City of Ramsey
Agenda
Regular Planning Commission
Thursday, January 4, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the December 7, 2017 Planning Commission Meeting Minutes

5. Public Hearing

1. PUBLIC HEARING: Comprehensive Plan Amendment, Zoning Amendment, and Site Plan for Ramsey Elementary Campus 2 (Project #17-109)

6. Commission Business

1. Consider Sketch Plan Review for Affinity at Ramsey (Project #17-142); Case of Inland Group

2. Receive Update on Variance Request Located at 7214 167th Ter NW; Case of Brandon Sis

7. Comprehensive Plan Update Items

1. Review Draft Economic Development Chapter of Comprehensive Plan

2. Review Draft Natural Resources Chapter of Comprehensive Plan

8. Commission/Staff Input

1. Zoning Bulletins

9. Adjournment

Regular Planning Commission **4. 1.**

Meeting Date: 01/04/2018

By: JoAnn Shaw, Community Development

Information

Title:

Approve the December 7, 2017 Planning Commission Meeting Minutes

Purpose/Background:

N/A

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

12 7 17 Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	12/29/2017 08:20 AM
Form Started By: JoAnn Shaw		Started On: 12/27/2017 09:00 AM
Final Approval Date: 12/29/2017		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, December 7, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Gary VanScoy
Members Absent:	Commissioner Patrick Surma
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Consulting Planner Eric Maass

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner Surma.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated October 12, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner Surma.

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to approve the following minutes as presented: Planning Commission Meeting Minutes dated November 2, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner Surma.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Ordinance Establishing E-3 Employment Zoning District

Public Hearing

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

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to consider the establishment of a new employment zoning district within the City of Ramsey. This zoning district correlates to the City's new business park located generally west of Armstrong Boulevard and north and south of Bunker Lake Boulevard. He noted the Comprehensive Plan Amendment has now been approved by the Metropolitan Council. Additionally, uses proposed in buildings currently being constructed are proposing uses in the existing underlying zoning district (indoor commercial recreation). This use is intended to carry over to the new zoning district in addition to the traditional business park uses (this same scenario is allowed in the City's existing business parks).

Citizen Input

Commissioner Brauer commented on the importance of business incubation. He asked how retail was being defined by staff and how a business would be addressed that allowed some retail sales in addition to warehouse.

Consulting Planner Maass explained the same definition for retail would be used as in the E-1 and E-2 zoning districts. He reviewed the definition in further detail and stated a change could be made if desired by the Planning Commission.

Community Development Director Gladhill reported business incubation would be encouraged in the E-3 zoning district, along with retail sales. He provided further comment on the future goals for this business park.

Commissioner Brauer asked if there would be a height restriction for cell towers for this zoning district.

Consulting Planner Maass reported the E-3 district would follow the same restrictions for height and distance as the E-2 zoning district.

Commissioner VanScoy commented on outdoor storage and questioned if this should be allowed as a conditional use.

Consulting Planner Maass explained staff was proposing to amend the code to change outdoor storage from an allowed use to a conditional use, or an accessory to a principle use.

Commissioner VanScoy recommended that all outdoor storage be screened.

Consulting Planner Maass stated this would be appropriate and would be reviewed through the conditional use permitting process. He explained he could add this to the draft zoning district language.

Commissioner Anderson supported the inclusion of this language.

Chairperson Bauer questioned how the City would limit the visibility of outdoor storage. He suggested language be included to require screening.

Community Development Director Gladhill reported the City was trying to create a different character for this zoning district through new language.

Commissioner Anderson stated this language would only apply to the E-3 zoning district.

Community Development Director Gladhill reported this was the case, but noted other areas of the City could be zoned E-3 for a business park in the future.

Commissioner Nosan supported the zoning district being required to have screening.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner Surma.

Chairperson Bauer closed the public hearing closed at 7:14 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-21 Establishing the E-3 Employment District within the City of Ramsey as amended to include language regarding screening.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Commissioner Surma.

5.02: Public Hearing: Rezoning of Subject Properties to E-3 Employment District

Public Hearing

Chairperson Bauer called the public hearing to order at 7:15 p.m.

Presentation

Consulting Planner Maass presented the staff report stating the purpose of this case is to review the proposed rezoning of properties within the City's new industrial park. The properties proposed to be rezoned to E-3 Employment District are the same properties which were subject to the Armstrong West Comprehensive Plan Amendment which was previously approved by the City Council. That amendment is currently being considered by the Metropolitan Council.

Citizen Input

Commissioner VanScoy asked if the buildings currently being constructed within the E-3 zoning district were consistent with the proposed requirements.

Consulting Planner Maass reported this was the case.

Commissioner Anderson questioned what would happen to the house at the corner of Puma Street and Round Lake Boulevard.

Community Development Director Gladhill explained this home would become a lawful non-conforming use. He stated the home could remain in place but would likely be considered for purchase as the area around it develops.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Commissioner Surma.

Chairperson Bauer closed the public hearing closed at 7:18 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-22 Rezoning Identified Properties to E-3 Employment District.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Commissioner Surma.

6. COMMISSION BUSINESS

6.01: Consider Concept Review for 6021 Highway 10 NW Conditional Use Permit; Case of Roman Gadaskin

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide the planning commission an opportunity to comment on a sketch plan for a proposed conditional use for the property located at 6021 Highway 10 (former ICO gas station site) before the Applicant submits an official application. Staff reviewed the site plan with the Commission and requested feedback.

Commission Business

Commissioner VanScoy asked what the existing zoning was for this parcel.

Consulting Planner Maass stated the zoning was zoned H-1, which was also the zoning for the surrounding properties.

Community Development Director Gladhill commented on how the proposal would improve the site from its existing condition and would reduce the code enforcement concerns for the property.

Commissioner Brauer questioned what information staff was seeking from the Planning Commission.

Community Development Director Gladhill explained staff was seeking feedback on the concept plan. He indicated this information would provide the property owner with information on how to proceed with the project.

Commissioner Anderson stated he approved of the pictures presented and believed the owner was proposing to greatly improve the site. He asked if the property owner also owned the building to the west.

Consulting Planner Maass reported this was the case. He indicated the property owner has no plans for the property to the west at this time.

Roman Gadaskin, 13112 Sunset Trail in Plymouth, discussed his long-term plans for the site.

Brian Shelton, 12194 Coral Sea Street NE in Blaine, explained they originally approached the City about a year and a half ago regarding the City owned acre parcel regarding a land trade. He indicated a decision was made to hold off on this land swap until more information was known regarding the exact location of the frontage road. He stated this led them to place a drive in on the

east side of the building. He provided further comment on the proposed renovations planned for the property.

Commissioner Anderson expressed concern with the fact that the building to the west was not being refurbished. He stated he would prefer to have this building enhanced in order to clean up this entire site.

Mr. Gadaskin reported this building would be repainted.

Community Development Director Gladhill explained the City was not willing to give up their land for trade at this time, as this property may be needed for stormwater management purposes. He indicated the City would have a better understanding of its needs regarding Highway 10 in the coming years and could potentially be able to sell this property back.

Commissioner VanScoy asked how the site would be accessed.

Mr. Shelton explained access to and from the site was being discussed with staff.

Mr. Gadaskin stated he would like both entrances to remain in place. He commented without both entrances it would be difficult to use the site.

Commissioner VanScoy stated he believed the proposed use was acceptable and he welcomed the proposed site improvements.

Commissioner Gengler questioned if the new buildings would be used for existing businesses.

Mr. Shelton reported the two new buildings would be used for new businesses.

Mr. Gadaskin commented on how attractive these buildings would be once renovated noting they each had great visibility from and access to Highway 10.

Commissioner Nosan requested further information on the proposed frontage road.

Community Development Director Gladhill commented on the proposed location of the frontage road. He stated the frontage road could be built sometime in the next 10 to 15 years.

Commissioner Brauer stated he appreciated the comprehensive approach being proposed by the applicant for this site. He indicated he did not want to see the site completed in a piecemeal manner.

Chairperson Bauer commented the general consensus was that the Planning Commission supported the concept plan and encouraged the applicant to move forward with their plans.

6.02: Review Resubmitted Concept of Shade Tree Cottages; Case of Shade Tree Communities

Presentation

Community Development Director Gladhill presented the Staff Report stating Shade Tree Communities has contacted the City and expressed a desire to resubmit a proposed plat known as Shade Tree Cottages. This is a project that went through City review approximately ten (10) years ago and received final plat and site plan approval as well as a zoning amendment to rezone the parcel to Planned Unit Development (PUD). The project is a mix of small-lot single-family and detached townhomes (villas/detached single-family with HOA maintenance). Staff reviewed the proposed plan and requested feedback from the Commission.

Commission Business

Commissioner Brauer requested further information on Potassium Street.

Community Development Director Gladhill commented on the Potassium Street easements and the gravel cul-de-sac. He explained the developer would have to bring the infrastructure at his own cost. He anticipated the developer would approach the City for a cost-share plan. He stated there was no intention to spread these costs out with the existing neighborhood. He provided further comment on the public benefit from turning this roadway from gravel to asphalt.

Commissioner VanScoy asked if Potassium Street was a public roadway.

Community Development Director Gladhill reported this was the case. He discussed the other roadways within the development and noted one street would be private.

Commissioner VanScoy questioned if the City's cul-de-sac standards would apply to a private roadway.

Community Development Director Gladhill reported the City would still have some discretion and the City's fire apparatus would still have to be able to maneuver this area.

Commissioner VanScoy asked if there was anything else the Commission could do to address the wetland setbacks.

Community Development Director Gladhill stated because this property was zoned PUD, the wetland setbacks would not have to be followed.

Commissioner VanScoy indicated he did not care for this project the first time he saw it and did not support it today either. He stated he had great concerns with the wetland setbacks. He inquired what the proposed density was for this project.

Community Development Director Gladhill estimated the density would be 4 to 7 units per acre, which was more of a medium density residential concept.

Commissioner Brauer questioned if the Commission could make a list of concerns for this property. He stated he had concerns with the wetlands, proposed density, the private road, and the private cul-de-sac.

Commissioner Anderson commented he too was concerned with the wetlands. He asked what the public benefit was for the proposed development.

Community Development Director Gladhill stated he would have to complete more research on this matter and could report back to the Commission.

Commissioner VanScoy feared that a precedent would be set if this development were to be approved by the City.

Commissioner Nosan stated she was not familiar with this development and indicated she also had concerns with the wetlands. She questioned how the development would be accessed.

Community Development Director Gladhill reviewed the location of the two access points for this development.

Commissioner Nosan suggested there be better transitioning between the lots.

Commissioner Brauer requested comment from the former Mayor regarding the Council's reason to support this concept plan in the past.

Thomas Gamec, former Mayor of Ramsey, recalled the project and understood there were difficulties but did not remember that the Planning Commission did not offer their support. He stated buffering was discussed and he supported the Commission offering suggestions and improvements to the plan.

Commissioner Gengler commented she had concerns with how 157th would be impacted by the additional traffic from this development. She suggested a traffic study be completed by the developer.

Community Development Director Gladhill thanked the Commission for their input and stated he had enough information to bring back to the developer regarding the proposed project.

6.03: Review Rum River Hills Redevelopment Concept

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a proposed redevelopment project of a portion of the Rum River Hills Golf Course. Please note that this redevelopment proposal would only impact two (2) existing golf course holes, not the entire golf course. The two (2) impacted golf course holes would be relocated and Rum River Hills would continue to operate as an eighteen (18) hole golf course. The scope of this case is to consider high level feedback before any official review. Similar to other concept

plan reviews completed recently, this is not intended to be an in depth review. The intent is to also agree on a schedule and process moving forward.

Community Development Director Gladhill reported the City hosted a broader public engagement session in 2013. The scope of that workshop was to explore strategies to improve the image of the retail node at 167th Avenue and Saint Francis Boulevard (Trunk Highway 47). At that workshop, this concept was shared by Rum River Hills. However, this workshop was never published with the development concept in mind or specific to Rum River Hills. Given that the proposal is a change to the Comprehensive Plan (extend the urban service area; increase density), Staff recommends that a public engagement session focused on the Rum River Hills proposal be advertised for January 4, 2018.

Community Development Director Gladhill explained Rum River Hills is also requesting certain financial assistance for this project. With this in mind, the project will also be reviewed by the Economic Development Authority (EDA) and City Council in advance/parallel to the Planning Commission's review of the Land Use Application.

Commission Business

Mike Allen, 16767 Iodine Street NW, explained he lived on the golf course and was one of the shareholders. He reported this concept began 10 years ago and has had some delays. He stated two years ago the concept was revisited in order to assist with revitalizing the retail node at 167th. He provided further comment on the proposed bay homes and stated these units would create a unique blend of homes on the golf course. He indicated the preliminary conversations with the City Council was that they were supportive if a trunk sewer line could be brought to the property. He stated he appreciated staff's help with their presentation of the concept plan.

Commissioner VanScoy asked if the golf course owned land proposed for expansion.

Mr. Allen stated the golf course does not currently own the land. He noted a portion of this land was owned by the City and the golf course was willing to purchase. He explained the remaining portion was private land.

Commissioner VanScoy indicated his main concern with the proposed high density development was ensuring there was a good transition between the new units and the existing development.

Commissioner Nosan stated she liked the concept and she appreciated the proposed tunnel. She believed the water in this area would serve as a natural buffer. Her only concern was with the additional traffic that would be generated in this neighborhood and how this would impact Highway 47.

Commissioner Brauer commented these additional rooftops could assist with the residential retail node. He stated he supported the proposed concept plan.

Commissioner Anderson indicated he would reserve judgement on the concept plan until he heard from the citizens in the area.

Mr. Allen reported a public comment meeting was scheduled for January 4, 2018.

Community Development Director Gladhill stated the City would learn a lot through the engineering and design period, while also hearing from the public.

Commissioner VanScoy questioned how the new development would be accessed.

Dick Toulette, 16903 Iodine Street, explained there was an existing stub road in place that would be used to access the property. He commented on the atmosphere that would be created through the renovations to the golf course and the improved access through the tunnel and trails.

Community Development Director Gladhill asked where the proposed tunnel would be located.

Mr. Toulette discussed the proposed location for the tunnel. It was noted the tunnel would be south of 167th.

Commissioner Brauer stated he liked the walkability and sense of community that would be created through the proposed development.

Community Development Director Gladhill thanked the Commission for their input and stated he looked forward to hearing from the public further on this matter on January 4th.

6.04: Approve Policy Framework for Design Standard Amendments and Clarifications for Cul-De-Sac Lots

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to gather Planning Commission feedback with respect to two (2) policy topics:

1. Minimum Lot Widths for new cul-de-sac lots in the R-1 Residential (Rural Developing) District
2. Front yard definitions and standards

Commission Business

Chairperson Bauer supported the City amending the code given the fact several variances have been approved for cul-de-sacs.

Commissioner VanScoy appreciated the fact that the City would be creating consistency regarding cul-de-sacs.

Further discussion ensued regarding proposed lot sizes and driveway widths surrounding cul-de-sacs.

Community Development Director Gladhill reported the proposed standards would be used for R-1 Rural Developing properties.

Commissioner VanScoy asked if the front yard of homes on a cul-de-sac would conform to the radius of the cul-de-sac.

Consulting Planner Maass reported this was the case.

Commissioner Nosan supported the front yard following the curve of the road.

The consensus of the Commission was for front yards along cul-de-sacs to follow the curvature of the cul-de-sac.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Previous Public Engagement on the Comprehensive Plan Update
- **7.01.1: Review Feedback from February 27 Comprehensive Plan Update Kick Off Meeting**
- **7.01.2: Review Feedback from April 10 Comprehensive Plan Workshop (Transportation; Parks and Recreation)**
- **7.01.3: Review Feedback from June 12 Comprehensive Plan Update Public Workshop**
- **7.01.4: Review Feedback from October 26 Public Workshop**

7.02: Review Background and Graphic Data for the Comprehensive Plan Update

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

Community Development Director Gladhill reviewed the previous public engagement activities regarding the Comprehensive Plan with the Commission. He commented on the background and graphic data for the Comprehensive Plan and reviewed the remaining approval schedule for this document. The goals for the City were reviewed along with the City's desire to better communicate with the public. The proposed land use map was reviewed in detail with the Commission. He described how the City's new website would be used to utilize the new Comprehensive Plan.

Commissioner Brauer stated he was pleased with the level of public comment the City has received to date on the Comprehensive Plan.

Chairperson Bauer questioned of the population projections were accurate.

Community Development Director Gladhill estimated the City would have around 9,400 new households in 2020. He commented further on how this would impact the population and how household size was projected to decline. He stated staff was going with an educated forecast for the population numbers but knowing family composition 20 years from now was quite difficult to predict.

Commissioner Brauer thanked staff for a job well done for the graphs and charts included in the Comprehensive Plan.

Chairperson Bauer recommended the old Diamond Sports bar be included in The COR. He believed this would be a valuable site to redevelop given its close proximity to Highway 10.

Commissioner Brauer suggested the City's commitment to high speed internet be discussed within the Comprehensive Plan and commented on the special backbone the City already had in place along the railroad.

Community Development Director Gladhill thanked the Comprehensive Plan Steering Committee for their assistance with the plan and reviewed the approval process for the coming months.

Commissioner Nosan stated she was very pleased by the turnout and feedback being received at the public forums held for the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner Surma.

The regular meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 1.**

Meeting Date: 01/04/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Comprehensive Plan Amendment, Zoning Amendment, and Site Plan for Ramsey Elementary Campus 2 (Project #17-109)

Purpose/Background:

This purpose of this case is to review the Comprehensive Plan Amendment to reguide the property from Low Density Residential to Public/Quasi Public, Rezoning from R-1 Residential (MUSA) to Public/Quasi Public, and Site Plan for Ramsey Elementary Campus 2.

This case is being reviewed based on the standards within the B-1 General Business Zoning District. This is in keeping with the City's past practice for similar projects.

Notification:

City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request via U.S. mail and published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

While the proposed zoning is Public/Quasi Public, Staff finds that the setbacks and dimensional standards the project should be measured by is the B-1 General Business District. While a public use, a school does project certain intensities into the area that need to be assessed and mitigated in order to be compatible with surrounding properties. As a result, this case is being reviewed per City Code Section 117-118 entitled B-1 General Business District. This is in keeping with the City's past practice for similar situations.

As proposed the Site Plan appears to meet the requirements of the zoning ordinance with minor alterations as outlined in the Staff Review Letter and the attached ProjectDox ChangeMark report.

The Planning Commission will need to discuss the buffer yard requirements as it relates to the subject property. The residential properties to the east of the subject property appear to have sufficient buffer yard with adequate screening. The residential properties to the north of the subject property may require additional screening within the buffer yard. The Applicant is currently proposing more landscaping than is required by the City Code and so a portion of the currently proposed landscaping could potentially be shifted to the north property line to provide the additional buffering.

Alternatives:

Alternative 1: If the Planning Commission is supportive of the project as currently presented it should recommend approval of Resolution #2018-004 Approving the Comprehensive Plan Amendment to reguide the subject property from Low Density Residential (LDR) to Public/Quasi Public. Recommend approval of Ordinance #2018-003 rezoning the subject property from R-1 Residential (MUSA) to Public/Quasi Public and recommend approval of Resolution #2018-005 approving the requested site plan. The project would seem to be a benefit to the community and compatible with the surrounding land use. Staff supports this alternative.

Alternative 2: If the Planning Commission is supportive of the requested Comprehensive Plan Amendment as well

as the requested rezoning but is not supportive of the site plan as currently presented it should recommend approval of Resolution #2018-004 Approving the Comprehensive Plan Amendment as well as Ordinance #2018-003 rezoning the subject property and table the site plan application and direct the Applicant to amend the site plan. Staff is not opposed to this alternative.

Alternative 3: If the Planning Commission is not supportive of the requested Comprehensive Plan Amendment it should state its findings. If not supportive of the Comprehensive Plan Amendment, the Planning Commission should also recommend denial of the requested rezoning as well as the site plan as they would not be compliant with the land use of the property. Staff does not support this alternative.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. There are no City Funds proposed to be utilized for the construction of this project.

Recommendation:

Staff recommends approval of Resolution #2018-04 Approving the Comprehensive Plan Amendment and Ordinance #2018-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public / Quasi Public, as well as Resolution #2018-05 Approving the Site Plan for Ramsey Elementary Campus 2.

Action:

Motion to recommend approval to the City Council of Resolution #2018-04 Approving the Comprehensive Plan Amendment and Ordinance #2018-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public / Quasi Public, as well as Resolution #2018-05 Approving the Site Plan for Ramsey Elementary Campus 2.

Attachments

Site Location Map

Ramsey Elementary Campus 2 Plan Set

Staff Review Letter

Resolution #2018-004 Approving Comprehensive Plan Amendment

Ordinance #2018-003 Rezoning Subject Property from R-1 Muso to Public

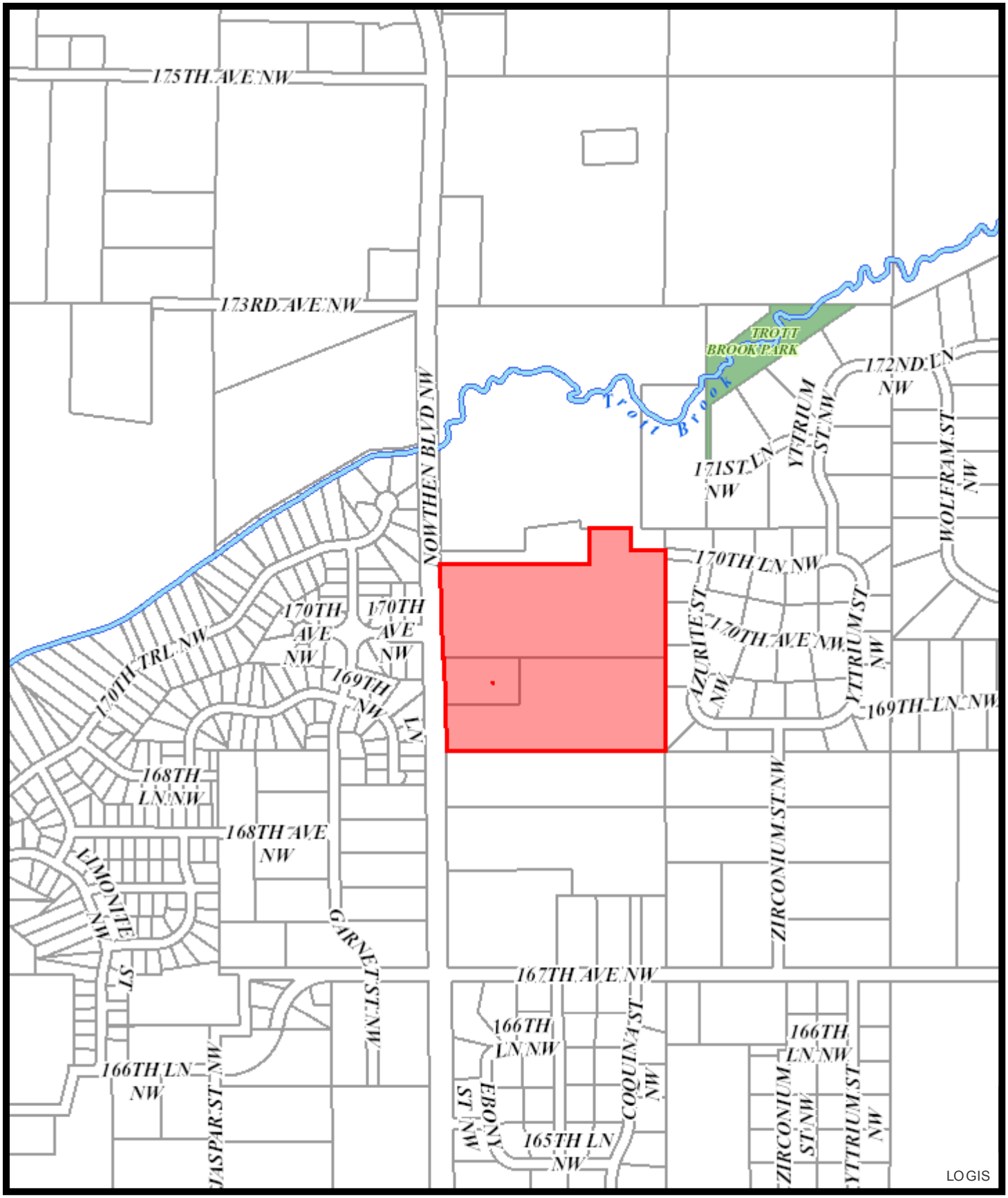
Resolution #2018-005 Approving Site Plan for Ramsey Elementary Campus 2

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	12/27/2017 10:52 AM
Tim Gladhill	Tim Gladhill	12/29/2017 07:36 AM
Form Started By: Eric Maass		Started On: 12/19/2017 12:33 PM
Final Approval Date: 12/29/2017		

Site Location Map

Anoka Hennepin School Dist. #11



Feet

0 190380 760 1,140 1,520

Print Date: November 20, 2017

NO.	ROOM NAME
B100	CORRIDOR
B101	VESTIBULE
B102	PASSAGE
B103	CAFETERIA / GYM
B104	TABLE STORAGE
B105	GYM STORAGE
B106	STAFF DINING
B107	COOLER
B108	FREEZER
B109	PLAYGROUND EQUIPMENT
B110	DRY / GENERAL STORAGE
B111	CUSTODIAL OFFICE
B112	LOCKER / MAINT
B113	TOILET
B114	KITCHEN

NO.	ROOM NAME
B115	WARE WASHING
B116	NOT USED
B117	SERVING
B118	PASSAGE
B119	KITCHEN OFFICE
B120	TOILET
B121	LOCKER
B122	PASSAGE
B123	RECEIVING
B124	BUILDING STORAGE
B125	CHAIR STORAGE
B126	GYM STORAGE
B127	BOILER ROOM
B128	ELECTRICAL ROOM
B129	FIRE PUMP

NO.	ROOM NAME
C100	STAIR
C101	PASSAGE
C102	HAND WASHING
C103	BOYS TOILET
C104	GIRLS TOILET
C105	F.T.L.A.
C106	F.T.L.A.
C107	SPECIAL SERVICES
C108	STORAGE
C109	CLASSROOM
C110	CLASSROOM
C111	CLASSROOM
C112	CLASSROOM
C113	STAIR
C114	CLASSROOM
C115	CLASSROOM
C116	CLASSROOM
C117	CLASSROOM

NO.	ROOM NAME
D100	STAIR
D101	PASSAGE
D102	HAND WASHING
D103	BOYS TOILET
D104	GIRLS TOILET
D105	F.T.L.A.
D106	F.T.L.A.
D107	SPECIAL SERVICES
D108	STORAGE
D109	CLASSROOM
D110	CLASSROOM
D111	CLASSROOM
D112	CLASSROOM
D113	STAIR
D114	CLASSROOM
D115	CLASSROOM
D116	CLASSROOM
D117	CLASSROOM

NO.	ROOM NAME
D118	VESTIBULE
D119	VESTIBULE
D120	CORRIDOR
D121	NOT USED
D122	CORRIDOR
D123	SPECIAL SERV. STAFF OFFICE
D124	SPECIAL SERV. CLASSROOM
D125	SPECIAL SERV. CLASSROOM
D126	SPECIAL SERV. CLASSROOM
D127	STORAGE
D128	JANITOR CLOSET
D129	STAFF TOILET
D130	STAFF TOILET
D131	MSI CLASSROOM
D132	CLOSET
D133	SENSORY ROOM
D134	PASSAGE
D135	TOILET / SHOWER

NO.	ROOM NAME
D136	MSI CLASSROOM
D137	WORK ROOM
D138	HEAD END
D139	STORAGE
D140	COMPUTER LAB
D141	CIRCULATION DESK
D142	MEDIA CENTER
D143	JANITOR CLOSET
D144	STAFF WORK ROOM
D145	E.B.D. CLASSROOM
D146	S.S.A. CLASSROOM
D147	S.S.A. OFFICE
D148	ELEVATOR
D149	CORRIDOR
D150	CORRIDOR
D151	STAIR

NO.	ROOM NAME
A100	CORRIDOR
A101	VESTIBULE
A102	GENERAL OFFICE
A103	CONFERENCE ROOM
A104	WORK ROOM
A105	VOLUNTEER WORK ROOM
A106	HALLWAY
A107	PRINCIPAL'S OFFICE
A108	ASST. PRINC. OFFICE
A109	ASST. PRINC. OFFICE
A110	COAT CLOSET
A111	STAFF TOILET
A112	TOILET
A113	STAFF TOILET
A114	NURSE GENERAL OFFICE
A115	NURSE OFFICE
A116	COMMUNITY ED. OFFICE
A117	PHY.ED. OFFICE
A118	GYM STORAGE
A119	TECHNOLOGY CLOSET
A120	JANITOR CLOSET

NO.	ROOM NAME
A121	CORRIDOR
A122	CORRIDOR
A123	CORRIDOR
A124	VESTIBULE
A125	ART
A126	KILN
A127	STORAGE
A128	ART
A129	MUSIC
A130	STORAGE
A131	MUSIC
A132	GYM VESTIBULE
A133	WOMEN'S TOILET
A134	STAIR
A135	TECHNOLOGY CLOSET
A136	GYM VESTIBULE
A137	MEN'S TOILET
A138	TOILET
A139	JANITOR CLOSET
A140	GYMNASIUM
A141	GYMNASIUM

NO.	ROOM NAME
E100	PASSSAGE
E101	CLASSROOM
E102	CLASSROOM
E103	CONFERENCE ROOM
E104	TOILET
E105	ELEVATOR MACHINE ROOM
E106	CONFERENCE ROOM
E107	F.T.L.A.
E108	PASSAGE
E109	KINDERGARTEN CLASSROOM
E110	TOILET
E111	KINDERGARTEN CLASSROOM
E112	TOILET
E113	KINDERGARTEN CLASSROOM
E114	TOILET
E115	STAIR
E116	KINDERGARTEN CLASSROOM
E117	TOILET

NO.	ROOM NAME
E118	S.S. EVALUATION
E119	S.S. EVALUATION
E120	STORAGE
E121	KINDERGARTEN CLASSROOM
E122	TOILET

1 A1.1 FIRST FLOOR REFERENCE PLAN

1/16" = 1'-0"

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ARMSTRONG ORSETH KOSS & YDEEN, INC.

ARCHITECTURE ENGINEERING
PLANNING TECHNOLOGY
INTERIOR DESIGN LANDSCAPE ARCHITECTURE

8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427

TEL: 763.545.3731
FAX: 763.525.3289
WEB: www.atsr.com

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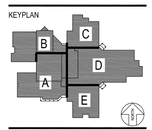
CONSULTANTS

REVISIONS

New Elementary School - Ramsey Site
Anoka Hennepin Schools
Anoka-Hennepin Schools, ISD No. 11
2727N Ferry Street, Anoka MN 55303

SIGNATURE / SEAL

KEYPLAN



DRAWN BY
TDC

CHECKED BY
DMM

ISSUED FOR
CITY SUBMITTAL

ISSUE DATE
December 7, 2017

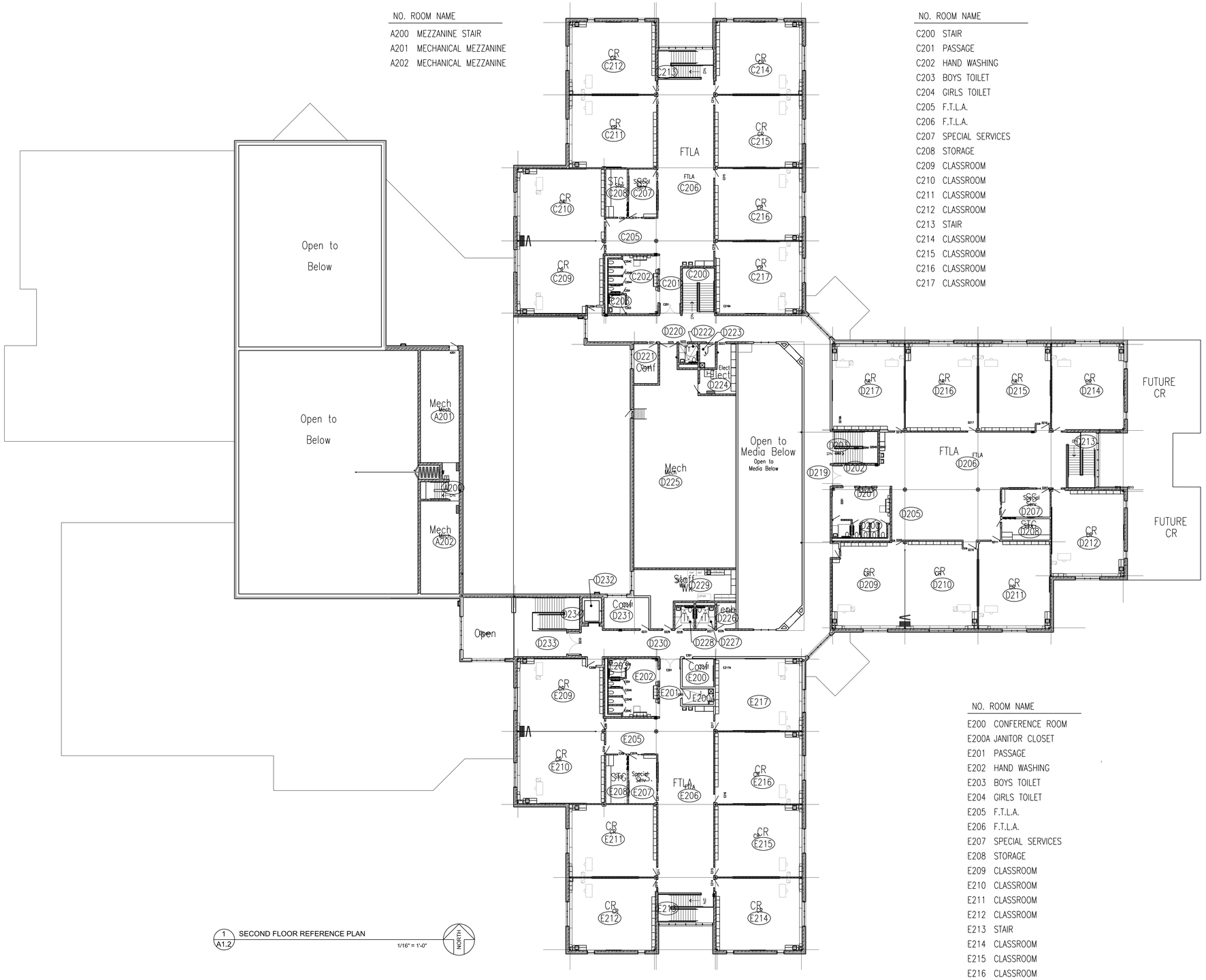
SHEET NAME
FIRST FLOOR REFERENCE PLAN

ATS&R PROJECT NO.
17018

REVISION NO.

SHEET NUMBER
A1.1

File - R:\dwg\2017\17018 Anoka-Hennepin-Ramsey Elem\A01\A1-1.dwg Date - Dec 06, 2017 Time - 2:48pm


Open to Below
Open to Below
Mech A201
Mech A202
Open to Media Below
Open to Media Below
Mech D225
FTLA
FUTURE CR
FUTURE CR
Open
Open to Below
FTLA
Special Serv.
Mech
Elect
Elect
Comm
Comm
Comm
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Stor
Stor
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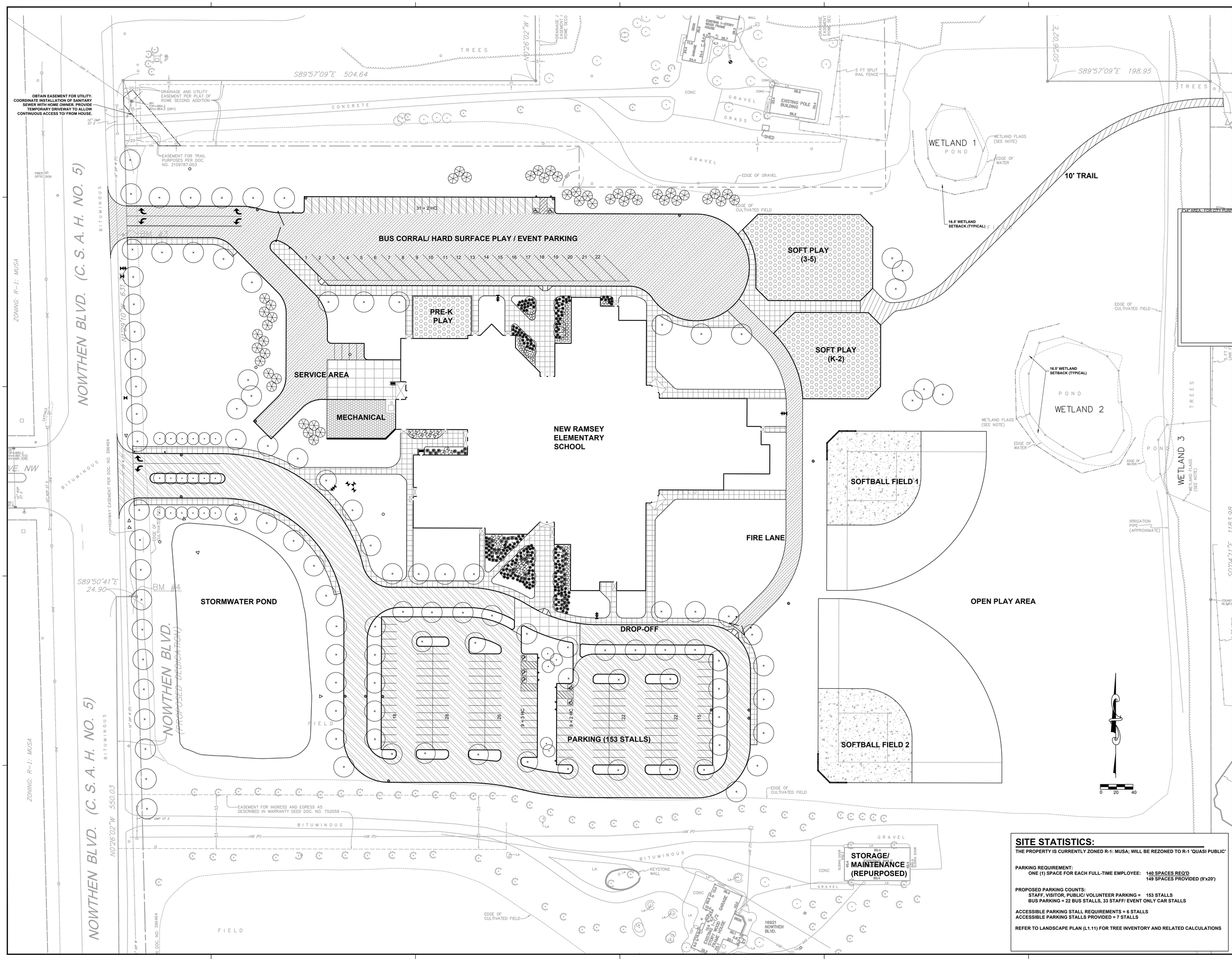

SITE STATISTICS:

THE PROPERTY IS CURRENTLY ZONED R-1: MUSA; WILL BE REZONED TO R-1 'QUASI PUBLIC'

PARKING REQUIREMENT:
ONE (1) SPACE FOR EACH FULL-TIME EMPLOYEE: 140 SPACES REQ'D
149 SPACES PROVIDED (9'x20')

PROPOSED PARKING COUNTS:
STAFF, VISITOR, PUBLIC/ VOLUNTEER PARKING = 153 STALLS
BUS PARKING = 22 BUS STALLS, 33 STAFF/ EVENT ONLY CAR STALLS

ACCESSIBLE PARKING STALL REQUIREMENTS = 6 STALLS
ACCESSIBLE PARKING STALLS PROVIDED = 7 STALLS

REFER TO LANDSCAPE PLAN (L1.11) FOR TREE INVENTORY AND RELATED CALCULATIONS

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ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
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CONSULTANTS

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LANDSCAPE ARCHITECTURE • LAND PLANNING • SITE PLANNING • CIVIL ENGINEERING
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA
ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

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SIGNATURE

TYPED OR PRINTED NAME

DATE

LICENSE NUMBER

REVISIONS

DRAWN BY

CHECKED BY
JRP

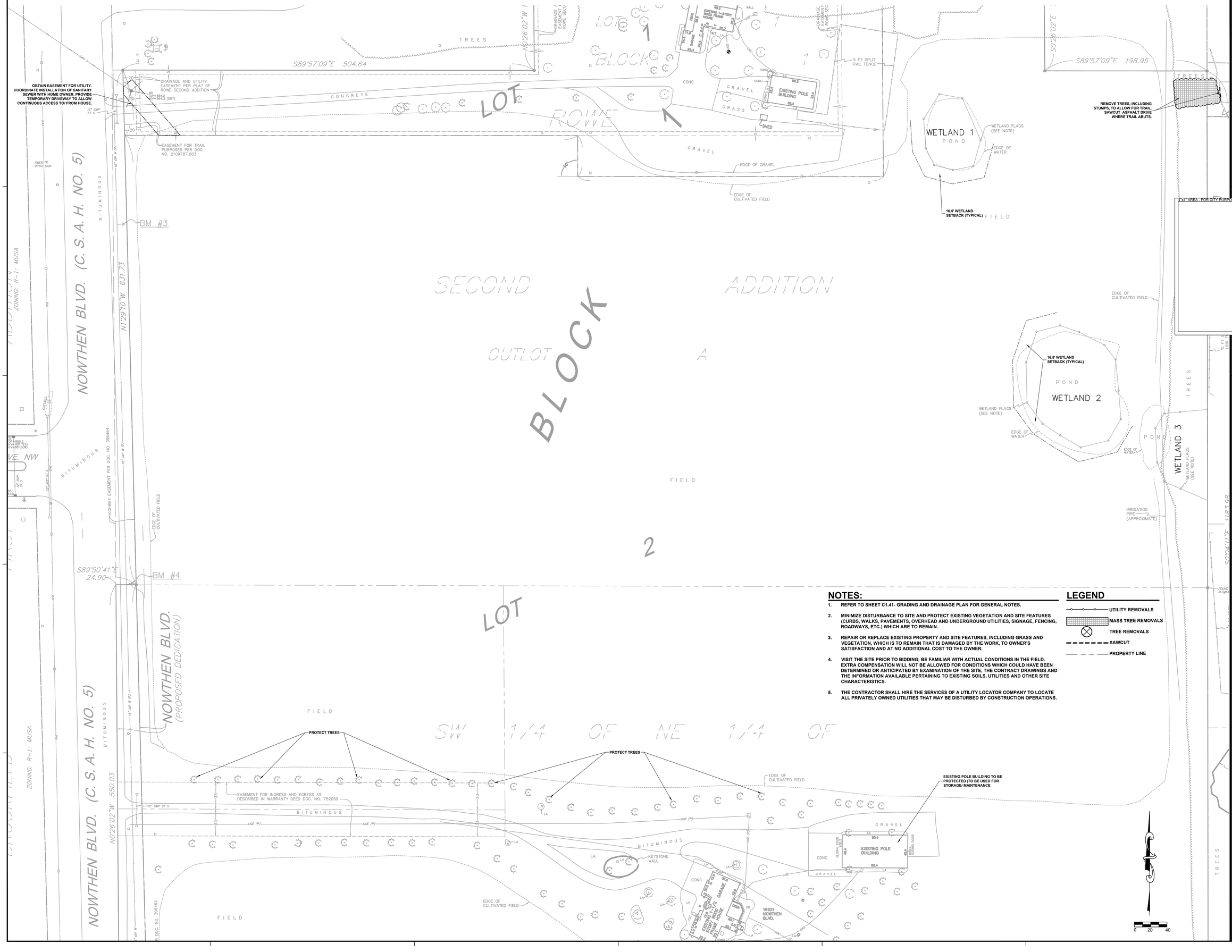
ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
SITE REFERENCE PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.00



NOTES:

1. REFER TO SHEET C1.41- GRADING AND DRAINAGE PLAN FOR GENERAL NOTES.
2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
4. VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.
5. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.

LEGEND

- UTILITY REMOVALS
- MASS TREE REMOVALS
- TREE REMOVALS
- SAWCUT
- PROPERTY LINE

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ISSUE DATE
12/08/2017

SHEET NAME
SITE REMOVALS PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.11

OBTAIN EASEMENT FOR UTILITY. COORDINATE INSTALLATION OF SANITARY SEWER WITH HOME OWNER. PROVIDE TEMPORARY DRIVEWAY TO ALLOW CONTINUOUS ACCESS TO/ FROM HOUSE.

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

SOFT PLAY (3-5)

SOFT PLAY (K-2)

PRE-K PLAY

SERVICE AREA

MECHANICAL

NEW RAMSEY ELEMENTARY SCHOOL

FIRE LANE

SOFTBALL FIELD 1

SOFTBALL FIELD 2

OPEN PLAY AREA

STORMWATER POND

DROP-OFF

PARKING (153 STALLS)

10' TRAIL

WETLAND 1

WETLAND 2

WETLAND 3

16.5' WETLAND SETBACK (TYPICAL)

WETLAND FLAGS (SEE NOTE)

EDGE OF WATER

EDGE OF CULTIVATED FIELD

STORAGE/ MAINTENANCE (REPURPOSED)

16921 NOWTHEN BLVD.

NOWTHEN BLVD. (C. S. A. H. NO. 5)

NOWTHEN BLVD. (PROPOSED DEDICATION)

ZONING: R-1: MUSA

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN WARRANTY DEED DOC. NO. 752059

HIGHWAY EASEMENT PER DOC. NO. 396464

Match Line

4"x4" AREA - FOR CITY PURPOSES

NOTES:

1. REFER TO SHEET C1.40, OVERALL GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
4. SIGNAGE SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.

LEGEND

- BASELINE FOR DIMENSIONS
- BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

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SUITE 300
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AJA

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RAMSEY, MINNESOTA

ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

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DRAWN BY

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JRP

ISSUED FOR

AGENCY REVIEW

ISSUE DATE

12/08/2017

SHEET NAME

SITE LAYOUT PLAN

ATS&R PROJECT NO.

17119

SHEET NUMBER

C1.21

NOTES:

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. SIGNAGE SHALL GENERALLY BE INSTALLED 18" BEHIND THE BACK OF CURB.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 4" OF TOPSOIL - REFER TO DETAIL 16/L1.13 - AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

SITE STATISTICS:

THE PROPERTY IS CURRENTLY ZONED R-1: MUSA; WILL BE REZONED TO R-1 'QUASI PUBLIC'

PARKING REQUIREMENT:
ONE (1) SPACE FOR EACH FULL-TIME EMPLOYEE: 140 SPACES REQ'D
149 SPACES PROVIDED (9'x20')

PROPOSED PARKING COUNTS:
STAFF, VISITOR, PUBLIC/ VOLUNTEER PARKING = 153 STALLS
BUS PARKING = 22 BUS STALLS, 33 STAFF/ EVENT ONLY CAR STALLS

ACCESSIBLE PARKING STALL REQUIREMENTS = 6 STALLS
ACCESSIBLE PARKING STALLS PROVIDED = 7 STALLS

REFER TO LANDSCAPE PLAN (L1.11) FOR TREE INVENTORY AND RELATED CALCULATIONS

NOWTHEN BLVD. (C. S. A. H. NO. 5)
ZONING: R-1: MUSA
BITUMINOUS
FIBER OPTIC SIGN
N01°29'10"W 631.72
N01°26'02"W 1320.03
S01°26'02"E
S89°57'09"E 198.95
EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2109787.003
HIGHWAY EASEMENT PER DOC. NO. 396464
EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN WARRANTY DEED DOC. NO. 752059
BM #4
S89°50'41"E 24.90
N01°26'02"W 550.03
NOWTHEN BLVD. (PROPOSED DEDICATION)
BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING
31 + 2 HC
PRE-K PLAY
SOFT PLAY (3-5)
SOFT PLAY (K-2)
SERVICE AREA
MECHANICAL
NEW RAMSEY ELEMENTARY SCHOOL
FIRE LANE
DROP-OFF
PARKING (153 STALLS)
9 + 2 HC
STORMWATER POND
OPEN PLAY AREA
SOFTBALL FIELD 1
SOFTBALL FIELD 2
STORAGE/ MAINTENANCE (REPURPOSED)
16921 NOWTHEN BLVD.
EXISTING 1-STORY WOOD FRAME HOUSE
EXISTING POLE BUILDING
SHED
GARAGE
5 FT SPLIT RAIL FENCE
WETLAND 1
WETLAND 2
WETLAND 3
POND
WETLAND FLAGS (SEE NOTE)
EDGE OF WATER
16.5' WETLAND SETBACK (TYPICAL)
10' TRAIL
EDGE OF CULTIVATED FIELD
EDGE OF GRAVEL
4"x4" AREA - FOR CITY PURPOSES
IRRIGATION PIPE (APPROXIMATE)
KEYSTONE WALL
TREES
GRAVEL
CONC
BITUMINOUS
FOUND REBAR

LEGEND

- REFERENCE KEY TO SITE DETAILS (1 / C2.11) — DETAIL I.D NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE SLAB (2 / C2.12, 9B / C2.12)
- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT (15 / C2.12, 17 / L1.13)
- PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT (15 / C2.12, 17 / L1.13)
- PROPOSED HEAVY DUTY PAVEMENT (14 / C2.12, 17 / L1.13)
- PROPOSED SOFT PLAY AREA (11A / C2.12, 11B / C2.12)
- PROPOSED LANDSCAPE ROCK BED (6 / L1.13)
- PROPOSED TRAFFIC CONTROL SIGN (16 / C2.12, 17 / C2.12)
- SIGNAGE KEY NOTE (A)
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH) (9 / C2.11, 15 / C2.11)
- PROPOSED CATCH BASIN (CB) (10 / C2.11)
- PROPOSED FLARED END SECTION (FES) (3 / C2.11, 11 / C2.11)
- PROPOSED HYDRANT (HYD) (17 / C2.11)
- PROPOSED GATE VALVE (GV) (20 / C2.11)
- PROPOSED FLAGPOLE (26 / C2.12)
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

0 20 40

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ANDERSON - JOHNSON ASSOCIATES, INC. — LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA
ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

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JRP

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AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
SITE FINISHING PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.31

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL, I.D NUMBER (TOP) — DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- 905 — PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION — ME = MATCH EXISTING — EOF = EMERGENCY OVERFLOW (05.6)
- PROPOSED GRADING LIMITS
- SB-1 — APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 01 89 13, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 94.1 OR 94 SHALL BE UNDERSTOOD TO MEAN 894.1 OR 894.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
19. NO FINISHED SLOPES SHALL EXCEED 3.5' HORIZONTAL TO 1' VERTICAL (3.5:1), UNLESS OTHERWISE NOTED.
20. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 4" OF TOPSOIL - REFER TO DETAIL 16/L1.13 - AND SHALL BE SEEDED OR SODDED. REFER TO SHEET L1.11- LANDSCAPING PLAN, FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDED WITH SEED MIX #1.
21. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
22. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
23. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
24. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
25. A POST CONSTRUCTION TEST WILL BE CONDUCTED ON THE INFILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE NECESSARY AMOUNT OF TIME TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO TESTING TO WITNESS THE RESULTS.

OBTAIN EASEMENT FOR UTILITY. COORDINATE INSTALLATION OF SANITARY SEWER WITH HOME OWNER. PROVIDE TEMPORARY DRIVEWAY TO ALLOW CONTINUOUS ACCESS TO/ FROM HOUSE.

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

PRE-K PLAY

SOFT PLAY (3-5)

SOFT PLAY (K-2)

SERVICE AREA

MECHANICAL

NEW RAMSEY ELEMENTARY SCHOOL

STORMWATER POND
BOTTOM ELEVATION = 873.00
SURFACE AREA @ NWL = 0.973 ACRES
NWL = 883.50
HWL = 886.15
EOF = 886.00

DROP-OFF

PARKING (153 STALLS)

FIRE LANE

SOFTBALL FIELD 1

SOFTBALL FIELD 2

OPEN PLAY AREA

STORAGE/ MAINTENANCE (REPURPOSED)

WETLAND 1

WETLAND 2

WETLAND 3

10' TRAIL

16.5' WETLAND SETBACK (TYPICAL)

4"x4" AREA - FOR CITY PURPOSES

Match Line

ZONING: R-1: MUSA

NOWTHEN BLVD. (C.S.A.H. NO. 5)

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
FAX: 612.525.3289
WEB: www.atsr.com

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CONSULTANTS

ANDERSON - JOHNSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA

ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE

TYPED OR PRINTED NAME

DATE

LICENSE NUMBER

REVISIONS

DRAWN BY

CHECKED BY
JRP

ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
GRADING AND DRAINAGE PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.41

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL I.D NUMBER (TOP) / DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION — ME = MATCH EXISTING; EOF = EMERGENCY OVERFLOW
- PROPOSED GRADING LIMITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE

NOTES

1. REFER TO SHEET C1.41- GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. ALL 8" WATERMAIN PIPE SHALL BE DIP CLASS 52 AND ALL 6" WATERMAIN PIPE SHALL BE DIP CLASS 53. ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-889.
3. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
4. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
5. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
   a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
   b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
      i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
      ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
      iii. OR APPROVED EQUAL.
7. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
8. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
9. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
10. PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
11. CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. CURB AND GUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.

OBTAIN EASEMENT FOR UTILITY. COORDINATE INSTALLATION OF SANITARY SEWER WITH HOME OWNER. PROVIDE TEMPORARY DRIVEWAY TO ALLOW CONTINUOUS ACCESS TO/ FROM HOUSE.

MH 1 (EXISTING)
RIM = 884.2
INV. = 864.30 (EXISTING - FIELD VERIFY)
INV. = 875.70 SE
PROVIDE INSIDE DROP AT EXISTING STRUCTURE. RECONSTRUCT AS REQUIRED. PROVIDE RUBBER BOOT AT CONNECTION.

MH 2
RIM = 886.9
INV. = 878.00
48" ID
R-1642

109' - 6" @ 2.11%

CB 10
RIM = 888.9
INV. = 885.60 S
INV. = 885.90 E
60" ID
R-3067-V

61' - 21" RCP @ 0.49%

CB 11
RIM = 890.5
INV. = 886.20 W
INV. = 886.20 E
48" ID
R-3067-V

303' - 21" RCP @ 0.30%

CB 12
RIM = 892.0
INV. = 887.10 W
INV. = 887.30 E
48" ID
R-3067-V

CB 13
RIM = 890.9
INV. = 888.00
48" ID
R-3067-V

156' - 15" PVC @ 0.45%

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

HYD 5 & 6" GV

WET TAP EXISTING 16" WM & 8" GV

8" WM

193' - 24" PVC @ 0.36%

300' - 6" @ 2.13%

PRE-K PLAY

HYD 1 & 6" GV

8" WM

SOFT PLAY (3-5)

SOFT PLAY (K-2)

HYD 2 & 6" GV

MH 3
RIM = 892.4
INV. = 884.40
48" ID
R-1642

57' - 6" @ 2.81%

BS 1
INV. = 886.00 = MECH 89'-0"
XXX DFU

BD 2
INV. = 888.00 = MECH 91'-0"
34,150 SF

MH 102
RIM = 895.8
INV. = 884.80 S
INV. = 884.90 N
INV. = 886.00 E
60" ID
R-1642

SERVICE AREA

172' - 15" PVC @ 1.17%

66' - 24" PVC @ 0.61%

8" WM

WET TAP EXISTING 16" WM & 8" GV

CB 15
RIM = 886.4
INV. = 883.95
48" ID
R-3067-V

CB 9
RIM = 889.8
INV. = 884.04 S
INV. = 884.40 E
72" ID
R-3067-V

MECHANICAL

NEW RAMSEY ELEMENTARY SCHOOL

8" FIRE & DOMESTIC

8" GV

HYD 4 & 6" GV

CB 14
RIM = 886.4
INV. = 883.65
48" ID
R-3067-V

51' - 12" RCP @ 0.60%

120' - 27" RCP @ 0.45%

FES 3
INV. = 883.50
12" APRON

25' - 12" RCP @ 0.60%

FES 4
INV. = 883.00
24" APRON

38' - 24" RCP @ 0.53%

FES 2
INV. = 883.50
27" APRON

OCS 1

46' - 24" RCP @ 0.00%

FES 5
INV. = 875.00
24" APRON

STORMWATER POND
BOTTOM ELEVATION = 873.00
SURFACE AREA @ NWL = 0.973 ACRES
NWL = 883.50
HWL = 886.15
EOF = 886.00

MH 101
RIM = 895.0
INV. = 886.60 S
INV. = 890.00 E
48" ID
R-1642

BD 1
INV. = 890.65 = MECH 92'-4"
56,310 SF

10' MIN

5.00'

32' - 15" PVC @ 2.03%

8" WM

223' - 18" PVC @ 0.45%

HYD 3 & 6" GV

DROP-OFF

FIRE LANE

CB 6
RIM = 891.3
INV. = 887.60 W
INV. = 888.20 E
48" ID
R-2501

139' - 18" RCP @ 0.43%

OPEN PLAY AREA

CB 3
RIM = 890.2
INV. = 884.40 W
INV. = 885.20 E
INV. = 885.60 N
INV. = 886.30 S
72" ID
R-3067-V

21' - 27" RCP @ 0.51%

25' - 27" RCP @ 0.79%

FES 1
INV. = 883.50
27" APRON

402' - 24" RCP @ 0.27%

CB 5A
RIM = 890.1
INV. = 886.60 W
INV. = 887.00 NE
INV. = 887.60 S
60" ID
R-3067-V

46' - 21" RCP @ 0.43%

28' - 27" RCP @ 0.62%

CB 1
RIM = 890.5
INV. = 883.67 W
INV. = 883.90 E
72" ID
R-3067-V

CB 2
RIM = 890.5
INV. = 884.10 W
INV. = 884.30 E
72" ID
R-3067-V

104' - 12" RCP @ 0.68%

PARKING (153 STALLS)

CB 4
RIM = 890.9
INV. = 886.30 W
INV. = 886.40 E
60" ID
R-3067-V

CB 5B
RIM = 890.2
INV. = 887.70
45° ID
R-3067-V

10' - 12" RCP @ 0.98%

SOFTBALL FIELD 1

SOFTBALL FIELD 2

CB 7
RIM = 893.5
INV. = 889.40
48" ID
R-2501

177' - 12" PVC @ 0.68%

CB 8
RIM = 890.6
INV. = 887.00
48" ID
R-3067-V

STORAGE/ MAINTENANCE (REPURPOSED)

WETLAND 1
B-9
POND

WETLAND 2
POND

WETLAND 3

WETLAND FLAGS (SEE NOTE)

16.5' WETLAND SETBACK (TYPICAL)

10' TRAIL

EDGE OF CULTIVATED FIELD

EDGE OF GRAVEL

EDGE OF WATER

S89°57'09"E 504.64

S89°57'09"E 198.95

N89°50'41"E 24.90

N00°04'11"E 1193.98

N00°26'02"W 550.03

N12°29'10"W 631.30

ZONING: R-1: MUSA

NOWTHEN BLVD. (C. S. A. H. NO. 5)

4"x4" AREA - FOR CITY PURPOSES

0 20 40

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16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA

ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

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SIGNATURE

TYPED OR PRINTED NAME

DATE

LICENSE NUMBER

REVISIONS

DRAWN BY

CHECKED BY
JRP

ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
SITE UTILITY PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.51

APPROXIMATE EROSION CONTROL DEVICE QUANTITIES

SILT FENCE = 5,290 L.F.

SEDIMENT CONTROL LOG = 110 L.F.

ROCK CONSTRUCTION ENTRANCES = 150 C.Y.

EROSION CONTROL BLANKET = 9,320 S.Y.

