

**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

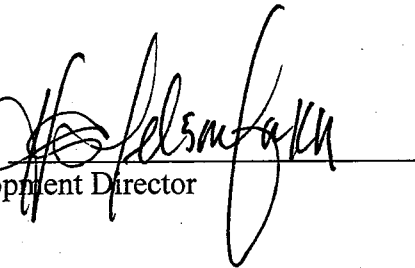
-or-

Motion to deny the site plan.

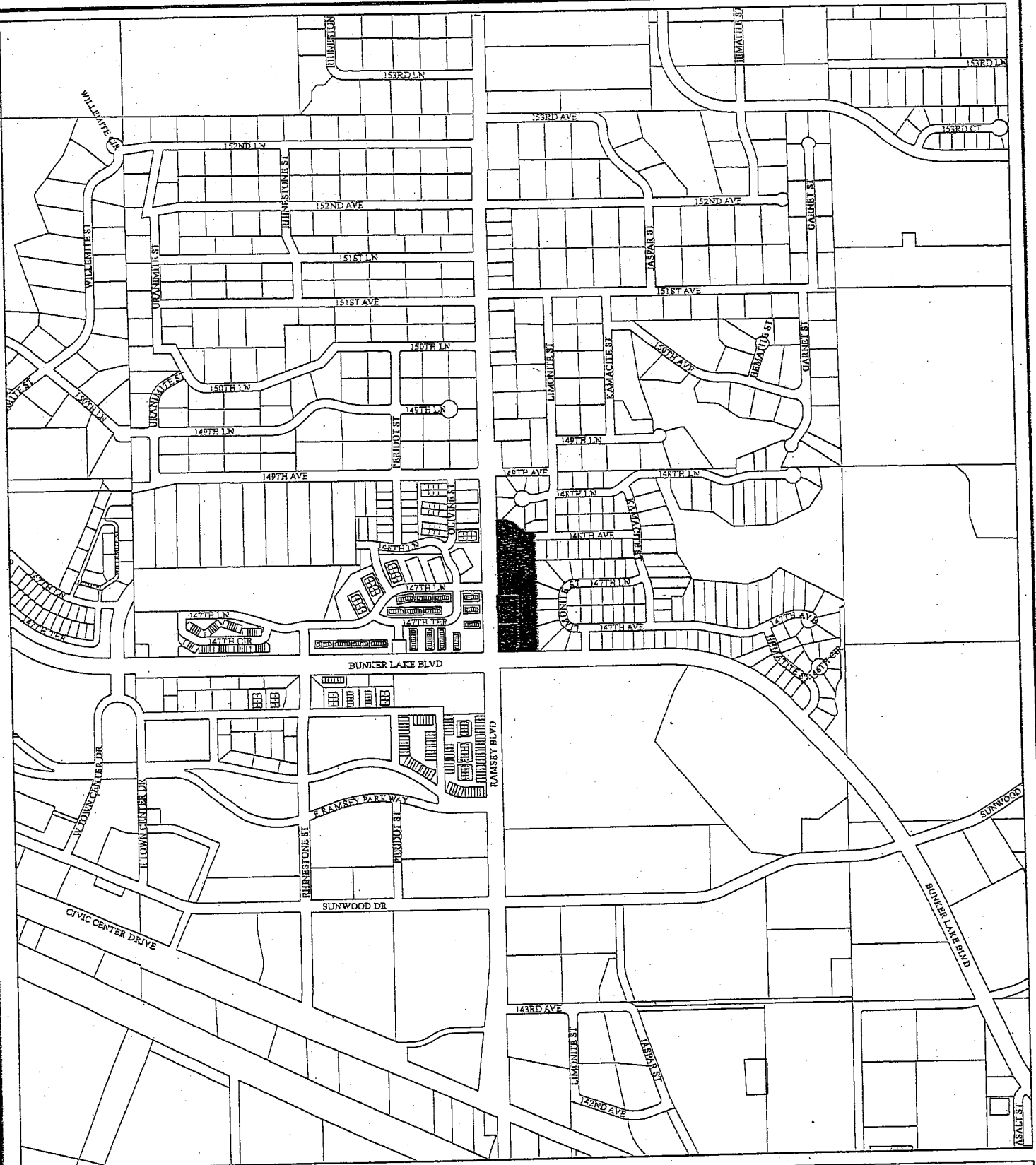
Review Checklist:

City Administrator:

Community Development Director



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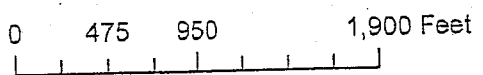
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CNP/TSM Development

