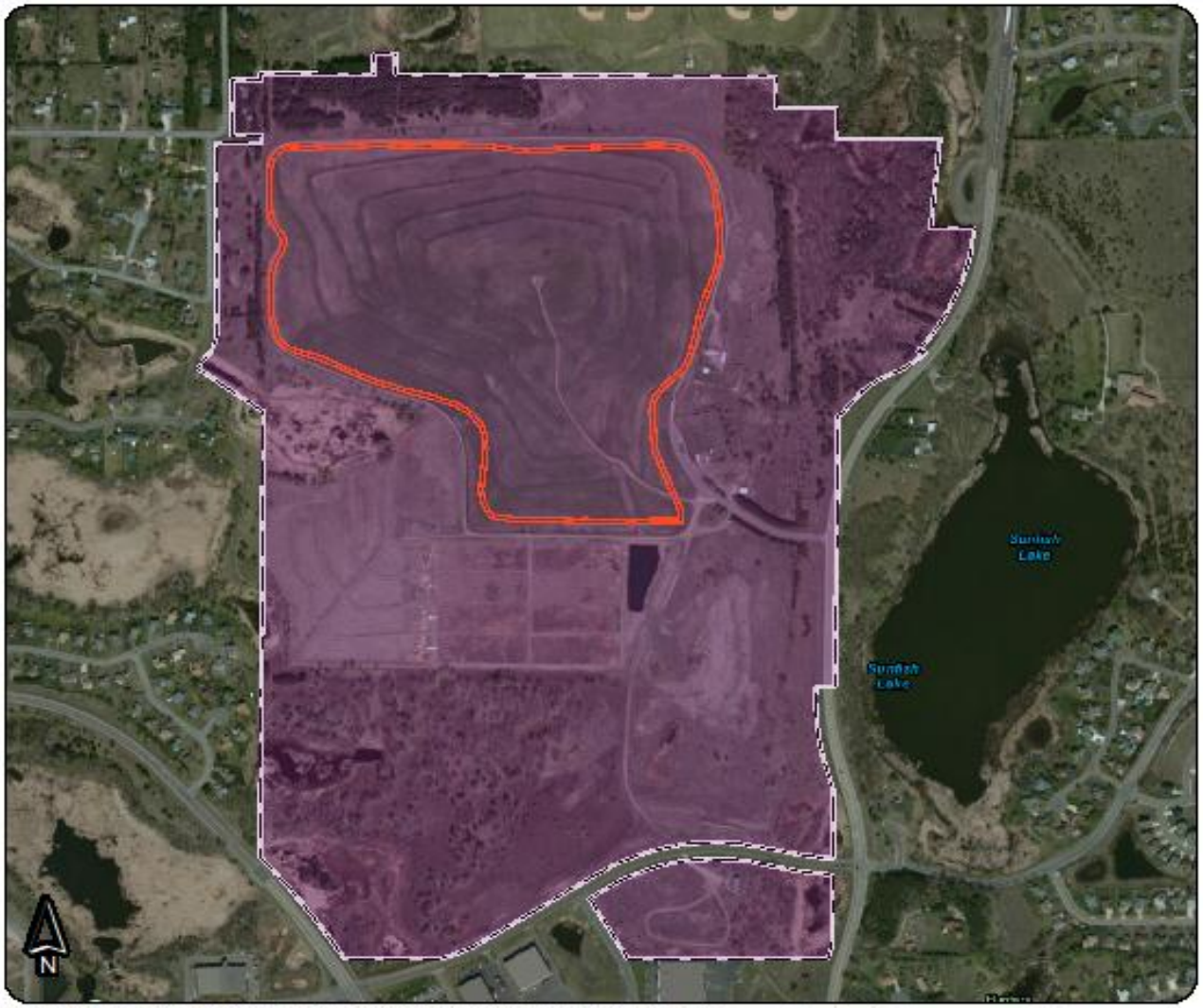
Map created by: Anne Morris
Date Updated: 10/9/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix F: Closed Landfill Management Use Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Closed Landfill Management Use

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix G: Solar Energy Farm Use - Anoka-Ramsey Landfill

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Solar Energy Farm Use Area

Waste Footprint

Land Management Area

Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 10/9/2014

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Meters 0 100 200 300

Feet 0 240 480 720

Appendix H: Open Space Use - Anoka-Ramsey Landfill

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Open Space Use

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 10/9/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

APPENDIX I

District CLR – Closed Landfill Restricted

A. Purpose

The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, City, City, Township), Indian tribal, or private ownership.

For purposes of this ordinance, the Land Management Area for the _____ Landfill, a qualified facility under the MPCA's Closed Landfill Program, is described as:

B. Permitted Uses

The following uses are permitted within the CLR District: _____.

C. Accessory Uses

Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates shall apply under these provisions.

D. Conditional Uses

Conditional uses shall be limited to uses that do not damage the integrity of the Land Management Area and that continue to protect any person from hazards associated with the landfill.

Any application for a conditional use must be approved by the Commissioner of the MPCA and the ___(LGU)____. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, the function of any monitoring system that exists upon the described property, or other areas of the Land Management Area that the Commissioner of the MPCA deems necessary for future response actions.

The following conditional uses are permitted within the CLR District:

E. Prohibited Uses and Structures

All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations

Requirements for __(parking, signs, area, height)__ and other regulations are set forth in _____.

G. Any amendment to this ordinance must be approved by the Commissioner of the MPCA and the ___(LGU)___.

ATTACHMENT J

PROPERTY TO BE SUBJECTED TO RESTRICTIVE COVENANTS

Parcel "1". Lot 1, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "2". Lot 2, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "3". Lot 5, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "4". Lot 4, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "5". Lot 3, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "6". Lot 2, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "7". Lot 1, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "8". The East 500 feet of the South 200 feet (as measured along the East and South lines, respectively) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 27, Township 32, Range 25, Anoka County, Minnesota.

Parcels "9" and "10". That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying Westerly of the Town Road and Southerly of the following described line: Commencing at the Southwest corner of said Section 23; thence Northerly, along the Westerly line of said Section 23, a distance of 675 feet for point of beginning of line to be described; thence Easterly, at right angles, a distance of 654.10 feet, more or less, to the centerline of said Town Road and there terminating.

Parcel "12". All of Government Lot 1, Section 26, Township 32, Range 25, Anoka County, Minnesota. EXCEPT that part described as follows: Beginning at the Northwest corner of said Section; thence South 200 feet, along the Westerly Section line; thence Easterly at right angles, to the shore of Sunfish Lake at low water mark; thence Northerly, along said shoreline, to the North line of said Section; thence Westerly, along said North

line to the place of beginning; and ALSO EXCEPT that part of said Government Lot 1 described as follows: Beginning at a point on the West line of said Government Lot 1 distant 200 feet South from the Northwest corner of said Section 26; thence South, along said West line, a distance of 255.0 feet; thence East, at right angles to said West line, a distance of 485.55 feet, more or less, to the shoreline of Sunfish Lake; thence Northeasterly, along said shore line to its intersection with a line drawn at right angles to the West line of said Government Lot 1 from the point of beginning; thence West, along last mentioned line a distance of 665.36 feet, more or less, to the point of beginning.

ALSO, all that part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of Government Lot 3, thence South, along the West line of said Government Lot 3, a distance of 220 feet; thence East, parallel with the South line of said Government Lot 3, to the shore of Sunfish Lake; thence Northwesterly, along the Shore of Sunfish Lake to the North line of said Government Lot 3; thence West, along the North line of said Government Lot 3, to the point of beginning.

Parcel "13". That part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Government Lot 3, 220 feet South of the Northwest corner thereof; proceeding thence South along said West line to a point which is 802 feet South of the Northwest corner of said Lot 3; proceeding thence East and parallel to the North line of said Government Lot 3 to the shore of Sunfish Lake; proceeding thence Northerly along the shore of Sunfish Lake to a point East of the point of beginning herein as measured on a line parallel with the North line of said Lot 3; proceeding thence West and parallel to the North line of said Government Lot 3, to the point of beginning. Except Parcel 8, Anoka County Highway Right-of-Way Plat No. 1.

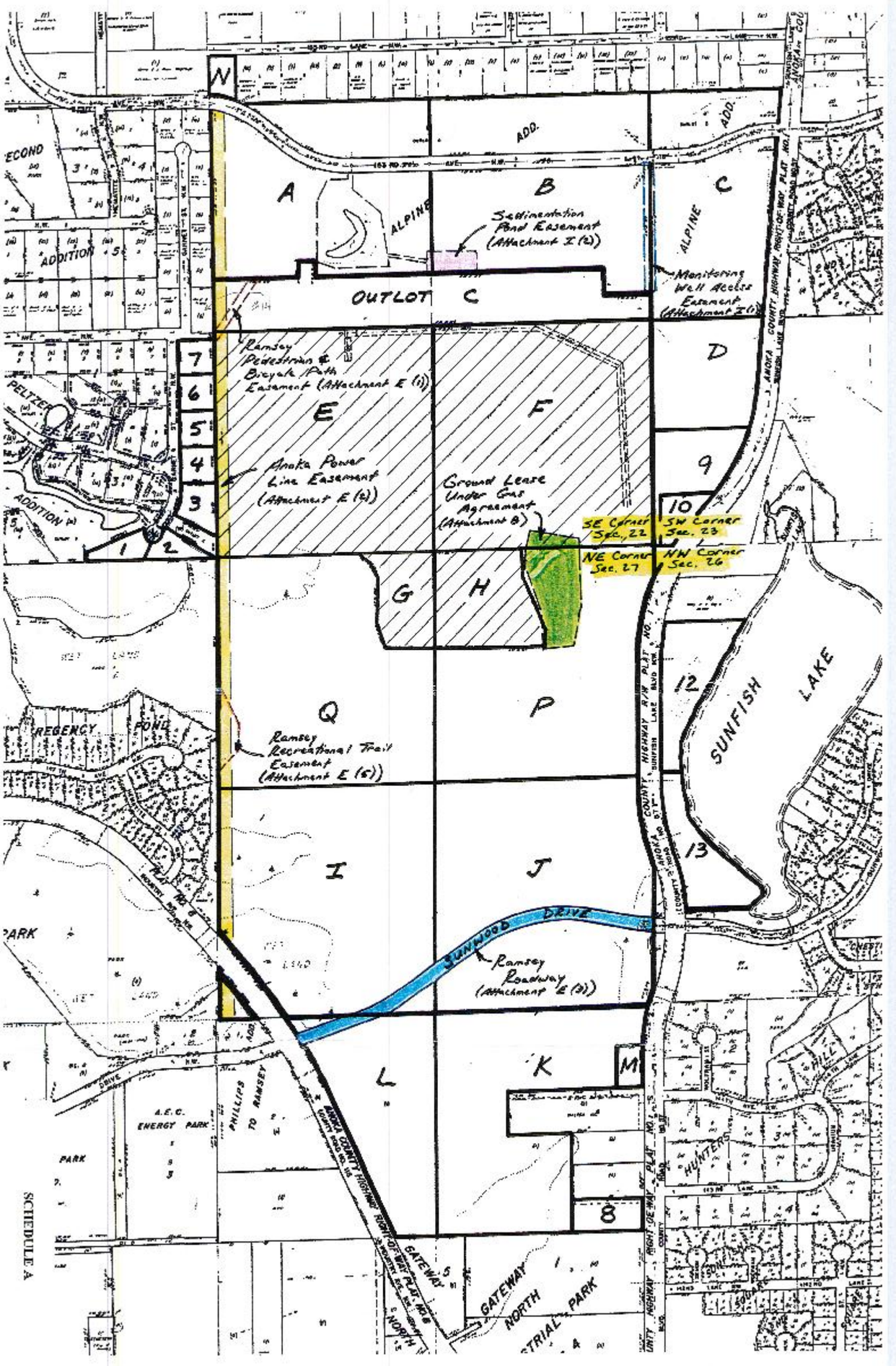
Parcels "K" and "M". The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described three tracts:

1. The East 500 feet of that part of said Northeast Quarter of the Southeast Quarter lying South of the North 750 feet of said Northeast Quarter of the Southeast Quarter, as measured along the North and East line of said Northeast Quarter of the Southeast Quarter.

2. The South 250 feet of the North 750 feet of the East 871 feet of said Northeast Quarter of the Southeast Quarter, as measured along the East and North line of said Northeast Quarter of the Southeast Quarter.

3. That part of Parcel 4, Anoka County Highway Right-of-Way Plat No. 1, lying North of Parcel 5, said plat.

Parcel "L". That part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, lying easterly of Anoka County Highway Right-of-Way Plat No. 8.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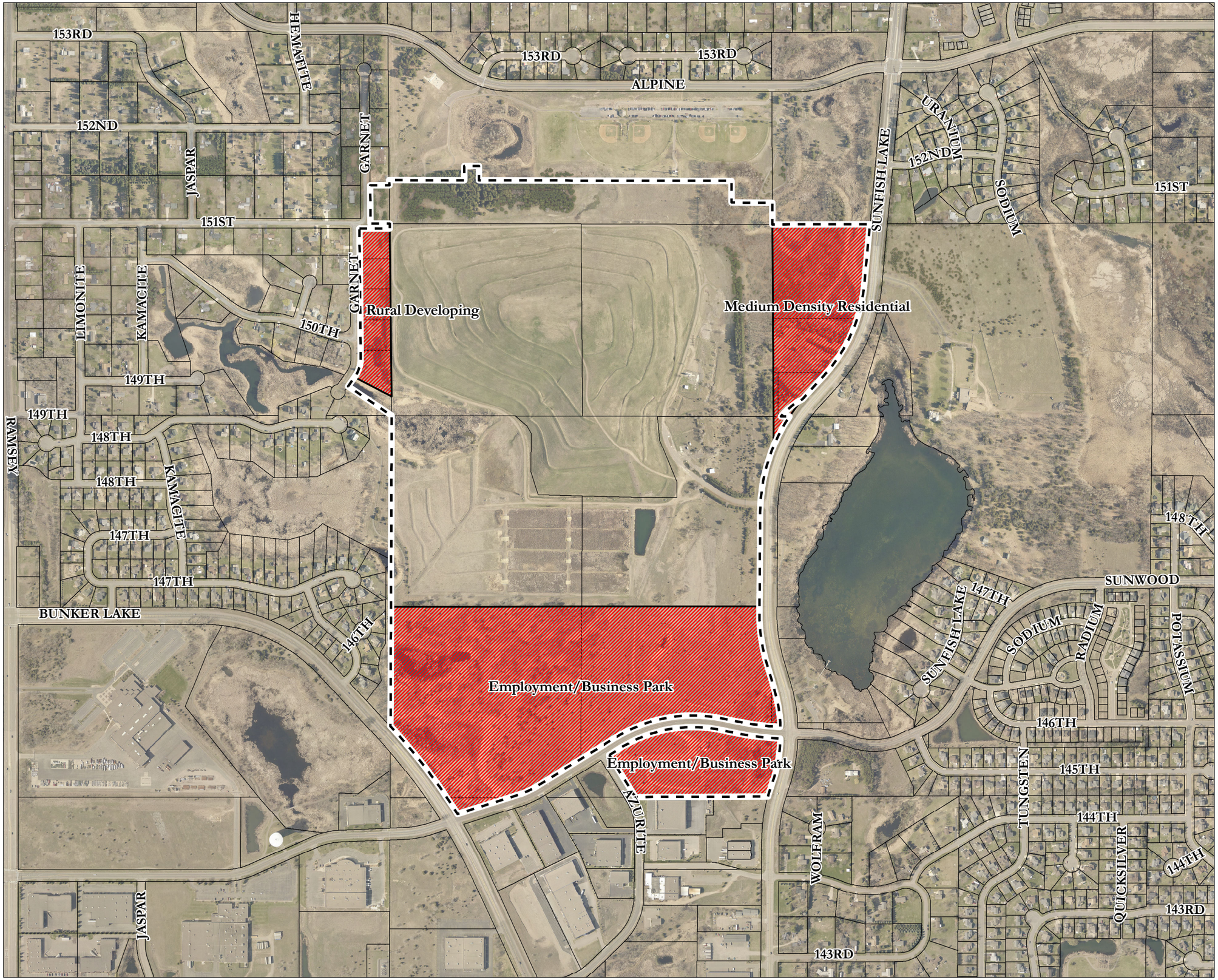
OUTLOT C
Sedimentation Pond Easement (Attachment E (2))
Monitoring Well Access Easement (Attachment E (5))
Ramsey Pedestrian & Bicycle Path Easement (Attachment E (1))
Anoka Power Line Easement (Attachment E (4))
Ground Lease Under Gas Agreement (Attachment B)
SE Corner Sec. 22
SW Corner Sec. 23
NE Corner Sec. 27
NW Corner Sec. 26
Ramsey Recreational Trail Easement (Attachment E (6))
Ramsey Roadway (Attachment E (3))
SUNFISH LAKE
REGENCY POND
SUNWOOD DRIVE
ALPINE
ADDITION
PELTZER
PARK
A.E.C. ENERGY PARK
PHILLIPS TO RAMSEY
GATEWAY NORTH
HUNTERS HILL
SCHEDULE A



City of RAMSEY

Closed Landfill Land Use Plan

Land Management Area

Inconsistent Areas

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This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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Regular Planning Commission **5. 7.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Old Municipal Center Site as a Single-Family Subdivision; Case of N.I.K. Management, Inc.

Purpose/Background:

The purpose of this case is to review concept plans for a single-family development on the former municipal center campus located at 15153 Nowthen Blvd NW. This is not an official subdivision review. The intent of this case is to provide broad policy direction in preliminary design.

As the Planning Commission is aware, the City has been in the process of reviewing appropriate redevelopment scenarios of the former municipal center campus. As an outcome of that process, the City began the process of updating the Comprehensive Plan and Official Zoning Map. The site is still being actively used as Fire Station No. 2. The City is in the process of completing final design of a new Fire Station No. 2 on an adjacent parcel, tentatively scheduled to being construction in Spring, 2015.

Per City Council direction, the City recently began negotiating a Purchase Agreement with N.I.K. Management, Inc. for a two (2) phase purchase of the site. As part of the negotiation, Staff has been discussing subdivision design with the prospect. At this time, Staff is seeking confirmation as to the appropriate path for design.

Notification:

Notification is not required.

Observations/Alternatives:

There are several elements to consider in providing concept plan feedback:

1. Minimum lot size
2. Street design
3. Nowthen Boulevard access
4. Utilization of Planned Unit Development (PUD) as tool

Generally speaking, Staff is supportive of considering any of the submitted concepts. Portions of the design may require the utilization of a Planned Unit Development (PUD). While supportive of adjustments to lot size, Staff strongly recommends that the City not deviate from minimum design standards for public streets.

One significant item for discussion is the existing access to the site from Nowthen Boulevard. This access was constructed with original construction of the former municipal center. A land swap occurred with the City and Developer of MEADOW at the time said plat was recorded. The existing access thus became a temporary access until such time the remainder of the site was to be developed. Staff is working through details of multiple alternatives, attempting to avoid the creation of any dead-end cul-de-sacs. Terminating Krypton Terrace at the point of the last home of MEADOW would result in a cul-de-sac that exceeded the maximum length allowed by City Code. The City is hosting a design workshop the evening of January 8 prior to the Planning Commission meeting. Staff will provide a verbal update of that process at the meeting. The remaining alternatives include, but are not limited to, the following:

1. Re-aligning the access to align with 151st Lane on the west side of Nowthen Boulevard
2. Connect Krypton Terrace to a street constructed as part of future development

Funding Source:

Concept Plan Review is being handled as part of normal Staff duties. The Applicant will be responsible for all costs associated with reviewing an official Application for Subdivision.

Recommendation:

The purpose of this case is advisory only. There is no official recommendation associated with this case at this time.

Action:

No action is being requested; general feedback on the concept plan(s) is sufficient.

1. Deviation from minimum lot size
2. Nowthen Boulevard Access

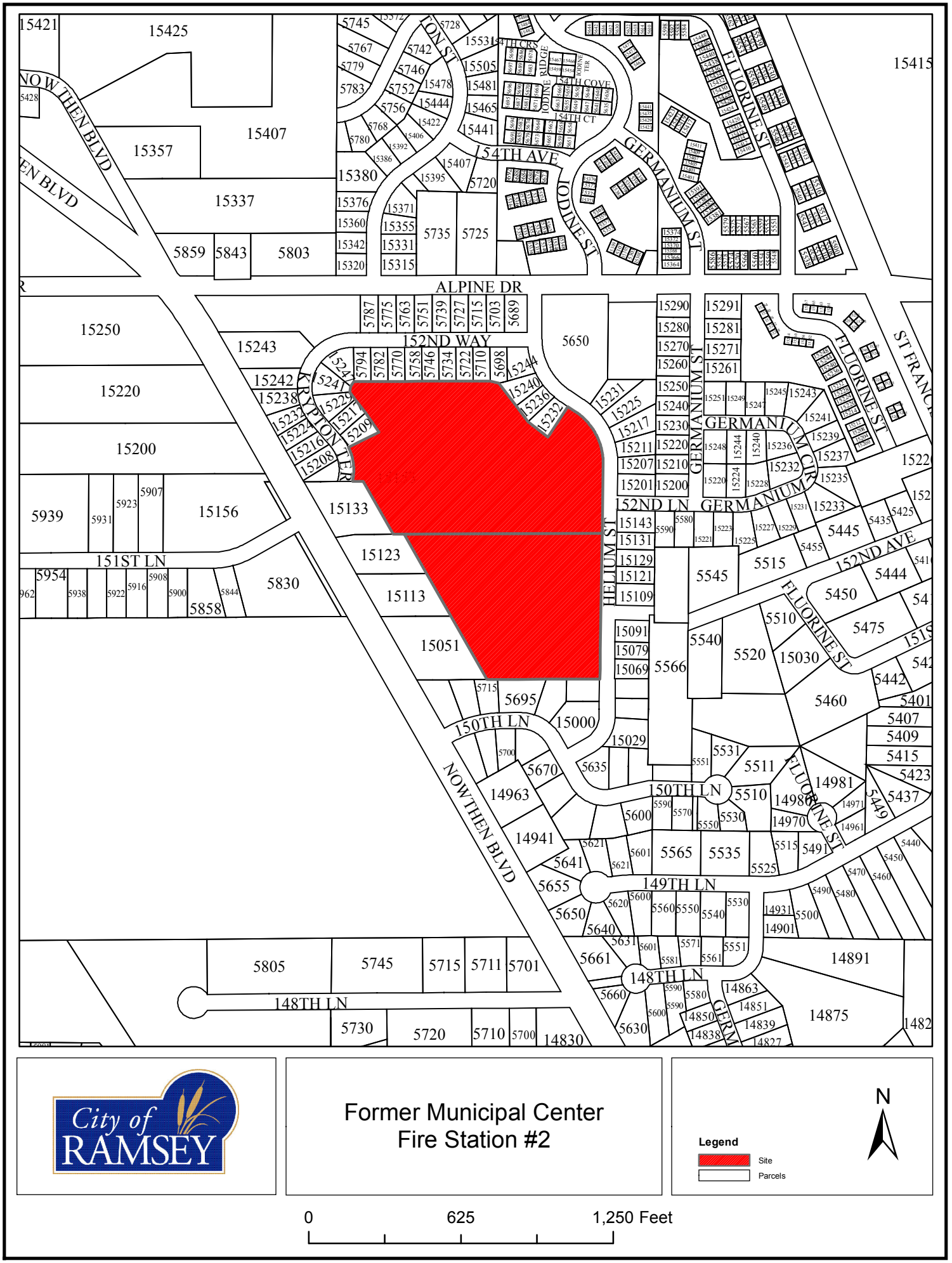
Attachments

Site Location Map

Concept Plans

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	01/02/2015 08:20 AM
Chris Anderson	Chris Anderson	01/02/2015 08:32 AM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 08:34 AM
Form Started By: Tim Gladhill		Started On: 12/17/2014 01:41 PM
Final Approval Date: 01/02/2015		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148TH LN
154TH AVE
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154TH COVE
154TH CT
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City of Ramsey | Concept #2 | 12/24/14

R-1 Zoning | 80' min. lot (135' +/-depth) | * Denotes deviation of lot

10,800 Min. Sq.Ft. | 90' min. width @ corner | width to match ex.lots

Lot Count : Ph 1=32, Ph2=12

Aerial Photo: Flown Spring of 2014

City of Ramsey | Concept #3 | 12/24/14

R-1 Zoning | 70' min. lot (135' +/-depth) | * Denotes deviation of lot

10,500 Min. Sq.Ft. | 80' min. width @ corner | width to match ex.lots

Lot Count : Ph 1=35, Ph2=18

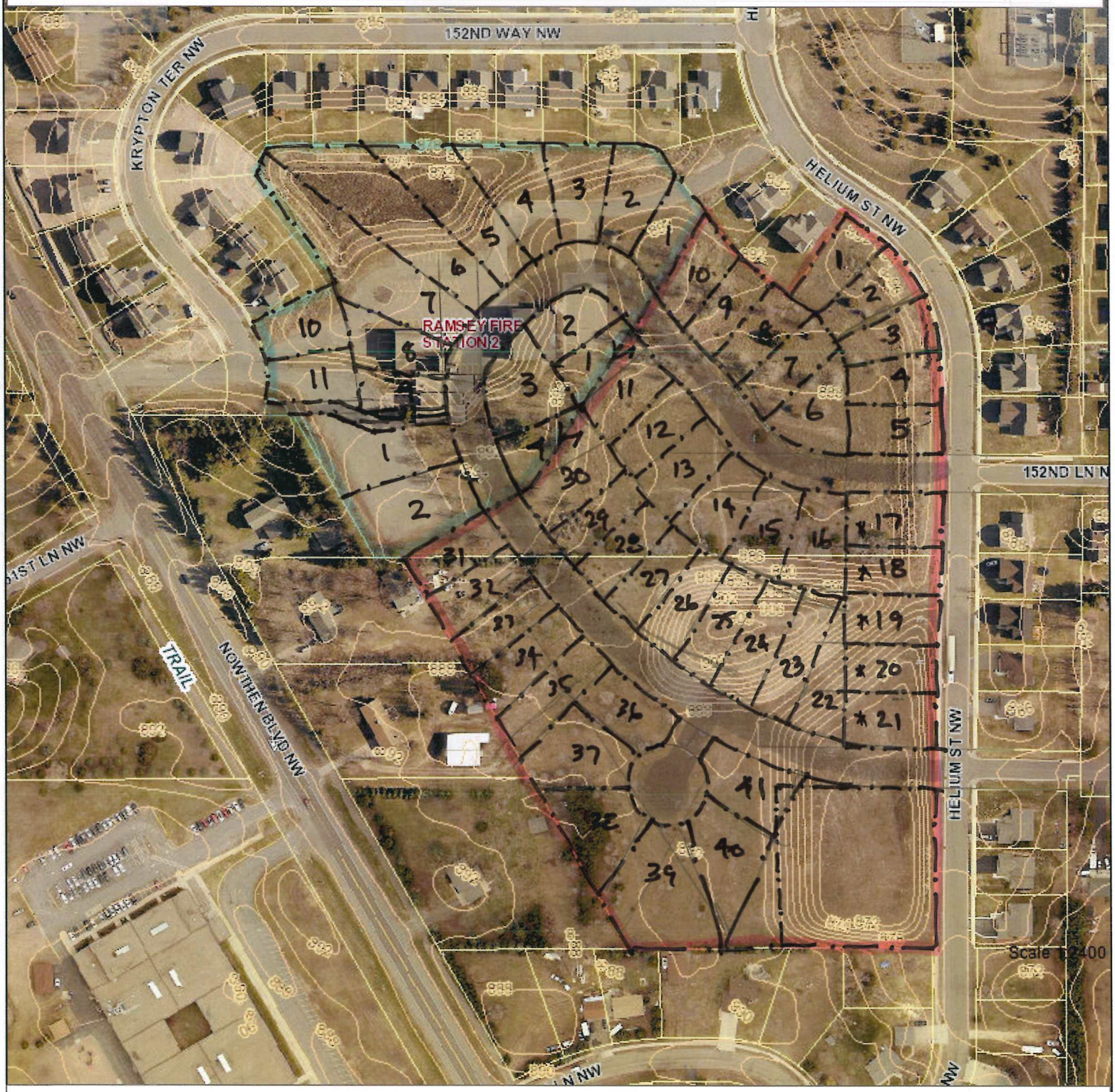
Aerial Photo: Flown Spring of 2014

City of Ramsey | Concept #4 | 12/24/14

R-1 Zoning | 60' min. lot (135' +/-depth) | * Denotes deviation of lot

8,100 Min. Sq.Ft. | 70' min. width @ corner | width to match ex.lots

Lot Count : Ph 1=41, Ph2=17



Aerial Photo: Flown Spring of 2014

Regular Planning Commission **5. 8.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Discuss Feasibility of Indoor Self Storage Facility at North East Intersection of Bunker Lake Boulevard and Ramsey Boulevard; Case of N.I.K. Management, Inc.

Purpose/Background:

The purpose of this case is to provide feedback to a potential Buyer of the vacant parcel(s) located at the North East intersection of Bunker Lake Boulevard and Ramsey Boulevard. In 2004 and 2007, the City did review a similar request on this site. Previously, the site had been used for single-family residential.

Notification:

Notification is not required for this discussion topic. No action is being requested.

Observations/Alternatives:

The attached documents are supplied by the potential Buyer, are of a separate project, and are for reference purposes only.

Key Discussion Points:

- Access to County Road(s)
- Completion/Cul De Sac for 148th Avenue from existing, adjacent residential development
- Architectural standards
- Access and internal circulation for public safety

A portion of the site is guided as Business Park in the Comprehensive Plan and located in the E-1 Employment District, which would allow for the proposed use. A portion of the site is guided as Commercial in the Comprehensive Plan and located in the B-1 General Business District, which does not allow for this type of use. Based on discussions with the potential Buyer, it is anticipated that both a Comprehensive Plan Amendment and Zoning Amendment shall be required for a portion of the site if desired for the proposed use.

As background, it is noted that the previous approval for indoor self storage on this site (which was ultimately not constructed) in 2004 was amended in 2007 to expand the area allowed for indoor self-storage.

Funding Source:

Preparation of this discussion topic are being handled as part of normal Staff duties.

Recommendation:

This topic is for discussion only. There is no official Staff recommendation at this time.

Action:

This topic is for discussion only. No action is being requested.