SEDIMENT CONTROL DEVICE AT STORM SEWER INLET = 14

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL I.D NUMBER (TOP) / DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- PROPOSED CONTOUR (905)
- PROPOSED SPOT ELEVATION — ME = MATCH EXISTING / EOF = EMERGENCY OVERFLOW (95.6)
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED MANHOLE (MH) (9 C2.11 / 15 C2.11)
- PROPOSED CATCH BASIN (CB) (10 C2.11)
- PROPOSED FLARED END SECTION (FES) (3 C2.11 / 11 C2.11)
- PROPOSED SILT FENCE (1 C2.11)
- PROPOSED SEDIMENT CONTROL LOG (4 C2.11)
- PROPOSED ROCK CONSTRUCTION ENTRANCE (5 C2.11)
- PROPOSED EROSION CONTROL BLANKET
- SEDIMENT CONTROL DEVICE AT STORM SEWER INLET (A / 2 C2.11)

NOTES

1. REFER TO SHEET C1.40, OVERALL GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE (SECTION 01 89 13) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
4. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
5. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
6. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
7. SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. ACCEPTABLE PRODUCTS:
   - A. WIMCO TOP SLAB™ MODEL RD 27.
   - B. INFRASAFE® SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SCB'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SCB'S SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHROUD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A GEOTEXTILE SOCK.
   - C. DANDY BAG® OR DANDY BAG II® DISTRIBUTED BY BROCK WHITE COMPANY, ST. PAUL, MN (615) 647-0950. DANDY BAG SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
   - D. INFRASAFE® DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC., DISTRIBUTED BY ESS BROTHERS, 9350 COUNTY ROAD 19, CORCORAN, MN 55357 DCD'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
   - E. OR APPROVED EQUAL.
8. PERIMETER EROSION CONTROL DEVICES (SILT FENCE, ROCK ENTRANCE, INLET PROTECTION, ETC.) INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBING ACTIVITIES. CONTRACTOR MUST PROVIDE 24 HOUR NOTICE TO THE CITY FOR INSPECTION.

EXCERPT FROM THE SWPPP NARRATIVE

The following is from the Storm Water Pollution Prevention Plan Narrative, Section 01 89 13 of the Project Manual. In accordance with Section 31 00 00, the Contractor shall be responsible for full implementation of and maintenance required by the SWPPP Narrative until the Notice of Termination is approved by the MPCA. Should differences arise between the SWPPP Narrative information described below and the information contained within the SWPPP Narrative, bound into the Project Manual, the SWPPP in the Project Manual shall govern.

V. General Construction Sequence (in conjunction with the Construction Manager's Construction Schedule)

A. Erosion Control Devices, noted herein, include:
1. Silt fence
2. Sediment Control Device at storm sewer inlets
3. Sediment log
4. Rock construction entrance
5. Rock check dams
6. Rip rap
7. Storm water treatment basins
8. Temporary sediment basins
9. Storm sewer systems
10. Temporary outlet pipes
11. Flotation Silt Curtain
12. Floating Head Skimmer
13. Erosion control blanket
14. Temporary seeding
15. Final seeding / sodding
16. Temporary / permanent vegetation
17. Other features identified by the Minnesota Pollution Control Agency, City or Engineer as a Best Management Practice (BMP) device.

B. Contractor shall apply for NPDES Phase II Permit within 24 hours of award of Contract.
1. The Contractor shall post the permit in the job site trailer or other suitable temporary storage area.

C. Review the SWPPP and its sequencing and requirements. The Contractor shall notify the Engineer if site conditions, construction sequencing, or other items are different or require modification from this written SWPPP. The Engineer will review the suggested modifications and amend the SWPPP accordingly.

D. Following review of the SWPPP plans commence with the following construction sequence:
1. Install perimeter silt fence where indicated on the Drawings. Silt fence shall be as specified in Section 31 25 00.
2. Have silt fence and other erosion control devices inspected by local authorities, as required by the local authority.
3. Construct the rock construction entrance.
4. Rough grade the stormwater ponds.
5. All stripped topsoil shall be stockpiled and remain on-site for re-use unless otherwise noted.
6. Construct permanent outlet control structure for pond, then install temporary outlet devices.
7. Use the stormwater treatment basin as a temporary sediment basins. The following requirements apply to discharge from the temporary sediment basins:
   a. Water from this basins shall not be discharged without being free of sediment and suspended materials.
   b. Construct floating head skimmer devices with flocculent and temporarily attach devices to OCS. Discharge through OCS must go through the floating head skimmer devices until all upstream areas receive final stabilization.
   c. Provide water treatment per Mn/DOT 3875.
   d. Monitor pH and turbidity of discharge water every hour until performance is determined. The goal of pH is 7.0. If turbidity exceeds a defined number, a flocculent recirculation system must be installed. Alkaline pH adjustments shall be in the form of CO2 sparging.
   e. After pH and turbidity performance is deemed suitable by the Engineer, take readings from the respective outfall pipes twice per week: Samples shall be collected in a clear plastic bottle. Samples will be considered passing if a persons hand is clearly visible through the bottle. Tests that do not pass require the Contractor to modify erosion control or engage contingency plan.
8. Construct temporary berms or swales to direct water to the rough graded basins.
9. Provide temporary seeding of the basin.
10. Strip and stockpile topsoil in the area of the proposed building. Provide temporary seed and mulch on stockpile as described herein.
11. Begin rough grading for the building pad.
12. Establish the concrete truck washout area and post with a sign.
13. Begin footing construction.
14. Complete the grading of the building pad.
15. Begin building construction.
16. Strip topsoil from paved areas. Stockpile for reuse. Provide temporary seed and mulch as described herein.
17. Begin rough grading the paved areas.
18. Rough grade the play fields.
19. Place topsoil on play fields and provide temporary seeding and mulch. Install aglime.
20. Construct the sanitary sewer system.
21. Construct the permanent storm sewer system.
22. Construct permanent storm sewer system for the stormwater treatment basin. Construct rip-rap at the end of the flared end sections within 24 hours of pipe construction.
23. Construct the watermain system.
24. Construct Sediment Control Devices at proposed storm sewer inlets (hay bales around castings and silt fence under castings will not be acceptable).
25. Spread topsoil and finish grade the outlying areas. Topsoil spreading shall include all areas except around the building until the exterior building work is complete.
26. Rough and finish grade the paved areas subgrade to specified tolerances following the procedures identified in Section 31 00 00 Earthwork.
27. Once pavement subgrade testing is complete, construct the stabilized aggregate base course. This will serve as temporary stabilization for the parking lot.
28. Construct curb and gutter and concrete walks. This will serve as permanent stabilization for the walk areas.
29. Construct the curbing work at the soft play area. Install the draintile and surfacing systems and coordinate scheduling of this work with the Owner's installation of the playground equipment.
30. Protect the soft play area by installing erosion control devices on the upstream side of the area. Do not allow site soils /sedimentation within the soft play area.
31. Construct the first lift of pavement in the parking lot and bus corral/ service area. This will serve as permanent stabilization.
32. Rough and finish grade bituminous path subgrade following the procedures identified in Section 31 00 00 Earthwork.
33. Once pavement subgrade testing is complete, construct the stabilized aggregate base course. This will serve as temporary stabilization for the paths.
34. Construct the pavement for the bituminous paths. This will serve as permanent stabilization for the paths.
35. Prepare play fields and outlying areas for permanent seeding (permanent stabilization) in accordance with the specified seeding dates.
36. Complete exterior building work.
37. Spread topsoil around the building area.
38. All disturbed areas outside the building pad which are not designated to be paved shall receive at least 4" of topsoil (refer to Detail 16/L1.13) and shall be sodded, seeded or planted.
39. Prior to final sodding, seeding and planting, all placed topsoil material shall be reviewed by the Engineer/ Landscape Architect. Refer to specifications for placement, grading, tilling, compaction, and protection requirements.
40. Finish grade topsoil and prepare these areas for sod.
41. Sod the areas around the building. Use a temporary irrigation system to keep sod adequately watered.
42. Remove temporary outlet devices.
43. Provide final lift of pavement and pavement markings.
44. Provide final stabilization and cleanup of the site.

E. Provide maintenance to erosion control devices and BMP's to comply with the requirements of the permit.

F. Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activates, such as passage of construction vehicles or equipment, immediately after the short-term activity has been completed. All sediment control practices shall be re-installed before the next precipitation event if the short term activity is not complete.

G. Inspect erosion control devices and provide routine maintenance as follows:
1. Inspect erosion control a minimum of once per week and after each rain event measuring 0.5" or more. Record inspection on log posted in Contractor's construction trailer or other suitable temporary storage area.
   a. Records of each inspection and maintenance activity shall include:
      (1) Date and time of inspections
      (2) Name of person conducting inspection
      (3) Findings of inspections, including recommendations for corrective actions
      (4) Corrective actions taken (including dates, times, and party completing maintenance activities
      (5) Date and amount of all rainfall events greater than one quarter inch (0.25 inch) in 24 hours
      (6) Documentation of changes made to the SWPPP as required by the NPDES General Stormwater Permit for Construction Activity (MN R100001)
   b. Inspections are not required where the ground is frozen. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.
2. Provide maintenance for all devices as follows:
   a. Silt fences, sediment logs, and erosion control devices at storm sewer inlets shall be inspected for depth of sediment, tears, to see if fabric is securely attached to support posts or structure, and to see that posts and devices are securely in place.
   b. Silt fences, sediment logs and erosion control devices at storm sewer inlets, and other erosion control devices shall be cleaned when sediment reaches 1/3 the height of the erosion control device, within 24 hours.
   c. Rock construction entrances shall be inspected for clogging of river rock. River rock that has become clogged with sediment shall be removed and replaced with fresh river rock.
   d. Repairs or replacements to all erosion control devices shall occur within 24 hours of discovery.
   e. Temporary diversion berms shall be inspected and any breaches promptly repaired.
   f. Tracked sediment from construction vehicles on to public streets and paved areas (including paved areas on the construction site) shall be removed within 24 hours of discovery.
   g. Removal of sediment and restabilization of Surface Waters shall be accomplished within 7 days of discovery (**note: surface waters include curb and gutter, pavements, storm sewer, swales, or other similar storm water conveyance devices**).
   h. Inlet protection may be removed if a local unit of government directs the permitee to do so because of a specific safety concern.

H. Provide dewatering of excavations as identified in Section 31 00 00.

I. Temporary Soil Stockpiles:
1. Temporary soil stockpiles shall not be placed in surface waters of the state, including surface conveyances such as curb and gutter, swales, or ditches.
2. Install silt fence at the base of the temporary soil stockpile (full perimeter).
3. Temporary soil stockpiles shall be seeded with temporary seed mix and hydromulch when stockpiles are left inactive for seven (7) days. Note, this does not apply to aggregate stockpiles or other stockpiles without significant silt, clay or organic components (clean aggregate stockpiles, clean rock, clean sand and similar clean aggregates).

J. Stabilize denuded areas within the following number of days of last construction activity (temporary or permanent) in that area:
1. Within 7 days, except:
   a. Temporary soil stockpiles shall be treated with appropriate erosion control measure, including silt fence and temporary seeding when stockpiles are left inactive for periods longer than 7 days. Note, this does not apply to aggregate stockpiles or other stockpiles without significant silt, clay or organic components (clean aggregate stockpiles, clean rock, clean sand and similar clean aggregates).

K. Provide maintenance of all seeded / sodded areas until fully established.

L. Provide cleaning of storm sewer system at the completion of the project. Cleaning shall include removal of accumulated sediment from all surface waters as defined by the permit (for example, curb and gutter, pavements, swales, and storm sewer piping and structures).

M. Remove silt fence and erosion control devices at storm sewer inlets following full establishment of site vegetation. Dispose materials properly off-site.

N. Apply for Notice of Termination (NOT) with MPCA. NOT must be submitted within 30 days after:
1. Site has undergone Final Stabilization (at least 80% vegetative cover), and
2. Removal of all temporary erosion control measures (silt fence, etc.), and
3. Final cleanout and maintenance of all permanent storm water facilities, and
4. Completion of all maintenance activities and site cleanup.

4"x4" AREA - FOR CITY PURPOSES

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
FAX: 612.525.3289
WEB: www.atsr.com
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CONSULTANTS
ANDERSON - JOHNSON ASSOCIATES, INC. — LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA
ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE

TYPED OR PRINTED NAME

DATE

LICENSE NUMBER

REVISIONS

DRAWN BY

CHECKED BY
JRP

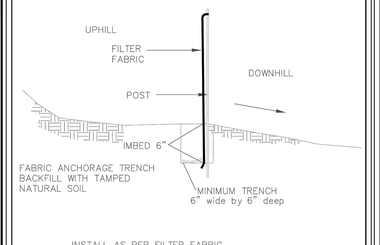
ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
SEDIMENT AND EROSION CONTROL PLAN (SWPPP)

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.61



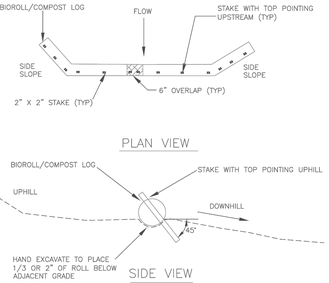
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

1 C2.11 **SILT FENCE**

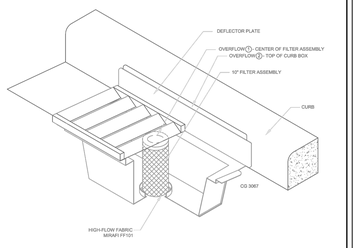


NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

4 C2.11 **BIO ROLL (SEDIMENT LOG)**



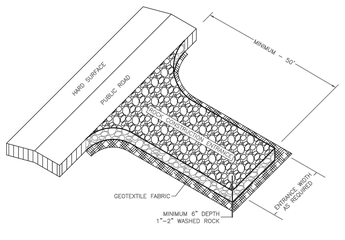
INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

2 C2.11 **INLET PROTECTION**

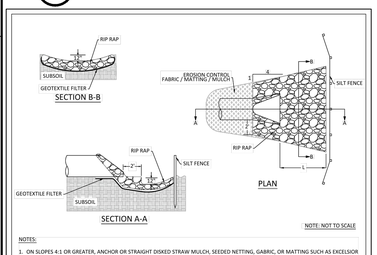


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTENANCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

5 C2.11 **ROCK CONSTRUCTION ENTRANCE**



NOTE: NOT TO SCALE

NOTES:
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

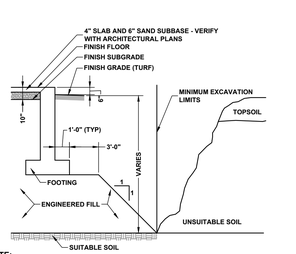
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CY) TYP.
15	8	19.6	4.4
18	8	20.8	4.8
21	10	25.6	5.4
24	10	27.4	6.1
30	12	33.4	7.4
36	12	35.2	9.3
42	14	43.5	11.1
48	16	50.5	14.3
54	18	57.8	16.7
60	20	66.5	19.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC	18" DEPTH RIP RAP (CY) TYP.
22	10	45.6	8.5
34	14	53.0	11.2
43	16	50.5	14.3
53	18	57.1	16.9
58	20	65.2	19.8

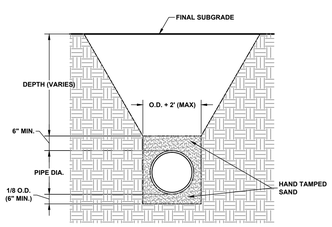
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3

3 C2.11 **RIP-RAP**



NOTE:
BOTTOM OF EXCAVATION MUST BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF ANY FILL.

6 C2.11 **ENGINEERED FILL**



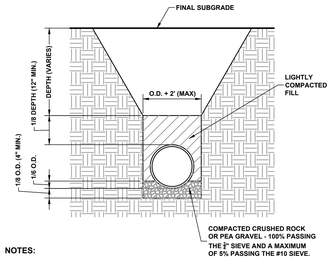
NOTES:

TRENCH SIDEWALLS TO MEET O.S.H.A REQUIREMENTS.

UPPER 3 FT. OF BACKFILL SHALL BE COMPACTED TO AT LEAST 100% STANDARD PROCTOR DRY DENSITY. BELOW THIS ELEVATION, BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY.

SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.

7 C2.11 **PIPE BEDDING - PVC**

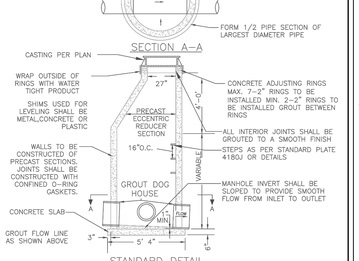


NOTES:

TRENCH SIDEWALLS TO MEET O.S.H.A REQUIREMENTS.

UPPER 3 FT. OF BACKFILL SHALL BE COMPACTED TO AT LEAST 100% STANDARD PROCTOR DRY DENSITY. BELOW THIS ELEVATION, BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY.

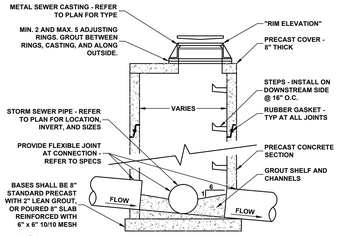
8 C2.11 **PIPE BEDDING - RCP & DIP**



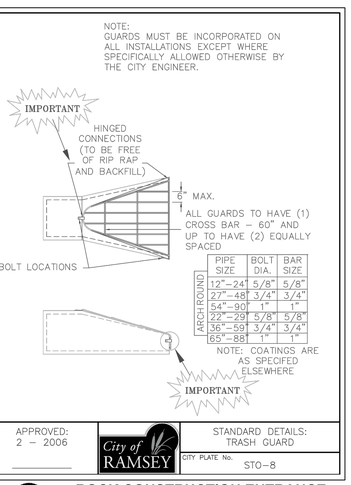
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO–3

9 C2.11 **STORM MANHOLE**



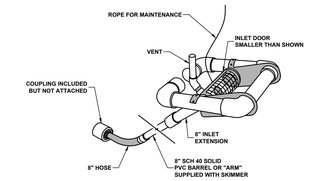
10 C2.11 **CATCH BASIN**



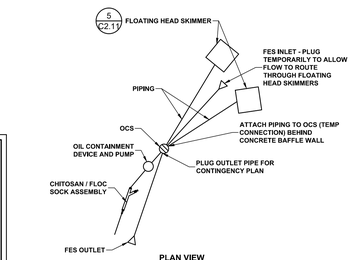
PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH/ROUND 12"–24"	5/8"	5/8"
27"–48"	3/4"	3/4"
54"–90"	1"	1"
ARCH 22"–29"	5/8"	5/8"
36"–59"	3/4"	3/4"
65"–88"	1"	1"

APPROVED: 2 – 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO–8

11 C2.11 **ROCK CONSTRUCTION ENTRANCE**

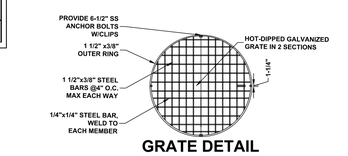


12 C2.11 **FLOATING HEAD SKIMMER**

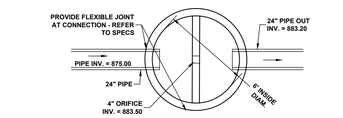


CHITOSAN / FLOC SOCK ASSEMBLY

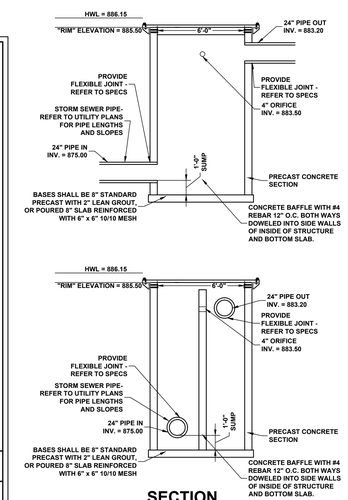
13 C2.11 **CONTINGENCY PLAN PUMP SYSTEM**



GRATE DETAIL

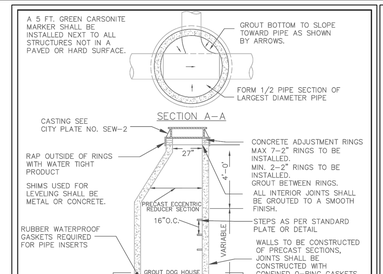


PLAN



SECTION

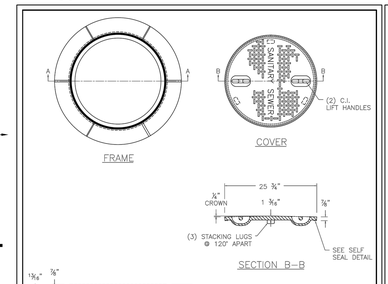
14 C2.11 **OUTLET CONTROL STRUCTURE (OCS 1)**



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10" ABOVE OUTLET.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW–1

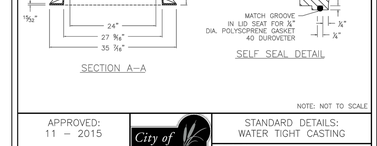
15 C2.11 **SANITARY MANHOLE**



NOTE: NOT TO SCALE

APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

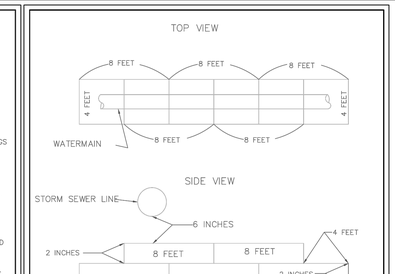
16 C2.11 **WATER TIGHT CASTING**



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5" ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

APPROVED: 6 – 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT–1

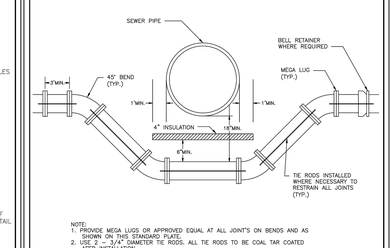
17 C2.11 **HYDRANT**



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: UTILITY INSULATION
		CITY PLATE No. WAT–6

18 C2.11 **UTILITY INSULATION**

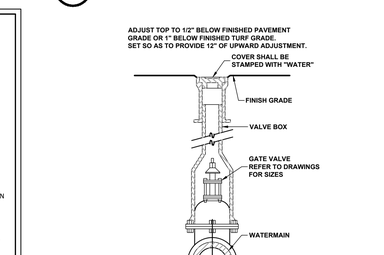


NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 – 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

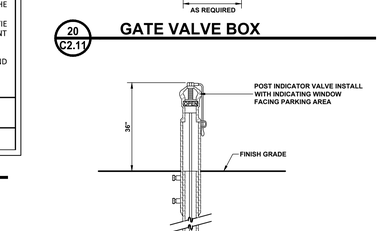
NOTE: SEE STANDARD PLATE WAT–5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7

19 C2.11 **WATERMAIN LOWERING**



20 C2.11 **GATE VALVE BOX**



21 C2.11 **POST INDICATOR VALVE (PIV)**

4"x4" AREA - FOR CITY PURPOSES

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
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8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
FAX: 612.525.3289
WEB: www.atsr.com

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CONSULTANTS

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LANDSCAPE ARCHITECTURE • LAND PLANNING • SITE PLANNING • CIVIL ENGINEERING
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA
ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

SIGNATURE / SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE

TYPED OR PRINTED NAME

DATE

LICENSE NUMBER

REVISIONS

DRAWN BY

CHECKED BY
JRP

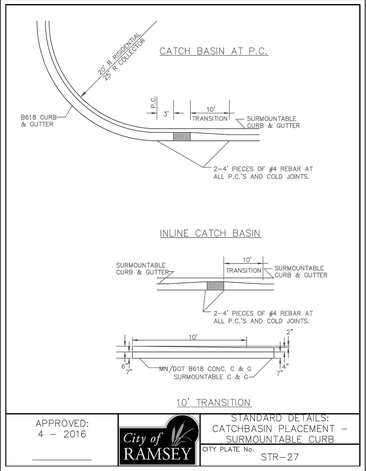
ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

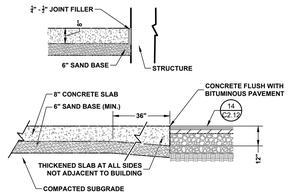
SHEET NAME
SITE DETAILS

ATS&R PROJECT NO.
17119

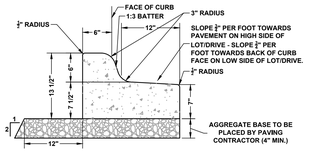
SHEET NUMBER
C2.11



1 C2.12 CATCH BASIN PLACEMENT - SURMOUNTABLE CURB

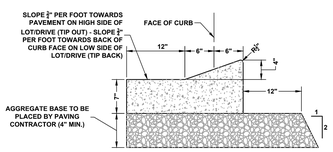


2 C2.12 LOADING DOCK SLAB



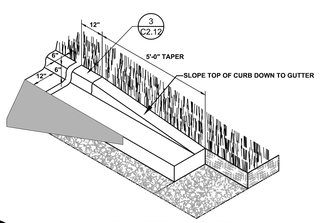
NOTE:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE. CONSTRUCT WITH CURBING MACHINE.
2. AT CURB INLET CATCH BASINS, ADJUST CASTING TO BE 1" BELOW GUTTER GRADE. SLOPE GUTTER 5' EACH SIDE OF CATCH BASIN. PROVIDE POSITIVE DRAINAGE TO CATCH BASINS.

3 C2.12 B-612 CURB AND GUTTER

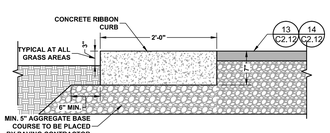


NOTE:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE. CONSTRUCT WITH CURBING MACHINE.

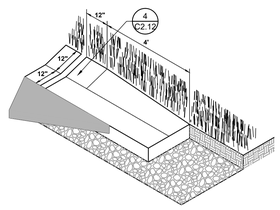
4 C2.12 D-412 CURB & GUTTER



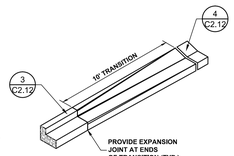
5 C2.12 B-612 CURB TERMINATOR



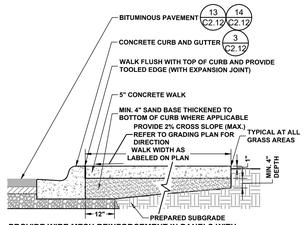
6 C2.11 CONCRETE RIBBON CURB



7 C2.12 D-412 CURB TERMINATOR

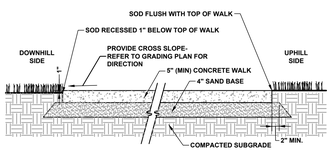


8 C2.12 CURB TRANSITION D-412 TO B-612

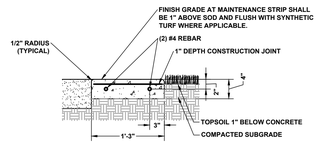


NOTE: PROVIDE WIRE MESH REINFORCEMENT IN PANELS WITH DIMENSIONS TO JOINTS GREATER THAN 6' - REINFORCEMENT SHALL BE UNIFORMLY SUSPENDED 2" BELOW CONCRETE FINISH GRADE.

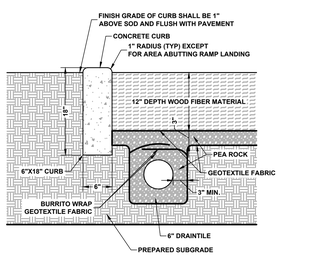
9A C2.12 CONCRETE WALK



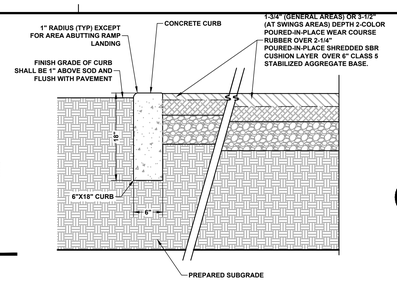
9B C2.12 CONCRETE WALK



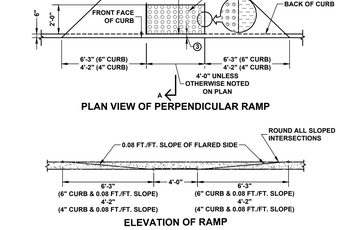
10 C2.12 CONCRETE MAINTENANCE STRIP



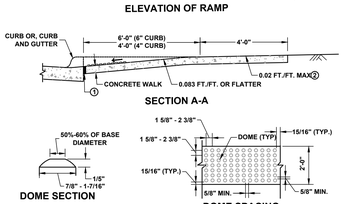
11A C2.12 TOTLOT PLAY AREA- WOOD FIBER MATERIAL



11B C2.12 TOTLOT PLAY AREA- POURED-IN-PLACE RUBBER

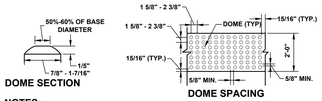


PLAN VIEW OF PERPENDICULAR RAMP



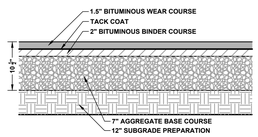
ELEVATION OF RAMP

SECTION A-A

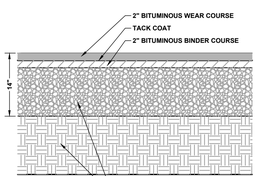


NOTES:
① 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
② PROVIDE A PATH OF TRAVEL 4' 0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.
③ 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/ TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.
④ ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2' 0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4' 0" TYP.) OF THE CURB RAMP. THIS 2' 0" BY 4' 0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A LIGHT COLOR (LIGHT GRAY, WHITE, OR YELLOW) WHEN THE ADJACENT SIDEWALK IS A DARK COLOR. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.

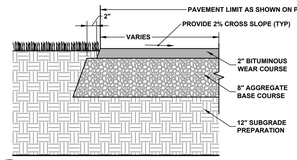
12 C2.12 PEDESTRIAN CURB RAMP



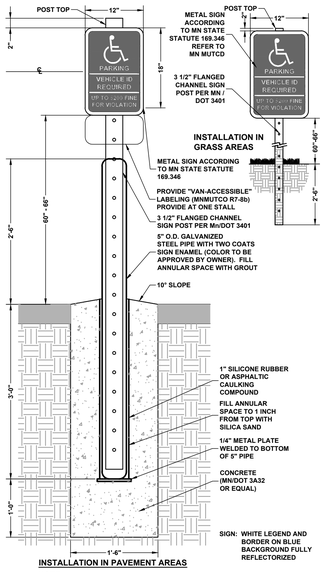
13 C2.12 MEDIUM DUTY PAVEMENT



14 C2.12 HEAVY DUTY PAVEMENT

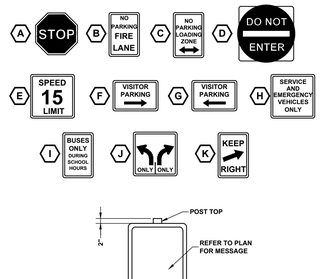


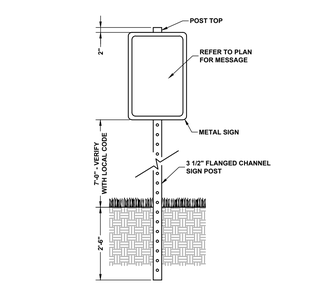
15 C2.12 LIGHT DUTY PAVEMENT



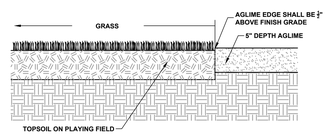
NOTE:
SIGN SHALL BE PLACED NOT MORE THAN 96" FROM FACE OR EDGE OF PAVEMENT AT THE ACCESSIBLE STALL

16 C2.12 ACCESSIBLE PARKING SIGN AND POST

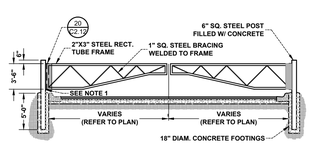


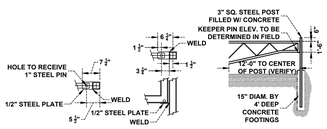


17 C2.12 TRAFFIC SIGN



18 C2.12 AGLIME AT GRASS EDGE

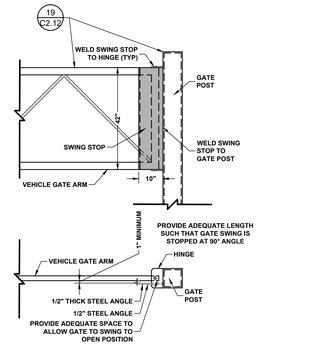




GATE KEEPER PLAN GATE KEEPER PIN GATE KEEPER

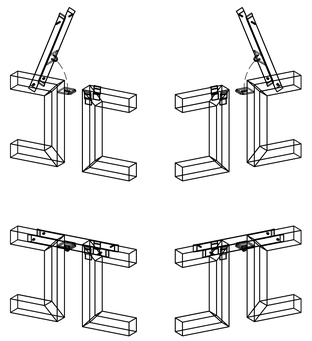
NOTES:
1. ADJUST HEIGHT AS NECESSARY TO EQUALIZE GRADE DIFFERENCE BETWEEN ROAD EDGES.
2. PROVIDE SHOP DRAWINGS OF GATE, HINGE POST AND KEEPER
3. GATE TO RECEIVE 2 COATS PRIMER & 2 COATS FINISH, COLOR TO BE SELECTED BY ENGINEER/LAND. ARCH.

19 C2.12 VEHICLE GATE

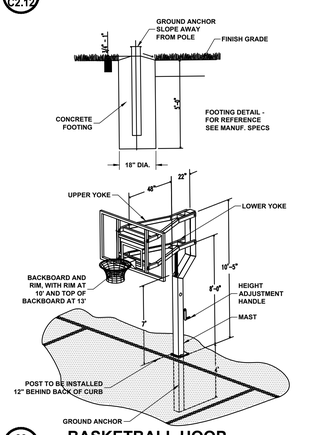


NOTE: PROVIDE ONE SWING STOP FOR EACH GATE POST.

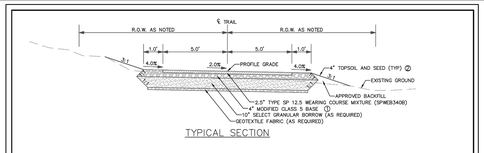
20 C2.12 VEHICLE GATE SWING STOP



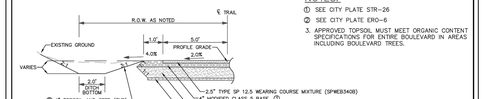
21 C2.12 VEHICLE GATE LATCH



22 C2.12 BASKETBALL HOOP



TYPICAL SECTION



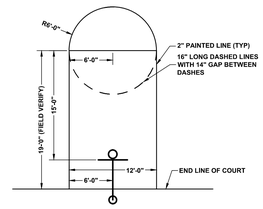
DITCH SECTION

NOTES:
① SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
3. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

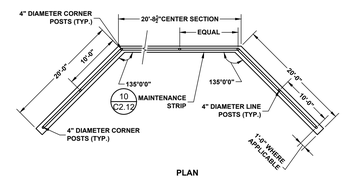
NOTE: NOT TO SCALE.

APPROVED: 1 - 2016
City of RAMSEY
CITY PLATE No. PARK-1
STANDARD DETAILS: BITUMINOUS TRAIL

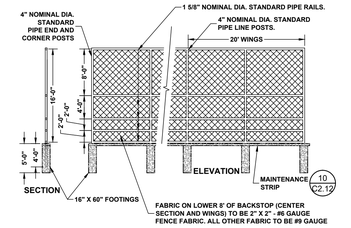
23 C2.12 BITUMINOUS TRAIL (CITY)



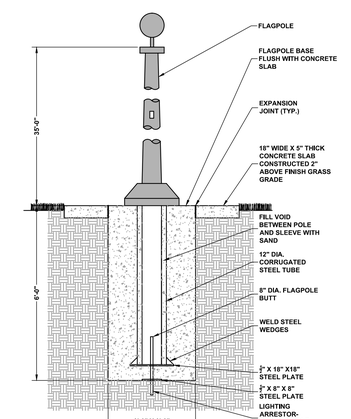
24 C2.12 BASKETBALL COURT STRIPING



PLAN



25 C2.12 BACKSTOP



26 C2.12 FLAG POLE

4"x4" AREA - FOR CITY PURPOSES

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
FAX: 612.525.3289
WEB: www.atsr.com
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CONSULTANTS

ANDERSON - JOHNSON ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA
ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

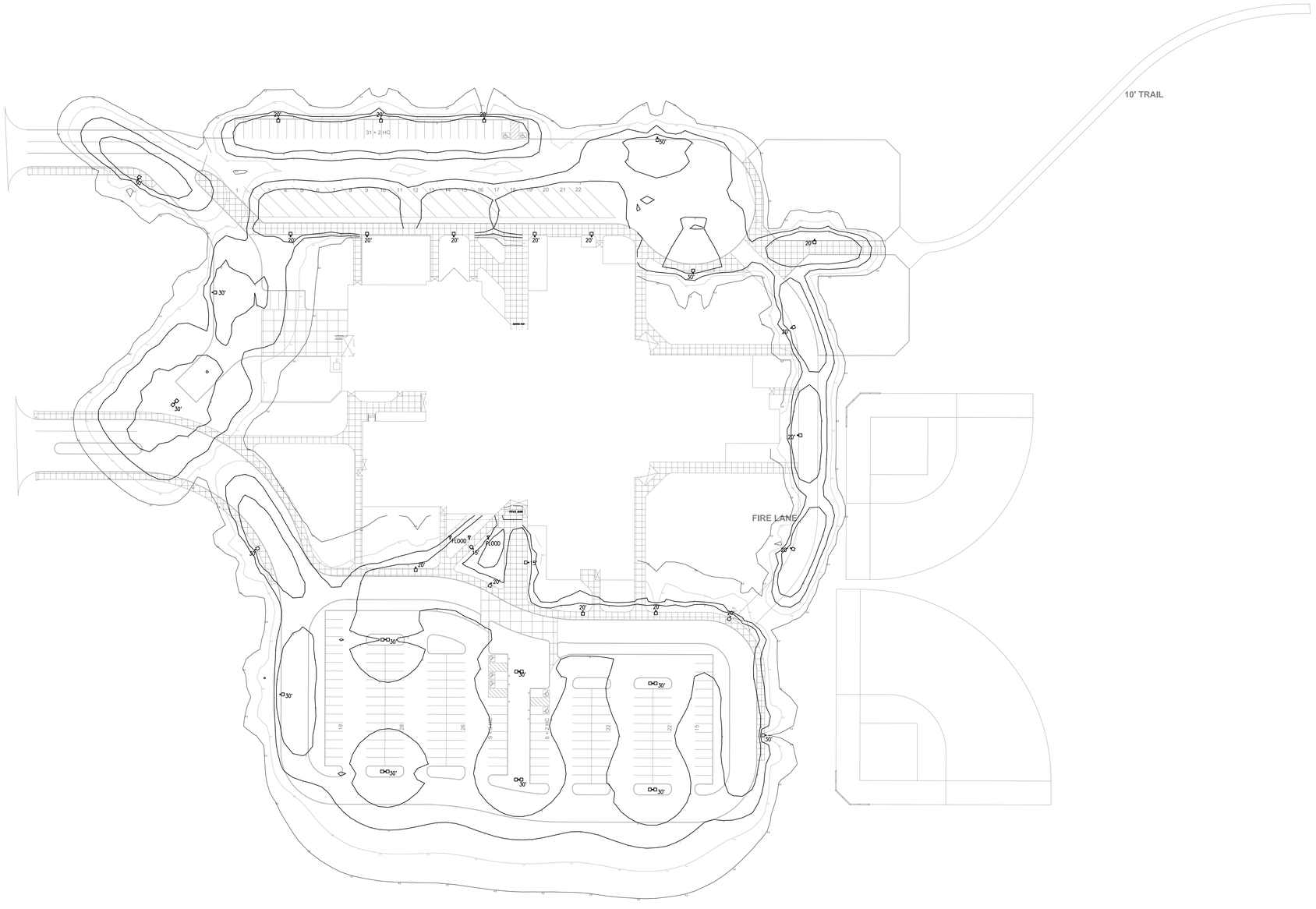
SIGNATURE / SEAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE
TYPED OR PRINTED NAME
DATE
LICENSE NUMBER

REVISIONS

DRAWN BY
CHECKED BY
JRP
ISSUED FOR
AGENCY REVIEW
ISSUE DATE
12/08/2017
SHEET NAME
SITE DETAILS
ATS&R PROJECT NO.
17119
SHEET NUMBER
C2.12



1 E1.1 ELECTRICAL SITE PLAN

1" = 50'-0"

North Stat

Illuminance (Fc)
Average = 2.14
Maximum = 7.5
Minimum = 0.2
Avg/Min Ratio = 10.70
Max/Min Ratio = 37.50

South Stat

Illuminance (Fc)
Average = 2.51
Maximum = 7.5
Minimum = 0.7
Avg/Min Ratio = 3.59
Max/Min Ratio = 10.71

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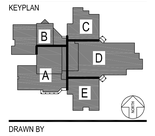
CONSULTANTS

REVISIONS

New Elementary School - Ramsey Site
Anoka Hennepin Schools
Anoka-Hennepin Schools, ISD No. 11
2727N Ferry Street, Anoka MN 55303

SIGNATURE / SEAL

KEYPLAN



DRAWN BY
RGE

CHECKED BY
N ACHINA

ISSUED FOR
CITY SUBMITTAL

ISSUE DATE
December 7, 2017

SHEET NAME
ELECTRICAL SITE PLAN

ATS&R PROJECT NO.
17018

REVISION NO.

SHEET NUMBER
E1.1

File - G:\dwgs\2017\17018 Ramsey Elementary School\Dwgs\E1 Site\E1-1 17018.dwg Date - Dec 07, 2017 Time - 8:08am

TREE CALCULATION

BUILDING FOOTPRINT = 90,400 SQ.FT. ±

SITE PERIMETER = 5,355 LINEAR FEET OF PROPERTY LINE

1. DECIDUOUS/ CONIFEROUS TREE REQUIREMENT:
   1.1. SITE PERIMETER = 5,335 LINEAR FEET OF PROPERTY LINE / 50 LF = 108 DECIDUOUS/ CONIFEROUS TREES REQ'D
2. SHRUB REQUIREMENT:
   2.1. BUILDING FOOTPRINT = 90,400 SF / 300 LF = 302 SHRUBS REQ'D

NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING AND SEEDING.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME SHALL RECEIVE AT LEAST 4" OF TOPSOIL - REFER TO DETAIL 16/L1.13 - AND SHALL BE SODDED OR SEEDED.
5. WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
7. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING, REFER TO SPECIFICATION FOR PROCEDURE.
8. ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF CLEAN SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. ALL PLANT MATERIALS SHALL BE NO. 1 QUALITY, NURSERY GROWN AND SPECIMENS MUST BE MATCHED. ALL OVERSTORY TREES ADJACENT TO DRIVE AND IN PARKING LOT SHALL BEGIN BRANCHING NO LOWER THAN 6'. ALL TREES TO BE BALLED AND BURLAPPED.
10. REFER TO SHEET L1.12, IRRIGATION PLAN, FOR RELATED WORK.

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D NUMBER (TOP) / DETAIL SHEET NUMBER (BOTTOM))
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- APPROXIMATE SOD LIMITS
- PROPOSED NATIVE SEEDING #1
- PROPOSED SHRUB / MULCH BED
- PROPOSED LANDSCAPE ROCK BED

OBTAIN EASEMENT FOR UTILITY. COORDINATE INSTALLATION OF SANITARY SEWER WITH HOME OWNER. PROVIDE TEMPORARY DRIVEWAY TO ALLOW CONTINUOUS ACCESS TO/ FROM HOUSE.

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

PRE-K PLAY

SOFT PLAY (3-5)

SOFT PLAY (K-2)

SERVICE AREA

MECHANICAL

NEW RAMSEY ELEMENTARY SCHOOL

STORMWATER POND

DROP-OFF

PARKING (153 STALLS)

FIRE LANE

SOFTBALL FIELD 1

SOFTBALL FIELD 2

OPEN PLAY AREA

10' TRAIL

WETLAND 1

WETLAND 2

WETLAND 3

STORAGE/ MAINTENANCE (REPURPOSED)

16921 NOWTHEN BLVD.

NOWTHEN BLVD. (C. S. A. H. NO. 5)

ZONING: R-1: MUSA

Match Line

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN WARRANTY DEED DOC. NO. 752059

EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2109787.043

DRAINAGE AND UTILITY EASEMENT PER PLAT OF ROWE SECOND ADDITION

HIGHWAY EASEMENT PER DOC. NO. 396464

4" AREA - FOR CITY PURPOSES

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	ROOT
DECIDUOUS SHADE TREES					
AF	FALL FIESTA MAPLE	Acer saccharum 'Bailstra"	14	2-1/2" cal.	B&B
AL	EMERALD LUSTRE MAPLE	Acer platanoides 'Pond'	15	2-1/2" cal.	B&B
AR	OCTOBER GLORY MAPLE	Acer rubrum 'October Glory'	9	2-1/2" cal.	B&B
CN	NORTHERN CATALPA	Catalpa speciosa	3	2-1/2" cal.	B&B
CO	COMMON HACKBERRY	Celtis occidentalis	12	2-1/2" cal.	B&B
CK	KENTUCKY COFFEETREE	Gymnocladus dioicus	3	2-1/2" cal.	B&B
OV	IRONWOOD	Oystrya virginiana	3	2-1/2" cal.	B&B
QB	SWAMP WHITE OAK	Quercus bicolor	7	2-1/2" cal.	B&B
QM	BUR OAK	Quercus macrocarpa	3	2-1/2" cal.	B&B
TA	SENTRY LINDEN	Tilia americana 'McKSentry'	11	2-1/2" cal.	B&B
TC	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	16	2-1/2" cal.	B&B
UP	PATRIOT ELM	Ulmus X 'Patriot'	15	2-1/2" cal.	B&B
			111		
CONIFEROUS TREES					
PA	NORWAY SPRUCE	Picea abes	10	6'	B&B
PDG	BLACK HILLS SPRUCE	Picea glauca densata	9	6'	B&B
PC	SWISS STONE PINE	Pinus cembra	5	6'	B&B
PP	PONDEROSA PINE	Pinus ponderosa	5	6'	B&B
PR	NORWAY PINE	Pinus resinosa	10	6'	B&B
PS	WHITE PINE	Pinus strobus	9	6'	B&B
			48		
ORNAMENTAL TREES					
PSC	PINK SPIRES CRAB	Malus 'Pink Spires'	11	2" cal.	B&B
SSC	SPRING SNOW CRAB	Malus 'Spring Snow'	19	2" cal.	B&B
SR	JAPANESE TREE LILAC CLUMP	Syringa reticulata	17	2" cal.	B&B
			47		
SHRUBS					
POD	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Donna May'	31	#2	Cont.
RA	ALPINE CURRENT	Ribes alpinum	19	#5	Cont.
SJM	DAKOTA GOLDCHARM SPIREA	Spiraea japonica 'Mertyann'	62	#2	Cont.
SFL	FIRE LIGHT SPIREA	Spiraea x 'Fire Light'	41	#2	Cont.
ACJ	ANDORRA COMPACT JUNIPER	Juniper horizontalis 'Plumosa Compacta'	45	#2	Cont.
BPJ	BLUE PRINCE JUNIPER	Juniper horizontalis 'Blue Prince'	90	#2	Cont.
ESY	EMERALD SPREADER YEW	Taxus cuspidata 'Monloo'	43	#2	Cont.
TY	TAUNTON YEW	Taxus x media 'Taunton'	19	#3	Cont.
VT	COMPACT AMER CRANBERRYBUSH	Viburnum trilobum 'Bailey Compact'	12	#5	Cont.
VD	BLUE MUFFIN VIBURNUM	Viburnum dentatum 'Christom'	11	#5	Cont.
			373		

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ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
8501 GOLDEN VALLEY ROAD
SUITE 300
MINNEAPOLIS, MN 55427
TEL: 612.545.3731
FAX: 612.525.3289
WEB: www.atsr.com

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CONSULTANTS

ANDERSON - JOHNSON ASSOCIATES, INC.
AJA

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA

ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

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REVISIONS

DRAWN BY

CHECKED BY
JRP

ISSUED FOR
AGENCY REVIEW

ISSUE DATE
12/08/2017

SHEET NAME
LANDSCAPE PLAN

ATS&R PROJECT NO.
17119

SHEET NUMBER
L1.11

NOTES

1. REFER TO SHEET C1.41, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. IRRIGATION SYSTEM IS DESIGNED FOR 60(+/-) PSI AT THE BASE OF HEADS ON 'POND SYSTEM' AND 50(+/-) PSI AT THE BASE OF HEADS ON 'BUILDING SYSTEM'. NOTIFY ENGINEER/LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS.
3. WATER SOURCE FOR POND SYSTEM: WATER WILL BE AVAILABLE FROM PROPOSED 4" CAPPED FLANGE FROM THE POND PUMP STATION
4. WATER SOURCE FOR THE BUILDING SYSTEM (ZONES 33-49): WATER WILL BE AVAILABLE FROM PROPOSED 2" CAPPED FLANGE INSIDE THE MECHANICAL ROOM.
5. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
6. COORDINATE INSTALLATION WITH THE WORK OF OTHERS.
7. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS, HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER . ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE ENGINEER.
8. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
9. LATERAL PIPING SHALL BE A MINIMUM OF 12 INCHES DEEP AND MAINLINE PIPING A MINIMUM OF 18 INCHES DEEP. ENGINEER SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
10. ALL MAINLINE PIPING SHALL BE PVC (SDR 21/ CLASS 200). LATERAL LINE PIPING FOR BALL FIELDS SHALL BE PVC (SDR 26 / 160 PSI).
11. ALL MAIN LINE PIPING AND LATERAL PIPE of 1-1/2" AND LARGER AT AREAS OUTSIDE OF BALL FIELDS SHALL BE PVC (SDR 26 / CLASS 160).
12. ALL PIPE WITH NO SIZE LABEL SHALL BE 1".
13. ALL SPRINKLERS SHALL BE AS NOTED ON LEGEND.
14. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
15. ALL RISERS, BACKFLOW PREVENTORS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
16. CONTROL VALVE WIRES SHALL BE #14 GAUGE U.F.U.L. JACKETED DECODER CABLE APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY), OR APPROVED EQUAL.
17. PLACE ALL VALVES IN APPROVED VALVE BOXES.
18. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
19. CONDUCT AND DEMONSTRATE TO OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL OF COMPLETION.
20. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.
21. IRRIGATION CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER TO PROTECT EXISTING UTILITIES.
22. PER CITY CODE, THE IRRIGATION SYSTEM SHALL UTILIZE TECHNOLOGY THAT INHIBITS OR INTERRUPTS OPERATION OF THE IRRIGATION SYSTEM DURING PERIODS OF SUFFICIENT MOISTURE. AS DETAILED, SOIL MOISTURE SENSORS SHALL BE INTEGRATED INTO THE SYSTEM. ALTERNATIVES MAY INCLUDE WEATHER-BASED IRRIGATION CONTROLLER(S), AND/OR EVAPO-TRANSPIRATION (ET) SENSORS.

LEGEND

- LIMITS OF IRRIGATED AREA - POND SYSTEM (369,500 SF / 8.5 ACRES)
- LIMITS OF IRRIGATED AREA - BUILDING SYSTEM (70,000 SF / 1.6 ACRES)

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING
SOFT PLAY (3-5)
PRE-K PLAY
SOFT PLAY (K-2)
SERVICE AREA
MECHANICAL
NEW RAMSEY ELEMENTARY SCHOOL
SOFTBALL FIELD 1
FIRE LANE
STORMWATER POND
DROP-OFF
OPEN PLAY AREA
PARKING (153 STALLS)
SOFTBALL FIELD 2
STORAGE/
WETLAND 1
WETLAND 2
WETLAND 3
POND
WETLAND FLAGS (SEE NOTE)
EDGE OF WATER
16.5' WETLAND SETBACK (TYPICAL)
10' TRAIL
4"x4" AREA - FOR CITY PURPOSES
EXISTING 1-STORY WOOD FRAME HOUSE
EXISTING POLE BUILDING
SHED
GARAGE
WOOD DECK
CONC
GRAVEL
GRASS
WOOD WALL
5 FT SPLIT RAIL FENCE
EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2109787.003
EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN WARRANTY DEED DOC. NO. 752059
HIGHWAY EASEMENT PER DOC. NO. 396464
NOWTHEN BLVD. (C. S. A. H. NO. 5)
NOWTHEN BLVD. (PROPOSED DEDICATION)
BITUMINOUS
EDGE OF CULTIVATED FIELD
FIBER OPTIC SIGN
BM #3
BM #4
Match Line
TREES
ZONING: R-1: MUSA
ZONING: A-2
ZONING: R-1

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MINNEAPOLIS, MN 55427
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ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

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ISSUE DATE
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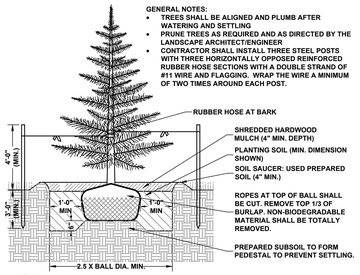
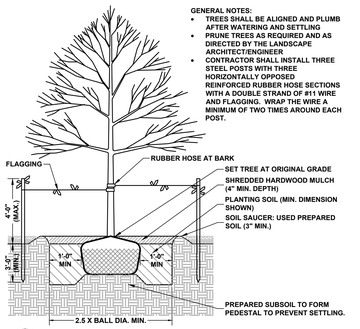
SHEET NAME
IRRIGATION PLAN

ATS&R PROJECT NO.
17119

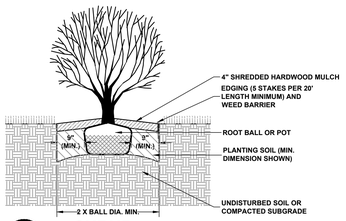
SHEET NUMBER
L1.12



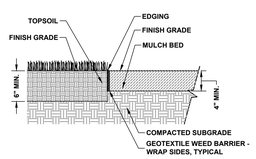
1 L1.13 **CONIFEROUS TREE**



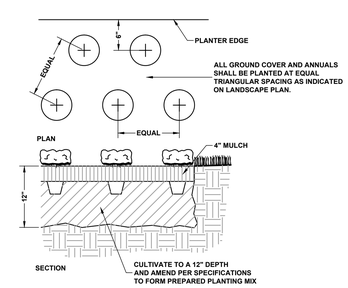
2 L1.13 **DECIDUOUS TREE**



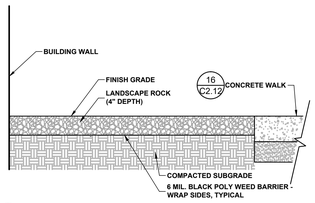
3 L1.13 **SHRUB**



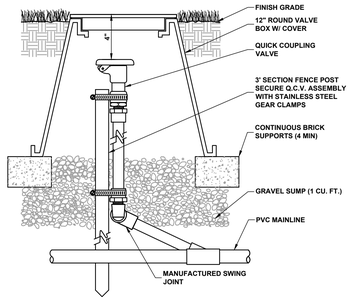
4 L1.13 **SHRUB BED EDGING**



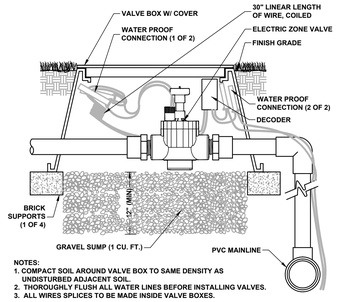
5 L1.13 **GROUNDCOVER AND PERENNIALS**



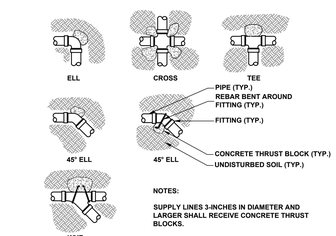
6 L1.13 **LANDSCAPE ROCK BED**



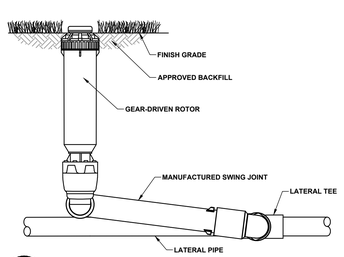
7 L1.13 **QUICK COUPLER**



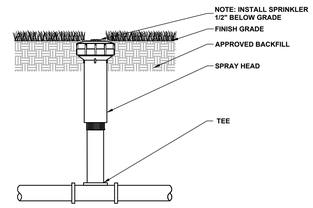
8 L1.13 **DECODER / VALVE BOX AND SUMP**



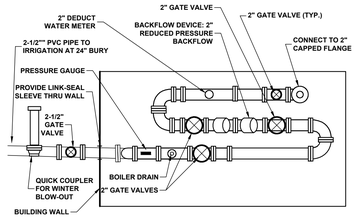
9 L1.13 **THRUST BLOCK (IRRIGATION LINES ONLY)**



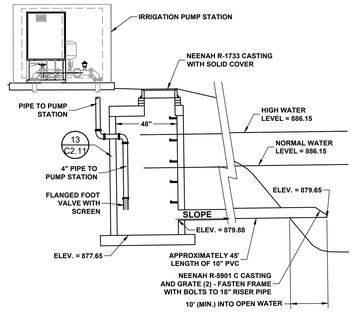
10 L1.13 **GEAR DRIVE SPRINKLER**



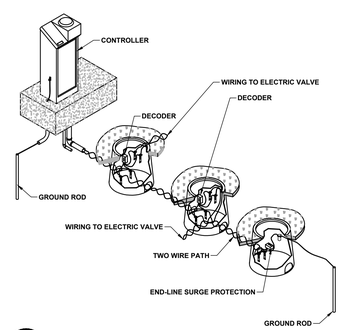
11 L1.13 **SPRAY HEAD SPRINKLER**



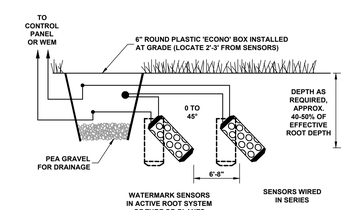
12 L1.13 **IRRIGATION SERVICE CONNECTION TO BUILDING**



13 L1.13 **IRRIGATION WELL WELL (MANHOLE)/ INTAKE ASSEMBLY**



14 L1.13 **IRRIGATION WIRING DIAGRAM**



15 L1.13 **MOISTURE SENSOR**

MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% – 35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 – 2016	City of RAMSEY	CITY PLATE No. ERO–6	STANDARD DETAILS: TOPSOIL REQUIREMENTS

16 L1.13 **TOPSOIL REQUIREMENTS**

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26

17 L1.13 **MODIFIED CLASS 5 SPECIFICATIONS**

4"x4" AREA - FOR CITY PURPOSES

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AJA
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
4001 Olson Memorial Highway, Suite 495, Minneapolis, MN 55422
Tel: 763.544.5227 Fax: 763.544.8856 www.aja-eng.com

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ANOKA HENNEPIN SCHOOL DISTRICT NO. 11

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SHEET NAME
DETAILS

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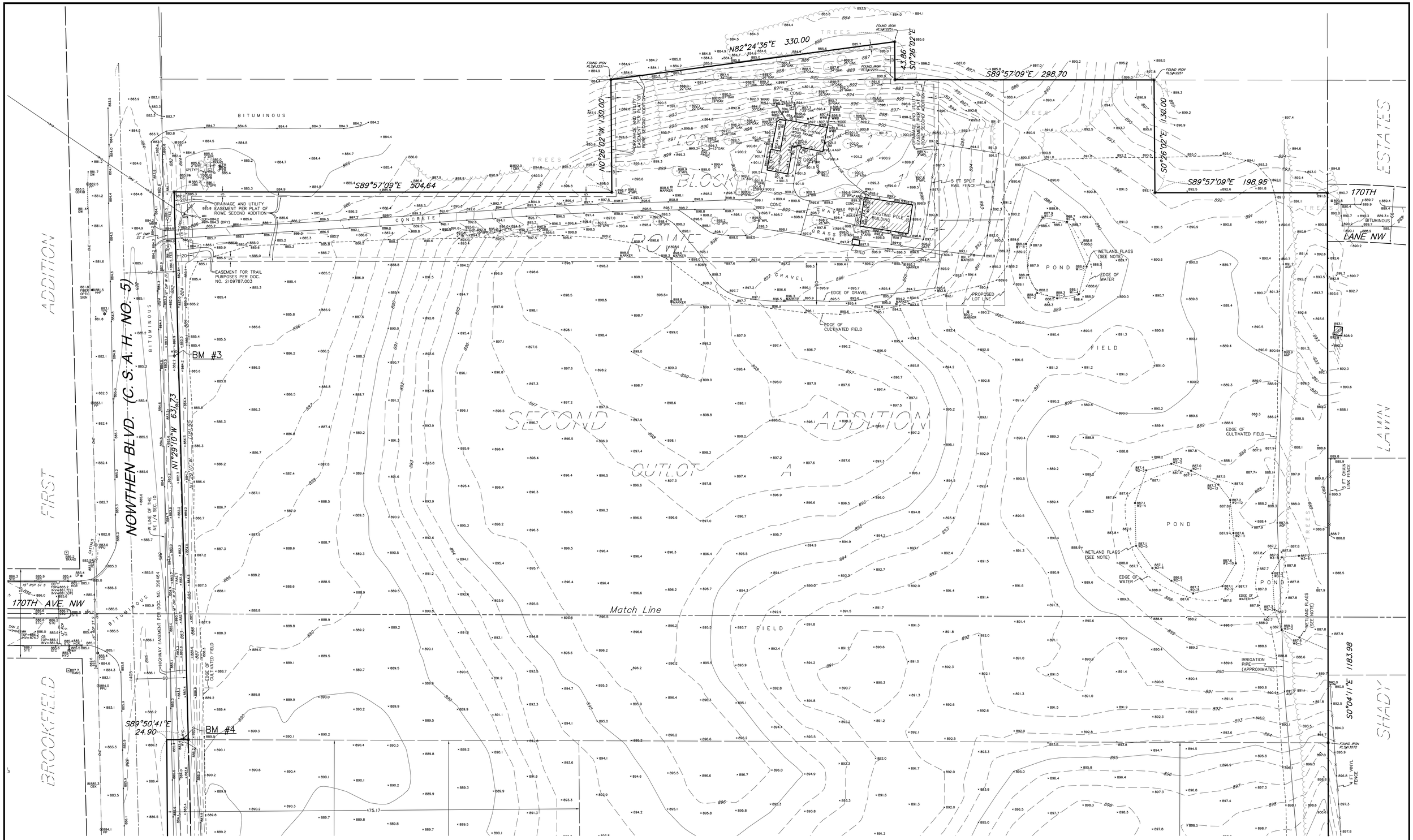


LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900
●	Denotes found iron monument marked with P.L.S. No. 18420, unless otherwise noted.
AC	Denotes air conditioner
AGP	Denotes above ground pipe(s)
AIS	Denotes advertisement/information sign
BE	Denotes building entrance
BH	Denotes beehive catch basin
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMP	Denotes corrugated metal pipe
COL	Denotes building column
CONC	Denotes concrete
DB	Denotes decorative brick pavers
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
FES	Denotes flared end section
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
HH	Denotes hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
KWB	Denotes keystone wall base
LA	Denotes landscaping
LP	Denotes light pole
MB	Denotes mailbox
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PP	Denotes power pole
PPU	Denotes power pole with underground utility
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
SPG	Denotes water spigot
STC	Denotes top of surmountable curb
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WST	Denotes wood steps
WV	Denotes water valve
WWB	Denotes wood wall base
ARB	Denotes Arborvitae
BIR	Denotes Birch tree
CRAB	Denotes Crabapple tree
MPL	Denotes Maple tree
PINR	Denotes Red Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

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

Dated this 17th day of March, 2017

SUNDE LAND SURVEYING, LLC.