Legend

-  Site
-  Parcels



James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS

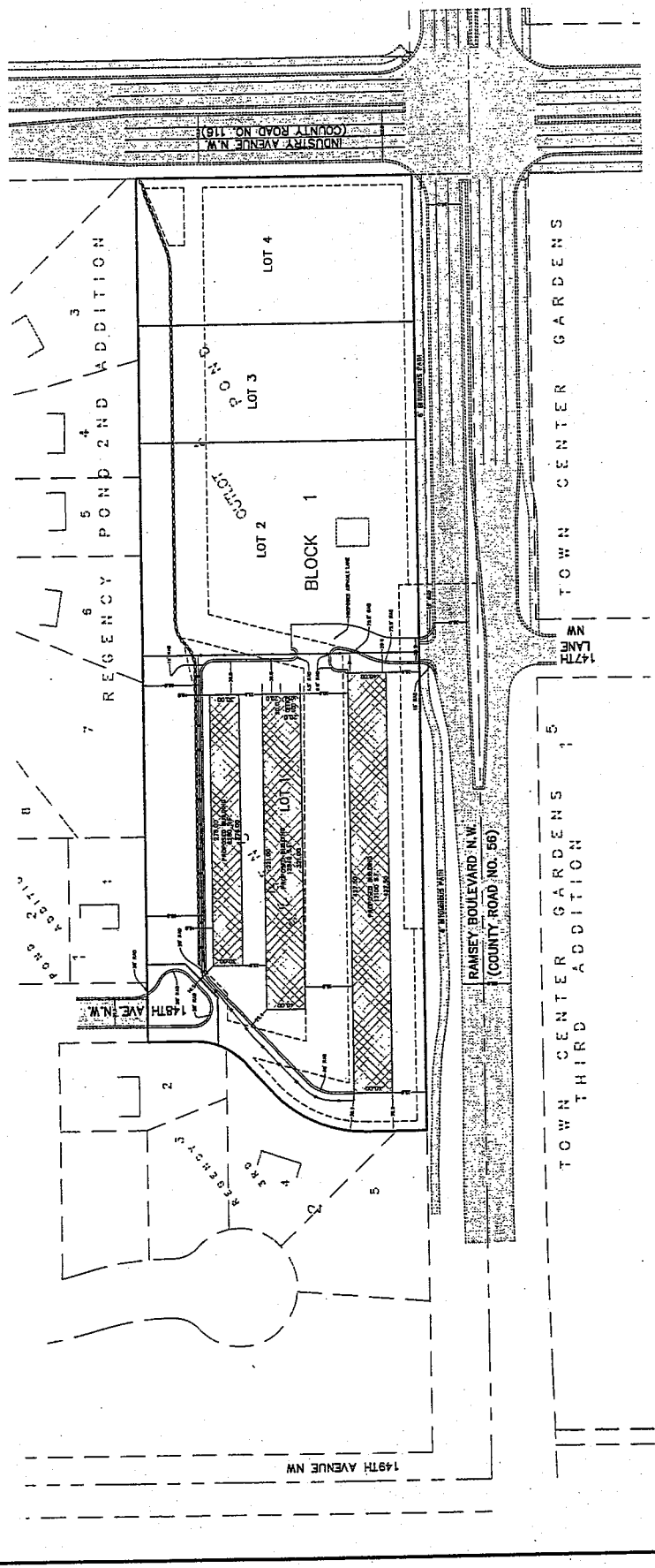
Branch Office: 3000 N. 14th St., Suite 100, Lincoln, NE 68502
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REGENCY POND 4TH ADDITION
 TSM DEVELOPMENT, INC.
 FOR
 MINI STORAGE SITE PLAN
 RAMSEY, IOWA

222 W. 3RD ST., ANOKA, MN 55303, (763) 578-9121

DRAWN BY	SPH
DATE	6/8/07
REVISIONS	
PROJECT NO.	20781
DATE	6.2



NOTES
 1. ALL STREET DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB FROM 3" UNLESS OTHERWISE NOTED.

James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 1225 NORTH LAKE DRIVE, SUITE 200
 MINNEAPOLIS, MN 55412
 PHONE: (612) 338-1111
 FAX: (612) 338-1112