Attachments

Site Location Map

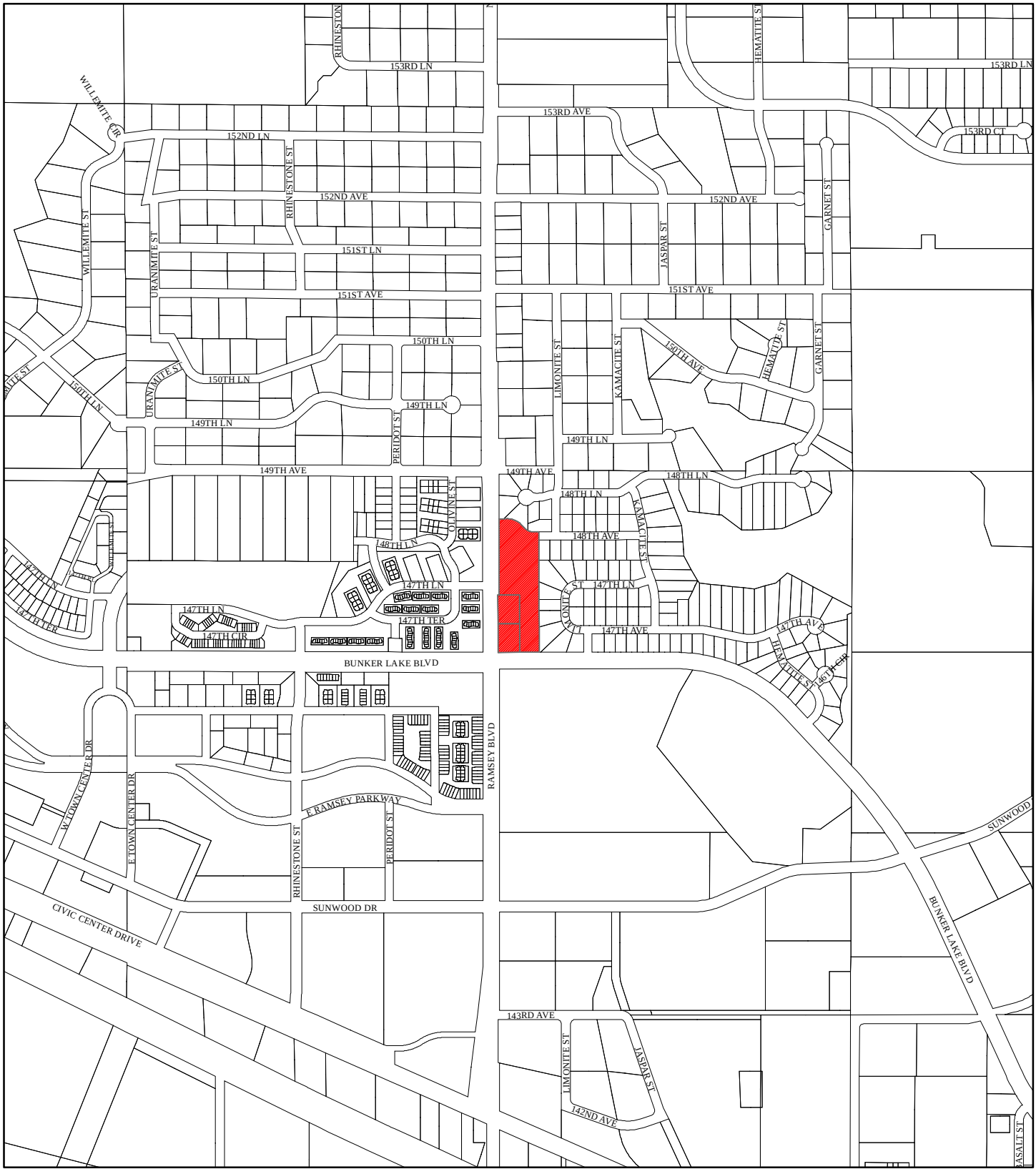
Concept Only: 3D Rendering

Concept Only: Site Plan

Previous Application from CNP/TSM (2004 & 2007)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/06/2015 08:19 AM
Form Started By: Tim Gladhill		Started On: 01/05/2015 03:41 PM
Final Approval Date: 01/07/2015		



City of RAMSEY

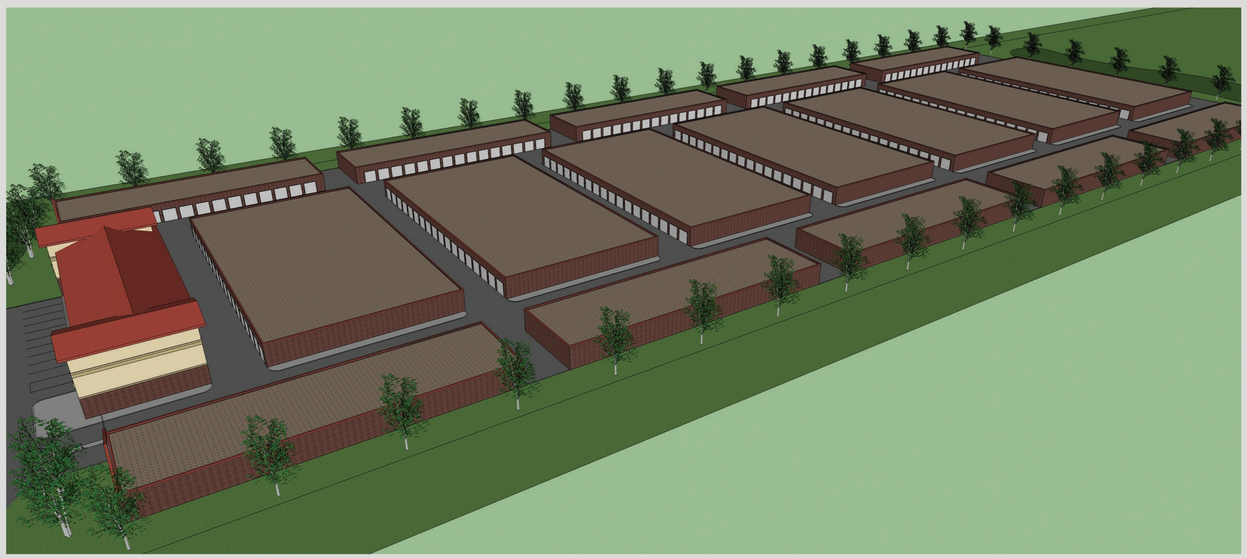
CNP/TSM Development

Legend

Site

Parcels

0 475 950 1,900 Feet



Corcoran Mini Storage

Corcoran, MN

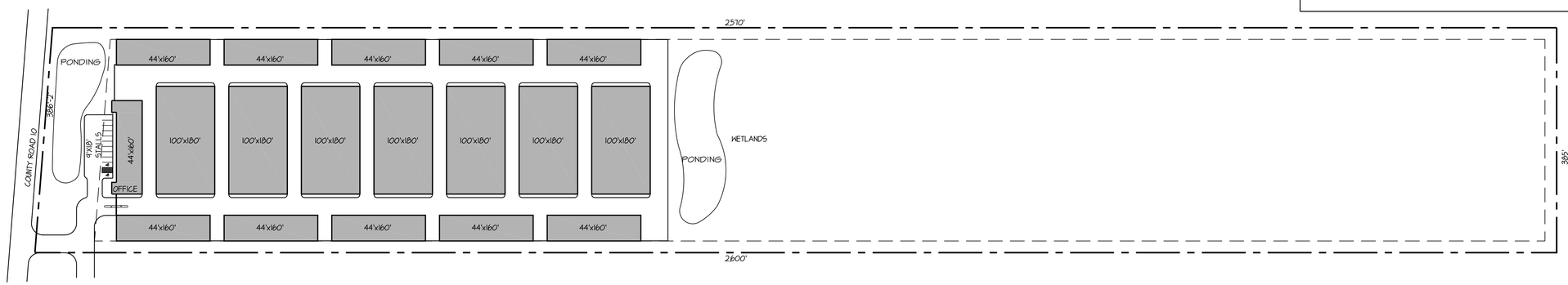
June 5, 2013

HTG architects

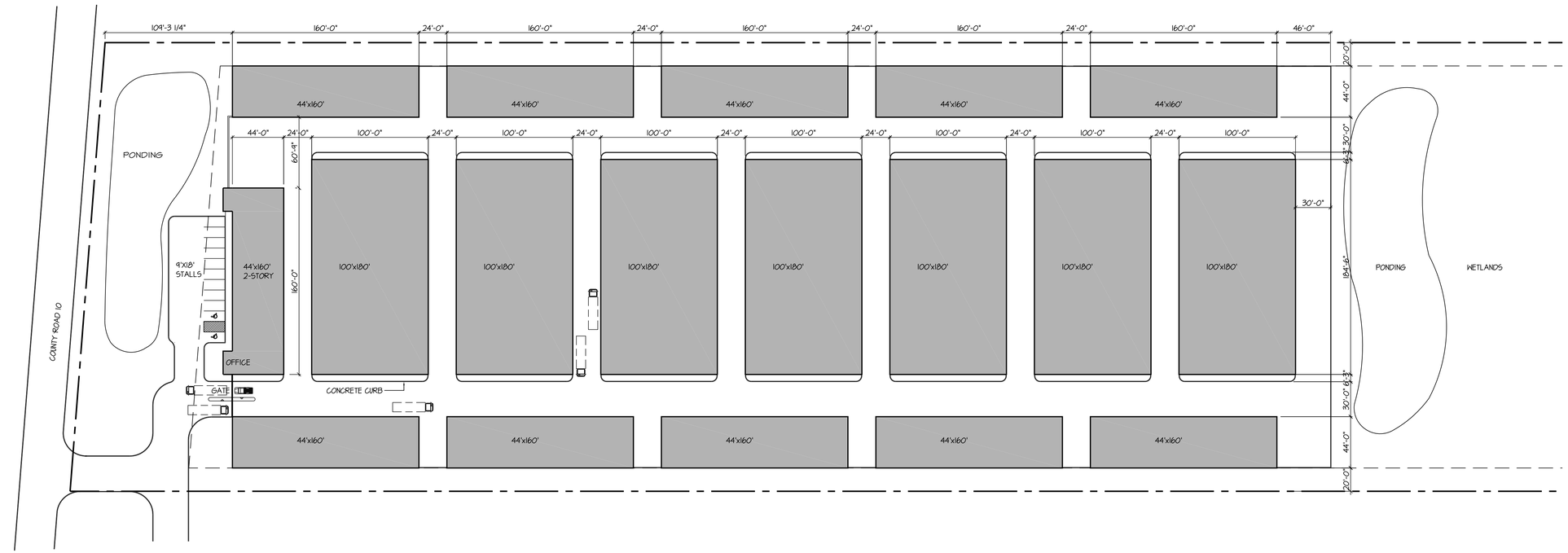
htg-architects.com

SITE PLAN SUMMARY:

LOT ZONING: LIGHT INDUSTRIAL I-1 CUP		
LANDSCAPED AREA (GREEN SPACE)	622,381 SF (14.30 ACRES)	62.6%
IMPERVIOUS SURFACE COVERAGE	339,516 SF (7.79 ACRES)	34.1%
PONDING	33,322 SF (0.76 ACRES)	3.3%
TOTAL SITE AREA	995,225 SF (22.85 ACRES)	100%
BUILDING AREA	206,910 SF (4.75 ACRES)	
BUILDING SETBACKS	FRONT- 100', SIDE- 20' REAR- 20'	
PLANTING SETBACK	3' FROM PROPERTY LINE & FENCES	
LANDSCAPING	1 TREE/50 LF SITE PERIMETER 5,941 LF / 50 LF = 119 TREES	
SCREENING	80% OPACITY YEAR ROUND PLANTINGS & FENCING	



1 A1.1 OVERALL SITE PLAN
1"=100'-0"



2 A1.1 ENLARGED SITE PLAN
1"=50'-0"

HTG architects

www.htg-architects.com
Minneapolis Phoenix Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

CORCORAN MINI STORAGE

NEW BUILDING

EBERT CONSTRUCTION

ISSUED SET 5-24-13
REVISIONS
DATE NO.

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

THOMAS R. MOORSE

REG. NO. DATE

SITE PLAN

DRAWN BY: JDA CHECKED: TRM

A1.1

131147 SI-131147

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SI-131147.dwg Jun 05, 2013 - 9:23am

CASE # 3

REQUEST FOR SITE PLAN REVIEW OF CNP STORAGE;
CASE OF TSM DEVELOPMENT, INC
By: Amy Geisler, AICP, Associate Planner

Background:

TSM Development previously received site plan approval to develop a self-storage facility at the corner of Ramsey Blvd and Bunker Lake Blvd. Since that time, plan approvals have expired. TSM has also acquired the two residential parcels directly on the corner of the site, and now wishes to revise their development proposal. The City Council tabled the site plan at the October 9, 2007 based on the need for revised building elevations.

The following items are enclosed for your information:

a) Site location map
b) Site plan
c) Landscaping plan
d) Tree preservation plan
e) Grading plan
f) Building elevations
g) Draft City Council meeting minutes dated October 9, 2007
h) City Staff review letter dated July 26, 2007, revised October 4, 2007
i) Development permit

Notification:

Notification of the public hearings associated with the variance, rezoning, and preliminary plat request was sent to property owners within 700 feet of the subject property.

Funding Source:

All staff costs associated with the review of land use applications are paid for by the applicant.

Observations:

TSM is proposing to construct 3 self-storage buildings on Lot 1, Block 1 Regency Pond 4th Addition. The proposed development is located in the E-1 Employment District; self-storage facilities are a permitted use in this district.

The proposed storage buildings meet all front, rear, and side yard setbacks required in the E-1 District. Lot coverage has been calculated at 31%, which is under the 45% maximum lot coverage restriction established in City Code. Because this property is adjacent to a residential district, a 60-foot bufferyard is required along the northern and eastern property lines. On August

2, 2007 the Board of Adjustment granted a variance to the bufferyard requirement to allow a 30-foot bufferyard on the northern property line. The landscaping plan is acceptable, though staff has suggested a few alternate species.
The previously approved site plan for this project included an 8-foot cedar privacy fence along the eastern and northern property lines, and an 8-foot wrought iron decorative fence on Ramsey Blvd. The current site plan shows a security fence around the storage buildings; staff is recommending that that previously approved fencing be incorporated into this plan.

One access to the site is proposed on Ramsey Blvd, and one is proposed on Bunker Lake Blvd; both accesses are acceptable to Anoka County. A trail is currently constructed on Ramsey Blvd; a trail along Bunker Lake Blvd will also be constructed per the approvals for the overall plat.

The grading and drainage plans are generally acceptable. Site drainage will be accommodated by expanding the existing stormwater pond in the northeastern portion of the property. No lighting is indicated on the site plan; lighting fixtures will need to be reviewed prior to issuing a building permit for the site.

The City Council reviewed the site plan at the October 9, 2007 meeting and had significant discussion about the building elevations. The submitted building elevations indicate that the buildings will consist of rock-face block with vinyl shakes. Vinyl is not typically permitted in the E-1 District, though it may be allowed if approved by the City Council. The Council tabled the site plan and directed the applicant to prepare revised building elevations, to include more articulation in the roofline and building façade of the storage building closest to Ramsey Blvd, and to indicate the height of landscaping at maturity.

The applicant has submitted a color elevation, which includes some additional information on color and building detail. Some small peaks have been added to the roofline. The revised elevations do not give a sense of how the building will appear from Ramsey Blvd with mature landscaping. Staff would suggest Councilmembers take a look at the new storage buildings on the south side of Bunker Lake Blvd, just east of Unity Street. Staff expects the TSM buildings to have a similar appearance from the road (in terms of landscaping). Staff would also add that the landscaping plan shows a large amount of new plantings to be clustered around the Ramsey Blvd entrance, but overall the plantings will thin out (and the building become more visible) moving north from the entrance.

Recommendation:

The proposed mini-storage buildings will present a very long façade on Ramsey Blvd. Staff would recommend the City Council consider whether additional improvements to the building elevations themselves are needed. Rather than adding additional landscaping to the mini-storage site, though, Staff would suggest that more attention be paid to the actual corner of Bunker Lake Blvd and Ramsey Blvd when the commercial lots to the south develop.

The Planning Commission reviewed the site plan at their August 2, 2007 meeting and recommended approval.

Council Action:

Motion to grant approval of the site plan for CNP Storage contingent upon the following:

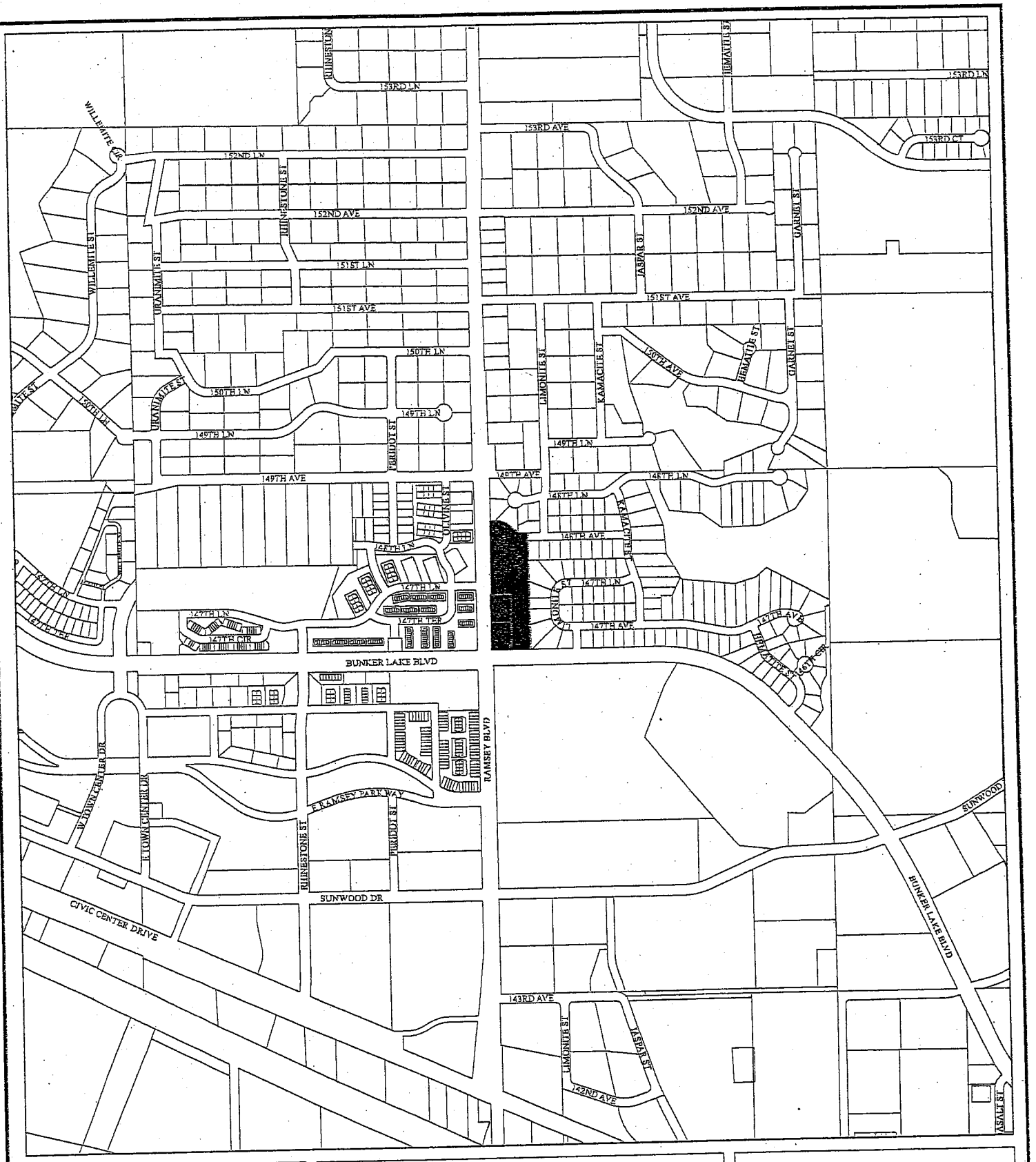
1. Compliance with City Staff Review Letter dated July 26, 2007, revised October 4, 2007
2. Addition of cedar fence along the north and east, and wrought-iron fence along Ramsey Blvd
3. Staff approval of on-site lighting
4. Additional changes to the building elevations and/or landscaping plan, if desired

-or-

Motion to deny the site plan.

Review Checklist:
City Administrator:
Community Development Director

CC: 10.23.07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HEMATITE ST
153RD AVE
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JASPAR ST
URONIMITE ST
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LIMONITE ST
KAMACITE ST
150TH AVE
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GARNET ST
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PERIDOT ST
149TH AVE
148TH AVE
148TH LN
OLIVINE ST
147TH LN
147TH TER
147TH CIR
147TH AVE
BUNKER LAKE BLVD
RAMSEY BLVD
W TOWN CENTER DR
E TOWN CENTER DR
E RAMSEY PARKWAY
SUNWOOD DR
CIVIC CENTER DRIVE
SUNWOOD
BUNKER LAKE BLVD
143RD AVE
142ND AVE
ASALT ST
City of RAMSEY
CNP/TSM Development
Legend
Site
Parcels
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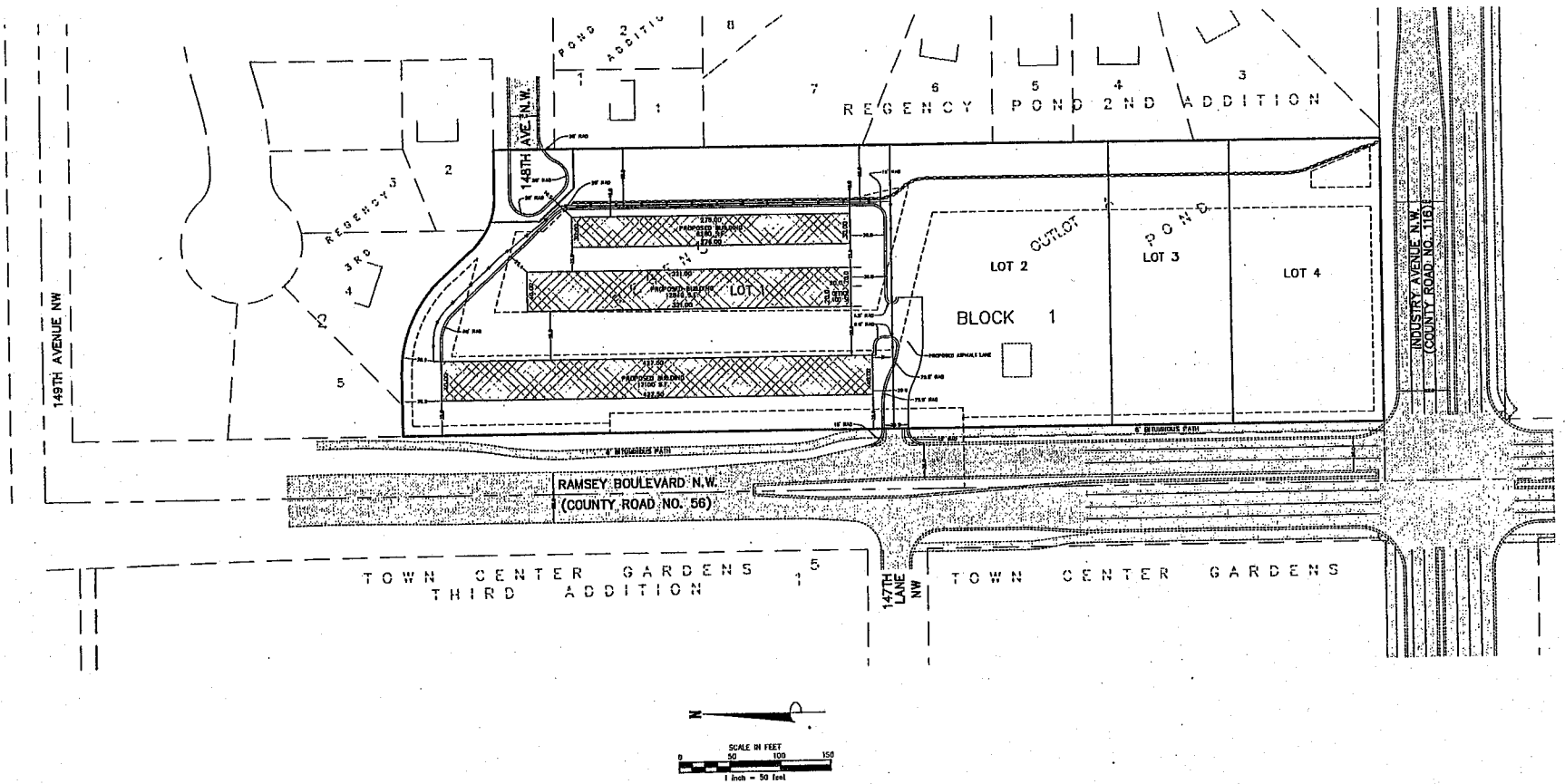

NOTES

1. ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII 3' UNLESS OTHERWISE NOTED.

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS

REGENCY POND 4TH ADDITION
RAMSEY, MINNESOTA
MINI STORAGE SITE PLAN
FOR
TSM DEVELOPMENT, INC.
222 MONROE STREET, ANOKA, MN 55303, (763) 576-9121

DRAWN BY
SPH
DATE
8/8/07
REVISIONS
8-15-07 PER PRELIM SKETCH
9-20-07 PER CITY COMMENTS
CAD FILE
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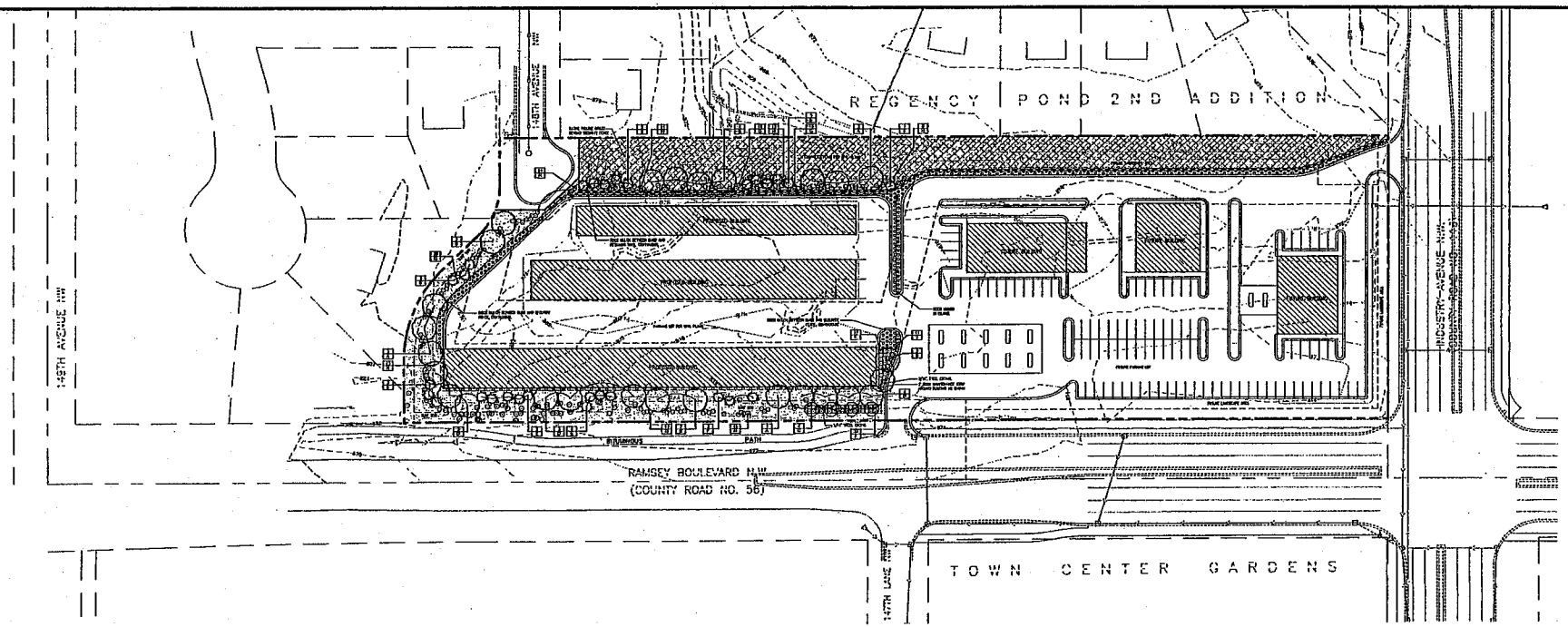
PROJECT NO.
20781
8.2



PRELIMINARY LANDSCAPE LAYOUT PLAN

Planting Legend:

- Deciduous Ornamental Tree
- Coniferous Tree
- Perennial Plantings
- Evergreen Shrubs
- Deciduous Shrubs
- Deciduous Overstory (Boulevard) Tree
- Turf Sod Area
- Grasser Trap Rock, 1" dia.
- Proposed Plant Quantity / Proposed Plant Type
- Edger Line

Planting Palette:

TREES

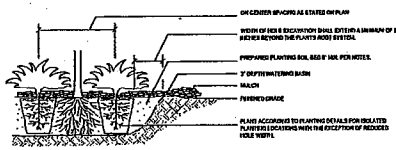
Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
7	A	Celtis occidentalis	Hackberry	2.5" Cal.	B&B	Matched Form
10	B	Quercus rubra/palustris	Northern Pin Oak	2.5" Cal.	B&B	Matched Specimens
4	C	Crataegus mon gall 'Crusmi'	Crusader Hawthorn	2" Cal.	B&B	Full Form
10	D	Tilia cordata 'Rancho'	Norlin Linden	2.5" Cal.	B&B	Matched/Full
29	E	Picea abies	Norway Spruce	6' Hgt.	B&B	Full Form
85	F	Rosa X 'Pearl Fairwood'	Pearl Fairwood Rose	5 Gal.	POT	
63	G	Cornus racemosa	Gray Dogwood	5 Gal.	POT	
22	H	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	5 Gal.	POT	
11	I	Diervilla lonicera	Dwarf Bush Honeysuckle	5 Gal.	POT	

NOTED ON THE PLAN:
22 General Landscape Trees and 33 Parkyard Trees (55 Total)
127 General Landscape Shrubs and 201 Parkyard Shrubs (328 Total)

Notes:

1. Tree saucer mulch to be four inches (4") depth natural shredded hardwood bark.
2. See Civil plans for grading & erosion control.
3. All plant material shall comply with the latest edition of the americas standard for nursery, americas association of nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 3 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustments in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require City review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plants material shall be fertilized upon installation as specified.
9. The Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiences to the attention in the landscape architect & client prior to procurement and/or installation.
11. Contractor shall establish to his/her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die back shortage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the City based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Seed Type No. 1: MN Native Landscapes UI Mixture: Short Xeric Prairie Mix
    MN Native Landscapes PI Mixture: Short Xeric Wildflower Mix
    Rate: Per Seed Provider's Recommendations.
    Application: Hydroseed & Hydromulch
17. Unless otherwise noted, all disturbed area are to be sodded. Irrigate all new plants & sod areas.
18. Rock mulch shall be 1" Diameter Trap (washed), 4" depth, over 3oz. spun-bound weed barrier.
19. Areas within the parking lot not paved with sidewalk (around buildings) shall receive rock mulch.
20. The landscape contractor shall submit a proposed irrigation layout plan for landscape architect approval.