By: Arlee J. Carlson

Arlee J. Carlson P.L.S. Minn. Lic. No. 44900

N

40 0 40 80

SCALE IN FEET

SEE SHEET 2 FOR PROPERTY DESCRIPTION AND NOTES

Revision	By	Date
	DJF	

Drawing Title:

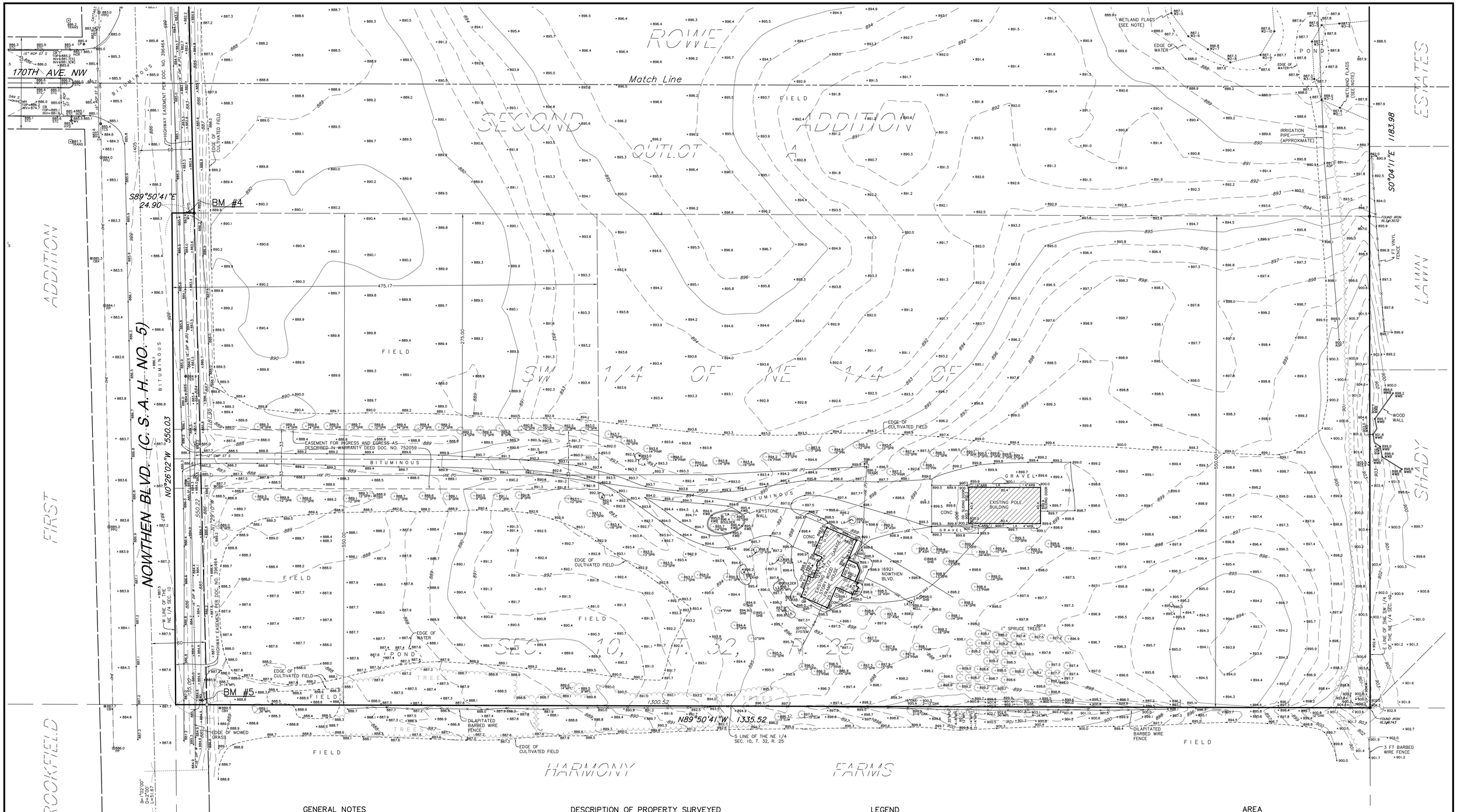
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:

ANOKA-HENNEPIN PUBLIC SCHOOL DISTRICT

RAMSEY SCHOOL SITE

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) - Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2017-040 Bk/Pg: 667/47	Date: 3/17/2017
Township: 32 Range: 25 Section: 10	Sheet: 1 of 2
File: 2017040001.dwg	



BENCH MARKS (BM)
(NAVD 88)

1.) Benchmark set in covered tube approximately 65 feet west of centerline of C.S.A.H. No. 5 and 55 feet south of centerline of 167th Ave. NW. Anoka County Benchmark No. 2087 (not shown on survey) Elevation = 888.60 feet

2.) Top of west end of concrete culvert for Trott Brook. Anoka County Benchmark No. 3078 (not shown on survey) Elevation = 867.97 feet

3.) Top of top nut of first fire hydrant north of 170th Ave. NW on east side of C.S.A.H. No. 5 (Nowthen Blvd.) Elevation = 884.22 feet

4.) Top of top nut of first fire hydrant south of 170th Ave. NW on east side of C.S.A.H. No. 5 (Nowthen Blvd.) Elevation = 885.99 feet

5.) Top of top nut of second fire hydrant south of 170th Ave. NW on east side of C.S.A.H. No. 5 (Nowthen Blvd.) Elevation = 887.53 feet

GENERAL NOTES

1.) Survey coordinate basis: Anoka County Coordinate System (NAD 83, 1996 Adj.)

2.) Wetlands shown hereon is are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, March 6, 2017.

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 170580296.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

5.) Private utilities are shown as marked by Hance Locating Services, Inc. on March 3, 2017. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

DESCRIPTION OF PROPERTY SURVEYED

Lot 1, Block 1 and Outlot A, ROWE SECOND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

And

(Per Warranty Deed Document No. 1443054)

The West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25.

And

(Per Warranty Deed Document No. 752059)

The South 550.00' of the Southwest Quarter of the Northeast Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota, according to the U.S. Government Survey thereof, excepting therefrom the North 275' of the West 475.17' thereof. Subject to easements of record. Also subject to that part taken for C.S.A.H. No. 5.

Subject to and together with an easement for ingress and egress over and across a strip of land 66 feet in width, the centerline of which is the South line of the West 475.17 feet of the North 275.00 feet of the South 550.00 feet of the Southwest Quarter of the Northeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota.

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900
●	Denotes found iron monument marked with P.L.S. No. 18420, unless otherwise noted.
AC	Denotes air conditioner
AGP	Denotes above ground pipe(s)
AIS	Denotes advertisement/information sign
BE	Denotes building entrance
BH	Denotes beehive catch basin
CB	Denotes catch basin
CBOX	Denotes control box
CBX	Denotes communication box
CMP	Denotes corrugated metal pipe
COL	Denotes building column
CONC	Denotes concrete
DB	Denotes decorative brick pavers
DIP	Denotes ductile iron pipe
EB	Denotes electric box
EM	Denotes electric meter
FES	Denotes flared end section
GM	Denotes gas meter
GP	Denotes guard post
GW	Denotes guy wire
HH	Denotes hand hole
HHF	Denotes fiber optic hand hole
HYD	Denotes fire hydrant
KWB	Denotes keystone wall base
LA	Denotes landscaping
LP	Denotes light pole
MB	Denotes mailbox
MH	Denotes manhole
OD	Denotes overhead door
OHE	Denotes overhead electric line
(P)	Denotes per plan
PP	Denotes power pole
PPU	Denotes power pole with underground utility
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN S	Denotes sanitary sewer
SPG	Denotes water spigot
STC	Denotes top of surmountable curb
ST S	Denotes storm sewer
TCS	Denotes traffic control sign
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
W	Denotes water line
WST	Denotes wood steps
WV	Denotes water valve
WWB	Denotes wood wall base
ARB	Denotes Arborvitae
BIR	Denotes Birch tree
CRAB	Denotes Crabapple tree
MPL	Denotes Maple tree
PINR	Denotes Red Pine tree
SHB	Denotes shrub
SPR	Denotes Spruce tree
TR	Denotes deciduous tree

AREA

Gross: 1,660,492 sq. ft. or 38.120 acres.

Net: (Excludes Highway Easement per Document No. 396464) 1,644,022 sq. ft. or 37.742 acres

N

SCALE 40 0 40 80 IN FEET

Dated this 17th day of March, 2017

Certified by: _____
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	DJF	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR:
ANOKA-HENNEPIN PUBLIC SCHOOL DISTRICT
RAMSEY SCHOOL SITE

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) - Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2017-040	Bk/Pg: 667/47
Township: 32 Range: 25 Section: 10	Date: 3/17/2017
File: 2017040001.dwg	Sheet: 2 of 2

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	16961 NOWTHEN BLVD
PROJECT. TITLE	RAMSEY ELEMENTARY		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Comprehensive Plan Amendment, Zoning Amendment, and Site Plan

We offer the following comments regarding your land use application. Staff is supportive of the proposed comprehensive plan amendment, zoning amendment, and site plan, subject to corrections to plans identified within this report and final review for compliance with future steps.

Comprehensive Plan

Action Item: *Comprehensive Plan Amendment required to change areas of Low Density Residential to Public.*

Staff is supportive of the requested comprehensive plan amendment to reguide the subject property from Low Density Residential to Public. The adjacent properties are guided Low Density Residential and Rural Developing. The use of the property as a public use, more specifically a school, would seem complimentary to the existing adjacent land uses.

Zoning Amendment

Action Item: *Zoning Amendment required to change areas from R-1 Residential (MUSA) to Public / Quasi Public.*

Staff is supportive of the requested zoning amendment that would rezone the subject property from R-1 Residential (MUSA) to Public/Quasi Public. The adjacent properties are zoned R-1 Residential (MUSA) and R-1 Residential (Rural Developing). The zoning of Public/Quasi Public would seem compatible to the existing adjacent land uses. In addition the City's zoning ordinance permits for additional buffering between the two uses if deemed necessary.

Site Plan

Action Item: *Site Plan approval for new Elementary School.*

General. The Site Plan submittal consists of seventeen (17) sheets, prepared by ATS & R and dated December 8, 2017.

While the proposed zoning is Public/Quasi Public, Staff finds that the setbacks and dimensional standards the project should be measured by is the B-1 General Business District. While a public use, a school does project certain intensities into the area that need to be assessed and mitigated in order to be compatible with surrounding properties. As a result, this case is being reviewed per City Code Section 117-118 entitled B-1 General Business District. This is in keeping with the City's past practice for similar situations.

Setbacks and Dimensional Standards.

Zoning Ordinance			
		Required	Proposed
Minimum Building Setbacks:	Front Yard	35 feet	322 feet
	Side Yard	10 feet	89 feet
	Rear Yard	35 feet	539 feet
Building Height:		35 feet	Approx 16 feet.
Major and Minor Arterials/State/County Roads		60 feet from centerline plus city setback	322 feet
Setbacks from Residential Districts:	Structure Setback from Property Boundary	35 feet	89 feet
	Off street parking, driveways	35 feet	188 feet

Landscaping & Buffer Yards: Buffer yards are intended to provide additional screening for projects adjacent to residential areas. Please refer to the landscaping technical memo dated December 21, 2017 for additional information related to the buffer yard as well as a full review of the proposed landscape plan.

Architecture. To date the Applicant has provided sketch drawings of what the exterior of the building could look like. These sketches are based off of a similar elementary school in a neighboring community. The building appears to be approximately sixteen (16) feet in height at its highest point however the drawing was a sketch and the ultimate height may vary. The height restriction is 35 feet. The zoning code permits Face brick, stucco, glass, wood, natural stone, specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture, or other materials as approved by the City.

Streets and Access. The Applicant is proposing two new access points onto Nowthen Boulevard (County Highway 5). The southern access would line up with the existing intersection of Nowthen Boulevard and 170th Avenue and be used as the primary entrance for visitors to the school. The northern access would provide access for bussing. Staff has reviewed multiple concerns from area residents as well as the City's public safety team regarding the safety of the proposed intersections due to the increased traffic. Staff has requested a traffic study from the Applicant to determine what intersection improvements may need to be completed as a result of the proposed elementary school. Intersections to be

studied include the intersection of 167th Avenue NW and Nowthen Boulevard in addition to 170th Avenue and Nowthen Boulevard.

Surfacing: As required, all parking areas, loading areas, and drive aisles are proposed to be surfaced with bituminous which is an acceptable material within the B-1 General Business District.

Lighting: Any lighting used to illuminate off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

Parking: The City has requested a parking study to verify that the proposed 179 standards and 7 handicapped parking stalls is sufficient. The Applicant is showing a separate area for bus parking and has shown 22 bus parking stalls. All staging/stacking of busses is required to be handled on site.

Development Fees: Development Fees will be due with the Site Plan including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Development Agreement is recorded and at the rate in effect when the agreement is recorded.

Development Agreement: An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording. Staff will review the engineering estimates once submitted by the Applicant.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE (REVISED JUNE 1, 2016)

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	EAST OF NOWTHEN BLVD AT 170TH AVE
PROJECT. TITLE	RAMSEY ELEMENTARY SCHOOL		
ESCROW #	115884		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The City is in receipt of a site plan for a proposed new elementary school to be located east of Nowthen Blvd at 170th Ave NW. The Site Plan submittal consists of seventeen (17) sheets, prepared by ATS&R dated December 8, 2017. We offer the following comments:

General comments

Notes must only appear on one (1) sheet.
Text must not appear over other text or symbols, example detail reference 9A/C2.12 south of main entrance on sheet C1.31 is over a flared end symbol.
Break lines under text.
A cover sheet is required listing all of the sheets in the set.
Add notes to the plan set:
Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work requires City Council approval. Meetings are the 2nd and 4th Tuesdays. Requests must be submitted one week before for inclusion on the agenda.
These notes are summaries of the comments added to each page in ProjecDox.

V100

This is the boundary and topographic survey prepared for the project. City code requires that topography be shown to 100 feet from the boundary line for all projects. These sheets do not meet that requirement on the North, East or South sides of the project.

C1.00

The 16.5ft easement/ buffer must be continuous around all sides of all wetlands and completely contain the wetland.

The full property boundary must be shown on one of the plan sheets. It must be dark like the building outline or site features.
The access easement along the south edge of the property must be vacated.
Drainage and utility easements are required around the perimeter of the site.
The note about the drainage and utility easement for extending sanitary sewer must only appear on sheet C1.51.

C1.11

This is the removals sheet. Information on the removal of the existing house must be shown on this sheet.
The existing septic system must be removed and the well sealed.
The note about the drainage and utility easement for extending sanitary sewer must only appear on sheet C1.51.
All items removed must not appear on other sheets.
Sheet C1.40 is not in this sheet. Update the reference.

C1.21

Show the connection between the repurposed building and the driveways.
All items removed must not appear on sheets other than the removal sheet.
The note about the drainage and utility easement for extending sanitary sewer must only appear on sheet C1.51.

C1.31

Move detail reference 9A/C2.12 off the flared end symbol.
Pedestrian Ramps must be added at the following locations:

- End of the sidewalk on the south side of the bus drive.
- The west end of the island across from the ramp above.
- End of the sidewalk on the south side of the main drive.
- North side of the main drive across from the ramp above.
- At the ends of the walks at Nowthen Boulevard.
- On the South side of the main drive opposite the main entrance walk and opposite the east fire lane.

Additional pedestrian ramps may be required at the intersection of the main drive and Nowthen Boulevard when the configuration of this intersection is finalized.
The note about the drainage and utility easement for extending sanitary sewer must only appear on sheet C1.51. This easement must be recorded prior to approving final site plans for the project.

C1.41

Adjust Grading north of bus drive to direct runoff to Nowthen Blvd, not the adjacent property.

Show the EOF location on the plan.
Add the first floor elevation (FFE) to the plan.
Wetlands 2& 3 do not have overland drainage routes. See discussion in stormwater plan review section below. Revise grading/ stormwater plan.
Change name of local water authority to Lower Rum River Watershed Management Organization.
Revise note on street cleaning:
The contractor shall have a pickup type sweeper on site or available within 3 hours when notified by the City that sweeping is required. The City reserves the right to do the work and bill the developer's escrow if the work is not done in a timely manner.
Water for dust control may not be obtained from hydrants. The City has a water fill station at Quicksilver St., south of 167th Avenue for water.

C1.51

Turn off the contour and elevation information on this sheet. The pond outlines must be left on.

Maximum hydrant spacing is 300 feet. This distance is measured around, not through, the building.

The note about the drainage and utility easement for extending sanitary sewer must only appear on sheet C1.51. This easement must be recorded prior to approving final site plans for the project.

Flared End Sections must extend to 2 feet above bottom of pond. The fine sands in Ramsey erode easily. The soils around the pond are primarily sand and will not retain water.

The detail reference for the Outlet Control Structure must be shown.

The Emergency Overflow may not be used to pass a portion of the 100 year storm. The pipes must be revised to pass all of the 100 year storm.

The culverts under the main driveway, bus access and single family residence must be sized to pass the 100 year storm. The culvert sizes must be specified on the plans.

The ditch size must be verified by survey from the pond outlet to Trott Brook to ensure flooding or erosion will not occur.

The proposed 100 year elevation of the wetlands must be revised, the wetlands do not have an outlet at the elevation listed on the plans.

Verify the sizes of CB1, CB2 & CB3. Our review indicates a 60 inch structure may work instead of the 72 inch.

Screen the area behind the notes so lines are not visible.

C1.61

Silt Fence must be inspected and approved by the City prior to commencing any work on site.

Provide the SWPPP narrative for review prior to final plan submittal.

Email inspection logs to the City after every inspection. A complete set must be submitted before Certificate of Occupancy is issued.

The City of Ramsey must approve the NOT before it is submitted.

Update sheet numbers in the narrative. Reference is made to sheets that are not in the current submittal.

C2.11

Revise outlet control structure per notes on C1.51 and Stormwater Management Plan

Stormwater Management Plan

The submitted Stormwater Management Plan consists of a summary sheet tabulating the existing and proposed flows, drainage diagrams, HydroCAD printouts for existing and proposed conditions and storm sewer design calculations. The manual also includes the geotechnical reports.

The stormwater plan does not include a narrative describing the stormwater treatment options employed. This project is in the Lower Rum River Watershed Management Organization (LRRWMO) jurisdiction. The LRRWMO stormwater requirements are:

- Infiltration of the first 1" of runoff from all new impervious surfaces.
- Stormwater treatment facilities shall provide at least an annual removal efficiency of 60% phosphorus and at least an annual removal efficiency of 90% total suspended solids.
- Rate control to below or equal to existing runoff rates for the 2, 10 and 100 year storms as determined using the Atlas 14 24 hour storms.
- This site is tributary to Trott Brook which has a TMDL for dissolved oxygen.

A MIDS model, P8 Model or other calculation method is required to demonstrate compliance with the removal efficiencies and to aid the City in TMDL reporting requirements.
The HydroCAD model lists the pond as a wet pond with a starting elevation at the outlet elevation. Wet ponds do not receive credit for infiltration.

The soils near the pond are generally sandy and the pond will most likely be dry. We commented on the utility plan that the flared end section inverts need to be within 2 feet of the bottom of the

pond if the pond will be dry. The local soils are easily eroded and soils down slope of flared end sections have eroded in the past, requiring extensive repairs.

The flow areas are identified as West, East and North. Our observations on each area will be presented separately.

East area

This area includes two (2) existing wetlands near the eastern edge of the property. The wetlands will not be impacted by the project. The outlet for Wetland 3 is 887.9. City analysis of the topography east of the property indicates the grade rises to near 890 before dropping into a small confined basin.

The adjacent plat, Shady Lawn Estates was recorded in 1972. Easements were taken along the right-of-way only, not along side lot lines or back lot lines. There is no route for discharging stormwater to the East.

This area will need further analysis and the proposed 100 year water level of pond W3 will need to be revised.

North area

This area includes one (1) existing wetland near the northern edge of the property. The wetlands will not impacted by the project. The outlet for Wetland 1 is listed as 890.5. City analysis of the topography North of the property indicates the grade rises to near 891 before dropping into a the Trott Brook valley.

The area to the north is not platted. There is no route for discharging stormwater to the North.

This area will need further analysis and the proposed 100 year water level of pond W1 will need to be revised.

West area

This area includes the new building and most of the new impervious surfaces. The LRRWMO requirement is to infiltrate the first 1" of runoff from all new impervious surfaces. It appears that all of the runoff is directed to the new pond. Ponding areas can serve as the infiltration basin as long as the pond is completely dry within 48 hours after the 100 year event. The pond was modeled as a wet pond, thus it cannot be used for infiltration credit if it retains water all the time. This ponding area is also using the emergency overflow to pass part of the 100 year event. The emergency overflow may not be used to pass part of the 100 year event. All of the 100 year event must pass through the outlet piping.

The driveway culverts along Nowthen Boulevard must be evaluated to see if the proposed runoff will cause flooding or erosion problems. This includes the existing and proposed culverts.

A portion of the bus drive drains directly to the ditch along Nowthen Blvd. The runoff must be directed to a detention basin before being discharged from the site.

There was discussion at the pre-submittal meeting regarding using the ponds for irrigation. This would most likely satisfy the infiltration requirements.

This area will need further analysis and the proposed 100 year water level of pond W1 will need to be revised as noted above.

Please feel free to contact us with questions on this report. We would be open to meeting to discuss our comments. Contact information is provided at the top of this report.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	NOWTHEN BLVD EAST OF 170TH AVE
PROJECT. TITLE	RAMSEY ELEMENTARY SCHOOL		
ESCROW #	115884		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The City is in receipt of a Site Plan for a proposed new elementary school to be located on Nowthen Blvd (CSAH 5), directly east of 170th Ave NW. The Site Plan submittal consists of seventeen (17) sheets, prepared by ATS & R and dated December 8, 2017. We offer the following comments:

Sheet C1.00

- There is a required 16.5 foot setback from wetlands and stormwater ponds, which shall also be encumbered with drainage and utility easement.

Sheet L1.11

- Shrub size must be at least twenty-four (24) inches in height or width, depending on growth characteristics of individual plant species. Revise Plant Schedule to specify minimum size.
- Replace Ribes alpinum (alpine currant) with an a different species. Ribes is the alternate host for the disease known as White Pine Blister Rust; with white pine also being planted, a shrub not within the Ribes genus should be used.
- Include the parking landscape requirements (1 tree per every 10 parking stalls). Note that the proposed landscaping satisfies the total landscape requirements (including the parking standards), but this should be included I the Tree Calculation section to avoid any confusion.
- Where seed mix is indicated on the plan, add the symbol to indicate the limits of seed mix (e.g. it is labeled directly west of service area but the correlating symbol in the legend isn't shown).
- Recommended Revision: based on feedback received at the public workshop, rearrange some of the internal trees around the border of the property to establish more of a buffer between the differing uses. Note that the proposed number of plantings satisfies the landscaping requirements, but repositioning some of them around the perimeter may help address the concern about buffering.

Sheet L1.13

- Amend the Tree Planting Details to include the following
    - Mulch shall not be in direct contact with tree trunk.
    - Only prune out dead, broken, or misshapen branches at time of planting.
    - Planting depth shall be such that the first set of primary roots are at finished grade.

General. The Site Plan proposes an elementary school along with vehicle parking, bus corral, playground and ball fields. The project will require a Zoning Amendment to rezone the land from R-1 Residential (MUSA) to Public/Quasi-Public; however, the standards of the B-1 Business district are being used for review purposes.

The majority of the property is classified as 'planted or cultivated vegetation' as it has been actively farmed. There are two small pockets of natural areas that were identified in the Natural Resources Inventory (NRI). One is considered a Non-Native plant community, which is considered to be a semi-natural area but does not qualify for a natural quality ranking. The second is an oak woodland-brushland, which has a moderate ranking. Both of these areas are in the far north portion of the property and will be untouched.

Wetlands. There are several rather small wetlands on the property. Each is subject to a 16.5 foot setback that needs to be encumbered with drainage and utility easement. These wetlands were too small to be included in the Wetland Inventory the City had completed about ten (10) years ago. However, there do not appear to be any proposed impacts to the wetlands.

Landscaping. It appears that the combination of proposed trees and shrubs meets/exceeds the required plantings. The size of the trees is acceptable; shrubs must be at least twenty-four (24) inches in size at time of installation. Furthermore, Ribes alpinum (alpine currant) is the alternate host for White Pine Blister Rust. Since white pine is also proposed, an alternative shrub should be used (avoid the Ribes genus altogether). The Plant Schedule should be revised accordingly. Finally, while the use of a seed mix is acceptable, more specific information is requested about what Seed Mix #1 is.

Irrigation. The project is proposing a dual source system for irrigation. Much of the perimeter of the site, including the ball fields and open play area, will be irrigated by drawing water from the stormwater pond. The areas closer to the building will be irrigated via groundwater (through the municipal water system). The plans indicate that soil moisture sensors will be utilized to help limit irrigation to when it is really needed.

Tree Inventory. A tree inventory will not be required for this project. The only significant trees on the property are well beyond the limits of construction for the project and therefore, there should not be any impact to the trees.

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

RESOLUTION #2018-004

A RESOLUTION APPROVING A COMPRHENSIVE PLAN AMENDMENT, CONTINGENT UPON METROPOLITAN COUNCIL APPROVAL, TO CHANGE A LAND USE DESIGNATION FOR RAMSEY ELEMENTARY CAMPUS 2.

WHEREAS, the City of Ramsey (the "City") has initiated an amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to Public/Quasi Public on the properties generally located south of 173rd Avenue NW and east of Nowthen Boulevard and legally described as follows:

Lots 2, Block 1 Anoka Hennepin 2nd Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, the City has reviewed the requested site plan and rezoning, contingent upon final approval of the Comprehensive Plan Amendment; and

WHEREAS, the Ramsey Planning Commission met on January 4, 2018, conducted a public hearing, and considered the Applicant's request for a Comprehensive Plan Amendment; and

WHEREAS, on January 23, 2018, the City Council considered the requested Comprehensive Plan Amendment.

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

1) That the Ramsey City Council hereby approves the request for a land use designation change as follows.

Land Use Category	Pre-Amendment Acres	Post-Amendment Acres
Low Density Residential	34.16 acres	0.0 acres
Public/Quasi-Public	0.0 acres	34.16 acres

2) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for an amendment to the 2030 Comprehensive Plan to change the land use designation to Public/Quasi Public.

3) That this land use change shall become effective concurrent with the City's receipt of notification of approval from Metropolitan Council.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the ___th day of _____, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #2018-03

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from R-1 Residential (MUSA) to Public (P).

Lots 2, Block 1 Anoka Hennepin 2nd Addition, Anoka County, Minnesota

(the "Subject Property")

SECTION 2. MAP

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

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

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

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

RESOLUTION #2018-005

RESOLUTION GRANTING SITE PLAN APPROVAL FOR GREENWAY TERRACE

WHEREAS, Anderson-Johnson Associates, Inc hereafter referred to as "Developer", properly applied for site plan approval of the following described property located in the City of Ramsey:

Lots 2, Block 1 Anoka Hennepin 2nd Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 1, 2017, the City held a public open house to review the draft plans and gather public input; and

WHEREAS, on December 7, 2017, the City received an application and plans from Anderson-Johnson Associates, Inc. for Site Plan Review for Ramsey Elementary Campus 2; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan and recommended that the City Council approve said Site Plan; and

WHEREAS, on January 23, 2018, the City Council considered approval of the Site Plan for Ramsey Elementary Campus 2.

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

That the City Council of the City of Ramsey does approve the Site Plan for Ramsey Elementary Campus 2, contingent upon compliance with the City Staff Review, approval by the City Engineer, and the Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 23rd day of January, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **6. 1.**

Meeting Date: 01/04/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Sketch Plan Review for Affinity at Ramsey (Project #17-142); Case of Inland Group

Purpose/Background:

The City has a purchase agreement in place to sell about four (4) acres of land adjacent to Municipal Plaza for a proposed residential apartment building (intended for 55+). The City has received an application for Sketch Plan review of a new, 173-unit apartment building at the southwest corner of Ramsey Parkway and Center Street (the "Subject Property"). The project would serve the 55+ demographic.

Notification:

No additional notification is required as a result of a sketch plan review; however Staff did notify residents within 700 feet of the Subject Property of the sketch plan review. A full public hearing will be held at the time of Preliminary Plat.

Observations/Alternatives:

The Planning Commission should review and comment on the proposed site plan as well as the proposed architectural features of the building. This feedback can be used by the Applicant to further refine their proposal as necessary.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

The Planning Commission should provide general feedback as it relates to the proposed project. The Developer is requesting confirmation that the City agrees to the footprint of the building before they complete additional design. The Staff Review Letter is attached for review. A marked up plan set is not attached, but is available upon request (same comments as the Staff Review Letter).

Action:

No official action is necessary at this time.

Attachments

Site Location Map

Full Plan Set - Affinity at Ramsey

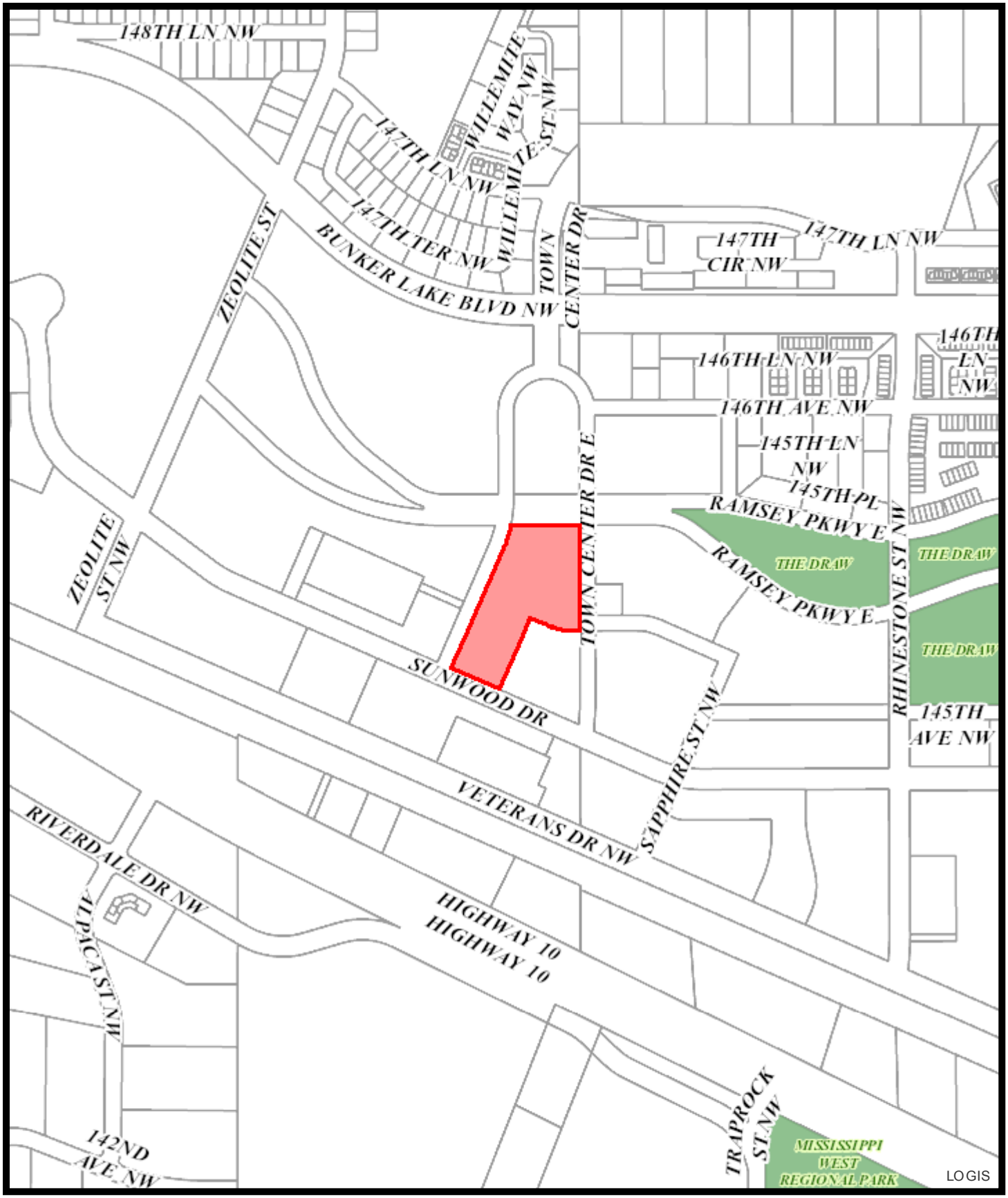
Staff Review Letter

Form Review

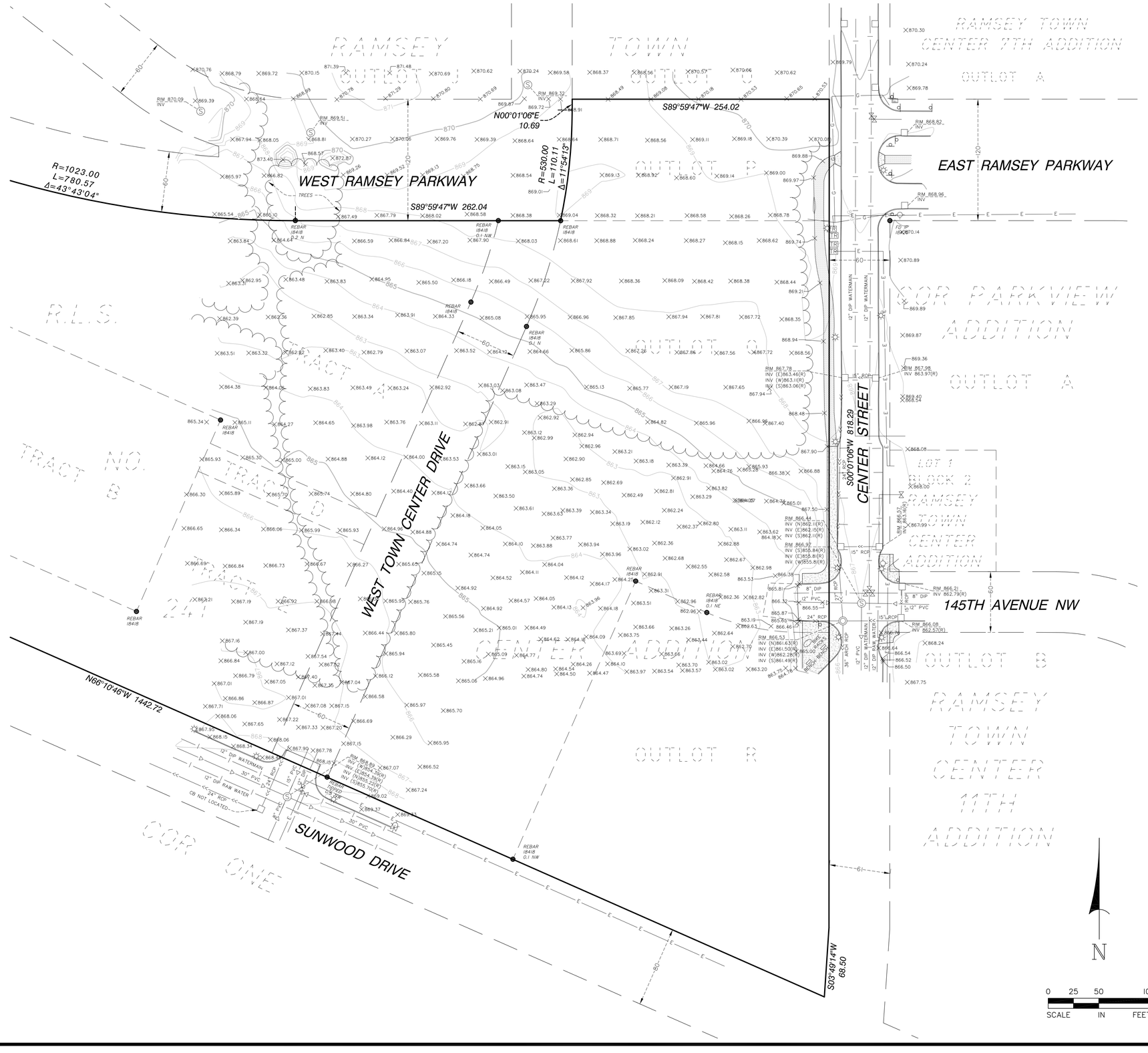
Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	12/27/2017 10:51 AM
Tim Gladhill	Tim Gladhill	12/29/2017 07:31 AM

Form Started By: Eric Maass Started On: 12/19/2017 12:37 PM
Final Approval Date: 12/29/2017

Site Location Map



Print Date: December 14, 2017



LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TRANSFORMER
- LIGHT POLE
- SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- GAS
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\17015alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

CITY OF RAMSEY
COUNTY OF ANOKA
SEC 28, T.32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Inland Group, a Washington corporation, owner of the following described property:

Outlots P, Q, and R, RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota;

AND

Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota;

AND

All that part of the right of way dedicated as West Town Center Drive on the recorded plat of RAMSEY TOWN CENTER ADDITION, Anoka County, Minnesota, which lies south of the westerly extension of the north line of Outlot Q, said plat, and which lies northerly of the northwesterly extension of the most southwesterly line of said Outlot Q, vacated per Document Number _____.

Has caused the same to be surveyed and platted as AFFINITY AT RAMSEY TOWN CENTER and does hereby dedicate to the public for public use the public ways as shown on this plat.

In witness whereof said Inland Group, a Washington corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Signed:

By: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20___ by _____ on behalf of the corporation.

_____

_____

Notary Public, _____ County, _____

My Commission Expires _____

I Dennis B. Olmstead do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Dennis B. Olmstead, Licensed Land Surveyor
Minnesota License No. 18425

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20___ by Dennis B. Olmstead.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

City of Ramsey, Minnesota

This plat of AFFINITY AT RAMSEY TOWN CENTER was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 days period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ By: _____
Sarah Strommen, Mayor — Kurt Ulrich, City Administrator

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

By: _____
Larry D. Hoium
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

_____
Property Tax Administrator

By: _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

I hereby certify that this plat of AFFINITY AT RAMSEY TOWN CENTER was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20___, at _____ o'clock ____.M. and was duly recorded in Book _____
Page _____, as Document Number _____.

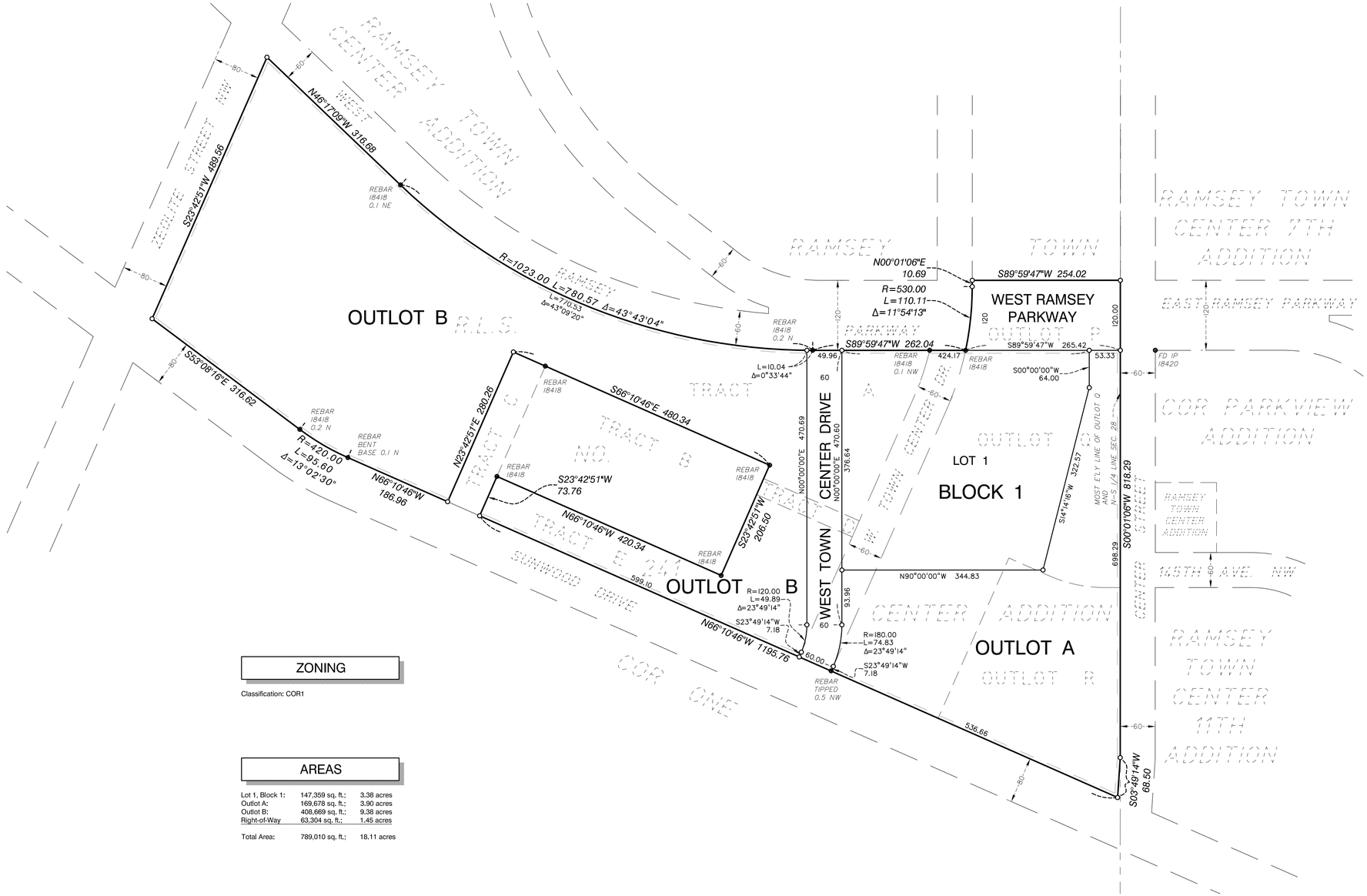
_____
County Recorder/Registrar of Titles

By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

CITY OF RAMSEY
COUNTY OF ANOKA
SEC 28, T.32, R. 25



ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

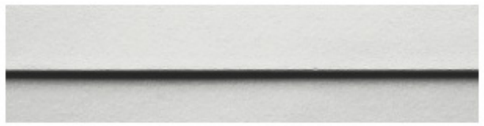
N

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

ALLIANT ENGINEERING

EVENING BLUE Main Exterior

COBBLE STONE Accent



ARCTIC WHITE Trim

CFB SIDING COLORS

BRICK

ASPHALT SHINGLES

ASHLAR PATTERN SPEC-BRIK

SOFFITS, GUTTERS
AND DOWNSPOUTS

STONE SILL

ALUMINUM BALCONIES/CANOPIES

Affinity at Ramsey

Ramsey, MN 55303

Exterior Wall Finish Schedule			
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary

Type VA Construction
Height: 4 Floors 48'-0" to midpoint of sloped roof

Total Gross Area	
Level	Area
Level 4	59,352 ft²
Level 3	59,352 ft²
Level 2	67,233 ft²
Level 1	69,482 ft²
Grand total	255,420 ft²

Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

kaas wilson architects
1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Civil / Landscape:
Civil Site Group
4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Cover Sheet

SD_100

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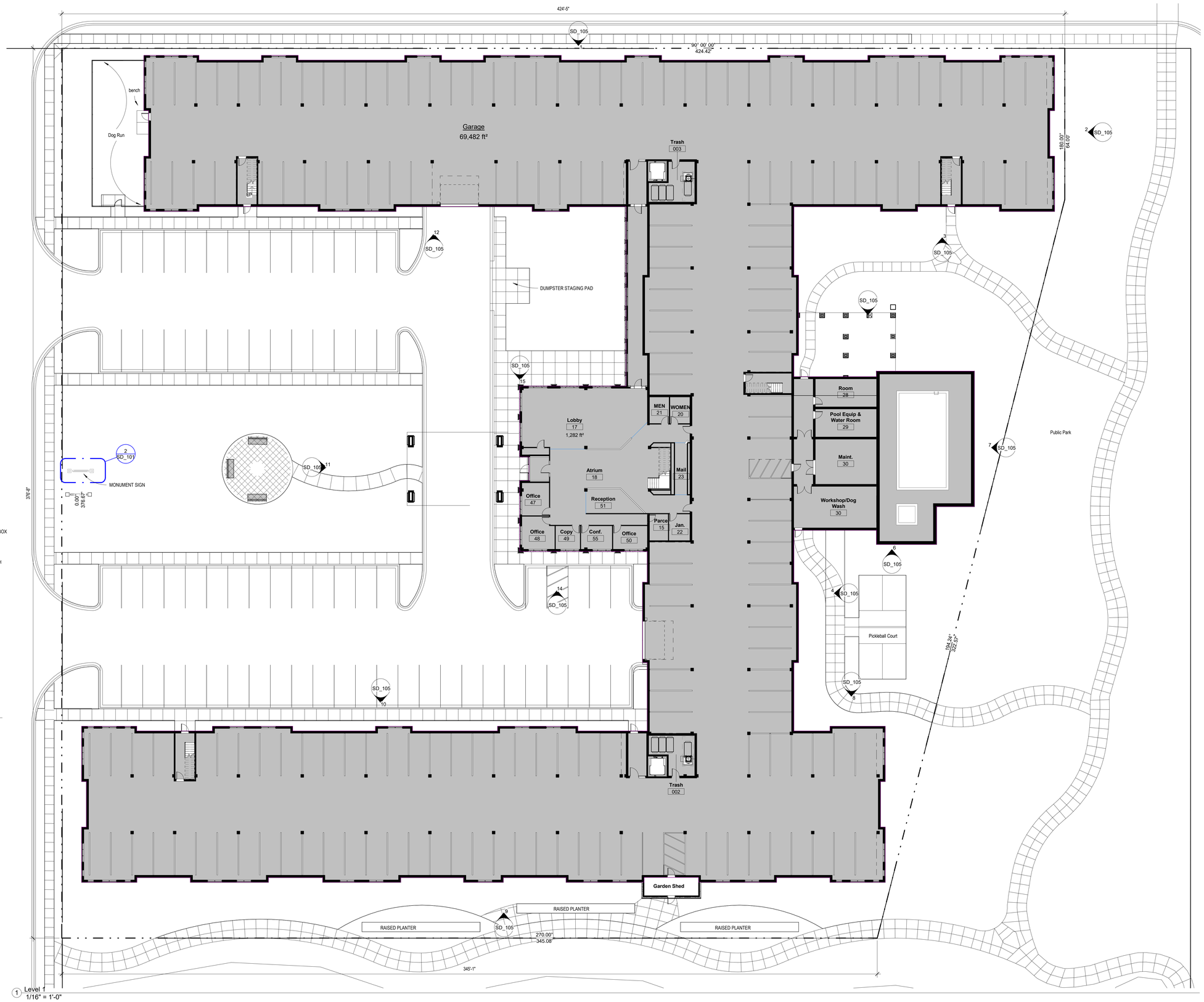
Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	



2 Monument Sign Copy 1
1/4" = 1'-0"

1 Level 1
1/16" = 1'-0"

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Spokane, WA 99201

Project Number 17083

Date

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Date

Revision

Rev. No.

Level 1 Plan

As indicated

SD_101

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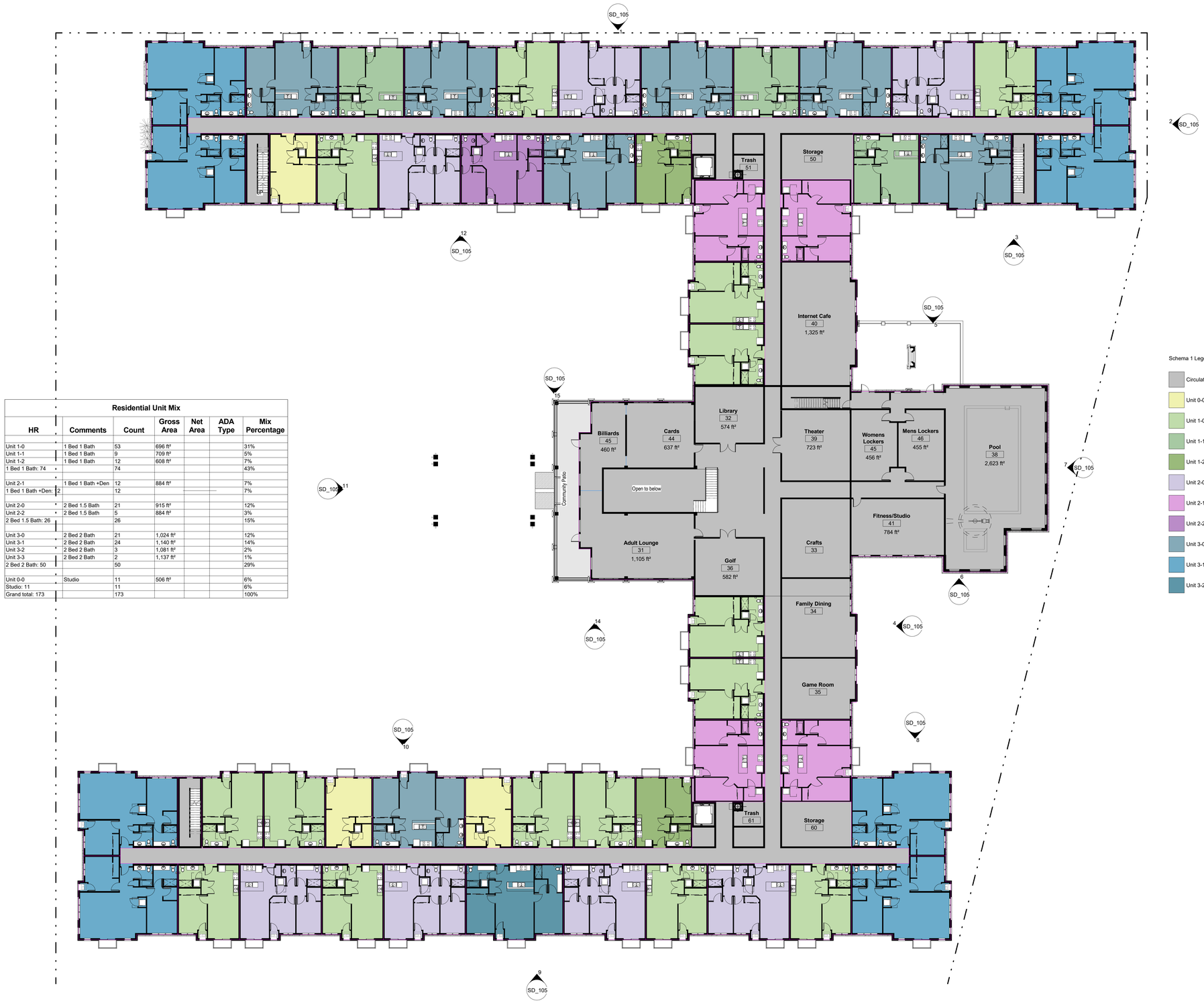

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
Unit 2-2	2 Bed 1.5 Bath	5	884 ft²			3%
2 Bed 1.5 Bath: 26		26				15%
Unit 3-0	2 Bed 2 Bath	21	1,024 ft²			12%
Unit 3-1	2 Bed 2 Bath	24	1,140 ft²			14%
Unit 3-2	2 Bed 2 Bath	3	1,081 ft²			2%
Unit 3-3	2 Bed 2 Bath	2	1,137 ft²			1%
2 Bed 2 Bath: 50		50				29%
Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2

1 Level 2
1/16" = 1'-0"

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1301 American Blvd E.
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P: 763.213.3944

Structural: BKBM
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Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
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6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

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Date

Revision

Rev. No.

Level 2 Plan

1/16" = 1'-0"

SD_102

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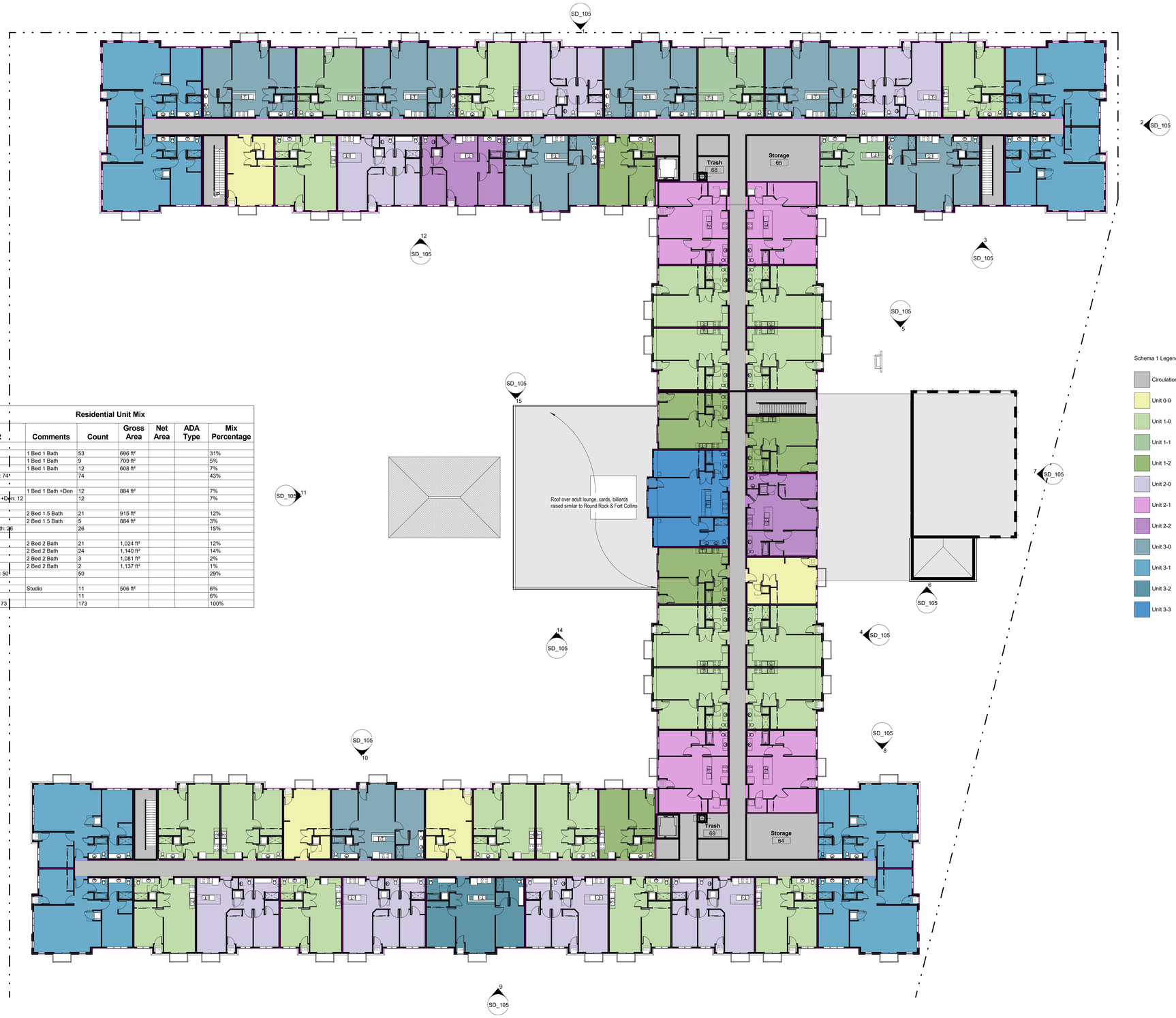

Residential Unit Mix

HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 74*		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12		12				7%
Unit 2-0	2 Bed 1.5 Bath	21	915 ft²			12%
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Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 3
1/16" = 1'-0"

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General Contractor:
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612.378.1115

Project:
Affinity at Ramsey
Ramsey, MN 55303

Owner:
Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

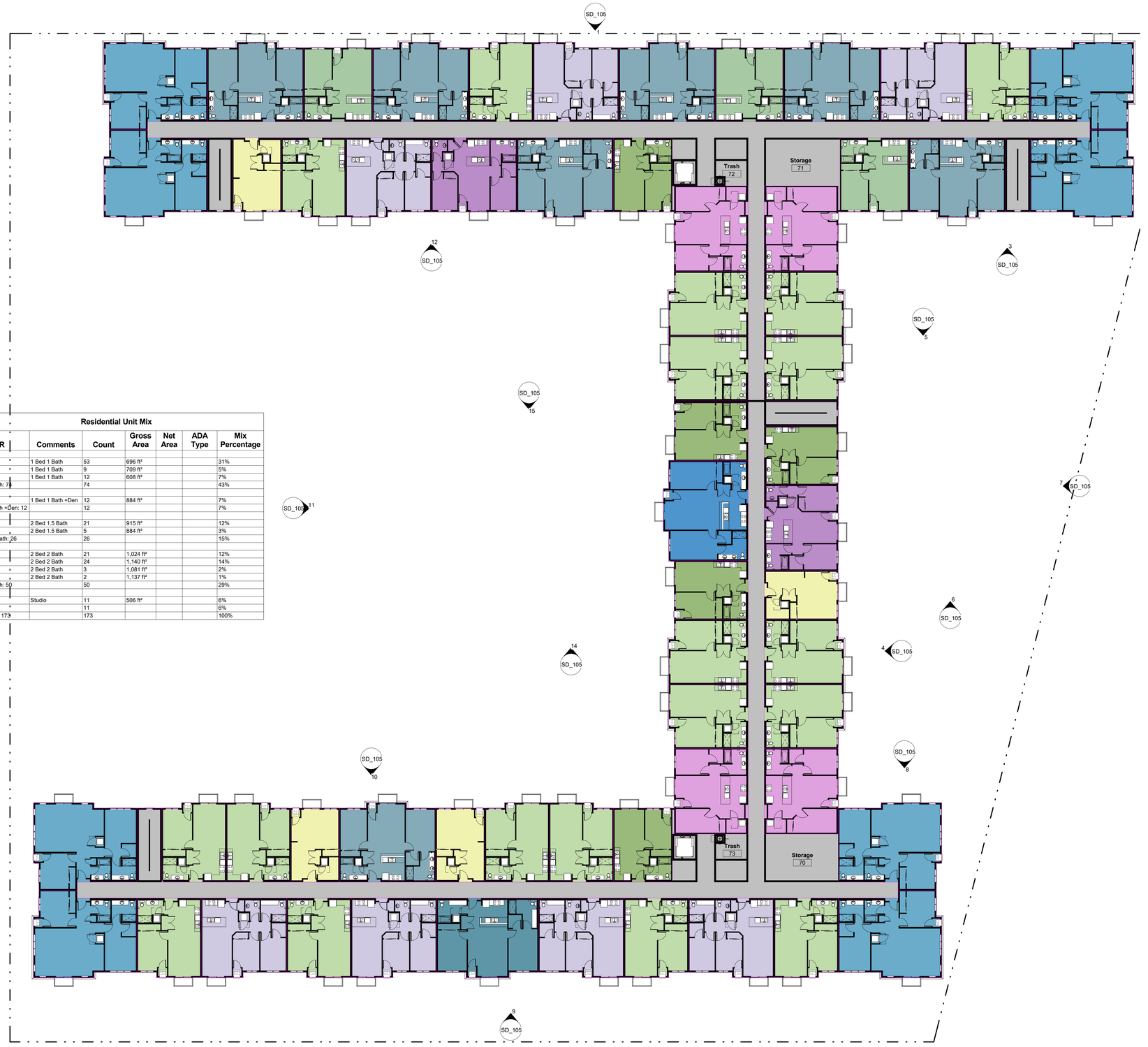
Revision

Rev. No.

