

Site 45 Executive Summary



Site 45 – Site Executive Summary

March 29, 2017

Site Information: To the southeast of Site 45 is a large commercial development anchored by Coborn's Superstore. Directly to the east of the property is Armstrong Boulevard which is an interchange accessing U.S. Highway 10 which was opened in 2016. U.S. Highway 10 provided access to U.S. Highway 169. Located to the west of the property is are two existing commercial properties and to the north of the property is 147th Ave NW. A transit stop for the Northstar Commuter Rail is located just a few blocks from this site to the south. The Northstar Commuter Rail provided rail access to downtown Minneapolis. The Site has stubbed access off of 147th Avenue NW and another is available from the south off of 146th Avenue NW.

The property is 2.8 acres in size. Based on review of the property, a portion of the existing 2.8 acres may need to be dedicated to either the City of Ramsey or Anoka County. We estimate that area to be approximately half of an acre which would leave a little over a two (2) acre parcel remaining for development.

The property is zoned as Cor 2 Commercial. The Cor 2 Commercial subdistrict is designated to provide a location for a mix of large and small floor plates accommodating auto-oriented uses.

Building Permit Application and Commercial Site Review: The city's 2016 building permit and commercial construction requirements have been included for the site.

Community Profile: The community demographics have been included with the report to allow for the potential development contacts to have a general understanding of the community.

Environmental Review: WSB has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Anoka County Parcels 29-32-25-14-0009 and 29-32-25-14-0010 located in Ramsey, Minnesota. Exceptions to, or deletions from, this practice are described in Section 2.3 of the report.

This Phase I ESA has revealed one REC, two HRECs, and no CRECs associated with the Property as described in Section 8.1, Section 8.2, and Section 8.3. Based on the results of this assessment, WSB conducted a Limited Phase II ESA.

The Phase II ESA identified that vapor mitigation may be required below future buildings at the Site as recommended by MPCA vapor mitigation guidance. The Phase II ESA also identified that due to identified DRO and VOC impacts to soil, groundwater, and soil vapor will require special management during redevelopment activities. GRO, 1,3-butadiene, benzene and dichlorodifluoromethane in soil/vapor exceeding MPCA reporting thresholds was identified and as such Phase II ESA results should be reported to the Minnesota State Duty Officer.

Alta Survey: An ALTA Survey was completed and is included with this report. The survey does not indicate any concerns for the development of the property.

Title Commitment: The title commitment has been completed and indicates there are no concerns with the city's ownership. The complete title commitment and supporting documentation is included as with this report.

Geotechnical Tests: The boring profile consisted generally of fill materials overlying coarse alluvial soils and are suitable for development. The fills generally extended about two to seven and one-half feet (2 – 7 ½') in depth below grade. The two (2) boring locations had a depth to groundwater after drilling which ranged from 13 to 13 ½ feet with estimated groundwater elevations of 859 and 860.

Utility Information: The site is currently served by public utilities. The following specifications may be adjustable depending on project demand.

-Water: 12" watermain, adjacent (in Sunwood) [City of Ramsey, 763-433-9825]

-Sewer: 24" line, adjacent (in Armstrong Blvd) [City of Ramsey 763-433-9825]

-Gas: 60 psi in a 6" plastic line, (in Armstrong Blvd) [Centerpoint Energy, 763-323-2685]