TSM DEVELOPMENT, INC.
 222 HORTON STREET, ANOKA, MN 55303 (763) 578-9121

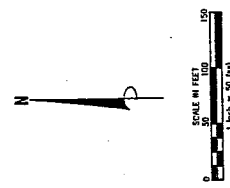
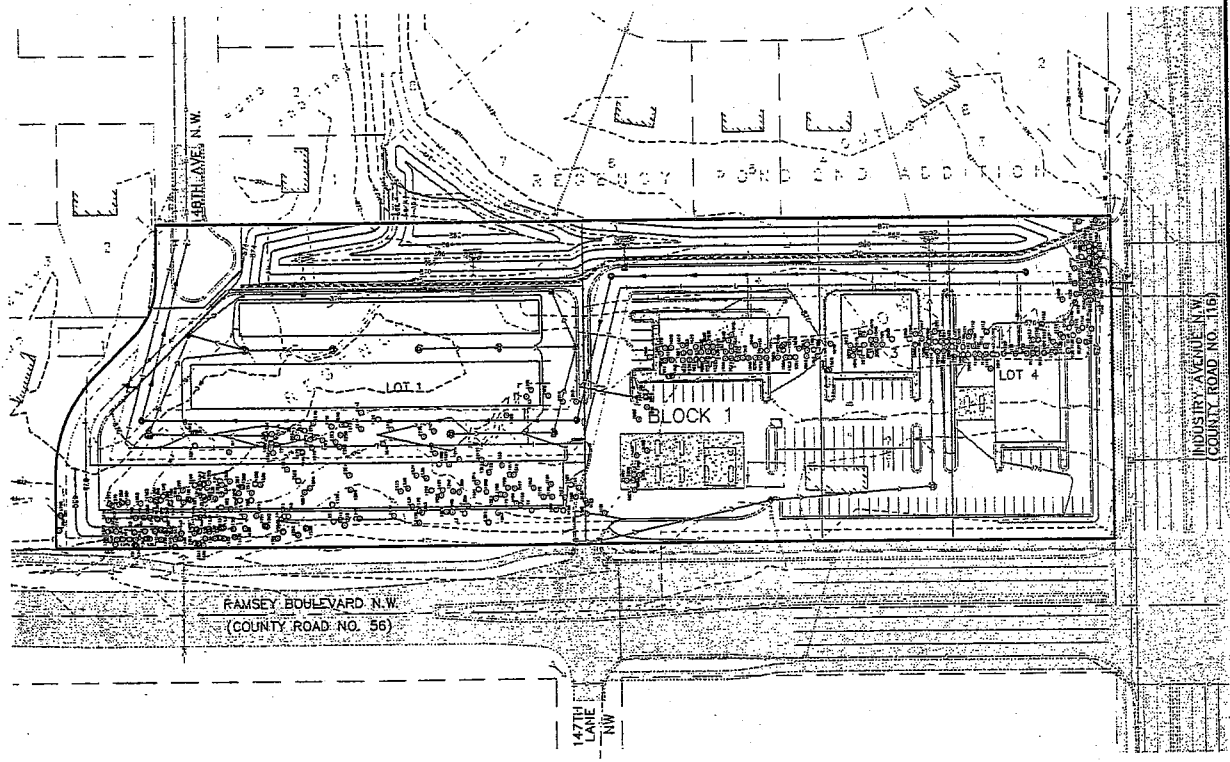
REGENCY POND 4TH ADDITION
 TREE PRESERVATION PLAN
 RAMSEY, MINNESOTA

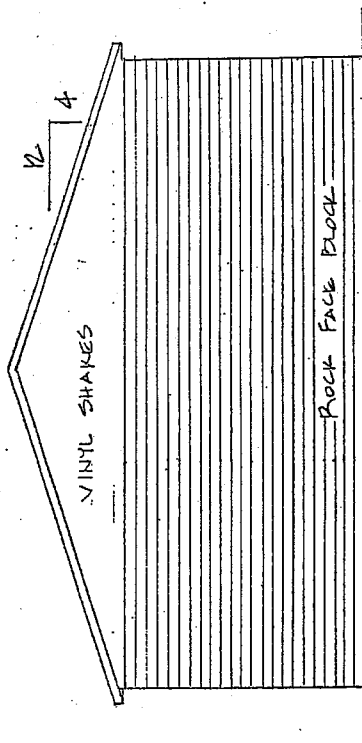
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TREE INVENTORY