Level 3 Plan

1/16" = 1'-0"

SD_103



Residential Unit Mix

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Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
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Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
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Unit 0-0	Studio	11	506 ft²			6%
Studio: 11		11				6%
Grand total: 173		173				100%

Schema 1 Legend

- Circulation/Commons
- Unit 0-0
- Unit 1-0
- Unit 1-1
- Unit 1-2
- Unit 2-0
- Unit 2-1
- Unit 2-2
- Unit 3-0
- Unit 3-1
- Unit 3-2
- Unit 3-3

1 Level 4
1/16" = 1'-0"

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Project: Affinity at Ramsey
Ramsey, MN 55303

Owner: Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

Level 4 Plan

1/16" = 1'-0"

SD_104

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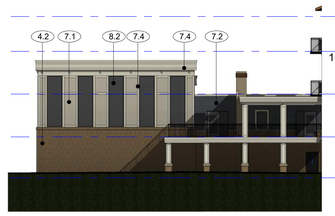
1 North Elevation - 1
1/16" = 1'-0"

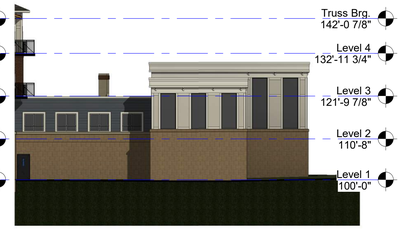
2 Typical End Elevation
1/16" = 1'-0"

3 South Elevation - 2
1/16" = 1'-0"

4 East Elevation - 1
1/16" = 1'-0"



5 Pool - Elevation 1
1/16" = 1'-0"



6 Pool - Elevation 3
1/16" = 1'-0"

7 Pool - Elevation 2
1/16" = 1'-0"

8 North Elevation - 3
1/16" = 1'-0"

9 South Elevation - 3
1/16" = 1'-0"

10 North Elevation - 2
1/16" = 1'-0"

11 West Elevation - 1
1/16" = 1'-0"

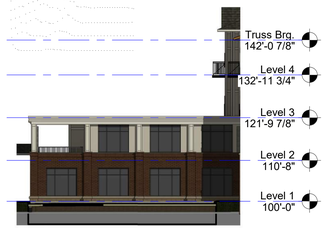
Exterior Material Tag Key

- 4.1 BRICK VENEER - TBD
- 4.2 SPEC BRICK - ASHLAR PATTERN - TBD
- 5.1 PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE
- 7.1 CFB PANEL SIDING - COLOR TBD
- 7.2 CFB LAB SIDING - COLOR TBD
- 7.3 CFB SHAKE SIDING - TIMBER BARK
- 7.4 CFB TRIM - COLOR TBD
- 7.5 ASPHALT ROOF SYSTEM - TBD
- 8.1 PREFINISHED MAGIC PAK GRILL - EXTRUDED ALUMINUM - COLOR TO MATCH ADJACENT FINISH - PER SUBMITTED SAMPLES
- 8.2 VINYL WINDOWS - TBD
- 8.3 ALUMINUM STOREFRONT SYSTEM - DARK BRONZE

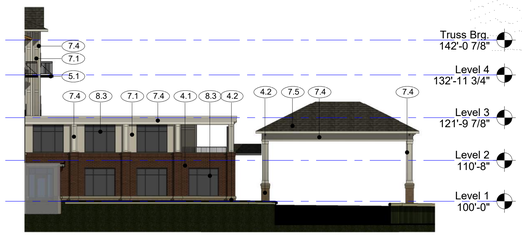
Exterior Wall Finish Schedule

Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary

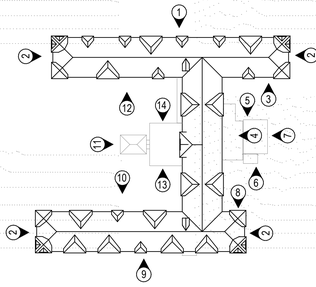
12 South Elevation - 1
1/16" = 1'-0"



14 Front Entry - South Elevation
1/16" = 1'-0"



15 Front Entry - North Elevation
1/16" = 1'-0"



kaas wilson architects
1301 American Blvd E.
Suite 100
Bloomington, MN 55425
tel: (612) 879-6000
fax: (612) 879-6666
www.kaaswilson.com

Civil / Landscape:
Civil Site Group
4931 W 35th St. Suite 200
St. Louis Park, MN 55416
P: 763.213.3944

Structural: BKBM
5930 Brooklyn Blvd.
Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
Eagle Building Company
6636 Cedar Ave. S. Suite 140
Minneapolis, MN 55110
612.378.1115

Project: Affinity at Ramsey
Ramsey, MN 55303

Owner: Affinity at Ramsey, LLC
120 W. Cataldo Ave., Suite 100
Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations

As indicated

SD_105

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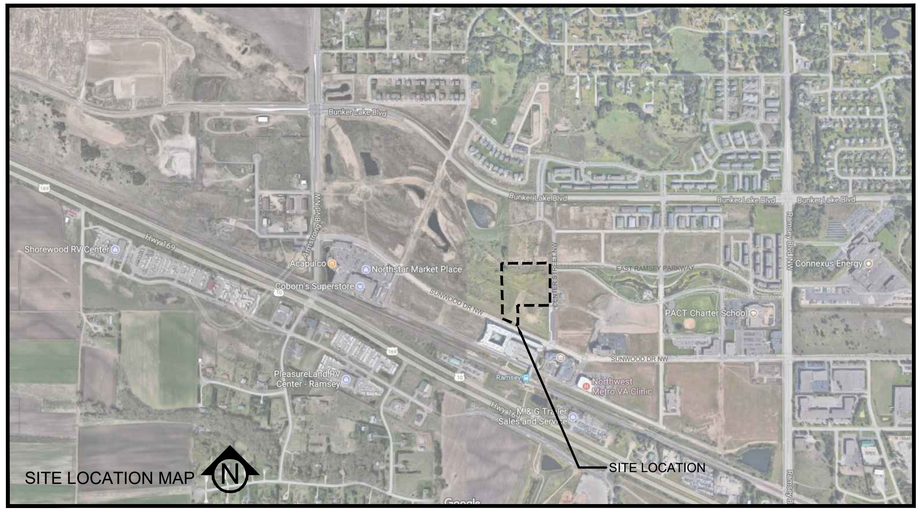
AFFINITY AT RAMSEY

RAMSEY, MINNESOTA

ISSUED FOR: SITE PLAN SUBMITTAL



ARCHITECT:

KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E
BLOOMINGTON, MN 55425
(612)-879-6000

DEVELOPER / PROPERTY OWNER:

AFFINITY AT RAMSEY, LLC
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

ENGINEER / LANDSCAPE ARCHITECT:

ALLIANT ENGINEERING
233 PARK AVE
MINNEAPOLIS, MN 55415
(612)-758-3080

SURVEYOR:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

CHOSEN VALLEY TESTING INC.
1410 7TH ST NW
ROCHESTER, MN 55901
(507)-281-0968

MASTER LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137.12	EXISTING SPOT GRADE ELEVATION
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL
	DRAINAGE ARROW
EOF=1135.52	EMERGENCY OVERFLOW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
SB-1	SOIL BORING LOCATION
10	CURB AND GUTTER (T.O = TIP OUT)

	PROPOSED MANHOLE STORM
	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE SANITARY
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE

EXISTING MANHOLE	EXISTING STOPBOX	EXISTING LIGHT
EXISTING CATCH BASIN	EXISTING GATE VALVE	EXISTING GAS METER
EXISTING HYDRANT	EXISTING ELECTRIC BOX	EXISTING GAS VALVE

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(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C0.2	PRELIMINARY PLAT
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
LT1.0	LIGHTING PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

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Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

TITLE SHEET

C0.0

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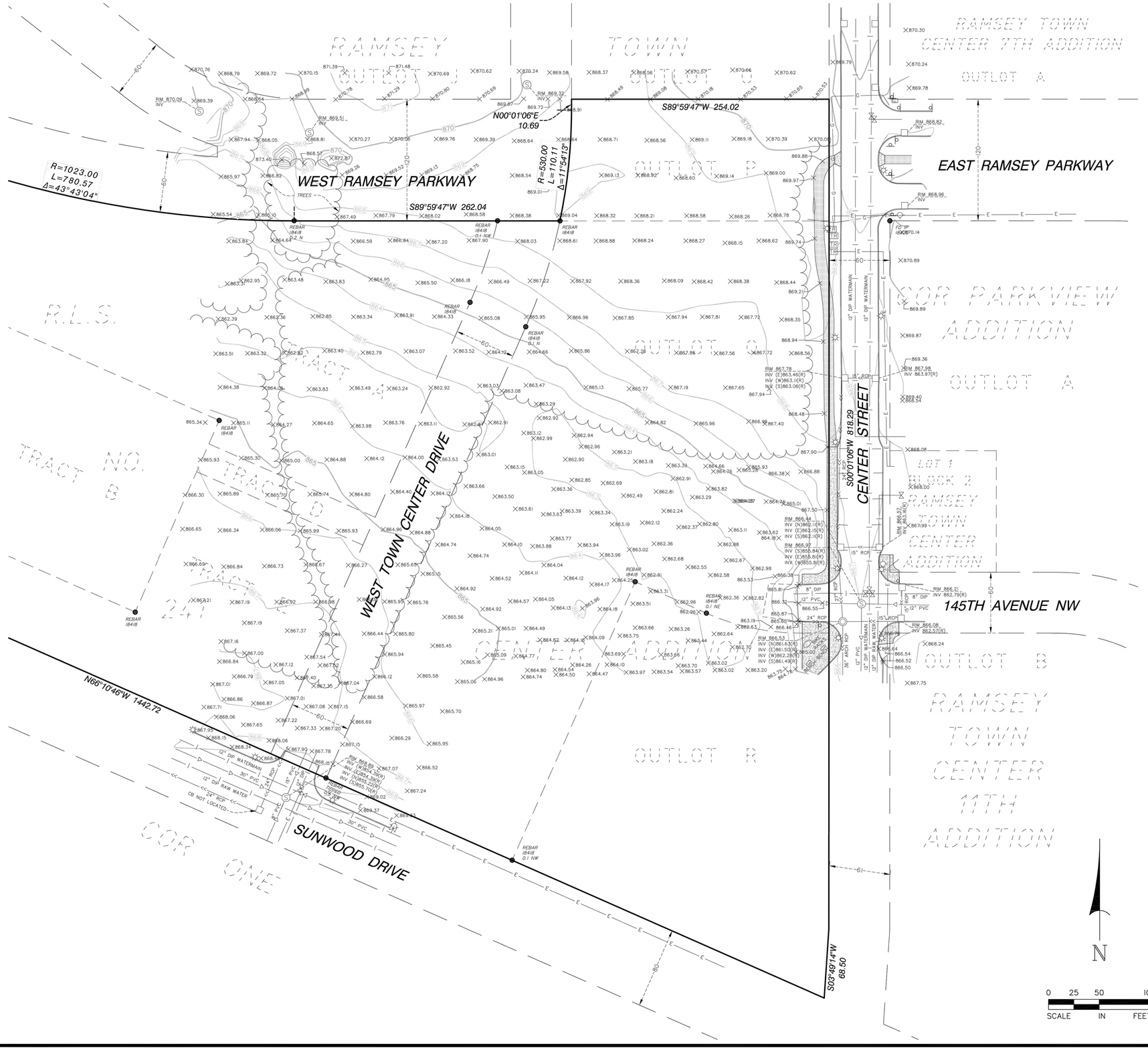


LEGAL DESCRIPTION

Outlots P and Q, Part of Outlot R, and West Town Center Drive, RAMSEY TOWN CENTER ADDITION;

AND

Part of Tracts A, D, and E, REGISTERED LAND SURVEY NO. 241, Anoka County, Minnesota.

NOTES

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The basis of bearings is assumed.

4. All distances are in feet.

5. The approximate area of surveyed property is 10.3 acres.

6. Benchmark 1: MnDOT monument 0202 B located at the northeast corner of Trunk Highway 10 and County Road 56/Ramsey Boulevard, approximately 2/3 miles southeast of surveyed property, has an elevation of 865.02 feet NAVD 88.

7. Benchmark 2: Top Nut of Hydrant located at the northeast corner of Sunwood Drive and Zeolite Street NW has an elevation of 875.26 feet NAVD 88.

8. Utilities are depicted according to ASCE Quality Level C - Surveying visible above ground utility features and correlating this information with as-built records.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- GAS
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- 867 CONTOUR

REVISION SUMMARY

DATE	DESCRIPTION

SITE SURVEY

C0.1

12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

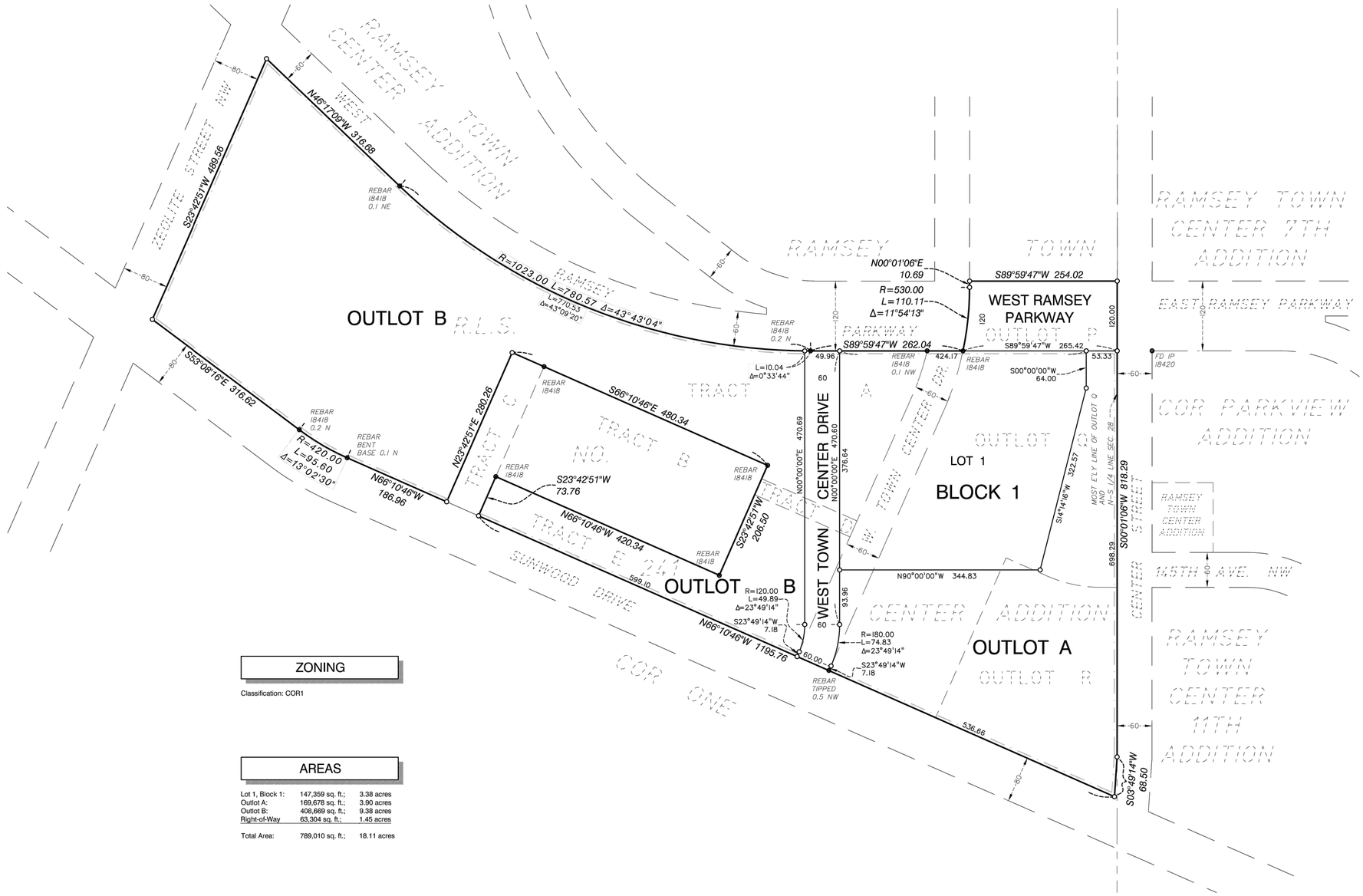
RAMSEY, MINNESOTA

DRAWN BY	DPE
CHECKED BY	DBO
DATE ISSUED	10/20/17
SCALE	1"=50'
JOB NO.	170155
FIELD CREW	EL

Drawing name: X:\2017\170155\survey\alta\170155alta.dwg Dec 06, 2017 - 9:15am

PRELIMINARY PLAT OF
AFFINITY AT RAMSEY TOWN CENTER

CITY OF RAMSEY
COUNTY OF ANOKA
SEC 28, T.32, R. 25



OWNER/SUBDIVIDER

Inland Group
120 W. Cataldo Avenue, Suite 100,
Spokane, WA 99201

ENGINEER

Civil Site Group
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416

SURVEYOR

Alliant Engineering, Inc.
233 Park Avenue South, Suite 300
Minneapolis, MN 55415

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'06"W.

- ● Denotes monument found 1/2 inch iron pipe
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 18425 unless otherwise shown
- —— —— Denotes 5 foot setback from right-of-way

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	147,359 sq. ft.;	3.38 acres
Outlot A:	169,678 sq. ft.;	3.90 acres
Outlot B:	408,669 sq. ft.;	9.38 acres
Right-of-Way	63,304 sq. ft.;	1.45 acres
Total Area:	789,010 sq. ft.;	18.11 acres

REVISION SUMMARY

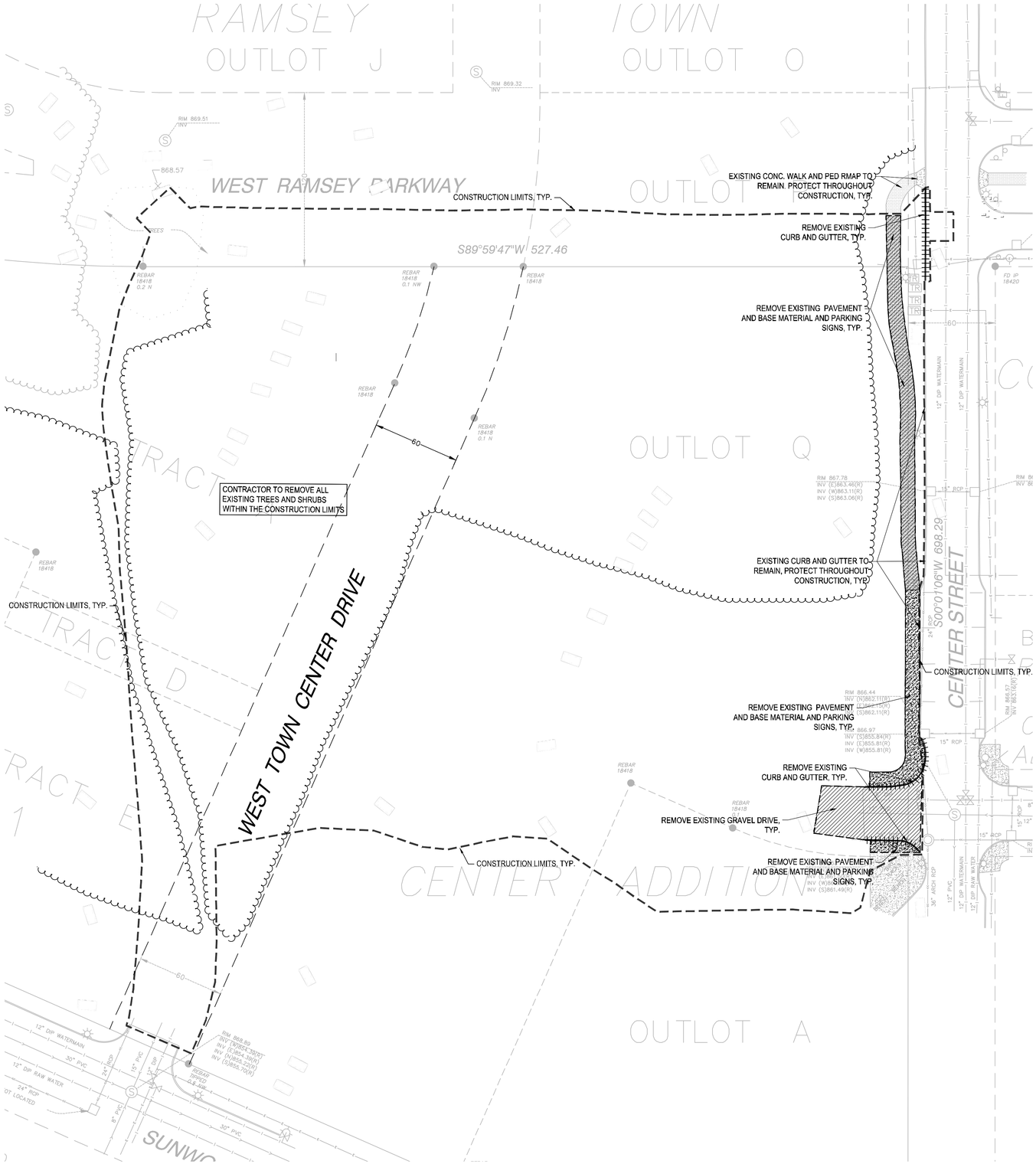
DATE	DESCRIPTION

0 50 100 200
SCALE IN FEET
1 INCH = 100 FEET

PRELIMINARY PLAT

C0.2

ALLIANT ENGINEERING



REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF RAMSEY REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

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4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

REMOVALS PLAN

C1.0

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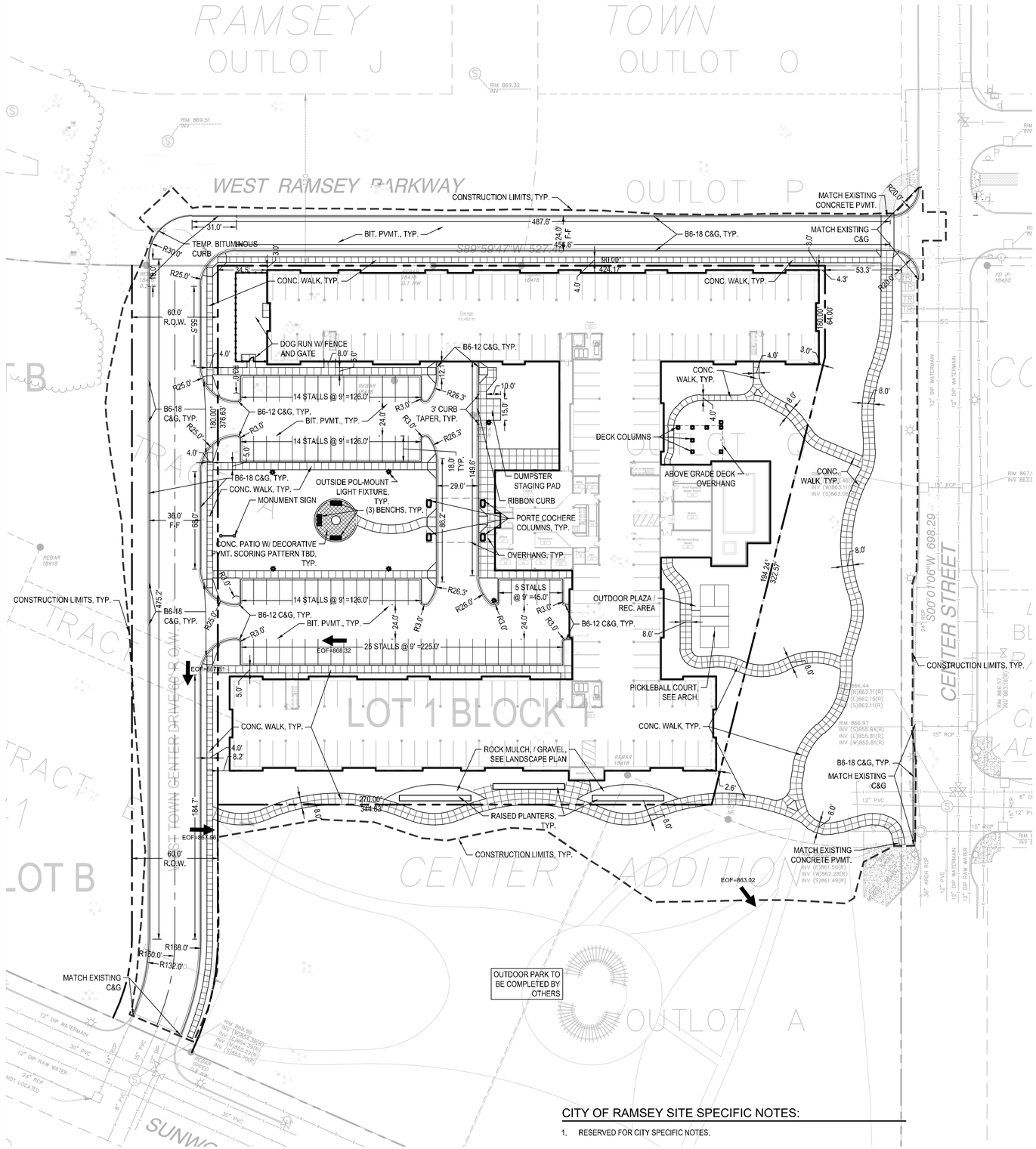

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		

PARKING TABLE:

PARKING SCHEDULE

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

COR 1 ZONING TABLE:

COR1 Development Standards

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum lot depth	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Allowable residential density in dwelling units per acre[1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	.75	.75	.75	.75	.75
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)	5 feet as measured from building front to right-of-way[2] (60% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.	2 - 5 stories.
Planter Style	N/A	Planter Bed	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet	6 feet	6 feet	10 feet	10 feet

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

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WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

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PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SITE PLAN

C2.0

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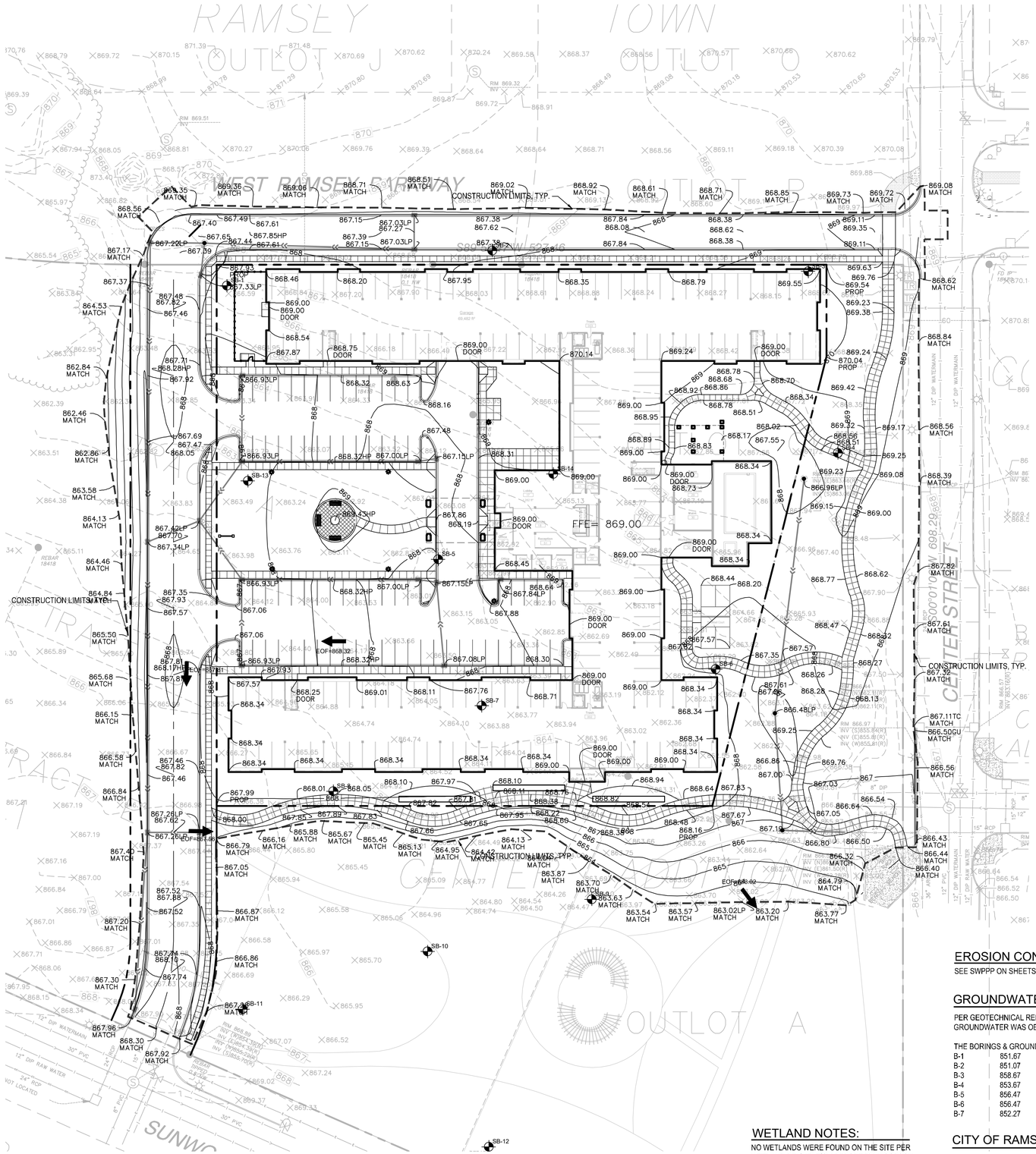
RAMSEY TOWN
OUTLOT J
OUTLOT O
OUTLOT B
WEST RAMSEY PARKWAY
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
CONSTRUCTION LIMITS, TYP.
FFE= 869.00
CENTER STREET
OUTLOT A
SUNWOOD
RACHEL
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SB-2
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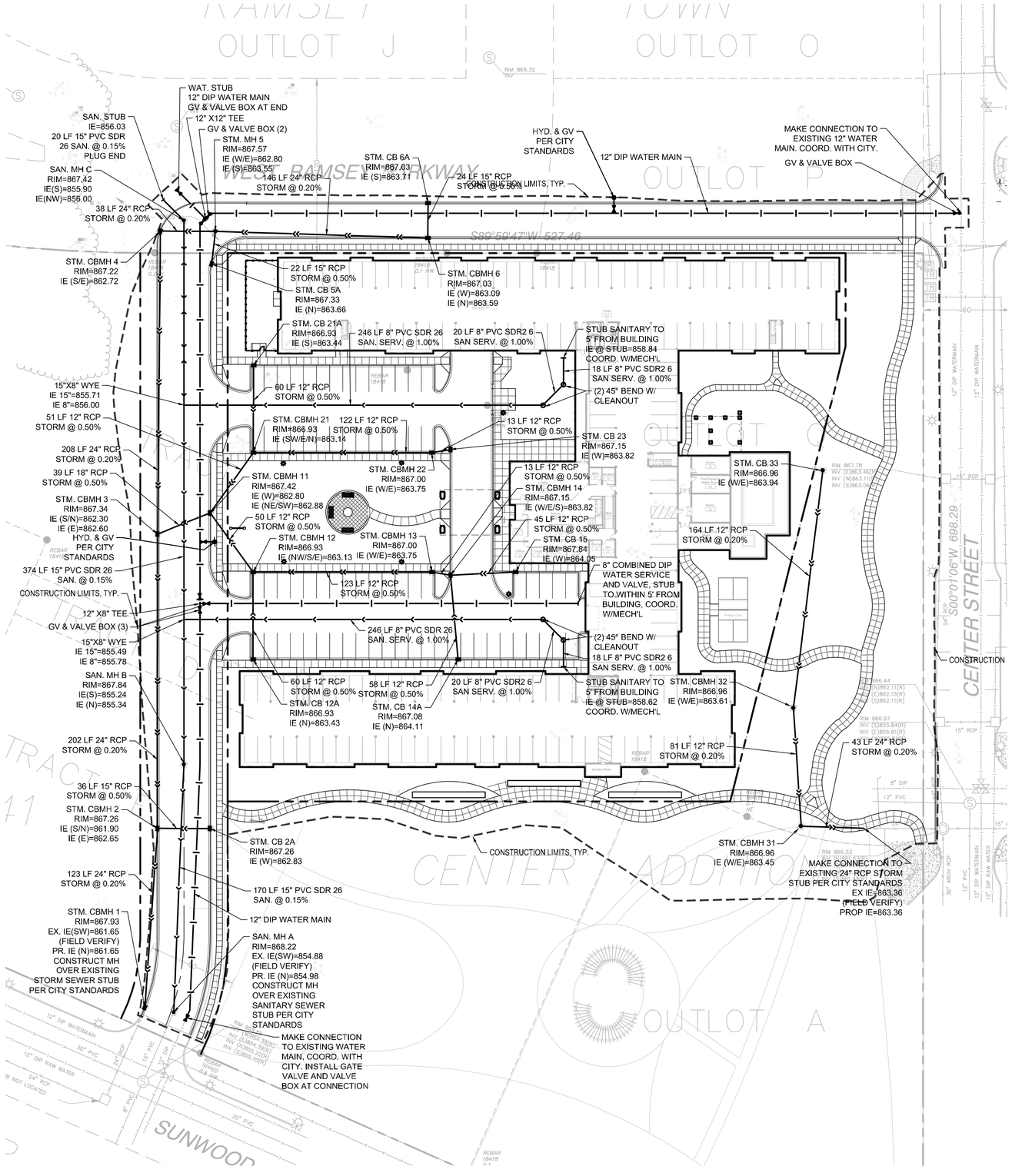

** DOWNSPOUTS AND GUTTERS TO BE ADDED IN FINAL CONSTRUCTION PLANS **

GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCUTRES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL CORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF RAMSEY UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

N
1" = 40'-0"
20'-0" 0 40'-0"

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UTILITY PLAN

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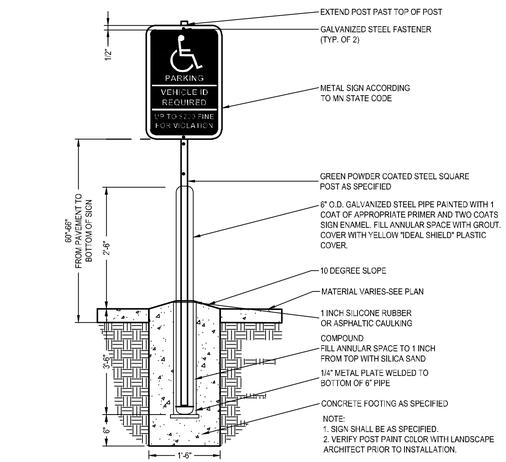
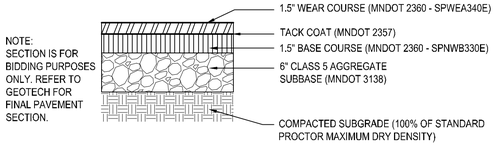


1 ACCESSIBLE SIGN AND POST
NTS



2 LIGHT DUTY BITUMINOUS PAVEMENT
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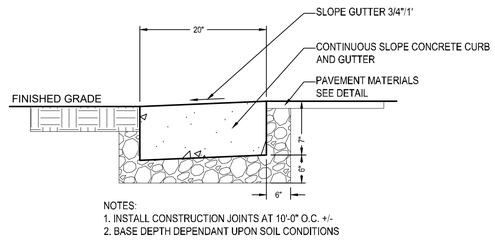
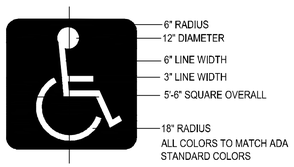
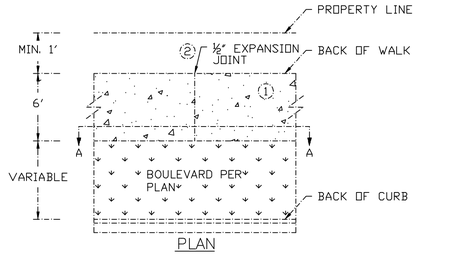


NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 RIBBON CURB
NTS



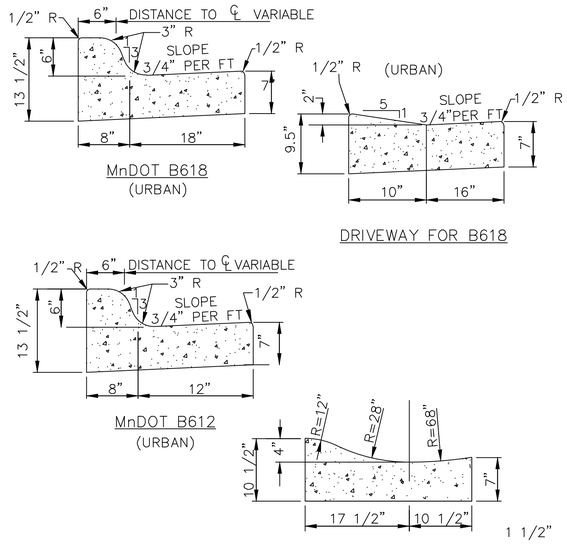
4 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

5 CONCRETE WALK
NTS

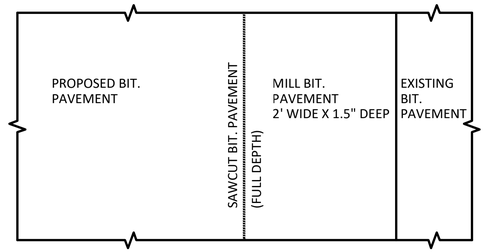


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

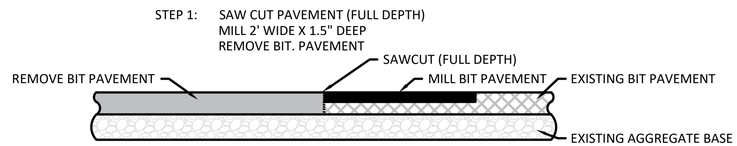
6 NTS

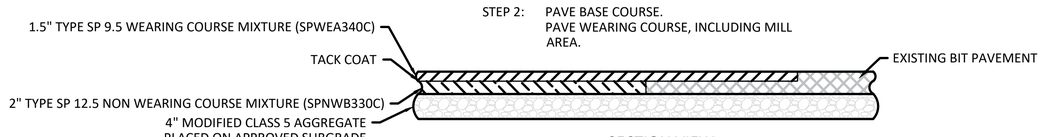
NOTES:

1. **BITUMINOUS SHALL BE SAWCUT AND REMOVED**
2. **CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.**
3. **SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.**



PLAN VIEW

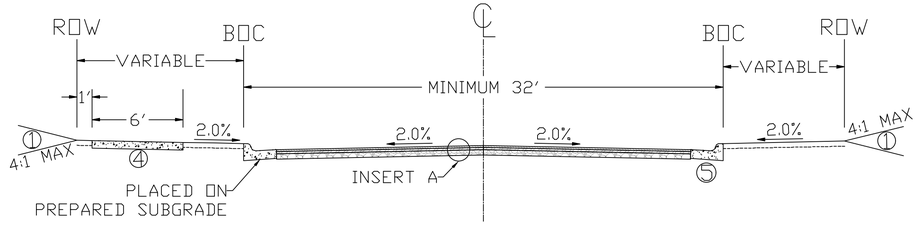




SECTION VIEW

NOTE: NOT TO SCALE.

7 STREET TIE-IN
NTS



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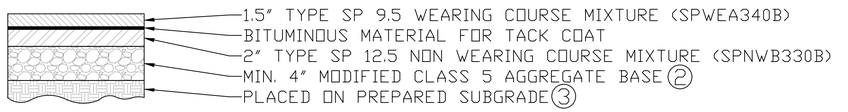

REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

8 NTS

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CIVIL DETAILS

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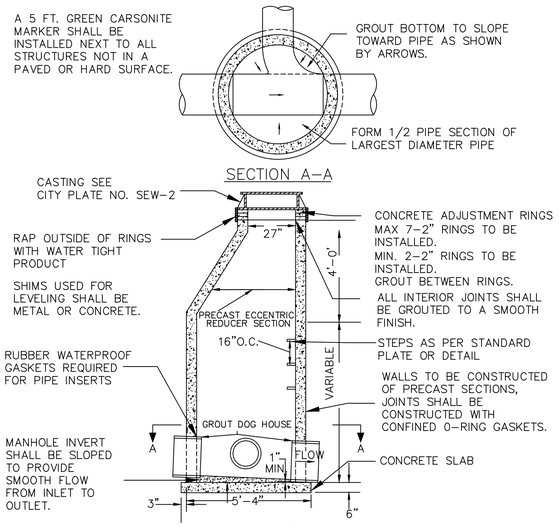
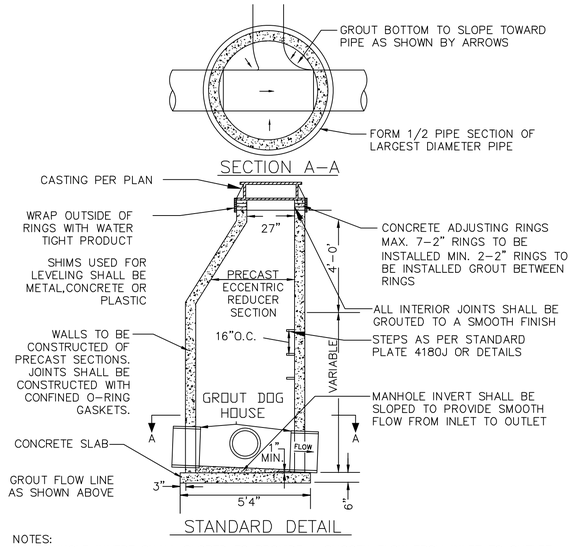


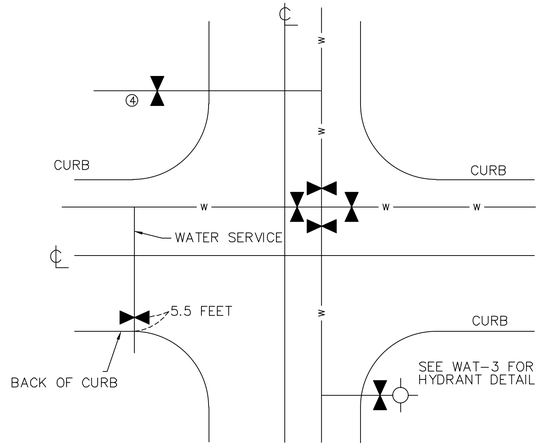
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

1 SANITARY SEWER MANHOLE
NTS



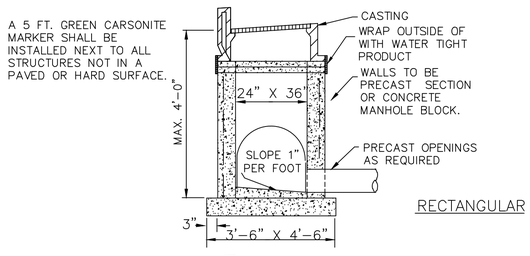
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

2 STORM SEWER MANHOLE
NTS



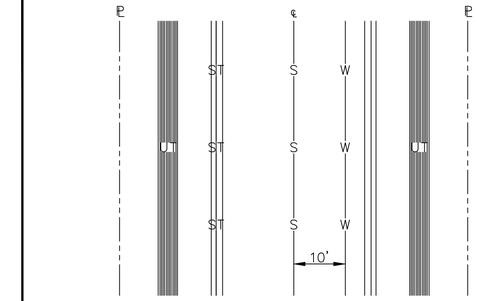
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

3 WATERMAIN VALVE CONNECTION
NTS



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

4 CATCH BASIN
NTS



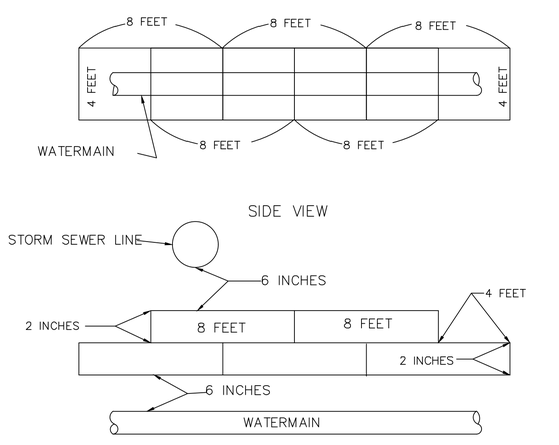
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

UTILITY LOCATIONS
N.T.S.

APPROVED DATE 7–96		STANDARD DETAILS UTILITY LOCATIONS CITY PLATE No. UTL–1

5 STORM SEWER MANHOLE
NTS



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

6 UTILITY INSULATION
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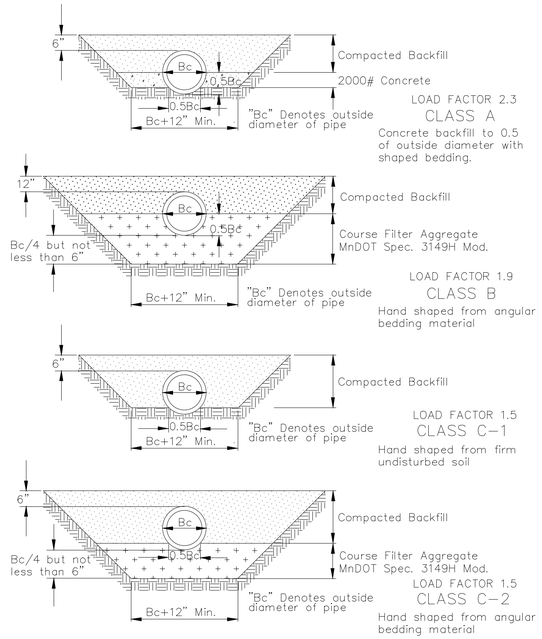

1 PIPE BEDDING - RCP & DIP
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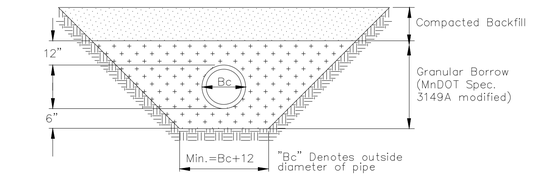
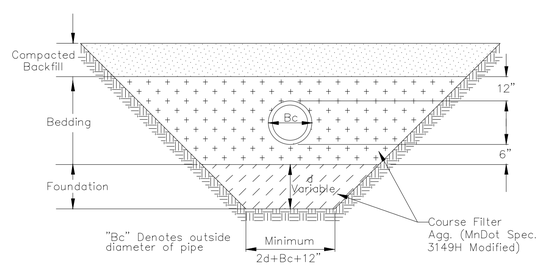
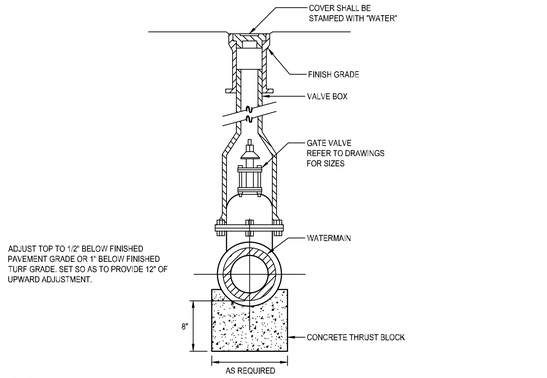


PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC
NTS



2 GATE VALVE BOX
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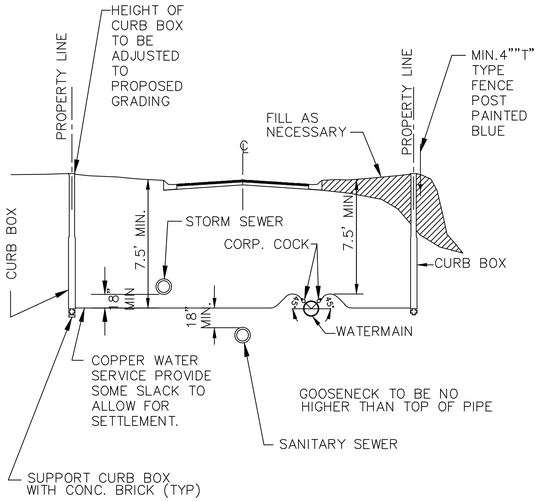

WATER SERVICE
NTS

4 WATERMAIN VALVE CONNECTION
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RAMSEY, MN 55303

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Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

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CIVIL DETAILS

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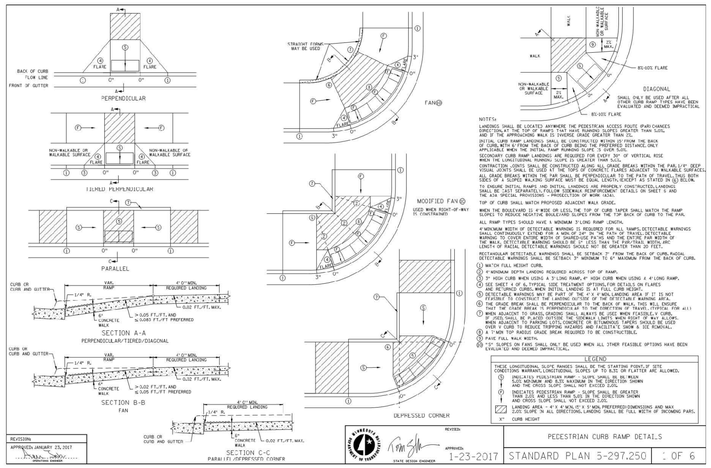

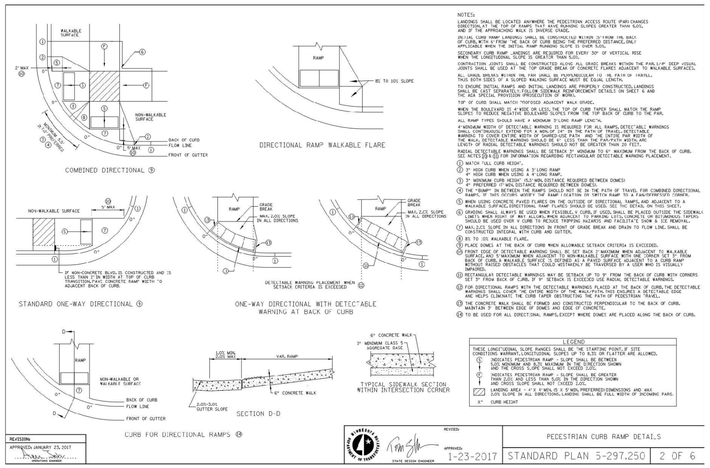

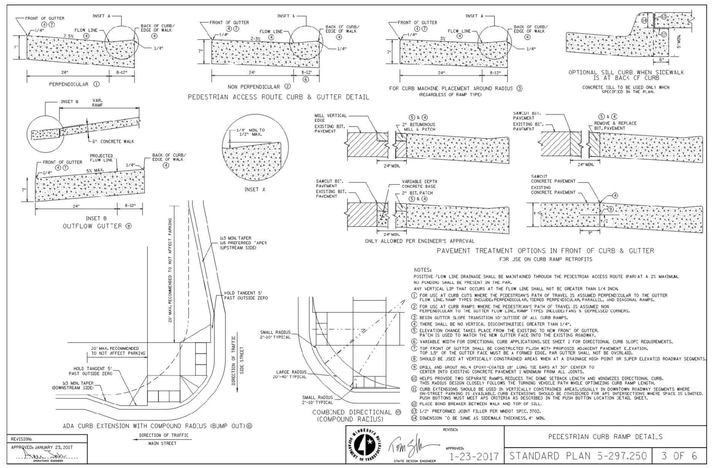

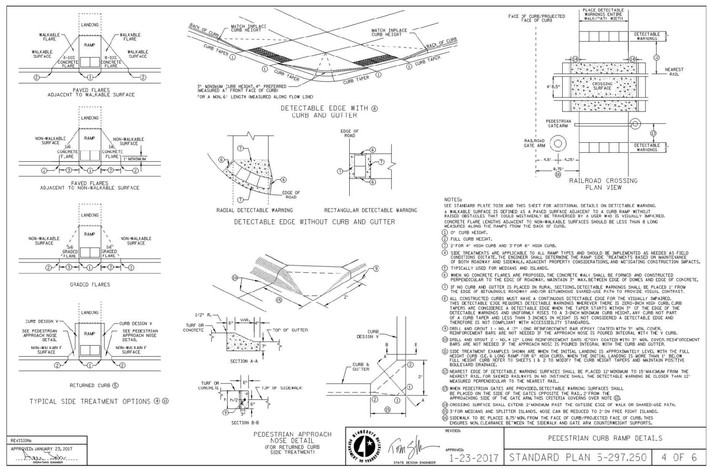

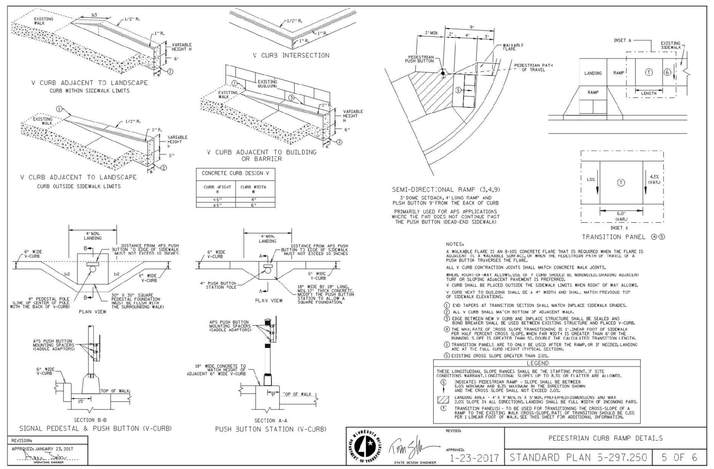

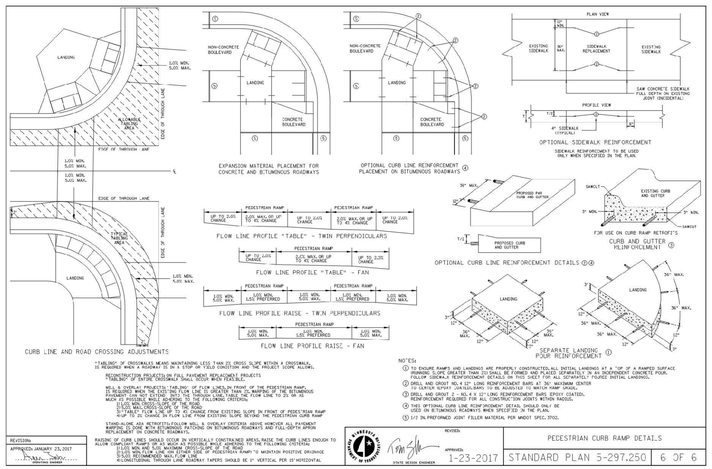

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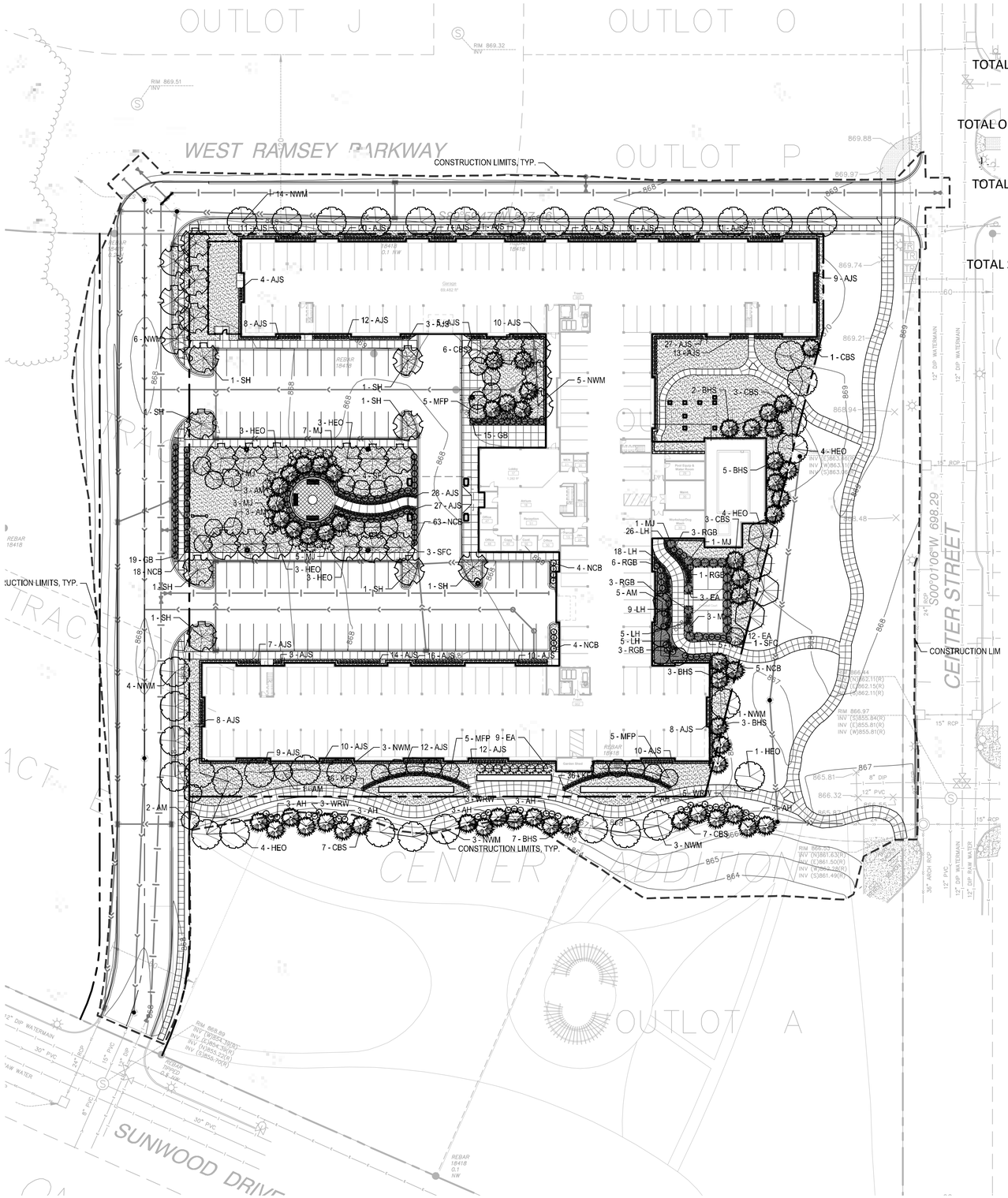

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
NWM	39	NEW WORLD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SH	8	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	25	HERITAGE ENGLISH OAK	Quercus 'Heritage'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
MFP	15	MOUNTAIN FROST PEAR	Pyrus ussuriensis 'Mountain Frost'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SFC	8	STARLITE FLOWERING CRAB	Malus 'Jetfire'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
AM	14	AMUR MAPLE	Acer ginnala	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
BHS	31	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
CBS	27	COLORADO SPRUCE	Picea pungens	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS - CONIFEROUS & EVERGREEN				
EA	24	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'	24" HT.	CONT.	
MJ	23	MEDORA JUNIPER	Juniperus scopulorum	24" HT.	CONT.	
		SHRUBS - DECIDUOUS				
NCB	99	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
AH	18	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Anabelle'	24" HT.	CONT.	
WRW	11	WINE AND ROSES WEIGELA	Weigela florida 'Wine and Roses'	24" HT.	CONT.	
GB	34	GOLDEN BARBERRY	Berberis thunbergii 'Aurea'	24" HT.	CONT.	
RGB	16	ROSE GLOW BARBERRY	Berberis thunbergii 'Rose Glow'	24" HT.	CONT.	
		PERENNIALS & GRASSES				
AJS	356	AUTUMN JOY SEDUM	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
LH	63	LOYALIST HOSTA	Hosta 'Loyalist'	#1	CONT.	
KFG	72	KARL FOERSTER FEATHER REED GRASS	Calmagrostis x acutiflora 'Karl Foester'	#1	CONT.	