PLANTING DETAILS:



1/2 TYP. SHRUB PLANTING - SECTION
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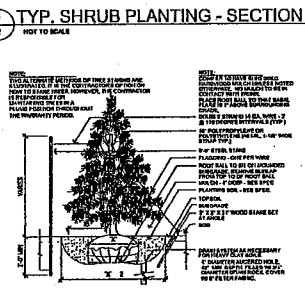
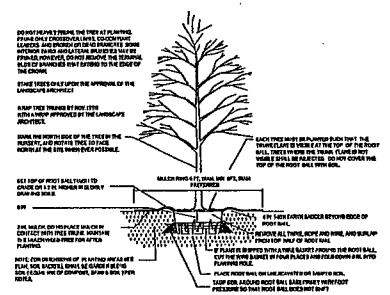


2/2 CONIFEROUS TREE PLANTING SECTION
NOT TO SCALE



3/2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Co. Rd. 42, Ste 109, Burnsville, MN 55337
PHONE: (952)890-0509 FAX: (952)890-0244
Burnsville Office
Saint Cloud Office
2905 Northway Dr, Ste 150, St. Cloud, MN 56303
PHONE: (320)240-0955 FAX: (320)240-0944

LANDSCAPE ARCHITECTURE

REGENCY POND 4TH ADDITION
RAMSEY, MINNESOTA
PRELIMINARY LANDSCAPE PLAN
FOR
TSM DEVELOPMENT, INC.
222 MONROE STREET, ANOKA, MN 55303, (763) 576-9121

DRAWN BY
ACG
DATE
6/29/07
REVISIONS
1-25-07 REV. PER EHRLICH
4-6-07 REV. PER CITY COMMENT
5-11-07 REV. PER CITY COMMENT

CAD FILE
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PROJECT NO.
20781
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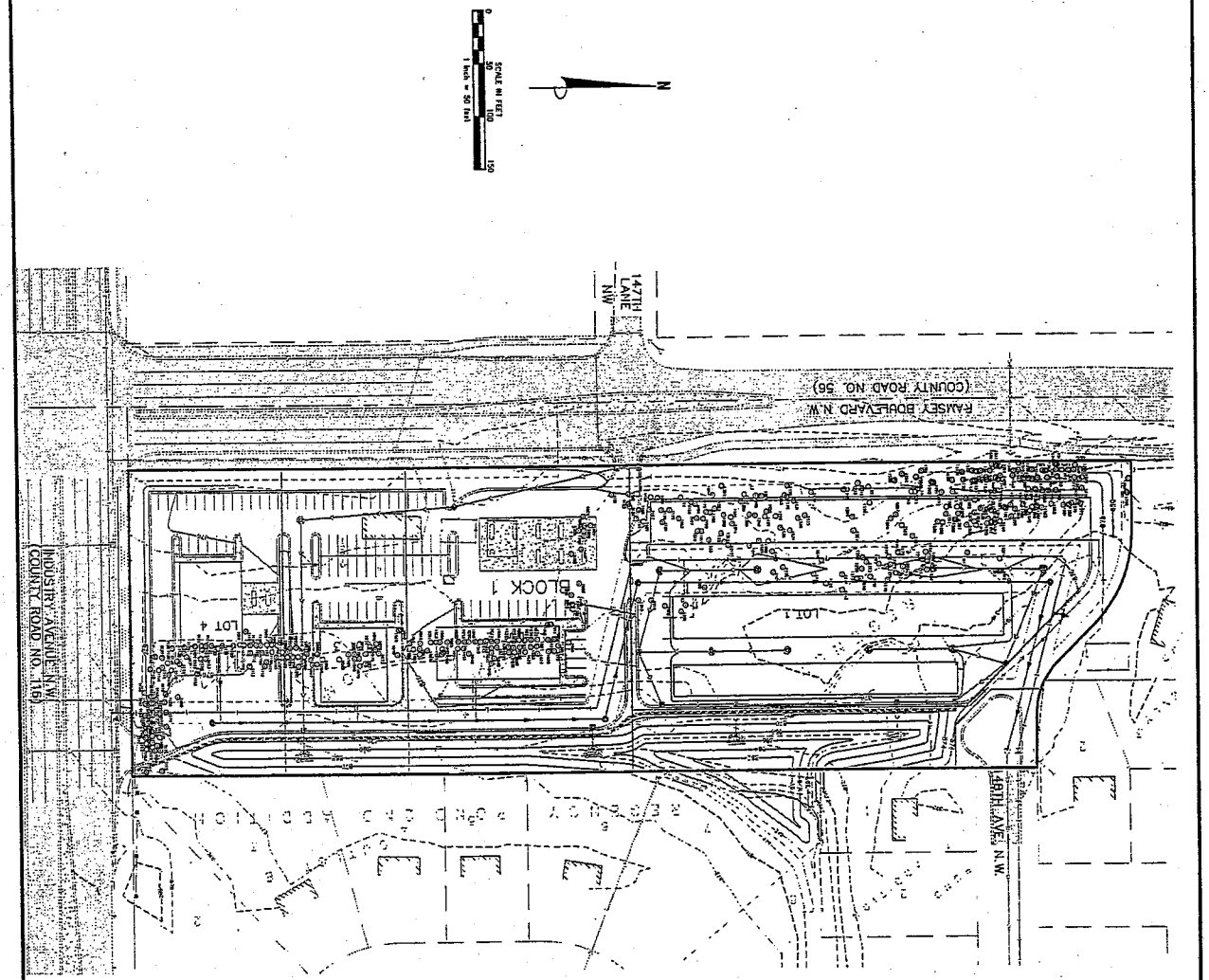

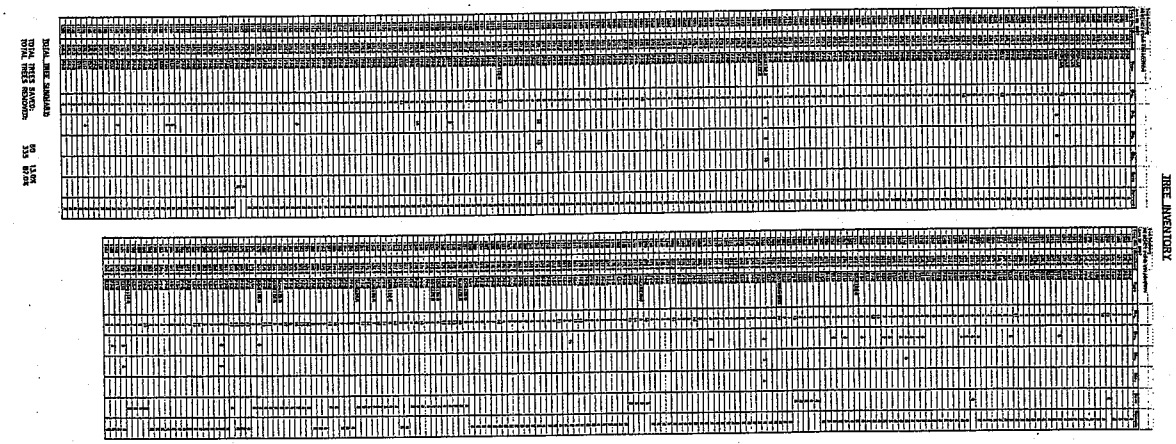

REGENCY POND 4TH ADDITION
RAMSEY, MINNESOTA
TREE PRESERVATION PLAN
FOR
TSM DEVELOPMENT, INC.
222 MONROE STREET, ANOKA, MN 55303, (763) 576-9121

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOEL R. COOPER, P.E.
Date: 8/29/07 Reg.No. 18405

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
Burnsville Office: 2020 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337 PHONE: (952)890-6044 FAX: (952)890-6246
Blaine Office: 1223 94TH Lane NE, Suite B, Blaine, MN 55449 PHONE: (763)792-1135 FAX: (763)780-1713

DRAWN BY	ACG
DATE	6/29/07
REVISIONS	
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PROJECT NO.	20781
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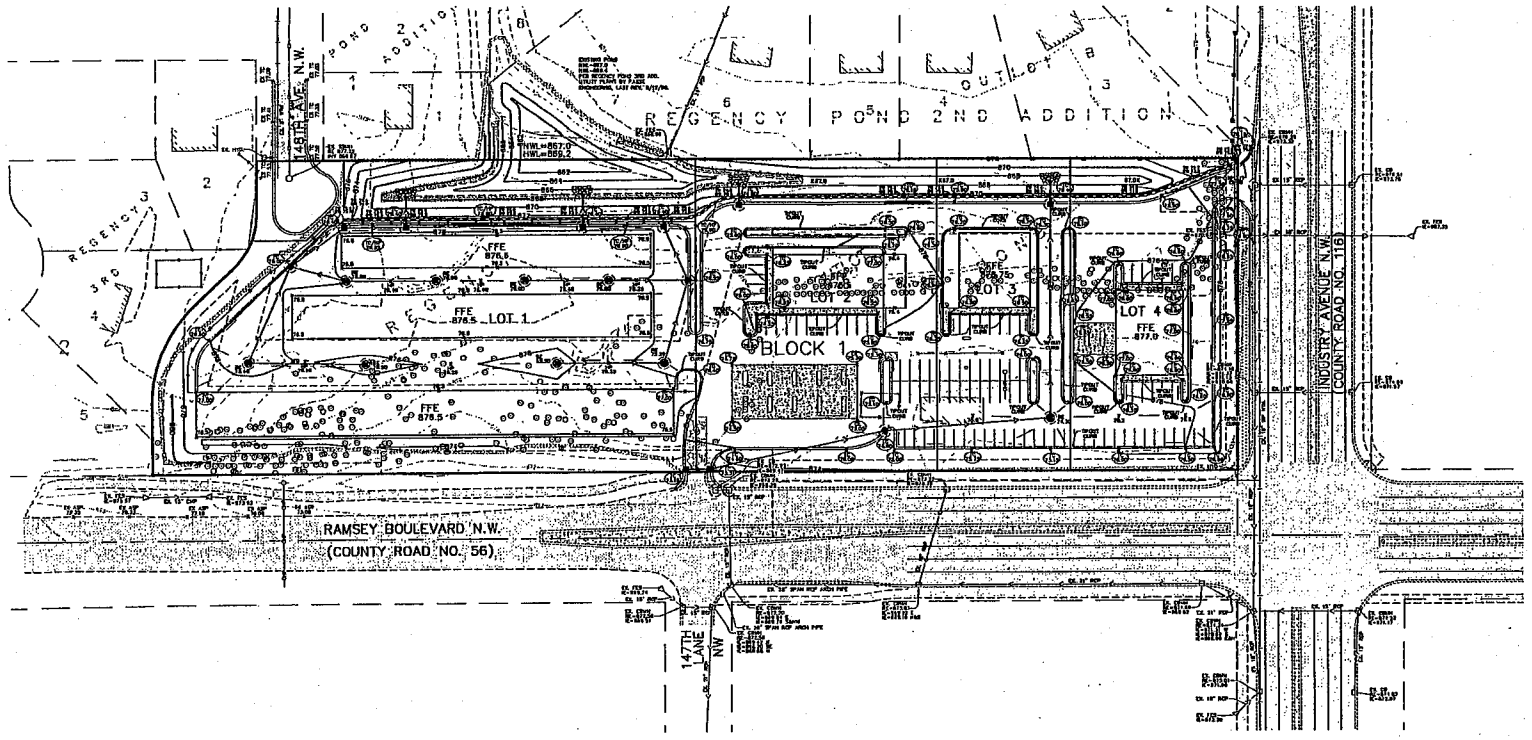


SCS SOIL CLASSIFICATION:

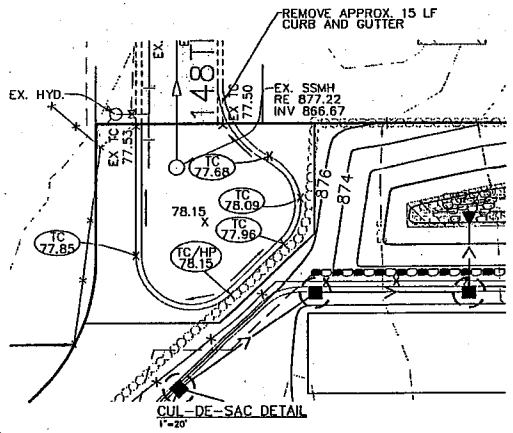
ALL SOILS ON THIS SITE ARE HUBBARD SERIES COARSE SAND (HuA) 0-2% SLOPES.

NOTE: CONSTRUCTION SEDIMENT MUST BE IMMEDIATELY REMOVED FROM THE SURFACES OF PUBLIC ROADWAYS. THE CONTRACTOR SHALL HAVE A MECHANICAL SWEEPER ON SITE OR THE AVAILABILITY OF HAVING A SWEEPER ON SITE WITHIN ONE HOUR.

NOTES

1. ALL PROPOSED CURB & GUTTER ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB WITHIN THE SITE IS TO BE B612 CURB.

SCALE IN FEET
0 50 100 150
1 inch = 50 feet



CUL-DE-SAC DETAIL
1"=20'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS

REGENCY POND 4TH ADDITION
PRELIMINARY GRADING, DRAINAGE, EROSION & SEDIMENT CONTROL PLAN
TSM DEVELOPMENT, INC.
222 MONROE STREET, ANOKA, MN 55303, (763) 576-8121

DRAWN BY ACG
DATE 6/29/07
REVISIONS
7-26-07 REV. PER STAFF
8-8-07 REV. PER CITY COMMENT
8-22-07 REV. PER CITY COMMENT

CAD FILE 20781PG
PROJECT NO. 2078I
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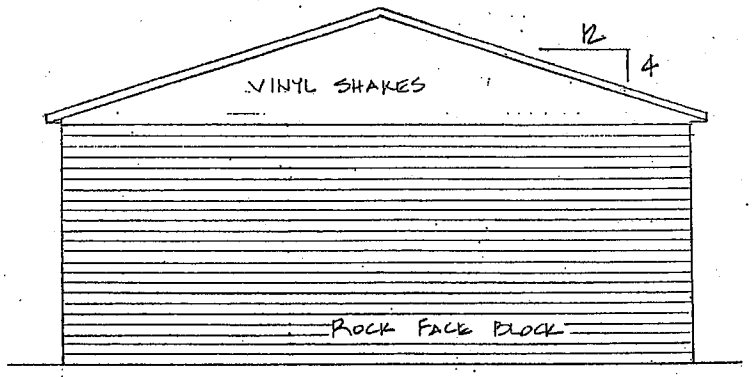
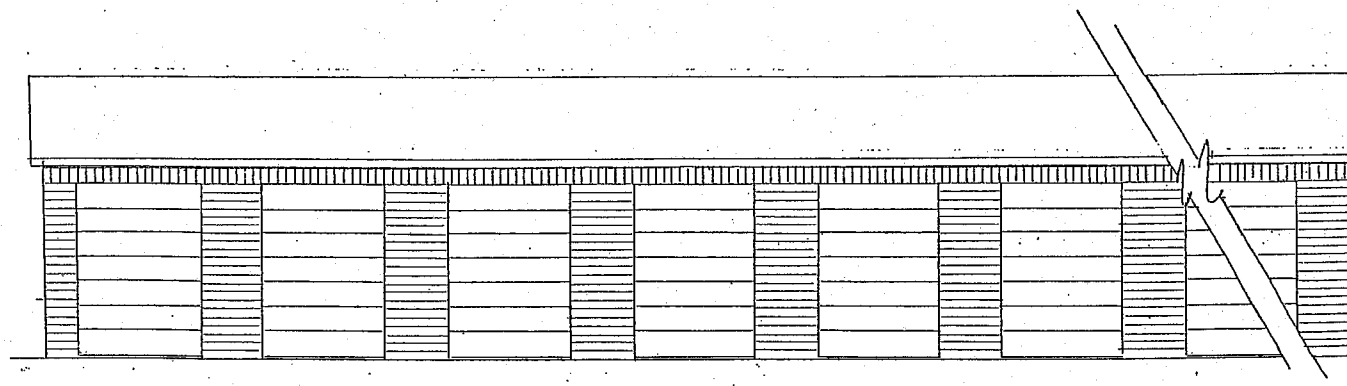


NORTH / SOUTH ELEVATION
1/8"=1'-0"



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

Councilmember Elvig asked if there was a way to create a visual difference in the building when viewed from Ramsey Boulevard.

Mr. Schmidt stated that he would be willing to put in gables on the street side of the building. He stated that he believes the existing pine trees will stay and will also provide a visual buffer.

Councilmember Olson stated that she thinks the addition of gables and cupolas would be a nice feature.

Mr. Schmidt stated that he was willing to take a look at those additions.

Councilmember Dehen stated that he also has issues with the front of the building and asked if anything could be done to improve on the architectural standards.

Councilmember Olson confirmed that the pine trees along the street were Scotch Pine and noted that they are not the hardiest of trees, so they may not survive the development.

Councilmember Dehen suggested that the City Council consider tabling this discussion to get a site plan that showed some variation to the building.

Councilmember Elvig stated that the sidewall of the building is 16 feet wide and should also be considered. He suggested some undulation, shortening the roof line, adding dormers, or color gradation. He stated that he feels there are creative things that can be done without spending a lot of money to break up the great mass of wall.

Mr. Schmidt stated that he would be willing to put up a few cupolas on the north and south ends of the building. He stated that he is planning on painting the block, so it would be easy to include a design or possibly use a different texture block.

Motion by Councilmember Dehen, seconded by Councilmember Olson, to table the request for Site Plan Review of CNP Storage; Case of TSM Development, Inc to allow for revised architectural plans showing articulation and visual breaks in the building either physically or with color.

Further Discussion: Councilmember Olson stated that she thinks there is a strong likelihood that the existing pine trees will not remain and would like to see other varieties such as Spruce on the property. Councilmember Strommen noted that there is a landscaping plan from staff that includes some of this information, but she would like to see some elevation drawings showing the height of the plantings and what the average height of the different species will be at maturity. Associate Planner Geisler noted that this case will need to come back before the City Council at the next meeting to meet the 60 day rule. Councilmember Jeffrey asked if the City Council could move approval contingent upon seeing some of the site plan things suggested. Community Development Director Trudgeon stated that generally, development is not allowed to begin until a development agreement is signed and there is an agreed upon site plan.

Draft

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Dehen, Olson, Elvig, Jeffrey, Look, and Strommen. Voting No: None.

Case #4: Adopt Ordinance to Rezone Property from E-1 Employment to B-1 Business; Case of TSM Development, Inc.

Associate Planner Geisler stated that this item is for the same project as Case #3, but a different portion of the site.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to adopt Ordinance #07-16 to rezone the Subject Property from E-1 Employment to B-1 Business, contingent upon Metropolitan Council approval of the applicant's Comprehensive Plan Amendment and final plat approval.

A roll call vote was performed by Mayor Gamec.

Mayor Gamec:	aye
Councilmember Dehen:	aye
Councilmember Elvig:	aye
Councilmember Jeffrey:	aye
Councilmember Look:	aye
Councilmember Olson:	aye
Councilmember Strommen:	aye

Motion carried.

Case #5: Request for Comprehensive Plan Amendment, Case of Dan Murphy and Tim Holm

Associate Planner Geisler noted that Dan Murphy and Tim Holm have applied to rezone this property from B-2 Business to a Planned Unit Development (PUD). She stated that they would like to put in six twin home units. She noted that the Planning Commission reviewed this plan at their September 7, 2006 meeting and recommended denial.

Councilmember Elvig stated that if the zoning remains as is, a commercial business could come and clear out all the trees so there would be no buffer for the residential area.

Associate Planner Geisler stated that there would be a buffer required even if this was developed commercially.

Councilmember Dehen stated that he has not been in favor of this change from the beginning and feels residents would rather see businesses on this land than town homes. He stated that he does not see a compelling reason to cram three buildings onto this lot and change the comprehensive plan. He stated that he received the message during his campaign that people do not want anymore town homes in the City.

Draft

public exposure of persons having a contagious disease" be eliminated as an antiquated "nuisance".

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Jeffrey, Dehen, Look, Olson, and Strommen. Voting No: None.

Case #3: Request for Site Plan Review of CNP Storage; Case of TSM Development, Inc.

Associate Planner Geisler stated that TSM Development had received approval for their site plan in 2004, and would now like to revise the plans for three buildings on the northern portion of the site. She noted that the development is located in the E-1 district and self-storage facilities are considered a permitted use in this district. She stated that the plans meet all setback requirements and the building will be a rock-face block with vinyl shakes. She noted that vinyl shakes are typically not permitted in the E-1 district, but it could be allowed by the City Council. She stated that this is adjacent to a residential area and the Board of Adjustments granted a variance for a 30 foot buffer on the northern property line. She stated that staff has suggested some different landscaping than TSM Development submitted. She stated that the previously approved site plan called for an 8 foot cedar privacy fence along the eastern and northern property lines, and an 8 foot wrought iron decorative fence along Ramsey Boulevard. She stated that the current site plan now calls for a security fence and staff recommends that the previously approved fencing be incorporated into the current plan. She stated that the grading and drainage are acceptable, however lighting fixtures will need to be reviewed prior to issuing a building permit. She reviewed the recommendations from the Planning Commission. She stated that Steve Schmidt from TSM Development was present at tonight's meeting if there were any questions.

Councilmember Dehen confirmed that the three buildings were 427.5, 321, and 276 feet long. He stated that these are very long buildings, with the first being longer than a football field. He stated that this is a highly visible area and he would like to see some sort of variance of the roof line or front of the building so it makes the building not seem so vast. He stated that the City Council is trying to improve the architectural standards of the City and he doesn't feel the plans, as presented, improve those standards.

Councilmember Elvig stated that he supported those concerns and stated that he would also like to include a provision requiring maintenance of any fencing on the property.

Associate Planner Geisler stated that there is nothing specific regarding fence maintenance for industrial districts. She stated that staff is not recommending that a vinyl type fence be allowed. She stated that there is additional landscaping planned and actually the fence will be on the interior of this landscaping.

Steve Schmidt of TSM Development stated that the fence will be a security fence, so it would be repaired immediately if there was any damage.

City of RAMSEY
7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.ci.ramsey.mn.us

July 26, 2007
Revised: October 4, 2007

Steve Schmitt
TSM Development, Inc.
222 Monroe Street
Anoka MN 55303

Re: Site Plan – CNP Storage

Dear Mr. Schmitt:

We are in receipt of a Site Plan, Landscape Plan, Tree Preservation Plan, Utility Plan, and Grading Plan prepared by James R. Hill Inc., dated June 29, 2007, revised July 20, 2007, revised August 8, 2007, revised August 22, 2007. We offer the following comments:

General: The site plan is proposing to develop 3 self-storage buildings as part of a re-plat of Outlot A of Regency Pond. The storage buildings will be located on Lot 1, Block 1 of Regency Pond 4th Addition.

There are 3 proposed commercial/retail buildings south of the storage buildings; the commercial buildings are not being reviewed at this time, and will each require a separate site plan review process when building elevations are finalized.

Zoning: Lot 1 is currently zoned E-1 Employment; self-storage facilities are a permitted use in this district.

Lot Coverage: The site plan proposes to construct 3 storage buildings with the following dimensions: 8,280 ft^2, 12,840 ft^2, and 17,100 ft^2, for a total of 38,220 ft^2. Lot 1 is 2.84 acres. Building coverage on the site is 31%; the E-1 District allows up to 45%.

Accessory Use: Commercial or business buildings and structures for a use accessory to the principal use are permitted, but such use shall not exceed 30% of the gross floor space of the principal use. A 20' X 20' office is proposed in one of the buildings.

Utilities: The watermain through the site will be an eight inch ductile iron watermain connecting between existing watermain on Bunker Lake Boulevard and 148th Avenue in the Regency Pond subdivision. The City has received a drainage and utility easement over this watermain through the plat of Regency Pond 4th Addition. The sanitary sewer services only this development and is proposed to be

as shallow as 4.3 feet in some locations. The City's standard requires 7.5 feet of cover over sanitary sewer unless the pipe is insulated. This sanitary sewer should be insulated and remain a private utility.

Pavement Setbacks: City Code also requires a 20-foot setback between public streets and parking and maneuvering areas. This site plan complies with this requirement with the exception of the 148th Avenue cul-de-sac to be constructed. A variance was granted to this requirement by the Board of Adjustment on August 2, 2007.

Building Setbacks: The proposed storage buildings meet or exceed the required 35-foot front and rear yard setbacks, and the 20-foot side yard setback.

Fence: When plans for this site came before the City in 2004, an 8-foot cedar privacy fence was indicated along the eastern and northern property lines, with an 8-foot wrought-iron decorative fence on Ramsey Blvd. At the August 2, 2007 Board of Adjustment meeting, you indicated your willingness to install the fence as shown on the previous plans. The site plan submittal indicates a fence in the proper location but no details are provided on type or height. Staff will recommend to the City Council that site plan approval be contingent on installation of the previously-approved fence.

Bufferyard Requirements: The E-1 District requires a 60-foot bufferyard adjacent to residential districts. The site plan shows a 60-foot bufferyard on the east, and a 30-35 foot bufferyard on the north. The Board of Adjustment granted a variance to this requirement on August 2, 2007, only along the northern property line.

Landscaping and Tree Preservation: The revised landscaping plan, which provides details on site landscaping, bufferyard plantings and tree preservation, is generally acceptable with the following comments:

- While additional plantings have been added along Ramsey Blvd, at least one evergreen shrub species, such as Chinese Juniper (an upright variety) and/or Mugo Pine should be incorporated into the design to provide more year-round screening.
- The proposed deciduous shrub species are acceptable; however, with the exception of grey dogwood, none of these species will get much taller than about five (5) feet, which will limit their effectiveness in terms of screening. Some alternative deciduous shrub species should be incorporated into the plan (either in addition to proposed plants or as a substitute for a portion of the lower growing plants). This will also increase the diversity of plantings on site. American hazelnut, speckled alder, American cranberrybush or some variety of lilac would be suitable species.
- The Board of Adjustment suggested installing some ornamental trees around the cul-de-sac, outside of the fence. This would improve the overall screening of this site from the neighboring residential properties. Any trees planted in this location would be exposed to deicing salts, so a species such as Japanese tree lilac, Northern Catalpa, and/or Ohio Buckeye, which all have some tolerance for deicing salts, would be suitable.
- Tree save fencing must be shown on the tree preservation plan as well as the grading plan. The fencing shall be placed no closer than the dripline of any trees being preserved and shall be in

place prior to any earthwork beginning. If silt fencing is going to double as tree save fencing, it must be clearly indicated on both plans.

Ground Cover: All landscaped areas must be sodded and irrigated per City Code.

Architectural Standards: The E-1 District restricts building height to 65 feet and exterior wall finishes to natural or prefabricated brick or stone or pre-cast concrete panels or some other material approved by City Council. One black and white building elevation has been submitted that appears to meet these requirements. The elevations indicate the buildings will be rock-face block with vinyl shakes; vinyl is not typically permitted in the E-1 District, but may be allowed if approved by the City Council. Staff will be recommending that site plan approval be contingent upon receipt of revised building elevations.

Waste Storage: City Code requires that all solid waste and refuse receptacles be stored within a completely screened structure or container. The submitted site plan does not show a waste storage area; if one is to be located outside, it must be completely screened.

Off-Street Parking - Spaces Required: City Code does not establish a minimum number of parking spaces for mini-storage facilities. A 20' X 20' office is shown on the site plan. Two parking spaces have been added next to the office area, which staff believes is sufficient.

Off Street Parking – Design: In accordance with City Code, all parking and maneuvering areas must be surfaced with bituminous and the perimeter of all pavement will be finished with B6/12 concrete curbing.

Lighting: A lighting plan and fixture drawings must be submitted for the storage facility portion of the site. City industrial/commercial lighting standards require that the luminaire (light source) must not be visible from beyond the property line. Staff will recommend that site plan approval be contingent upon receipt of this information.

Trail: Final plat approval was granted contingent upon shifting the Bunker Lake Blvd trail north within the plat boundaries; the plans will need to be revised to show this.

Drainage and Grading: The entire development site is currently vacant except for a single family residence and several out buildings. At the present time the northeastern third of the property drains to the pond system located in the Regency Ponds 2nd Addition; the southern third of the property drains to a land, locked low area on the Connexus property on the south side of CR 116; and the eastern third drains into the storm water system installed in CR 56. The proposed plan will expand the Regency Ponds detention pond and transmit 98% of the site to this ponding system.

A grading and drainage plan has been prepared by RLK Inc and has been reviewed. Staff offers the following comments:

- Grading will be required on two of the adjacent lots in the Regency Pond neighborhood. Although there are drainage and utility easements on these areas, contact should be made with these property owners prior to construction.
- An emergency overflow elevation and location should be added to the plan
- The plan will need to be reviewed and permitted by the Lower Rum River Water Management Organization.

Access: The site is located on Ramsey Blvd and Bunker Lake Blvd. The plan submittal shows one access on Ramsey Blvd and one access on Bunker Lake Blvd. Since direct access to public roadway will be eliminated by dedication to Anoka County over Lots 2 and 3, it will be necessary to record an access easement between the four lots in this subdivision.

Streets: Section 9.50.30 of City Code requires a cul-de-sac with a minimum right-of-way diameter of 130 feet and a minimum roadway diameter of 100 feet. The proposed turnaround area at the terminus of 148th Avenue does not meet this standard. The Board of Adjustment granted a variance to this requirement at their September 6, 2007 meeting.

Storm Water Management Fee: The 2007 Stormwater Management Fee for commercial/industrial development is $4,151.00 per acre. A cash payment is required before the City can issue a building permit for the storage facility site.

REU Number: Lot 1 is 2.8 acres in size. The Residential Equivalent Unit (REU) for the purposes of quarterly billing for the storm water utility will be determined when the applicant submits information on the amount of impervious area for review.

The City Council will be meeting at 7:00 pm on Tuesday, October 9, 2007 at the Ramsey Municipal Center, 7550 Sunwood Drive to review your site plan requests. You or your representative should be present to answer any questions that may arise. Thank you for your cooperation in this process.

If you have any questions, please call us at (763) 427-1410.

Respectfully,

CITY OF RAMSEY

Amy Geisler, AICP
Associate Planner

Steve Jankowski, PE
City Engineer

Cc: Joel Cooper
James R. Hill, Inc.
1523 94th Lane NE, Suite B
Blaine MN 55449

CITY OF RAMSEY
DEVELOPMENT PERMIT
CNP STORAGE

On October 23, 2007, Site Plan approval of CNP Storage was granted by the City of Ramsey ("City") to TSM Development, Inc. ("Permittee"), whose address is 222 Monroe Street, Anoka, MN 55303, to construct a 38,220-square-foot self storage facility ("Structures") on the property which is legally described as follows:

Portion of Outlot A, Regency Pond, Anoka County, Minnesota

Or upon recording of Regency Pond, 4th Addition:

Lot 1, Block 1, Regency Pond 4th Addition, Anoka County, Minnesota

the ("Site").

This approval is issued pursuant to §9.03.08 of the City Code. The conditions of this approval are as follows:

1. **STRUCTURE.** All building plans must be prepared and certified by a registered engineer or architect.

2. **STATE BUILDING CODE COMPLIANCE.** The structure shall be constructed in accordance with the requirements of the State Building Code.

3. **SITE PLAN COMPLIANCE.** The structures shall be constructed on the Site as shown on the Site Plan submittal prepared by James R. Hill, Inc., dated June 29, 2007, revised July 20, 2007, revised August 8, 2007, revised August 22, 2007.

4. **REQUIRED IMPROVEMENTS.** The Permittee shall construct and install the following site improvements on the Site in accordance with the specifications and location as shown on the Site Plan. The Required Improvements are as follows:

   a. Site grading in accordance with the Grading Plan prepared by James R. Hill, Inc. dated June 29, 2007, revised July 20, 2007, revised August 8, 2007 and in compliance with City Staff review letter dated July 26, 2007, revised October 4, 2007.
   b. Installation of concrete and bituminous driveways and parking lot.
   c. Installation of storm sewer, sanitary sewer, watermain, and appurtenances.
   d. Installation of B-6/12 continuous concrete curbing around the perimeter of all concrete and/or bituminous surfaces.
   e. Installation and removal of temporary erosion control measures.
   f. Establishment of turf in areas disturbed during construction and in accordance with the Site Plan.

g. Installation of additional landscaping materials in accordance with the Landscape Plan prepared by James R. Hill, Inc., dated June 29, 2007, revised July 20, 2007, revised August 8, 2007, revised August 22, 2007.
h. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
i. Irrigation rain sensors shall be installed and appropriately placed throughout the development.

("Required Improvements)".

5. **FIRE LANES.** Fire lanes shall be maintained on the Site. The exact location of these items on the Site shall be as directed by the City's Fire Chief.

6. **LIGHTING.** Lighting shall be installed on the site in accordance with City Code.

7. **BUILDING FACADE.** The Permittee agrees to construct all building faces of the same material as listed on the Building Elevations prepared by , dated , 2004.

8. **REQUIREMENTS FOR BUILDING PERMIT.** No building permit for the Site will be issued until the Permittee has: a) signed and returned this Development Permit, along with the surety and fees required herein; and b) fully executed the plat of Regency Pond 4th Addition.

No Certificate of Occupancy for any structures will be issued until: a) vehicular access to the lot is provided including the installation of at least one layer of bituminous surfacing; b) all utilities are in place, operational, and acceptable to the **CITY**; and c) all the financial guarantees required by the **CITY** have been satisfied. All foundation approvals will require a certificate of elevation verifying that the actual elevation is in compliance with the approved grading and drainage plan.

9. **IMPROVEMENT CONSTRUCTION SCHEDULE.** The Required Improvements shall be completed before November 1, 2008.

10. **RECOGNITION OF LOCATION.** The Permittee herein agrees to recognize Ramsey as the City of location on all forms of advertising and business correspondence whenever reasonably prudent to do so.

11. **FINANCIAL SURETY.** In order to ensure the installation of the Required Improvements in accordance with City specifications and in a timely manner, the Permittee shall be required to deposit with the City a cash escrow or letter of credit, approved as to form by the City, in the amount of Three Hundred Eighty-One Thousand Seven Hundred Fifty Dollars and no cents **($381,750.00)**, which is 150% of the City's estimated cost of the Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein.

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the Permittee and the Permittee shall be required to provide the landscaping maintenance guarantee described in Item #12 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the City Council after consultation with the City Engineer. In the event the Permittee fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the Permittee's default.

12. **MAINTENANCE GUARANTEE FOR LANDSCAPING.** It is herein agreed that the Permittee shall provide a maintenance guarantee to ensure the survival of the plantings. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the City, in the amount of **$7,900.00** [# plantings (60 trees, 231 shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the City's acceptance of said plantings as part of the Required Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the Permittee. The determination that all plantings that have been planted in accordance with the Site Plan and Landscaping Plan have either survived or have been replaced shall be made by the City Council after consultation with the City Engineer. In the event the Permittee fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with City day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the Permittee's default.

13. **INSPECTION FEES.** The Permittee shall be responsible for all inspection costs incurred by the City related to the installation of the Required Improvements. The Permittee shall make a cash deposit into the appropriate escrow account at the City and the City shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to Twelve Thousand Two Hundred Fifty Dollars and no cents **($12,250.00)**. This is to cover the cost of inspecting the site grading and installation of improvements. Upon completion of the Improvements to the satisfaction of the City, any surplus balance remaining in the City's escrow account shall be refunded to the Permittee.

14. **STORMWATER MANAGEMENT FEES.** The current Stormwater Management Fee is $4,151.00 per industrial acre. Stormwater Management Fee obligations for the Development are Eleven Thousand Seven Hundred Eighty-Eight Dollars and no cents **($11,788.00)** (2.84 acres x $4,151.00/acre).

15. **OUTSIDE REGULATORY AGENCIES.** The Permittee herein agrees to be responsible for obtaining all required permits or licenses from any other regulatory agencies.

TSM Development, Inc. hereby acknowledges receipt of this permit and that they have reviewed the conditions of and have agreed that they will comply with the terms of this permit.

CITY OF RAMSEY, MINNESOTA

By _____
Its: Mayor

By _____
Its: City Clerk

TSM DEVELOPMENT, INC.

By _____
Steve Schmitt

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ___ day of _____, 2007 before me, a Notary Public, personally appeared Thomas G. Gamec and JoAnn M. Thieling to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and Thomas G. Gamec and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

On this ___ day of _____, 2007, before me a Notary Public, personally appeared Steve Schmitt, a private individual, signed said instrument as a free act and deed.

_____
Notary Public

City of RAMSEY

15153 Nowthen Boulevard NW • Ramsey, Minnesota 55303
City Hall: (763) 427-1410 • Fax: (763) 427-5543
www.ci.ramsey.mn.us

November 19, 2004

Steve Schmitt
TSM Development, Inc.
222 Monroe Street
Anoka MN 55303

Re: Final Plat Review – Regency Pond 4th Addition

Dear Mr. Schmitt:

We are in receipt of a Final Plat for Regency Pond 4th Addition prepared by James R. Hill, Inc. We offer the following comments:

General: The final plat is proposing to replat Outlot A of Regency Pond into Lot 1, Block 1, and Outlot A, Regency Pond 4th Addition, in order to construct a mini-storage facility. The subject property is generally located on Ramsey Blvd and Bunker Lake Blvd.

Zoning: The site is currently zoned E-1; storage facilities are a permitted use in this zoning district.

Lot Size and Dimensions: Lot 1 is approximately 4.8 acres in size, which exceeds the 1-acre minimum lot size requirement in the E-1 district. The lot has 141 feet of frontage on Bunker Lake Blvd and 555 feet of frontage on Ramsey Blvd, which meets the minimum lot width of 200 feet in the E-1 District.