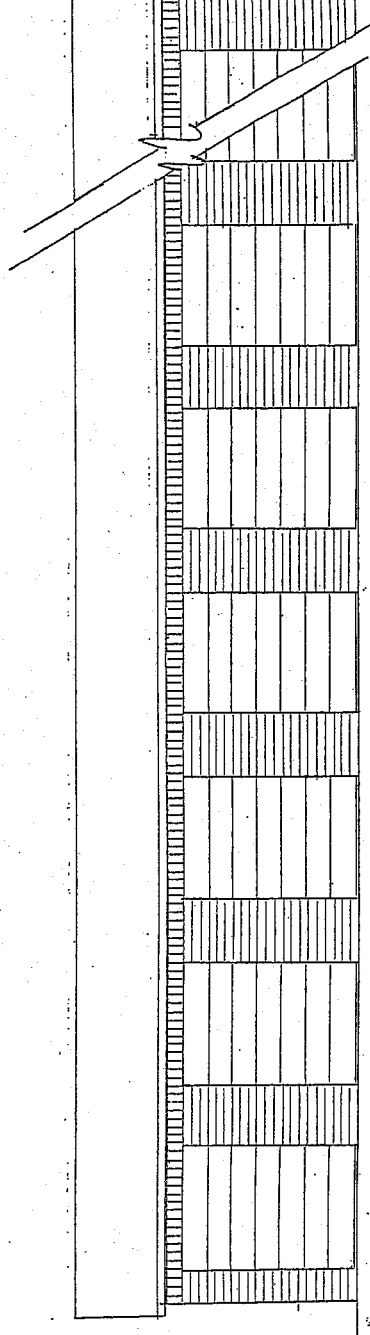
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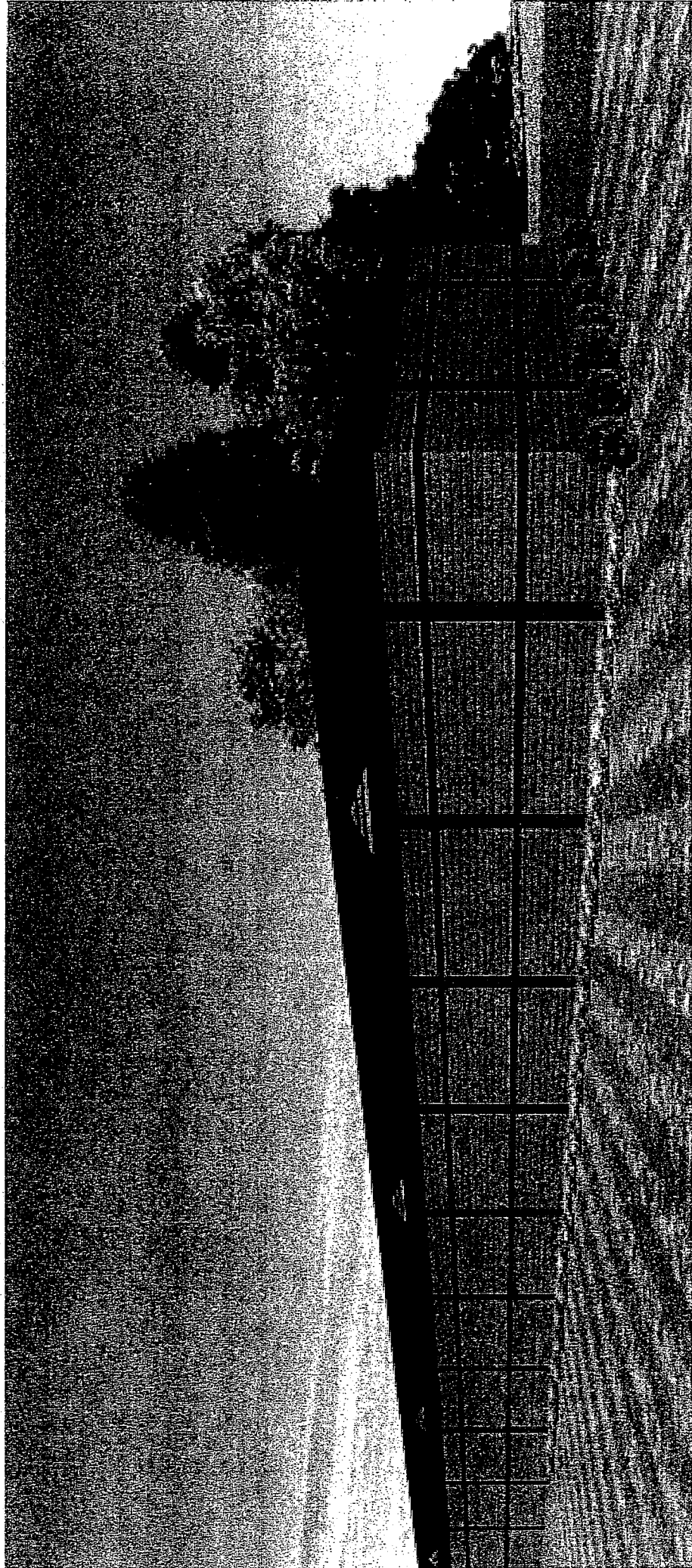




NORTH / SOUTH ELEVATION
18'-11-0"



WEST ELEVATION
18'-11-0"



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.

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.

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.