TOTAL DECIDUOUS TREES: 72

TOTAL ORNAMENTAL TREES: 37

TOTAL EVERGREEN TREES: 58

TOTAL SHRUBS: 225

LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE:

1 TREE/ 1,000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 1000 = 65 DECIDIOUS/EVERGREEN TREES REQUIRED
SEE PLANT SCHEDULE

1 TREE/ 35' OF PUBLIC ROAD FRONTAGE
832 SF / 35 = 24 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/1000 SF OF "BUILDING FOOTPRINT"
64,432.0 SF / 300 = 215 SHRUBS REQUIRED
SEE PLANT SCHEDULE

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD

PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

DECORATIVE BOULDERS, 18"-30" DIA.

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1" = 20'-0"
10'-0" 0 20'-0"

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Patrick J. Sarver
DATE 12/06/17 LICENSE NO. 24904

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LANDSCAPE PLAN

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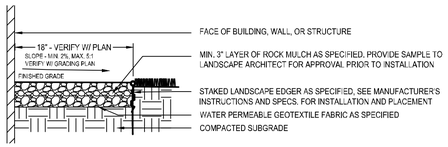
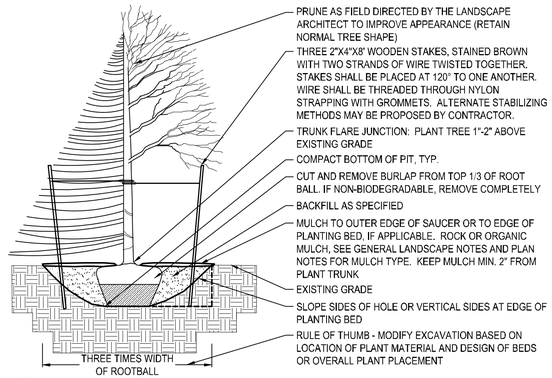


1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING
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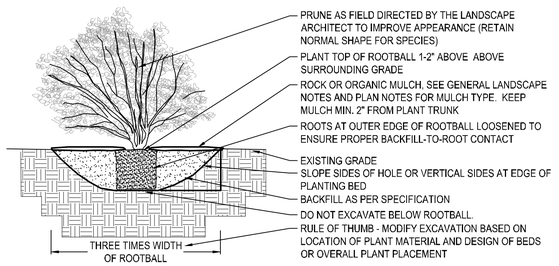

3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
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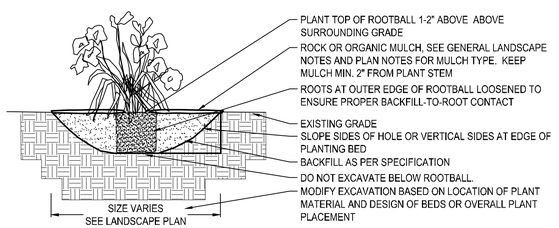

4 PERENNIAL BED PLANTING
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IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

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- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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LANDSCAPE PLAN NOTES & DETAILS

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SITE NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NEMA, ANSI, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IECC ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

ELECTRIC GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.

LIGHTING FIXTURE SCHEDULE

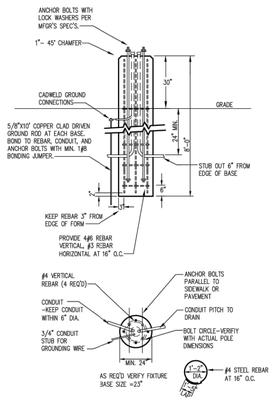
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	–
BB	LED	26	MEDIUM WALL PACK	–
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	–
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	–
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	–

NOTES:

LIGHTING LEGEND

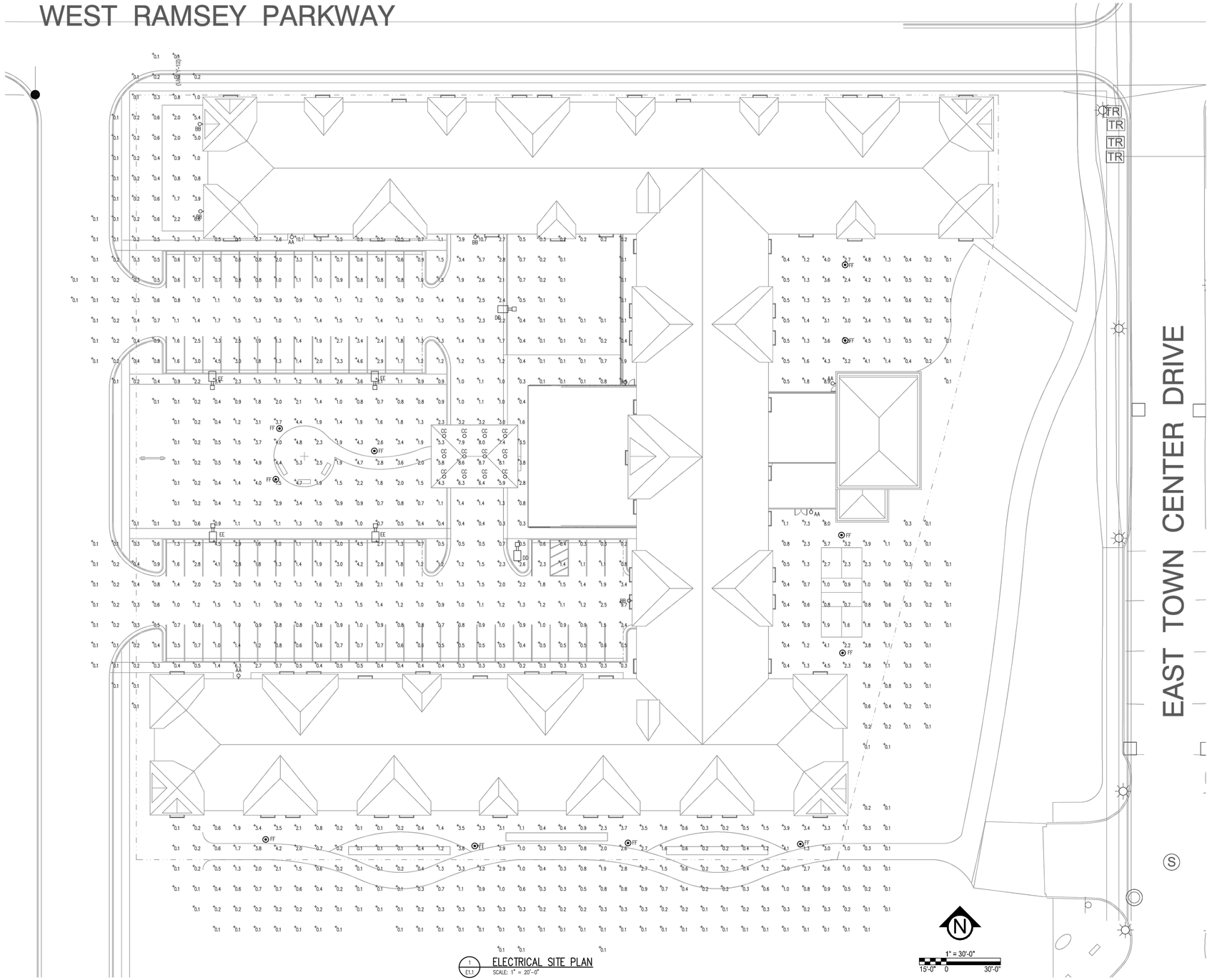
- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING MOUNT FLUORESCENT FIXTURE
- RECESSED DOWNLIGHT
- SURFACE WALL MOUNTED FIXTURE
- SURFACE MOUNTED FIXTURE
- SURFACE MOUNTED PENDANT FIXTURE
- OUTSIDE POLE-MOUNT LIGHT FIXTURE
- EXTERIOR GROUND MOUNTED LIGHT FIXTURE
- EMERGENCY LIGHTING FIXTURE
- LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE
- EXTERIOR EMERGENCY EGRESS LIGHT

- $ SINGLE POLE SWITCH
- $2 2-POLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- $P SWITCH W/PILOT LIGHT
- OCS1 WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- OCS2 WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- OCS CEILING MOUNTED OCCUPANCY SENSOR
- NL INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X INDICATES PANEL AND CIRCUIT NUMBER
- (1) INDICATES LIGHT FIXTURE TYPE
- EX INDICATES EXISTING FIXTURE
- RL INDICATES RELOCATED FIXTURE
- TC INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM INDICATES EMERGENCY FIXTURE



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

DRAWN BY: DJK
CHECKED BY: TJA
DATE: 11/30/17
DWG FILE:
REF FILE:
JOB NUMBER:

REVISION DESCRIPTION:	NAME:	DATE:

BERDI ELECTRIC LLC
3308 Southway Drive • St. Cloud, MN 56301
Phone: 320-656-0847
FAX: 320-656-0312

A·C/a Auth Consulting/associates
CORPORATE OFFICE
408 Technology Drive E.
Suite 101
Menomonie, WI 54751
Tel 715-235-9490
Fax 715-235-9492
BRANCH OFFICE
3283 Blaze Street
Suite 101
Hudson, WI 54016
Tel 715-381-2277

PROJECT:
PROPOSED PROJECT FOR:
AFFINITY
RAMSEY, MN

ELECTRICAL SITE PLAN

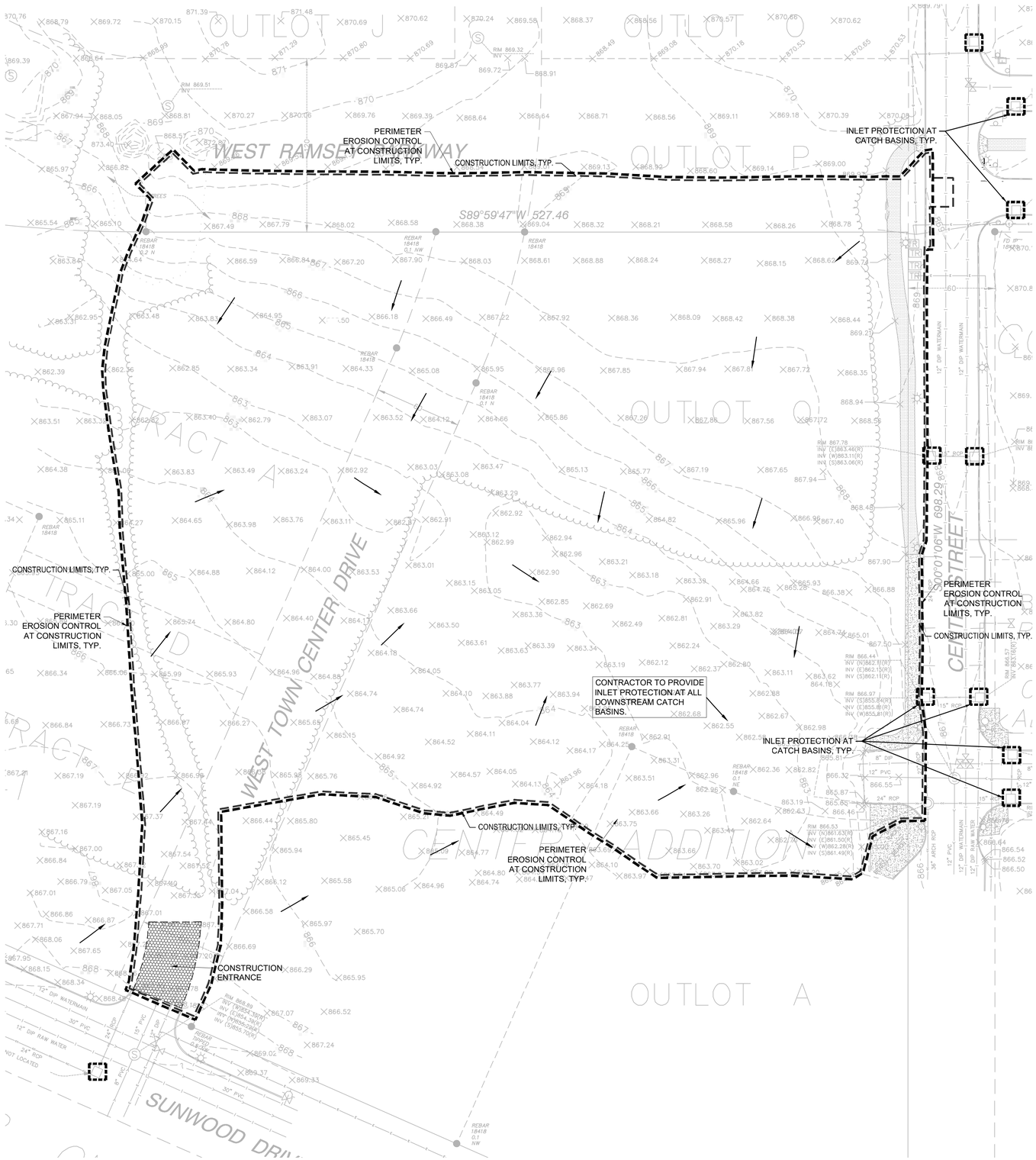
SHEET NO.
E1.1

REVISION SUMMARY

DATE	DESCRIPTION

LIGHTING PLAN

LT1.0



SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL

1" = 40'-0"
20'-0" 0 40'-0"

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St. Louis Park, MN 55416
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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - EXISTING CONDITIONS

SW1.0

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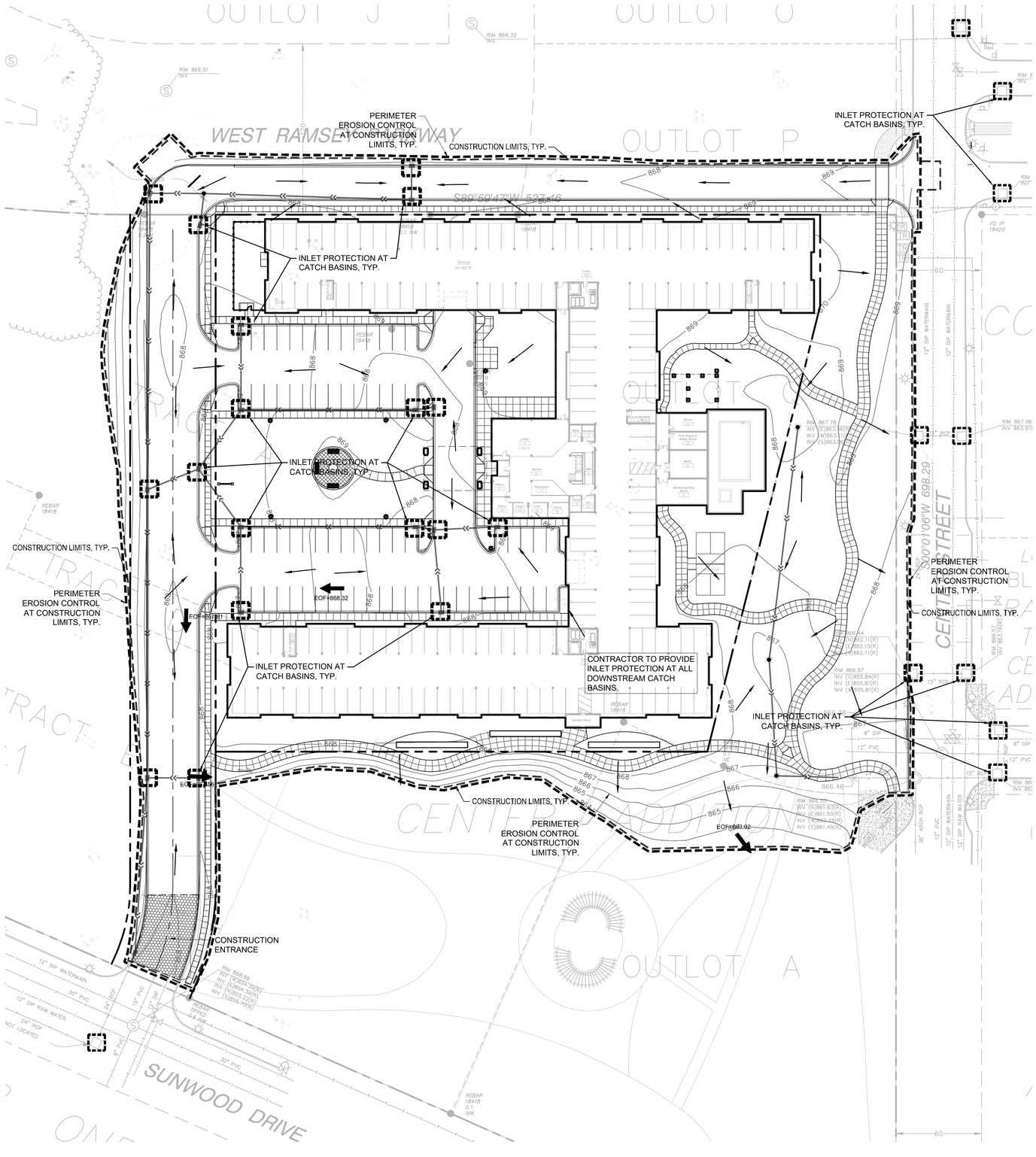

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1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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N

1" = 20'-0"
10'-0" 0 20'-0"

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REVISION SUMMARY

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PROJECT NO.: 17226

SWPPP - PROPOSED CONDITIONS

SW1.1

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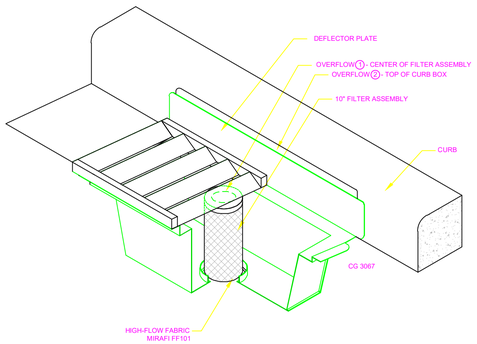
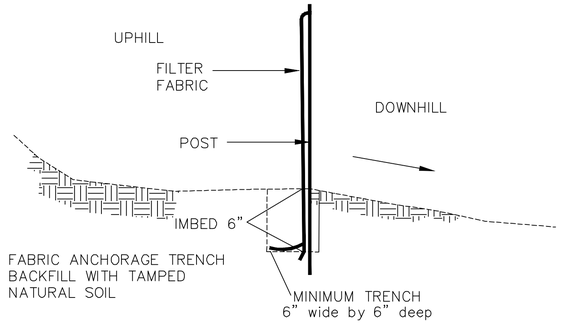


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

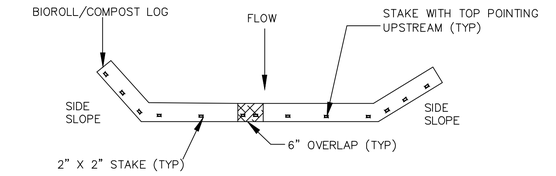
1 CURB INLET PROTECTION
NTS



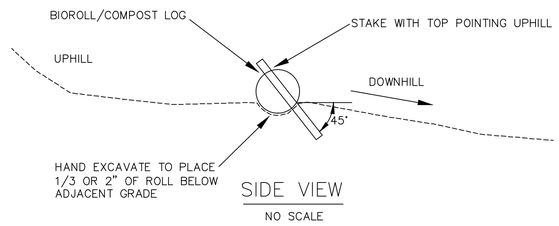
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

2 SILT FENCE
NTS



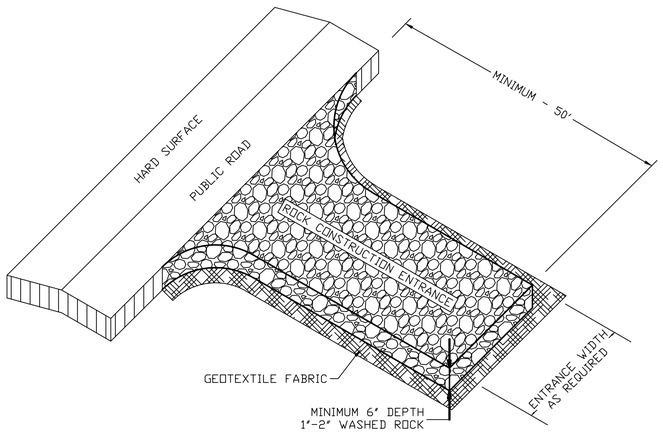
PLAN VIEW



SIDE VIEW
NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

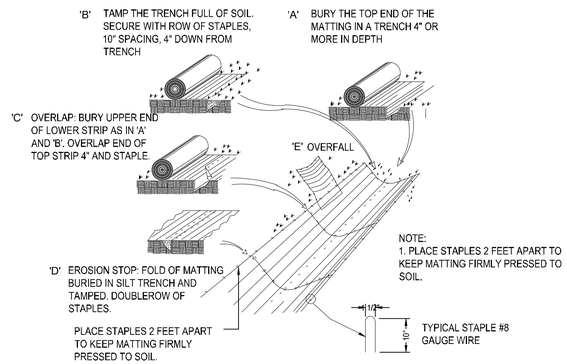
3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

4 STABILIZED CONSTRUCTION ACCESS
NTS



5 EROSION BLANKET
NTS

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SWPPP - DETAILS

SW1.2

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GENERAL SWPPP REQUIREMENTS AND NOTES:

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2013 # MNR100001 PAGES 1-35) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS.
4. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
5. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (PART III.B)
6. CLEAR AND GRUB REMAINDER OF SITE
7. STRIP AND STOCKPILE TOPSOIL
8. ROUGH GRADING OF SITE
9. STABILIZE DENUDED AREAS AND STOCKPILES
10. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
11. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
12. INSTALL STREET SECTION
13. INSTALL CURB AND GUTTER
14. BITUMINOUS ON STREETS
15. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
16. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
17. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.) (PART III.C)
18. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION (PART III.E):

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN PART II.C. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE PART IV.E. INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE SEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER PART III.F.1 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

1. ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPS IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTION MANNER.
3. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENTS/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORMWATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

EROSION PREVENTION (PART IV.B):

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. SO THAT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF PART IV.E. ARE COMPLIED WITH. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT NO LATER THAN THE END OF THE NEXT WORK DAY WHEN EARTH-DISTURBING ACTIVITIES WILL CEASE FOR AT LEAST 14 DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT BUT MUST COMPLY WITH PART IV.C.5.

SOILS WITHIN 200 FEET OF A PUBLIC WATER (AS DESIGNATED BY THE MINNESOTA DNR) MUST BE STABILIZED WITHIN 24 HOURS DURING FISH SPAWNING TIMES.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEED NOTES (PART III.A.4.A):

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

SEDIMENT CONTROL (PART IV.C):

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- a. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS THAT ARE DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
- b. IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN PART III.A.4, A. THROUGH C.
- c. IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH PART IV.G.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. THE WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP OR AVAILABLE WITHIN 72 HOURS UPON REQUEST. WHEN WRITTEN CORRESPONDENCE CAN NOT BE OBTAINED IN A TIMELY MANNER, THE SPECIFIC INLET PROTECTION CAN BE REMOVED TO ALLEVIATE THE IMMEDIATE SAFETY CONCERN. HOWEVER, EFFORTS TO OBTAIN WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) MUST BE MINIMIZED BY BMPS SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET (SEE PART IV.E.4.D.).

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

THE PERMITTEE MUST INSTALL TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN PART III.B. OF THIS PERMIT.

DEWATERING AND BASIN DRAINING (PART IV.D):

DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEVPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

INSPECTIONS AND MAINTENANCE (PART IV.E):

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER AND WITHIN 7 DAYS AFTER THAT. CONTINUE INSPECTION ACTIVITIES UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER THE CONTRACTOR SHALL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY MODIFY THE SWPPP IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THIS MODIFICATION MUST BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION UNLESS OTHERWISE REQUIRED BY THE TERMS OF THE PERMIT, LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

INSPECTION REPORTS MUST BE RECORDED WITHIN 24 HOURS IN WRITING AND KEPT ON FILE BY THE CONTRACTOR AS AN INTEGRAL PART OF THE SWPPP ON SITE AND THEN FOR AT LEAST 3 YEARS FROM THE DATE OF COMPLETION OF THIS PROJECT.

ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS, AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED TOPSOIL. THIS REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS.

SEE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR SITE SPECIFIC INSPECTIONS AND MAINTENANCE REQUIREMENTS.

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE;

SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DISPOSAL REQUIREMENTS.

HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTEWATER PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

CONCRETE WASHOUT: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER THE GROUND IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES. CONCRETE WASHOUT MAY ALSO OCCUR OFF SITE ACCORDING TO THE APPROPRIATE REGULATIONS.

FUELING OPERATION PLAN: ALL FUELING SHALL TAKE PLACE AT THE DESIGNATED FUELING LOCATION AND ACCORDING TO BEST PRACTICES FOR SITE FUELING OPERATIONS AS TO MINIMIZE THE POTENTIAL FOR SPILLS.

SPILL PREVENTION PLAN: ALL SPILLS SHALL BE IMMEDIATELY CLEANED UP AFTER DISCOVERY. THE SITE SUPERINTENDENT, WHO IS RESPONSIBLE FOR DAY-TO-DAY ONSITE CONSTRUCTION OPERATIONS WILL BE THE SPILL PREVENTION COORDINATOR AND WILL BE RESPONSIBLE FOR IMPLEMENTING CLEAN UP PROCEDURES, POSTING CLEAN UP RECOMMENDATIONS, AND ENSURING PROPER CLEAN UP TRAINING OF APPROPRIATE PERSONNEL.

SANITARY AND SEPTIC WASTE: SANITARY/SEPTIC FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A NEAT AND SANITARY CONDITION, FOR THE USE OF THE CONTRACTOR'S EMPLOYEES. A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS WILL COLLECT SANITARY WASTE FROM PORTABLE UNITS.

FINAL STABILIZATION (PART IV.G):

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE ACCORDING THE DEFINITIONS IN THE NPDES GENERAL PERMIT PART IV SECTION G. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR WITHIN 7 DAYS AFTER SELLING THE SITE OR PORTION OF THE SITE (THAT HAS NOT UNDERGONE FINAL STABILIZATION) TO ANOTHER PARTY. A COPY OF THIS NOTICE OF TERMINATION / PERMIT MODIFICATION FORM MUST GO TO THE NEW OWNER. THE ORIGINAL CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) AND SWPPP PLAN SHEETS FOR FINAL STABILIZATION MEASURES

TRAINING (PART III.A.2)

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 3/16/2017 (8 HOURS), EXP. 5/31/2020

OWNER INFORMATION

OWNER:
INLAND GROUP
120 W CATALDO AVE, SUITE 100
SPOKANE, WA 99201
(509)-891-5162

CONTACT:

AREAS AND QUANTITIES (PART III.A.4.B&C):

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.2%
ALL PAVEMENTS	0 SF	0.0%	37,412 SF	25.4%
ALL NON-PAVEMENTS	147,359 SF	100.0%	40,465 SF	27.5%
TOTAL SITE AREA	147,359 SF	100.0%	147,359 SF	100.0%
	3.38 AC		3.38 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	106,894 SF	72.5%	106,894 SF	72.5%
DIFFERENCE (EX. VS PROP.)	106,894 SF	72.5%		
IMPERVIOUS TOTAL	106,894 SF	72.5%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	256,272 SF			
SILT FENCE/BIO-ROLL	2,400 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	32 EA			

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

TBD

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.
XXXXXXXXXXXXXXXXX

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS THE DEVELOPMENT OF A VACANT PARCEL TO A MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED DRIVES AND PARKING AREAS. SITE, GRADING, UTILITY, AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

N/A

1. DURING CONSTRUCTION:
   - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN PART III.C. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

2. POST CONSTRUCTION:THE WATER QUALITY VOLUME THAT MUST BE RETAINED ON SITE BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. SEE PART III.D.1. FOR MORE INFORMATION ON INFILTRATION DESIGN, PROHIBITIONS AND APPROPRIATE SITE CONDITIONS.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - •• AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - •• DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

RE

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Attachment A: SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP)

To comply with the General Stormwater Permit for Construction Activity

Doc Type: Stormwater Pollution Prevention Plan

Construction Activity Information

Project name: Affinity Ramsey

Project location (Briefly describe where construction activity occurs. Include address if available.)

Address or describe area: N.W. Corner of Center Street NW and Sunwood Drive NW

City or Township: Ramsey State: MN Zip code: 55303

Latitude/longitude of approximate centroid of project: 45.234512, -93.461098

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐USGS Topographic map

All cities where construction will occur: Ramsey

All counties where construction will occur: Anoka

All townships where construction will occur: -

Project size (number of acres to be disturbed): 5.8

Project type:

☒ Residential ☐ Commercial/Industrial ☐ Road construction

☐ Residential and road construction ☐ Other (describe):

Cumulative impervious surface:

Existing area of impervious surface: 0.0 (to the nearest tenth acre)

Post construction area of impervious surface: 2.5 (to the nearest tenth acre)

Total new area of impervious surface: 2.5 (to the nearest tenth acre)

Receiving waters

Water body ID*	Name of water body	Type (ditch, pond, wetland, lake, stream, river)	Special water? (See Stormwater Permit Appendix A)	Impaired Water?** (See Stormwater Permit Appendix A)
-	-	-	☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

** Water Body identification (ID) might not be available for all water bodies. Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html.*

*** Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment.*

Dates of construction (Briefly describe where construction activity occurs. Include address if available.)

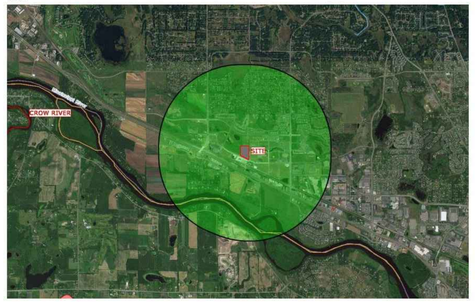
Construction start date: 03/2018 Estimated completion date: 03/2019

General Construction Project Information

Describe the construction activity (what will be built, general timeline, etc): THE PROJECT WILL BE THE RENOVATION OF A VACANT PARCEL TO A MULTIFAMILY APARTMENT BUILDING.

Describe soil types found at the project: THE EXISTING SOILS AT THE SITE ARE PRIMARILY SANDS

Site Location map - Attach maps (U.S. Geologic Survey 7.5 minute quadrangle, National Wetland Inventory maps or equivalent) showing the location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body



General Site Information (III.A)

1. Describe the location and type of all temporary and permanent erosion prevention and sediment control Best Management Practices (BMPs). Include the timing for installation and procedures used to establish additional temporary BMPs as necessary. (III.A.4.a)

   THE PROJECT WILL BE PROTECTED BY TWO (2) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE, AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.

2. Attach to this SWPPP a table with the anticipated quantities for the life of the project for all erosion prevention and sediment control BMPs (III. A, 4.b)

   SEE PAGE SW1.3

3. Attach to this SWPPP a site map that includes the following features (III.A.3.b – f):
   - Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
   - Locations of impervious surfaces and soil types.
   - Locations of areas not to be disturbed.
   - Location of areas of phased construction
   - All surface waters and existing wetlands within one mile from the project boundaries that will receive stormwater runoff from the site (identifiable on maps such as USGS 7.5 minute quadrangle maps or equivalent). Where surface waters receiving runoff associated with construction activity will not fit on the plan sheet, they must be identified with an arrow, indicating both direction and distance to the surface water.

   Methods to be used for final stabilization of all exposed soil areas.

4. Were stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project? ☐ Yes ☒ No

   If yes, describe how these measures were addressed in the SWPPP. (III.A.6.)

   N/A

5. Is the project located in a karst area such that additional measures would be necessary to protect drinking water supply management areas as described in Minn. R. chapters 7050 and 7060? ☐ Yes ☒ No

   If yes, describe the additional measures to be used. (III.A.7.)

   N/A

6. Does the site discharge to a calcareous fen listed in Minn. R. 7050.0180, subp. 6.b.? ☐ Yes ☒ No

   If yes, a letter of approval from the Minnesota Department of Natural Resources must be obtained prior to application for this permit. (Part I B.6 and Part III.A.8)

7. Does the site discharge to a water that is listed as impaired for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen or biotic impairment? Use the Special and Impaired Waters Search Tool at: www.pca.state.mn.us/water/stormwater/stormwater-c.html. ☐ Yes ☒ No

   If no, skip to Training.

   Does the impaired water have an approved Total Maximum Daily Loads (TMDL) with an Approved Waste Load Allocation for construction activity? ☐ Yes ☒ No

   If yes:

   a. List the receiving water, the areas of the site discharging to it, and the pollutant(s) identified in the TMDL.

   b. List the BMPs and any other specific construction stormwater related implementation activities identified in the TMDL.

   If the site has a discharge point within one mile of the impaired water and the water flows to the impaired water but no specific BMPs for construction are identified in the TMDL, the additional BMPs in Appendix A (C.1, C.2, C.3 & (C.4-trout stream)) must be added to the SWPPP and implemented. (III.A.7). The additional BMPs only apply to those portions of the project that drain to one of the identified discharge points.

N/A

9. Identify adjacent public waters where the Minnesota Department of Natural Resources (DNR) has declared "work in water restrictions" during fish spawning timeframes

   N/A

Selection of a Permanent Stormwater Management System (III.D.)

1. Will the project create a new cumulative impervious surface greater than or equal to one acre? ☒ Yes ☐ No

   If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (see Part III.D of the permit) through infiltration unless prohibited due to one of the reasons in Part III.D.1.j. If infiltration is prohibited identify other method of other volume reduction (e.g., filtration system, wet sedimentation basin, regional ponding or equivalent method

2. Describe which method will be used to treat runoff from the new impervious surfaces created by the project (III.D):
   - Wet sedimentation basin
   - Infiltration/Filtration
   - Regional ponds
   - Combination of practices

   Include all calculations and design information for the method selected. See Part III.D of the permit for specific requirements associated with each method.

   REGIONAL PONDS

   Calculations are within the Site Storm Water management Report and part of this SWPPP as Attachment D.

3. If it is not feasible to meet the treatment requirement for the water quality volume, describe why. This can include proximity to bedrock or road projects where the lack of right of way precludes the installation of any permanent stormwater management practices. Describe what other treatment, such as grasses swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters. (III.C)

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.

   N/A

Erosion Prevention Practices (IV.B)

Describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

1. Describe construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to minimize erosion. Delineate areas not to be disturbed (e.g., with flags, stakes, signs, silt fence, etc.) before work begins.

   SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.

2. Describe Methods of temporarily stabilizing soils and soil stockpiles (e.g., mulches, hydraulic tackifiers, erosion blankets, etc.):

   TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

3. Describe Methods of dissipating velocity along stormwater conveyance channels and at channel outlets (e.g., check dams, sediment traps, rip rap, etc.):

   SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL OUTLETS.

4. Describe Methods to be used for stabilization of ditch and swale wetted perimeters (Note that mulch, hydraulic soil tackifiers, hydromulches, etc. are not acceptable soil stabilization methods for any part of a drainage ditch or swale)

   FINAL STABILIZATION OF SWALES WILL BE SOD.

5. Describe Methods to be used for energy dissipation at pipe outlets (e.g., rip rap, splash pads, gabions, etc.

RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

6. Describe Methods to be used to promote infiltration and sediment removal on the site prior to offsite discharge, unless infeasible (e.g., direct stormwater flow to vegetated areas):

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

7. For drainage or diversion ditches, describe practices to stabilize the normal wetted perimeter within 200 lineal feet of the property edge or point of discharge to surface water. The last 200 linear feet must be stabilized within **24 hours** after connecting to surface waters and construction in that portion of the ditch has temporarily or permanently ceased for all discharges to Special, Impaired or "work in water restrictions". All other remaining portions of the temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water, property edge and construction in that area has temporarily or permanently ceased.

   N/A – NO DITCHES ON SITE

8. Describe additional erosion prevention measures that will be implemented at the site during construction (e.g., construction phasing, minimizing soil disturbance, vegetative buffers, horizontal slope grading, slope draining/terracing, etc.):

   OTHER EROSION CONTROL PRACTICES INCLUDE BUT NOT LIMITED TO; MINIMIZE SITE EXPOSURE WHEN POSSIBLE.

9. If applicable, include additional requirements in Appendix A Part C.3 regarding maintaining a 100-foot buffer zone or installing redundant BMPs for portions of the site that drain to special waters).

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A

9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☐ Yes ☒ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No
2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- Once every seven (7) days during active construction and,
- Within 24 hours after a rainfall event greater than 0.5 inches in 24 hours, and within seven (7) days after that.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION

STORMWATER INSPECTION CHECKLIST."

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical**s**, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

INLAND GROUP
120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP
- ATTACHMENTS

SW1.4

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Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

ATTACHMENT B: Construction Stormwater Inspection Checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility Information

Site name: _____

Facility address: _____ Permit number: _____

City: _____ State: _____ Zip code: _____

Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion Control Requirement (Part IV.B)

	Yes	No	NA
1. Soil stabilization where no construction activity for 14 days? (7 days were applicable)	☐	☐	☐
2. Has the need to disturb steep slopes been minimized?	☐	☐	☐
3. All ditches stabilized 200' back from point of discharge within 24 hours? (Not mulch)	☐	☐	☐
4. Are there erosion BMP's for onsite stockpiles?	☐	☐	☐
5. Are appropriate BMP's installed protecting inlets/outlets?	☐	☐	☐

	Yes	No	NA
6. Do pipe outlets have energy dissipation?	☐	☐	☐

Comments:

Sediment Control Requirement (Part IV.C.)

	Yes	No	NA
1. Perimeter control installed on all down gradient perimeters?	☐	☐	☐
2. Perimeter control trenched in where appropriate?	☐	☐	☐
3. 50 Foot-natural buffer maintained around all surface waters?	☐	☐	☐
If No, have redundant sediment controls been installed?	☐	☐	☐
4. Inlet protection on all catch basins and culvert inlets?	☐	☐	☐
5. Vehicle tracking Best Management Practices (BMPs) at all site exits?	☐	☐	☐
6. All tracked sediment removed within 24 hours?	☐	☐	☐
7. Are all infiltration systems staked and marked to avoid compaction?	☐	☐	☐
8. Are all infiltration areas protected with a pretreatment device?	☐	☐	☐
9. Do all stockpiles have perimeter control?	☐	☐	☐

Comments:

Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

	Yes	No	NA
1. Are all previously stabilized areas maintaining 80% ground cover?	☐	☐	☐
2. Any ditch erosion observed?	☐	☐	☐
3. Perimeter Control – Has sediment reached one half the height of the device?	☐	☐	☐
4. Are inlet protection devices maintained and functioning properly?	☐	☐	☐

Comments:

Other

	Yes	No	NA
1. Are all materials that can leach pollutants under cover?	☐	☐	☐

	Yes	No	NA
2. Has access been restricted to onsite hazardous materials?	☐	☐	☐
3. Does on-site fueling only occur in a contained area?	☐	☐	☐
4. Are all solid wastes being properly disposed of?	☐	☐	☐
5. Is the concrete washout area completely contained?	☐	☐	☐
6. Is the concrete washout area marked with a sign?	☐	☐	☐

Comments:

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No
   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No
   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No
    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No
13. Is the topsoil on this project being preserved? ☐ Yes ☐ No
    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No
    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No

15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.

ATTACHMENT C

STORMWATER MANAGEMENT FACILITY
MAINTENANCE SCHEDULE

1. All stormwater retention, detention and treatment basins must be inspected at least once a year to determine that basin retention and treatment characteristics are adequate. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent or dry storage volume by 25 percent of its original design volume. Based on this inspection, if a stormwater basin requires sediment cleanout, the basin will be restored to its original design contours and vegetated state within one year of the inspection date.

2. All outlet structures, culverts, outfall structures and other stormwater facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

3. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable

(i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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120 W. CATALDO AVE. SUITE 100, SPOKANE, WA 99201

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

Matthew R. Pavek
DATE 12/06/17 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - ATTACHMENTS

SW1.5

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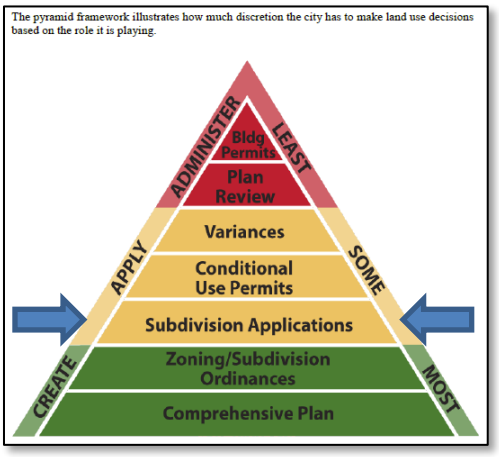
CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN & SKETCH SITE PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Sketch Plan Review

General. The purpose of this file is to review the official Sketch Plan applications made by Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.



This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

The proposed use is consistent with this land use guidance. The project is located within the COR 1 Downtown Subdistrict. This subdistrict is intended to provide opportunities for high density residential, commercial, retail, and institutional uses. This district requires a minimum density of 15 units per acre. As proposed, the lot would be 3.38 acres and the density achieved would be 51.2 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot is 3.38 acres in size and the proposed outlots are 3.9 and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR4Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	527 feet

Minimum Lot Depth: 80 feet	**376 feet**
Build to Line: 20 feet	**19 feet 10 inches**
Building Height: 1-4 stories	**4 stories**

Streets and Access. West Town Center Drive and at least a portion of West Ramsey Park will need to be constructed as a result of this project. A cost share of those improvements may be worked out between the City and the Applicant.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording. Staff will review the engineering estimates once submitted by the Applicant.

Sketch Site Plan Review

General. The purpose of this portion of the review is to assess the submitted site plan application for Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group, and BKBM and are dated December 6, 2017.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along West Ramsey Parkway and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone, fiber cement siding, and asphalt shingles. The Design Framework also describes the aesthetic qualities and design character of a preferred "urban form" for the Mixed Use Core. Overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. The Design Framework requires that residential uses in the COR 1 sub-district comply with the following:

1. At least sixty (60) percent of street frontage of any lot shall be occupied by building facades meeting the built-to-line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An exposed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the sixty (60%) percent street frontage requirement.
2. Screening of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4 ½') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

The Applicant will want to consider and review the architecture of the proposed first floor (street level) as it relates to the pedestrian experience.

Waste Storage: The architectural site plan indicates that the proposed trash enclosure would be interior of the property in the first floor parking area.

Fencing: The Applicant is proposing a fence and gate along an interior dog run area adjacent to the proposed building on the northwest corner. It appears based on rendered elevations that the fencing will be metal fencing. However the fencing material is not specifically identified on the plan set.

The Applicant will need to provide the proposed material for staff to review for conformance to the design standards of The COR.

Lighting: The photometric lighting plan produced by Berd Electric LLC shows twenty five (25) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of West Town Center Drive, the City park to the east and the property to the south. The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

Mobility/Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. All shown drive aisles appear to adhere to the requirements. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided.

The Apartment complex is shown to contain 173 units which would mean that the Code would allow for up to 346 parking units. The applicant is proposing a total of 71 exterior parking stalls and 173 interior parking stalls for a grand total of 244 parking units.

The Applicant is showing a series of pedestrian paths connecting to the adjacent public park. The actual location of those pedestrian paths on the public park still need to be determined. The Applicant will need to remove the paths shown on the public park. The intent is that paths constructed within the park and within the private development will be cohesive.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The sign would be approximately 28 square feet in size and be supported with an arching beam that is held up by two columns that are shown to be covered in stone veneer to match the building façade.

Landscaping and Streetscape. A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report dated December 13, 2017.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 13, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	AFFINITY AT RAMSEY		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 3 of the Sub-District Framework – COR1 Mixed Use Core in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by Civil Site Group and dated June 1, 2017, and the Civil Plans, prepared by BKBM and also dated December 6, 2017, as it relates to The COR Design Framework:

Sheet C2.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.

Sheet L1.0:

- Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.
- Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.
- Amur Maple is a prohibited species and must be replaced. Please refer to the Ramsey Tree Book for potential alternative species.

- Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.
- Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.
- Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, **including boulevards**, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.
- Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.
- There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.
- The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.
- A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty-eight (48) hours in advance to schedule this meeting.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.

Sheet L1.1:

- Only prune out dead/broken/misshapen branches.
- Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.
- Boulevard areas shall be irrigated as well.
- Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE (REVISED JUNE 1, 2016)

DATE	DECEMBER 21, 2017	**PROJECT ADDRESS**	WEST OF CENTER STREET AND NORTH OF SUNWOOD DRIVE
PROJECT. TITLE	SKETCH PLAN AND SITE PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The City is in receipt of a Sketch Plan application made by the Inland Group for their proposed project, Affinity at Ramsey. The associated plans were prepared by Alliant Engineering, Kaas Wilson Architects, Civil Site Group and BKBM and are dated December 6, 2017. We offer the following comments:

General comments

Notes must only appear on one (1) sheet.
Text must not appear over other text or symbols.
Break lines under text.
Add notes to the plan set:
Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work requires City Council approval. Meetings are the 2nd and 4th Tuesdays. Requests must be submitted one week before for inclusion on the agenda.
These notes are summaries of the comments added to each page in ProjecDox.

C0.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Adjust title blocks to provide 4" x 4" space along the right edge for City stamps.

C0.1

The topographic survey must extend 100 feet beyond the property boundary per City Code. The proposed property line must also be shown.
Label the western most waterline in Center Street as RAW WATER.

C1.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
Sawcut bituminous pavement full depth prior to removal. Barriers must be installed to prevent drivers from driving off the sawcut edge.
Curb must be sawcut fill depth prior to removal.
Sunwood Drive has concrete pavement and integral curb. Pavement and curb shall not be disturbed when working in this area.
A Temporary Pedestrian Access Route is required for Center Street. The plan must be approved by the City prior to construction.

C2.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
The MNDOT 6 sheet set of details for pedestrian ramps must be part of the set and used for ramps in the Right of Way. An individual custom pedestrian ramp detail is required for each ramp in the ROW.
Pedestrian ramps are required at the parking area entrances unless the sidewalk is kept level at the property line.
Provide a bituminous connection between the end of the sidewalk and Sunwood Drive.
Provide markers to delineate public/ private spaces.
Realign the sidewalk along the east edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Realign the sidewalk along the south edge of the property to maximize opportunities for the City to use the public space for community gatherings.
Truncated domes shall be radial and placed in the traffic direction of West Ramsey Parkway, not directing traffic to the center of the intersection as currently shown.

C3.0

All sheets require a sheet specific legend with all linetypes and symbols used on that sheet.
An agreement with the City is required to grade beyond the limits of the property. The agreement must be inplace prior to any work on the site. The document reference must be included in the City Notes on this page.
Remove the extra line in the southeast corner of the site.
Water for dust control is available at the City fill station located at 141st and Jaspar St. Water for dust control or construction uses may not be taken from hydrants.

C4.0

Verify hydrant spacing along east side of building with Fire Department.

All valves become the property of the City after connection to the City system. Contractors are not authorized to operate valves and hydrants after they are connected to the City system
All watermain 8" and larger shall be Class 52, all watermain 6" and smaller shall be Class 53.
A drainage and utility easement is required over all waterlines leading to hydrants.

C5.0

Use City details for all work in Right of Way. Details are available on the City Website..

C5.1

Use City details for all work in Right of Way. Details are available on the City Website..

C5.2

Use City details for all work in Right of Way. Details are available on the City Website..

C5.3

A custom detail is required for each pedestrian ramp in the right of way.

Prelim Plat 2 of 2

Topographic data must be shown to 100 feet beyond the plat boundaries per City Code.

SW1.0

This project will require a grading permit from the Lower Rum River Watershed Management Organization.
Furnish a copy of the NPDES permit to the City.
Silt Fence must be inspected and approved prior to any work on site. Add a table listing the proposed erosion control BMPs and estimated quantities to the plan set.

SW1.2

Sediment Bio Rolls must be installed as noted on the detail. The City will order replacement with silt fence if the installation is not per the detail, i.e., subgrade not scooped out, inadequate stake spacing or movement by construction equipment.

SW1.3

Email a copy of the inspection report to the City after every weekly or post rainfall inspection.

Submit a full set of inspection reports prior to receiving the Certificate of Occupancy.
Change 14 to 7 in all locations. This site is within 1 mile of the Mississippi River which requires stabilization within 7 days.
The contractor shall have a pickup type sweeper on site or available within 3 hours after notification from the City that sweeping is required.
The City must approve the Notice of Termination (NOT) prior to submittal to the MPCA.
The Training information for the SWPPP designer is shown on the plans. Contractor information must be provided at the pre-construction meeting.
External Washing of trucks and construction vehicles will not be permitted on site. The site is in the Drinking Water Protection Area for the Municipal Water Supply.
Vehicle fueling shall take place inside an impermeable containment area.
This site is in the Drinking Water Source Management Area and infiltration is not permitted. The City is developing an infiltration mitigation area and the developer will make a financial contribution to the Infiltration mitigation fund.

SW1.4

Runoff from this site flows to the Mississippi River.
Fill in the appropriate information from the MPCA documents.
Change box to yes. Dewatering will be required for installation of utilities.
The Mississippi River is a special water. Change this box to yes.
The site is served by a regional stormwater treatment system. A regional infiltration system will be in place when construction is finished. Revise this section. Revise the appropriate information on SW1.5 also regarding permanent stormwater facilities.

Regular Planning Commission **6. 2.**

Meeting Date: 01/04/2018

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Variance Request Located at 7214 167th Ter NW; Case of Brandon Sis

Purpose/Background:

The purpose of this case is to receive an update on a case previously reviewed by the Planning Commission. No action is being requested, as additional discussions are ongoing. Staff is currently working with the Anoka Conservation District and Lower Rum River Watershed Management Organization to establish a broader solution. See the attached cases and minutes for additional background on this case.

?This case will be updated the week of January 1, 2018 with additional detail.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

July 6 Case
August 3 Case
July 6 Minutes
August 3 Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	12/29/2017 08:16 AM
Form Started By: Tim Gladhill		Started On: 12/29/2017 07:59 AM
Final Approval Date: 12/29/2017		

Regular Planning Commission **5. 2.**

Meeting Date: 07/06/2017

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title:

PUBLIC HEARING: Consider a Request for a Variance for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Purpose/Background:

The resident at 7214 167th Terrace NW (the "Subject Property") submitted a fence permit application in 2016. Staff rejected the application on the grounds that most of the back yard is encumbered with drainage and utility easement and is part of the stormwater ponding system for the development. The City does not allow fences through stormwater ponds.

Notification:

Staff attempted to notify all Property Owners within a 350 foot radius of the Subject Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

Observations/Alternatives:

As noted above, a large portion of the Subject Property is encumbered with drainage and utility easement due to the presence of wetland and stormwater pond. While fencing is oftentimes permitted within drainage and utility easements, they are generally not permitted within stormwater ponds or stormwater management areas. The proposed fence would be located in an area that, at least at one time, was considered a wetland. As part of the overall stormwater management system for Brookfield, this wetland area was to serve as additional drainage capacity for a 100-year event, thus making it a part of a stormwater management area.

The Applicant submitted a 3 page letter outlining the reasoning for the proposed fence, which focus primarily on safety for his young children and demarking the property boundary to prevent trespassing. The proposed fence is a four (4) foot tall black, chain link fence. The Applicant did note that this style fence generally would allow water to pass through without obstruction yet would still accomplish his primary goals.

Staff has prepared a 2 page review memo outlining the history of the property and the findings when preparing this case for a variance.

Staff has requested a review of the wetland on the property by the Anoka Conservation District (ACD) and a representative from the Board of Water and Soil Resources (BWSR) to determine its status. At the time of writing this case, that site visit has not yet occurred. The input from that visit will help formulate Staff's final recommendation. This case will be updated the week of July 3 with final determinations.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommendation will be dependent on the determination of the wetland status by ACD and BWSR staff. Staff is hopeful that feedback from ACD and/or BWSR staff will be available for a verbal update at the meeting.

If the wetland is still partially functioning then staff recommends denying the variance to allow placing a fence around most of the perimeter of the back yard. Staff would support placing a fence along the northerly line of the property to define the property boundaries and address the trespassing concerns the applicant has raised. Staff would also support placing a closed fence near the house to separate the children and pets from the pond.

If the wetland is nonfunctioning and does not need wetland protection, then Staff would support the variance request to place the fence around the entire perimeter of the back yard as proposed.

Action:

Motion to approve/deny Resolution #17-07-166 granting a Variance for the installation of a fence in the stormwater management area on the Subject Property.

Attachments

Site Location Map
Applicant Submittal
Staff Memo
Resolution #17-07-166: Findings and Variance

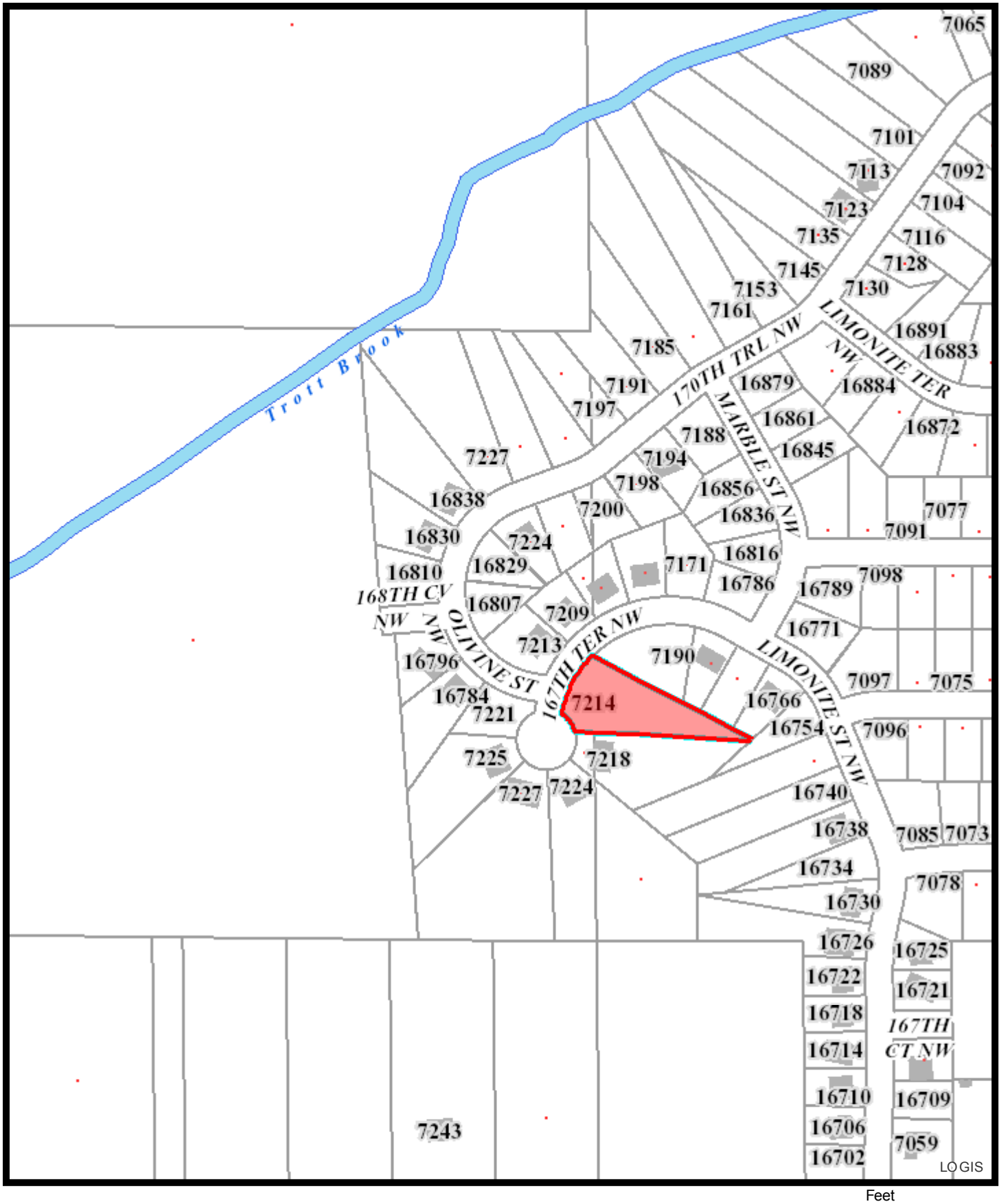
Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	06/30/2017 02:26 PM
Tim Gladhill	Tim Gladhill	06/30/2017 02:41 PM
Form Started By: Len Linton		Started On: 06/30/2017 11:11 AM
Final Approval Date: 06/30/2017		

10-32-25-32-0073
7214 167TH TER NW

Site Location Map

Brandon Sis - Variance



Feet
0 70140 280 420 560

Print Date: June 6, 2017

To Whom It May Concern,

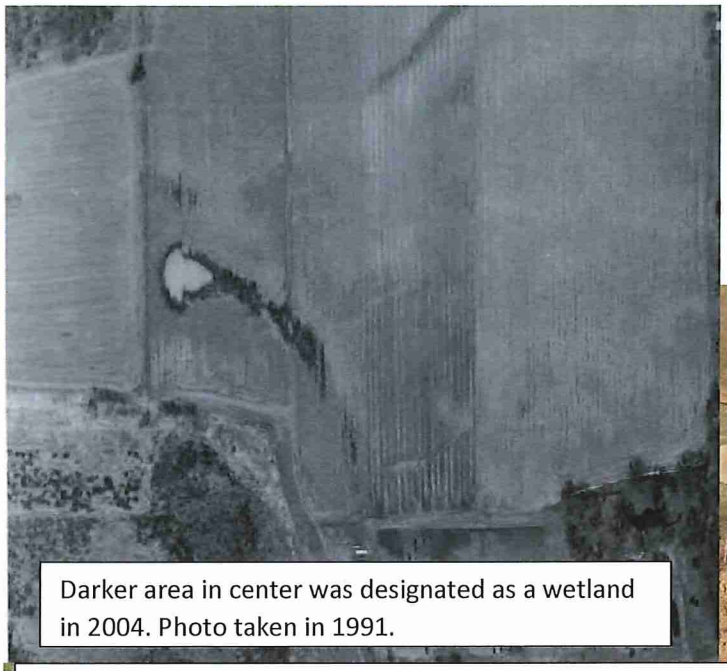
For the past 2 years, I have been in discussions with the City of Ramsey in regards to placing a fence around a portion of my back yard located at 7214 167th Terrace NW. I believe a fence to be for the common good of the city, neighbors, and my family. I have included a diagram of the proposed route below.