Streets: The site is located on Ramsey Blvd and Bunker Lake Blvd. The final plat proposes to provide access to the site through an individual access from Ramsey Blvd. Staff has received written comments from Anoka County that indicate this access is acceptable to the County, provided that this access also accommodate any redevelopment on the parcel on the corner of Highway 116 and Ramsey Blvd. The final plat shows Outlot A over the proposed access; you have indicated your intention to dedicate this outlot to the City in order to provide future access to the lot on the corner. The dedication page on the submitted final plat does not dedicate Outlot A to the City; Staff is recommending to the City Council that Outlot A be formally dedicated or an easement be drafted to ensure access to the corner parcel.

Section 9.50.30 of City Code requires a cul-de-sac with a minimum right-of-way diameter of 130 feet and a minimum roadway diameter of 100 feet. A smaller cul-de-sac may be required, depending on anticipated traffic volume, planned function of the street, and character of abutting land use. At their October 19, 2004 work session, the City Council recommended a smaller cul-

de-sac because traffic volume is expected to be very low. The cul-de-sac proposed on the final plat conforms to the recommendations of the City Council.

Utilities: The utility plan was reviewed as a part of the site plan submittal for CNP Storage. Drainage and utility easements have been provided over all sanitary sewer and watermains. Sanitary sewer mains must have 7.5 feet of cover or must be insulated.

Drainage and Grading: The grading and drainage plan was also reviewed as a part of the site plan submittal. The latest revision of the grading and drainage plan proposes to collect drainage from the entire site and discharge it to a pond created along the eastern sixty feet of the property. This pond will in turn discharge to an existing stormwater ponding easement located in the adjacent Regency Ponds subdivision. The elevation of the high water level in the Regency Pond drainage and utility easement has been calculated to be 868.9, which is the same elevation as the existing 100-year event for this pond.

This development requires a permit from the Lower Rum River Water Management Organization. The permit which has been obtained required an additional 0.13 acre feet of dead storage. The grading plan has since been revised and the available ponding has been expanded. The revised grading and drainage plans should be reviewed by the LRRWMO engineer to verify that this permit condition has been met.

Park Dedication: Park Dedication fees for the proposed plat will be $4,356.00/acre, for a total of $20,908.00 ($4,356.00 x 4.8 acres). This fee will need to be paid before the City can release the final plat for recording.

Trail Development/Fees: Trail fees in the amount of $100.00 per acre are required for Commercial and Industrial uses. Therefore, a total of $480.00 is due in trail fees ($100 x 4.8. acres). The City is also requesting that the 10-foot drainage and utility easement along the south side of the plat (adjacent to County Road 116) be dedicated as a trail easement in a separate recordable form. If you have any questions regarding the trail easement, please contact Mark Riverblood at (763) 286-0833.

Sewer and Water Trunk Charges: Sewer and water trunk charges are charged on a per acre basis for commercial and industrial properties. The 2004 rate for commercial/industrial sewer and water trunk charges is $10,339 per acre. Therefore, $49,317.00 ($10,339 x 4.77 acres) is due before the City can release the plat for recording.

Storm Water Management Fee: The Stormwater Management Fee will be charged as part of the Site Plan approval.

The City Council will be meeting at 7:00 p.m. on Tuesday, November 23, 2004 at Ramsey Fire Station, 15050 Armstrong Blvd., to review your proposed final plat. You or your representative may want to be present to answer any questions that may arise. Thank you for your cooperation in this process.

If you have any questions, please call us at (763) 427-1410.

Respectfully,

CITY OF RAMSEY

Amy Geisler
Associate Planner

Steve Jankowski
City Engineer

Cc: Troy Livgard
James R. Hill, Inc.
1523 94th Lane NE, Suite B
Blaine MN 55449

RECD AUG 0 4 2004

COUNTY OF ANOKA

Public Services Division
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304
(612) 862-4200 FAX (612) 862-4201

August 3, 2004

Amy Geisler
City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, MN 55303

RE: Preliminary Plat
Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

Dear Amy,

We have reviewed the preliminary plat for Regency Pond 4th Addition, to be located in the NW quadrant of CSAH 116 (Bunker Lake Blvd) and CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

We have previously reviewed and commented on this site (see attached previous reviews dated 11/20/95, 2/16/96, and 3/12/96. In all previous reviews, we have consistently indicated that all access for this parcel was to be made via the local roadway system, with no access being made to either CSAH 116 or CR 56. Within the past several weeks, a site plan was sent to us that depicted a storage facility on this site, and upon review of that site and past correspondence, we commented verbally to the City of Ramsey that we would not permit direct access to the county highway system for the parcel. Now in the present submittal, the parcel is being offered for our review as Lot 1, Block 1 of Regency Pond 4th Addition (a separate preliminary plat). Regardless of how the site is presented (as a site plan for a storage facility or a preliminary plat), direct access to the county highway system for the property is not appropriate. The parcel does have internal connectivity to the local roadway system via 148th Avenue NW. As previously stated, we have provided consistent written comment to the City indicating that we would not permit direct access to CR 56 or CSAH 116 for this parcel, and there appears to be no engineering basis to vary in our review perspective regarding this. The County Engineer has reviewed the past correspondence and the current submittals regarding this site as well, and concurs that access for the parcel is to be made entirely via 148th Avenue NW with no direct access to either CR 56 or CSAH 116. Additionally, if the remaining parcel zoned E-1 within the inner-NW quadrant of the CSAH116/CR 56 intersection should redevelop at some time in the future, the City and the affected property owners are to plan for internal connectivity between the two parcels, with no direct access to the county highway system for this parcel either.

120ft right of way corridors currently exist for both CSAH 116 and CR 56, which should be adequate for future reconstruction purposes.

Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of discharge shall not exceed the pre-developed rate runoff for the 10-year critical design storm. An engineering plan review fee estimated at $150.00 will apply to this project. Please submit the drainage calculations, grading and erosion control plan, and the applicable engineering plan review fee to Andrew Witter, Construction Engineer, for his review and approval.

If any work is to be performed within the county right of way, a permit is required and must be obtained prior to the commencement of construction (permit to work within R/W= $110.00 for each affected roadway). License Permit Bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Roger Butler, Traffic Engineering Coordinator, or Terri Klein, Permit Technician, for further information regarding the permit process. Please note that this department is not prepared to issue any access permits for this site.

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

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: CR 56 + CSAH 116/PLATS/2004
Roger Butler, Traffic Engineering Coordinator
Josie Scott, Traffic Engineering Technician
Terri Klein, Permit Technician
Mike Kelly, Chief Right Of Way Agent
Larry Hoium, County Surveyor
Andrew Witter, Construction Engineer

REC'D AUG 3 0 2004

COUNTY OF ANOKA

Public Services Division
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304
(612) 862-4200 FAX (612) 862-4201

August 27, 2004

Amy Geisler
City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, MN 55303

RE: Additional Comments - Preliminary Plat
Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

Dear Amy,

Subsequent discussions have been held between local officials, the developer and City and County staff. Anoka County will agree to allowing a direct access point to CR 56 for this site, provided that it also serve as the access point for the remaining parcel zoned E-1 within the inner NW quadrant of the CSAH 116/CR 56 intersection, and that internal connectivity between the two parcels is provided and no other direct access to the county highway system will be necessary or permitted for these parcels. Depending on the magnitude of development to occur in this remaining parcel, NB CR 56 right turn lane construction may be required to be completed in conjunction with the remaining development. Please note that this section of CR 56 will have raised median channelization, and the access point permitted for these parcels onto CR 56 will become right turn in/right turn out (RI/RO) at some point in the near future.

All other comments regarding this development made in previous reviews remain unchanged. Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: CR 56 + CSAH 116/PLATS/2004
Roger Butler, Traffic Engineering Coordinator
Josie Scott, Traffic Engineering Technician
Terri Klein, Permit Technician
Mike Kelly, Chief Right Of Way Agent
Larry Hoium, County Surveyor
Andrew Witter, Construction Engineer
Doug Fischer, County Engineer

COUNTY OF ANOKA

Public Services Division
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304
(612) 754-3520 FAX (612) 754-3532

JANE K. PEMBLE
Traffic Engineer

March 12, 1996

Sylvia Frolik
City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN. 55303

RE: 2nd Revision - Preliminary Plat
Pondview

Dear Sylvia:

We have reviewed the 2nd revision of the Preliminary Plat for Pondview, to be located north of CSAH 116 (Industry Ave NW) and east of CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

It appears that the only change made on this Preliminary Plat from the plat most recently reviewed by this department is the elimination of the extension of 147th Avenue NW to CR 56. It it is the City of Ramsey's intent that the extension of 147th Avenue NW to CR 56 be made at a future date, then the recommendations and comments made in the previous reviews of this plat regarding this intersection still apply. If it is the City of Ramsey's intent not to extend 147th Avenue NW to CR 56, the access for the outlot is still to be made from the local roadway, 147th Avenue NW. In general, the Anoka County Highway Department would prefer that there be no additional access points made onto the county highway system to ensure mobility. However, we understand that compromises in mobility will need to be made in order to adequately serve the developing areas of the County. With these thoughts in mind and depending upon the City of Ramsey's intent for the property adjacent to CR 56 (commercial or residential development), the City may wish to consider the following two possibilities:

1) Create a commercial strip of property extending from CSAH 116 to 149th Ave. NW; create a frontage road-type scheme parallel to CR 56 with adjoining commercial parking lots, with access for the commercial strip being made from 149th Ave NW and possibly CSAH 116;

2) Eliminate the commercial property from this plat, creating all residential lots which would have direct access via the local roadways only.

Regardless of the final configuration of this plat as approved by the City of Ramsey, it still should be noted that when CR 56 and CSAH 116 are reconstructed in the future, there will likely be raised concrete medians for

channelization at the CR 56/CSAH 116 intersection. As a result of the raised median channelization, future access at Limonite St NW and 147th Ave NW will consist of right turn in\right turn out movements only. The City and the Developer shall ensure that all applicable Sight Distance Requirements will be met for this development.

Since all lots within this plat will have access to the city streets, no accesses onto CR 56 or CSAH 116 will be permitted. Since the commercial lot has access to 147th Ave NW, no accesses onto CR 56 or CSAH 116 will be permitted for this lot. Right-of-access along CR 56 and CSAH 116 (with exceptions at 147th Ave NW , Limonite St NW and Hematite St NW) should be dedicated to Anoka County. Any trees within the right-of-way corridor and the boundaries of this plat are to be removed as a part of this development.

Preliminary grading plans for this development have been reviewed. Calculations must still be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24-hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum. Catch basins and culverts will be required at all county road/city street intersections to prevent washouts.

A permit for work within the county right-of-way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing county highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. The City or the Developer should contact me when construction of the new city streets are near completion, so that stop sign installations at the county highways can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,

Jane Pemble
Traffic Engineer

xc: Roger Butler, Traffic Engineering Coordinator

xc: Skip Anderson, County Surveyor

xc: Mike Kelly, Chief Right-of-Way Agent

dmh/1RAMSEY

COUNTY OF ANOKA

Public Services Division
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304
(612) 754-3520 FAX (612) 754-3532

JANE K. PEMBLE
Traffic Engineer

February 16, 1996

Sylvia Frolik
City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN. 55303

RE: **REVISED** Preliminary Plat
Pondview

Dear Sylvia:

We have reviewed the revised Preliminary Plat for Pondview, to be located north of CSAH 116 (Industry Ave NW) and east of CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

Existing right-of-way depicted on the plat adjacent to CSAH 116 and CR 56 is acceptable and should be adequate for future reconstruction purposes (60 feet of R/W east of CR 56 R/W centerline, and 60 feet of R/W north of CSAH 116 R/W centerline). It appears some minor clearing and grading will be required at 147th Ave NW and Limonite St NW in order to satisfy Case I Sight Distance Requirements. Some minor clearing and grading will also be required within the SE Quadrant of the CR 56/149th Ave NW intersection to satisfy Case I Sight Distance Requirements at this location. In addition, it appears that Case V Sight Distance Requirements cannot be met at Hematite St NW due to trees/brush and the horizontal curvature of CSAH 116 to the west. While the trees/brush can be cleared, the horizontal curvature of CSAH 116 still requires this access point to be relocated to a point where all applicable Sight Distance Requirements can be met, or all obstructions to Case V Sight Distance Requirements removed. The City and the Developer should ensure that all Sight Distance Requirements are met for this development. If all applicable Sight Distance Requirements can be met for this plat, the construction of left/right turn and/or by-pass lanes will not be required at the new city street intersections.

In reviewing this Preliminary Plat, we evaluated the feasibility of eliminating the 147th Ave NW access onto CR 56. But given the number of lots within the plat, the feasibility of meeting Sight Distance Requirements at this location, the connection of Limonite St NW to 149th Ave NW, and the future section of CR 56, it is recommended that this access point remain. It should be noted that if CR 56 and CSAH 116 are reconstructed in the future, there will likely be raised concrete medians for channelization at the CR 56/CSAH 116 intersection. As a result of the raised median channelization, future access at Limonite St NW and 147th Ave NW will consist of right turn in/right turn out movements only. Since

all lots within this plat will have access to the city streets, no accesses onto CR 56 or CSAH 116 will be permitted. Since the commercial lot has access to 147th Ave NW, no accesses onto CR 56 or CSAH 116 will be permitted for this lot. Right-of-access along CR 56 and CSAH 116 (with exceptions at 147th Ave NW, Limonite St NW and Hematite St NW) should be dedicated to Anoka County. Any trees within the right-of-way corridor and the boundaries of this plat are to be removed as a part of this development.

Preliminary grading plans for this development have been reviewed. Calculations must still be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24-hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum. Catch basins and culverts will be required at all county road/city street intersections to prevent washouts.

A permit for work within the county right-of-way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing county highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. The City or the Developer should contact me when construction of the new city streets are near completion, so that stop sign installations at CR 56 and CSAH 116 can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,

Jane Pemble
Traffic Engineer

xc: Roger Butler, Traffic Engineering Coordinator

xc: Skip Anderson, County Surveyor

xc: Mike Kelly, Chief Right-of-Way Agent

dmh/1PONDVEW

COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304

(612) 754-3520 FAX (612) 754-3532

JANE K. PEMBLE
Traffic Engineer

November 20, 1995

Derrick J. Passe
Passe Engineering, Inc.
9445 East River Road #203
Minneapolis, MN. 55433

RE: Sketch Plan
Ramsey Boulevard Site

Dear Mr. Passe:

We have reviewed the sketch plan for the Ramsey Boulevard site, to be located east of CR 56 (Ramsey Blvd.) and north of CR 116 (Industry Avenue NW) within the City of Ramsey, and I offer the following comments:

Existing right-of-way depicted on the plat adjacent to CR 56 and CR 116 is acceptable and should be adequate for future reconstruction purposes (60 feet of R/W east of CR 56 R/W centerline, 60 feet of R/W north of CR 116 R/W centerline). For review purposes, I have labelled the three proposed access points (beginning on CR 56 and moving counter clockwise) as "A", "B", and "C". It appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "A" due to a vertical curve to the north on CR 56. Consequently, it is recommended that access "A" be relocated to the north to a point where Case V Sight Distance Requirements can be met. Similarly, it appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "B" due to a vertical curve to the west on CR 116. It is recommended that access "B" be relocated approximately 290 feet west to the crest of the vertical curve on CR 116. Clearing and grading should then be accomplished to the extent that Case I Sight Distance Requirements can be met as well. Finally, it appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "C" due to the horizontal curvature of CR 116. Consequently, it is also recommended that access "C" be relocated to the west to a point where Case V Sight Distance Requirements can be met. The City and the Developer should ensure that all sight distance requirements are met for this development. All lots within this plat should be configured so that they access the city streets only, as no residential accesses will be permitted onto the County Highways. Right-of-access along the remaining portions of CR 116 and CR 56 should be dedicated to Anoka County.

Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed

rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24 hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum.

A permit for work within the County Right-of-Way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing County Highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. Please keep this department informed as plans for this site are developed further. The City or the Developer should contact me when construction of the new city streets are near completion, sot that stop sign installations at CR 56 and CR 116 can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,

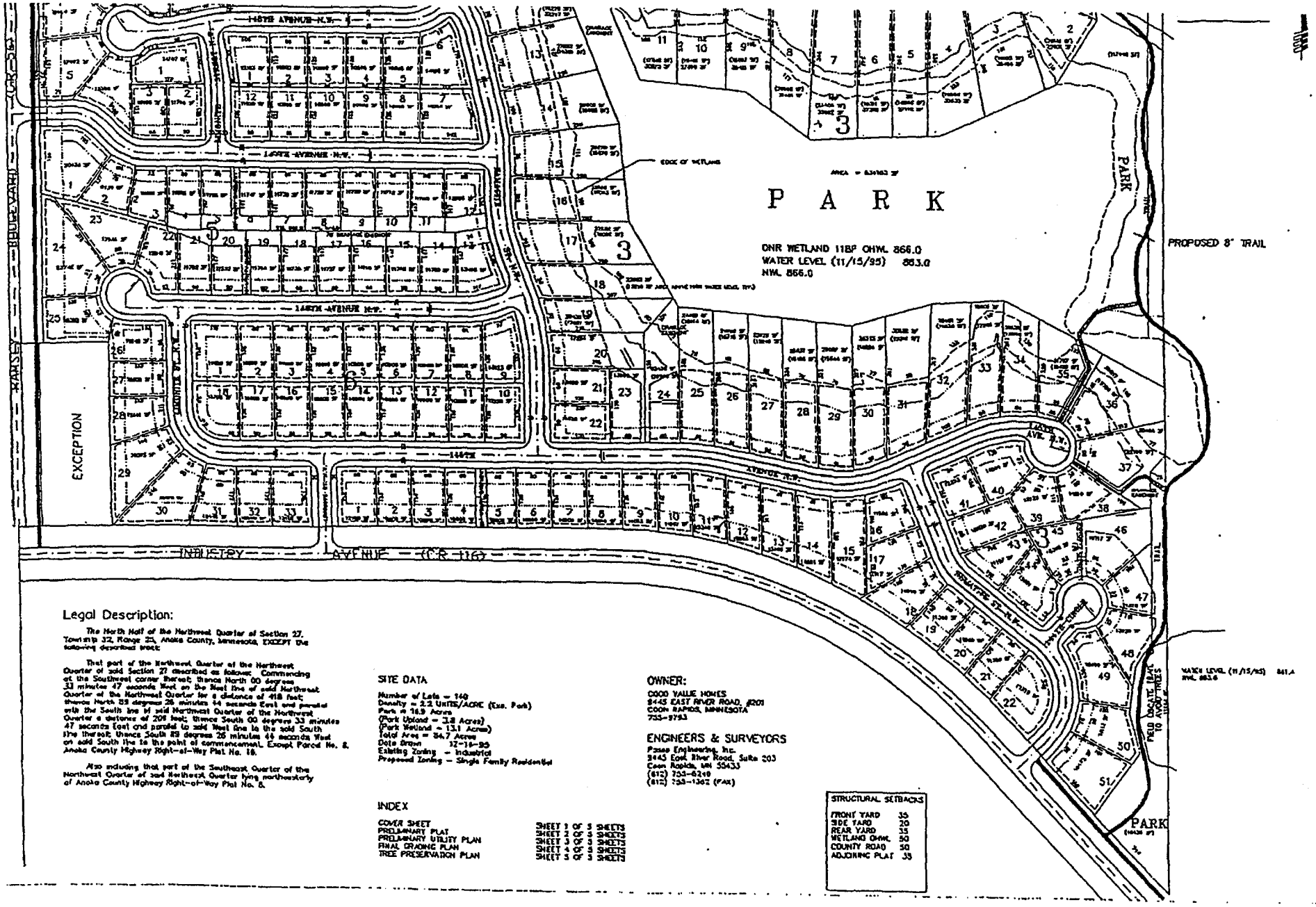
Jane Pemble
Traffic Engineer

xc: Roger Butler, Traffic Engineering Coordinator

xc: Skip Anderson, County Surveyor

xc: Sylvia Frolik, City of Ramsey

dmh/1RAMBLVD



Legal Description:

The North Half of the Northwest Quarter of Section 27, Township 32, Range 23, Anoka County, Minnesota, EXCEPT the following described tract:

That part of the Northwest Quarter of the Northwest Quarter of said Section 27 described as follows: Commencing at the Southwest corner thereof; thence North 00 degrees 33 minutes 47 seconds West on the West line of said Northwest Quarter of the Northwest Quarter for a distance of 418 feet; thence North 89 degrees 26 minutes 14 seconds East and parallel with the South line of said Northwest Quarter of the Northwest Quarter a distance of 209 feet; thence South 00 degrees 33 minutes 47 seconds East and parallel to said West line to the said South line thereof; thence South 89 degrees 26 minutes 46 seconds West on said South line to the point of commencement. Except Parcel No. 8, Anoka County Highway Right-of-Way Plat No. 18.

Also including that part of the Southeast Quarter of the Northwest Quarter of said Northwest Quarter lying northeasterly of Anoka County Highway Right-of-Way Plat No. 8.

SITE DATA

Number of Lots = 140
Density = 2.2 UNITS/ACRE (Exc. Park)
Park = 18.9 Acres
(Park Upland = 5.8 Acres)
(Park Wetland = 13.1 Acres)
Total Area = 64.7 Acres
Date Drawn 12-19-95
Existing Zoning = Industrial
Proposed Zoning = Single Family Residential

OWNER:

COOD VALUE HOMES
2445 EAST RIVER ROAD, #201
COON RAPIDS, MINNESOTA
755-9783

ENGINEERS & SURVEYORS

Passe Engineering, Inc.
2445 East River Road, Suite 203
Coon Rapids, MN 55433
(612) 755-6249
(612) 755-1362 (FAX)

INDEX

COVER SHEET	SHEET 1 OF 5 SHEETS
PRELIMINARY PLAT	SHEET 2 OF 5 SHEETS
PRELIMINARY UTILITY PLAN	SHEET 3 OF 5 SHEETS
FINAL GRADING PLAN	SHEET 4 OF 5 SHEETS
TREE PRESERVATION PLAN	SHEET 5 OF 5 SHEETS

STRUCTURAL SETBACKS

FRONT YARD	35
SIDE YARD	20
REAR YARD	35
WETLAND OHWL	50
COUNTY ROAD	50
ADJOINING PLAT	35

PASSE ENGINEERING, INC
2445 EAST RIVER ROAD SUITE 203

PONDVIEW
PRELIMINARY PLAT

C1

7

residential lots to 135 and retain a strip of industrial property adjacent to County Road #56. Council directed that the revised rezoning be forwarded to the Planning Commission for additional review. The Planning Commission conducted another public hearing on March 4, 1996, and is recommending approval of the proposed modification to the rezoning configuration for Pondview.

Motion by Councilmember Peterson and seconded by Councilmember Beahen to adopt Resolution #96-03-050 to rescind Resolution #96-01-027 and adopt amended Findings of Fact #0395 relating to a request from Good Value Homes to rezone certain property from Industrial to R-1 Urban Residential.

Motion carried. Voting Yes: Mayor Hardin, Councilmembers Peterson, Beahen, Beyer and Zimmerman. Voting No: None.

Motion by Councilmember Peterson and seconded by Councilmember Beahen to introduced an ordinance to rezone certain property in Section 27 from Industrial to R-1 Urban Residential.

Motion carried. Voting Yes: Mayor Hardin, Councilmembers Peterson, Beahen, Beyer and Zimmerman. Voting No: None.

Case #5: Request for Preliminary Plat Approval of Pondview; Case of Good Value Homes

Zoning Administrator Frolik pointed out this is a preliminary plat approval request of the property Council just voted to rezone. Along with the rezoning modification, the Developer had made some design modifications to the plat which consisted of dead ending 147th Avenue at the east boundary of the industrial parcel and extending Limonite Street north to 149th Lane in Peltzer Addition as a through street and access to C.S.A.H. #56. The developer's reasons for these modifications were to delay connecting 147th with C.S.A.H. #56 until such time as the commercial property develops to allow some flexibility in the development of the commercial parcel and access to it. The through street to 149th and C.S.A.H. #56 provides an alternate ingress/egress to the plat from #56 until such time as the commercial parcel develops and the extension of 147th to #56 is completed. Council had unanimously agreed that 147th should be extended as originally proposed to intersect with C.S.A.H. #56. There were differing opinions regarding whether or not Limonite Street should be extended into Peltzer Addition as a through street to 149th and eventual access to #56. By a 3/2 vote, Council requested that the Planning Commission consider a plan that would provide for the connection of 147th with #56 and Limonite Street terminating at 148th. Councilmember Zimmerman requested that the Planning Commission reconsider whether or not the extension of Limonite Street as a through street to 149th will be a benefit. As was stated before, the developer provided City staff with another revision that reinstated 147th as a through street to C.S.A.H. #56 and retained Limonite Street as a through street to 149th. The Planning Commission held a public hearing on this plan and it was forwarded to the Anoka County Highway Department for review and comment. The Planning Commission recommended that Council grant preliminary plat approval to Pondview with 147th terminating at the east boundary of the commercial parcel and extending Limonite Street as a through street to 149th Lane. Ms. Frolik noted the letter from Anoka County Highway Department. They seem to be saying that if 147th Avenue is not constructed at this time as a through street for C.R. #56, they may lose #56 to 147th.

Councilmember Peterson questioned if the County was saying no more access on #56.

John Peterson, Good Value Homes, felt the County was trying to encourage them to build this small section of street but they said all commercial had to access that only by 147th. We have had a lot of discussion on this strip of road. If it needs to go in, we will put it in; we will not "go to the wall" for this. He would agree with whatever Council felt is best. The County is saying you will

have no access here if you do not put in 142nd; City staff and the Planning Commission support Limonite.

Mayor Hardin questioned if Mr. Peterson was not opposed to both roads.

Derrick Passe, Passe Engineering, stated he did not feel the County was saying 147th could not be realized through the commercial site. It may be a benefit to swing the road south and have the structure at 147th and south. That's the place that the County wants to have the access through 147th.

Mr. Peterson asked about having some language that states the expectation is that 147th will go up to the County Road.

Mr. Passe commented on the alignment of 147th and the traffic coming from the north traveling at 55 miles per hour.

Ben Deemer, representing the Planning Commission, stated he does not disagree with anything that's been said. In his conversations with the Highway Department, #116 will carry more value than #56 as right now #116 will have the right-of-way off #56. The County has some plans for #116 that they have not told us about yet.

Motion by Councilmember Peterson and seconded by Councilmember Beahen to grant preliminary plat approval of to Pondview with 147th terminating at the eastern boundary of the commercial site with clarification from the County that they will not prohibit the eventual extension of 147th to C.R. #56 through the commercial site and that Limonite Street extend north as a through street.

Motion carried. Voting Yes: Mayor Hardin, Councilmembers Peterson, Beahen, Beyer and Zimmerman. Voting No: None.

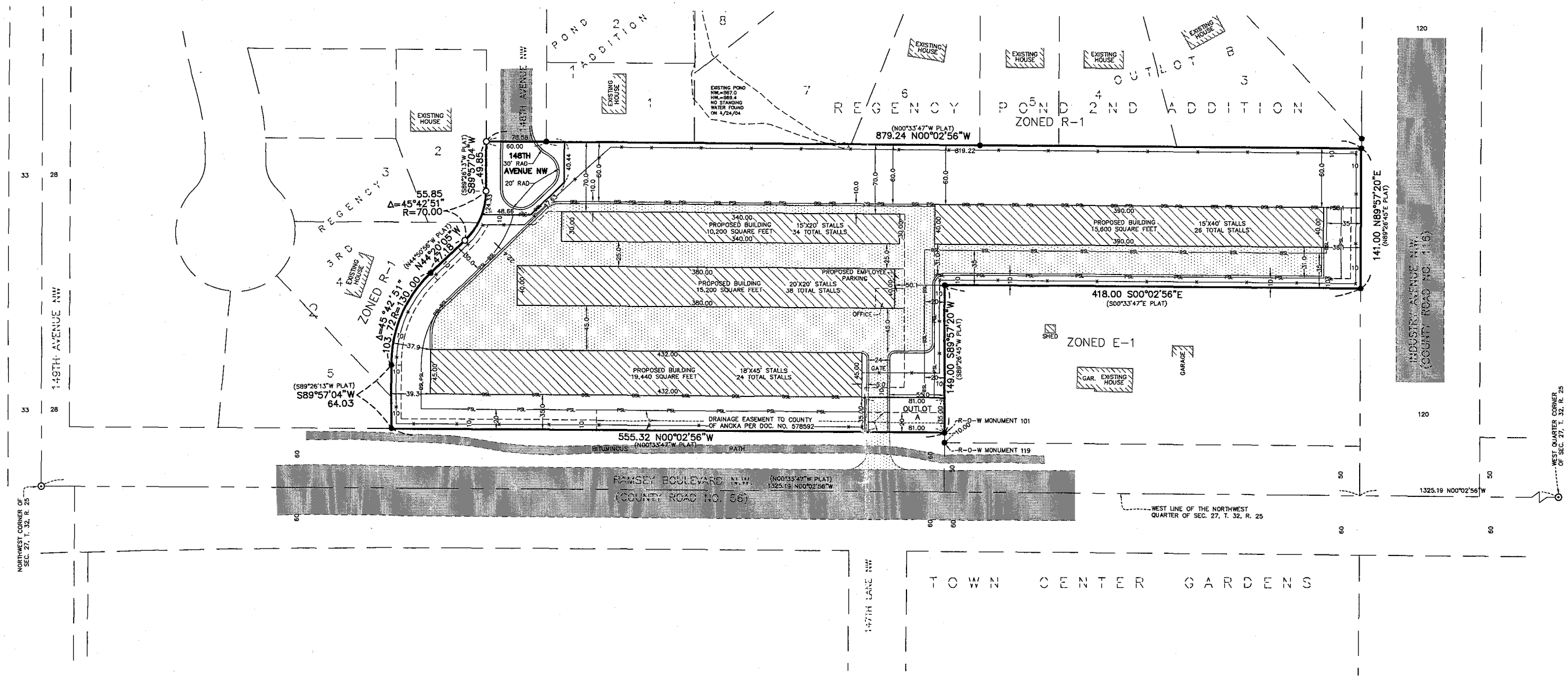
Case #6: Request for Revision to Approved Preliminary Plat for Chestnut Ridge 2nd Addition; Case of John Peterson, Good Value Homes

Zoning Administrator Frolik reminded Council that they had previously granted preliminary plat approval to Chestnut Ridge 2nd Addition which consisted of 73 single family lots. The developer is requesting a minor modification to the approved plat to construct the cul-de-sac on the north side of Sunwood Drive as a through street to intersect with Sunwood Drive. This modification is precipitated by the realignment of Sunwood Drive to the north. This realignment made the lots on the south end of the cul-de-sac substandard and forced the road to go through as a through street. The developer then gained developable property on the south side of Sunwood Drive and was able to replace the lots lost on the north side of Sunwood Drive.

City Attorney Goodrich explained that this modification is not significant enough to warrant a public hearing.

Motion by Councilmember Peterson and seconded by Mayor Hardin to approve the revised preliminary plat for Chestnut Ridge 2nd Addition prepared by Passe Engineering, Inc. and entitled Preliminary Plat of Chestnut Ridge 3rd and 4th Additions.

Motion carried. Voting Yes: Mayor Hardin, Councilmembers Peterson, Hardin, Beahen and Beyer. Voting No: None.



LEGEND

- IRON SET
- IRON FOUND
- CAST IRON MONUMENT FOUND
- ASPHALT SURFACE
- PROPOSED ASPHALT SURFACE
- BSL — BUILDING SETBACK LINE
- PSL — PARKING SETBACK LINE
- PROPOSED 8' FENCE

NOTE:

FENCE SHALL BE 8' TALL CEDAR PRIVACY FENCE EXCEPT ALONG RAMSEY BLVD. WHERE IT WILL BE 8' TALL WHAUGHT IRON FENCE WITH PILLARS.

NOTES

ORIENTATION OF THIS BEARING SYSTEM ASSUMES THE WEST LINE OF THE NW 1/4 OF SEC. 27, T. 32, R. 25 TO BEAR N 00°02'56" W.

NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY JAMES R. HILL, INC. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF JAMES R. HILL INC. OR THE SURVEYOR.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY THE SURVEYOR.

CURRENT ZONING FOR OUTLOT A, REGENCY POND IS E-1 (EMPLOYMENT DISTRICT).

THE LOCATION AND INFORMATION SHOWN REGARDING UTILITIES, SERVING THIS PROPERTY OR EXISTING ON THIS PROPERTY AS SHOWN AS A PART OF THIS SURVEY, HAVE BEEN LOCATED BY ON-SITE OBSERVATION OR TAKEN FROM PLANS PROVIDED BY OTHERS. FOR FURTHER INFORMATION CONCERNING THESE UTILITIES PLEASE CONTACT THE CITY OF RAMSEY ENGINEERING DEPARTMENT AND/OR GOPHER STATE ONE CALL.

