

Site 46 Executive Summary



Site 46 – Site Executive Summary

March 29, 2017

Site Information: Site 46 is bordered to the west by Armstrong Boulevard NW, undeveloped vacant land, and commercial properties. Armstrong Boulevard is an interchange accessing U.S. Highway 10 which was opened in 2016. To the north of the site is Bunker Lake Boulevard NW followed by undeveloped vacant land and residential properties. East of the property is Zeolite Street and to the south of the property is Sunwood Drive NW along with commercial properties. The Site has one stubbed access point off of Sunwood Drive NW and may be able to gain an additional access points off of Zeolite St NW and potentially one right in right out off Bunker.

The property is approximately 31 acres in size and is zoned as “The COR” and located in the “2B” Sub-district. The COR-2b Sub-district is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 Sub-district, including larger scale retail and other auto-oriented commercial uses. More detailed zoning information is provided in the zoning ordinance included with this report.

Ramsey Parkway is expected to be extended in the future which will split this parcel. The exact alignment and effect on the above mentioned parcels has not been defined. The City will work with the developer to balance developable space and transportation connectivity.

Building Permit Application and Commercial Site Review: The city’s current building permit and requirements for the development of the parcel 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 28-32-25-23-0011 and 28-32-25-23-0013 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 no RECs, no HRECs, and no CRECs associated with the Property as described in Section 8.1, Section 8.2, and Section 8.3.

Alta Survey: An ALTA Survey was completed and is provided 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 provided with this report.

Geotechnical Tests: The boring profile consisted generally of topsoil overlying coarse alluvial soils and are suitable for development. The topsoil generally extended to about one-half foot (1/2') to two and one-half feet (2 ½') in depth below grade. The six (6) boring locations had a depth to groundwater after drilling which ranged from 4.5 to 10 feet.

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: 30" line, adjacent (in Sunwood) [City of Ramsey 763-433-9825]

-Gas: 40-60 psi, (in Bunker) [Centerpoint Energy, 763-323-2685]

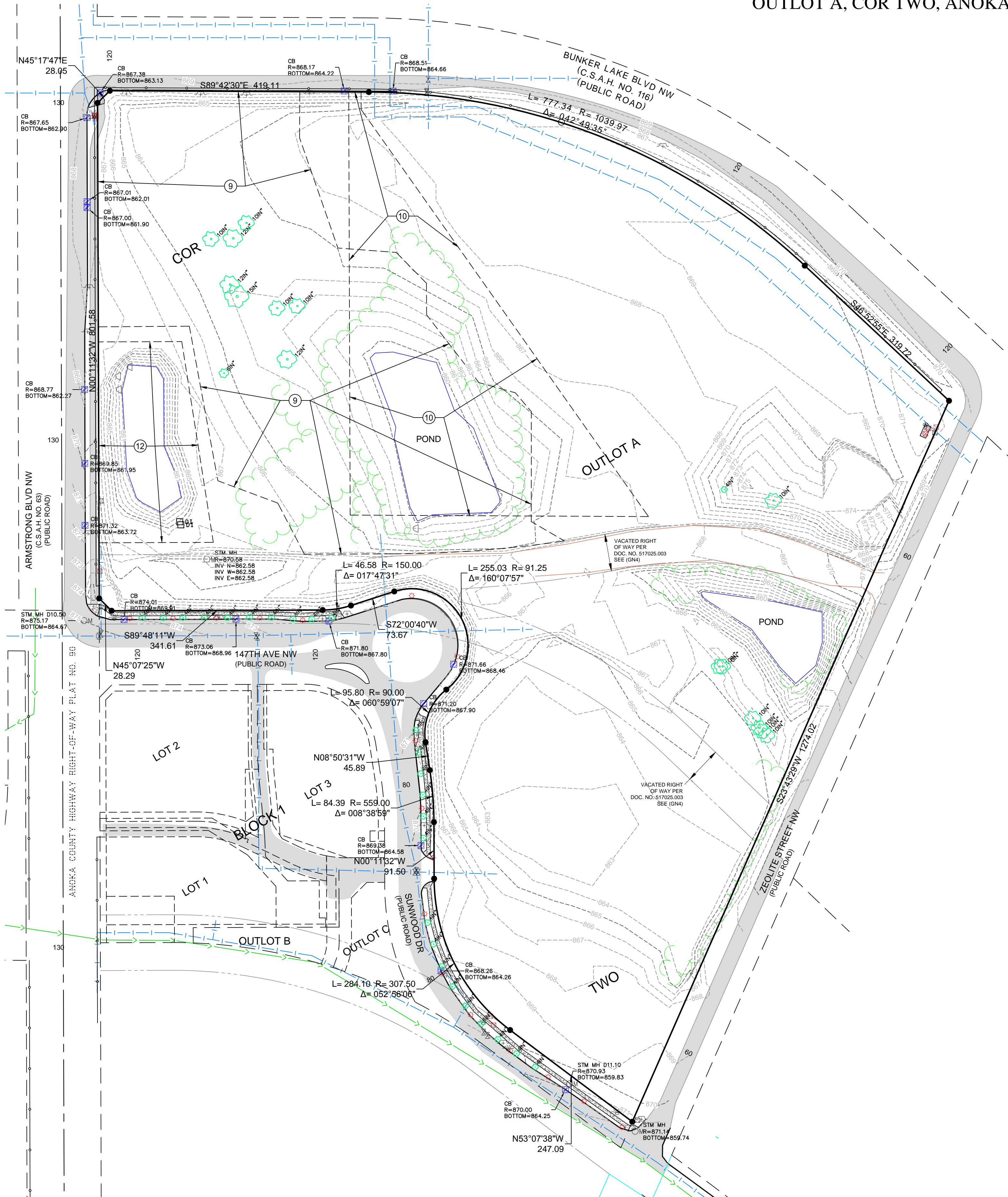
-Fiber: Adjacent to the Site (in Sunwood) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-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