I am hoping to construct a 4' tall black chain link fence along this route to accomplish several purposes, the first of which is Safety. My wife and I have 2 young boys, ages 3.5 years and 8 months. It has been sobering each time a news story comes out about a child that enters a body of water and drowns because they are curious about the water. Providing some sort of barrier that encloses a safe play area is our foremost reason for wanting a fence. A fence along this route also provides for the safety of other kids in the neighborhood. As the pond freezes and thaws in the fall and spring each year, I see neighbor kids drawn to the water's edge, and sometimes out on the ice, without parental supervision. While their parents may have sanctioned their adventures, I, as the property owner would likely be partially liable for not having made an effort to stop these adventures. This liability piece is a main driver in how this fence layout was designed.

I realize the city's need to possibly access the pond with machinery. I am open to suggestions of gate size and placement that would make this feasible. Due to the extreme slope of the hill on the south side of our garage, I imagine that would not be the preferred route for machinery if deemed necessary. Another point of disagreement is the fact that the area is designated as wetland. Back when our development was a field, this wetland area was a natural collection point for surface water for the entire field. Now that the development has occurred, this area only takes surface water from our yard and a handful of neighboring yards and is only wet for a day or two following a large rain event. This wetland was in production while part of the field as evidenced by old aerial photos which indicates to me that

the wetland designation was not meant to preserve any fragile ecosystem like so many wetlands do. With the dredging of the pond in such close proximity, the water absorptive capacity of this wetland area is not relied upon on a regular basis.

This wetland really looks so much like regular yard that contractors and residents frequently fail to recognize it as such. While houses were being built, this area was driven across by large trucks, yards were established, and other fences built within the wetland boundary.



Darker area in center was designated as a wetland in 2004. Photo taken in 1991.

Silt Fence in place as of 11/20/2006 with field remnants throughout the wetland area.

Photo 5/5/2008 showing construction traffic having driven through and changing the wetland composition inside the silt fence.

Silt Fence removed as of 4/19/2011 and yards established within wetland boundary

All surrounding houses built and other fences built in the wetland area. Photo 5/5/2014

Satellite photo from 2016 with fences at 16766 and 16754 Limonite Street not limited to areas outside the wetland and Drainage and Utility Easement.

I appreciate the ability to present my case on this matter. We moved to Ramsey in 2013 because we understood it to be a great place to raise a family with connections to nature and room to run around and play. We chose this lot because the field area towards the back of the lot provides ample room for sports and other activities. I believe that our choice in fencing of chain link represents the desire to let water and wind move where they may while having a minimal impact on the soils where the posts stand. A fence is a great way to keep our kids safe and our dog contained but with plenty of room to run and play.

Thank You for your consideration,

Brandon Sis
7214 167th Terrace NW
Ramsey, MN 55303

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 30, 2017	**PROJECT ADDRESS**	7214 167TH TERRACE
PROJECT. TITLE	7214 167TH TERRACE VARIANCE REQUEST		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We have received an application for a variance request to place a fence in a drainage and utility easement, crossing between a pond and the overflow area. The project is located in the Brookfield Addition Development.

History

The Brookfield Addition is a 179 acre residential development located in the north central part of the City. The land was in agricultural production prior to development. Several wetlands were delineated on the site including the one on this property. The development plans proposed leaving the wetland in place, with homes on the northeast and northwest sides of the wetland and constructing a stormwater pond on the southwest side of the wetland. The grading plan indicated that water from the pond would flow into the wetland during the 100 year event.

The lot in question is triangular shaped and encompassed the southern half of this wetland. The wetland is covered by drainage and utility easements on all of the lots.

Staff received a fence application in June 2016, requesting to place a fence along the perimeter of the lot. This would have placed a barrier across the overflow from the pond to the wetland. The City does not allow placement of barriers in storm water management areas. Fences have been allowed in drainage and utility easements adjacent to ponds when the base of the fence is above the 100 year high water level of the pond. This fence would have been below the 100 year high water level so the application was denied. Staff reviewed the project file prior to denying this request. The approved grading plan indicated that the normal water level of the wetland was 871.0, with the 100 year elevation of the wetland and pond at 872.56. Staff had phone conversations and discussions with the applicant at the building department counter several times after denying the application. Staff did offer an option to place a fence on the lot closer to the house, keeping the fence above the 100 year water elevation but the applicant rejected this option.

Observations
Staff reviewed all of the available data after the variance request was received. Sources reviewed included the 2003 aerial photographs and point data commissioned by the City, the Anoka County GIS website which has aerial photos from 2005, 2008, 2011, 2014 and 2016, and Google Earth which has aerial photographs dating back to 1991. We also looked at the CAD files provided by the developer.

All of the photos viewed prior to development showed row crops were planted through this area. There were some years where the water level appeared to be higher, and some where the water level appeared to be lower. The wetland vegetation mostly disappeared after the site was graded, especially after homes were built adjacent to the wetland.

The plans stated the normal water level of this wetland was 871.0. The lowest elevation we found from the 2003 aerial information was 871.5, the CAD files showed an elevation of 872.0.

Becky Wozney from the Anoka Conservation District visited the site last summer at the request of the applicant. She observed that there was some wetland vegetation; however, the area was not a functioning wetland. Staff has requested another site visit with Becky Wozney and a representative from the Board of Water and Soil Resources to determine the status of the wetland. The visit had not happened when the agenda was published.

Recommendation
Staff recommendation will be dependent on the determination of the wetland status.

If the wetland is still partially functioning then staff recommends denying the variance to allow placing a fence around most of the perimeter of the back yard. Staff would support placing a fence along the northerly line of the property to define the property boundaries and address the trespassing concerns the applicant has raised. Staff would also support placing a closed fence near the house to separate the children and pets from the pond.

If the wetland is nonfunctioning and does not need wetland protection then staff would support the variance request to place the fence around the entire perimeter of the back yard.

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

RESOLUTION #17-07-166

A RESOLUTION APPROVING A VARIANCE TO CONSTRUCT A FENCE WITHIN A STORMWATER POND AND DECLARING TERMS OF SAME.

RECITALS

1. Brandon Sis (the "Permittee") has properly applied for a Variance to construct a fence within a stormwater pond on the property legally described as:

   Lot 8, Block 3, Brookfield 2nd Addition, Anoka County, Minnesota

   (the "Subject Property"); and

2. The City of Ramsey received an application for a Variance on June 1, 2017.

3. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on July 6, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Subject Property is currently located in the R-1 Residential (MUSA) zoning district.

5. That the surrounding parcels are also zoned R-1 Residential (MUSA).

6. That the Subject Property is approximately 0.84 acres in size.

7. That the surrounding parcels range in size from approximately 0.27 acres to 0.90 acres.

8. That a large portion of the Subject Property has consists of a stormwater pond and overflow area (wetland) for the management of stormwater runoff.

9. That the Applicant applied for a Zoning Permit for the installation of a fence on the Subject Property in 2016.

10. That the Applicant has applied for a Variance to allow the placement of four (4) foot tall, black chain link fence around portions of the Subject Property.

11. That the City has requested a site visit by the Anoka Conservation District (ACD) Wetland Specialist and a representative from the Board of Water and Soil Resources (BWSR) to review and provide a determination on the status of the wetland.

FINDINGS OF FACT

1. That the fence installation will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the fence installation will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the fence installation will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.

4. That the fence installation will/will not be hazardous to existing or future neighboring uses.

5. That the fence installation will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the fence installation will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.

7. That the fence installation will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey Planning Commission hereby grants a variance (the "Variance") to allow the installation of a four (4) foot tall, chain link fence on the Subject Property with the following conditions:

CONDITIONS

1. That this **Variance** shall be perpetual in its duration so long as the conditions imposed herein are complied with.

2. That the **Variance** shall allow the installation of a four (4) foot tall chain link fence on the **Subject Property** as shown in Exhibit A.

3. That the **Permittee** shall install gates in the fence with direction from the **City** to ensure access to the stormwater management area.

4. That the **Permittee** shall apply for and obtain a Zoning Permit for the fence installation and shall comply with all other applicable codes.

5. That this **Variance** shall be considered null and void if the use is not commenced by July 6, 2018 and issuance of a Zoning Permit shall constitute commencement.

6. That the **Permittee** shall be responsible for all City of Ramsey (the "City") costs incurred in administering and enforcing this **Permit**.

7. The **City** shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request. In the event the **Permittee** is determined to be in violation of any of the conditions set forth herein, the **City** shall give the **Permittee** written notice of the violation. The **Permittee** shall be given 30 days to correct the violation and submit a written response to the notice.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 6th day of July, 2017.

Brandon Sis hereby acknowledges receipt of this **Variance** and that he has reviewed the conditions of this **Variance** and has agreed that he will comply with the terms of this **Variance**.

_____
Brandon Sis

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, _____by Brandon Sis, a married individual.

_____
Notary Public

CITY OF RAMSEY:

By: _____ _____
Planning Commission Chairperson City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared Randy Bauer and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and JoAnn M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

Exhibit A

Fence boundary

Regular Planning Commission **6. 1.**

Meeting Date: 08/03/2017

By: Chris Anderson, Community Development

Information

Title:

Discussion Item: Update on Variance Request for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Purpose/Background:

At the July 6 Planning Commission meeting, a Public Hearing was held regarding a request to construct a fence partially within a stormwater management area, including wetland. Representatives from both the Anoka Conservation District (ACD) and the Board of Water and Soil Resources (BWSR) were going to visit the property at 7214 167th Terrace NW (the "Subject Property") to make a determination about the status of the wetland area. However, at the time of the Public Hearing, that site visit had not occurred. Ultimately, the Planning Commission closed the Public Hearing but tabled action on the requested variance until additional information was received on the wetland status.

Representatives from BWSR and ACD conducted a site visit on the Subject Property the week of July 10. City Staff met with ACD staff and did a follow up site visit of the Subject Property the week of July 17. It was found that the wetland area still meets the criteria to be defined as a wetland, both on the Subject Property as well as many of the surrounding properties. It appears that there have been some significant encroachments into the wetland area, with fill, sod, structures, etc., over time. It is clear that there is a broader wetland encroachment issue than just the request for the Subject Property.

As was noted in the ACD review, it is unclear whether encroachments were the result of the initial development itself, the builder(s), or past/current homeowners. Additional time is needed to explore what options are available to resolve the cumulative encroachments rather than attempting to address them individually. This likely will require broader policy discussion with, and direction from, the City Council as to how best to address this issue. Staff believes that it will ultimately be beneficial for all of these property owners to look at this matter (and available options) holistically and therefore does not recommend any action by the Planning Commission this evening.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Staff would recommend taking no action on this item this evening and allow Staff to explore options for resolving the encroachments holistically rather than on an individual basis.

Action:

No action needed.

Attachments

Site Location Map

Staff Review Memo

Aerial with Wetlands Overlayed

Aerial with Impacted Wetlands

Aerial with Wetlands and Fence Proposal

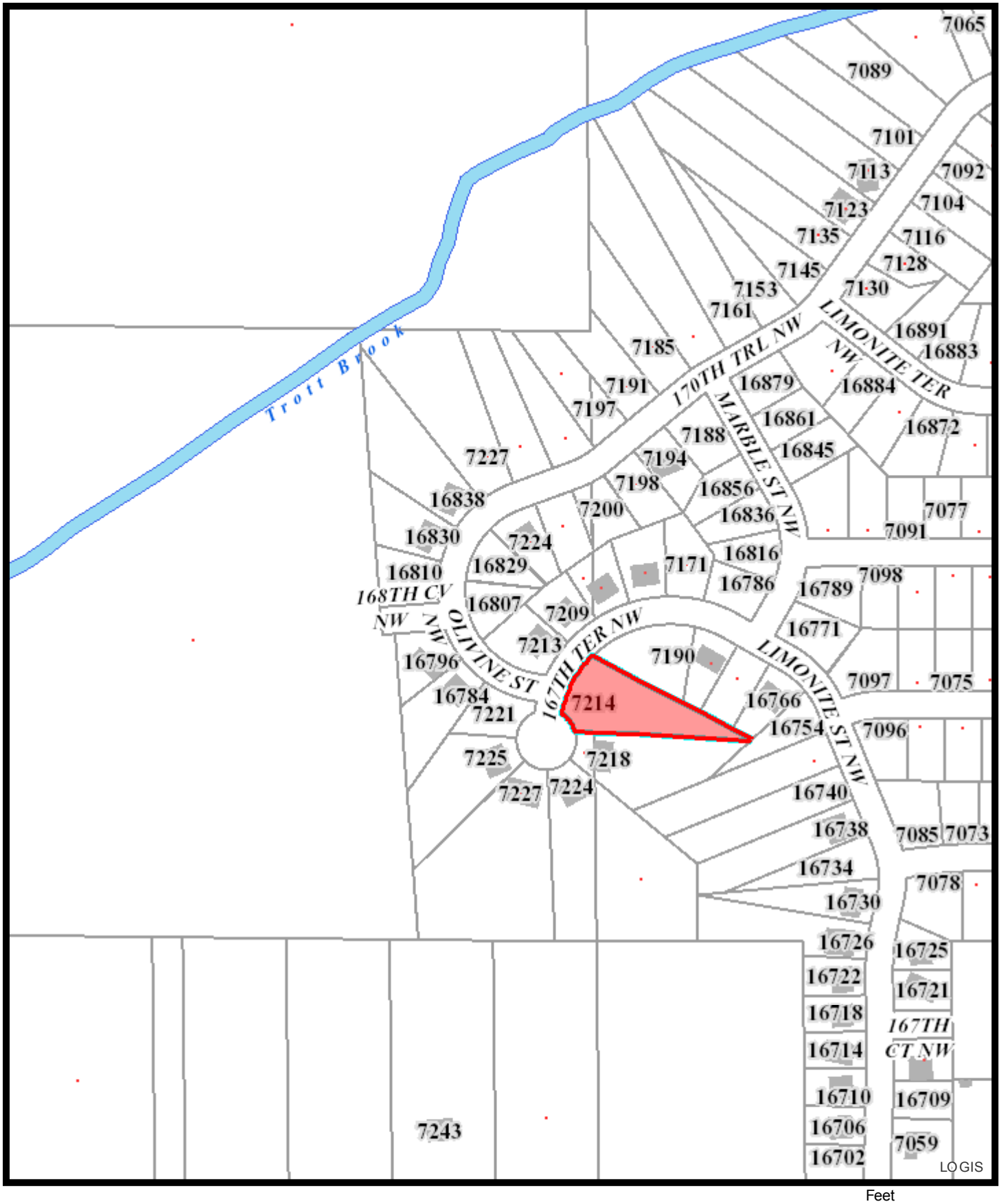
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/28/2017 09:26 AM
Form Started By: Chris Anderson		Started On: 07/27/2017 03:49 PM
Final Approval Date: 07/28/2017		

10-32-25-32-0073
7214 167TH TER NW

Site Location Map

Brandon Sis - Variance



Feet
0 70140 280 420 560

Print Date: June 6, 2017

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JULY 25, 2017	**PROJECT ADDRESS**	7214 167TH TERRACE
PROJECT. TITLE	7214 167TH TERRACE VARIANCE REQUEST FOLLOW-UP REPORT		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The history of this project was presented in a technical review report dated June 30, 2017. The report was part of the planning commission case where the request for a variance was presented. The staff recommendation was to have the Anoka Conservation District and BWSR visit the site and determine if the wetland conditions were still present.

Representatives from the Anoka Conservation District and BWSR visited the site the week of July 10th. They determined that there are wetland species present on this lot, hydric soils are present and groundwater is approximately 12" below the surface. City Staff visited the site with the representative from Anoka Conservation District the week of July 17th. We are including the text of the email from Anoka Conservation district below summarizing our visit.

> Thanks for meeting me out on this site on Tuesday, July 18th.
>
> We observed the area in question; which is primarily a low spot directly behind the attached deck at the above address. This area was previously delineated as wetland prior to platting. After reviewing the site, I was able to observe that the soils were hydric (soils formed under saturated or inundated conditions) based on the redox concentrations (iron mottles) after coring holes from 20" to 24" in depth. There is some evidence that there is either eroded soils or fill placed in these areas but it is unknown when this had taken place. I will assume it was prior or during development and not by the current landowner. This wetland had been farmed in the past and it is possible it was from past farming practices. Secondly, hydrophytic vegetation (plants found in saturated or inundated conditions) were found within the area in question. Willow (*Salix bebbiana*), red-osier dogwood (*Cornus sericea*) and trembling aspen (*Populus tremuloides*) are the common woody plants. The herbaceous layer was primarily lawn grasses, sedges (*Carex* spp.), and reed canary grass (*Phalaris arundinacea*). Lastly, we observed hydrology after encountering saturated soils from 8" to 12" below the surface and standing water in the hole at about 12". In addition, there was evidence of

ponding because portions of the lawn had died and evidence of a pump that was disabled at the lowest spot in the lawn. The 30 days prior to our site visit had normal amounts of precipitation.

I appears that the wetland boundary has been modified because of past lot grading and lawn practices. It would be difficult to determine who did what and when, though.

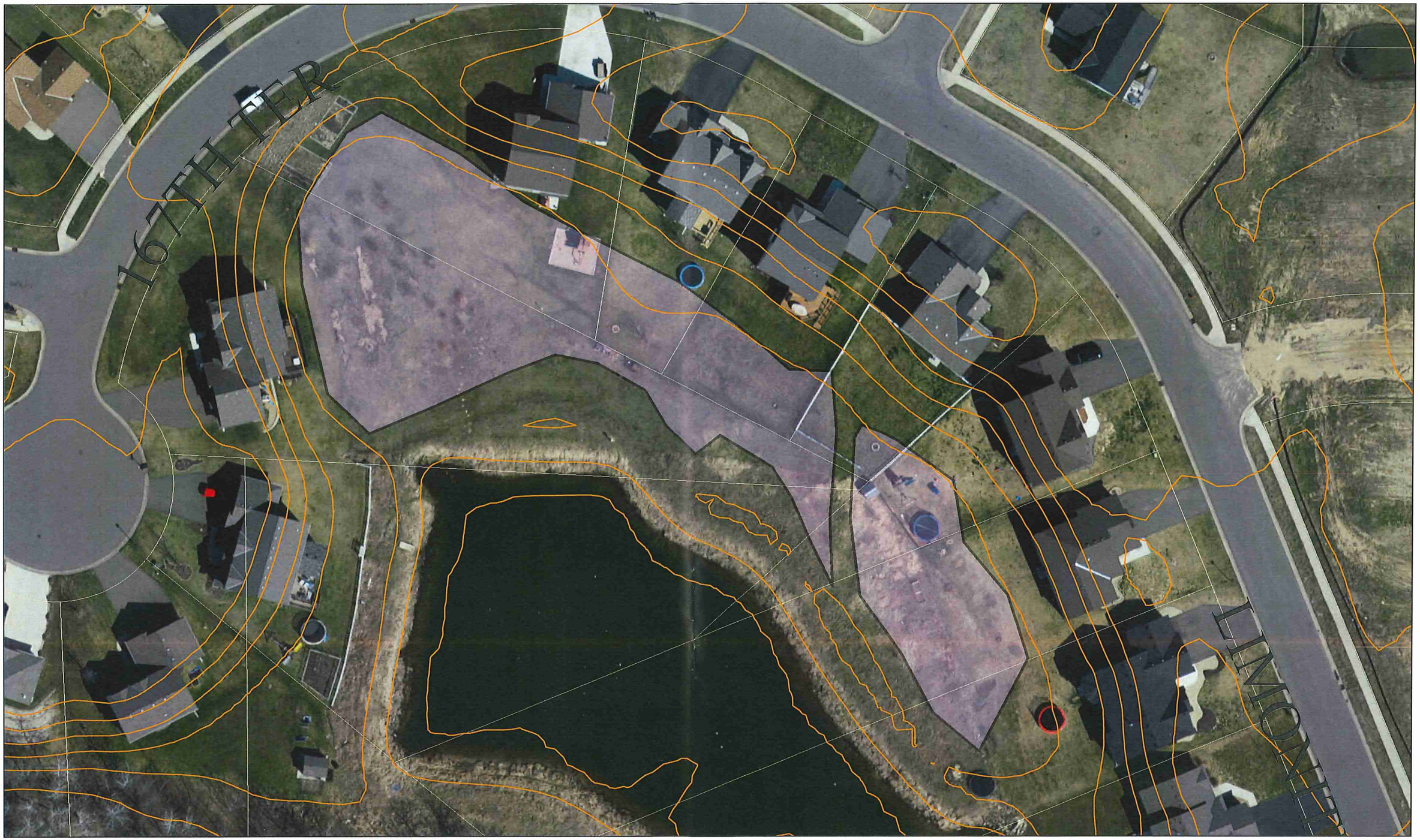
Staff has used GIS to look at aerial photographs and contours of the site. The photographs are from 2003, 2006, 2008, 2011, 2014 and 2016. They show the progression of home construction in this area. The 2008 photo shows that no homes had been constructed on this lot or the ones sharing the common lot line. The 2011 photo show that two homes had been constructed on adjoining lots. The 2014 photo shows that there is a home on this lot and each of the adjoining lots.

The contours are from 2003 and 2011. The 2003 contours are prior to construction of the subdivision and correlate with the approved grading plan. The 2011 contours are after the grading was completed and the project sat dormant for several years. Comparing the grading plan with the 2011 contours indicate the 874 contour has shifted 10 to 20 feet into the wetland. The 874 contour was shown at the outside edge of the wetland on the approved grading plan.

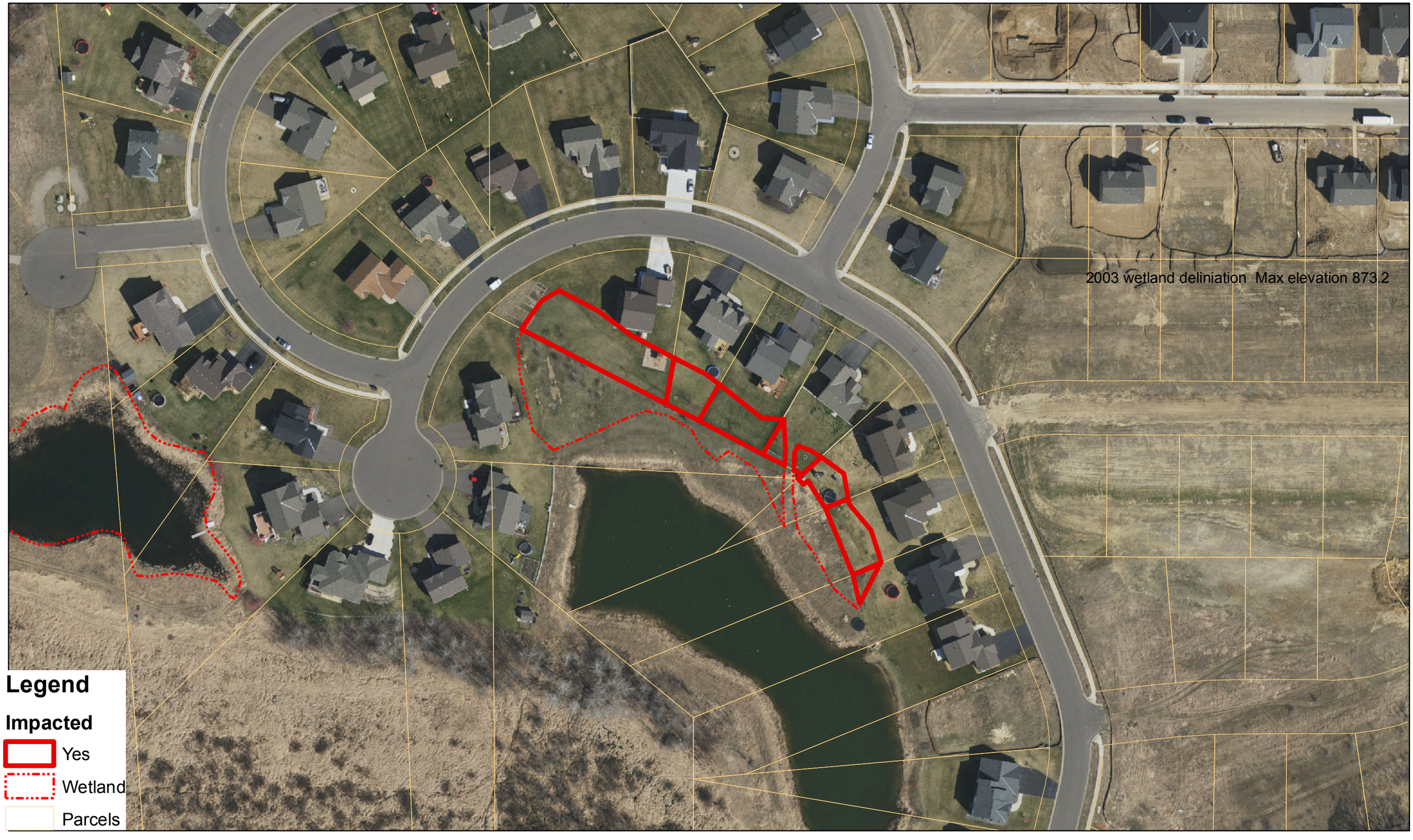
The planning commission was clear in stating that the wetland must be preserved if Anoka Conservation District and BWSR determine that is still functioning. Based on the field observations, wetland vegetation, soils and hydrology are present on this lot. The lots to the north east appeared to have been filled and leveled up to the common property line, the vegetation was predominantly sod. We did not go onto those lots to look for wetland indicators.

Testimony at the public hearing indicated that the stormwater pond occasionally fills up and flows onto the subject property which is what was predicted by the stormwater model for the development.

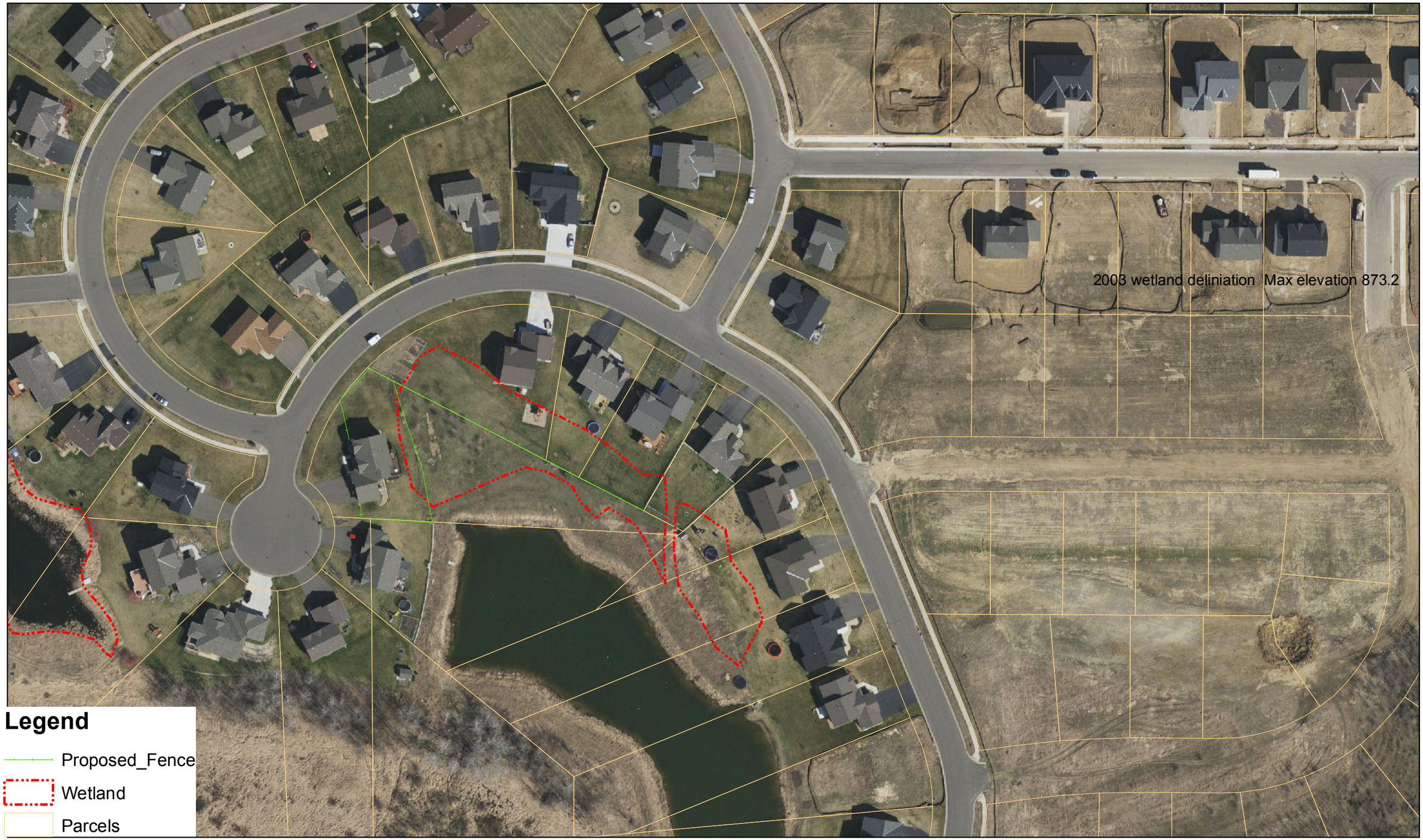
7214 167th Terrace Variance Request



7214 167th Terrace Variance Request



7214 167th Terrace Variance Request



2011 Aerial Photo

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 6, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Civil Engineer II Leonard Linton Planning Intern Alec Henderson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated June 1, 2017

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated June 1, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Nosan, Brauer, Gengler, Surma, and VanScoy. Voting No: None. Absent: None.

4.01.2: Planning Commission Meeting Minutes Dated June 12, 2017

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated June 12, 2017.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Abstain: VanScoy. Absent: None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Variance to Cul-de-Sac Length for Riverstone Phase 1; Case of Riverstone Development, LLC (Capstone Homes)

Public Hearing

Chairperson Bauer called the public hearing to order at 7:01 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating this case was withdrawn after a Public Hearing Notice was sent. The Developer will now be making a second connection with Phase 1 to eliminate a cul-de-sac condition that exceeds 600 feet in length. The only action necessary at this time is to close the Public Hearing to avoid any ambiguity.

Citizen Input

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:02 p.m.

5.02: Public Hearing: Consider a Request for a Variance for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Chairperson Bauer disclosed for the record that Brandon Sis served on the Park Board and noted he served as a Deacon at St. Catherine Drexel Church, where Brandon Sis was also a member.

Presentation

Civil Engineer II Linton presented the staff report stating the resident at 7214 167th Terrace NW (the "Subject Property") submitted a fence permit application in 2016. Staff rejected the application on the grounds that most of the back yard is encumbered with drainage and utility easement and is part of the stormwater ponding system for the development. The City does not allow fences through stormwater ponds. Staff recommendation will be dependent on the determination of the wetland status by ACD and BWSR staff. If the wetland is still partially functioning, then staff recommends denying the variance to allow placing a fence around most of the perimeter of the back yard. Staff would support placing a fence along the northerly line of the property to define the property boundaries and address the trespassing concerns the applicant has raised. Staff would also support placing a closed fence near the house to separate the children and pets from the pond. If the wetland is nonfunctioning and does not need wetland protection, then Staff would support the variance request to place the fence around the entire perimeter of the back yard as proposed.

Citizen Input

Chairperson Bauer recommended this item be tabled until the Planning Commission had further information available regarding the wetlands.

Civil Engineer II Linton reported it would take professionals to determine if this area was still a wetland.

Commissioner Anderson asked if this area had water in it currently.

Chairperson Bauer stated the pond area had water.

Commissioner Nosan questioned if the City could get into this area to further evaluate.

Civil Engineer II Linton explained there was a drainage and utility easement over a good portion of the rear property that allows stormwater to be stored on the site. He explained the City would have viable access to the area by foot.

Commissioner VanScoy questioned if all rear yard fences abutting a stormwater pond had to have gates.

City Planner Anderson stated this was not a City requirement.

Brandon Sis, 7214 167th Terrace NW, thanked the Commission for their time. He stated his primary reason for making the Variance request was for safety purposes. He explained that last year a brush fire was started on the south side of the pond. He indicated he wanted to keep his rear yard safe for his children and believed a fence was the best option.

Jason Hubler, 7218 167th Terrace NW, explained he has lived in his home for the last eight years. He commented on the wetland in his rear yard and how it flooded throughout the year with heavy rains. He discussed how Mr. Sis has begun altering the area abutting the wetland by mowing and pumping. He asked that the City protect this area and not allow a permanent fence to be installed in a protected wetland area.

Commissioner Anderson asked if Mr. Hubler had a fence in his rear yard.

Mr. Hubler stated he had a two to three-foot plastic white picket fence in his rear yard. He reported that all of the land between his property and the wetland was undisturbed.

Commissioner Brauer requested further information on the wetland altering or draining that was conducted by Mr. Sis.

Mr. Hubler explained that Mr. Sis had dug a trench in order to put in drain tile, which was removed after receiving complaints. He indicated Mr. Sis has been running a pump with a hose to the pond.

Mr. Sis reported he was not aware of what could and could not be done in the wetland area. He stated after installing drain tile he was informed this was not allowed and has since removed the drain tile and restored the area to its original condition. He commented the pump was used to get rid of the standing water in his rear yard after a large rain event. He explained the water was pumped to other areas of his property. He did not believe he has modified the wetland area over time.

Catherine Epp, 7158 167th Terrace, stated she formed a petition for this Planning Case. She explained she has lived in her home for nearly eight years and has enjoyed living in Ramsey. She indicated she purchased her lot with the understanding the land behind her home would remain untouched. She expressed concern with how the pond has deteriorated over time and was frustrated by the fact her neighbor was doing things he was not supposed to be doing. She believed the wetland had become an eyesore when it should have remained untouched. She stated that Mr. Sis had removed the natural barrier between his property and the wetland. She provided further comment on how Mr. Sis has been adversely impacting the wetland over the past several years. She expressed frustration with how the City has handled this situation over time and encouraged the Commission to deny the fence request as this would further reduce her property value.

Community Development Director Gladhill requested the Commission focus their comments and discussion on the fence proposal and not on previous code violations. He followed up on several items stating the City was aware of the drain tile situation noting this had been corrected.

Amanda Hora, 7190 167th Terrace NW, believed the proposed fence would provide safety for her three children. She understood the land behind her home would remain untouched. She stated she could support the proposed fence.

Danielle Hubler, 7218 167th Terrace NW, stated the Sis family were great neighbors. She commented on the current condition of the pond noting there was no standing water at this time. She expressed concern with Mr. Sis being allowed to construct a permanent structure in a DNR protected wetland area. She commented on how Mr. Sis's actions have already altered the wetland through the drain tile installation and pumping. She reported her small decorative fence was placed in its location due to the DNR requirements and for the health of the pond. She recommended that Mr. Sis not be allowed to install a fence as this would further alter the wetland and would negatively impact property values. She believed it was not environmentally responsible and feared a precedent would be set by the City if this fence were approved.

City Planner Anderson provided several areas of clarification noting the wetland area in question was not a designated DNR protected wetland, due to its size. He reported the wetland was below the 2.5-acre threshold. He recalled that wetland buffer signs were in place at one point in time. However, some time ago, the signs were removed after the City's buffer requirements were lifted.

Chairperson Bauer noted for the record the Planning Commission had received an advisory petition, along with the letter offering support to the request.

Scott Ostrander, 16772 Limonite Street, agreed with the points being made by his neighbors and stated he opposed the fence request. He believed that if fences were not allowed around stormwater ponding areas, a fence should not be allowed in the Sis backyard either. He did not want to see the City bending the rules for this one property.

Mr. Sis explained when he purchased his lot promises were made by realtors and he believed it was within his right to mow his property. He stated that any pumping he does goes through a buffer area and noted the grass adjacent to the pond remains untouched. He was of the opinion that the fence would improve the safety for his children and he did not want neighboring children accessing the pond through his yard.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:56 p.m.

Commission Business

Community Development Director Gladhill commented the wetland area was not considered to be a recreational public pond. He anticipated this Variance request would spark broader neighborhood discussions. He requested the Commission not hold the allegations over Mr. Sis and that only the fence request be considered at this time.

Commissioner Surma stated he would like to see this item tabled until the wetland status could be verified.

Motion by Commissioner Surma, seconded by Commissioner VanScoy, to table action on this item until the Planning Commission could receive further information on the wetland status.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Surma, VanScoy, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Commissioner Surma encouraged Mr. Sis to reconsider his request given the fact he had 30 neighbors that opposed his request. He suggested a smaller or shorter fence be considered as a compromise.

5.03: Public Hearing: Consider Preliminary Plat Plan, Zoning Amendment, Comprehensive Plan Amendment for Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of John Peterson

Public Hearing

Chairperson Bauer called the public hearing to order at 8:04 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the purpose of this file is to review the official Preliminary Plat Plan, prepared by Roshell Engineering, LLC, for Estates of Silver Oaks 2nd Addition. This subdivision would create eight (8) new single family residential lots and it located on Lithium Street NW, PID #14-32-25-12-0011 (the "Subject Property"). The Preliminary Plat Plan submitted includes nine (9) sheets. The application also includes a request for a Zoning Amendment and Comprehensive Plan Amendment. The Planning Commission reviewed the Sketch Plan for this project at the June 1, 2017 meeting. City Staff is recommending that the Preliminary Plat, Zoning Amendment, and Comprehensive Plan Amendment be approved contingent upon compliance with the Staff Review Letter.

Citizen Input

John Peterson, 2281 County Road B West in Roseville, thanked the Commission for their consideration. He stated he appreciated staff's assistance and noted he was supported all of staff's recommendations.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, Anderson, Brauer, Gengler, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:08 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #17-09 approving a Zoning Amendment for the Subject Property to R-1 Residential (MUSA).

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Gengler, Nosan, and Surma. Voting No: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-07-160 approving a Comprehensive Plan Amendment to reguide the Subject Property as Low Density Residential.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-07-161 granting preliminary plat approval of Estates of Silver Oaks 2nd Addition contingent upon compliance with the Staff Review Letter.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

5.04: Public Hearing: Consider Preliminary Plat for Cole Addition (Project No. 17-132); Case of Bryon and Lynn Cole

Public Hearing

Chairperson Bauer called the public hearing to order at 8:11 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the purpose of this file is to review the Preliminary Plat for Cole Addition, an eight (8) lot subdivision located northwest of the

intersection of 168th Avenue NW and Garnet Street NW. The project is a re-plat of an existing residential lot at 6951 168th Ave NW and two adjacent, small outlots (together the "Subject Property"). The Planning Commission reviewed the Sketch Plan for this project at its June 12, 2017 special meeting. As long as the plans can be revised in accordance with the Staff Review Letter, including solving for the drainage (and easement vacation) concern and the cul-de-sac design, Staff would recommend approval of the Preliminary Plat. If the revisions result in a change in lot configuration, number of lots, and/or deficiencies in lot size, the revised Preliminary Plat could be routed back through the Planning Commission.

Citizen Input

Commissioner VanScoy questioned how the plat would be impacted if a portion of the site was determined to be a wetland.

Civil Engineer II Linton explained if a portion was determined to be a wetland the plat boundaries would have to be redrawn and the applicant would have to come back before the Planning Commission.

Commissioner VanScoy asked if structures on the site would be removed.

Planning Intern Anderson stated the structures would be demolished.

Chairperson Bauer asked if it would be best to table action on this item until further information was known about the wetland and cul-de-sac.

Reid Schultz, Landform Professional Services, thanked staff for their assistance on the Preliminary Plat. He commented on the Preliminary Plat and stated at this time, there has been no determination that there are wetlands on the site. He stated he looked forward to working with staff on the cul-de-sac issue. He requested the Commission offer their support to the Preliminary Plat and that he be allowed to work with staff on the cul-de-sac.

Commissioner Surma questioned the length of the cul-de-sac.

Mr. Schultz stated the existing temporary cul-de-sac would be extended an additional 240 feet, which would.

City Planner Anderson reported the proposed cul-de-sac would comply with the City's maximum length requirements.

Thomas Hunt, 16850 Grant Street West, stated he would like to see a temporary cul-de-sac be developed as this would allow him to subdivide his property at some point in the future.

Josh Underbakke, 6960 169th Lane, requested the developer consider sparing the trees on the north side of the subject property.

Doug Barren, 7008 168th Lane, stated he lived on the south side of the temporary cul-de-sac. He understood that the neighborhood was changing and would continue to change. He stated he supported the proposed Preliminary Plat.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

Commission Business

Commissioner VanScoy asked if the house on the northern end touches the property line.

City Planner Anderson stated this home would have had to meet the six-foot side yard setback when constructed.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-07-162 contingent upon compliance with the Staff Review Letter.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, Anderson, Brauer, Gengler, and VanScoy. Voting No: None. Absent: None.

5.05: Public Hearing: Consider Preliminary Plat and Zoning Amendment for Pearson place (Project No. 16-31); Case of Development Consulting Services, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 8:32 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application for a Zoning Amendment and Preliminary Plat for Pearson Place, a proposed twelve (12) lot single family residential subdivision located on the north side of Bowers Drive near the end of the cul-de-sac where there is a gap between existing homes (the "Subject Property"). The Planning Commission reviewed a concept plan for this project in March of 2016 and the City also hosted two (2) public workshops regarding that concept plan in 2016 as well. The Planning Commission reviewed the official Sketch Plan for Pearson Place on June 1, 2017. Staff recommends approving the Zoning Amendment and Preliminary Plat contingent upon compliance with the Staff Review Letter.

Citizen Input

John Dobbs, 22 Clement Street in Maplewood, thanked staff for their assistance through the Preliminary Plat process. He stated he was excited to be bringing a development to the City of Ramsey.

Terry Lueck, 14250 Bowers Drive, stated he loved living in the country. He expressed concern with the zoning for the property to the north and east beyond the 50-foot area. He questioned if this land would be zoned high density.

Chairperson Bauer indicated this property was not being considered this evening but noted it was currently zoned R-1 Residential MUSA.

Joshua Fear, 14573 Bowers Drive, stated he was generally in favor of the proposed Preliminary Plat and urged the Commission to offer their support.

John Jacobson, 14691 Bowers Drive, expressed concern with the zoning of the property behind his home. He understood a 50-foot buffer was in place, but he did not want to see an apartment complex behind his home.

Chairperson Bauer reported the land behind Mr. Jacobson was not being considered this evening.

Mr. Dobbs explained the 50-foot buffer zone was an outlot that would be deeded to the City.

Mr. Lueck appreciated the plat that has been presented and encouraged the Commission to offer their support.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Gengler, Nosan, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:51 p.m.

Commission Business

Commissioner VanScoy thanked the developer for working with the neighborhood on this project.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Ordinance #17-010 approving the Zoning Amendment.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: None.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-07-163 approving the Preliminary Plat for Pearson Place, contingent upon compliance with the Staff Review Letter.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, Anderson, Brauer, Gengler, and VanScoy. Voting No: None. Absent: None.

6. COMMISSION BUSINESS

6.01: Review Sketch Plan for Bunker Lake Industrial Park; Case of PSD, LLC

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a concept plan in design stages for Bunker Lake Industrial Park by PSD, LLC. This Sketch Plan is for the first two (2) buildings (9.05 acres) of a 45-acre future industrial park along Bunker Lake Boulevard. The purpose of Sketch Plan Review is to provide initial feedback to the Developer before preparing more detailed construction and plat documents. The first building proposed for construction is proposed for Adrenaline Sports Center. The Planning Commission had previously reviewed that concept for another location in Ramsey. Adrenaline has chosen not to move forward at that location, and is now working with PSD, LLC at the Bunker Lake Industrial Park. Adrenaline Sports Center desires to occupy the facility in January or February, which is an aggressive schedule for the status of this greenfield development. Staff will attempt to accomplish a timely review wherever possible. This may require advanced approvals and special meetings along with certain risks of plan amendments to the Developer.

Commission Business

Matt Kuker, PSD, thanked the Commission for their consideration of his request and for fast tracking this project.

Commissioner Brauer believed this was an exciting project.

Chairperson Bauer agreed and stated the Adrenaline Sports Complex would bring a lot of traffic to the City of Ramsey.

The consensus of the Commission was to direct the applicant to proceed to the Preliminary Plat phase.

6.02: Consider Sketch Plan Review for Greenway Terrace; Case of Aeon (Project No. 16-84)

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a sketch site plan and plat for a 1 lot subdivision that would be developed as a 54-unit apartment building. A Sketch Plan affords the Planning Commission the opportunity to review a project before it enters the official Preliminary Plat stage. The Preliminary Plat (future step) is the most important step in the review process and gives the project 'entitlement' to the project.

Commission Business

Commissioner VanScoy believed the proposed structure was remarkable that would enhance The COR.

Commissioner Anderson agreed.

Commissioner Nosan questioned what the building color scheme would be.

Bart Nelson, Aeon representative, provided the Commission with detailed information on the building color scheme.

Commissioner Surma requested the stacks on the roof be painted to match the building.

The consensus of the Commission was to direct the applicant to proceed to the Preliminary Plat phase.

6.03: Consider Appeal of Architectural Review for Single-Family Home in The COR; Case of Purmort Homes

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to respond to an appeal of a Staff interpretation from Purmort Homes, Inc. on an interpretation of architectural requirements in The COR. At issue is the definition of a front porch, a required element of The COR Design Framework (the Zoning Code for The COR). A reminder that these enhanced architectural requirements only exist in The COR Zoning District and not in all areas of the community. Staff recommends that this model not be approved until the City finishes the update to The COR Development Framework. However, if the Planning Commission feels the original intent of the guideline is met, Staff will feel comfortable in approving the model and use this as policy directive moving forward.

Commission Business

Commissioner Anderson disclosed that he lived in this neighborhood and he had seen the model homes that were presenting in the neighborhood.

Shawn Rogers, Purmort Homes representative, thanked the Commission for their time. He believed there was not a lot of clarity within the Code. He explained he has had the proposed elevation (with a 6 x 8-foot porch) in other locations in the City. He provided further comment on the four-level split and stated from the street this home would look the same as a rambler. He requested the Commission approve his request and allow for a split-entry model in The COR.

Commissioner VanScoy stated the original intent was to have street oriented, pedestrian friendly neighborhoods. He did not believe a recessed covered area was the same as a porch. He asked staff how many split entry homes the City has approved since 2012.

Community Development Director Gladhill stated he had not counted the number specifically noting it was difficult to plan backwards. He understood there was a gap in the code which made this situation difficult.

Commissioner VanScoy reiterated that he was looking for a porch on these homes.

Commissioner Brauer agreed and stated split entries were never intended to be approved in The COR.

Commissioner Anderson respectfully disagreed and stated he believed the proposed elevation did have a porch-like amenity that was enclosed on three sides that appealed to the pedestrian friendly neighborhood.

Mr. Rogers asked if there was one property that met the true intent of the City Code and had a three-sided open front porch. He suggested the garage be pushed back in order to create a 6' x 8' unobstructed three-sided porch.

Commissioner VanScoy did not believe the porches had to be six feet in front of the garages in order to have three sides open.

Commissioner Brauer expressed frustration with this whole situation. He believed that the Planning Commission should support staff and their ability to interpret City Code unless there was a major reason not to. He recommended the developer work this issue out with the staff.

Commissioner Nosan asked if there were lots that had to be a split entry.

Mr. Rogers commented on the water table and noted how some lots would benefit by being a split entry versus a rambler, but reported they did not have to be built as a split entry. He stated that if a split entry was not built the home would just be six or more steps above ground level. He believed that if split entries were allowed, this would create a more diverse housing stock.

Commissioner Nosan questioned how big the proposed recessed area was on the split entry homes.

Mr. Rogers stated the area was roughly 6' x 9' or 54 square feet in size.

Commissioner Surma believed the City's pictures with porches were not clear.

Community Development Director Gladhill commented on the porch issue further with the Commission.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council approve the appeal request for a split entry model in The COR.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Surma, and Anderson. Voting No: Brauer, Gengler and VanScoy. Absent: None.

Commissioner VanScoy excused himself from the meeting at 9:55 p.m.

6.04: Discuss Concerns Raised on Accessory Building Architectural Standards

Presentation

Planning Intern Anderson presented the Staff Report stating at the June 13, 2017 City Council Meeting, concerns about the architectural standards for accessory buildings were brought up by a resident of Ramsey. The comments concerned a metal paneled pole barn that was recently constructed on his neighbor's property and whether these metal panel structures should be allowed on smaller lots. The City Council suggested the Planning Commission review the standards associated with accessory building and metal panel structures in particular to determine whether any additional design and architectural controls are warranted. Staff requested feedback from the Commission on this matter.

Commission Business

Chairperson Bauer asked where an accessory building would be allowed.

City Planner Anderson reviewed the lot sizes and zoning districts where an accessory building would be allowed.

Community Development Director Gladhill commented on the initial concerns that were raised and stated the placement of a metal paneled structure was of concern along with the minimum roof pitch.

Chairperson Bauer stated the roof pitch could make a building even more overbearing.

Commissioner Anderson believed that the structure in question had more square footage than the home. It was his opinion the accessory structure looked out of place and should have been pushed to the rear yard. He recommended that all accessory structures match the colors of the principle structure.

Chairperson Bauer agreed with this suggestion and recommended the Commission discuss this portion of City Code in further detail.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Receive Progress Report on Comprehensive Plan Update

Community Development Director Gladhill provided the Planning Commission with a progress report on the Comprehensive Plan describing the input the City has received from public workshops in preparation for the Comprehensive Plan Update. The Comprehensive Plan Steering Committee wrapped up the first phase of public engagement in June. This first phase focused on listening and allowing the community to define topics and priorities. Raw data, mark-up, comments, etc. are available upon request. The Comprehensive Plan Steering Committee will be reviewing first drafts of the Framework Chapter, Community Background Chapter, and Land Use Chapter at their July Meeting. Staff reported the Comprehensive Plan Update will also have a presence at the July 13 Draw Summer Event Series.

7.02: Consider Authorization to Distribute The COR Interim Development Plan for Public Comment

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission over a series of workshops were reviewed by staff. Direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017 and by the Parks and Recreation Commission at their June 8, 2017 meeting. Staff will be seeking authorization for public comment on the draft in July.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend staff distribute The COR Interim Development Plan to the City Council.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, and Nosan. Voting No: None. Absent: Commissioners Brauer and VanScoy.

8. COMMISSION/STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

Motion by Commissioner Nosan, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Commissioners Brauer and VanScoy.

The regular meeting of the Planning Commission adjourned at 10:16 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 3, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Vice Chair Gary Van Scoy Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma
Members Absent:	Chairperson Randy Bauer
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson Planning Consultant Eric Maass Planning Intern Alec Anderson

1. CALL TO ORDER

Vice Chair Van Scoy called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Nosan, seconded by Commissioner Anderson, to approve the agenda as presented.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider a request for Preliminary Plat approval of Bunker Lake Industrial Park (Project #17-127); Case of PSD, LLC

Public Hearing

Vice Chair Van Scoy called the public hearing to order at 7:02 p.m.

Presentation

Planning Intern Moss presented the staff report stating the purpose of this case is to review the preliminary plat for a new Business Park being proposed near the southeast corner of Bunker Lake Boulevard and Puma St. The total area is about forty-five (45) acres in size, but only a portion of that is being proposed for development initially. It should be noted that the City Council has approved a Tree Clearing and Grading Agreement for the Developer to allow some of the site preparation work to begin in advance of final approvals to aid in getting Lots 1 & 2 pad ready as soon as possible. Staff recommends approval of the Resolution granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Citizen Input

Matt Kuker, PSD, stated he recently completed a tree inventory for the site and addressed the 30% replanting plan. He explained staff cleared him to begin mass grading and tree removal this week. He noted he would begin a spec building yet this fall to have the home occupied by February 1st.

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

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Vice Chair Van Scoy closed the public hearing closed at 7:06 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-08-192 granting preliminary plat approval of Bunker Lake Industrial Park, contingent upon compliance with the Staff Review Letter dated July 27, 2017.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Surma, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

5.02: Public Hearing: Consider a request for Preliminary Plat and Site Plan for Jaspar Industrial park (Project #16-69); Case of Sharp Associates, LLC

Public Hearing

Vice Chair Van Scoy called the public hearing to order at 7:07 p.m.

Presentation

Planning Intern Moss presented the staff report stating the City has received an application for Preliminary Plat and Site Plan for Jaspar Business Park. The Applicant is proposing a 52,000-square foot multi-tenant building for small or startup businesses in manufacturing and services. The project is proposed on the southeast corner of 143rd Avenue and Jaspar Street and east of the current public works facility. The Developer, Sharp & Associates, has proposed a three-lot subdivision with one buildable lot for the proposed building and two outlots (one of which is potentially to site the future public works facility). Staff recommend approval of the preliminary plat and site plan, contingent on revisions outlined in the Staff Review Letter.

Citizen Input

Dan Sharp, Sharp & Associates, commented on the multi-tenant building he was proposing to construct for startup businesses. He explained there was a demand for this type of use. He anticipated the users would be machine shops, contractors or small manufacturing businesses. He indicated the tenant sites would range in size based on the needs of the business.

Commissioner Brauer stated he was pleased to see a small business incubator location coming to the City of Ramsey.

Commissioner Nosan agreed stating this was a nice concept.

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

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair Van Scoy closed the public hearing closed at 7:16 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-08-193 approving the Preliminary Plat for Jaspar Business Park, and recommend adoption of Resolution #17-08-194 approving the Site Plan for Jaspar Business Park, both contingent upon revisions outlined in the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Surma, Anderson, Brauer, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer.

5.03: Public Hearing: Consider Request for a Variance to cul-de-sac size requirements (Project #117-132); Case of Bryon Cole

Public Hearing

Vice Chair Van Scoy called the public hearing to order at 7:17 p.m.

Presentation

Planning Intern Anderson presented the staff report stating the City has received an application from Bryon and Lynn Cole (the "Applicant") requesting a variance to minimum cul-de-sac radius for the Cole Addition. The Cole Addition would subdivide three existing lots totaling 2.7 acres into eight lots for single family homes, including the existing Cole residence at 6851 168th Avenue NW. The development proposes to remove the existing temporary cul-de-sac and extend 168th Lane into a new cul-de-sac. Engineering, Fire, Public works, and Planning departments are not supportive of the variance to the standard cul-de-sac bulb radius. Fire and engineering will submit memos describing their concerns with supporting substandard cul-de-sacs.

Citizen Input

Vice Chair Van Scoy noted a decision made by the Planning Commission will stand and will not be reviewed by the City Council, unless the decision is appealed.

Darren Lazan, Landform Professional Services, stated he was representing Bryon Cole, who was a 40-year resident of Ramsey. He described how the land around Mr. Cole has changed and urbanized over the years. He reviewed a plat surrounding Mr. Cole's property in detail with the Commission and commented on the proposed cul-de-sac. He noted there was no City Code that prohibited temporary cul-de-sac's in the City of Ramsey. He described an alternative plat with the Commission which would require him to drop a lot, which was a tremendous hardship.

Community Development Director Gladhill reported staff had not reviewed the alternative and this was not being considered by the Planning Commission this evening.

Mr. Lazan stated he was simply requesting feedback from the Commission on the alternative and if this was a better option for the plat.

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

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Surma, Nosan, Anderson, Brauer, and Gengler. Voting No: None. Absent: Chairperson Bauer.

Vice Chair Van Scoy closed the public hearing closed at 7:35 p.m.

Commission Business

Vice Chair Van Scoy stated he was most concerned with the safety issues regarding the proposed cul-de-sac size and for this reason, explained he would not be supporting the variance request.

Community Development Director Gladhill suggested that if the Commission was going to deny the variance request that Items 2 through 5 be removed from Resolution #17-08-196.

Motion by Vice Chair Van Scoy, seconded by Commissioner Gengler, to adopt Resolution #17-08-195 approving unfavorable findings of fact #0982 for the cul-de-sac bulb size variance.

Further discussion

Community Development Director Gladhill reviewed the language within the unfavorable findings of fact.

Commissioner Brauer recommended the last two findings be removed and that an additional finding be added stating: It is the opinion of the Fire Chief that this cul-de-sac does not meet the minimum specifications for fire apparatus access.

Vice Chair Van Scoy and Commission Gengler accepted this friendly amendment.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Gengler, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: Chairperson Bauer.

Motion by Vice Chair Van Scoy, seconded by Commissioner Nosan, to adopt Resolution #17-08-196 denying the variance for cul-de-sac bulb size, striking Items 2 through 5.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Anderson, Brauer, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer.

Further discussion ensued regarding the alternative plans submitted by the applicant. Community Development Director Gladhill noted staff would be reviewing these plans with the applicant in the coming weeks.

Commissioner Brauer thanked the applicant for bringing in an alternative.

Vice Chair Van Scoy stated he supported the alternative moving forward and asked if the applicant had spoken to the property owner to the east.

Mr. Lazan explained he had not spoken to the land owner recently but understood he would like access to his site.

5.04: Public Hearing: Consider Request for an Amended Conditional Use Permit for Motor Vehicle Sales and Repair at 6845 Highway 10 NW (Project No. 17-136); Case of EJ Properties LLC

Public Hearing

Commissioner Brauer recused himself from taking action on this item and excused himself from the meeting at 7:54 p.m.

Vice Chair Van Scoy called the public hearing to order at 7:54 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating in March of 2010, the City approved a Conditional Use Permit for motor vehicle sales and repair on the property located at 6845 Highway 10 NW (the "Subject Property"). However, the property owner, EJ Properties LLC (the "Applicant'), has approached the City about the potential to make some internal building modifications to accommodate additional tenants conducting motor vehicle sales and repair. That represented an expansion of the conditional use and thus, the Applicant submitted a request to amend the existing conditional use permit. Staff recommends approval of the Amended Conditional Use Permit contingent upon the Applicant bringing the property into compliance with the terms of the Conditional Use Permit and Zoning Code (this would include removing inoperable vehicles, removing the numerous small signs in the greenspace area, removing the 'tiny home' displayed on grass, and eliminating the overnight and/or longer-term parking/storage of semis).

Citizen Input

Ed Prater, 6540 169th Lane, introduced himself to the Commission and thanked them for their consideration. He explained he was proposing to amend his CUP to allow for motor vehicle sales and repair.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Anderson, Surma, Gengler, and Nosan. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

Vice Chair Van Scoy closed the public hearing closed at 8:00 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-197 approving an Amended Conditional Use Permit contingent

upon bringing the Subject Property into compliance with the terms of the Conditional Use Permit and Zoning Code.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

5.05: Public Hearing: Review Sketch Plan for Lavern Estates (Project No. 117-137); Case of Joshua Peterson

Public Hearing

Vice Chair Van Scoy called the public hearing to order at 8:01 p.m.

Presentation

Planning Intern Anderson presented the staff report stating this file is to review the Sketch Plan Submittal for Lavern Estates. The Sketch Plan proposes to subdivide one 36.17 Acre Lot into two (2) buildable lots; Lot 1 is 35.49 Acres and Lot 2 is 4.05 Acres. The submittal consisted of one (1) sheet, prepared by Developer John Peterson (You Wish You Had This Land, L.L.C.) and Carlson McCain dated October 3, 2016. The submittal also includes a request for a Zoning Amendment and Comprehensive Plan Amendment to rezone the property from R-1 Residential (MUSA) to R-1 Residential (Rural Developing) and to re-guide the land from Low Density Residential to Rural Developing (Received July 6, 2017). The land use and zoning amendments will officially occur during Preliminary Plat approvals. Staff recommends that the Developer proceed with preparation of the Preliminary Plat, contingent upon the directives of the Staff Review Letter, including the necessary Comprehensive Plan Amendment.

Community Development Director Gladhill reported staff was not completely supportive of the proposed Sketch Plan as it was creating a number of flag lots. He believed another local road should be considered to serve these homes.

Citizen Input

Vice Chair Van Scoy asked if the surrounding property owners were aware of the proposed zoning change.

Community Development Director Gladhill explained all of the adjacent landowners were aware of the applicant's intent, but noted their approval was not required.

Vice Chair Van Scoy questioned how long it would take City water and sewer to get to this area.

Community Development Director Gladhill estimated this would take 10 to 15 years, if ever.

Lonnie Gray, 17530 Nowthen Boulevard, stated the back of his property abuts the property in question. He stated his only concern was with the increased number of cars that would be traveling past his property. He requested numerous lots not be developed.

Community Development Director Gladhill clarified the applicant was proposing to develop 2.5 acre lots.

Mr. Gray questioned how this property would be impacted by the proposed Comprehensive Plan Amendment.

Community Development Director Gladhill reported the impacts would be very minimal to adjacent property owners.