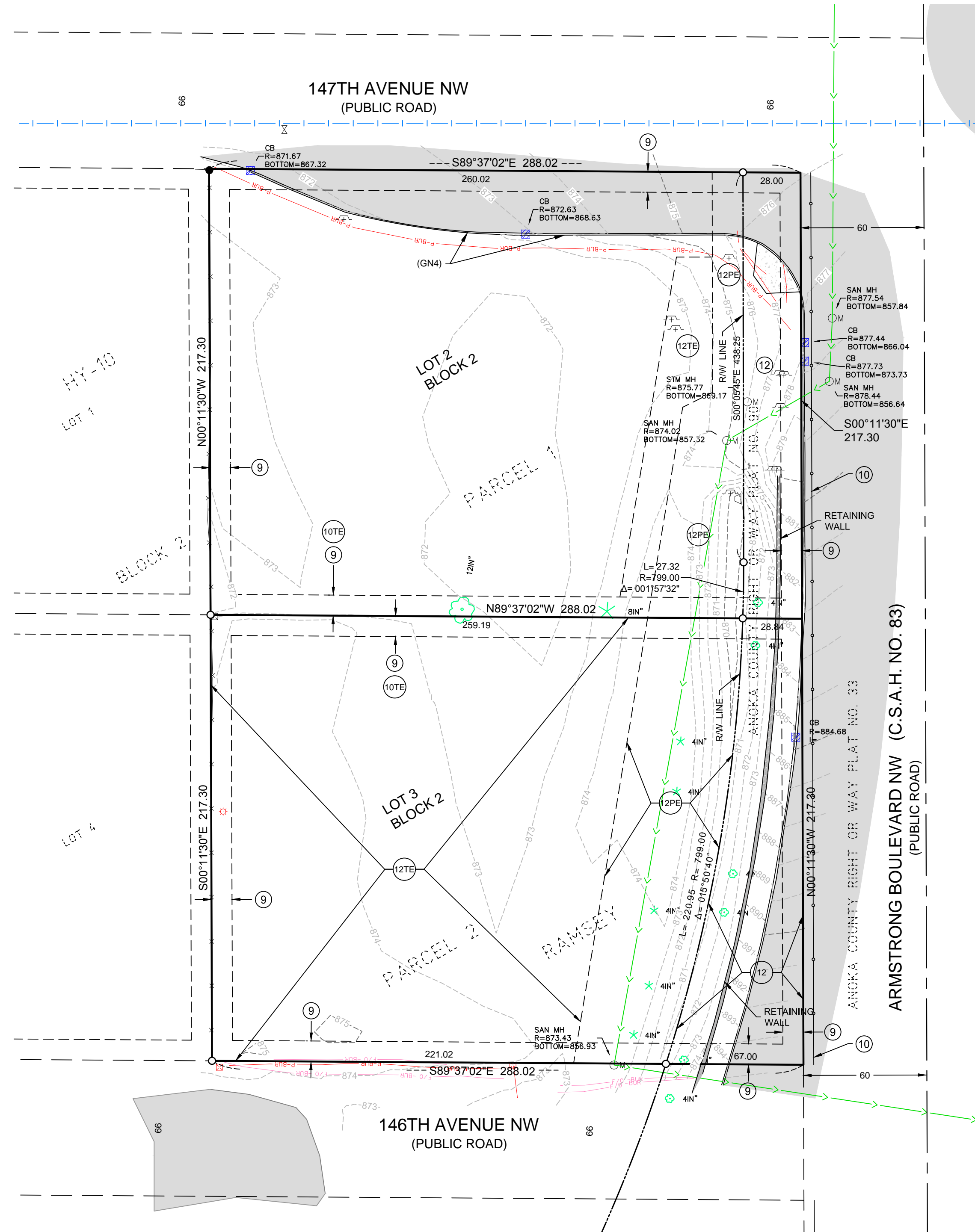
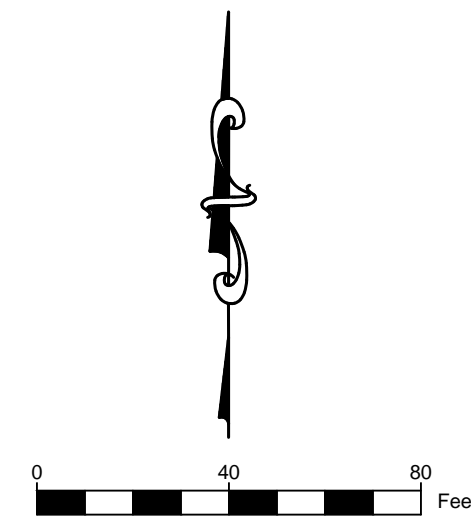
-Fiber: Adjacent (in Armstrong Blvd) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-Electricity: 12.5kV voltage available with up to 4 MW service [Connexus Energy, 763-785-5432]

The COR development which this parcel is located within has a regional stormwater system which will allow for the site area to be maximized for development.

ALTA/NSPS LAND TITLE SURVEY

LOT 2 & LOT 3, BLOCK 2, HY-10 RAMSEY, RAMSEY, MINNESOTA



PRELIMINARY

LEGAL DESCRIPTIONS

(Per Commercial Partners Title, LLC Commitment No. 51624, Effective Date: July 1, 2016.)

Parcel 1:
Lot 2, Block 2, Hy-10 Ramsey, Anoka County, Minnesota.

Parcel 2:
Lot 3, Block 2, Hy-10 Ramsey, Anoka County, Minnesota.

TABLE A

Table A Items 1, 5, 8, and 11 are as shown on survey.

2. Parcel 1: 8020 147th Ave NW Ramsey, MN 55303 (Per Anoka County GIS)
Parcel 2: 8019 146th Ave NW Ramsey, MN 55303 (Per Anoka County GIS)
3. Said described property is located within "Zone X", as determined by FEMA Flood Insurance Rate Map No. 27003C0280E with an effective date of December 16, 2015. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. The total area of the property described is 125,168 square feet (2.87 acres), as surveyed.
- 7a. There are no buildings on the surveyed property.
11. See General Note 1 (GN1).
14. No intersection specified by the client.

