

Site 50 Executive Summary



Site 50 – Site Executive Summary

March 29, 2017

Site Information: Site 50 is bordered to the north by Sunwood Drive NW followed by a medical office and PACT Charter School. To the west is a vacant commercial property, and to the east is Ramsey Boulevard NW which provides a direct connection to U.S. Highway 10. U.S. Highway 10 then provides a direct connection to U.S. Highway 169. To the south is a stormwater pond and the railway for the Northstar Commuter Rail Line which provides a connection to downtown Minneapolis. The Site has one stubbed access point off of Sunwood Drive NW and may be able to gain additional access points via future planned roadways that will run along the far west portion of the property.

The property is 14.7 acres in size and is zoned as “The COR” and located in the “3” Sub-district. The COR-3 Workplace Subdistrict is intended to accommodate a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of the site.

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 Parcel 28-32-25-41-0020 located in Ramsey, Minnesota. Exceptions to, or deletions from, this practice are described in Section 2.3 of the report. The complete report is attached as Appendix A.

This Phase I ESA has revealed one RECs, no 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 provides the following recommendations:

- No additional environmental investigation is warranted at this time. The REC identified was the existing active Casey’s General Store.

Alta Survey: An ALTA Survey was completed and was completed and is attached to 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 Appendix D of the report.

Geotechnical Tests: The boring profile consisted generally of topsoil overlying coarse alluvial soils and are suitable for development. The topsoil generally extended to between one-half and four feet (1-4') below grade. The four (4) boring locations had a depth to groundwater which ranged between 9 to 10.5 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 Ramsey Blvd) [City of Ramsey 763-433-9825]

-Gas: 6" line, 40-60 psi adjusted to meet requirements, adjacent (in Sunwood) [Centerpoint Energy, 763-323-2685]

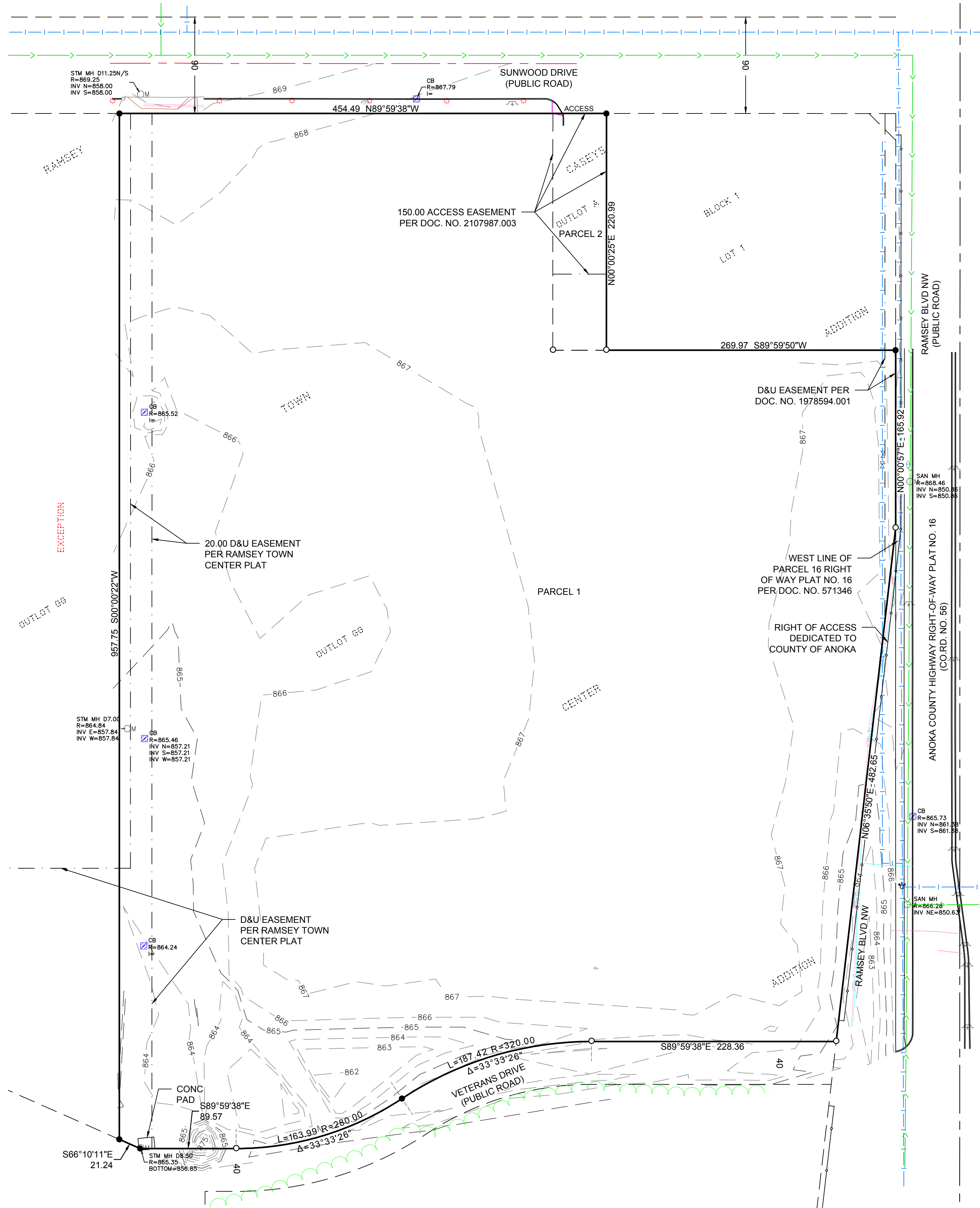
-Fiber: Available (in Sunwood) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-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