Norm Novak, 7041 175th Avenue, indicated he has lived in his home for the past 16 years. He explained his property abuts the proposed project as well. He stated he has been trying to purchase five or six acres from the applicant for some time and was told by the City the property could not be rezoned. He expressed frustration that he was not able to purchase these five acres.

Community Development Director Gladhill commented the property owner and Mr. Novak could come to an agreement, but recommended this remain separate from the request before the Planning Commission.

Josh Peterson, 7009 175th Avenue, stated he did speak to all of his neighbors north of 175th and west of Nowthen Boulevard. He stated all but three or four signed off on the project.

Vice Chair Van Scoy asked if the applicant had any objections to the staff recommendations and conditions for approval.

Mr. Peterson stated he has yet to review this letter in detail.

Community Development Director Gladhill recommended staff review this information in further detail with the application.

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

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

Vice Chair Van Scoy closed the public hearing closed at 8:22 p.m.

Commission Business

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council approve the Comprehensive Plan Amendment and Zoning Amendment to change the zoning from the urban service area to Rural Developing, contingent upon the Staff Review Letter.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6. COMMISSION BUSINESS

6.01: Discussion Item: Update on Variance Request for a Fence Installation at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

Community Development Director Gladhill presented the staff report stating at the July 6 Planning Commission meeting, a Public Hearing was held regarding a request to construct a fence partially within a stormwater management area, including wetland. Representatives from both the Anoka Conservation District (ACD) and the Board of Water and Soil Resources (BWSR) were going to visit the property at 7214 167th Terrace NW (the "Subject Property") to make a determination about the status of the wetland area. However, at the time of the Public Hearing, that site visit had not occurred. Ultimately, the Planning Commission closed the Public Hearing but tabled action on the requested variance until additional information was received on the wetland status.

Community Development Director Gladhill explained representatives from BWSR and ACD conducted a site visit on the Subject Property the week of July 10. City Staff met with ACD staff and did a follow up site visit of the Subject Property the week of July 17. It was found that the wetland area still meets the criteria to be defined as a wetland, both on the Subject Property as well as many of the surrounding properties. It appears that there have been some significant encroachments into the wetland area, with fill, sod, structures, etc., over time. It is clear that there is a broader wetland encroachment issue than just the request for the Subject Property.

Community Development Director Gladhill explained as was noted in the ACD review, it is unclear whether encroachments were the result of the initial development itself, the builder(s), or past/current homeowners. Additional time is needed to explore what options are available to resolve the cumulative encroachments rather than attempting to address them individually. This likely will require broader policy discussion with, and direction from, the City Council as to how best to address this issue. Staff believes that it will ultimately be beneficial for all of these property owners to look at this matter (and available options) holistically and therefore does not recommend any action by the Planning Commission this evening.

Commission Business

Commissioner Nosan asked if the applicant had submitted new plans for the fence.
Brandon Sis, 7214 167th Terrace, stated he has not submitted any other plans for the fence. He was still asking for consideration on the original request.

6.02: Site Plan for Greenway Terrace (Project (#16-84); Case of Aeon, LLC

Presentation

Planning Intern Moss presented the staff report stating the purpose of this case is to review an application for site plan approval of Greenway Terrace. This site is generally located south of 146th Avenue NW, west of Traprock Street NW, and North of East Ramsey Parkway and is identified as PID 28-32-25-13-0033. Staff recommends approval of Resolution #17-08-189 granting Site Plan approval of Greenway Terrace.

Commission Business

Leslie Maring, Aeon, LLC, thanked the Commission for their consideration. She updated the Commission on the project timeline and stated she hoped to break ground on this project in October.

Vice Chair Van Scoy indicated he supported the proposed project.

Commissioner Nosan stated she was really excited for this project to be completed in Ramsey.

Ms. Maring questioned what preference the Commission had for the entrance.

Commissioner Anderson recommended the entrance way be covered in brick. The Commission supported this recommendation.

Vice Chair Van Scoy asked if the applicant had any concerns with the Staff Review Letter.

Ms. Maring stated she had no concerns with the Staff Review Letter.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #17-08-189 granting Site Plan approval of Greenway Terrace contingent upon compliance with Staff Review Letter dated July 27, 2017.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Anderson, Nosan, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.03: Recommend Approval of Final Home Designs for Vistas at North Commons; Case of Morning Sun Homes

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to approve final model home designs for Vistas at North Commons. This case has been updated to include final model designs and Staff review. Architectural review and approval was a

contingency of plat approval to finalize architectural design. No homes have yet been constructed within this plat. This is a step in plat approval, versus Building Permit Review. With that in mind, this is not an appeal process as was the case with recent requests. This step is crucial to provide clarity for Staff to be able to approve Building Permits in a timely fashion and in a manner consistent with Planning Commission and City Council approval. Staff recommends authorizing the proposed models.

Commission Business

Vice Chair Van Scoy asked what kind of conversations staff has had with the developer.

Community Development Director Gladhill commented on the conversations staff has had with the developer regarding the proposed front facades and front porches. Staff feels they have taken these conversations as far as they could with the developer.

Mark Milner, Owner of Morning Sun Homes, understood there was a gap between his proposed home models and noted he was willing to alter the homes slightly. He explained these proposed improvements would increase costs. He stated he was not in favor of putting stone along the back sides of the homes as there would be no benefit to the homeowner.

Vice Chair Van Scoy indicated the requested improvements were being made because this development abutted a major roadway. For this reason, the City was hoping to have the rear facades of the homes enhanced architecturally.

Commissioner Anderson stated he would like to see a sliding glass door as an option for these homeowners. In addition, he wanted to see homeowners have the option of a rear façade that was two-tone.

Commissioner Nosan understood it was different to dress up the rear façade of a home. However, these homes would abut a main drag in Ramsey and numerous people would be driving by the rear side of these homes.

Vice Chair Van Scoy suggested the developer consider shutters for the front and rear facades.

Community Development Director Gladhill summarized the comments made by the Commission to enhance the rear façade of the proposed homes.

Commissioner Surma stated he would like to see the buildings match and compliment the other homes in the area.

Commissioner Nosan supported these homes blending in with the adjacent neighborhood as well.

Commissioner Gengler believed it would be difficult to make a decision on the proposed models without further information.

Vice Chair Van Scoy stated he would like more articulation on the rear façade.

Bill Gleason explained the drawings presented to the Commission were not of the greatest quality. He commented further on how the rear facades and plantings would be enhanced.

Motion by Commissioner Nosan, seconded by Commissioner Gengler, to recommend that City Council authorize the proposed model homes for Vistas at North Commons.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Gengler, Anderson, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.04: Review Sketch Plan for Davis Addition; Case of Green Valley Greenhouse

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a lot split that will ultimately allow for the future expansion of Green Valley Greenhouse. Ideally, the lot split would occur concurrently with a Comprehensive Plan Amendment from Low Density Residential to something that would allow the expansion of this existing commercial greenhouse. However, the time to consider and approve will take a longer period of time than Green Valley Greenhouse has with an existing purchase agreement. A closing is scheduled for the end of August.

Community Development Director Gladhill reported staff believes that any liability can be covered in a Development Agreement. By approving this lot split, there is no approval of any site plan for expansion of Green Valley Greenhouse. Green Valley will still need a Comprehensive Plan Amendment and Site Plan Approval prior to any construction activities that would expand the footprint of the existing facility. Staff recommends approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Commission Business

Commissioner Nosan asked if the pending purchase agreement was for Lot 1, Block 1.

Community Development Director Gladhill stated this was correct and noted this was an "L" shaped lot that was approximately 64.37 acres in size. He reported the homestead would remain on 12 acres of land. He provided further comment on the proposed land transaction.

Brad Wolf, 6421 Green Valley Road, discussed with the Commission his proposed building expansion and described how his business has been growing in recent years.

Vice Chair Van Scoy congratulated Mr. Wolf on his successful business.

Scott Nill, 6231 177th Lane, stated he supported this thriving local business but expressed concern with how the traffic was impacting his neighborhood. He believed that soon it would appear the Green Valley Greenhouse has turned into an industrial park.

Anthony Belknap, 6230 177th Lane NW, stated he had concerns with the growth that has occurred at the Green Valley Greenhouse considering the site was not zoned for a business use. He explained the surrounding property was all zoned agricultural and he would like to see this remain. He expressed concern with the high level of noise and traffic coming to and from the business. He indicated he was also concerned with the amount of well water was being used by the greenhouse.

Vice Chair Van Scoy explained the City views Green Valley Greenhouse to be an agricultural use and are a conditional use in the R-1 zoning district.

Community Development Director Gladhill stated this was the case but understood the City's intent was not to have greenhouses of this size in the R-1 zoning district. He reported this would be the maximum size for the greenhouse.

Vice Chair Van Scoy thanked the public for bringing their concerns and feedback forward this evening.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend approval of this Plat, contingent upon the Applicant entering into a Development Agreement with the City and the completion of a Comprehensive Plan Amendment prior to any actual construction activities.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Surma, Anderson, and Gengler. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

6.05: Review Concept Plan for 175 Unit Market Rate Apartments in The COR; Case of Inland Group

Presentation

Community Development Director Gladhill presented the staff report stating The City has been approached by Inland Development Group about a potential market-rate apartment building in Ramsey. In order to set up a smooth review process learning from lessons of the past, the City has prepared Concept/Context Maps and Architectural Renderings on the front end of the Purchase Agreement phase. The Inland Group is looking at purchasing property from the City of Ramsey. Traditionally, these real estate contracts are reviewed by the City's Economic Development Authority (EDA) in the context of real estate management and financial analysis. In the past, the City has identified a need to involve the Planning Commission to a greater degree earlier in the purchase agreement phase to avoid perceptions of full project approval at the time of Purchase Agreement approval.

Community Development Director Gladhill explained the purpose of tonight is simply to introduce the topic and see what questions exist as Inland Group continues to discuss with City Staff. He

explained there are certainly items that will need to be tweaked and plans to be formally adopted as part of this discussion. Staff believes that this generally meets the spirit and intent of The COR Interim Development Plan. Staff will identify any deficiencies in these concepts in future review with the Planning Commission. This evening is simply a high-level review and introduction. Staff will come with a more formal recommendation on preferred alternatives at future steps.

Community Development Director Gladhill stated staff acknowledges that additional discussion needs to occur surround parking strategies and architectural design. The Developer appears to at least be proposing a strategy to attempt to reduce the amount of surface parking required (underground parking). It may be premature to get into great detail on this topic at this stage. Staff is simply attempting to get to a purchase agreement to be able to have more detailed conversations in the near future. Staff requested feedback from the Commission on how to proceed.

Commission Business

Keith James, Inland Group, thanked the Commission for their time and introduced Inland Group. He stated he has completed 18 communities throughout the country and noted he recently started a development in Eagan, Minnesota. He described the proposed age restricted community and commented on the amenities that would be provided. He reported the demographics in Ramsey show this was a strong market for the proposed development. He believed The COR would be a great location for an Affinity community.

Commissioner Surma believed the proposed senior housing would be a complimentary development within The COR.

Commissioner Nosan stated she was thrilled to see this type of development being proposed for Ramsey and believed this would be a great option for Baby Boomers and would allow them to remain in the community.

Vice Chair Van Scoy agreed and believed this was an exciting project that had great value. He stated it would be a great fit for The COR.

Commissioner Anderson suggested the location of the proposed development be moved to a COR1 area.

Further discussion ensued regarding the differences between COR1 and COR2.

Community Development Director Gladhill summarized the comments made by the Commission and understood there was general consensus for the project, noting details still had to be worked out.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill had no update on the Comprehensive Plan at this time.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner Nosan, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Vice Chair Van Scoy, Commissioners Nosan, Anderson, Gengler, and Surma. Voting No: None. Absent: Chairperson Bauer and Commissioner Brauer.

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

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Tim Gladhill
Community Development Director

ATTEST:

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JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **7. 1.**

Meeting Date: 01/04/2018

By: Tim Gladhill, Community Development

Information

Title:

Review Draft Economic Development Chapter of Comprehensive Plan

Purpose/Background:

The purpose of this case is to review a draft of the Economic Development Chapter of the Comprehensive Plan . This Chapter will be an iterative review process as subsequent chapters are completed. This will not be the last time this chapter will be reviewed.

Observations/Alternatives:

Please see the attached document for specifics.

Recommendation:

The Steering Committee reviewed this draft on December 11 and made several recommendations. This draft does not yet reflect these recommendations, as Staff is still compiling and editing. This draft was reviewed by the Economic Development Authority (EDA) on December 14 and was generally acceptable to the draft. The EDA did recommend establishing longer-term goals beyond their current Work Plan, and will be holding a strategic planning session on this topic on January 25.

Action:

Provide input and recommendations on the draft chapter.

Attachments

Economic Development Plan

DRAFT December 14 EDA Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/29/2017 07:47 AM
Form Started By: Tim Gladhill		Started On: 12/29/2017 07:37 AM
Final Approval Date: 12/29/2017		

City of Ramsey 2040 Comprehensive Plan Update

Economic Development Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Our Mission

It is our mission to work together to responsible grow our community, and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Core Values

1) Encourage new pedestrian friendly neighborhoods and balanced transportation.
2) Maintain landowner rights.
3) Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
4) Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
5) Develop and maintain a well-connected park and public space system for all ages.
6) Attract and retain businesses that support the whole community.

DRAFT

2030 Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the last plan was adopted, the City can celebrate a number of successes as it relates to our land use vision. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Add accomplishments here. This section will be completed at a later date.
-

DRAFT

Goals and Strategies

The following represents goals and strategies for future land uses. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the 'Additional Resources' column.

Strategic Imperatives (4 key themes from Phase I of update)

1. Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A positive learning environment

Goal/Initiative	Tactic	Timeframe	Key Outcomes	Additional Resources
	1) Business Retention & Expansion The large majority local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits, and facilitating business events. In 2017, staff would like to review the option of utilizing the University of Minnesota's BRE program (link). If the EDA was interested in the program, Connexus Energy has indicated a willingness to sponsor the program (2018).	Ongoing	Complete 24 business visits annually. Execute EDA business expo, business appreciation golf tournament, and fall networking event. Participate in Anoka County Broker Event and MN Marketing Partnership. *This tactic fits within EDA objectives 2 and 3.*	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.
	(2) Future Business Park Continue to move along the City's future business park initiative. Below are major work items to be addressed: 1. Finalize Economic Development Analysis 2. Develop and solidify the City's position/ involvement/ policy. 3. Attain shovel ready status.	Complete/Ongoing	"Ready-to-go" business park and clear position of City involvement. *This tactic fits within EDA objectives 2 and 3 and the City's strategic plan.*	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed. This work item does require use of third-party professional services (Shovel Ready Certifications, Economic Development Analysis, and subsequent due-diligence). TIF #1 and the EDA Fund have been identified as funding sources for this work in the past by the EDA and City Council.

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	(3) Old Municipal Center Redevelopment Facilitate redevelopment of old municipal center site. Below are major work items to be completed: 1. Remove former Fire Station #2 and clean site 2. Close on sale of property, phase #2 3. Close out land-swap agreement with Meadow Creek Builders	Complete/Ongoinog	Old municipal center site cleaned and ready for sale by Winter 2016. *This tactic fits within EDA objectives 1 and the Council's strategic plan.*	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed. The Anoka County HRA account has been identified as a funding source for the demolition and site clean-up work in the past.
	(4) Recruit new industry and major retail businesses to Ramsey	Ongoing	Secure two new 30,000 square foot retail, and two new 30,000 square foot industrial facilities. *This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.*	Currently Sufficient: this tactic requires assistance from the City's real estate broker CBRE; and demand from the development market. In order to provide latitude on which method is selected to tackle this goal (several exist), staff is requesting an increase of the EDA marketing budget line item from $3,000 to $30,000 in 2017.
	(5) Sell Surplus City Owned Land The City owns a large inventory of surplus land available for development. Attain shovel ready status for all listed City owned property (including cut/fill estimations and identifying major costs for development—such as required extension of public infrastructure).	Ongoing	Land sales are closed. Staff shall provide an annual overview. *This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.*	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed. This work item does require use of third-party professional services (Shovel Ready Certifications and subsequent due-diligence). TIF #1 has been identified as a funding source for this work.
	(7) COR Development Pro-Forma and Policy The City of Ramsey has taken the role of master developer for The COR. From a development perspective, the list of City obligations (expenditures) for The COR is relatively long, and at this point not well-defined. Additionally, the list of revenue streams from The COR is relatively straight forward, but have been committed informally in several instances. Staff would like to develop a pro-forma for The COR outlining all anticipated expenses and all anticipated revenues for the project.	2018	Completed development pro-forma.	This work will require assistance from third party professionals: (A) infrastructure analysis for The COR--$20,000-$30,000. (B) regional stormwater plan for The COR--$15,000-$30,000. (C) updated sign plan and cost estimates for The COR--$5,000-$15,000. At this point, the numbers outlined above a very preliminary. Staff would like to get quotes for EDA review.

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	NOTE: this work has been partially completed in the past in many different forms (i.e. Landform, Ehlers, City C.I.P., etc.). This discussion also warrants the City to take policy positions on various items (i.e. expenses) and how they will be paid for (all city, all developer, split, etc.), and roughly when various improvements will be made. Completion of this pro-forma will put the City in a much better position to effectively analyze development proposals, strategize marketing efforts (i.e. pricing of land), budget discussions, and various policy items.			Staff anticipates various funding sources will be utilized to implement this work.
	(8) RALF The Metropolitan Council reinstated the RALF (revolving acquisition loan fund) program in 2015 with eligibility modifications which significantly affect cities' ability to use this program. In fact, since the 2015 rule change, no RALF awards have been made by the Metropolitan Council, to any city Staff would like the EDA/ City Council to consider pursing amendments/ exceptions to the RALF program criteria. Staff is receiving requests/ inquiries from Highway 10 property owners RE this subject; which are intensifying with time. Staff would like to submit a RALF application to the Metropolitan Council to test/ challenge their new policies and positions. Additionally, said application will serve as a base point for future policy discussions for the City of Ramsey.	2018	A RALF program that can actually be utilized by the City of Ramsey.	No additional resources requested. Normal staff duties.
	(9) Business Incubator Consider utilizing vacant space on the second floor of the Ramsey Municipal Center for a business incubator	2018	Decide if the City has a genuine interest in starting a business incubator.	At this point, no additional resources are being requested. Based on the scope of this project, additional resources will be needed.

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	program—(or a cowork space, COCO). Staff would like to kick the process with a scoping meeting (i.e. how should we approach this task).		Have a general scope for what a business incubator means in Ramsey.	
	(10) ZIP Code In 2015, the City of Ramsey did open its doors to the first ever Ramsey substation USPS Post Office. Although this is a positive step for Ramsey, the need for an independent zip code still exists. The purpose of this tactic is to pursue an independent zip code for our community. Process: 1. Meet USPS minimum standards for obtaining a new zipcode (delivery points, deliver routes, scheme items, sectors). The City needs to submit a request for an audit. 2. USPS audit made—Ramsey either meets minimum thresholds or not. If they do, move on to step 3. 3. USPS conducts a survey of community to gather feedback/ support for a new zip code. 4. USPS grants Ramsey a new zip code.	2018	Approval or denial of a new Ramsey zip code.	No additional resources requested. Normal staff duties.

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Existing Industrial Opportunities

Put something here.

Ramsey/Anoka Industrial Park.

Put a description here. It is 1,000 acres.

- About 1,000 acres
- About 15,000 jobs
- Hundreds of businesses, with a high concentration of manufacturing

Future Industrial Opportunities

Put something here.

- New 115-acre business park NW of new interchange
- 15-acre Connexus site, within existing business park.
- 9.3-acre city owned site, within existing business park.

Bunker Lake Industrial Park

Put a description here.

Figure 1: Map of Bunker Lake Industrial Park

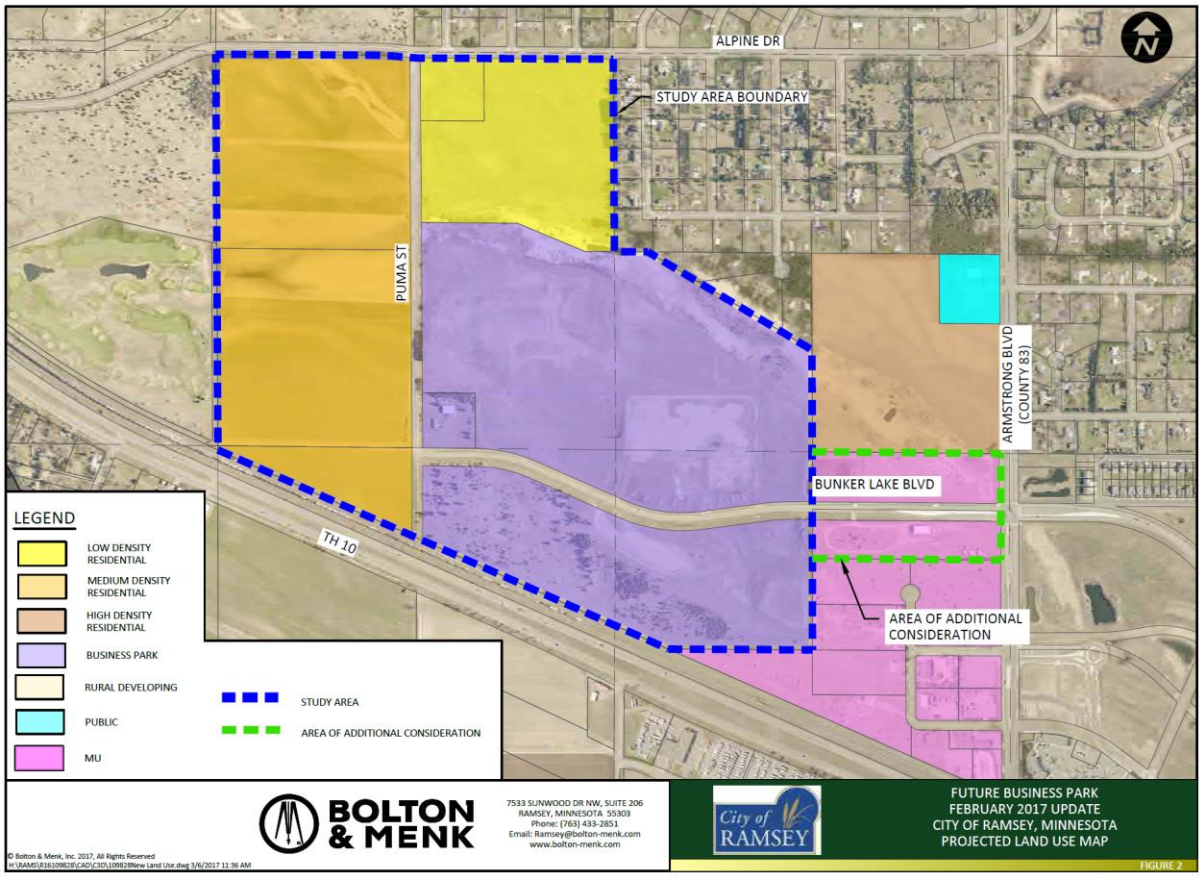


Figure 2: PSD, LLC Master Plan

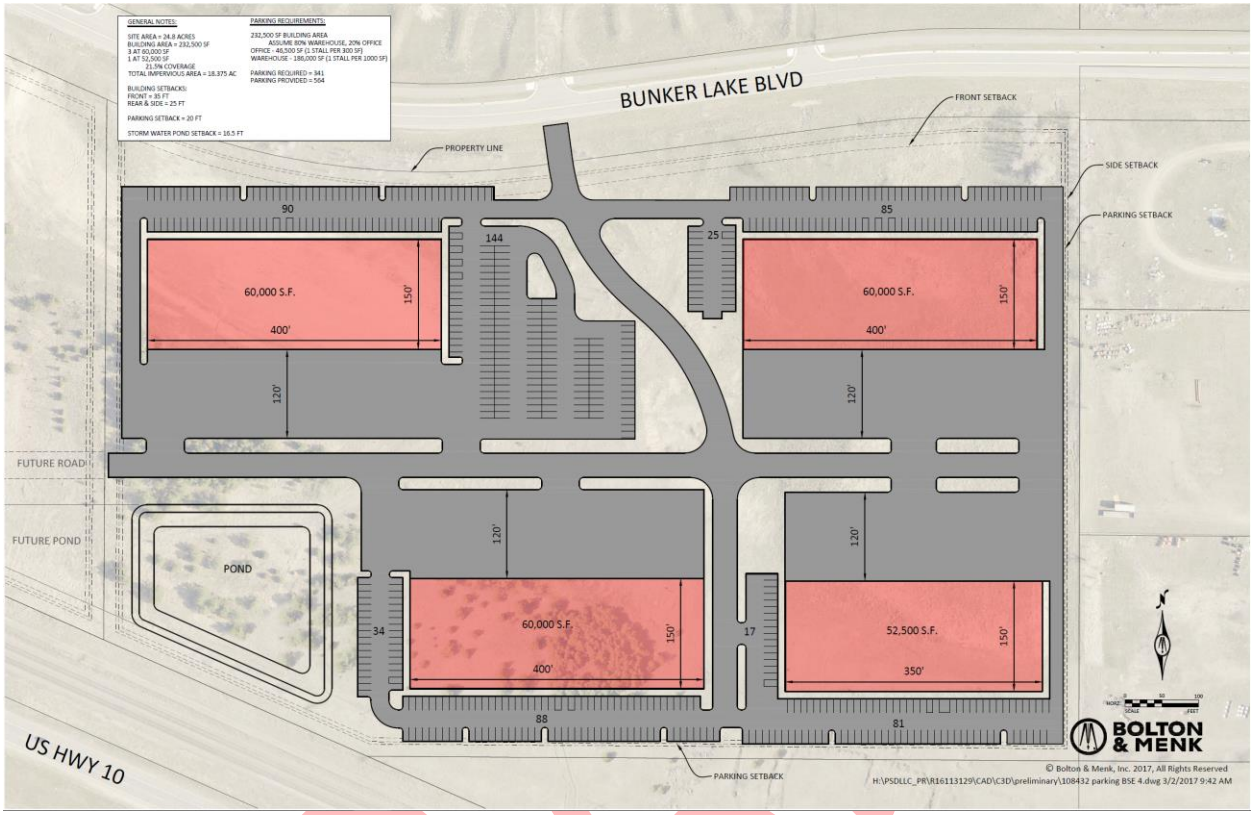


Figure 3: Hageman Holdings

Retail Development Goals

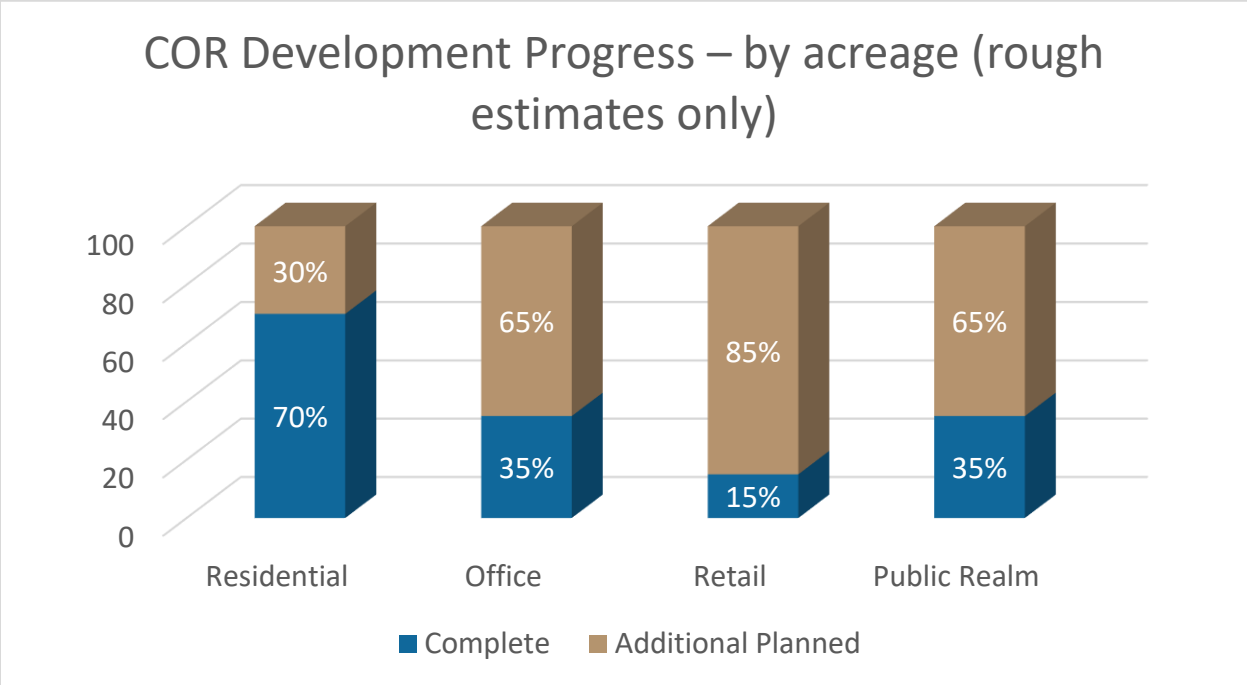
Describe our retail goals here. 115 acres guided for future retail development.

Figure 4: Retail Guided Areas

Create a map of the areas guided for retail.

Retail Goals in The COR

Table 1: Planned Growth in The COR



Rum River Hills

This is the 167th Node.

Background

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years ("167/47 Node"). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

The City has received a significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to address concerns. Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale.

The EDA, Planning Commission and City Council have expressed interest in addressing the 167/47 Node.

Purpose

Guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and garner public input.

The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received. The Ramsey Economic Development Authority (EDA) shall act as first point of contact for City in relation to the 167/47 Node by utilizing this Statement of Goals.

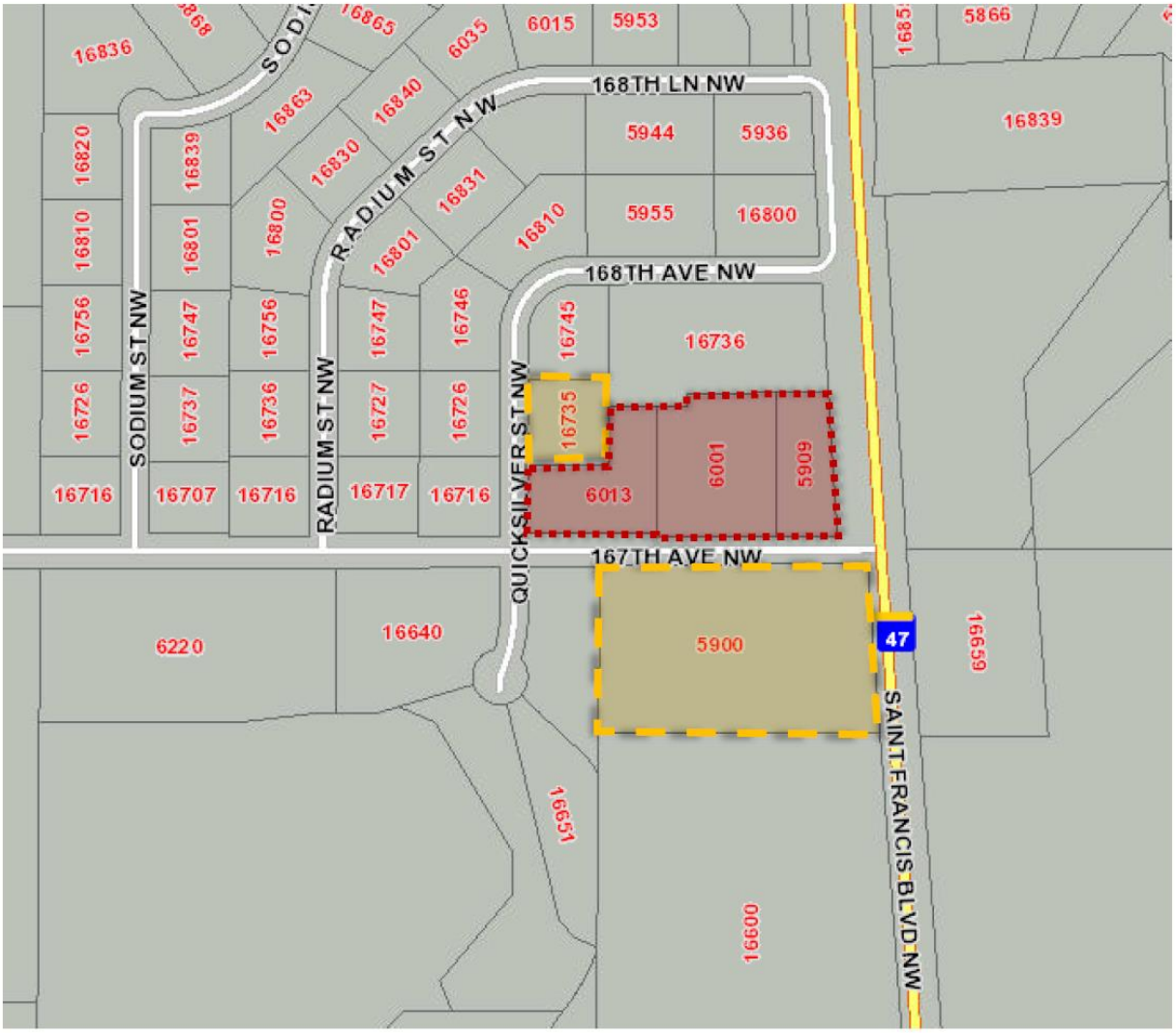
Note: The City Council makes all final policy decisions; which may deviate from this document. This document is not a legally binding agreement.

Goal

To improve and/or remove blight from *properties-of-concern* and encourage sustainable market-driven redevelopment of the 167/47 Node that will benefit the entire City of Ramsey.

Figure 5: Area of Concen

RED [Sort Dash]: Primary Area of Concern
YELLOW [Long Dash]: Secondary Area of Concern



Vision

A mixture of residential and retail uses. Residential users may include single family residential, townhomes, or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails where feasible.

Parameters

Listed below are a number of parameters intended to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals and inquiries are received.

A. CITY LAND ACQUISITION: The City does not support purchasing property to redevelop the 167/47 retail node.

B. MARKETING: The Ramsey EDA does support facilitating a professional marketing package for the 167/47 retail node to entice redevelopment/investment; which would include:

I. Information matrix: asking prices, County valuations, tax information, utility information, ownership buy-in, maps, current zoning information, future land use information, etc.

II. An inventory of what City and State financial assistance options exist for a potential redevelopment project.

III. List of desirable uses (i.e. retail and wide range of residential); and, other allowable uses (i.e. compatible to surrounding residential)

IV. Professional material developed in partnership with the City and proactively marketed by a third party broker. Broker will be chosen by ownership group.

V. Marketing material shall be paid for by the ownership group. The Ramsey EDA is willing to considering financially contributing to this effort.

C. ZONING:

I. The City would support a Comprehensive Plan and Zoning Amendment to allow retail or residential (of the appropriate density that balances compatibility of the surrounding area and market viability) land uses at 167/47 Node.

II. The Planning Commission will review requests for additional Permitted or Conditional Uses.

D. CITY FINANCIAL ASSISTANCE:

I. *AVAILABLE TOOLS:*
The City has a number of financial assistance programs potentially available for qualified projects; including

1. Redevelopment Tax Increment Financing District (TIF)

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2. Tax Abatement
3. EDA Revolving Loan Fund (RLF)
4. Anoka County HRA Account
5. State Redevelopment Grant and Loan Program
6. Land Write Down (City Owned Parcels)

The City will consider all financial assistance programs listed above only for projects that directly address existing blighted properties; see Appendix A: Primary Area of Concern.

Utilization of financial assistance requires completion and approval of a Business Subsidy Application by the Ramsey EDA and City Council. Consideration will be based on the merits of an individual project and community benefit.

II. EDA REVOLVING LOAN FUND (RLF)

Upon adoption of this Statement of Goals, the Ramsey EDA will review alternatives to utilize the City's existing Revolving Loan Fund (RLF) to stimulate cleanup and revitalization of the 167/47 Node. This *may* include, but is not limited to the following:

i. Storefront Matching grants to help encourage/spark the 'clean-up' or improved 'curb-appeal' of properties. For example, a matching grant with a $10,000 maximum City contribution.
ii. Revitalization Loan Program: low interest loans that are tied to revitalizing properties to a marketable condition.

NOTE: the City has about $275,000 available for these types of programs. This effort would require the creation and adoption of new program polices.

III. PEDESTRIAN UNDERPASS

It has been requested, for the City to consider funding a pedestrian underpass to connect the east and west side of MN trunk Highway 47. A pedestrian underpass would increase public safety, enhance connectivity to and from Elmcrest Park and increase foot traffic to retail businesses.

At this point, the City will not pre-commit a specific funding source, or specific dollar amount, to a pedestrian underpass. The City would react to this specific request at the time of future development; and, would base their response on the merits of a project—and the value it will bring to the community. Examples of potential funding solutions below:

i. Cost Share Agreement with developer (most desired)
ii. Redevelopment TIF District proceeds
iii. Grant Programs (various)
iv. Park/Trail Dedication Fees (from 167/47 area, new development)
v. Land Write Down Contribution (city owned parcels)
vi. Anoka County HRA Account

NOTE: When future development occurs, the City will consider methods beyond a pedestrian underpass for increasing safety at the 167/47 intersection.

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IV. SEWER TRUNK FUND

The 167/47 Node is not currently connected to City sanitary sewer service. Extending sanitary sewer service to this node will make properties more attractive for future development and will provide existing property owners with an alternative to the use of septic tanks.

Presently, the City of Ramsey is not willing to *fully* fund a special sanitary sewer service line to the 167/47 Node. However, if a property owner (or developer) was willing to share the cost of extending sewer service, the City would be willing to discuss an agreement.

NOTES:
The cost of extending a special 8" force main sanitary sewer line to the 167/47 Node is estimated to be $1.5M. It is estimated, at full build out, the special 167/47 Node sewer trunk line would recapture $500,000-$750,000 in sewer trunk fees (based on 2012 adopted sewer trunk fees). Therefore, a shortfall of $750,000-$1M in funding would occur.

Additionally, extending an undersized, special, sanitary sewer line to the 167/47 node may result in extra costs (in the long run) if the City ever decided to serve the north east portion of the Ramsey with sanitary sewer service.

Today, the City does have sufficient trunk fund dollars to pay for the 167/47 Node special sanitary sewer line. However, the City is planning for sanitary sewer service in three other future growth locations in Ramsey. Unlike the 167/47 Node, said areas do have sufficient forecasted development capacity to fully recapture the cost of proposed future sanitary sewer trunk lines.

Public Input

Two levels of public input were critical to this Statement of Goals: (A) Primary Property Owners; and (B) Surrounding Property Owners.

A. Primary Property Owners:

Primary property owners are outlined in Appendix B.

The City does support facilitating an ownership meeting group to brainstorm options, share information and to investigate opportunities for redevelopment and additional uses that are compatible with the surrounding residential area. This effort will be led by the Economic Development Authority (EDA).

The City desires a consistent, collaborative approach with a single voice amongst all property owners. Several separate messages per individual property owner is not a desired nor effective approach.

The City has received direction from surrounding property owners to market the entire 167/47 Node as an opportunity to developers—rather than only marketing properties individually. Through the EDA, the City will explore options to support a joint marketing effort for the 167/47 Node.

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B. Surrounding Property Owners:
On September 26, 2013, the City of Ramsey hosted a collaborative public process with residents to discuss opportunities and barriers for redevelopment of the 167/47 Node. The intent of this process was to garner general public input before specific development proposals were crafted and reviewed by the City; and, before this Statement of Goals was adopted. The planning and facilitation of this public input process was led by the Planning Commission. 232 nearby property owners were invited via direct mailing, 26 participants registered and staff estimates over 30 people attended.

The following summarized public input was received:

I. PUBLIC UN-DESIRED USES
- Manufacturing
- Warehousing (in most cases)
- High density housing

II. PUBLIC DESIRED USES/IMPROVEMENTS
- Grocery store, coffee shop, convenience store, gun range, bar/lounge, hardware store, restaurant
- Anchor businesses
- Single family homes, retirement homes
- Townhomes are acceptable (in most cases)
- City support, light at intersection, address septic/sewer
- More rooftops and population needed

Continued on next page.

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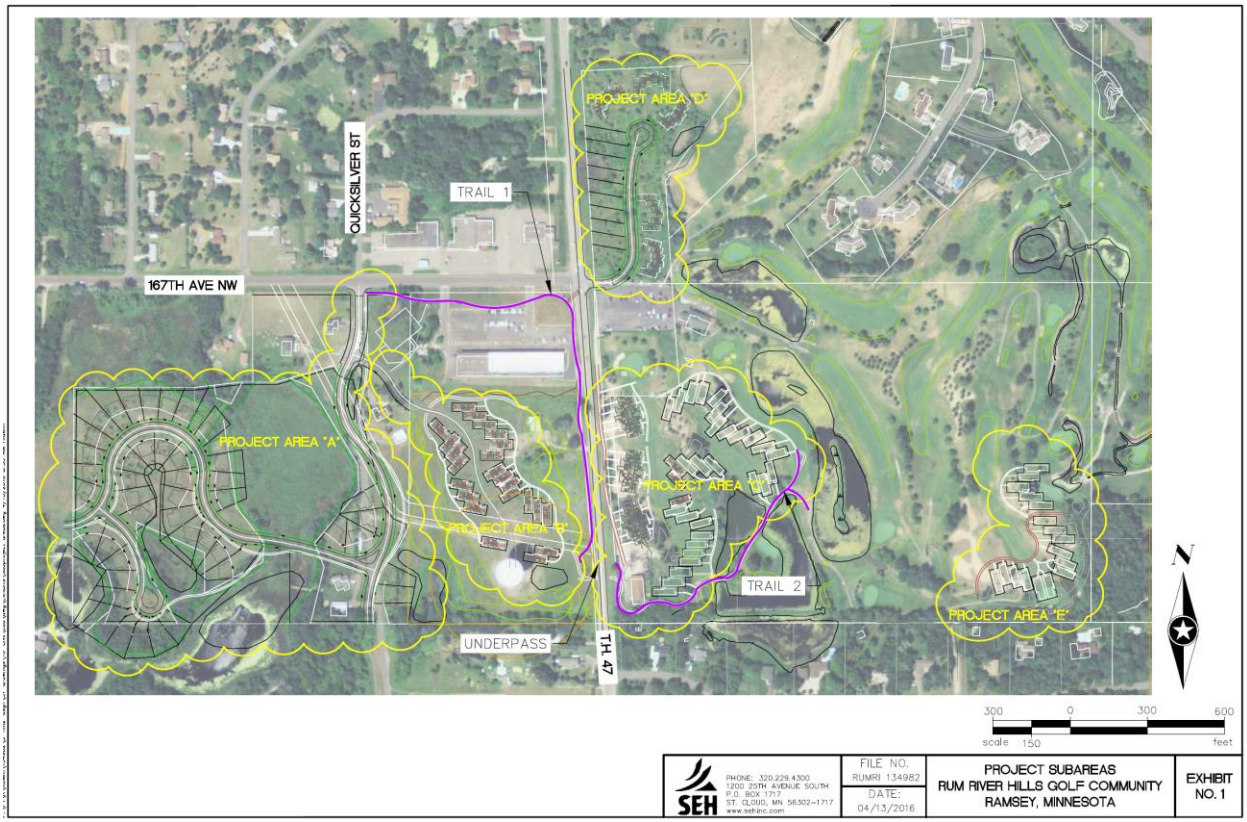
Rum River Hills Redevelopment Plan

The Rum River Hills has proposed a redevelopment plan to the City.

Figure 6: Rum River Hills Development Plan



Economic Development Tools

The City of Ramsey has a number of financial tools available for economic development projects. Below is an overview of common economic development tools.

GAP FINANCING:

1. Ramsey Revolving Loan Fund (RLF)
2. Minnesota Investment Fund (MIF)

The City's RLF and the DEED MIF programs are used to fill the financial "gap" of a particular project. A financial gap occurs when private financing and/or owner equity cannot fund an entire project. Commonly, these programs are used to purchase equipment; however, other eligible uses exist. Interest rates and terms are negotiable.

DEED JOB CREATION FUND:

3. Capital Investment Rebate
4. Job Creation Rebate

DEED assistance to projects that have capital investment and provide well-paying jobs. Program would allow for a company to receive a 5% rebate on capital expenditures (construction costs, materials etc.) up

to $500,000. In addition, this program allows for up to $500,000 in job creation rebates based upon jobs created and their salary levels.

PROPERTY TAX PROGRAMS:

5. Tax Abatement
6. Tax Increment Financing (TIF)

Tax abatement and TIF are local tax programs typically used for development or land acquisition costs. In general, both programs work by capturing property taxes generated by a particular parcel then dedicating said tax revenue for a specific project cost.

PRIMARY FINANCING:

7. Private Primary Lender and/or Owner Equity [no involvement from City]
8. Industrial Revenue Bonds (IRB)

Typically, projects are funded in large part by a private primary lender and with some level of owner equity. Certain manufacturing projects are eligible for complete funding via Industrial Revenue Bonds (IRB). IRBs are have a tax exempt status—which results in a lower interest rate for the borrower.

HOW DO I KNOW WHAT TOOLS I AM ELIGIBLE FOR?

Identifying finical tools your business may be eligible for is a clearer and cleaner process if project specs can be provided to the City (i.e. project budget, job details, building specs, etc.).

DISCLAIMER: Eligibility for financing tools based on the merit of an individual project, compliance with specific program requirements and in many cases approval from the Ramsey EDA and City Council. The City of Ramsey targets quality projects with high quality job growth. Typically, projects require owner equity and/or private financing. Most programs require specific job creation goals and annual reporting. The following pages provide detailed information on each program.

Tax Increment Financing

Description goes here.

Figure 7: Development District No. 1

A map of Development District No. 1.

Figure 8: Tax Increment Financing Districts

A map of TIF Districts.

Economic Development Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Economic Competitiveness.

Ramsey Role	Metropolitan Council Role
• Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the region's overall economic	• Invest in regional amenities and services, • including transit, regional parks and trails, and bikeways to support the Emerging Suburban Edge area as an attractive place to locate and do business.

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competitiveness through enhanced integration of local and regional planning efforts. • Protect sites for highway-, river- and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites. • Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.	• Promote local planning around key intersections, regional infrastructure, and business needs. • Support the development of workforce housing to provide nearby housing options for employees of local employers. • Convene interested partners to further strategies towards increasing regional competitiveness and include discussion of how Emerging Suburban Edge communities can contribute to the region's overall economic growth.

Action	Priority	Timeframe

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ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, December 14, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Brian Burandt Member Glen Hardin Member Jill Johns Member Dominic Kanaventi Member Wayne Skaff
Members Absent:	Member John LeTourneau
Also Present:	Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator Tim Gladhill, Development Services Manager Kurt Ulrich, City Administrator Member Chris Riley (via telephone) Brian Pankratz, CBRE Dick Tollette, Rum River Hills Golf Course Mike Allen, Rum River Hills Golf Course Tom Gamec, Rum River Hills Golf Course

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:34 a.m.

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 12, 2017

Motion by Member Hardin, seconded by Member Skaff, to approve the October 12, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Skaff, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

3.02: Approve Meeting Minutes Dated November 9, 2017

Motion by Member Skaff, seconded by Member Hardin, to approve the November 9, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Burandt, Johns, and Kanaventi. Voting No: None. Absent: None.

Chairperson Steffen welcomed the newest member of the EDA and provided him an opportunity to introduce himself.

Member Kanaventi introduced himself and provided background information noting that he has been a Ramsey resident since 2002.

4. EDA BUSINESS

4.01: Rum River Hills Development Proposal

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Chairperson Steffen referenced the trunk sewer line and asked when that is planned, whether that is in the near future or far into the future.

Economic Dev. Mgr./Assistant City Administrator Brama provided additional input on the process that is followed to consider a request to build a line shown on the plan. He noted that there would be a cost benefit development analysis involved, before making a final decision to extend any new particular trunk line. Just because a line is shown in the trunk plan, it doesn't require the city to build it. The trunk sewer plan allows that discussion to occur, as the line is planned and funded. He explained the reasoning that this trunk line was recently added to the plan, noting that it was not just because of this proposed project, however that was a factor.

Community Development Director Gladhill provided additional details on trunk line construction, noting that construction is development driven decision making process.

Chairperson Steffen asked for details on the zoning change and Comprehensive Plan amendment that would be needed.

Community Development Director Gladhill stated that the property is not guided for urban services, but noted that because the sewer plans have changed, the property can then be changed to match. He provided additional details on the zoning, noting that part of the property is zoned for golf course and therefore would need to be changed along with a change to support the requested density. He provided additional details on the discussion that occurred on a broad scale at the Planning Commission. He stated that while there are items that need to be worked

through, the Planning Commission believes that this request is worth moving forward for further discussion.

Chairperson Steffen asked and received confirmation that there are a few developers that are interested in the project.

Mike Allen replied that now that the trunk line has been identified on the plan, this project could be the catalyst to bring that service to the area. He confirmed that there are developers that are interested in the project. He stated that members in the Men's Club are also very interested in the housing project.

Chairperson Steffen asked for details on the mix of the housing products, and how that was developed.

Mr. Allen replied that they have a desire to provide a mix in housing between single family homes, bay home villas/detached townhomes, and apartment/condominium style units.

Chairperson Steffen referenced the Anderson property and asked if that was included in the original plan.

Mr. Allen replied that has always been an option and is part of the concept with the bay home/townhome product.

Chairperson Steffen asked for information on the viability of the golf course and whether the course would survive without this project.

Mr. Allen replied that the golf course could survive without the project but noted that there are improvements needed. He stated that the bar/restaurant is currently leased for the next four years but then will return to the golf course. He stated that to add this number of rooftops and add the underpass would assist in providing that golf course community feeling. He stated that households to the east would have access through the underpass to access the parks and retail node. He stated that there would be a direct benefit to the golf course, which would allow them to improve their facility.

Chairperson Steffen asked if the improvements planned could be identified, and be made a guaranteed performance requirement, to ensure the viability of the golf course, if the city were to provide assistance.

Dick Tollette replied that the debt the golf course has is miniscule and the improvements are what will help the golf course and help to revitalize that area. He stated that this will create a community feel that is unique to courses in the metro area. He stated that they are asked everyday about available properties, explaining that these homes would provide a lifestyle.

Member Skaff stated that he does agree that this would revitalize the 167th Avenue node.

Member Burandt agreed that this area needs to be revitalized, but noted that this is a large ask and noted that he would like to see a cost/benefit analysis before providing firm direction.

Chairperson Steffen stated that this is a lot of homes that would be added to the area, and asked if there would be a traffic study.

Community Development Director Gladhill replied that MnDOT would be given the opportunity to comment and the right time would need to be determined to conduct a traffic study. He noted that typically that would occur with preliminary plat but that may occur earlier in this process because of the magnitude of the project. He confirmed that MnDOT could halt the project or add minimum requirements that would be needed to the road system to support the project.

Chairperson Steffen asked how access would be provided to the homes on the east side.

Mr. Allen replied that access would be provided from Quicksilver. He replied that another access would be provided from the existing stub off of 164th.

Community Development Director Gladhill noted that additional detail would be needed for the access provided through the golf course property to ensure that would be a safe access for public safety and whether that would be a public or private road.

Chairperson Steffen asked how the golf course would feel about a stoplight at 167th.

Mr. Allen replied that they would love it, noting that it would be great to have the stoplight even without this project.

Member Riley stated that there is already an underpass to a neighborhood from Elmcrest Park. He noted that while the underpass would have a benefit to some other residents, it would mostly benefit the golf course development and therefore he would have a difficult time justifying that cost.

Mr. Allen replied that it is obvious that the underpass would be for the project to access the new holes. He stated that there is a definite benefit for residents on the east side to access the west and the retail node. He stated that the 2013 study stated that additional rooftops would revitalize that retail node. He stated that the tunnel is vital for the golf course, but it will also allow the density to improve the retail node and provide connection to the City's park system. He stated that the other tunnel is south to the Centex development.

Chairperson Steffen asked if the tunnel would support two golf carts coming and going at once.

Mr. Tollette replied that his daughter lives in the Centex development and the tunnel connection is highly used to access the park property. He stated that this tunnel would also be highly used by the public.

Mr. Allen noted that the water tower site does not have a lot of buildable use and they would be willing to purchase that property for this development, and use it for golf holes, which would be a great use of the property.

Tom Gamec stated that the underpass could be used not only for golf use but also for all other residents of Ramsey, and would be connected to the trail system.

Member Riley stated that he would like to see a larger trail plan to provide additional connections, and justify the tunnel for the public. He stated that he would like to see further negotiation and cost share on the underpass element.

Chairperson Steffen asked if the Park and Recreation Commission would provide input.

Economic Dev. Mgr./Assistant City Administrator Brama confirmed that there would be further investigation on elements such as trails and connections to parks and it would be routed through other Boards/Commissions, including the Park and Recreation Commission, assuming the Council was comfortable with further investigating this project.

Community Development Director Gladhill noted that there are discussions with the new elementary school and with this development as well, it would make sense to look at a broader trail plan for this overall area of the city.

Chairperson Steffen asked and received confirmation that golf carts can travel in the city with the correct permitting and noted that the underpass would allow people to travel across the highway to access each side. He asked if the business subsidy 'but-for' test would apply to this request.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this project is gray as it is not a traditional economic development project, like a business park. He stated that the assistance request includes a road cost-share and the construction of an underpass. He stated that both of these requests are made and processed by the city for non business subsidy situations. Determining if this project is a formal business subsidy is a challenge and can be subjective. He stated staff intends to be cautious with this request, and intends to treat this as a formal business subsidy request, and will recommend requiring general underwriting of the benefiting business.

Chairperson Steffen asked if the business would have a problem with the City reviewing their financing as part of this process.

Mr. Allen replied that their source of income would be the sale of the land. He noted that the funding of the project would be coming from an outside source. He stated that they would not have a problem with the financials being investigated.

Mr. Tollette stated that most of the golf course owners live on the course and their intention is to see the course improved.

Member Skaff asked for the action requested from the EDA.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he would like to see whether there is general support to continue to investigate this project, and recapped a list of items the EDA would like further investigated.

Chairperson Steffen stated that the project is great on paper, as it would do a lot for the course and the area in general. He confirmed the consensus of the EDA to continue to investigate the project, including the list outlined by staff.

4.02: Review Draft Economic Development Chapter of Comprehensive Plan

Community Development Director Gladhill presented the staff report.

Member Skaff stated that he feels that the group has done a great job and commended Community Development Director Gladhill for his leadership. He stated that he is happy with the document, as being developed, and feels that it supports economic development.

Community Development Director Gladhill thanked Economic Development Mgr./Asst. City Administrator Brama for his assistance in the process as well.

Member Hardin stated that some of the items under the goals and strategies have already been accomplished and asked if that section would be further updated.

Community Development Director Gladhill confirmed that would be updated as well. He noted that similar to the Strategic Plan, there would be updating to show that items have been completed, but believed that there is value is showing what has been accomplished for tracking.

Member Hardin asked if there would be value in setting new goals rather than tracking goals that have already been completed.

Community Development Director Gladhill confirmed that new goals could be set as well. He asked the EDA for input, not only on goals for the next three to five years but for the next ten to 20 years.

Member Hardin asked how transportation would be addressed in the plan.

Community Development Director Gladhill noted that there is a transportation plan and noted that because there are economic development tie ins, perhaps that section would be brought forward to the EDA as well. He provided details on the transportation plan, which identifies items for study and possible capital improvement. He noted that while the transportation plan is not included in the economic development chapter, this will all make more sense when all the chapters are put together and the full picture is seen. He stated that the Steering Committee has developed a transportation plan, land use plan, future development plan and perhaps there would be a desire of a map which overlays multiple items from those plans. He reviewed the timeline for the process moving forward, noting that the drafts will come back to the EDA, most likely, in February.

Economic Dev. Mgr./Assistant City Administrator Brama stated that if there is a desire to refresh the goals for this chapter, he would need to know that so that he could bring that forward as a future case.

Community Development Director Gladhill noted that there could be a case in January which would identify longer term goals for the EDA. He stated that if there are individual ideas from the EDA Members, they can provide those ideas to staff in the case that they are not able to attend the January meeting.

Chairperson Steffen agreed that the case should be added to the January agenda.

4.03: CBRE: Updates and Pricing Strategy (portions of this case may be closed to the public)

Economic Dev. Mgr./Assistant City Administrator Brama stated that this case was intended to have two sections, the first to have an update from CBRE and the second, in closed session, to discuss pricing strategies. He stated that in the interest of time, he would suggest receiving the update from CBRE today and delaying the closed session discussion to the January meeting.

Brian Pankratz provided an update on the twin cities market. He noted that while industrial continues to be strong, office remains flat. He explained what when one office space fills, another goes vacant. He noted that the face of office is also changing as people have more flexibility in their work space and can fit a high number of employees into one site. He highlighted the retail vacancy, providing an explanation that the higher numbers are because of the big tenants that have closed (such as Sears) and explained that those sites will be broken up and backfilled in the future. He provided market feedback specific to Ramsey noting that there is increased traffic on the Armstrong interchange. He highlighted the activity related to residential, retail and office/industrial. He noted that once the sports complex opens, that will bring in additional traffic on a nightly basis to the Coborn's retail area. He highlighted market suggestions and noted that retailers will want large signs that will be visible from Highway 10. He stated that because the City owns land along Highway 10, it may make sense for the City to start to develop a large monument sign plan to coordinate a main sign that could be used for multiple tenants and would be visible from Highway 10.

Member Skaff stated that he travels Highway 10 and notices the LED billboards in Blaine. He asked if there would be an option for the City to use that type of sign to advertise for retailers.

Mr. Pankratz stated that typically a retailer would pay their portion for a sign and maintenance, but the benefit would be to have a plan for the signage.

Member Burandt left the meeting at 8:57 a.m.

Member Skaff stated that he is more speaking of an LED billboard that could be utilized for other Ramsey businesses.

Mr. Pankratz stated that perhaps staff would have more information but believed that the signs would be regulated by MnDOT.

City Administrator Ulrich stated that the City does have a dynamic sign ordinance. He stated that the City could look into that option noting that there are options for a private contractor to build the sign with funds gained from advertising.

Mr. Pankratz stated that if that is going to be done, you would also want to ensure that there is space for retailer signage that would be visible from the highway.

Community Development Director Gladhill noted that is a topic being researched as part of the Resilient Communities Partnership.

Economic Dev. Mgr./Assistant City Administrator Brama noted that the sign plan is included on the work plan.

4.04: Buxton Group Opportunity

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Member Hardin stated that the proposal was interesting, but the cost was out of line and therefore he would not be interested.

Member Skaff agreed that although Buxton did a good job on the presentation, he is not interested in pursuing this option, especially because of the non-results that were seen from the past investment with Buxton.

5. MEMBER / STAFF UPDATE

Economic Dev. Mgr./Assistant City Administrator Brama stated that in January he plans to reach out to the EDA for the opportunity to have an additional meeting or workshop to receive an update on the Resilient Communities Partnership. There is a lot of information that would be in addition to the items that would already be on the regular agenda for January.

The EDA reviewed the Staff Update.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Skaff, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Skaff, Johns, Kanaventi. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 9:10 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

Regular Planning Commission **7. 2.**

Meeting Date: 01/04/2018

By: Tim Gladhill, Community Development

Information

Title:

Review Draft Natural Resources Chapter of Comprehensive Plan

Purpose/Background:

The purpose of this case is to review a draft of the Natural Resources Chapter of the Comprehensive Plan . This Chapter will be an iterative review process as subsequent chapters are completed. This will not be the last time this chapter will be reviewed.

Observations/Alternatives:

Please see the attached document for specifics.

Recommendation:

Staff recommends that the Committee provide input on this draft and make recommendations. Staff is still working in incorporating recommendations from the Steering Committee from their December 11 Meeting. Draft minutes from the December 18 Environmental Policy Board (EPB) are attached for review.

Action:

Provide input and recommendations on the draft chapter.

Attachments

Natural Resources Plan

DRAFT EPB Minutes dated December 18, 2017

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/29/2017 07:47 AM
Form Started By: Tim Gladhill		Started On: 12/29/2017 07:40 AM
Final Approval Date: 12/29/2017		

City of Ramsey 2040 Comprehensive Plan Update

Natural Resources Plan

Background on this Document

This document is a draft of the narrative to be used in the 2040 Comprehensive Plan Update. This is not a final version or actual layout. This document will be reviewed and revised multiple times. The City will try to add additional maps and figures to better tell the story of this vision.