GROSS AREA = 207,900 SQUARE FEET OR 4.773 ACRES
BUILDING AREA = 60,440 SQUARE FEET OR 29.1%
TOTAL IMPERVIOUS SURFACE = 121,050 SQUARE FEET OR 58.2%
GREEN SPACE = 86,850 SQUARE FEET OR 41.8%

PROPERTY DESCRIPTION

Outlot A, REGENCY POND, according to the recorded plat thereof, Anoka County, Minnesota.

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land. This Survey was performed by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Minnesota.

Signed this 9th day of June, 2004. For: James R. Hill, Inc.

By: _____
Harold C. Peterson, Land Surveyor, Minnesota License No. 12294

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

OWNER:
TSM DEVELOPMENT, INC.
222 MONROE STREET
ANOKA, MN 55303
PHONE (763) 576-9121
FAX (763) 576-9122

SURVEYOR/ENGINEER:
JAMES R. HILL, INC.
1523 94TH LANE NE, SUITE B
BLAINE, MN 55449
PHONE (763) 792-1136
FAX (763) 792-1743

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
1523 94TH LANE NE, SUITE B, BLAINE, MN 55449
PHONE: (763)792-1136 FAX: (763)792-1743
EMAIL: JRHINC@JRHINC.COM

RAMSEY MINI STORAGE
RAMSEY, MINNESOTA
SITE PLAN
FOR
TSM DEVELOPMENT, INC.
222 MONROE STREET, ANOKA, MN 55303, (763) 576-9121

DRAWN BY
SPH

DATE
06/08/04

REVISIONS
07/02/04 REMOVED R-ROW, REV. BLDG. SIZE & ENTRANCE
07/06/04 REV. SETBACKS, EASEMENTS, OUTLOT A
07/29/04 REV. PER CITY COMMENT
10/6/04 REV. PER CITY COMMENT
10/25/04 REV. EASEMENTS
10/29/04 REV. PER CITY COMMENT

CAD FILE
20781SITEPLAN

PROJECT NO.
20781

SHEET 1 OF 5

COUNTY OF ANOKA

Public Services Division
HIGHWAY DEPARTMENT
1440 BUNKER LAKE BLVD. NW, ANDOVER, MINNESOTA 55304
(763) 862-4200 FAX (763) 862-4201
Andrew Witter, P.E.
Construction Engineer
Direct Dial Number (763) 862-4249

March 16, 2005

Troy Livgard
James R. Hill, Inc.
1523 94th Ln NE, Suite B
Blaine, MN 55449

Re: Regency Pond, 4th Addition, CR 56

Troy,

Anoka County has reviewed the plans for the Regency Ponds 4th Addition, Mini Storage. This review was completed on the plans submitted on February 9, 2005. The following is a list of issues that need to be addressed:

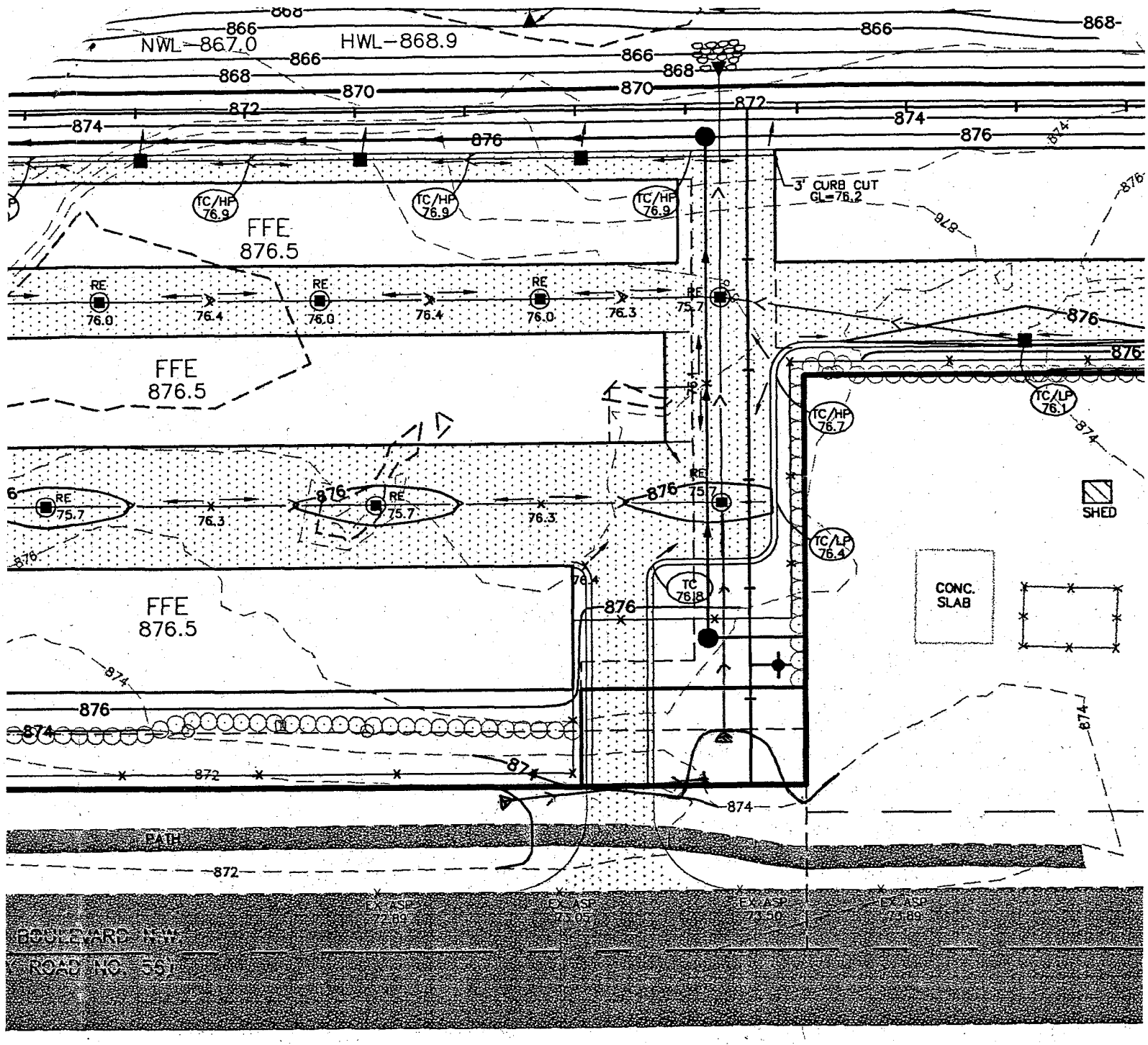
- The plans show significant water and sanitary sewer construction adjacent to Anoka County R/W. It is difficult to do this work without disturbing a large area. The erosion control plans shall include adequate measures to protect the surrounding areas. Include a rock construction entrance to the site, as well.
- Due to the reduce size of the County Storage area north of the entrance, an overflow shall be provided. This could be accomplished by providing connectivity to your system, via CB #109. See attached sketch. A culvert is necessary under the entrance to the site. Without this culvert, the drainage area south of the entrance is trapped.

Please contact me if you have any questions regarding the above comments.

Sincerely,

Andrew Witter, P.E.
Construction Engineer

Cc: File, (56, Plats, 05, Regency Ponds 4th Edition)
I:\Eng\Plan Reviews\Ramsey\2005\Revisions Regency Pond 4th.doc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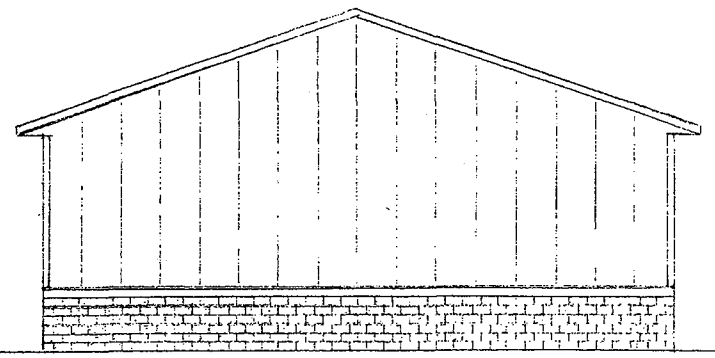
BOULEVARD N.W.
(ROAD NO. 551)



END ELEVATION
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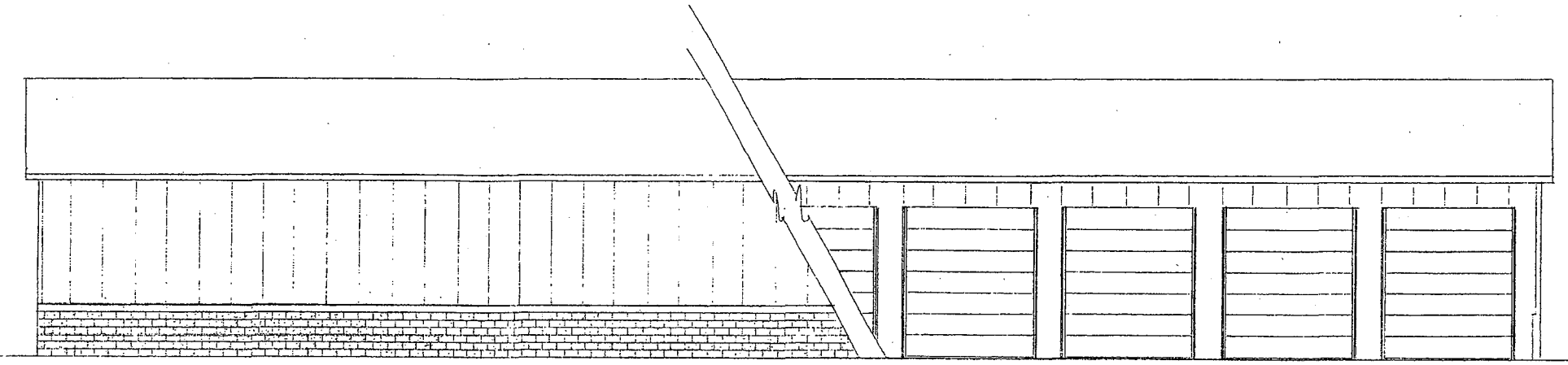
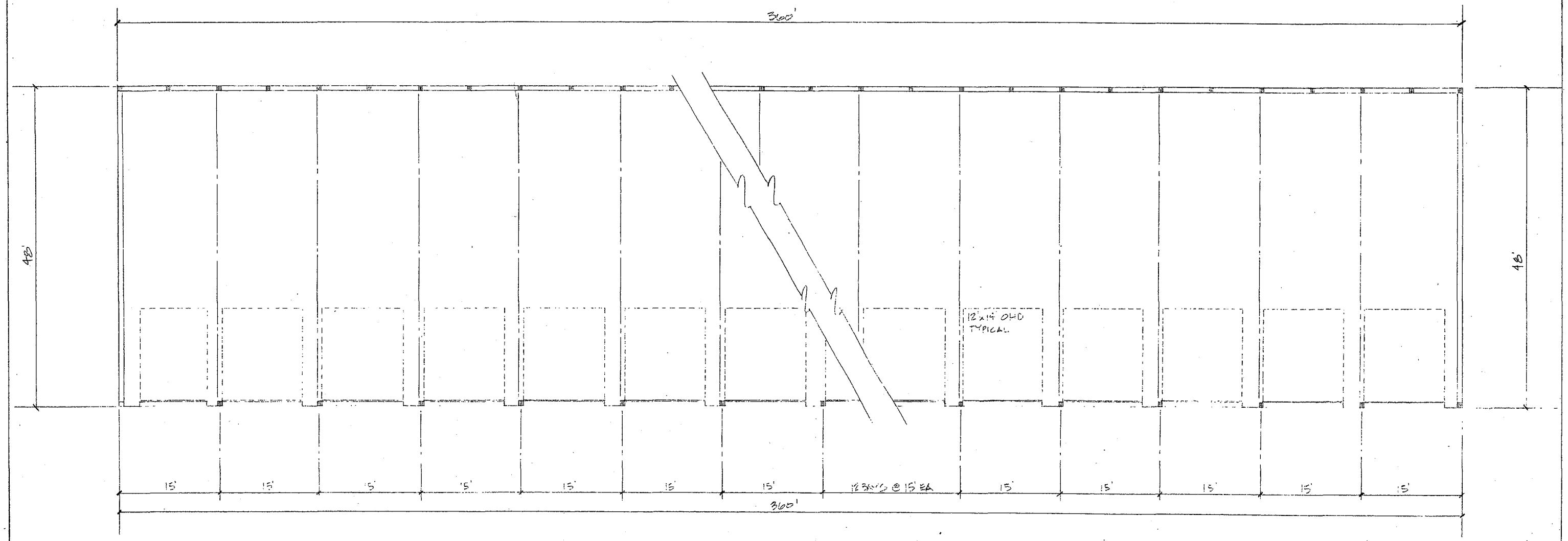


REAR ELEVATION

FRONT ELEVATION



FLOOR PLAN
1/8"=1'-0"

PRELIMINARY PLAN FOR: CNP STORAGE	
1/8"=1'-0"	
06-21-04	
TSM DEVELOPEMENT	#4019

Regular Planning Commission **5. 9.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #15-02 Amending City Code Section 117-54 (Site plan review) and City Code Section 117-589 (Minor plats)

Purpose/Background:

The purpose of this case is to hold a Public Hearing on Ordinance #15-02 regarding a potential amendment to City Code Section 117-54 (Site plan review) to expand the use of administrative site plan review and City Code Section 117-589 (Minor plat) to streamline the approval process for Minor Plats. The effect of the ordinance would be to allow site plan review for smaller expansions of existing buildings that currently require full site plan review to proceed directly to Building Permit Review and reduce the time and number of steps required to approve a Minor Plat.

Note: the Planning Commission did review a similar amendment as part of a larger, single ordinance in 2012 that was ultimately not adopted. This amendment was a smaller portion of the previous ordinance that showed support for moving forward. The original amendment was coming forward as the City's Strategic Plan was coming forward, so it was a logical spot to pause and let that process unfold first. The current amendment fits in well with the City's Strategic Goal to streamline many of our processes. The Planning Commission recommended that this administrative process be expanded to Minor Plat to streamline that process as well.

Notification:

The Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

The proposed language for City Code Section 117-54 creates an exception to the required full site plan review rather than creating an entire new section of City Code. The effect of the ordinance would be to allow for expansion of existing buildings that match the exterior of the existing building and do not exceed the size of the original building to proceed directly to Building Permit Review rather than being reviewed by the Planning Commission and the City Council. The result would be a time savings of approximately 45 days and cost savings of approximately $1,000. The end result would also reduce Staff time necessary to process these development requests. The amendment would not grant a waiver from other review processes required beyond the City, such as the Lower Rum River Watershed Management Organization.

In regards to the recommendation to streamline the Minor Plat process, Staff recommends that these be forwarded directly to City Council in order to streamline the process. This process can be accomplished through the Consent Agenda to further streamline. The reason to forward to the City Council is in order to remain consistent with Statewide platting requirement to record a Plat. Formal approval by the City Council will allow a subdivision to still be accomplished through a Plat, rather than a metes and bounds legal description, and obtain the necessary approvals and signatures to forward to Anoka County Property Records and Taxation. The end result of the amendment will be to save approximately 30 days on the process of review of Minor Plats. As with administrative site plan review, the amendment does not eliminate the need for other agency review, if required.

Funding Source:

This ordinance is being prepared as part of normal Staff duties.

Recommendation:

Staff recommends that the City Council adopt Ordinance #15-02.

Action:

Motion to recommend that the City Council adopt Ordinance #15-02.

Attachments

City Code Section 117-54: Redlined Text

City Code Section 117-589: Redlined Text

Ordinance #15-02

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/02/2015 02:16 PM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 02:45 PM
Form Started By: Tim Gladhill		Started On: 11/18/2014 03:17 PM
Final Approval Date: 01/02/2015		

Sec. 117-54. - Site plan review.

(a) *Required; policy.*

(1) It is the policy of the city to preserve and promote attractive, stable residential, business and industrial environments through the construction of quality projects and developments. No structure or land shall be used or change uses, occupied, erected, constructed, reconstructed, moved or structurally altered except in conformity with the following specifications for the zoning district in which it is located.

(2) Site plan reviews are required for all proposed multiple-family dwellings (three or more units), mobile home parks, commercial and industrial developments, and all proposed developments within the Floodplain, Scenic Rivers, and Environmental Protection and Critical Rivers Overlay Districts. In addition, site plan reviews shall be specifically required prior to the issuance of a conditional use permit in any commercial or industrial zone.

(b) *Required site plan information.* An application for the site plan/building design approval shall be initiated by the owner or their authorized agent filing a form prescribed by the city. The application shall be submitted to the zoning administrator along with a nonrefundable application fee and escrow deposit. This escrow deposit shall be used to defray the expenses of the city's professional staff in their review of said plan. If this deposit is not sufficient to cover expenses incurred by the city in the review of the plan, additional moneys will be required prior to final action on the application. If after final action on the application and plan, a surplus balance remains in the city's accounts, this surplus shall be refunded to the applicant.

(1) *Information required.*

a. Type of use and type of building construction, proposed name, legal description and property address;

b. Name and address of owner of land, and of engineer and/or architect preparing the plans;

c. A property survey certified by a registered land surveyor;

d. The number of employees expected to work at the site;

e. A site plan accurately scaled and dimensioned specifically showing the location of all buildings;

f. A topographical map of the site;

g. The building design plan must be certified by an architect or engineer registered in the state, certifying that the design of the building has been prepared under their direct supervision;

h. Present use of the subject property and the present use of all directly adjacent parcels;

i. Location of all existing structures and improvements on the property; and

j. Location of significant historical and natural features, including but not limited to wetlands, lakes, rivers, ditches and woodlands.

(2) *Submittal information.* The site plan/building design application shall show provisions for the following improvements that shall be constructed in accordance with the relevant criteria prescribed herein:

a. Landscape plan, including any buffer areas, screening, existing trees to be preserved and new plantings;
b. Location and site of any on-site septic system, plus area for two additional systems;
c. Site access;
d. Loading docks;
e. Exterior lighting locations, specifications and diagrams of lighting fixtures for the building, parking areas and site in general;
f. Bituminous or concrete surfaces and curbing;
g. Exterior building elevations;
h. Waste storage area location and construction materials;
i. Site drainage;
j. A topographical map and grading plan;
k. Off-street parking and outside storage or display areas;
l. Calculations of projected water usage using state pollution control agency and/or state department of health guidelines;
m. Color rendering and when requested by the city, colored material samples; and
n. Traffic generation analysis or study as determined necessary by the city.

(c) *Zoning administrator review.*

(1) The applicant shall submit the application materials for the proposed project to the zoning administrator at least 30 days prior to a regular planning commission meeting. The application materials shall consist of the following:

a. Completed site plan application;
b. Application fee and escrow deposit, in an amount as determined from time to time by ordinance;
c. Information as required by section 117-52(a); and
d. Any other information determined necessary by the city.

(2) The planning commission shall review the site plan submittal. After said review, the planning commission shall make a recommendation for approval, denial, or modification to the council. The planning commission shall draft findings of fact to support a recommendation of denial.

(3) The council shall review the site plan submittal and either approve the site plan or adopt findings of fact and deny the application. The council may, as a condition of approval, require certain additional conditions in the proposed development permit.

(d) *Development permit.*

(1) Following site plan approval and prior to construction of any required site improvements, the applicant shall enter into a development permit with the city. This permit shall require the applicant to construct all improvements on the site at the applicant's sole expense, unless otherwise approved by city council, and in accordance with city plans and specifications. The developer shall sign the permit and deposit any required escrow with the city prior to receipt of any building permits and will complete all improvements permitted by the development permit within one year of the date of site plan approval unless otherwise approved by council. Thereafter, the council may extend the period upon written application by the developer, subject to applicable performance conditions and requirements, or the council may require submission of a new site plan application.

(2) Said contract shall reaffirm that the city will be reimbursed for all costs incurred by the city for processing and administration of the application.

(3) To ensure that the site is developed in accord with the approved plans and city specifications, the applicant shall provide a cash escrow, certificate of deposit, letter of credit from an acceptable financial institution, performance bond, or pledge and payment. The financial security shall be in an amount which equals 150 percent of the estimated construction cost of all required city improvements (as estimated by the city engineer) as outlined in this chapter exclusive of the cost of the actual building to be constructed on the site. The financial security required herein may be used by the city to install or complete any of the city's required on-site improvements in the event the applicant fails to do so. Upon request by the applicant, the city may release the financial security in partial payments on a pro rata basis as the various on-site improvements are completed to the satisfaction of the city engineer. Upon final approval by the city engineer certifying that all on-site improvements have been completed in accordance with the development agreement and city standards, the remaining financial security shall be released to the applicant. The permit shall also provide that it is binding on all heirs, assigns, and successors of the applicant. A copy of the permit shall be kept on file as part of the permanent record of the site.

(e) *Exceptions.*

(1) *Administrative site plan review.* Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process and rather be reviewed as part of the standard Building Permit review process.

a. Submittal information shall be the same as outlined in (b) (1) and (2) above.

b. An applicant shall provide evidence or copies of applicable permits from outside agencies prior to issuance of the Building Permit.

c. The size of the cumulative expansions shall not exceed the size that of the original building approved by the full site plan review process outlined above.

Sec. 117-589. - Minor plat.

(a) *Sketch plan.* Prior to dividing any tract of land, the subdivider shall submit a sketch plan for review by the ~~planning commission~~zoning administrator. At the time of submission of the sketch plan, the subdivider of the land covered by the sketch plan shall submit a petition for rezoning to the proposed use of said land, if the land is not already so zoned. The owner of said land shall join in said petition.

~~(1) The subdivider shall file a sufficient number of copies of the sketch plan with the zoning administrator at least 30 calendar days before the next regular monthly meeting of the planning commission at which meeting said sketch plan shall be considered.~~

~~(2) The zoning administrator shall distribute the copies of the sketch plan to the appropriate individuals.~~

~~(3) The city staff review letter shall be submitted to the planning commission and shall state whether the sketch plan and the improvements conform to the engineering and design standards and requirements of this Code.~~

~~(4) The planning commission shall consider the sketch plan, the city staff review letter and any other pertinent information that they may wish to consider. The planning commission shall advise the subdivider of the extent to which the plan conforms to the requirements of the community and the ability of the city to provide essential services and may discuss possible modifications necessary to secure approval of the subdivision.~~

(b) *Sketch plan data required.* It shall be a condition to the approval of a sketch plan that the following data shall be shown on said plat or shall be furnished therewith: Required sketch plan data.

(1) Name of subdivision, which name shall not duplicate any plat already recorded in the county.

(2) Full legal description of the land involved in said plat.

(3) Names and addresses of the owner and subdivider of the land, and the designer and surveyor of said plat.

(4) Graphic scale of not more than one inch to 100 feet.

(5) Date and north point.

(6) Boundary line survey, including measured distances and angles, which shall be tied into the nearest quarter section or section line by traverse and certified by a registered land surveyor.

(7) Total acreage and square feet of project area.

(8) Location and names of existing or platted streets and other public ways, parks and public open spaces, permanent buildings and structures, easements and section and municipal boundary lines within the plat and to a distance of 100 feet beyond.

(9) Identify all wetlands on the property.

(10) Locations and widths of public right-of-way, public and private streets and pedestrian trails and sidewalks.

(11) Other areas intended to be dedicated or reserved for public use, including the size of such areas.

(12) If residential, state type, number of dwelling units, and approximate net density (excluding major road rights-of-way and wetlands).

(13) Additional information as requested by staff.

(c) *Final plat.*

(1) Following approval of the sketch plan by the ~~planning commission~~zoning administrator, ~~the zoning administrator shall promptly notify the subdivider of said approval. Within~~within one year following approval of the sketch plan, the subdivider shall submit the final plat to the zoning administrator. Thereafter, the council may extend the period upon written application by the subdivider and

subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved sketch plan and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The final plat shall incorporate all changes required by the council.

~~(2) Final plat application will not be accepted until after the planning commission has approved the sketch plan and a complete final plat application has been submitted.~~

~~(3)~~(2) No final plat shall be approved by the council without first receiving a report signed by city staff identifying that the improvements described therein, together with the agreements and documents required under this division, meet the requirements of the city.

(d) *Final plat data requirements.*

(1) *Final plat sheet:*

a. Name of the subdivision, which name shall not duplicate or too closely approximate the name of any existing subdivision.

b. Municipal, township, county or section lines accurately tied to the boundaries of the boundaries of the subdivision by distances and angles.

c. Scale of plat, date and north arrow.

d. A numbering system for all lots and blocks shall be shown clearly.

e. Streets shall be named and all names shall be shown. A sequence of street naming shall conform with the county name grid or the pattern that has been established in the area.

f. In the event the final plat is a re-plat of an earlier subdivision, the original plat shall be shown and identified by dotted lines.

g. Official monuments as designated and adopted by the county surveyor and approved by the district court for use as judicial monuments shall be set at each corner or angle of the outside boundary of the final plat.

h. Judicial and county ditches shall be shown by dimensions and angles as determined from county record and encumbered with a 66-foot-wide drainage and utility easement.

i. Delineated watercourses, lakes, and wetlands shall be encumbered with a drainage and utility easement.

j. Statement dedicating all streets, alleys and other public areas.

k. Whenever a portion of a tract of land is proposed for subdividing and said tract is large enough or is intended for future enlargement, a tentative plan for the future subdivision of the entire tract shall be submitted.

l. Name and address of subdivider and the surveyor preparing the plat.

m. An appropriate statement dedicating all easements.

n. Revised in accordance with sketch plan comments and staff review letter.

o. Additional information as requested by the city.

(2) *Final grading plan:*

a. For subdivisions inside the MUSA boundary, topographic data, including contours at vertical intervals of not more than two feet, except that where the horizontal contour interval is 100 feet or more, a one-foot vertical interval shall be shown. USGS datum survey shall be used for topographic mapping.

b. Watercourses, lakes wetlands, limits of floodplains and other significant physical features shall be delineated. The ordinary high-water elevation and 100-year floodplain elevation shall be identified.

c. If the subdivision is to be serviced with on-site systems, the soil types shall be identified. For each lot having less than 25 percent Class I soils, the location of a septic field and alternative field must be identified.

d. Locations and invert elevations of storm sewers and drainage ditches and culverts within the plat and to a distance of 100 feet beyond the plat.

e. Proposed method of conveying surface water drainage within and beyond the limits of the plat to publicly owned or controlled drainage facilities or storm sewers.

f. Proposed method of disposing of surface water drainage and method of conveying surface water drainage within and beyond the limits of the plat to publicly owned or controlled drainage facilities or storm sewers. There shall be no grades less than one percent. When grades are less than two percent, a certificate of grading will be required prior to the occupancy. The certificate of grading shall provide a statement from a registered land surveyor stating that such surveyor has surveyed the lot and determined that it contains no grade flatter than one percent and conforms to the approved grading plan.

g. For subdivisions within the MUSA boundary, lot corner elevations as well as drainage swale centerline grades at intersections of lot lines.

h. Drainage and utility easements.

i. Direction of flow arrows in and around house pads.

j. Revised in accordance with sketch plan comments and staff review letter.

k. Additional information as requested by the city.

(3) *Final landscape plan/tree preservation plan:*

a. Survey of existing tree cover prepared by an International Society of Arboriculture (ISA) certified arborist that shall include the following information:

1. Location of proposed lots and building pads.

2. Tree species, diameter (dbh), condition (healthy, dead or diseased). Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat.

3. Soil conditions.

4. Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed tree removal operations, extending for a distance of at least 50 feet beyond the limits of the proposed plat. Elevations may be based on U.S. Geological Survey data.

b. Proposed tree removal limits. Any clearing of oak stands shall be performed prior to April 15 or after July 15 of each season.

c. Proposed number, species, and size of trees and shrubs to be planted.

d. All irrigation systems must have an approved backflow device installed in the irrigation enclosure. Irrigation enclosure location and construction materials are subject to the approval of the city engineer. Further, all new or updated systems must install a rain sensor device to stop irrigation during rain events.

e. Additional information as requested by the city.

(e) *Recording.*

(1) Following approval of the final plat by the council, the zoning administrator shall promptly notify the subdivider of said approval and furnish him with a copy of the resolution approving said plat. Within two years following final plat approval, the final plat shall be recorded with the county recorder or county registrar of titles. Thereafter, the council may extend the period upon written application by the subdivider and subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The subdivider shall furnish the zoning administrator with three Mylar copies of the final plat as recorded. In addition, the subdivider shall provide the city with one Mylar to be used by the city for assigning street addresses. At the time of filing the final plat with the zoning administrator, the subdivider shall also provide the zoning administrator with an abstract of title or registered property abstract, certified to date, evidencing ownership of the premises involved in the plat. The city attorney shall state an opinion as to the title of the premises involved.

(2) The city shall release the final plat for recording upon the following:

a. Attorney's approval of title.

b. Payment of all applicable fees.

c. Signed development agreement.

d. Escrow account is paid in full.

e. Any other requirements as specified by the city.

(3) A reproducible copy, in Mylar and paper form, full size and reduction, of the final plat shall be prepared as an address map in accordance with city and county policy and shall include all addresses of lots platted.

(f) *Final plats, certification.* The final plat shall contain the following certifications:

(1) Notarized certificates by owner or by any mortgage holder of record of the adoption of the plat and the dedication of streets and other public areas;

(2) Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct;

(3) Space for certificates of approval to be filled in by the signatures of the city clerk;

(4) Private restrictions and trusteeships and their duration. Should such restrictions and trusteeships be of such length as to make the lettering of same on plat impracticable and thus necessitate the preparation of a separate instruments, reference to such instruments shall be made on the plat and the book and page number referring to the instrument shall be added to the plat after the restrictions or trusteeship have been recorded; and

(5) The form for approval of county authorities as required.

(Code 1978, § 9.50.03; Ord. No. 75-05, 6-22-1975; Ord. No. 03-39, 9-29-2003)

ORDINANCE #15-02
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ZONING AND SUBDIVISIONS OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTIONS 117-54 (SITE PLAN REVIEW) AND 117-589 (MINOR PLAT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-54 Subd. (e) is added to read as follows:

(e) *Exceptions.*

(1) *Administrative site plan review.* Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process and rather be reviewed as part of the standard Building Permit review process.

a. Submittal information shall be the same as outlined in (b) (1) and (2) above.

b. An applicant shall provide evidence or copies of applicable permits from outside agencies prior to issuance of the Building Permit.

c. The size of the cumulative expansions shall not exceed the size that of the original building approved by the full site plan review process outlined above.

Section 117-589 Subd. (a) is deleted in its entirety and replaced with the following text:

(a) *Sketch plan.* Prior to dividing any tract of land, the subdivider shall submit a sketch plan for review by the zoning administrator. At the time of submission of the sketch plan, the subdivider of the land covered by the sketch plan shall submit a petition for rezoning to the proposed use of said land, if the land is not already so zoned. The owner of said land shall join in said petition.

Section 117-589 Subd. (c) is deleted in its entirety and replaced with the following text:

(c) *Final plat.*

(1) Following approval of the sketch plan by the zoning administrator, within one year following approval of the sketch plan, the subdivider shall submit the final plat to the zoning administrator. Thereafter, the council may extend the period upon written application by the subdivider and

subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved sketch plan and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The final plat shall incorporate all changes required by the council.

(2) No final plat shall be approved by the council without first receiving a report signed by city staff identifying that the improvements described therein, together with the agreements and documents required under this division, meet the requirements of the city.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-02, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #15-02 to amend Ramsey, Minnesota City Code Sections 117-54 and 117-589 is to create an administrative site plan review process for smaller expansions of buildings that currently require full site plan review and to streamline the process for approving Minor Plats.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 10th day of February, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

Regular Planning Commission **5. 10.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Discuss Sign Standards for Highway 10 Corridor

Purpose/Background:

The purpose of this case is to provide broad policy direction on potential amendments to the City's sign regulations based on business community feedback and previous sign approvals. This is an introductory discussion topic at this point. No suggested amendments to City Code have been prepared at this time. Staff will provide visual examples to illustrate the discussion topics below as part of the presentation at the meeting.

Notification:

Notification is not required.

Observations/Alternatives:

As a matter of current policy, property owners are allowed to request a Conditional Use Permit to exceed the maximum standards for sign design that allows the City to review these larger signs on a case by case basis.

Maximum Height of Permanent Signs Along Highway 10

The City currently limits maximum height of permanent signs to twenty-five (25) feet. As the City and its partners of MnDOT and Anoka County progress design of grade-separated interchanges along Highway 10, private commercial property owners have continually expressed a need for additional sign height along Highway 10. In response, the City created an overlay district modeled after a peer community in a similar situation allowing sign heights of fifty (50) feet in height. As Anoka County has progressed in final design, the City has received multiple inquiries of the possibility of sign heights of 75 feet. Inquiries have cited visibility and driver-decision points along Highway 10 as the reasoning for the desire for additional height. A good local example of standards limiting to fifty (50) feet in height is Main Street (CSAH 14) and Highway 65 in Blaine. A good local example of standards allowing height higher than fifty (50) feet in height is Highway 101 and I94 in Rogers.

The City can exercise its legislative policy discretion to further amend City Code to allow for this height. Staff would recommend that signs of this height, if allowed, but required to provide for shared, or co-located signage to reduce the appearance of clutter at key nodes.