LEGEND

●	FOUND MONUMENT	⚡	SIGN POST
○	SET MONUMENT	⚡	CATCH BASIN
—	PROPERTY BOUNDARY	⚡	CURB STOP
---	LOT LINE	⚡	GATE VALVE
- - -	EXISTING LOT LINE	⚡	FIRE HYDRANT
- - -	EASEMENT LINE	⚡	LIGHT POLE
- - -	EXISTING RIGHT-OF-WAY LINE	⚡	DRAINAGE AND UTILITY
- - -	SECTION LINE	⚡	APRON
- - -	BIT EDGE	⚡	UTILITY METER
- - -	GAS LINE	⚡	PEDESTAL
- - -	FIBER OPTIC LINE	⚡	DECIDUOUS TREE
- - -	UNDERGROUND POWER	⚡	SPRINKLER HEAD
- - -	CONC LINE	⚡	SIGN
- - -	WATER LINE	⚡	PERMANENT EASEMENT
- - -	FENCE LINE	⚡	TEMPORARY EASEMENT
- - -	SANITARY LINE	⚡	CONCRETE
- - -	ACCESS CONTROL	⚡	BITUMINOUS

GENERAL NOTES

- (GN1) Location and sizes of underground utilities shown are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked on site by those utility companies whose locators responded to our Gopher State One call, ticket number 1617440966. WSB & Associates, Inc., makes no guarantee that the utilities shown comprise all such utilities in the area nor that they are in the exact location indicated. Verify all utilities critical to construction or design.
- Contact Gopher State One call at 1-800-252-1166 for on-site location of utilities prior to any excavation.
- (GN2) The plat of HY-10 RAMSEY was recorded on August 28, 1986.
- (GN3) Easements shown are as identified in Commercial Partners Title, LLC Commitment No. 51624 with a Commitment Date of July 1, 2016. No other search of the public records for easements or encumbrances was made by the undersigned.
- (GN4) Curb, bituminous road and underground power line appears to lie outside of any easement contained in the above title commitment.

BENCHMARK

ELEVATION = 875.99
(NAVD 88)

Top Nut Hydrant located on 147th Ave NW approx.
370 feet east of centerline of Armstrong BLVD NW

SURVEYOR'S CERTIFICATE

To: Commercial Partners Title, LLC; and City of Ramsey, a Minnesota municipal corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof. The field work was completed on July 8, 2016.

Dated this ___ day of _____, 2016.

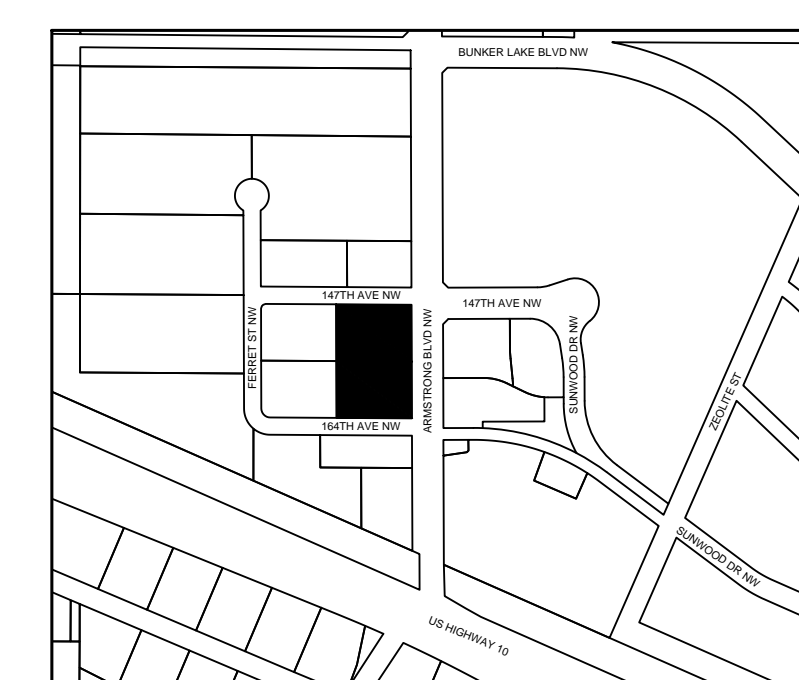
Jeffrey J. Rolfsen - PLS # 49003

SCHEDULE B - SECTION 2 EXCEPTIONS

Items 1-8 are not survey related, and therefore, are not shown on this survey.

9. Drainage and utility easements as shown on the plat of Hy-10 Ramsey dated January 23, 1984, filed August 28, 1986, as Document No. 723307. (Parcels 1 and 2) (Surveyor's Note: The described location of these easements fall within the subject property boundaries and are shown).
10. Right of access to County Road No. 83 from subject property dedicated to the County of Anoka as shown on the plat of Hy-10 Ramsey dated January 23, 1984, filed August 28, 1986, as Document No. 723307. (Parcels 1 and 2) (Surveyor's Note: The described location of this right of access falls within the subject property boundaries and is shown).
11. Right-of-way of County State Aid Highway No. 83 (Armstrong Boulevard Northwest) as shown on Anoka County Highway Right-of-Way Plat No. 74 dated September 3, 2009, filed September 10, 2009, as Document No. 2010105.001. (Parcel 1) (Surveyor's Note: Right of Way Plat No. 74 does not affect the subject property and therefore is not shown).
12. Right-of-way of County State Aid Highway No. 83 (Armstrong Boulevard Northwest), temporary easements and permanent easements as shown on Anoka County Highway Right-of-Way Plat No. 90 dated July 25, 2014, filed July 25, 2014, as Document No. 2086888.001. (Parcels 1 and 2) (Surveyor's Note: The described location of these easements fall within the subject property boundaries and are shown).

VICINITY MAP



RAMSEY, MINNESOTA
NOT TO SCALE