OUTLOT A, COR TWO, ANOKA COUNTY, MINNESOTA



LEGAL DESCRIPTIONS

(Per Commercial Partners Title, LLC Commitment No. 51625, Effective Date: July 6, 2016.)
Outlot A, COR TWO, Anoka County, Minnesota.

TABLE A

- Table A Items 1, 5, 8, and 11 are as shown on survey.
2. Property address unassigned 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 1,340,338 square feet (30.77 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.

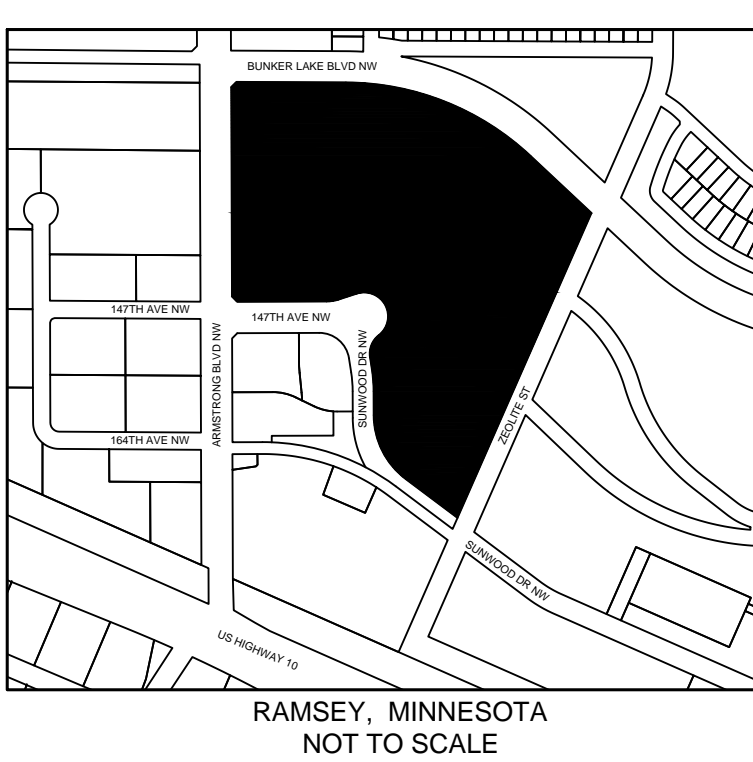
LEGEND

- | | | | |
|-------|----------------------------|---|----------------------|
| ○ | 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 |
| - - - | TREE LINE | ⊣ | SPRINKLER HEAD |
| - - - | CONC LINE | ⊥ | DROP INLET |
| - - - | WATER LINE | ⊦ | SIGNAL POLE |
| - - - | STORM LINE | ⊧ | CONCRETE |
| - - - | SANITARY LINE | ⊨ | BITUMINOUS |
| - - - | ACCESS CONTROL | ⊩ | |
| - - - | VACATED RIGHT OF WAY | ⊪ | |
| - - - | EDGE OF GRAVEL | ⊫ | |
| - - - | EDGE OF WATER | ⊬ | |

BENCHMARK

ELEVATION = 869.82 (NAVD 88)
Top Hydrant Nut on southeast side of the intersection of Armstrong BLVD and Bunker Lake BLVD NW.

VICINITY MAP



SCHEDULE B - SECTION 2 EXCEPTIONS

- Items 1-8, and 11 are not survey related, and therefore, are not shown on this survey.
9. Easements for utilities and drainage and access restrictions as shown on the recorded plat of COR TWO. (Surveyor's Note: These easements affect the subject property and are shown).
 10. Easement for drainage purposes, in favor of the City of Ramsey, a Minnesota municipal corporation, as created in document dated August 29, 2003, filed October 9, 2003, as Document No. 447984 (Surveyor's Note: This easement affects the subject property and is shown).
 12. Easement for drainage, utility, sloping, sidewalk, trail, snow storage and sign purposes, in favor of Anoka County, as created in document dated October 23, 2014, filed November 25, 2014, as Document No. 527077.004. The easement area is depicted on Anoka County Highway Right-of-Way Plat No. 90, dated July 25, 2014, filed July 25, 2014, as Document No. 524652.001. (Surveyor's Note: This easement affects the subject property and is shown).

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 161741031. 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 COR TWO was recorded on July 3, 2013.
- (GN3) Easements shown are as identified in Commercial Partners Title, LLC Commitment No. 51625 with a Commitment Date of July 6, 2016. No other search of the public records for easements or encumbrances was made by the undersigned.
- (GN4) Vacated Right of Way of W. Ramsey Parkway per Doc. No. 517025.003 as shown on the plat of COR TWO.

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 14, 2016.

Dated this ____ day of _____, 2016.

Jeffrey J. Rolfsen - PLS # 49003

PRELIMINARY