Staff is seeking direction as to whether the Commission feels as though the requested sign height is an appropriate policy and design for the community.

Temporary Signs

The City allows temporary signs for a maximum of six (6) weeks per year per business. If there are no documented sign violations within a twelve (12) month period at the end of the six (6) week period, the business is allowed an additional four (4) weeks per year.

Temporary signs are typically seen in several different forms:

1. Interchangeable letter/mobile
2. Banner

3. Banner 'flags'

Interchangeable Letters

Mobile interchangable letter signs can take on a variety of designs. Currently, this type is most commonly associated with signs containing a solid black background with neon colored letters. The letters can be re-used and re-arranged for multiple uses. These signs are often affixed to trailers for easy transport.

Banners

Banners are typically printed with vinyl affixed lettering creating for a specific event. These signs are typically affixed to building walls, but often times to fences as well. These banners serve well for advertising purposes and have a better aesthetic appeal when professionally printed.

Sign Plan for The COR

As part of the discussion above, Staff has been working on potential amendments to the Sign Plan for The COR. The current approach includes the following:

1. Creation of larger Community Signs along Highway 10 with the primary purpose of identifying The COR and some individual tenant panels for major tenants.
2. Creation of Gateway Signs at intersections with County Roads identifying The COR as well as individual tenants. These signs are not as large as the Community Signs, but do allow for a broader use of tenant panels.

Funding Source:

Preparation of this discussion topic are being handled as part of normal Staff duties. Discussion at this stage does not infer future costs to the City for construction of signs, rather an appropriate policy for permanent and temporary sign regulations within the community.

Recommendation:

No action is being requested.

Maximum Sign Height

- Continue to allow a maximum sign height of twenty-five (25) feet in standard areas
- Continue to allow a maximum sign height of fifty (50) feet in the Overlay District as a Permitted Use and expand to The COR
- Allow a maximum sign height of seventy-five (75) feet in the Overlay District and require provisions for co-location to limit the total number of signs of this height

Temporary Signs

- Retain standards for temporary inter-changable letter signs
- Amend standards for temporary banners to separate from other types of temporary signs and allow a longer duration

Sign Plan for The COR

- Focus Community Signs along Highway 10 to focus on identifying The COR and two (2) to three (3) major tenants per sign
- Allow Gateway Signs at each of the nodes/intersections of County Roads to have four (4) to seven (7) tenant panels

Action:

No action is being requested. Staff is seeking broad policy discussion as outlined above in order to prepare for a potential future ordinance amendment.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/02/2015 02:23 PM
Tim Gladhill (Originator)	Tim Gladhill	01/02/2015 02:45 PM
Form Started By: Tim Gladhill		Started On: 11/21/2014 08:24 AM
Final Approval Date: 01/02/2015		

Regular Planning Commission **6. 1.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Staff Update

- General Development Update
- Update on Stoney River/Lord of Life Shared Entrance on Nowthen Boulevard (CSAH 5)
- Country Club Hills
- CommonBond Communities
- Armstrong Interchange
- Highway 10 Access Planning Study Implementation
- Planning Commission Strategic Planning and Training Session Schedule
- City Holiday Party January 9, 2015

Purpose/Background:

Staff will provide a verbal update on the various development projects occurring around the community and recent City Council actions of interest to the Planning Commission.

Notification:

Observations/Alternatives:

Funding Source:

Preparation of the monthly updates are being handled as part of normal Staff duties.

Recommendation:

Action:

For update only. No action requested.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	12/30/2014 10:37 AM
Form Started By: Tim Gladhill		Started On: 12/11/2014 12:57 PM
Final Approval Date: 12/30/2014		

Regular Planning Commission **6. 2.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on City Council Work Session Discussion with Representatives of the Metropolitan Council

Purpose/Background:

The purpose of this case is to receive materials presented at the December 9, 2014 City Council Work Session.

On December 9, 2014, the City Council met with Metropolitan Council Member Ed Reynoso, representing Metropolitan Council District 9. In addition, Council Member Reynoso was accompanied by Sector Representative Annalee Garletz. Sector Representatives are local communities' first point of contact for local planning assistance.

Notification:

Notification is not required.

Observations/Alternatives:

This case is for advisory purposes only. Attached to this case are the materials presented at the December 9, 2014 City Council Work Session.

Funding Source:

Preparation of this case is being handled as part of normal Staff duties.

Recommendation:

No action is being requested.

Action:

No action is being requested.

Attachments

City Presentation
Metropolitan Council Presentation
Metropolitan Council Background
Metropolitan Council Equitable Policies

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	12/30/2014 08:46 AM
Form Started By: Tim Gladhill		Started On: 12/10/2014 07:59 AM
Final Approval Date: 12/30/2014		

Metropolitan Council Update

City Council Work Session: December 9, 2014

Who is Ramsey?

Mission

- Work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

Vision

- Achieve economic vitality with strategic infrastructure investments through market-driven growth.

Ramsey's Goals and Imperatives

Goals/Imperatives

Financial Stability

Ensure strategic economic development that complements the City's desired quality of life and builds a stable tax base, all while maintaining a low tax levy

A Connected Community

Ensure that the city is a connected city that is part of a comprehensive regional transportation system that enables all to easily navigate the community and attracts business development

Smart, Citizen-Focused Government

Continue the delivery of quality services to ensure the city will have safe and thriving neighborhoods and business districts, and a clean environment

An Effective Organization

Maintain a highly functional staff, citizen volunteers, and elected officials and governance structure that meets the ever-changing, increasing needs of the organization

Regional System Priorities: City of Ramsey

- Transportation
  - US Highway 10
  - Trunk Highway 47 (State)
  - Bicycle and Pedestrian Connections

- Water Supply
  - Regional balance of surface water & ground water supply

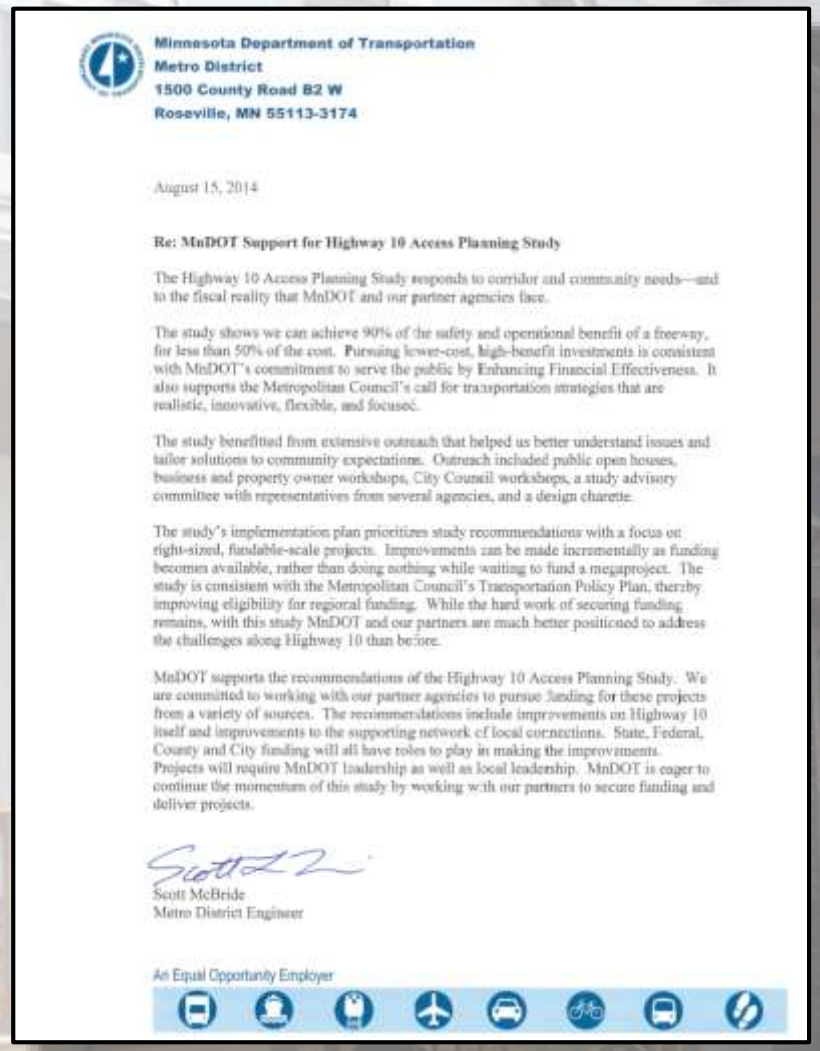
Responses to Regional Planning Documents

- ThriveMSP 2040
- Household, Population, and Employment Forecasts
- Transportation Policy Plan
- Parks Policy Plan
- Housing Policy Plan
- Water Resources Policy Plan [upcoming]

Highway 10 Access Planning Study

A Connected Community

Highway 10 Access Planning Study



Minnesota Department of Transportation
Metro District
1500 County Road B2 W
Roseville, MN 55113-3174

August 15, 2014

Re: MnDOT Support for Highway 10 Access Planning Study

The Highway 10 Access Planning Study responds to corridor and community needs—and to the fiscal reality that MnDOT and our partner agencies face.

The study shows we can achieve 90% of the safety and operational benefit of a freeway, for less than 50% of the cost. Pursuing lower-cost, high-benefit investments is consistent with MnDOT's commitment to serve the public by Enhancing Financial Effectiveness. It also supports the Metropolitan Council's call for transportation strategies that are realistic, innovative, flexible, and focused.

The study benefitted from extensive outreach that helped us better understand issues and tailor solutions to community expectations. Outreach included public open houses, business and property owner workshops, City Council workshops, a study advisory committee with representatives from several agencies, and a design charette.

The study's implementation plan prioritizes study recommendations with a focus on right-sized, fundable-scale projects. Improvements can be made incrementally as funding becomes available, rather than doing nothing while waiting to fund a megaproject. The study is consistent with the Metropolitan Council's Transportation Policy Plan, thereby improving eligibility for regional funding. While the hard work of securing funding remains, with this study MnDOT and our partners are much better positioned to address the challenges along Highway 10 than before.

MnDOT supports the recommendations of the Highway 10 Access Planning Study. We are committed to working with our partner agencies to pursue funding for these projects from a variety of sources. The recommendations include improvements on Highway 10 itself and improvements to the supporting network of local connections. State, Federal, County and City funding will all have roles to play in making the improvements. Projects will require MnDOT leadership as well as local leadership. MnDOT is eager to continue the momentum of this study by working with our partners to secure funding and deliver projects.

Scott McBride
Metro District Engineer

An Equal Opportunity Employer

August 21, 2014

Paul Jung
Minnesota Department of Transportation
Metro Division
1500 West CO Rd B-2
Roseville, MN 55113

Dear Mr. Jung:

The Metropolitan Transportation Services division of the Metropolitan Council wishes to express its support of the Highway 10 Access Planning Study recently conducted by the Minnesota Department of Transportation in partnership with Anoka County , the cities of Ramsey and Anoka, and the Council. The philosophy upon which the study approach was based is in keeping with the lower cost/high benefit policy expressed in the Council's Transportation Policy Plan.

The study should be considered a "role model" by other corridors in the region. The approach of considering less traditional improvement strategies to balance funding limitation realities with the need to find solutions resulted in a series of smaller, implementable projects with large positive impacts. The program of projects outlined in the study combine to provide 90% to 95% of the safety and mobility benefits of the previous freeway proposal for roughly a third of the cost.

This letter of support does not predispose any future required Council review of projects. Specifically, all interchange projects on Highway 10 will need a joint MnDOT/Metropolitan Council Highway Interchange Request committee review. Specific projects may also be subject to the Metropolitan Council controlled access highway approval as outlined in Minnesota statute 473.166.

The Council appreciates the efforts by all study partners and looks forward to the eventual implementation of the projects identified in the Highway 10 Access Planning Study.

Sincerely,

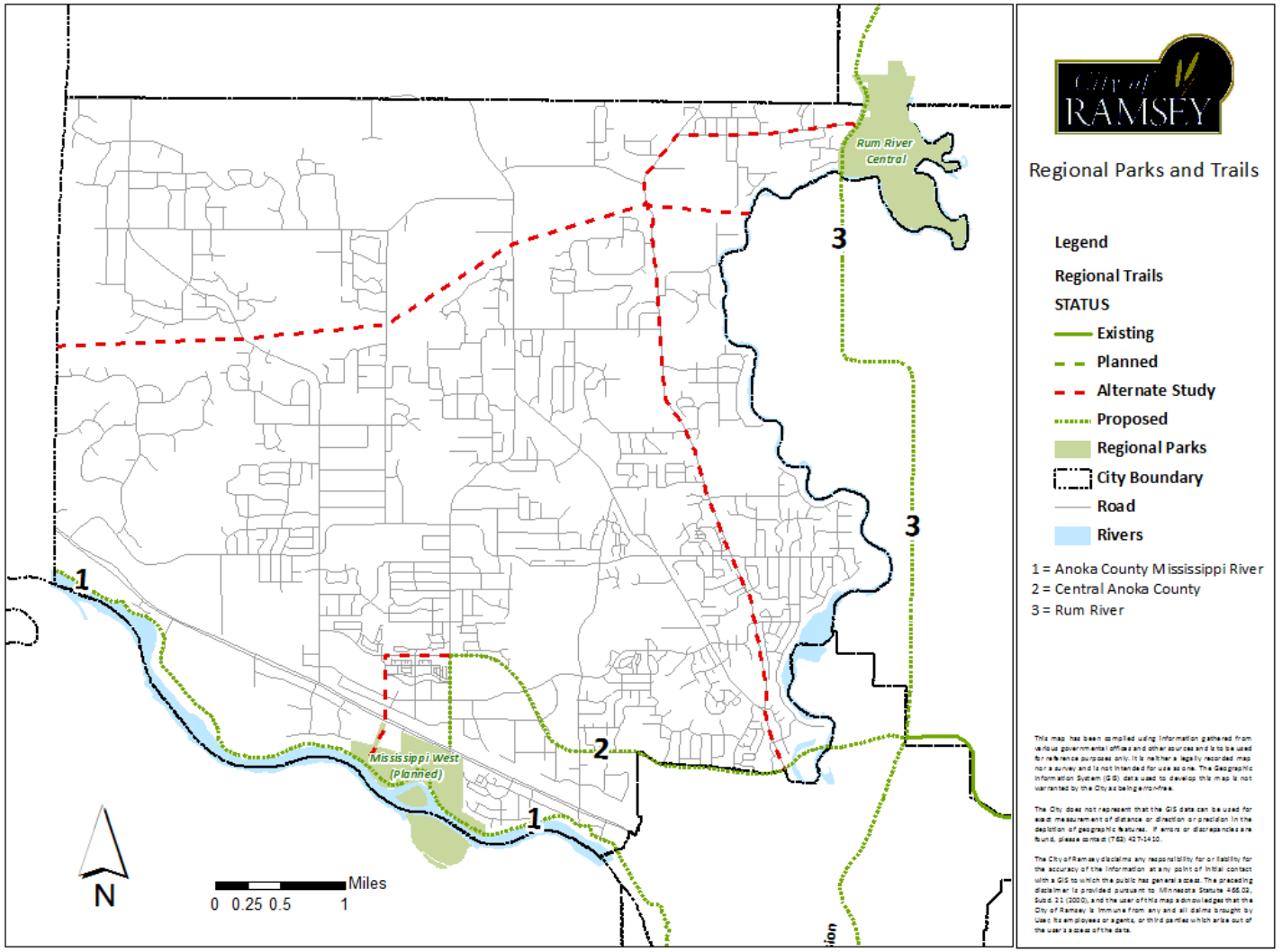
Arlene McCarthy
Director, Metropolitan Transportation Services

Cc: Lona Schreiber, Metropolitan Council District 15
Edward Reynoso, Metropolitan Council District 9
Mark Filipi, MTS Manager

METROPOLITAN COUNCIL

A Connected Community

Regional Parks and Trails



City of RAMSEY

Regional Parks and Trails

Legend

Regional Trails

STATUS

- Existing
- Planned
- Alternate Study
- Proposed
- Regional Parks
- City Boundary
- Road
- Rivers

1 = Anoka County Mississippi River
2 = Central Anoka County
3 = Rum River

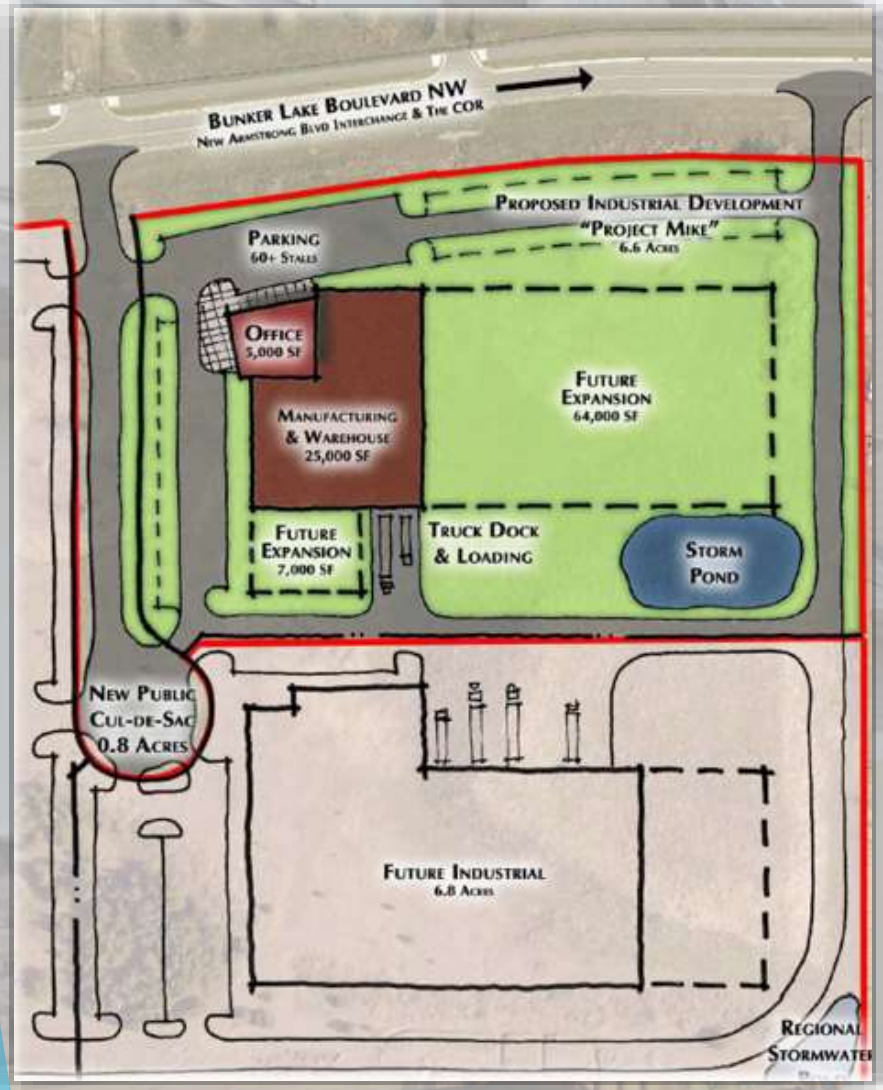
This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access of the data.

A Connected Community

Employment Growth



Household Growth

Success Stories of Ramsey

Success Stories of Ramsey

Livable Communities Program Involvement

Success Stories of Ramsey

Success Stories of Ramsey

Success Stories of Ramsey

Success Stories of Ramsey

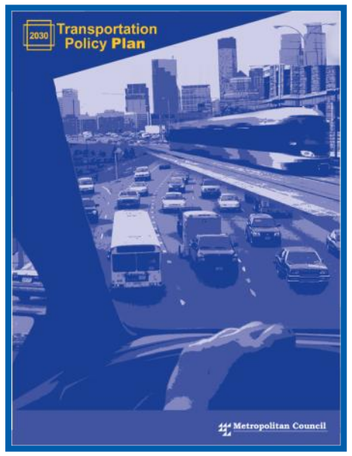
METROPOLITAN COUNCIL

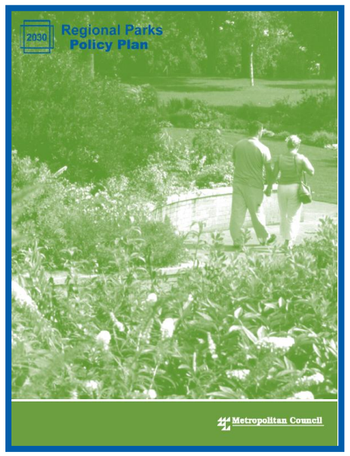
Presentation to City of Ramsey City Council

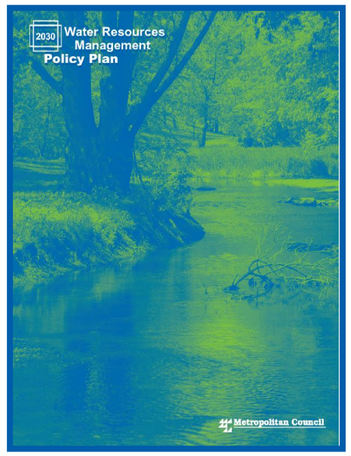
December 9, 2014

What is Met Council?

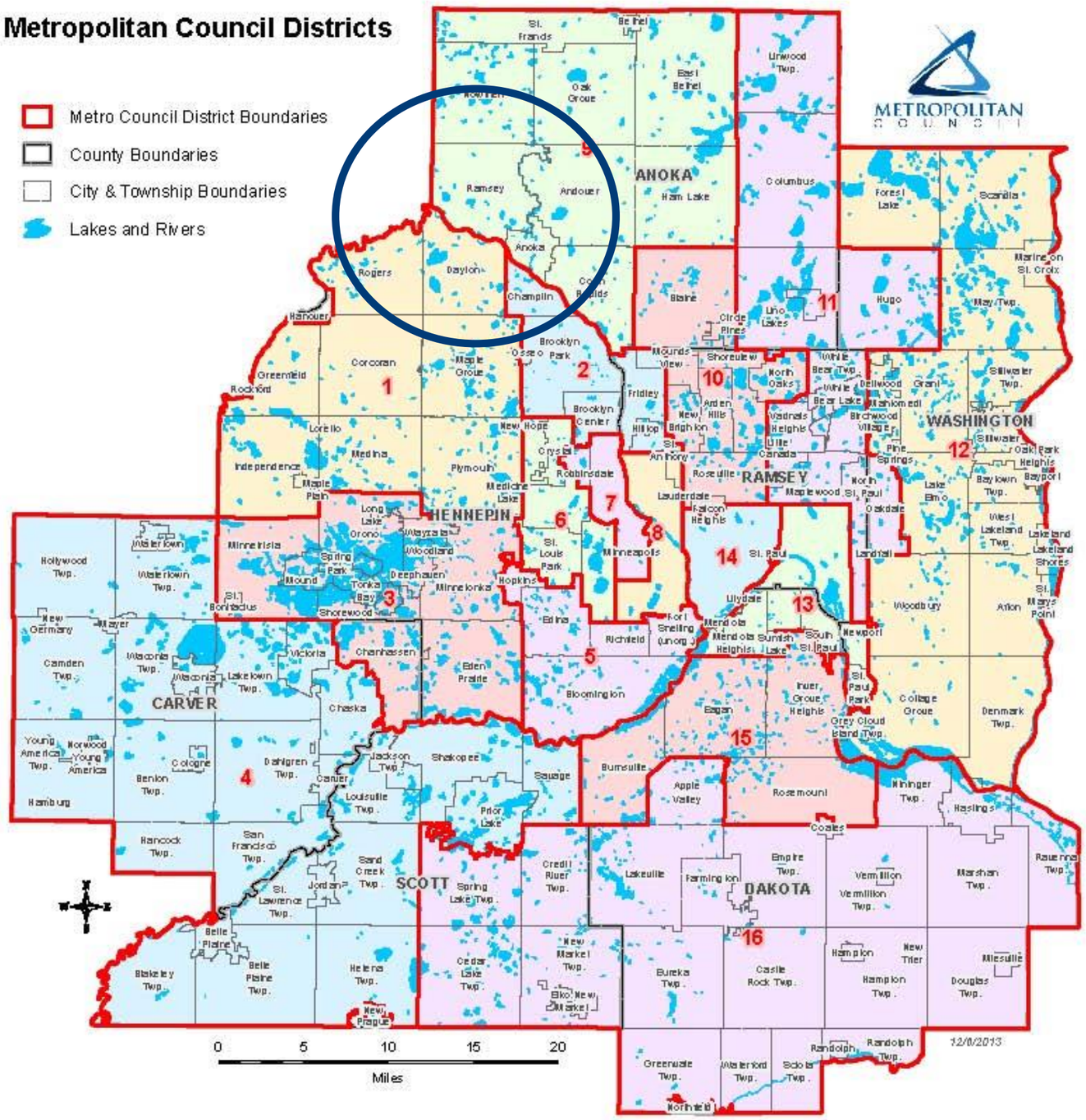
- **Regional policy-making body, planning agency, and provider of services for the Twin Cities metropolitan region.**
- Metropolitan Development Guide
- Three regional systems
- Roles:
  - Policy maker
  - Owner / operator
  - Planner / researcher
  - Program / funder
  - Convener / collaborator / partner / stakeholder







METROPOLITAN COUNCIL



Council Chair

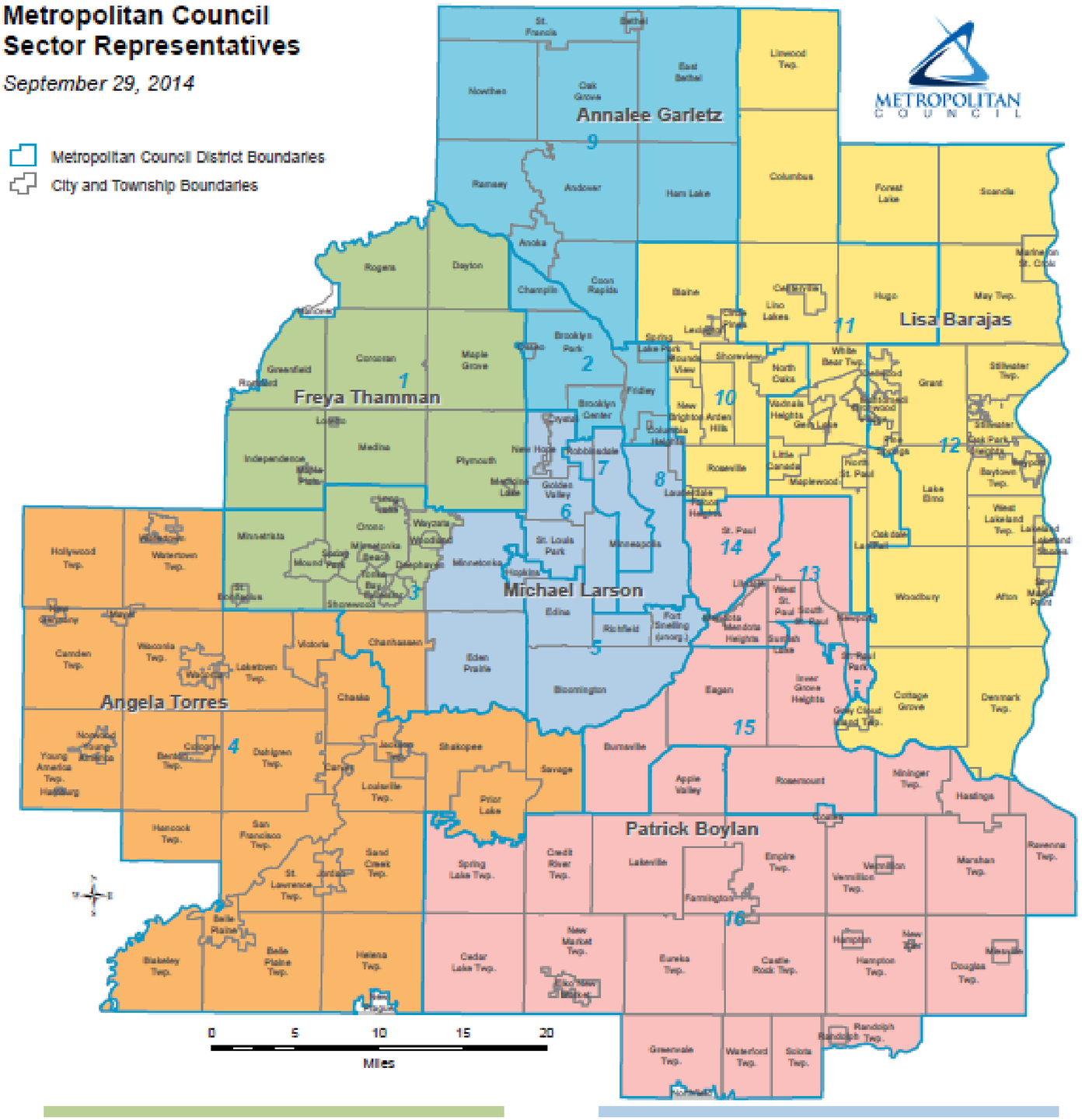
Sue Haigh

Council Member

Ed Reynoso

Metropolitan Council
Sector Representatives

September 29, 2014



REGIONAL 10-YEAR PLANNING CYCLE

Local Plan Implementation and Plan Amendments

United States Census 2010

2013 - 2014
Regional Development Guide

2040 Thrive MSP

2014 - 2015
Regional System and Policy Plans:

Regional Parks
Water Resources
Transportation
Housing

Fall 2015
System Statements

Fall 2015

LOCAL PLANNING HANDBOOK

December 31, 2018
Comprehensive Plan Updates

METROPOLITAN COUNCIL

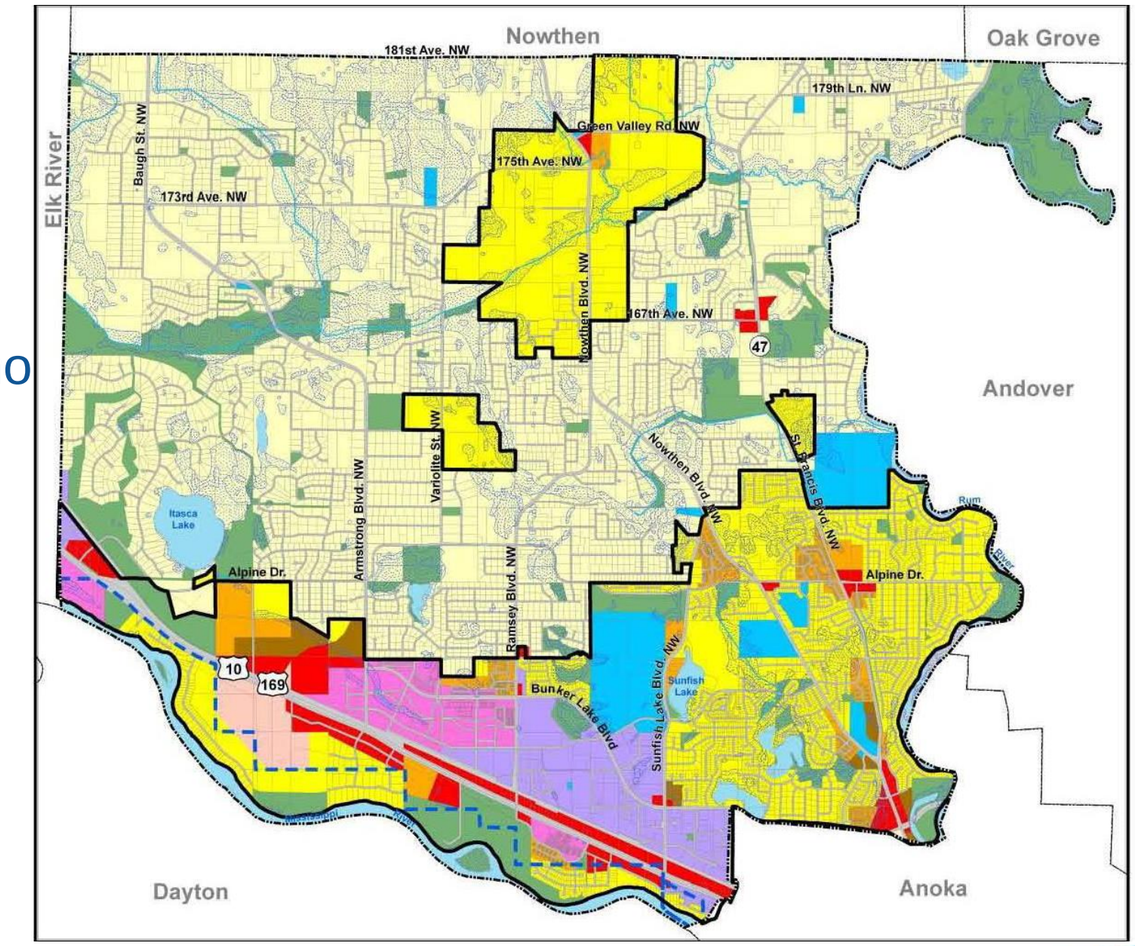
Metropolitan Council Policy Plans

- Thrive MSP 2040
- Water Resources Management Policy Plan
  - Wastewater
  - Surface water management
  - Water supply
- Transportation Policy Plan
  - Includes highways, transit, aviation
- Regional Parks and Trails
- Housing Policy Plan

METROPOLITAN COUNCIL

Local Comprehensive Plans

- Accommodate growth / redevelopment
- Conformance / consistency with regional system plans and policies
- Address:
  - Orderly and Efficient Land Use
  - Natural Resources Protection
  - Water Sustainability
  - Housing Affordability and Choice
  - Access, Mobility, and Transportation Cho
  - Economic Competitiveness
  - Building in Resilience



METROPOLITAN COUNCIL

Thrive MSP 2040

METROPOLITAN
COUNCIL

What is *Thrive MSP 2040*?