PART OF OUTLOT GG, RAMSEY TOWN CENTER ADDITION, RAMSEY, MINNESOTA



LEGAL DESCRIPTION

(Per Commercial Partners Title, LLC, Commitment No. 51627, Effective Date: July 6, 2016)

Parcel 1:
Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the Northerly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.36 feet to the point of beginning, LESS AND EXCEPT that part platted as Caseys Addition.

Parcel 2:
Outlot A, Caseys Addition, according to the recorded plat thereof.

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	—	
—	BIT EDGE	—	
—	GAS LINE	—	
—	FIBER OPTIC LINE	—	
—	CENTERLINE ROAD	—	
—	CONC LINE	—	
—	WATER LINE	—	
—	STORM LINE	—	
—	SANITARY LINE	—	
—	GRAVEL EDGE	—	
—	TREE LINE	—	
—	ACCESS CONTROL	—	

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 161793147. 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 RAMSEY TOWN CENTER ADDITION was recorded on December 31, 2003. The plat of CASEYS ADDITION was recorded on May 15, 2015.
- (GN3) Easements shown are as identified in Commercial Partners Title, LLC Commitment No. 51627 with a Commitment Date of July 6, 2016. No other search of the public records for easements or encumbrances was made by the undersigned.

BENCHMARK

ELEVATION = 871.28
(NAVD 88)

Top Hydrant Nut on east side of property approx. 875 feet south of Sunwood Drive centerline

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 11 day of August, 2016.