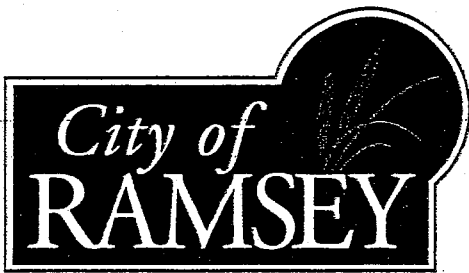
Associate Planner Geisler stated that TSM Development had received approval for their site plan in 2004, and would now like to revise the plans for three buildings on the northern portion of the site. She noted that the development is located in the E-1 district and self-storage facilities are considered 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.



7550 Sunwood Drive NW • Ramsey, Minnesota 55303

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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 ft², 12,840 ft², and 17,100 ft², for a total of 38,220 ft². 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:

July 26, 2007

Revised: October 4, 2007

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- 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.

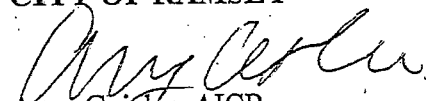
REU Number: Lot 1 is 2.8 acres in size. The Residential Equivalent Unit (REU) for the purposes of quarterly billing for the storm water utility will be determined when the applicant submits information on the amount of impervious area for review.

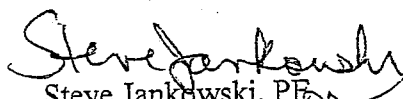
The City Council will be meeting at 7:00 pm on Tuesday, October 9, 2007 at the Ramsey Municipal Center, 7550 Sunwood Drive to review your site plan requests. You or your representative should be present to answer any questions that may arise. Thank you for your cooperation in this process.

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 [REDACTED] dated [REDACTED] 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

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

TSM DEVELOPMENT, INC.

By _____
 Steve Schmitt

Its: _____

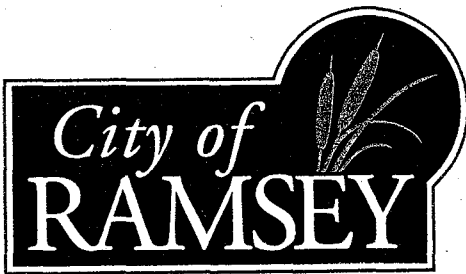
On this ___ day of _____, 2007 before me, a Notary Public, personally appeared Thomas G. Gamec and JoAnn M. Thieling to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing 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



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 water mains. 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.

Final Plat Review – Regency Pond 4th Addition

November 19, 2004

Page 3 of 3

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.

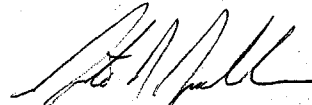
If you have any questions, please call us at (763) 427-1410.

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

REC'D AUG 04 2004

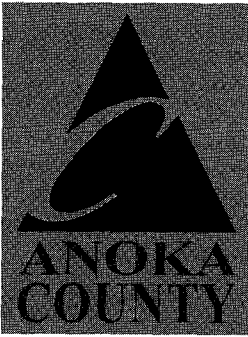
COUNTY OF ANOKA

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.

Amy Geisler

RE: Preliminary Plat

Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

August 3, 2004

Page 2

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,

A handwritten signature in black ink, appearing to read "Jane K. Rose". The signature is fluid and cursive, with a long horizontal stroke at the end.

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 Hoiium, County Surveyor
Andrew Witter, Construction Engineer

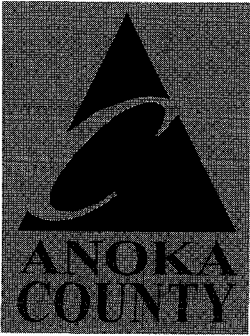
COUNTY OF ANOKA

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,

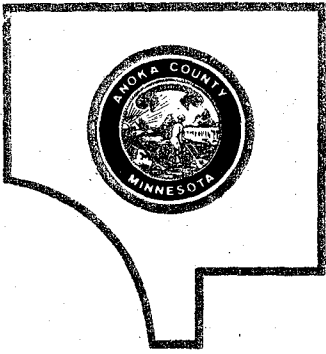
Subsequent discussions have been held between local officials, the developer and City and County staff. Anoka County will agree to allowing a direct access point to CR 56 for this site, provided that it also serve as the access point for the remaining parcel zoned E-1 within the inner NW quadrant of 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 Hoiium, 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. If 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,

A handwritten signature in cursive script, appearing to read 'Jane Pemble', written in black ink.

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.

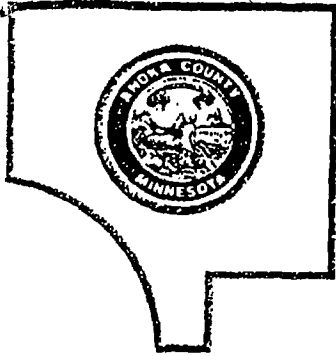
Sincerely,



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, so 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

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.