"The Metropolitan Council shall prepare and adopt, after appropriate study and such public hearings as may be necessary, a **comprehensive development guide** for the metropolitan area…"

(M.S. 473.145)

METROPOLITAN COUNCIL

Thrive MSP 2040

Outcomes

METROPOLITAN COUNCIL

Stewardship

Prosperity

Equity

Livability

Sustainability

Stewardship

…responsibly managing the region's resources and making strategic investments in our future.

Prosperity

…investments that attract and retain successful businesses, a talented workforce, and, consequently, wealth.

Equity

…connecting all residents to opportunity and creating viable housing, transportation, and recreation options for people of all races, ethnicities, incomes, and abilities.

Livability

…how places and infrastructure create and enhance the quality of life that makes our region a great place to live.

Sustainability

…preserving our capacity to maintain and support our region's well-being and productivity over the long term.

Stewardship

Prosperity

Equity

Livability

Sustainability

Next steps

METROPOLITAN COUNCIL

From *Thrive* to systems and policy plans:

- Housing Policy Plan (December 2014)
- Transportation Policy Plan (January 2015)
- Water Resources Policy Plan (Early 2015)
- Regional Parks Policy Plan (February 2015)
- System Statements (Fall 2015)
- Comprehensive Plan Updates due (2018)

METROPOLITAN COUNCIL

METROPOLITAN COUNCIL FACTS

Fostering a prosperous region

The Metropolitan Council plans for the future of the seven-county Minneapolis-St. Paul metro area in partnership with 189 communities. We provide cost-effective transit and wastewater services, and assist communities as they plan for anticipated growth. Our mission is to foster efficient and economic growth for a prosperous metropolitan region.

The Council's current priorities include:

- Create a financially sustainable, 21st century transportation system
- Promote dynamic housing opportunities for all
- Leverage investments that drive regional economic development

Supporting the region's economic vitality

The Council's planning and services provides a foundation for regional economic vitality. The Council:

- Operates Metro Transit, which carried 81.4 million bus and rail passengers in 2013, and wins awards for innovation and efficiency
- Makes strategic investments in a growing network of bus and rail transitways, and transit-oriented development
- Collects and treats wastewater for 90% of the region's population at rates 45% lower than peer regions, and earns state and national awards for environmental achievements
- Plans and funds acquisition and development of a world-class regional parks and trails system that attracts 47 million visitors a year.
- Provides affordable housing opportunities for about 6,400 low- and moderate-income households

How the Council is governed

The Council was established by the Minnesota Legislature in 1967. Our jurisdiction comprises the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington.

The Council's governing board has 17 members; they are appointed by and serve at the pleasure of the governor. Sixteen members represent geographic districts of roughly equal population across the region. The Council chair, the 17th member, serves at large. The current Council Chair is Susan Haigh, CEO of Twin Cities Habitat for Humanity and a former Ramsey County Commissioner.

The role of Council members is to provide a regional perspective and work toward a regional consensus on issues facing the metropolitan area. All meetings of the Council and its subcommittees are open to the public.

The Council develops, in cooperation with local communities, a Regional Development Framework, a set of policies to guide the efficient growth of the region and help maintain the region's economic competitiveness.

Council staff is organized in four major divisions that focus on: transportation planning; transit operations; wastewater treatment and water supply and quality; and community development. Administrative and service units support all major divisions.

METROPOLITAN COUNCIL

Major Council accomplishments in 2013-14

- Worked with partners and the public to create Thrive MSP 2040, a long-range vision and plan to ensure the region remains vital, prosperous and competitive long into the future. The plan was adopted in May 2014.
- Led a series of water supply studies, to be completed in 2014 and 2015, to help ensure a sustainable water supply in the region for coming generations.
- Opened service on the METRO Green Line, light rail connecting downtown Minneapolis and downtown Saint Paul. The transit project created 5,445 construction and other jobs.
- Adopted a Transit-Oriented Development (TOD) Strategic Action Plan, approved a TOD policy, and created a TOD office within Metro Transit to lead TOD implementation.

More accomplishments online at www.metrocouncil.org/accomplishments

The Metropolitan Council's mission is to foster efficient and economic growth for a prosperous metropolitan region.

Council revenues and expenditures

The Council relies on several funding sources. In 2013, 39% of the Council's revenue came from user fees for wastewater treatment and transit services, and 47% from state and federal funds. About 10% of revenue came from a seven-county property tax and 4% from other sources.

The Council's 2013 budget expenditures totaled $829.1 million. The operating budget of $574.3 million (69% of expenditures) covered daily expenses, mostly for regional transit service and wastewater treatment. Debt service (18%) covered payments on the Council's long-term capital bonds and loans. Pass-through funds (13%) came primarily from federal sources (and some state funds) that the Council received and allocated to local governments, agencies, and rental property owners for transportation, housing and other programs.

For more information

Learn more about the Council at *www.metrocouncil.org,* or call the Council's central offices at 651-602-1000 (TTY 651-291-0904).

Metropolitan Council
390 Robert Street North
Saint Paul, MN 55101
Main: 651.602.1000
TTY: 651.291.0904
Public Information: 651.602.1500
public.info@metc.state.mn.us

Metropolitan Council
390 Robert Street North
St. Paul, MN 55101-1805
www.metrocouncil.org

Edward Reynoso

Metropolitan Council Member, District 9

Edward Reynoso was appointed to the Metropolitan Council by Gov. Mark Dayton in March 2011. Reynoso represents District 9, which includes the Anoka County cities of Andover, Anoka, Bethel, Coon Rapids, East Bethel, Ham Lake, Nowthen, Oak Grove, Ramsey, and St. Francis, and the town of Linwood.

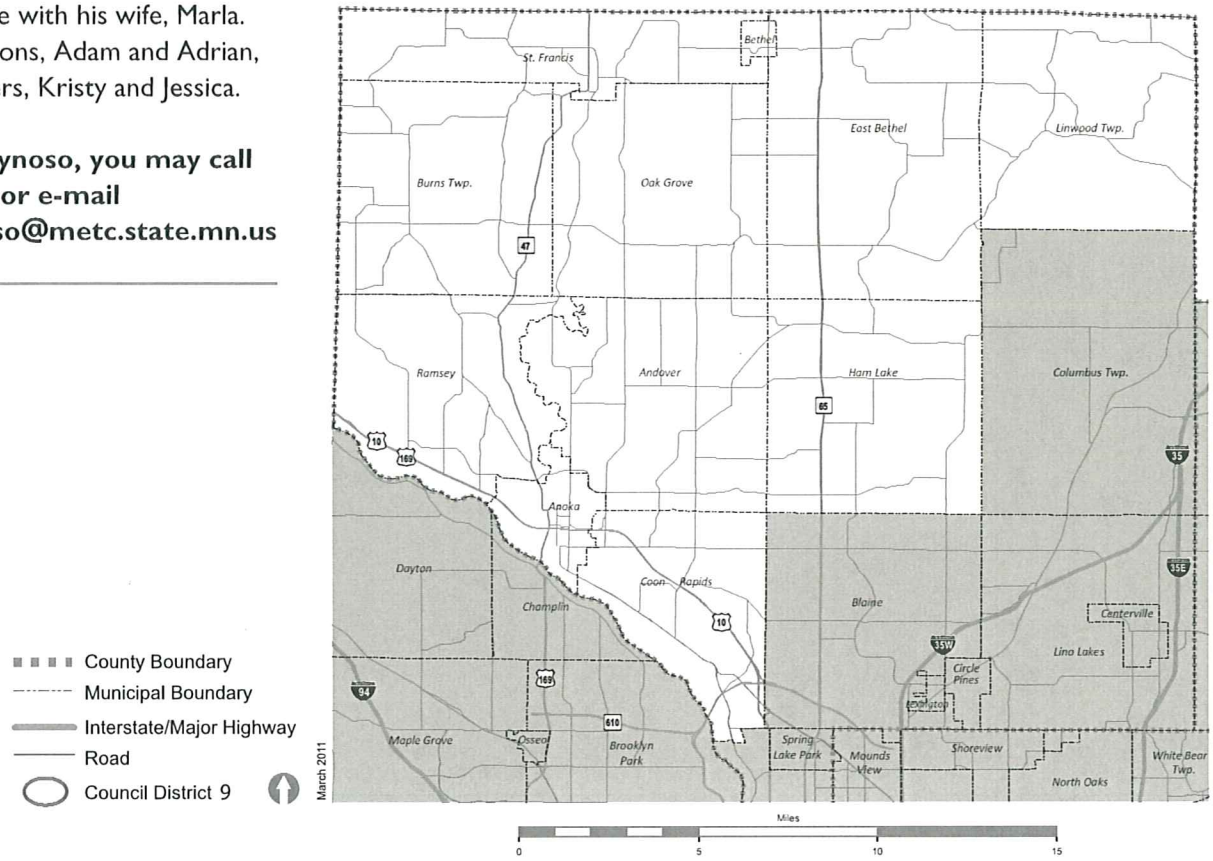
Reynoso brings 20 years of experience representing transportation industry members of the Teamsters Union. Specifically, he has served as the Political Director and Special Projects Coordinator for the Teamsters Joint Council 32 in Minneapolis since 2009. Previously, he worked as a Political Representative for the International Brotherhood of Teamsters Local 63 in Rialto, Cal., from 1991-99, and as National Political Field Representative for the International Brotherhood of Teamsters in Washington, D.C. from 1999-2009.

As a Council member, Reynoso serves on the Environment and Transportation committees.

"One of the top issues facing the region is transportation," Reynoso said. "Growth in affordable transportation, be it LRT or bus transit, is extremely important." He also noted that more of a focus on economic development will help ensure a healthy and vibrant region.

Reynoso serves on several community and government organizational boards, including the Governor's Workforce Development Council, the Workers Compensation Advisory Council, the Minnesota HealthCare Task Force and Governor's Job Skills Partnership. Reynoso lives in Ham Lake with his wife, Marla. They have two sons, Adam and Adrian, and two daughters, Kristy and Jessica.

To contact Reynoso, you may call 612-331-3456, or e-mail edward.reynoso@metc.state.mn.us



Up the Pace: FACTS TO SPUR ACTION ON EQUITABLE POLICIES

Thrive 2040 MSP

Visit thrivemsp.org

1990 2010 2040

Message from Sue Haigh

Chair, Metropolitan Council

Our metro area is prosperous and a great place to live…but not for everyone.

We can point to a long list of markers that confirm our economic strengths. We rank high among the largest regions in the nation for overall income, low unemployment and economic growth.

But we also rank high for negative outcomes. Our region has some of the nation's biggest disparities along racial and ethnic lines among our peer metro areas. They include income, poverty, unemployment, homeownership, and education. These disparities are magnified by concentrations of poverty in our region, and they seriously hinder access to opportunities for people of color who are disproportionately represented in these areas.

Unchallenged, these disparities jeopardize the future economic vitality of our region.

But we have a choice. Improving access to opportunity can make people's lives better. Closing these disparities will make our region stronger and more prosperous. Expanding opportunity in more of our neighborhoods will promote win-win outcomes for individuals, families, our economy, and the region as a whole.

This is a major undertaking and needs broad support. The Council will convene partners – including cities, counties, school districts, nonprofit and philanthropic organizations – to develop shared plans for action and investment that help address challenges presented by concentrations of poverty, especially racially concentrated areas of poverty.

The Council hopes you will join in this effort.

Susan Haigh

WHAT IS EQUITY?

Equity doesn't mean "the same" for everyone. Equity acknowledges that disparities in educational outcomes, health, income, and employment create additional barriers to success.

Equality is like giving every runner the same-size shoes. Some pairs fit well and others don't. That means some runners will probably do better in the race than others. Equity is like providing shoes that fit each runner equally well.

Behind the region's economic prosperity are wide disparities between people of color and the rest of the population.

The region ranks #1 nationally for disparities in poverty, employment and homeownership, and near the top (#4) for per capita income.

Poverty

5.7x higher

FOR BLACK PEOPLE than for white non-Latino people

Unemployment

2.9x higher

FOR BLACK PEOPLE than for white non-Latinos

Homeownership

49%

HOUSEHOLDS OF COLOR are half as likely to own their home as white non-Latino households

Per Capita Income

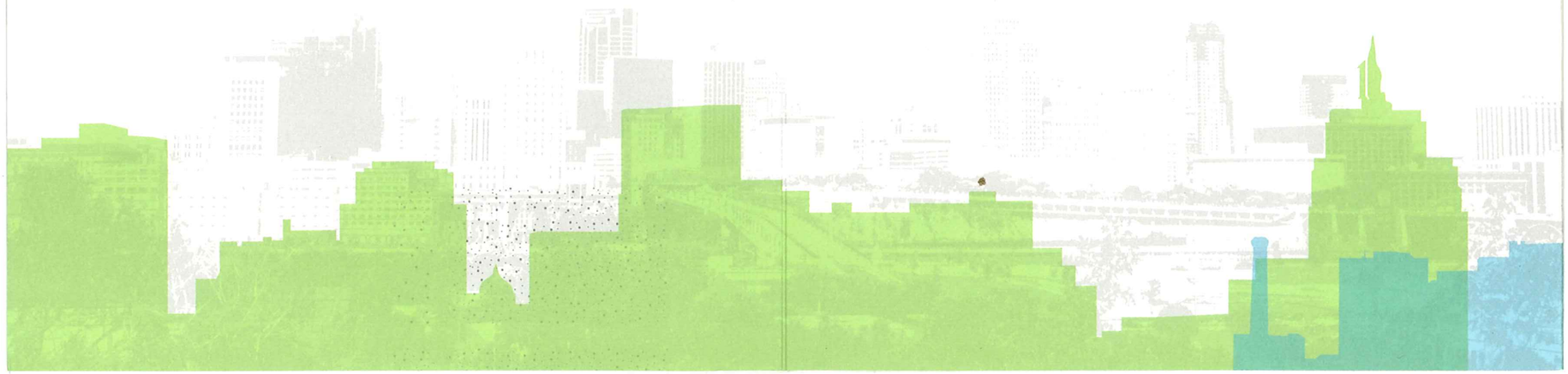
$18,078

PEOPLE OF COLOR

$37,493

WHITE NON-LATINOS

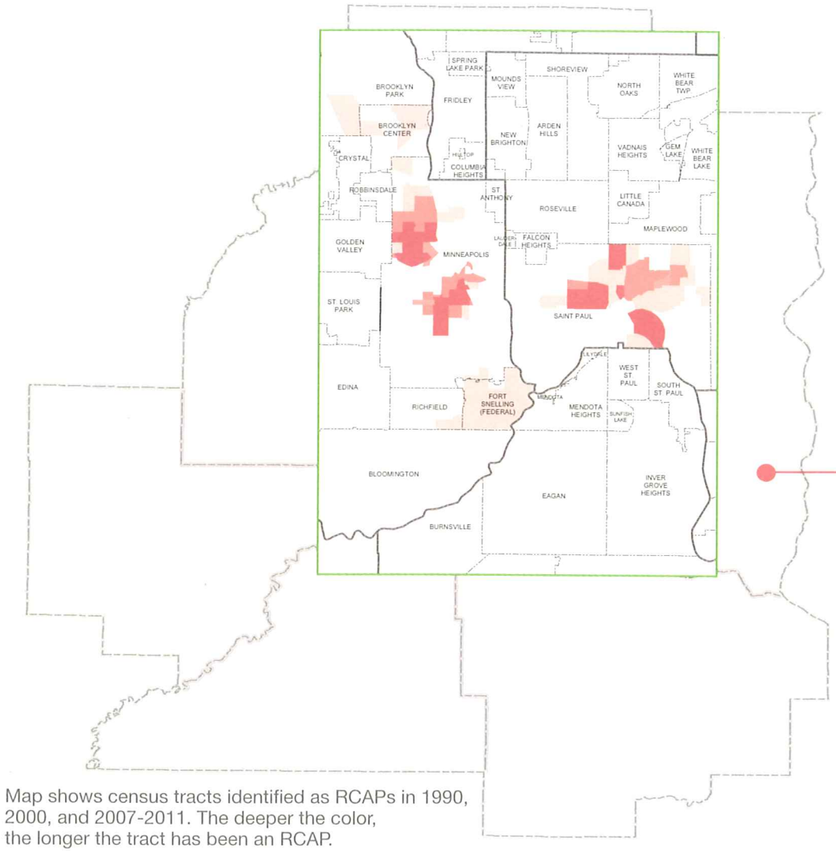
THE RANKINGS ACCOUNT FOR CERTAIN DIFFERENCES FROM REGION TO REGION TO MAKE THEM MORE COMPARABLE.



GROWTH OF RACIALLY CONCENTRATED AREAS OF POVERTY (RCAPs)

RCAPs have grown in size and make up a bigger share of the region's population since 1990. As long as they grow, racial and ethnic disparities will grow.

- **1990:** 31 census tracts were RCAPs, where 3% of region's residents lived.
- **2000:** 53 census tracts, with 6% of region's residents.
- **2007-2011:** 80 census tracts, with 9% of region's residents.



Map shows census tracts identified as RCAPs in 1990, 2000, and 2007-2011. The deeper the color, the longer the tract has been an RCAP.

Racial concentrations of poverty perpetuate racial and ethnic disparities.

RCAPs ARE CENSUS TRACTS, USUALLY CLUSTERS OF THEM, WHERE

50% or more of the residents are people of color

AND

40% or more of the residents have incomes less than 185% of the federal poverty level.

THERE IS AN ECONOMIC COST TO NOT REDUCING DISPARITIES.

Even as the disparities widen, the region's population is becoming more racially and ethnically diverse.

All of the net increase in the region's workforce over the next three decades will come from the growth in the population of people of color.

1990 Population

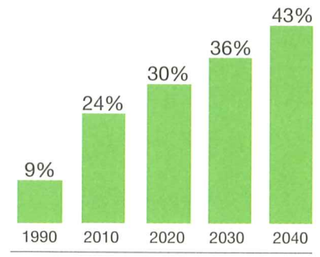
9%

people of color

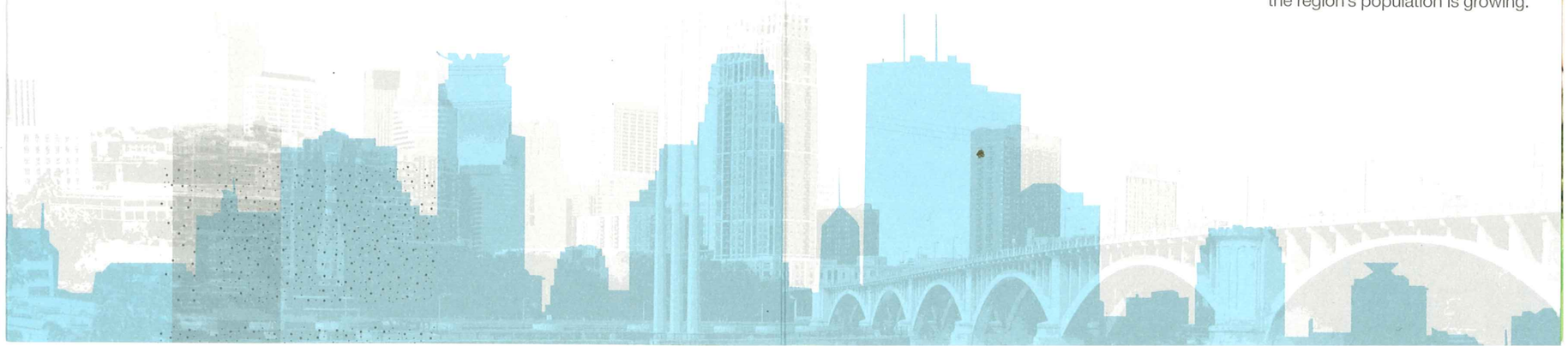
2040 Population

43%

people of color



The share of people of color in the region's population is growing.



Residents of racially concentrated areas of poverty (RCAPs) and people of color in the region face obstacles in accessing opportunities.

Access to opportunities varies for residents of RCAPs and, more generally, people of color, whether quality education, jobs, safe communities, environmentally healthy neighborhoods, social services and facilities, basic necessities, and community amenities.

Looked at by their location, access to opportunities can be viewed as people's physical ability to reach destinations. Other factors – such as educational attainment, job skills, and most important, racial discrimination – can also hinder meaningful access to opportunities.

EMPLOYMENT. A job is the single largest factor that opens the door to current and future opportunity. Although proximity to jobs is not a major disadvantage for RCAP residents and people of color on the whole, high unemployment rates stand in the way of a better life and better opportunities.

EDUCATION. Higher educational attainment is closely tied to higher incomes. There are substantial racial and ethnic disparities in access to good schools, which are especially pronounced for the school-age residents of RCAPs.

CRIME. Persistently high crime rates create an environment of fear, stress, and anxiety about personal safety, and can discourage business development. RCAPs are almost entirely located in areas with high exposure to crime.

ENVIRONMENTAL HAZARDS. Long-term exposure to pollution can cause adverse health effects in vulnerable residents, and exposure to environmental hazards occurs across the region. Nevertheless, Native Americans and black people are the two groups most exposed to polluted environments.

SOCIAL SERVICES AND BASIC NECESSITIES. Locations providing these opportunities include grocery stores, health care clinics, pharmacies, churches providing social support, job training centers, social service sites, libraries, and child care centers. Although the region's RCAPs generally have good access to these resources, a high percentage of Asians, Latinos, and Native Americans live in communities with lower access to social services, basic necessities, and amenities.

Expanding opportunities and closing disparities benefit the region's economy and improve the quality of life for more people.

What may be possible if we eliminate the disparities by 2040:

Per capita income
$34.5 billion

People employed
137,000

People in poverty
298,000

People age 25+ WITH HIGH SCHOOL DIPLOMAS
182,000

Homeowners
216,000

THIS BROCHURE INCLUDES INFORMATION FROM A STUDY THAT THE COUNCIL IS COMPLETING CALLED THE FAIR HOUSING AND EQUITY ASSESSMENT.

THE STUDY HIGHLIGHTS FACTS AND ISSUES THAT CAN HELP MOVE THE REGION TOWARD GREATER OPPORTUNITY AND EQUITY.

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2040 Thrive MSP

The Metropolitan Council is committed to strengthening opportunity and equity.

The Council is shaping a new 30-year regional plan called Thrive MSP 2040. Among its key outcomes is to advance equity in the Council's regional policies, operations, and collaborations with other organizations.

To promote greater access to opportunity, the Council makes these commitments:

- To serve as a catalyst and a partner in revitalizing neighborhoods in concentrations of poverty and in racially concentrated areas of poverty.
- To advance more economically and racially balanced neighborhoods.
- To promote expanded housing choices for people of all economic means by:
  - preserving existing affordable housing across the region
  - encouraging new affordable housing, especially in areas well connected to jobs and transit
  - investing in affordable-housing construction and preservation in higher-income areas of the region
  - providing competitive rent limits to expand residential choices for holders of Housing Choice Vouchers
  - supporting research into Fair Housing issues, discriminatory lending practices, and real estate steering to determine how housing practices may be limiting housing choices
- To strengthen transportation connections between lower-income areas and job opportunities in transportation investments – including transitways, strategic highway capacity improvements, and bicycle/pedestrian facilities.

The challenge requires partnerships, collaboration, and cooperative efforts as broad and deep as the problems themselves. The Council looks forward to working with many organizations on many fronts to help secure the future of the metropolitan area.

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Regular Planning Commission **6. 3.**

Meeting Date: 01/08/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Term Schedule for Planning Commissioners

Purpose/Background:

At the request of the Planning Commission, the purpose of this case is to note when individual Planning Commissioners' terms expire. The requested information is below (expiring terms underlined).

Chairperson Levine (3/31/2017)
Vice-Chairperson Bauer (3/31/18)
Commissioner Brauer (3/31/15)
Commissioner Maul (3/31/2016)
Commissioner Nosan (3/31/2017)
Commissioner VanScoy (3/31/18)
Vacant Seat (3/31/15)

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	12/29/2014 01:07 PM
Tim Gladhill (Originator)	Tim Gladhill	12/29/2014 01:29 PM
Form Started By: Tim Gladhill		Started On: 12/05/2014 01:13 PM
Final Approval Date: 12/29/2014		

Regular Planning Commission **6. 4.**

Meeting Date: 01/08/2015

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed are zoning periodicals for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletins

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/02/2015 09:27 AM
Form Started By: JoAnn Shaw		Started On: 01/02/2015 09:08 AM
Final Approval Date: 01/02/2015		

QUINLAN™ November 25, 2014 | Volume 8 | Issue 22

Zoning Bulletin

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Mat #41503342

Proceedings/Ripeness—After its special permit request is denied, landowner chooses not to appeal and instead challenges denial in court, claiming discrimination

Landowner argues requirement of a final decision from a zoning agency before bringing land use claims to court should not apply when landowner alleges intentional discrimination

Contributors

Corey E. Burnham-Howard

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Citation: *Sunrise Detox V, LLC v. City of White Plains, 2014 WL 4922130 (2d Cir. 2014)*

The Second Circuit has jurisdiction over Connecticut, New York, and Vermont.

SECOND CIRCUIT (NEW YORK) (10/02/14)—This case addressed the issue of whether cases in which a landowner alleges intentional discrimination should be excepted from the final decision-ripeness requirement for a court to have jurisdiction over the land use dispute.

The Background/Facts: Sunrise Detox V, LLC ("Sunrise") was a provider of medically supervised care for individuals recovering from alcohol and drug abuse. Sunrise sought to operate a treatment facility in an R2-2.5 zoning district in White Plains, New York (the "City"). In order to satisfy the City zoning requirements for the R2-2.5 zoning district, Sunrise sought to have its residential facility designated as a permissible "community residence" use, and to obtain a special permit for that use. The City's zoning ordinance defined a "community residence" as: "[a] residential facility for the mentally disabled operated pursuant to the New York State Mental Hygiene Law and regulations promulgated thereunder, including an alcoholism facility, a hostel, a halfway house and any other such facility as defined in such regulations, and any similar facilities operated under the supervision of federal departments and agencies."

During the hearing process on Sunrise's application, the Commissioner of the City's Department of Building first determined that Sunrise's proposed facility met the special permit requirements as a "community residence." However, before the hearing process was complete and as opposition to the proposed facility mounted, the Commissioner revised his determination. He concluded that Sunrise's proposed facility was more properly classified as a "Crises Services," akin to Hospitals or Sanitaria, which were not permitted uses in the R2-2.5 zone. The Commissioner informed Sunrise that it would have to either seek a variance or appeal the Department's determination to the Zoning Board of Appeals in order to proceed with its application.

Sunrise did not seek relief from the Zoning Board of Appeals. Instead, it filed a lawsuit alleging that the City violated the federal Americans with Disabilities Act (the "ADA") by intentionally discriminating against it and its prospective clients, and by failing to offer a "reasonable accommodation" (required by the ADA) by allowing Sunrise's proposed use of the property.

The district court dismissed the case for lack of subject-matter jurisdiction. It concluded that Sunrise's claims were unripe for adjudication because they presented a "zoning dispute" which first required a final determination before it could be heard by a court.

Sunrise appealed.

DECISION: Judgment of district court affirmed.

The United States Court of Appeals, Second Circuit, held that Sunrise's claims were not ripe for adjudication; the claims could not be heard by a court until Sunrise had exhausted its administrative avenues and obtained a final de-

cision from the City's zoning authority in the form of a variance or Zoning Board of Appeals decision.

The court explained that with regard to land use decisions, claims were not ripe until the government entity charged with implementing the regulations had reached a final decision regarding the application of the regulations to the property at issue. The court said the purpose of the ripeness requirement is to ensure that a dispute has generated injury significant enough to satisfy the case or controversy requirement of Article III of the U.S. Constitution. (Article III authorizes the federal courts to hear actual cases and controversies only.) To be ripe for adjudication, the injury must be "concrete and particularized," "actual or imminent," not "merely speculative," said the court.

Sunrise had argued that the final-decision requirement did not apply to zoning challenges under the ADA based on allegations of intentional discrimination because those "cause[d] a uniquely immediate injury" rendering such claims "ripe from the act of discrimination." The court acknowledged that argument had some appeal since, generally, when a public official violates constitutional rights, related claims may proceed to federal court without state remedies first being exhausted. However, in the case of land use disputes, the court "declin[ed] to adopt a categorical rule excepting from the final-decision requirement any case in which a landowner alleges intentional discrimination." The court noted that whether or not the rejection of Sunrise's special permit request was the product of discriminatory motivation, the remedy was not necessarily the issuance of a permit to Sunrise. The court further noted that if Sunrise proceeded with its application, "the rejection may be reversed, and the project may be permitted to proceed—or the application may be rejected on other, non-discriminatory grounds." Only after a final decision was rendered would it be known whether the allegedly discriminatory decision of the official had any effect at all on Sunrise's application, said the court.

The court concluded: "[T]herefore . . . a plaintiff alleging discrimination in the context of a land-use dispute is subject to the final-decision requirement unless he can show that he suffered some injury independent of the challenged land-use decision."

Here, the court found that the Commissioner's determination that Sunrise's facility did not qualify as a "community residence" did not give rise to an injury independent of the City's ultimate land-use decision. As to Sunrise's claim that the City failed to reasonably accommodate it and its clients as required by the ADA, the court held that Sunrise's failure to pursue a variance or to appeal the Commissioner's determination deprived the City of the opportunity to accommodate Sunrise and its clients through the City's established procedures. Accordingly, the court concluded that Sunrise's claims were not yet ripe for adjudication.

See also: *Williamson County Regional Planning Com'n v. Hamilton Bank of Johnson City, 473 U.S. 172, 105 S. Ct. 3108, 87 L. Ed. 2d 126 (1985).*

See also: *Jackson v. Okaloosa County, Fla., 21 F.3d 1531, 1541 (11th Cir. 1994).*

See also: *Groome Resources Ltd., L.L.C. v. Parish of Jefferson, 234 F.3d 192, 199-200 (5th Cir. 2000)*

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Case Note:

In its decision, the court gave examples of when a plaintiff need not await a final decision to challenge a land-use decision: (1) when a zoning policy is discriminatory on its face; or (2) when there is manipulation of a zoning process out of discriminatory animus to avoid a final decision. In those cases, said the court, "pursuit of a further administrative decision would do nothing to further define [the] injury," and the "claim should not be subject to the application of the [final-decision] ripeness test."

First Amendment—Zoning bylaws restrict size, height, and operating hours of adult-entertainment establishments

Landowner challenges zoning bylaws as unconstitutional, in violation of free speech rights under the First Amendment

Citation: *Showtime Entertainment, LLC v. Town of Mendon, 2014 WL 5028046 (1st Cir. 2014)*

The First Circuit has jurisdiction over Maine, Massachusetts, New Hampshire, Puerto Rico, and Rhode Island.

FIRST CIRCUIT (MASSACHUSETTS) (10/08/14)—This case addressed the issue of whether a town's zoning bylaws relating to size, height, and operating hours of adult-entertainment establishments, as well as a ban on sale and consumption alcohol at such establishments, constituted impermissible prior restraint on freedom of expression.

The Background/Facts: In May 2008, the Town of Mendon (the "Town") amended its zoning bylaws. Among other things, the amendments created an Adult-Entertainment Overlay District, which limited the location of any adult-entertainment business to four specific parcels of land within the town limits. Upon citizens' petition, Town residents also later voted to approve additional bylaws, enacting additional zoning restrictions, restricting the following at all adult entertainment businesses: (1) the maximum size and height allowances of buildings; and (2) the operating hours. The stated purposes of the zoning bylaws were to: protect the Town's "historically rural atmosphere"; and support traffic safety.

Showtime Entertainment, LLC ("Showtime") owned one of the few parcels of land within the town limits zoned for adult entertainment. In June 2008, Showtime applied to the Town for a license to operate an adult entertainment business (presenting live nude dancing) on a parcel of land within the Adult-Entertainment Overlay District.

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Showtime received its requested adult-entertainment license, subject to the applicable governing bylaws and regulations.

Displeased with the limitations placed on its adult-entertainment license, Showtime filed suit. It claimed that the zoning bylaws restricting its operating hours and the size and height of its building were unconstitutional restrictions of expressive activity protected by the First Amendment to the United States Constitution (U.S. Const. amend. I.). "Pursuant to the First Amendment, the government cannot inhibit, suppress, or impose differential content-based burdens on speech or other 'expressive conduct,' including those expressive activities associated with adult entertainment."

Showtime and the Town filed cross-motions for summary judgment. Each party asked the court to find there were no material issues of fact in dispute and to decide the matter in their favor on the law alone.