Jeffrey J. Raiford - PLS # 49003

TABLE A

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

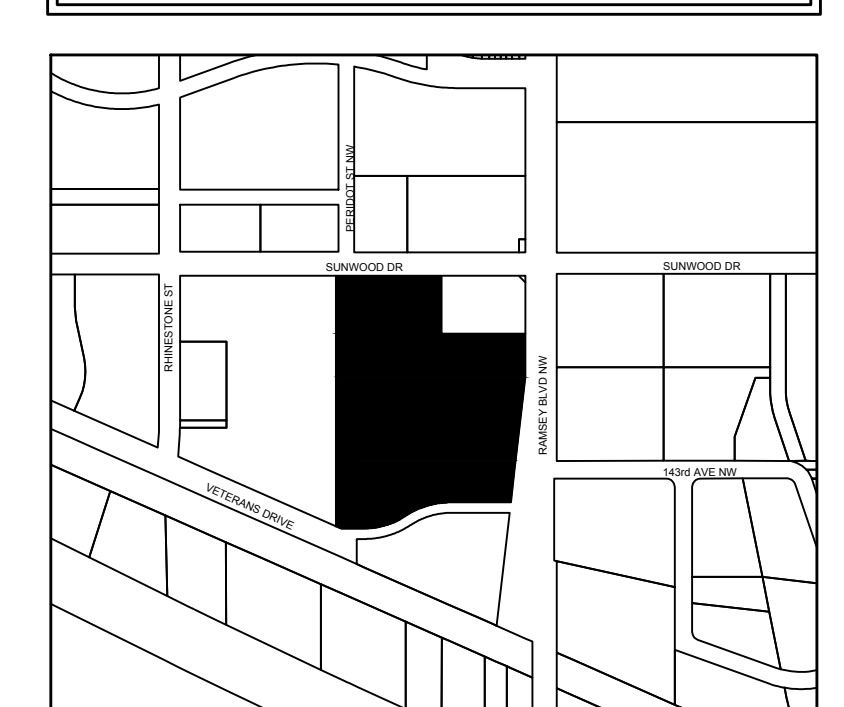
- 7222 Sunwood Drive NW Ramsey, MN 55303.
- Said described property is located within "Zone X", as determined by FEMA Flood Insurance Rate Map No. 27003C0280E with an effective date of December 16, 2015. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- The total area of the property described is 581,669 square feet (13.35 acres), as surveyed.
- No buildings observed on the surveyed property.
- See General Note 1 (GN1).
- No intersection specified by the client.

SCHEDULE B - SECTION 2 EXCEPTIONS

Items 1-8, and 17 are not survey related, and therefore, are not shown on this survey.

- Easements for utilities, drainage and access dedication as shown on the recorded plat of Ramsey Town Center Addition. (Surveyor's Note: These easements affect the subject property and are shown. The Access Dedication affects the subject property and is shown).
- Terms and conditions of and easements contained in Master Declaration of Ramsey Town Center dated August 5, 2005, filed September 15, 2005, as Document Nos. 484495.001 (Torrens) and 1978252.001 (Abstract). (Provides for the lien of private assessments) (Surveyor's Note: This easement does not affect the subject property and therefore is not shown).
- Anoka County Right of Way Plat Number 16 dated April 13, 1981, filed April 13, 1981, as Document No. 571346 (Abstract). (Surveyor's Note: This Right of Way Plat affects the subject property and is shown).
- Final Certificate dated August 14, 1985, filed August 28, 1985, as Document No. 684424 (Abstract). (Surveyor's Note: This document refers to Anoka Right of Way Plat Number 16 and therefore is not shown).
- Anoka County Right of Way Plat Number 16, Parcel 15 dated July 14, 1981, filed August 10, 1981 as Document No. 575763 (Abstract), and dated April 13, 1981, filed July 1, 1981, in Book 2 of Right-of-Way Plats, Page 5 (Abstract). (Surveyor's Note: This parcel does not affect the subject property and therefore is not shown).
- Anoka County Right-of-Way Plat Number 33 filed March 1, 1988, as Document No. 798409 (Abstract). (Surveyor's Note: This Right of Way Plat does not affect the subject property and therefore not shown).
- Terms and conditions of and easements contained in Right of Way Easement granted to the Rural Cooperative Power Association dated April 20, 1953, filed April 29, 1953, as Document No. 150126, in book 299, Page 25. (Surveyor's Note: The easement contained within this document is undefined and therefore is not shown).
- Easement in favor of the City of Ramsey as created in Document dated June 3, 2004, filed September 30, 2005, as Document No. 1978594.001 (Abstract). (Surveyor's Note: This easement affects the subject property and is shown).
- Terms and conditions of Easement Agreement dated May 14, 2015, filed May 15, 2015, as Document No. 2107987.003, by and between Casey's Retail Company, an Iowa corporation, and the City of Ramsey, a Minnesota municipal corporation. (Surveyor's Note: This easement affects the subject property and is shown).
- Terms and condition of Sign Easement Agreement dated May 14, 2015, filed May 15, 2015, as Document No. 2107987.004, by and between Casey's Retail Company, an Iowa corporation, and the City of Ramsey, a Minnesota municipal. (Surveyor's Note: This easement does not affect the subject property and therefore is not shown).

VICINITY MAP



RAMSEY, MINNESOTA
NOT TO SCALE