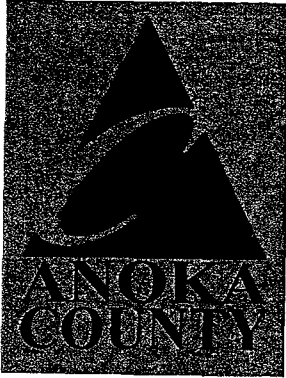
Case #6: Request for Revision to Approved Preliminary Plat for Chestnut Ridge 2nd Addition; Case of John Peterson, Good Value Homes

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.



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,

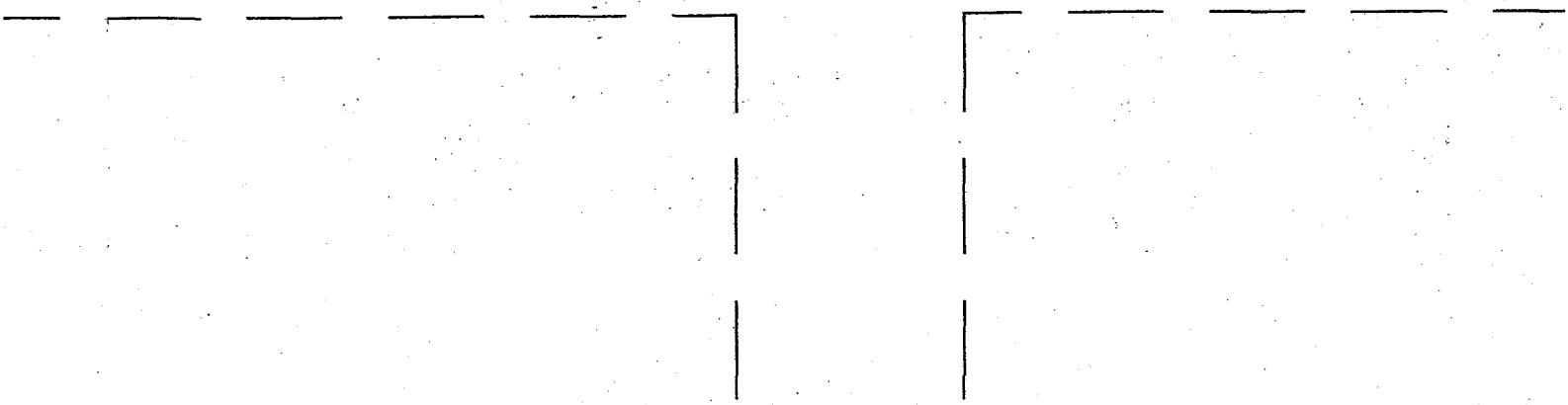
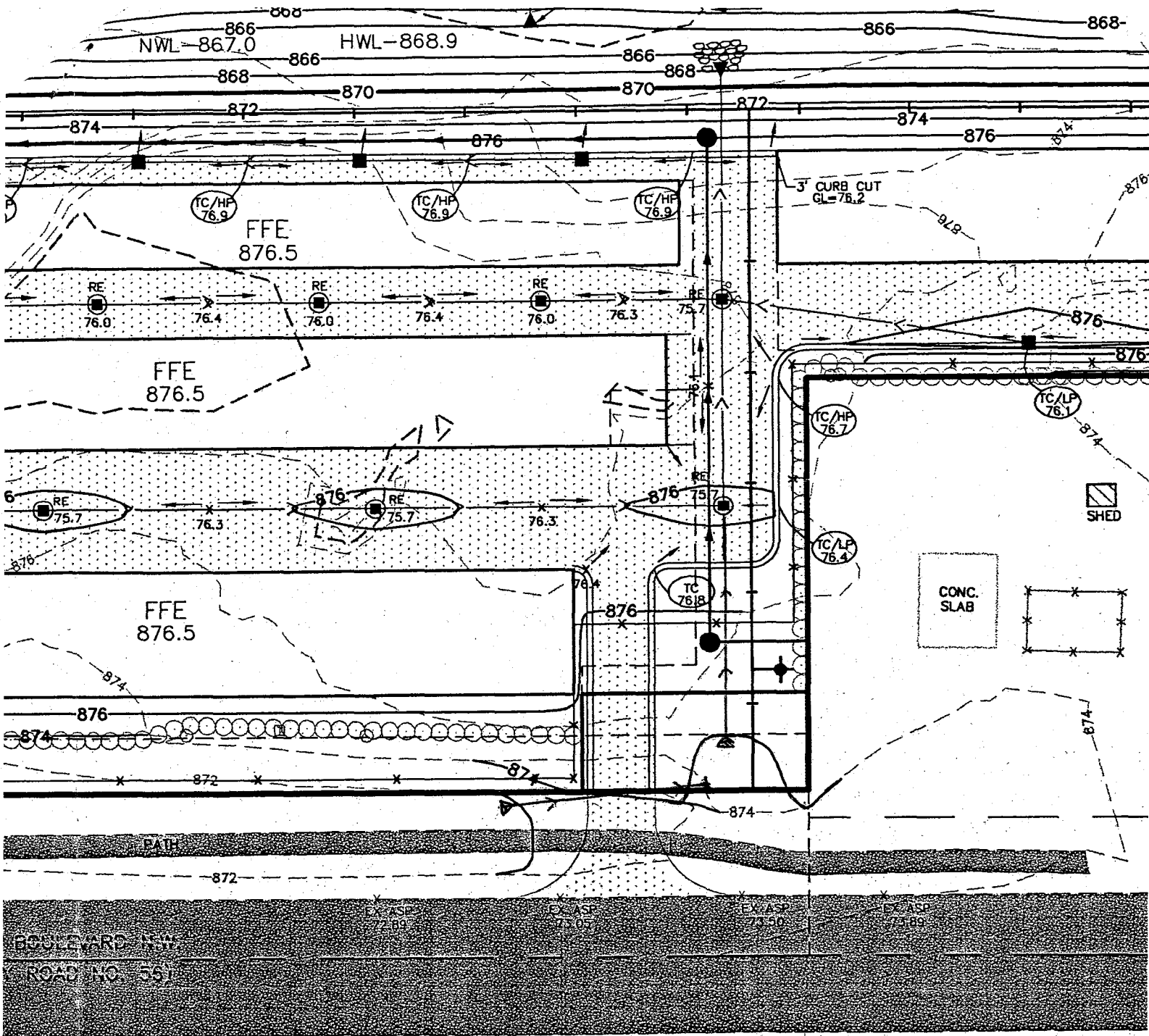
Anoka County has reviewed the plans for the Regency Ponds 4th Addition, Mini Storage. This review was completed on the plans submitted on February 9, 2005. The following is a list of issues that need to be addressed:

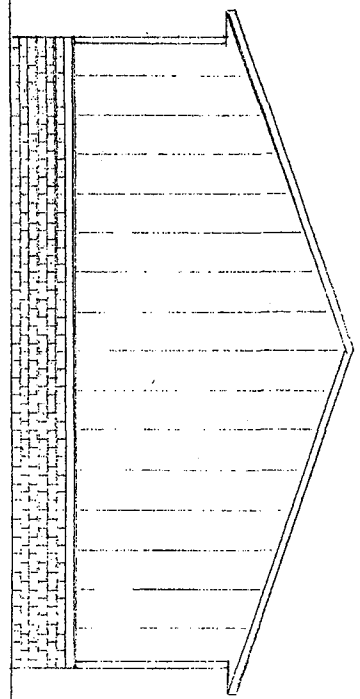
- The plans show significant water and sanitary sewer construction adjacent to Anoka County R/W. It is difficult to do this work without disturbing a large area. The erosion control plans shall include adequate measures to protect the surrounding areas. Include a rock construction entrance to the site, 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.

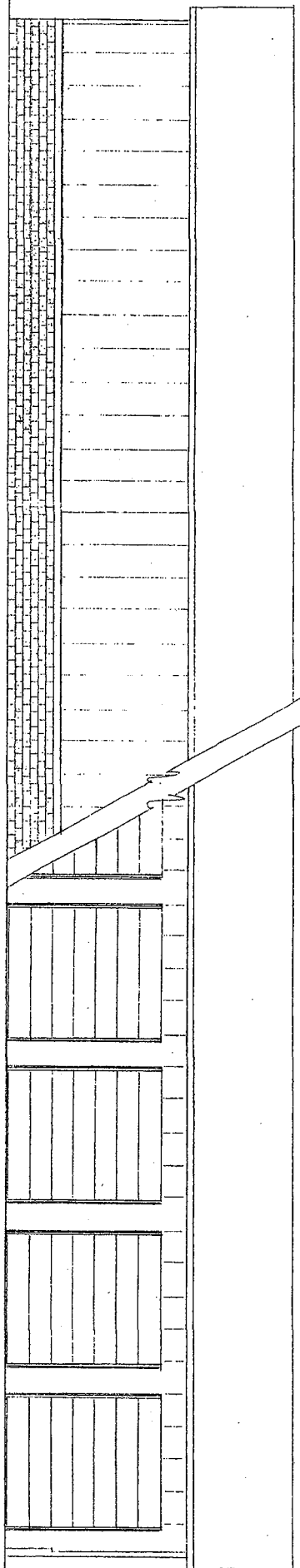
Sincerely,

Andrew Witter, P.E.
Construction Engineer

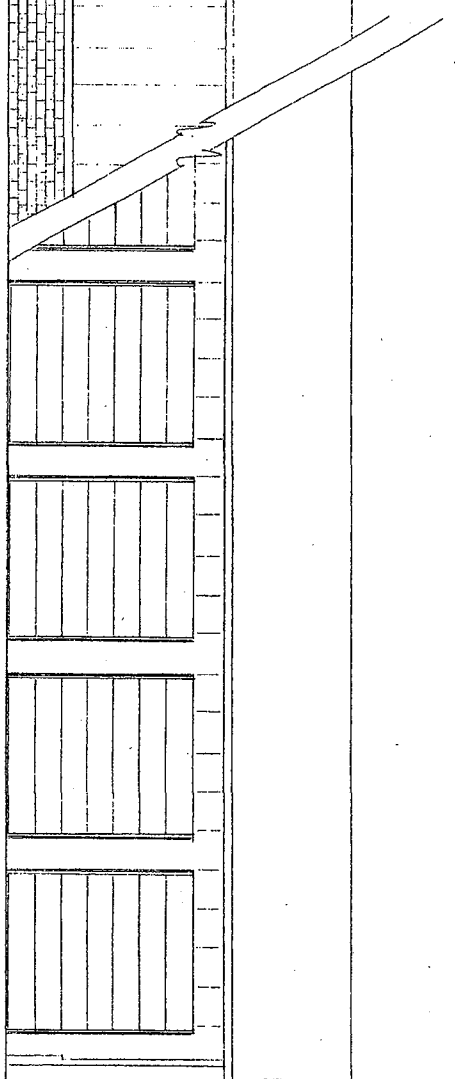




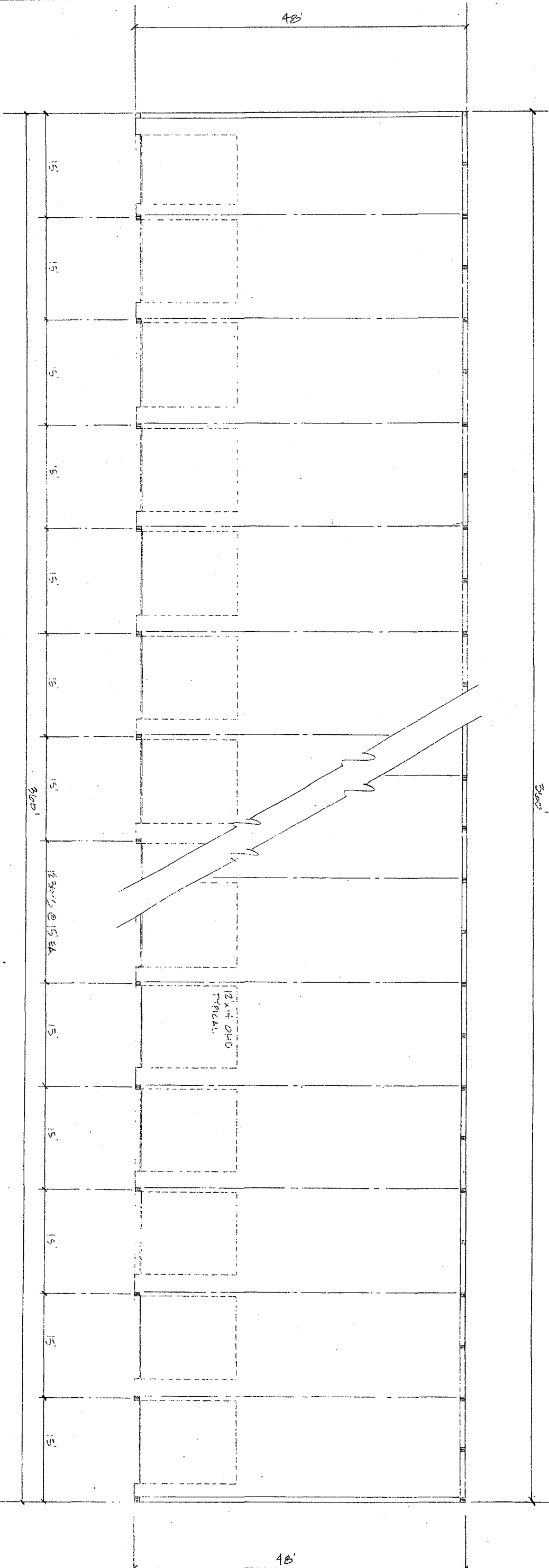
END ELEVATION
1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION



FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY PLAN FOR:	
110' x 1'-0"	CNP STORAGE
06-21-04	
TSH DEVELOPMENT	#4019