The district court granted summary judgment in favor of the Town on all claims, finding the challenged zoning bylaws were constitutional.

Showtime appealed.

DECISION: Judgment of district court reversed, and matter remanded.

The United States Court of Appeals, First Circuit, held that the Town zoning bylaws regulating size, height, and hours of operation of adult-entertainment were unconstitutional in violation of the First Amendment to the United States Constitution.

In so holding, the court first determined that Showtime's challenge was a facial challenge to the bylaw; it was not an as-applied challenge since the relief sought was to be the invalidation of the zoning bylaws, not merely a change in their application. Finding that the zoning bylaws were content-neutral in that they attempted to combat the "undesirable secondary effects" of adult-entertainment businesses, the court applied an intermediate level of scrutiny (as opposed to strict scrutiny). The court explained that the intermediate level of scrutiny allows regulations justified by neutral purposes to survive as long as they support a significant government interest, do not burden substantially more speech than necessary, and leave available alternative channels of communication.

Here, the court found that the stated purposes of the zoning bylaws regulating the size, height, and hours of operation of adult-entertainment businesses—namely, to maintain the town's rural aesthetics and to avoid traffic congestion—were "patently under[-]inclusive." Thus the court found the zoning bylaws' purposes were insufficient to support the Town's claim that it regulated adult-entertainment businesses only out of a substantial interest in curbing secondary effects.

More specifically, the court found that the Town failed to clarify what particular negative effect the size and height of an adult-entertainment business would have on rural aesthetics that was not shared by all other large, commercial structures. Since, under the zoning bylaws, size did not matter to all enterprises, but mattered only in the context of the type of business that a building housed, the court found that the Town differentiated between speakers for reasons "unrelated to the legitimate interests that prompted the

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regulation." The court concluded that "the under-inclusive nature of this size and height restriction defeat[ed] [the Town's] assertion that the bylaws truly served a substantial interest in maintaining rural aesthetics."

The court also found the zoning bylaws were equally under-inclusive as related to traffic concerns. The court found that the Town failed to clarify how the traffic effects of adult-entertainment businesses were in any way distinct from the traffic effects that would be caused by any other large, commercial business that might choose to locate in the same area. The court concluded that the Town's reliance on traffic concerns was "tellingly under[-]inclusive," revealing that the Town's alleged substantial interest was not actually furthered by its bylaws.

See also: *National Amusements, Inc. v. Town of Dedham, 43 F.3d 731 (1st Cir. 1995).*

See also:*The Florida Star v. B.J.F., 491 U.S. 524, 109 S. Ct. 2603, 105 L. Ed. 2d 443, 16 Media L. Rep. (BNA) 1801 (1989).*

See also: *Ward v. Rock Against Racism, 491 U.S. 781, 109 S. Ct. 2746, 105 L. Ed. 2d 661 (1989).*

Case Note:

In 2008, the Town's general bylaws were also amended so as to forbid the granting of alcohol sales licenses to any adult-entertainment business and to ban the consumption of alcohol by patrons within any such business. Showtime also challenged the ban on the sale and consumption of alcohol on the premises, alleging that it violated Article 16 of the Massachusetts Declaration of Rights (Mass. Const. art. XVI) (the free speech provision of the Massachusetts Constitution). The court concluded that circumstances warranted certification to the Massachusetts Supreme Judicial Court of the question as to whether the bylaw banning the sale and consumption of alcohol at adult-entertainment businesses violated the free speech provision of the Massachusetts Constitution.

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Nonconforming Use/Due Process—At hearing on zoning violation citation, landowner, pursuant to city ordinance, is unable to raise defense of legal nonconforming use

Landowner says this violates his due process rights

Citation: *Johnson v. City of Seattle, 2014 WL 5144611 (Wash. Ct. App. Div. 1 2014)*

WASHINGTON (10/13/14)—This case addressed the issue of whether a city violated a resident's right to procedural due process when, pursuant to a city ordinance, only the Department of Planning and Development could establish whether the resident had a legal nonconforming use, and therefore the resident could not assert a nonconforming use defense to a hearing examiner at a hearing for a zoning violation citation.

The Background/Facts: Tyko Johnson ("Johnson") owned a single-family home in Seattle, Washington (the "City"). Johnson owned the home since 1959. He was a "car guy" and kept multiple cars on his property.

In September 2010, the City issued Johnson a zoning violation citation with a $150 penalty. The citation stated that Johnson had "more than the allowed 3 vehicles parked on a single family lot" in violation of the City's zoning code, SMC 23.44.016.

At a hearing on the citation, Johnson argued that he had a legal nonconforming use and was therefore not in violation of SMC 23.44.016. The hearing examiner determined that, under the zoning code, only the City's Department of Planning and Development (the "Department") could determine whether a property use was legal nonconforming. The hearing examiner did not stay the citation hearing pending an application by Johnson to establish his use. Rather, because Johnson had not established a legal nonconforming use with the Department at the time of the hearing, the examiner concluded that the citation was proper.

In December 2010, and again in February 2011, the City issued Johnson a second and third citation for parking more vehicles than allowed under the City zoning ordinance. Each citation included a $500 fine. The hearing examiner affirmed the citations.

In May 2011, Johnson applied to the Department, and on August 31, 2011, the Department determined that Johnson had established his use as legal nonconforming.

Johnson then filed three Land Use Petition Act ("LUPA") (RCW 36.70C)

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petitions, contesting each of his citations. He also brought claims for damages under federal law, 42 U.S.C. § 1983 (which allows a civil action for deprivation of rights), alleging a violation of his procedural due process rights in violation of the 14th Amendment to the United States Constitution.

The superior court affirmed the citations and dismissed the due process violation claims.

Johnson appealed.

DECISION: Judgment of superior court reversed, and matter remanded with instructions.

The Court of Appeals of Washington, Division 1, held that Johnson's inability, under the City's ordinance scheme, to present evidence of his nonconforming use as a defense to his citations, violated his constitutional right to procedural due process. The court also held that since Johnson was never in violation of the City zoning ordinance (SMC 23.44.016)—since his use was a legal nonconforming use, he was not subject to citation.

In so holding, the court explained that a legal nonconforming use is one that "does not conform to a zoning law but which lawfully existed at the time the law went into effect and has continued to exist without legal abandonment since that time." Here, the Department had determined that Johnson had a legal nonconforming use and thus a vested right to keep more than three cars on his single-family lot.

The court agreed with Johnson that the City had violated his procedural due process rights—of notice and a hearing—by preventing him from asserting his legal nonconforming use as a defense and thus denying him of a meaningful opportunity to be heard. The court explained that to demonstrate a valid § 1983 claim, Johnson had to show that "a person acting under color of state law deprived [Johnson] of a federal constitutional or statutory right." Since the court had found that the City had violated Johnson's right to procedural due process, the court concluded that Johnson had demonstrated valid claims under § 1983.

The court vacated the citations, and thus found they did not constitute damages under § 1983. The court remanded the issue to the trial court to determine whether Johnson had additional damages on which to base an award.

See also: *Post v. City of Tacoma, 167 Wash. 2d 300, 217 P.3d 1179 (2009).*

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Special Exception/Preemption/ Natural Gas—Township denies special exception request for natural gas compressor station

Applicant says proposed station is of the same general character as other permitted essential uses and should be permitted

Citation: *MarkWest Liberty Midstream & Resources, LLC v. Cecil Tp. Zoning Hearing Bd., 2014 WL 4783426 (Pa. Commw. Ct. 2014)*

PENNSYLVANIA (09/26/14)—This case addressed the issues of whether: (1) a zoning board erred or abused its discretion in denying a special exception application; and (2) whether a zoning board erred or abused its discretion by finding that the township's unified development ordinance was not preempted by state law to the extent that the ordinance precluded operations ancillary to oil and natural gas well development.

The Background/Facts: MarkWest Liberty Midstream & Resources, LLC ("MarkWest") was a limited liability corporation that owned and operated midstream facilities which transport, compress and process oil, gas, and other substances extracted from oil and gas wells. In September 2010, MarkWest purchased a 71.5-acre undeveloped parcel of land (the "Property") in Cecil Township's I-1 Light Industrial District. MarkWest sought to construct and operate a natural gas compressor station roughly in the center 15 acres of the Property (the "Proposed Facility").

In November 2010, MarkWest applied to Cecil Township's Zoning Hearing Board (the "Board") for a special exception under § 911.D.1 of the Township's Unified Development Ordinance ("UDO") (Comparable Uses Which Are Not Specifically Listed). Pursuant to § 404.B.1 of the UDO, the Board could approve a special exception for the Proposed Facility in the Township's I-1 Light Industrial District, if the Proposed Facility: "(1) would have an equal or lesser impact than, and [was] of the same general character as any of the Township's permitted conditional uses (Section 911.C) or uses by right (Section 911.B) [which included 'essential services']; (2) [met] the Township's area and bulk requirements; (3) complie[d] with the express standards and criteria specified for the most nearly comparable I-1 Light Industrial District use; and, (4) [was] consistent with the intent set forth in UDO Section 910 for industrial districts."

Among other things, MarkWest maintained that it should receive the special exception because although MarkWest was not a governmental entity and was not a public utility, its gas distribution facilities were of the "same general character" as other uses falling within the definition of "essential services," which were permitted uses. MarkWest claimed that its operations were critical to the downstream supply of gas to consumers; and the Compressor Station was necessary for the health, safety, and general welfare of the community.

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In March 2011, the Board denied MarkWest's special exception application on the basis that MarkWest failed to satisfy the UDO's requirements that the Proposed Facility would be of the "same general character" as other uses permitted in an I-1 Light Industrial District, and that its impact would be equal to or less than other permitted uses.

MarkWest appealed to the trial court. Range Resources-Appalachia, LLC ("Range Resources") intervened as an owner or tenant of the Property on which the Proposed Facility would be constructed. The Township also intervened.

In January 2013, the trial court affirmed the Board's decision.

MarkWest and Range Resources appealed, and the appellate court consolidated the appeals. The arguments on appeal were that: (1) the Board erred or abused its discretion by denying MarkWest's special exception; and (2) state law, Act 13, preempted the UDO to the extent that the UDO precluded operations ancillary to oil and natural gas well development.

DECISION: Judgment of trial court reversed in part, and matter remanded.

The Commonwealth Court of Pennsylvania first held that the Board acted arbitrarily and abused its discretion in denying MarkWest's application for special exception. The court explained that "[a] special exception is a use that is expressly permitted by the zoning ordinance, absent a showing of a detrimental effect on the community." Again, here, the UDO permitted a proposed facility that would have an equal or lesser impact than, and is of the same general character as permitted essential uses. The Board had found that MarkWest's Proposed Facility was not of the "same character" as an essential service, but was more comparable to a cellular communications facility which was expressly excluded from uses permitted by special exception under the UDO.

The appellate court found the Board's findings were errors of law that mandated requirements not set forth in the UDO. The court found that the two distinct operations (natural gas compressor facilities and cellular communications facilities) were in no way "comparable." Further, the court found that although MarkWest's Proposed Facility was a commercial business and not a public utility, it was of the "same *general* character" as an essential service—all that was required by the UDO for a special exception. The court concluded that "every factor that the UDO require[d] the Board to consider when reviewing special exception applications in the Township's I-1 Light Industrial District [had] been satisfied." Accordingly the court remanded the matter with direction that the special exception be granted.

The court also addressed MarkWest and Range Resources' contention that state law, Act 13, clearly preempted local zoning ordinances, including the Township's UDO as applied in this case. Among other things, Act 13 preempted local zoning control over oil and gas in favor of statewide standards. However, Act 13's preemption language had been ruled by the Pennsylvania Supreme Court to be unconstitutional. Thus, because the UDO did not exclude natural gas compressor stations, and Act 13's preemption language was unconstitutional, the appellate court concluded that the UDO was not preempted by state law.

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See also: *Polay v. Board of Sup'rs of West Vincent Tp., 752 A.2d 434 (Pa. Commw. Ct. 2000).*

See also: *Robinson Tp., Washington County v. Com., 83 A.3d 901 (Pa. 2013).*

Zoning News from Around the Nation

NEW YORK

According to a recently released report from the New York Attorney General, "[n]early three-quarters of the New York City listings offered by the short-term rental service Airbnb violate city or state laws." Among other things, the attorney general charged that many listings violate city zoning laws because the legal resident of the unit are not present during the room rental period.

Source: *Crain's New York Business; www.crainsnewyork.com*

New York's highest court has denied a request to rehear its June decision, which upheld local bans on shale gas drilling. Accordingly, currently, state oil and gas mining laws do not trump town zoning laws enacted to prohibit fracking.

Source: *Law 360; www.law360.com*

PENNSYLVANIA

Reportedly, Penn Township is "considering a change to its zoning laws that would further restrict Marcellus Shale gas drilling in residential and commercial areas." As part of the township's comprehensive revision of zoning laws, the proposed changes "would create a special zoning district with setback requirements between drilling operations and homes, schools and businesses on properties encompassing less than a prescribed acreage." "The overlay district, which superimposes additional regulations onto existing zoning laws, would not apply to rural areas and those zoned for agricultural and industrial use." According to the township manager, the goal of the zoning changes is to "minimize any disturbance caused by drilling without impeding landowners' oil and gas rights."

Source: *Pittsburgh Post-Gazette; www.post-gazette.com*

TEXAS

On November 4, residents of the City of Denton were expected to vote on whether to ban hydraulic fracturing within city limits.

Source: *The Dallas Morning News; www.dallasnews.com*

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Zoning Bulletin

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Mat #41503343

Standing—Landowner's contractor applies for permit to modify sign of landowner

After permit is denied, contractor appeals, but city says contractor lacks standing to appeal

Citation: *Bass Custom Signs, LLC v. Lafayette City-Parish Consolidated Government, 2014-131 La. App. 3 Cir. 10/8/14, 2014 WL*

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5011141 (La. Ct. App. 3d Cir. 2014)

LOUISIANA (10/08/14)—This case addressed the issue of whether a contractor prevented from performing a contract because of the decision of the board of zoning adjustment has standing to bring a suit challenging the zoning decision.

The Background/Facts: Bass Custom Signs, LLC ("Bass") contracted with Lafayette Shooters, Wilderness & Western Wear, Inc. ("Shooters") to modify a sign. Changes to zoning laws in the city of Lafayette rendered Shooters' sign legally nonconforming (i.e., nonconforming with current zoning regulations, but allowed to remain because it existed prior to the zoning law changes). The contract between Bass and Shooters required Bass to apply for and secure the necessary permits for the modifications. Bass applied for the permits for sign modification. The Board of Zoning Adjustment (the "Board") did not approve the permit request. Bass then appealed the decision to the district court.

Lafayette City-Parish Consolidated Government (the "City") then filed an Exception of No Right of Action. It maintained that Bass did not have standing to appeal the zoning decision, pursuant to Louisiana statutory law, La. R. S. 33:4727(E)(1). That statute defines who may challenge board of zoning adjustment decisions as including: "any person or persons jointly or severally aggrieved" by the decision. The City argued that the proper party to bring the appeal was the owner of the business or the landowner—here, Shooters. Bass claimed it was "a person aggrieved" because the Board's refusal to approve the modifications for the sign caused Bass to lose the contract to modify the sign.

The district court agreed with the City, granted the City's requested exception, and dismissed the case.

Bass appealed.

DECISION: Judgment of district court affirmed.

As a matter of first impression (i.e., the first time the court ruled on the issue), the Court of Appeal of Louisiana, Third Circuit, held that a contractor that is prevented from performing a contract because of a decision of a board of zoning adjustment does not have standing to challenge the decision in a district court. Thus, here, the Court concluded that Bass did not have standing to challenge the appeal of the Board's decision to deny the requested sign modification permit.

In so holding, the court looked to interpret La. R. S. 33:4727(E)(1) and the meaning of "a person aggrieved." The court found that "a person aggrieved" had been defined by state common law as: a person that (1) has some interest in land affected by the zoning and (2) alleges specific pecuniary damage. The court interpreted the term "a person aggrieved" to require, in order to challenge a decision of the Board of Zoning Adjustment in district court, that "the person have a proprietary interest

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in immovable property subject to the zoning ordinance or variance at issue, or in immovable property affected by the ordinance or variance."

Although Bass may have been impacted by the Board's decision, it was not, concluded the court, "a person aggrieved."

See also: *Hood v. Cotter, 5 So. 3d 819 (La. 2008).*

Variances—After applicants for proposed restaurant are granted off-street parking variance, neighbor appeals

Neighbor argues variance request should have been considered as use variance, not an area variance

Citation: *Colin Realty Co., LLC v. Town of North Hempstead, 2014 WL 5285474 (N.Y. 2014)*

NEW YORK (10/16/14)—This case addressed the issue of whether requests for off-street parking variances should be evaluated by applying the standards for an area variance or by applying the standards for a use variance.

The Background/Facts: Manhasset Pizza LLC ("Manhasset Pizza") and Fradler Realty Corporation ("Fradler") (collectively, the "Applicants") sought to open a 45-seat, full-service, dine-in restaurant in a storefront in the unincorporated community of Manhasset in the Town of North Hempstead, New York (the "Town"). Restaurants were permitted in the zoning district in which the Applicants' building was located, subject to the issuance of a conditional use permit. The storefront had previously been used as a gift shop, which was also a permitted use in the zoning district.

The Applicants applied to the Town's Board of Zoning Appeals (the "Board") for the conditional use permit. They also sought variances from the Town's off-street parking requirements.

The Board granted the conditional use permit, subject to certain conditions. Treating the application for requested variances as a request for area variances, the Board concluded that the benefit to the applicants of granting variances from the Town Code's parking and loading/unloading restrictions outweighed the detriment imposed on the community. The Board granted the parking variances.

Thereafter, Colin Realty, LLC ("Colin"), the owner of a multitenant

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retail building next to the proposed restaurant property, commenced a legal action against the Town, the Board, certain members of the Board, and the Applicants. Colin sought to annul the Board's decision granting the permit and variances to the Applicants. Colin argued the proposed restaurant required a use variance rather than an area variance from the Town's parking and loading/unloading restrictions. Colin alleged that existing public parking was "overwhelmed" and inadequate to accommodate the applicants' proposed "high volume use."

The state Supreme Court rejected Colin's argument that use variances, as opposed to area variances, were required here. The court also concluded that Board had applied the proper balancing test.

Colin appealed. The Appellate Division also held that the Board had properly determined that the variances from parking sought by the Applicants were to be treated as applications for area variances. The Appellate Division further held that the Board's balancing test was rational and not arbitrary and capricious.

Colin again appealed.

DECISION: Judgment of appellate division affirmed.

The Court of Appeals of New York held that requests for off-street parking variances should be evaluated by applying the standards for an area variance so long as the property is intended to be used for a purpose permitted in the zoning district. The court concluded that the Board properly considered the application for off-street parking variance as a request for an area variance.

In so holding, the court noted that the distinction between area variances and use variances is important because the standard for a use variance is "clearly harder to satisfy than the test for an area variance." Here, to obtain a use variance, an applicant had to demonstrate to the zoning board of appeals that "applicable zoning regulations and restrictions have caused unnecessary hardship" (Town Law § 267-b [2][b]). To obtain an area variance, an applicant had to show that "the benefit to the applicant if the variance is granted" outweighs "the detriment to the health, safety and welfare of the neighborhood or community by such grant" (Town Law § 267-b [3] [b]).

Colin had argued that when determining which type of variance to apply, the determinative factor is "whether the local code imposes the off-street parking requirement based on area/square footage [calling for an area variance] or based on the intensity of the use [calling for a use variance]." Colin contended that, here, the Town Law imposed off-street parking requirements based on the intensity of the use, and therefore the Applicants were required to seek a use variance, not an area variance as had been granted.

The court pointed to New York statutory law defining use and area variances: General City Law § 81-b (1) defines a "use variance" as an

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authorization for the use of land for a purpose "otherwise not allowed or . . . prohibited" in the zoning district; it defines an "area variance" as an authorization to use land "in a manner which is not allowed by the dimensional or physical requirements" of the zoning regulations. The court found that "off-street parking requirements, while differing depending on use, regulate how the property's area may be developed, akin to minimum lot size or set-back restrictions." Accordingly, the court concluded that "area variance rules apply to requests to relax off-street parking requirements so long as the underlying use is permitted in the zoning district." "Use variance rules," said the court, "prevail only if the variance is sought in connection with a use prohibited or otherwise not allowed in the district."

In this case, the Applicants had applied for an off-street parking variance in connection with a change in the storefront's use from a retail gift shop to a restaurant. Because both uses were permitted in the zoning district, the court concluded that the Board had properly considered the application as a request for an area variance.

See also: *Overhill Bldg. Co. v. Delany, 28 N.Y.2d 449, 322 N.Y.S.2d 696, 271 N.E.2d 537 (1971).*

See also: *Off Shore Rest. Corp. v. Linden, 30 N.Y.2d 160, 331 N.Y.S.2d 397, 282 N.E.2d 299 (1972)* (overruled by this decision).

Case Note:

The court's decision here overruled its previous decision in Off Shore Rest. Corp. v. Linden, 30 N.Y.2d 160, 331 N.Y.S.2d 397, 282 N.E.2d 299 (1972).

Freedom of Speech/Signs—Township ordinance bans electronic multimessaging billboards

Commercial property owner argues ordinance violates constitutional free speech rights

Citation: *E & J Equities, LLC v. Board of Adjustment of Tp. of Franklin, 437 N.J. Super. 490, 100 A.3d 539 (App. Div. 2014)*

NEW JERSEY (10/17/14)—This case addressed the issue of whether a township ordinance prohibiting electronic multimessaging billboards

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was unconstitutional in violation of free speech rights under the First Amendment to the United States Constitution.

The Background/Facts: E & J Equities ("E & J") sought to erect an electronic multimessaging billboard for off-site advertising on its property in the Township of Franklin (the "Township"). Township Ordinance No. 3875-10 (the "Ordinance") prohibited such billboards. Specifically, the Ordinance provided:

> No billboard or billboard display area or portion thereof shall rotate, move, produce noise or smoke, give the illusion of movement, display video or other changing imagery, automatically change, or be animated or blinking, nor shall any billboard or portion thereof have any electronic, digital, tri-vision or other animated characteristics resulting in an automatically changing depiction.

E & J applied for a variance to erect the electronic billboard. The Township denied the variance application. E & J then brought a legal action, challenging the constitutionality of the Ordinance and the denial of its application for a variance. Among other things, E & J argued that the Ordinance's ban on electronic billboards violated the First Amendment to the United States Constitution, which protects freedom of speech.

The trial court found that the Ordinance's ban on electronic billboards violated the First Amendment.

The Township appealed.

DECISION: Judgment of superior court reversed.

The Superior Court of New Jersey held that the Ordinance's ban on electronic billboards did not violate the First Amendment.

The court explained that, unlike oral speech, billboards are the subject of federal, state, and local regulation because they "pose distinctive problems that are subject to municipalities' police powers"—such as taking up space, obstructing views, and distracting drivers. Restrictions on billboards are constitutional if they meet scrutiny standards. The level of scrutiny applied depends on whether the restriction is a content-neutral regulation of the time, place, or manner of the speech or whether it is a restriction on the content of the speech.

In its appeal, the Township had argued that the trial court erred in applying an intermediate scrutiny standard to the Ordinance. Among other things, it maintained that because the Ordinance was content-neutral, it should have been reviewed pursuant to a time, place, and manner analysis.

E & J had agreed that a time, place, and manner analysis applied here. However, E & J had also contended that the Ordinance's ban on digital billboards "constitute[d] a non-content neutral restriction on [E & J's] planned and non-commercial speech," and thus was subject to a stricter scrutiny standard. E & J argued that content such as emergency

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public service announcements could not be communicated through other medium such as a static billboard.

The appellate court agreed with the Township. The court noted that the Ordinance did not ban all billboards but only one feature of billboards that was unrelated to the content of any message. To be precise, noted the court, "the practical effect of the ban was to prohibit electronic multi-messaging on a single billboard in the Township." In sum, the court found it was "essentially undisputed that a 'time, place or manner' analysis [was] appropriate."

The court further explained that, under the applicable standard, time, place, or manner restrictions are valid, provided they satisfy three criteria: (1) they "are justified without reference to the content of the regulated speech"; (2) "they are narrowly tailored to serve a significant governmental interest"; and (3) "they leave open ample alternative channels for communication of the information."

Here, the court had found that the first prong of the test was met: the Ordinance was a content-neutral restriction on speech because it did not ban all billboards, but rather, only one feature of billboards that was unrelated to the content of any message.

The court also found that the second prong of the test was met: the Ordinance was "narrowly tailored to serve a significant governmental interest." The court found that the governmental interests served were aesthetics and traffic safety. As for being "narrowly tailored," the court noted that a regulation need not be "the least restrictive means" to satisfy the requirement that a content-neutral restriction on time, place, and manner by "narrowly tailored"; rather, the means chosen must not "burden substantially more speech than is necessary to further" the content-neutral interest. The court said that the fact that the Ordinance banned all digital billboards did not preclude a finding that the Ordinance was "narrowly tailored." The Ordinance was "narrowly tailored," found the court, in that it "did no more than eliminate the exact source of the evil it sought to remedy": aesthetics and traffic safety. The court concluded that the Ordinance's ban on digital billboards "represent[ed] a reasoned compromise between serving the [Township's] asserted goals and allowing some [billboards in the Township]."

Finally, the court also found the third prong of the test was met. The court found that the restrictions imposed by the Ordinance left open ample alternative channels for communication of the information. The "lion's share of commercial speech" did not require an electronic multimessage billboard in order to have its message changed in short order. As E & J had pointed out, the only type of message identified as being adversely affected by the loss of that "advantage" was emergency public service announcements. There were other means available to satisfy the need for projecting emergency public service announce-

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ments, found the court, including signs posted by the New Jersey Department of Transportation on nearby highways, as well as the Township's "reverse 9-1-1" calling system and "email blast" system.

See also: *Ward v. Rock Against Racism, 491 U.S. 781, 109 S. Ct. 2746, 105 L. Ed. 2d 661 (1989).*

Due Process—After County grants conditional use permit, neighbors contend their due process rights were violated

Neighbors point to inadequate zoning ordinance and commissioner's ex parte communications

Citation: *In re Conditional Use Permit No. 13-08, 2014 SD 75, 2014 WL 5474691 (S.D. 2014)*

SOUTH DAKOTA (10/29/14)—This case addressed the issue of whether a county zoning ordinance provided adequate criteria upon which to base a decision to grant a conditional use permit, or did not and thus violated neighboring property owner's rights to due process. The case also addressed the issue of whether a zoning commissioner's prehearing investigation and ex parte communication with a conditional use permit applicant tainted the entire proceedings such as to have violated neighboring property owner's rights to due process and requiring a new hearing on the permit.

The Background/Facts: Eastern Farmers Cooperative ("EFC") sought to build and operate an agronomy facility on approximately 60 acres of land located a few miles north of Colton, South Dakota in Minnehaha County. The land was zoned A-1 Agricultural. The proposed facility would store, distribute, and sell a variety of farm products, including anhydrous ammonia.

EFC applied to the Minnehaha County Planning Commission (the "MPC") for a conditional use permit ("CUP") to build and operate the agronomy facility. At the hearing on EFC's application, Dough and Louise Hanson (the "Hansons") and other area residents appeared in order to oppose the CUP. They voiced concerns about the dangers of chemical storage in close proximity to their residences. At the conclusion of the hearing, the MPC voted unanimously to approve the permit, subject to 10 stated conditions.

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The Hansons appealed the decision of the MPC to the Minnehaha County Commission (the "Commission"). Prior to the appeal hearing, County Commissioner Dick Kelly ("Kelly") toured another agronomy facility near Worthing, South Dakota. Kelly viewed the interior and exterior of the facility and received information on some of its safety features. At some time, Kelly was informed that EFC owned the Worthing facility.

At the Commission hearing on the Hansons' appeal, Kelly disclosed that he had toured the Worthing facility and that he was "impressed" by the safety measures in place. At the conclusion of the hearing, the commissioners present voted unanimously in favor of upholding the MPC's decision to grant the permit to EFC.

The Hansons appealed to circuit court. The Hansons argued that the MPC and Commission violated their right to due process of law in two ways: First, the Hansons alleged that the Minnehaha County Zoning Ordinances ("MCZO") did not provide adequate criteria upon which to base a decision to grant a conditional use permit in this case. Therefore, they argued that the MPC's decision to grant EFC a conditional use permit was arbitrary and capricious and constituted a violation of the Hansons' constitutional right to due process of law. Second, the Hansons alleged that in light of Kelly's ex parte communications with EFC, Kelly's subsequent participation in their appeal to the Commission denied them a fair and impartial hearing, violating the Hansons' right to due process.

The circuit court found that the MCZO satisfied the state statutory requirements for criteria evaluation of conditional uses. (SDCL 11-2-17.3.) The circuit court also found that Kelly's tour of the Worthing Facility constituted ex parte communication that disqualified his vote. However, the circuit court found no evidence of influence in the other three votes and, therefore, left the Commission's decision intact.

The Hansons appealed, raising the same arguments.

DECISION: Judgment of circuit court affirmed.

The Supreme Court of South Dakota held that the Hansons' constitutional due process arguments failed. The court upheld the grant of EFC's conditional use permit.

The court first concluded that the Hansons' failed to support their contention that the MCZO was inherently arbitrary and lacked statutorily required criteria for evaluating conditional uses. State statutory law, SDCL 11-2-17.3, only required counties to establish "criteria for evaluating each conditional use." Here, the court found that the MCZO provided nine criteria applicable to EFC's proposed conditional use. Moreover, the court noted that zoning law is afforded a presumption of constitutionality, and will only be found arbitrary and unconstitutional when it has "no substantial relations to the public health, safety, morals,

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or general welfare." Here, the MCZO required the Commission to protect the health, safety, and general welfare of the public.

Next, addressing the Hansons' due process claims related to Kelly's ex parte communications, the court explained that a "fair trial is a basic requirement of due process which is applicable to administrative agencies." The court said that the test in determining whether an applicant received a fair and impartial hearing is "whether there was actual bias or an unacceptable risk of actual bias." The court further explained that if it was to find that Kelly's disqualifying interest resulted in a due process violation to the Hansons, the remedy would be to place the Hansons in the same position had the lack of due process not occurred.

The court concluded that the Hansons' failed to meet the burden necessary to show that Kelly's ex parte communications violated the Hansons' due process rights. The Hansons had not asserted or shown that Kelly had a conflict of interest (i.e., a personal interest in the outcome) that would have required the court to automatically order a new hearing in the case. Further, the Hansons had failed to meet their burden of showing that "Kelly's actions were sufficient to taint the entire proceeding or that one of the remaining commissioners should also be disqualified individually." There was no evidence that the other commissioners relied on, or even considered, Kelly's statements when casting their votes, found the court. The Hansons also failed to point to any specific "opinions" that Kelly shared before the Commission that were not otherwise also directly addressed by witness testimony at the hearing. Having found that Kelly's statements were otherwise supported by evidence in the record or testimony by witnesses, and that other commissioners were not influenced by Kelly's actions, and that the other county commissioners were of equal station to Kelly, the court concluded that there was "no unacceptable risk that his opinion carried disproportionate weight." Therefore, the court concluded that: (1) Kelly's opinions did not affect the outcome of the proceeding; and (2) invalidating Kelly's voted was sufficient to preserve the Hansons' due process rights by putting them in the same position they would have been in had Kelly not participated in the hearing.

See also: *Armstrong v. Turner County Bd. of Adjustment, 2009 SD 81, 772 N.W.2d 643 (S.D. 2009).*

See also: *Northwestern Bell Telephone Co., Inc. v. Stofferahn, 461 N.W.2d 129, 118 Pub. Util. Rep. 4th (PUR) 77 (S.D. 1990).*

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Zoning News from Around the Nation

MICHIGAN

Legislation proposed in the state Senate—Senate Bills 1123 and 1124—aims to restrict "nuisance" lawsuits filed over wind turbines. The bills would exempt from lawsuits those who operate or own wind turbines that are in compliance with state and local rules. The bills would prohibit lawsuits such as those filed by 17 Mason County residents against Consumers Energy over negative health impacts, including dizziness, sleeplessness, headaches and other physical symptoms they allege are being caused by wind turbines. Bill proponents think the proposed legislation will "put more of an onus on our local zoning officials to really dig in and make sure their ordinances protect health and safety."

Source: *Michigan Capital Confidential; www.michigancapitolconfidential.com*

MINNESOTA

In early November, the Minnesota Supreme Court heard objections to a city of Winona law that limits the number of rental homes on each city block to 30% of all homes. Opponents argue that the city "does not have the authority to limit the number of homeowners who can rent their properties," and that the law is unconstitutional.

Source: *MPRNews; www.mprnews.org*

OREGON

The Albany City Council has adopted locational restrictions for sellers of recreational marijuana and marijuana-infused products. They reportedly mirror restrictions on medical marijuana dispensaries. The restrictions are effective immediately. Measure 91, which voters approved in the November ballot, legalizing recreational marijuana and directing the Oregon Liquor Control Commission to regulate it, does not take effect until July 1, 2016.

Source: *Democrat Herald; http://democratherald.com*

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