Our Mission

It is our mission to work together to responsible grow our community, and to provide quality, cost-effective, and efficient government services.

Our Vision

Ramsey will evolve through citizen-driven, collaborative processes that respect the balance and connectivity between its unique urban, rural, and natural environment for current and future generations.

Core Values

1) Encourage new pedestrian friendly neighborhoods and balanced transportation.
2) Maintain landowner rights.
3) Employ careful foresight that involves all citizens in decisions that affect their lives, property, and neighborhoods through collaborative public engagement.
4) Nurture neighborhood and community interactions with flexibility to meet future needs without compromising the needs and interests of current residents.
5) Develop and maintain a well-connected park and public space system for all ages.
6) Attract and retain businesses that support the whole community.

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2030 Plan Accomplishments

The last plan was adopted in 2010. While a number of factors changed since the adoption of the last plan, the City can celebrate a number of successes as it relates to our management of natural resources. Subsequent chapters of the 2040 Comprehensive Plan will celebrate their own successes.

- Relied on the Natural Resources Inventory (NRI) to inform recommendations on subdivision design and areas of focused protection/preservation where feasible.
- Purchased two (2) Weed Wrenches to assist property owners with managing and eradicating certain invasive species, specifically Buckthorn.
- Protected Ramsey's rural character in many areas of the community, representing the largest land area category in the community.
- Mitigated City's financial risks associated by new developments by encouraging new development to focus near existing infrastructure.
- Ensured new development protected natural resources, made trail connections, and blended in with surrounding development.
- Employed conservation subdivision practices aimed to protect existing neighborhoods and natural resources.
- Struck a balance between land use planning, policy development, natural resource protection, and private property rights.
- Refined the Tree Preservation Ordinance to establish a reforestation standard and proactively began working with developers to establish street trees rather than just front yard trees.
- Encouraged stormwater management systems/plans that incorporating rain harvesting techniques (reducing the demand on and use of groundwater for irrigation) and rain gardens (to promote infiltration and groundwater recharge).
- Employed new strategies to help residents recycle additional materials and divert more materials from landfills.
- Implemented an organics recycling program for residents.

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Goals and Strategies

The following represents goals and strategies for future land uses. Subsequent chapters will include their own goals and strategies that integrate with the above. Resources above and beyond current budget approvals are indicated in the 'Additional Resources' column.

Strategic Imperatives (4 key themes from Phase I of update)

1. Rural Character and Urban Growth Balance
2. An Active Community (Parks, Recreation, and Open Space)
3. A Connected Community (Transportation)
4. A positive learning environment

Goal/Initiative	Tactic	Timeframe	Key Outcomes	Additional Resources
Enhance Protection of Natural Resources				
	Ensure sustainability of food supply and food web by promoting pollinator friendly practices and initiatives.	2018	• Create polices to maintain and expand pollinator friendly landscapes on public lands through collaboration with the Parks & Recreation Commission • Improve communications and resources regarding pollinators to residents and businesses	• 0.25 FTE
	Protect water quality of Mississippi River from additional sediment loading due to shoreline erosion.	2019	• Identify impacted properties owners interested in participating in bank stabilization projects • Identify applicable grant programs as source of funding for projects	• 0.25 FTE
	Extend the longevity of drinking water supply by reducing demand on groundwater.	2018	• Develop incentives and or programs to promote water conservation throughout community • Develop resources and establish means to distribute the information to the general public	• 0.25 FTE
	Reduce amount of material entering waste stream and explore more reuse options.	2017	• Implement an organics recycling pilot program to divert largest component of trash (organics) to reusable product (compost) • Improve communications and resources regarding	0.25 FTE

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			composting to residents and businesses	

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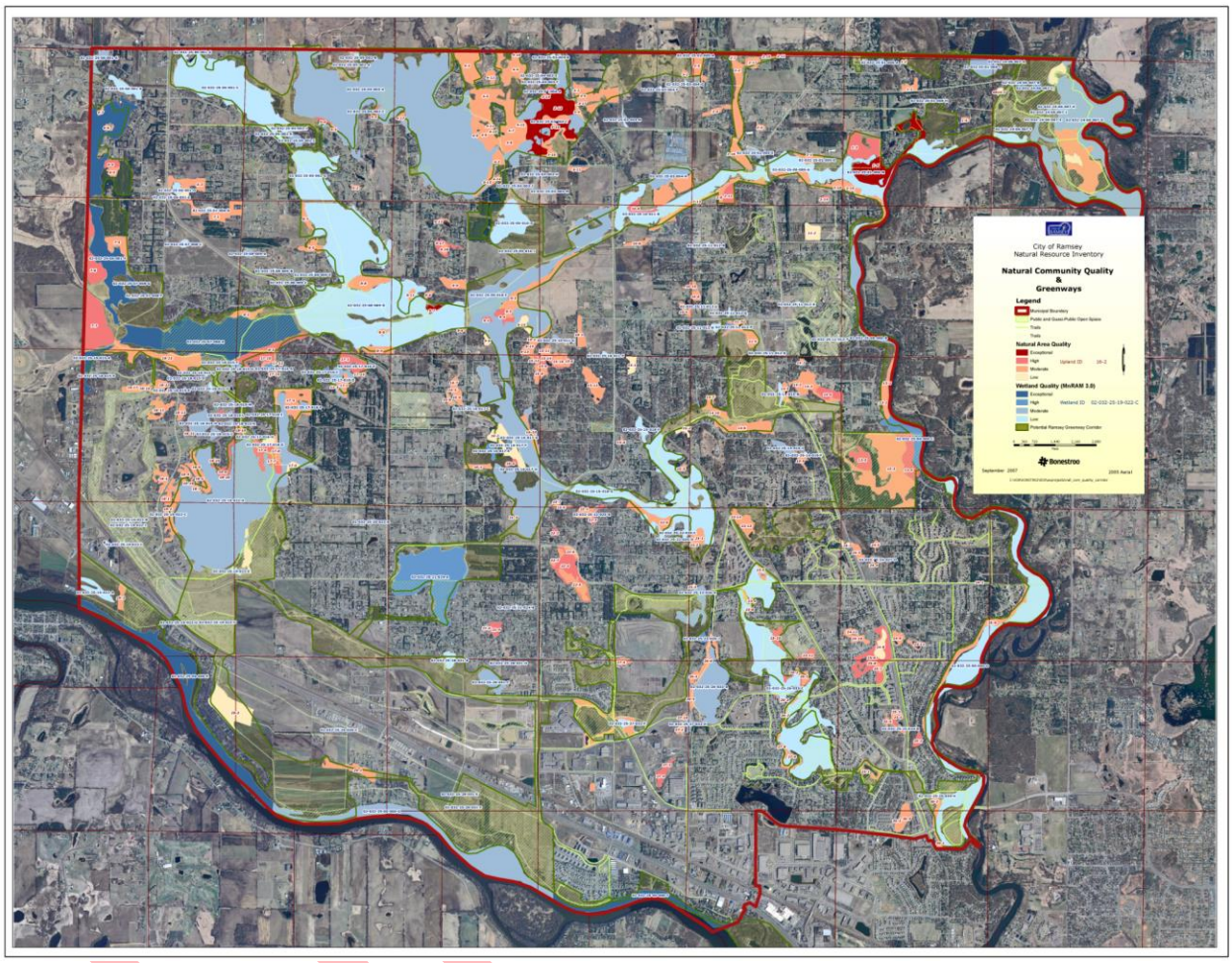
Natural Resources Inventory

Figure 1: Natural Resources Inventory



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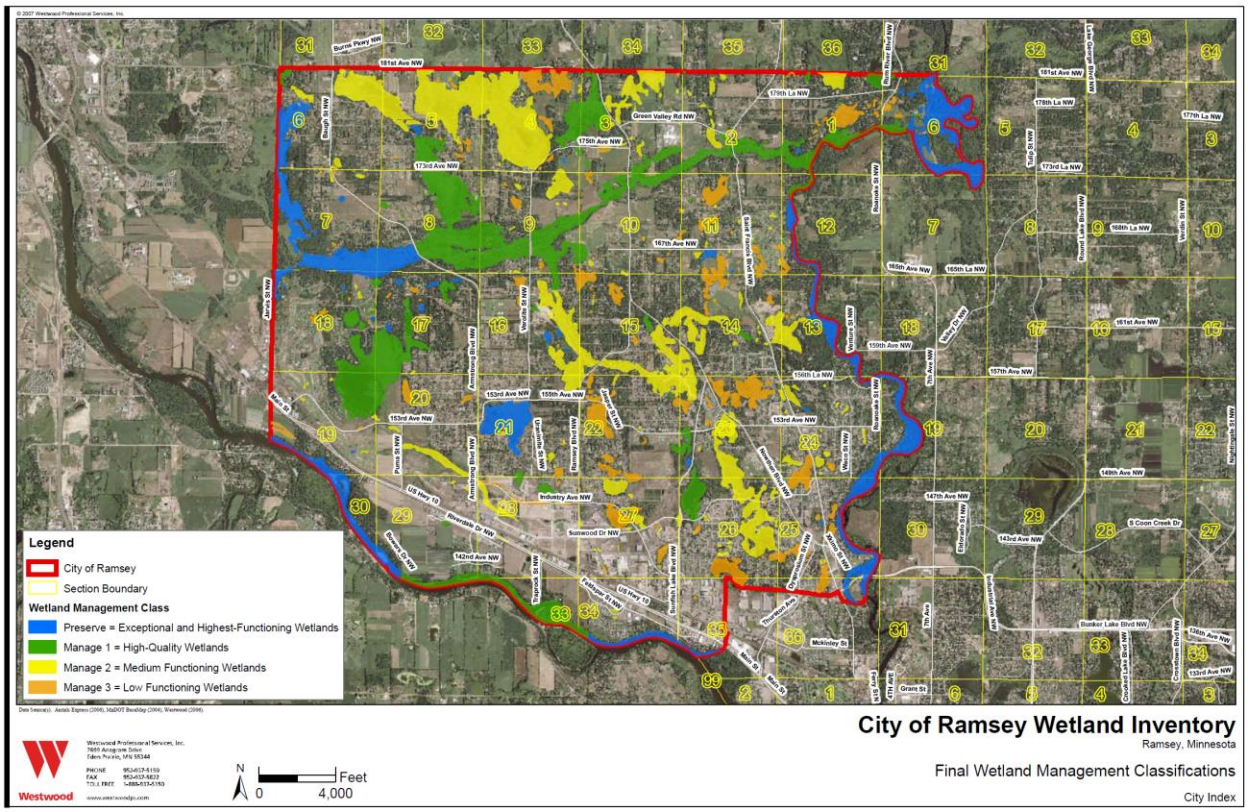
Wetland Inventory

Figure 2: Wetland Inventory



Buildable Area Standards

In 2016, the City adopted new standards related to lot depth as well as instituted a wetland setback. The purpose of both of these standards was to ensure that newly created lots would actually have sufficient buildable and usable area to accommodate typical homeowner additions, such as a deck, small shed, a yard to play in, etc. Too often, homeowners attempting to make improvements to their property were discovering that there was not sufficient space to accommodate a new deck, a detached accessory building, or even to establish what they viewed as a usable backyard. This was creating a lot of frustration on their part and was also resulting in code violations as well. By implementing these new standards, it not only assured that each newly created lot would have buildable and/or usable space beyond the footprint of their home, but also helped to protect wetlands both from being filled in as well as from a water quality stand point (more filtration of runoff before entering the wetland).

Figure 3: Buildable Area and Wetland Setback Example

Put a drawing illustrating the narrative above.

Pollinator Friendly Habitat

The City desires to encourage more pollinator friendly habitat for a multitude of reasons. First and foremost, Ramsey desires to ensure the sustainability of food supply and the food web, which relies heavily on pollinators. By promoting pollinator friendly practices and initiatives, the City not only helps foster the concept of local food through opportunities such as the local farmer's market, but also encourages the

protection, restoration, and/or establishment of pollinator habitat. Broadly speaking, pollinator habitat generally consists of native plants, shrubs and trees. Native species are generally more drought tolerant and require fewer inputs, such as water (irrigation) and chemicals (fertilizers and herbicides). Thus, by establishing more pollinator friendly habitat, the demand on groundwater for irrigation purposes should decrease. Furthermore, the reduced need for chemical application should lower the potential of groundwater and/or surface water contamination from inappropriate application of these products on the landscape.

Protecting, restoring, and/or establishing pollinator habitat also creates habitat for a variety of wildlife. Where feasible, conglomerations of pollinator friendly landscapes can become the basis for wildlife corridors and potentially even a greenway corridor.

Mayors for Monarchs

The City has taken the Mayors for Monarchs Pledge to affirm its support not only for the iconic monarch butterfly, but also for pollinators in general, whose habitat continues to be fragmented and/or destroyed.

Figure 4: Mayors for Monarchs Background

Lake Itasca Monarch Trail

Description will be added later.

Figure 5: Lake Itasca Monarch Trail

Brookfield Trail Connection

Project area map goes here.

Background on this demonstration project.

Shoreline Protection

The Mississippi River and Rum River experience significant erosion that poses a threat to individual properties and water quality as well. The Anoka Conservation District completed an inventory of the Mississippi River shoreline in December of 2015 to assess the severity of erosion. While a formal shoreline erosion inventory has not been completed on the Rum River, the Lower Rum River Watershed Management Organization (LRRWMO), along with City Staff, do conduct annual inspections to identify potential erosion concerns (as well as potential violations of the Wild and Scenic River Overlay District).

One of the primary impetuses for the formal inventory of the Mississippi River shoreline was to identify the most problematic properties and to use that data to solicit funding assistance.

Figure 6: Mississippi River Shoreline Inventory

To be added later.

Figure 7: Rum River Shoreline Inventory

To be added later.

Figure 8: Park and Trail Planning Map

To be added later.

Acceptable Shoreline Stabilization Techniques

This section will be completed at a later date. Potential acceptable techniques.

- Vegetation
- Natural Barriers
- Rip Rap
- Wing Dams
- Other

Groundwater Supply Preservation

Ramsey desires to protect the quantity and quality of our groundwater supply and aquifers. The City will accomplish this goal with two (2) broad strategies.

1. Programs, Incentives, and Rebates
2. Educational Initiatives

The remainder of this section will be updated with subsequent drafts providing more detail.

Solid Waste Management

This section will be completed later. Ramsey has a recycling program that all residential properties must participate in.

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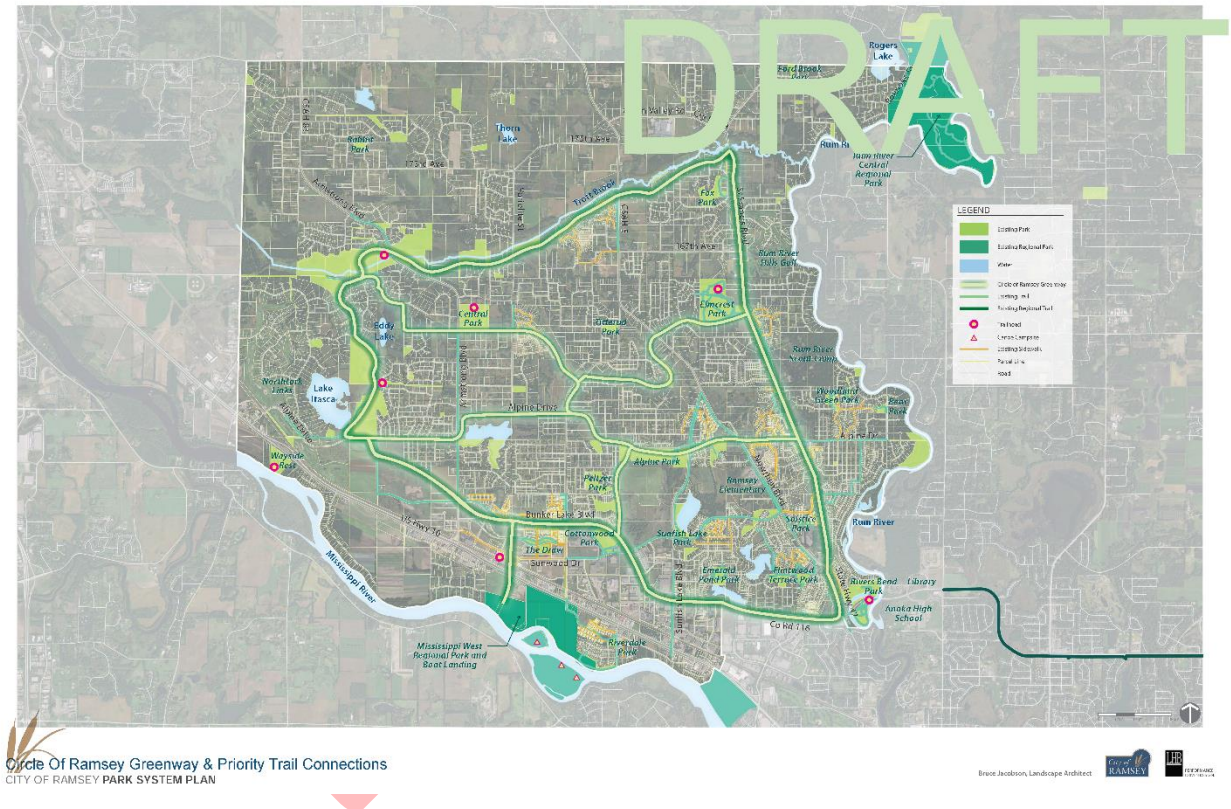
Access to Solar

This section will be completed at a later date. This is a required section. Subtopics include, but are not limited to the following.

- Existing solar ordinances
- Updated solar ordinances
- Connexus Energy Solar Farms (x2 in Ramsey)

Priority Greenway Corridors

Ramsey has developed a robust system of parks and trails. Trail connectivity is a key metric of success for our community. Ramsey desires to continue our tradition of prudent trail planning, connecting important recreational and ecological resources. In order prioritize limited resources to accomplish this goal, Ramsey has prioritized important trail connections around the 'Circle of Ramsey' connecting our system of Community Parks.



University of Minnesota Resilient Communities Project

During the 2017-2018 Academic School Year, Ramsey partnered with the University of Minnesota's Resilient Communities Project (RCP) to advance resilience planning and goals. A summary of the projects evaluated during the academic year is found below. Project reports are available upon requests. Many of the recommendations from the RCP partnership are integrated into this document's goals and implementation strategies.

RESILIENT COMMUNITIES PROJECT

What is the Resilient Communities Project?

The Resilient Communities Project (RCP) is a cross disciplinary program at the University of Minnesota whose mission is to connect communities in Minnesota with University faculty and students to advance local sustainability and resilience through collaborative, course-based projects. Ultimately, RCP strives to

- build local capacity to address community sustainability and resilience issues
- train students to be future sustainability practitioners in their fields
- produce case studies, tool kits, and other resources that advance sustainability and resilience practice at the community scale

How does RCP work?

Each academic year, RCP selects a partner community (typically a city, county, or tribal government) through a competitive process. RCP collaborates with the selected community to identify between 5 and 30 projects— based on community identified environmental, social, and economic issues and needs—that will advance local sustainability and resilience. Then, RCP serves as a matchmaker, strategically connecting the community's projects with existing U of MN courses that can provide appropriate research or technical assistance.

Staff and stakeholders from our partner communities work closely with faculty and students to provide local knowledge and deeper insight into the issues, ensuring the work students undertake is relevant to the community context. Outcomes from each University course are documented in a final report and presentation at the conclusion of the semester. Project results are shared with the community, and disseminated through RCP's website for use by other communities.

What are the benefits to students of collaborating with RCP?

- Efficient access to high quality and well-organized community projects
- Experience applying your knowledge and skills to real-world issues
- Opportunities to build your resume or portfolio for future job interviews
- Potential to meaningfully advance local sustainability and resilience
- Local and regional visibility and recognition for your work
- Opportunities to network with local government and industry professionals

For more information:

Mike Greco
Director
mgreco@umn.edu
612.625.7501

Dan Herrera
Program Associate
dherrera@umn.edu
612.625.9397

Resilient Communities Project
University of Minnesota
330 HHHSPA
301 19th Ave. S.
Minneapolis, MN 55455

rcp@umn.edu
www.rcp.umn.edu
@RCPumn
RCPumn

Resilient Communities Project
UNIVERSITY OF MINNESOTA
Driven to Discover℠

RCP–RAMSEY PROJECTS, 2017–2018

For the 2017–2018 academic year, RCP is collaborating with the City of Ramsey on 20 projects that will engage dozens of U of MN courses and hundreds of students to provide information, ideas, and new perspectives on locally identified sustainability and resilience issues.

Community Identity and Engagement

Every Voice Matters
Resident Engagement and Volunteerism Plan

A Gathering Place for Community
Community Center Plan

Sustaining Our Legacy
Historic Town Hall Plan

Creating Community Identify
Branding and Marketing Plan

Land Use and Transportation

Highway 10: A Community and Regional Focal Point
U.S. Highway 10 Corridor Plan

Connecting Ramsey
City-Wide Greenway Plan

A Gathering Within: An Attraction Beyond
The CDR Development Plan Update

Paying for Future Infrastructure Needs
Development Fee Study

Environmental Stewardship

Integrating Resources into Our Future
Natural Resources Management and Outreach Plan

Preventing Flood Damage and Disaster
Floodplain Communications Plan

Reduce Waste, Reuse Resources
Organics Recycling Plan

Clean Water, Clean Soil
Septic System Communications Plan

Will the Faucet Turn On?
Water Conservation Toolkit

Restoring Our Edge
Mississippi Shoreline Plan

Housing and Economic Development

Encouraging Small Business Growth and Expansion
Business Incubator Plan

Creating Housing Opportunities for All Generations
Housing Plan

Creating Destination
Retail Market Analysis

Administration

Protecting Our Investments
Asset Management Plan

Sustaining Our Team
Employee Development Plan

Employee Benefits for the Next Generation
Employee Benefits Plan

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Photos by Steve Schneider, Mike Greco, and Barrett Colombo.

RCP is a program of the University of Minnesota's Center for Urban and Regional Affairs (CURA).

The University of Minnesota is an equal opportunity educator and employer.
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Printed on recycled and recyclable paper with at least 10 percent postconsumer waste material.

Natural Resources Implementation

The Metropolitan Council's Regional Development Framework, ThriveMSP 2040, outlines roles for the Metropolitan Council and Ramsey for land use policy. Specific to land use policy, the Metropolitan Council has set a goal for the region to achieve Orderly and Efficient Land Use.

Ramsey Role - Natural Resource Protection	Metropolitan Council Role – Natural Resource Protection
• Include goals, priorities, and natural resource conservation strategies in the local comprehensive plan to protect and enhance natural resources identified in regional and local natural resource inventories. • Conserve, protect, and interconnect open space to enhance livability, recreational opportunities and habitats. • Adopt and implement ordinances for the conservation and restoration of natural resources within the community. • Work with regional partners and regional park implementing agencies to identify, plan for, and acquire natural areas and resources prime for preservation and protection.	• Integrate natural resource protection strategies into metropolitan system plans for infrastructure investments. • Collaborate with local, regional, and state partners to expand the Regional Parks System, as appropriate, to conserve, maintain, and connect natural resources identified as of high quality or of regional importance, consistent with the 2040 Regional Parks Policy Plan. • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection. • Maintain an up-to-date regional Natural Resources Inventory and Assessment in

• Plan for aggregate resource extraction where viable deposits remain accessible, as required by the Metropolitan Land Planning Act. • Complete local natural resources inventories, prioritize areas to protect, and integrate natural resources conservation into local ordinances. • Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns. • Encourage site planning that incorporates natural areas as part of site development and redevelopment.	partnership with the Department of Natural Resources. • Provide technical assistance and tools for natural resources protection, conservation, and restoration. • Promote the implementation of best management practices for habitat restoration and natural resource conservation.
Ramsey Role – Water Sustainability • Incorporate best management practices for stormwater management in planning processes and implement best management practices with development and redevelopment to control and treat stormwater. • Integrate water sustainability and protection of groundwater recharge areas into local plans. Consider how development, irrigation, reductions in infiltration and inflow, and increased surface runoff impact groundwater recharge and consider conservation strategies and best management practices to mitigate these impacts. • Adopt and implement best management practices for protection of natural resources, the quality and quantity of our water resources, and the preservation of water supply. • Explore alternative water supply sources to ensure adequate water resources beyond 2040. • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply. • Prepare and implement local water supply plans and source water (wellhead) protection ordinances, consistent with	Metropolitan Council Role – Water Sustainability • Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply. • Work to maintain and improve the quality and availability of the region's water resources to support habitat and ecosystem health while providing for recreational opportunities, all of which are critical elements of our region's quality of life. • Update regional plans for water supply and pursue environmentally sound and cooperative water reuse practices, conservation initiatives, joint planning, and implementation efforts to maximize surface water infiltration to recharge groundwater supplies. • Support economic growth and development by promoting the wise use of water through a sustainable balance of surface and groundwater use, conservation, reuse, aquifer recharge and other practices. • Provide efficient and high-quality regional wastewater infrastructure and services. • Pursue wastewater reuse where economically feasible as a means to promote sustainable water resources. • Reduce the excess flow of clear water into the regional wastewater collection system (inflow and infiltration) to protect capacity for future growth.

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Minnesota Rules part 4720, in all communities with municipal water supply. • Plan land use patterns that facilitate groundwater recharge and reuse, and reduce per capita water use to protect the region's water supply. • Plan for sustainable water supply options and groundwater recharge areas to promote development in accordance with natural resources protection and efficient use of land. • Partner with other water supply providers to explore options to reduce dependence on groundwater. • Prepare and implement local surface water plans as required by Minnesota Rules Chapter 8410, the Metropolitan Land Planning Act, and the 2040 Water Resources Policy Plan. • Reduce the excess flow of clear water into the local wastewater collection system (inflow and infiltration). Participate in inflow / infiltration grant programs as available. • Incorporate current MPCA regulations (Minn. Rules Chapters 7080-7083) as part of a program for managing subsurface sewage treatment systems (SSTS) in the comprehensive plan and local ordinances, and implement the standards in issuing permits. Describe the conditions under which the installation of SSTS will be permitted and the areas not suitable for public or private systems. • Adopt and enforce ordinances related to stormwater management and erosion control. • Adopt and implement best management practices for abating, preventing, and reducing point and nonpoint source pollution. • Develop and adopt critical area plans and ordinances consistent with Executive Order 79-19 and Critical Area Program rules in all communities with affected lands in the Mississippi River Critical Area Corridor. • Integrate drinking water source protection into local land use decisions, particularly in Drinking Water Supply Management Areas.	• Require proper management of subsurface treatment systems, consistent with Minn. Rules Chapters 7080-7083, to minimize impacts on surface water, groundwater, and public health. • Assure adequate and high quality groundwater and surface water supplies to protect public health and support economic growth and development by promoting the wise use of water through a sustainable balance of surface water and groundwater use, conservation, reuse, aquifer recharge, and other practices. • Review watershed management plans in coordination with the Board of Water and Soil Resources. • Review local water plans in partnership with the watershed organizations that approve the local water plans. • Support implementation of volume reduction techniques such as infiltration or filtration for stormwater management. • Promote the implementation of best management practices for stormwater management. • Collaborate with the Minnesota Department of Natural Resources (DNR) to provide technical assistance to local governments in implementing the Mississippi River Critical Area Program, and coordinate with the DNR in review of those plans and ordinances.

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• Develop programs that encourage stormwater management, treatment, and infiltration.	
Ramsey Role – Resilience • Identify local measures that would result in reductions in water use, energy consumption, and greenhouse gas emissions. • Identify local mitigation and adaptation strategies and infrastructure resiliency plans to protect against potential negative impacts to local economies, local resources, and infrastructure systems that result from more frequent or severe weather events. • Implement compact development patterns and create more connected places to reduce auto-dependency and related generation of greenhouse gas emissions. • Address climate change mitigation and adaptation in locally meaningful ways in the local comprehensive plan. • Identify local measures that would result in reductions in water use, energy consumption, and emission of greenhouse gases. • Ensure that local comprehensive plans and ordinances protect and enable the development of solar resources, as required by the Metropolitan Land Planning Act, and consider the use of other alternative energy sources as part of the planning process. • Consider the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing community solar garden opportunities for economic development, and providing sites for gardens to be developed. • Identify local measures to address impacts to local economies, local resources, and infrastructure systems as a result of more frequent or severe weather events. • Identify local initiatives as cost-saving measures that may, as a result, lower energy consumption, reduce the generation of greenhouse gas emissions, preserve water	Metropolitan Council Role – Resilience • Substantially reduce energy consumption at Council facilities, improve the efficiency of the Council's vehicle fleets including Metro Transit buses, and provide information to the public and partners to lead by example. • With regional infrastructure, planning, and operations, increase efforts to reduce water use and energy consumption. • Identify and address potential vulnerabilities in regional systems as a result of increased frequency and severity of storms and heat waves. Maintain dikes, emergency generators, and response plans for Council facilities facing extreme weather. • Use the Council's investments and planning authorities to contribute toward meeting statutory goals for reductions in the generation of regional greenhouse gas emissions. • Convene regional discussions about goals for climate change mitigation and adaptation. • Encourage the preparation of adaptation, mitigation, and resiliency responses to climate change as part of the comprehensive plan update. • Develop, collect, and disseminate information about climate change, including energy and climate data, GreenStep Cities best practices, and the next generation of the Regional Indicators data. • Work with the State of Minnesota on a greenhouse gas emissions inventory that informs regional discussion on emissions reduction. • Provide technical assistance and toolkit resources to communities in integrating climate change mitigation and adaptation strategies as part of local comprehensive plans. • Develop and strengthen partnerships with experts in climate change to better assist and inform local communities on how best

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supply, reduce municipal waste, or increase participation in recycling programs. • Participate in programs that evaluate and share city practices and provide technical support, such as the GreenStep Cities program and the Regional Indicators Initiative.	to evaluate and develop local climate changes strategies. • Encourage communities to participate in regional programs which support efforts to inform, plan for, mitigate, adapt, and respond to climate change issues of local significance such as water conservation, stormwater infrastructure adaptation, greenhouse gas reduction, use of alternative energy sources, infrastructure planning, and hazard mitigation planning. • Provide technical references and resources for communities seeking to mitigate and adapt to climate change in their own facilities and in their communities. Examples of these resources include stormwater, wastewater, and water supply management practices, and transit and land use planning. • Provide, or collaborate with partners to provide, technical references, and resources for communities seeking to mitigate and adapt to climate change, in their own facilities and in their communities, including, but not limited to, stormwater, wastewater, and water supply management practices,

Action	Priority	Timeframe

This section to be completed at a later date.

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ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, December 18, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Jane Covart Board Member Michael Hiatt Board Member Lucas Trossen Board Member Michael Valentine
Members Absent:	Board Member Colleen Anderson Board Member Reid Bernard
Also Present:	City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Hiatt and seconded by Chairperson Stodola to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Hiatt, Covart, Trossen, and Valentine. Voting No: None. Absent: Board Members Anderson and Bernard.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated November 13, 2017

Motion by Board Member Covart and seconded by Chairperson Stodola to approve the regular meeting minutes dated November 13, 2017.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Covart, Hiatt, Trossen, and Valentine. Voting No: None. Absent: Board Members Anderson and Bernard.

5. POLICY BOARD BUSINESS

5.01: Consider Landscape Plan for Affinity at Ramsey (Project No. 17-142); Case of Inland Group

City Planner Anderson presented the staff report. He stated that the City has a purchase agreement in place to sell about four acres of land adjacent to Municipal Plaza for a proposed residential apartment building. He stated that the City has received an application for Sketch Plan review of a new, 175-unit apartment building at the southwest corner of Ramsey Parkway and Center Street and would serve the 55+ demographic. He reviewed details of the proposed Landscape Plan associated with the project.

Board Member Hiatt asked if there would be surface parking as well.

City Planner Anderson highlighted the areas of surface parking, noting that the remainder of the parking would be included as the first, partially underground, floor of the building. He stated that staff recommends approval of the Landscape Plan contingent upon the compliance with the Staff Review Letter. He provided additional details on the transition to the electronic permit submittal and review system the City is using. He noted that the new system will allow all departments to review and provide comments at the same time, rather than waiting for one department to make comments before passing the plans on to another department.

Board Member Hiatt asked if the City has developed its plan for the greenway area nearby this area.

City Planner Anderson stated that staff recently received authorization from the City Council to proceed with the schematic design for the park area within The COR.

Board Member Hiatt asked for timing details, specifically whether this project would be constructed near the same time as the park improvements.

City Planner Anderson stated that he was unsure of the timeframe for the construction and completion of the park improvements and at this time is only aware of the authorization to prepare the schematic designs for the park improvements.

Motion by Board Member Valentine and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Hiatt, Covart, and Trossen. Voting No: None. Absent: Board Members Anderson and Bernard.

5.02: Review Landscape Plan for New Elementary School

City Planner Anderson presented the staff report. He stated that the new elementary school is proposed to be constructed on Nowthen Boulevard, directly east of 170th Avenue. He noted that this will be in addition to the existing Ramsey Elementary School. He stated that the project includes a 90,000-square foot building footprint, plus outdoor play spaces, parking and a bus corral. He noted that the intention is for the new school to be open for the 2019-2020 school year. He reviewed the details of the proposed plans. He stated that staff recommends approval of the Landscape Plan contingent upon compliance with the Staff Review Letter. He noted that the

School District would like to bid the project as early as March, should they gain all necessary approvals.

Motion by Board Member Valentine and seconded by Board Member Covart to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Covart, Hiatt, and Trossen. Voting No: None. Absent: Board Members Anderson and Bernard.

5.03: Review Draft Natural Resources Chapter of Comprehensive Plan

City Planner Anderson presented the staff report. He explained that the purpose of the case is to review the draft Natural Resources Chapter of the Comprehensive Plan and provide initial feedback to staff. He noted that the draft chapter was reviewed by the Steering Committee on December 11th. He provided a summary of the draft Chapter and noted that this will not be the last time the Board reviews this chapter. He asked for input from the Board, should they feel that something is lacking from the draft chapter.

Chairperson Stodola stated that the initial topics seemed to align with the topics from the Board's Workplan.

City Planner Anderson acknowledged that the Comprehensive Plan is a ten-year planning document but noted that staff and the Steering Committee also attempted to incorporate the broad topics from the Board's Workplan into the draft chapter.

Board Member Hiatt stated that he was pleased to see a mention of GreenStep, as he believed that there had been opposition to the program in the past. He asked if there has been any thought to wind energy. He acknowledged that solar energy is more common but asked if there should be a mention of wind energy, should that technology become more available in the next ten years.

City Planner Anderson noted that wind energy has been addressed in the zoning code, but acknowledged that there have been some advancements in technology since the ordinance has been written. He noted that another statement could be added to address future technologies that may emerge during the next ten years.

Board Member Valentine mentioned a newspaper article that he read today regarding solar energy and the remarkable growth that technology has encountered.

Board Member Hiatt stated that there are some really good ideas included in the draft chapter, noting that he was pleased to see the use of incentives for water reuse.

Board Member Covart asked if there are other programs similar to GreenStep that could be explored.

City Planner Anderson stated that there could be similar initiative programs out there.

Board Member Covart stated that she was not familiar with GreenStep but thought that it could be interesting for the Board to look for similar programs.

City Planner Anderson provided background information on the GreenStep program, noting that it is a voluntary program without commitment. He stated that the more items you accomplish voluntarily, the more recognition you would receive. He stated that the intention of the Board was for the City to look at its own initiatives and see what the City could be doing as a leader. He noted that there was some opposition and provided reasoning that was given.

Chairperson Stodola agreed that the City did not need to join GreenStep in order to explore initiatives and review policies.

Board Member Hiatt stated that he viewed the program as a resource that staff could use to gather additional Best Management Practices and other shared data.

City Planner Anderson confirmed the consensus of the Board that they are comfortable with the direction of the draft chapter.

6. BOARD / STAFF INPUT

- **Meeting Dates for January and February (due to Martin Luther King Jr. Day and Presidents Day, these meetings need to be rescheduled)**

City Planner Anderson stated that the January and February meeting dates will need to be re-scheduled as they fall on dates that City Hall will be closed. He noted that he will send out a poll to determine the best date for those meetings.

Board Member Valentine asked if there will be a future meeting when presentations will be received from the Resilient Communities Program.

City Planner Anderson stated that Community Development is working to develop an open house style meeting with all of the student groups on an evening prior to the City Council meeting where the Mayor provides the State of the City speech. He noted that will give the students an opportunity to present their information to all Board/Commission/Council members that would be interested, rather than attempt to schedule multiple meetings. He noted that once the dates are confirmed, he will pass that information to the Board. He confirmed that he will send out an email to confirm dates for the January and February meetings.

- **Possible Metropolitan Council Water Study**

City Planner Anderson stated that there is an opportunity, through the Metropolitan Council, to participate in a study that would look at ground water supply and aggressive conservation strategies. He noted that he passed the information on to the Board through email earlier today. He asked if there would be any objection from the Board in the City offering to participate in the study. He noted that the City may not be selected but he wanted to discuss the opportunity with the Board. He noted that additional information could be brought to the Board at their January meeting.

Board Member Hiatt asked and received confirmation that this study would only look at City wells and would not monitor private wells. He stated that data can never hurt and can only help to inform and therefore would support this opportunity.

Chairperson Stodola stated that he would be excited to be a part of a scientific study that could help the City to collect data as well.

Board Member Valentine agreed that it would be helpful to broaden the base of information that is available to policy makers. He stated that his only concern is what will be done with the information as he would want to ensure that the information would lead to equitable treatment of communities within the Metropolitan Council area. He used the example of Ramsey being stringent with their water use while perhaps a neighboring community does not follow that path and still obtains a cost savings in their water costs because of Ramsey's efforts. He stated that he would want to ensure that whatever is done following this study is applied to all communities in the Metropolitan Council's reach and not only to the cities that participate in the study.

Board Member Trossen asked if any neighboring communities are also on the list.

Board Member Covart noted that Andover was listed as the first community on the list and advised that Maple Grove and Brooklyn Park are also included on the list. She referenced a table that was included that listed communities that buy water from other communities. She asked the purpose of that table and specifically if that would mean that Ramsey could sell water to other communities, should the City manage their water well.

City Planner Anderson stated that he was unsure of the reason for including that table. He provided additional details on an upcoming meeting between the Ramsey City Engineer and a representative from the Metropolitan Council regarding possible surface water treatment options.

City Planner Anderson confirmed the consensus that the Board is open to participating in the study with the Metropolitan Council, should Ramsey be chosen, with the noted concern about equitable application of the results across the region.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Chairperson Stodola to adjourn the meeting.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **8. 1.**

Meeting Date: 01/04/2018

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed are zoning bulletins for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletins

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	12/28/2017 03:13 PM
Form Started By: JoAnn Shaw		Started On: 12/27/2017 09:01 AM
Final Approval Date: 12/28/2017		

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Zoning Bulletin

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Mat #41945632

Validity of Zoning Regulation—City adopts ordinance granting limited immunity from prosecution as public nuisance to marijuana dispensaries

Marijuana dispensary owner argues new ordinance is an illegal ex post facto law, making previously legal activity, retroactively illegal

Contributors

Corey E. Burnham-Howard

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Citation: *City of Vallejo v. NCORP4, Inc., 15 Cal. App. 5th 1078, 223 Cal. Rptr. 3d 740 (1st Dist. 2017)*

CALIFORNIA (09/29/17)—This case addressed the issue of whether a city ordinance, which granted limited immunity from prosecution as public nuisances to marijuana dispensaries that consistently paid businesses taxes and met other requirements, improperly amended an earlier city ordinance, which placed a business license tax on marijuana businesses, by making activity that was legal at the time committed (or at least subject to very limited penalties) suddenly and retroactively illegal (or subject to greater and much different penalties).

The Background/Facts: California laws permit medicinal and recreational use of marijuana. While those laws permit the use of marijuana, they do not "mandate that local governments authorize, allow, or accommodate the existence of" marijuana dispensaries. Nor do they preempt "the authority of California cities and counties, under their traditional land use and police powers, to allow, restrict, limit, or entirely exclude facilities that distribute medical marijuana, and to enforce such policies by nuisance actions."

The City of Vallejo (the "City") has several ordinances affecting the operation of medical marijuana dispensaries. The City's zoning ordinance prohibits all uses not expressly permitted, and declares unpermitted uses to be "a public nuisance." The City's zoning ordinance does not recognize marijuana dispensaries as a permitted or designated land use, and, therefore, such a use is an unpermitted nuisance.

Despite the fact that marijuana dispensary uses were not permitted under the City's zoning ordinance, they nonetheless were "proliferating." Noting a lack of financial resources to enforce land use restrictions, the City attempted to take a first step of "taxing and regulating these businesses." In 2011, City voters approved "Measure C" which placed a business license tax on marijuana businesses. In 2015, the City adopted Ordinance No. 1715, which provides that medical marijuana dispensaries are a public nuisance but grants immunity from prosecution to those dispensaries that have consistently paid business taxes and meet other requirements.

NCORP4, Inc. ("NCORP4") was a nonprofit corporation operating a medical marijuana dispensary in the City. The City denied NCORP4's request for limited immunity under Ordinance No. 1715 because NCORP4 had not paid most of its marijuana business taxes due under Measure C. In its application for limited immunity, NCORP4 offered to pay delinquent taxes and penalties. The City denied NCORP4's application and then sought to enjoin NCORP4's operations.

In May 2016, the City sued to enjoin operation of NCORP4's medical marijuana dispensary. The trial court denied the City's requested injunction. The court found that Ordinance No. 1715 improperly amended Measure C by increasing the penalty for nonpayment of taxes. The court determined that Ordinance No. 1715 amounted to "in essence an ex post facto law, making activity that was legal at the time committed (or at least subject to very limited penalties) suddenly and retroactively illegal (or subject to greater and much different penalties.)"

The City appealed. The City contended that it could lawfully preclude

operation of a medical marijuana dispensary that had a history of unpaid taxes. The City argued that Ordinance No. 1715 did not, as the trial court had held, impermissibly amend Measure C's tax provisions to increase the penalty for nonpayment of taxes but simply "limit[ed] the many aspirants to sell medical marijuana in the city to a manageable number by preferring those who have demonstrated a willingness and ability to comply with local law by paying the Measure C tax when the [C]ity enforced it . . . and to continue paying taxes as a condition of immunized operation."

DECISION: Judgment of Superior Court reversed, and matter remanded with directions to issue the City's requested preliminary injunction.

The Court of Appeal, First District, Division 3, California, agreed with the City. The court said that "[l]ocal governments may rationally limit medical marijuana dispensaries to those already in operation and compliant with prior law as past compliance shows a willingness to follow the law, which suggests future lawful behavior." Thus, the court characterized Ordinance No. 1715 as "essentially a grandfather provision." The court determined that a marijuana dispensary's timely payment of business taxes provided the City "with a rational basis to conclude that the dispensary will continue to act in a law-abiding manner." Since NCORP4 did not pay its business taxes, the court concluded that the City reasonably denied NCORP4 immunity to continue operations.

Addressing the NCORP4's argument and the trial court's conclusion—that Ordinance No. 1715 impermissibly amended Measure C as an ex post facto law, the appellate court noted that the constitutional prohibition on ex post facto laws applied only to criminal statutes and was inapplicable to local ordinances regulating the operation of medical marijuana dispensaries. Moreover, the court concluded that Ordinance No. 1715 did not amend Measure C's tax provisions retrospectively, but rather was a separate ordinance that used past compliance with Measure C as one of several standards for granting dispensaries immunity from prosecution as a public nuisance.

See also: *420 Caregivers, LLC v. City of Los Angeles, 219 Cal. App. 4th 1316, 163 Cal. Rptr. 3d 17 (2d Dist. 2012).*

See also: *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc., 56 Cal. 4th 729, 156 Cal. Rptr. 3d 409, 300 P.3d 494, 28 A.D. Cas. (BNA) 144 (2013).*

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Rezoning/Vested Rights—After corporation obtains conditional site plan approval to build self-storage facility within a block of a school, city changes zoning to prohibit such facilities within 250 feet of schools

Corporation contends it has a vested right to construct the self-storage facility, but city argues there was no vested right because corporation failed to comply with conditions in site plan approval or obtain building permit

Citation: *Siena Corporation v. Mayor and City Council of Rockville Maryland, 873 F.3d 456 (4th Cir. 2017)*

The Fourth Circuit has jurisdiction over Maryland, North Carolina, South Carolina, Virginia, and West Virginia.

FOURTH CIRCUIT (MARYLAND) (10/13/17)—This case addressed the issue of whether a property owner had a vested right under the Due Process Clause of the United States Constitution in building a self-storage facility.

The Background/Facts: In 2013, Siena Corporation and Rockville North Land LLLP (collectively, "Siena") sought to build an "ezStorage" self-storage facility in the City of Rockville, Maryland (the "City"). The property on which construction of the self-storage facility was proposed was zoned "Light Industrial." At the time Siena purchased the property, that zoning designation allowed for its use as the site of a self-storage facility.

City residents opposed the proposed ezStorage facility, contending that it posed a safety threat to the students of the local elementary school, which was located down the block from Siena's property. Residents expressed fear that the ezStorage facility would increase traffic, and that the storage facility might be used to store "illegal or hazardous materials and therefore invite crime into the area." The Residents proposed that the City amend its zoning ordinance to prohibit self-storage facilities within 250 feet of school zones. Eventually, in February 2015, the City council adopted such a zoning ordinance amendment. In effect, the zoning ordinance amendment prohibited self-storage facilities like Siena's from being built within 250 feet of lots with public schools.

While the zoning text amendment was being considered, and before it was adopted, Siena obtained from the City's Planning Commission conditional site plan approval for its proposed ezStorage facility. Final approval of the site plan was "subject to full compliance with" 19 conditions listed in the conditional approval, including obtainment of various permits. Siena did not

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satisfy all of the conditions on its site plan approval, and it didn't apply for a building permit.

After passage of the zoning amendment prohibiting self-storage facilities within 250 feet of schools, Siena was unable to build the ezStorage facility on its property. Siena sued the City. It alleged, among other things, that the zoning amendment violated the substantive due process guarantee of the Fourteenth Amendment of the United States Constitution. The Fourteenth Amendment provides, in relevant part, that no state shall "deprive any person of life, liberty, or property, without due process of law." Siena maintained that it had a protected property interest in using its property to develop an ezStorage facility.

The district court dismissed Siena's due process claim. The court held that Siena lacked a protected property interest in the ezStorage facility construction because it had not applied for a building permit.

Siena appealed.

DECISION: Judgment of district court affirmed.

The United States Court of Appeals, Fourth Circuit, held that Siena did not have a vested right in building a self-storage facility that was protected by the Due Process Clause.

In so holding, the court explained that to succeed on its substantive due process claim, Siena had to establish: (1) that it possessed a "cognizable property interest, rooted in state law"; and (2) that the City Council in adopting the zoning amendment deprived it of this property interest in a manner "so far beyond the outer limits of legitimate governmental action that no process could cure the deficiency." The court determined that Siena "ha[d] not cleared either hurdle."

To have a "cognizable property interest," requires a "legitimate claim of entitlement," said the court. Looking at Maryland law, the court found that:

> "in order to obtain a 'vested right' in the existing zoning use which will be constitutionally protected against a subsequent change in the zoning ordinance prohibiting or limiting that use, the owner must (1) obtain a permit or occupancy certificate where required by the applicable ordinance and (2) must proceed under that permit or certificate to exercise it on the land involved so that the neighborhood may be advised that the land is being devoted to that use."

Here, since Siena had failed to satisfy either of those requirements—in that it never applied for a building permit or satisfied the conditions of its site plan approval for its proposed self-storage facility, the court concluded that it did not have a vested right in the self-storage facility use.

Moreover, the court found that "[e]ven if Siena had a property interest here, the enactment of the zoning text amendment would still fall short of a substantive due process violation." The court said that state deprivation of a protected property interest violates substantive due process only if it is "so arbitrary and irrational, so unjustified by any circumstance or governmental interest, as to be literally incapable of avoidance by any pre-deprivation procedural protections or of adequate rectification by any post-deprivation state remedies." In other words, the state action must be "conscience shocking, in a constitutional sense," lacking any "conceivable rational relationship to the exercise of the

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state's traditional police power." Here, the court found that the zoning amendment to prohibit self-storage facilities within 250 feet of schools did not shock the conscience as it was an attempt to protect students from the hazards that the City Council believe to be associated with self-storage facilities: increased crime, traffic, and illicit drugs.

See also: *L.M. Everhart Const., Inc. v. Jefferson County Planning Com'n, 2 F.3d 48 (4th Cir. 1993).*

See also: *Sylvia Development Corp. v. Calvert County, Md., 48 F.3d 810 (4th Cir. 1995)).*

See also: *A Helping Hand, LLC v. Baltimore County, MD, 515 F.3d 356, 20 A.D. Cas. (BNA) 519 (4th Cir. 2008).*

Case Note:

Siena had also brought an equal protection claim under the Fourteenth Amendment. With regard to that claim, the Equal Protection Clause provides that no state shall deny to any person within its jurisdiction "the equal protection of the laws." Siena suggested that the zoning text amendment uniquely burdened its property in a discriminatory manner. The district court rejected that claim, concluding that the zoning text amendment "was rationally based, given the residents' concerns that self-storage facilities near school could attract crime and traffic that would endanger students." The Fourth Circuit agreed. It also noted that Siena could not show that Siena had been intentionally treated differently than others similarly situated since Siena failed to identify a similarly situated competitor. Moreover, said the court, even such a similarly situated competitor existed, "the zoning text amendment would apply to it in the exact same way it applie[d] to Siena."

Billboards/Eminent Domain—City denies company's billboard relocation request

Billboard company argues denial was "illegal" because denial amounted to eminent domain taking under state's Billboard Compensation Statute and city failed to comply with statutory eminent domain procedural requirements

Citation: *Outfront Media, LLC v. Salt Lake City Corporation, 2017 UT 74, 2017 WL 4783908 (Utah 2017)*

UTAH (10/23/17)—This case addressed the issue of whether, under Utah's Billboard Compensation Statute (Utah Code section 10-9a-513), the denial of a billboard relocation request by a municipality constitutes a physical taking of the billboard, which requires compliance with the eminent domain

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procedures of Utah's Eminent Domain Statutes (Utah Code sections 78B-6-501 through 522).

The Background/Facts: CBS Outdoor, LLC ("CBS") owned a billboard in Salt Lake City (the "City"). Its billboard was located on land that CBS leased from Corner Property, L.C. ("Corner Property"). In the fall of 2014, CBS's lease from Corner Property was about to expire, so CBS sought to relocate its billboard. CBS submitted a billboard relocation request to the City. The City's mayor made the decision to deny CBS's request to relocate the billboard.

CBS appealed that denial. Among other things, CBS argued that the denial was "illegal" because, in denying CBS's billboard request, the City "invoked the power of eminent domain to effect a physical taking of CBS's billboard without complying with the procedural requirements that constrain the use of eminent domain." In particular, CBS asserted that under Utah's Billboard Compensation Statute (Utah Code section 10-9a-513), the denial of a billboard relocation request by a municipality constitutes a physical taking of the billboard, which requires compliance with the eminent domain procedures of Utah's Eminent Domain Statutes (Utah Code sections 78B-6-501 through 522). CBS contended that the City's denial of its billboard request illegally failed to comply with the eminent domain procedures of Utah's Eminent Domain Statutes, which provide that "[p]roperty may not be taken by a political subdivision of the state unless the governing body of the political subdivision approves the taking." Here, the "governing body" was the City Council, and the City Council did not participate in the decision to deny CBS's relocation request; the decision was made by the City's mayor alone.

The City maintained, however, that the Eminent Domain Statutes do not apply to billboard relocation denials. Pointing to the texts of the Billboard Relocation Statute and the Billboard Compensation Statute, the City noted that neither incorporated the Eminent Domain Statutes by explicit textual reference.

Utah's Billboard Relocation Statute provides, in relevant part, that a municipality may agree to relocation of a billboard. The Billboard Compensation Statute provides, in pertinent part that "[a] municipality is considered to have initiated the acquisition of a billboard structure by eminent domain if the municipality prevents a billboard owner from . . . relocating a billboard into any commercial, industrial, or manufacturing zone within the municipality's boundaries, if [certain spacing requirements are met]; and . . . the billboard owner has submitted a written request under Subsection 10-9a-511(3)(c); and . . . the municipality and billboard owner are unable to agree, within the time provided in Subsection 10-9a-511(3)(c), to a mutually acceptable location[.]" In other words, the Billboard Relocation Statute permits a municipality to agree to a billboard relocation request that would otherwise be prohibited by the city's zoning ordinance. However, if the city does not agree to a relocation request, and that request meets certain spacing requirements (which CBS' request here did), the city is "considered" under the Billboard Compensation Statute to have "initiated the acquisition of the billboard structure by eminent domain."

The district court agreed with the City's arguments, and upheld the City's denial of CBS's relocation request.

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CBS appealed.

DECISION: Judgment of district court affirmed.

The Supreme Court of Utah also agreed with the City's arguments. The court held that the procedural requirements of eminent domain mandated by Utah's Eminent Domain Statutes (i.e., that property could not be taken by the City unless the City Council approved the taking) did not apply because, "under the Billboard Compensation Statute, relocation denials are merely 'considered' to be the acquisition of a billboard structure by eminent domain for compensation purposes, but th[ose] denials do not actually involve the formal exercise of the eminent domain power and the concomitant procedures the legislature has prescribed to restrain the exercise of that power." In other words, the court read the Billboard Compensation Statute to treat a denial under the Billboard Relocation Statute (such as the City's denial of CBS's billboard relocation request, here) as "an acquisition for compensation purposes only, even though the denial itself [was] not an acquisition."

In sum, the court concluded that Utah's Eminent Domain Statutes "do not apply to actions that may trigger the Billboard Compensation Statute." The court interpreted the Billboard Compensation Statute to mean that, by denying billboard relocation requests that meet the spacing requirements (as the City had done here with CBS), the City is "considered to have initiated the acquisition of a billboard structure by eminent domain, solely for purposes of just compensation as dictated in that section." Because "considered" in that context means "to look upon (as)," the court concluded that billboard relocation denials that meet the spacing requirements are "only to be looked upon as acquisitions by eminent domain, though in fact they are not."

Case Note:

CBS also challenged the denial of its relocation request as violating the City's Billboard Ordinance, and as being arbitrary and capricious. The appellate court rejected both of these arguments. The court found that the City's Billboard Ordinance did not forbid the City from denying a billboard relocation request that fit within the spacing requirements of the Billboard Compensation Statute (as with CBS' request here). And, the court found that the City mayor's decision to deny CBS' billboard relocation request was not arbitrary and capricious because it furthered the mayor's established goal of achieving a net reduction in the number of billboards in the area.

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Variance/Conditions—Village grants restaurant owner's requested parking variance, with conditions dictating hours of operation and requiring valet parking

Restaurant seeks to annul conditions, arguing they are unreasonable

Citation: *Bonefish Grill, LLC v. Zoning Bd. of Appeals of Village of Rockville Centre, 153 A.D.3d 1394, 61 N.Y.S.3d 623 (2d Dep't 2017)*

NEW YORK (09/27/17)—This case addressed the issue of whether conditions imposed on a parking variance were reasonable.

The Background/Facts: Bonefish Grill, LLC ("Bonefish Grill") leased property (the "Property") in the Village of Rockville Centre (the "Village"). In 2013, Bonefish Grill sought to demolish the existing structure on the Property and to build a 5,400 square foot restaurant. Based on the square footage of the proposed structure, the Village's Zoning Code required Bonefish Grill to have 54 off-street parking spaces. The Property did not have any off-street parking spaces.

Bonefish Grill applied for a parking variance. The parking variance application relied on a license agreement, which Bonefish Grill had with the adjacent property, allowing Bonefish Grill access to that adjacent property's 40 exclusive parking spaces between 4:00 p.m. and 12:30 a.m. on Mondays through Fridays.

The Village's Zoning Board of Appeals (the "ZBA") granted the parking variance with specific conditions, including that the restaurant's operating hours be restricted to 4:00 p.m. and 12:30 a.m. on Mondays through Fridays, and that valet parking be mandatory. The ZBA also granted Bonefish Grill's application for a substantial occupancy permit, imposing the same conditions.

Bonefish Grill challenged the conditions imposed, asking the court to annul them. The court annulled the conditions that restricted the restaurant's operating house and required valet parking.

The ZBA appealed.

DECISION: Judgment of Supreme Court reversed in relevant part.

The Supreme Court, Appellate Division, Second Department, New York, held that the conditions imposed on Bonefish Grill's parking variance were reasonable.

The appellate court explained that a zoning board "may, where appropriate, impose reasonable conditions and restrictions as are directly related to and incidental to the proposed use of the property, and aimed at minimizing the adverse impact to an area that might result from the grant of a variance or

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special permit." The court further explained that if the imposed conditions are "unreasonable or improper," they may be annulled although the variance is upheld.

Here, the appellate court concluded that the ZBA's conditions on Bonefish Grill's parking variance, requiring valet parking and limiting the hours of operation to coincide with the hours of access to the 40 off-street parking spaces granted in the license agreement, were "proper because the conditions related directly to the use of the land and were intended to protect the neighboring commercial properties from the potential adverse effects of [Bonefish Grill's] operation, such as the anticipated increase in traffic congestion and parking problems." The court found that the "ZBA's rationale was supported by empirical and testimonial evidence," including the testimony of local store owners and the ZBA members own personal knowledge of parking demands in the area of the Property.

See also: *St. Onge v. Donovan, 71 N.Y.2d 507, 527 N.Y.S.2d 721, 522 N.E.2d 1019 (1988).*

See also: *Martin v. Brookhaven Zoning Bd. of Appeals, 34 A.D.3d 811, 825 N.Y.S.2d 244 (2d Dep't 2006).*

Zoning News from Around the Nation

CALIFORNIA

The San Francisco Board of Supervisors in considering legislation "that would make it easier to establish specially protected cultural districts in the city." The bill's aim is to "help slow the tide of gentrification in traditional ethnic enclaves." The new bill defines a cultural district as a neighborhood that: "Embodies a unique cultural heritage because it contains a concentration of cultural and historic assets or culturally significant enterprise, arts, services, or businesses, or because a significant portion of its residents or people who spend time in the area or location are members of a specific cultural, community, or ethnic group."

Source: *Curbed San Francisco*; *https://sf.curbed.com*

MARYLAND

The Montgomery County Council passed legislation that restricts the placement of country inns in certain residential zones. While current zoning law designates "rural areas" as locations for country inns, the recently passed measure gives more specificity, allowing for a country inn to be located in certain residential zones "only on properties that border a more rural zone." An amendment to the bill creates an exemption to the location restrictions for country inns located in a building that the county has deemed historic.

Source: *Bethesda Magazine*; *www.bethesdamagazine.com*

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OHIO

Cleveland's City Council recently voted to approve new zoning requirements that will reportedly "prevent the sale of medical marijuana in about 95 percent of the city." The legislation "limits the location of marijuana dispensaries, cultivation sites, production and refining facilities and research sites." More specifically, the new ordinance provides that medical marijuana operations:

- "cannot be opened within 500 feet of a property that is the site of a school, church, public library, public playground or public park;"
- "are allowed only on property zoned as a general retail district or one of three industrial property designations."

Source: *cleveland.com; www.cleveland.com*

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Standing—Association of neighborhoods challenges county approval of planned use development

Developer argues that association lacks standing to bring such a judicial challenge

Citation: *Greater Towson Council of Community Associations v. DMS Development, LLC, 2017 WL 4990670 (Md. Ct. Spec. App. 2017)*

Contributors

Corey E. Burnham-Howard

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MARYLAND (11/01/17)—This case addressed the issue of whether a community-associations group had standing (i.e., the legal right to seek judicial review) to challenge a zoning board's decision to grant a developer a waiver of local "open space" requirements and to approve a planned unit development.

The Background/Facts: DMS Development, LLC ("DMS") proposed a planned unit development ("PUD") in Towson, an unincorporated community in Baltimore County (the "County"). DMS proposed that the PUD would contain a "mixed residential dormitory and commercial project."

Baltimore County Code ("BCC") required new developments to provide a certain amount of recreational "open space" depending on the number of residential units. The County granted to DMS a waiver of the local open space requirement, and the County set the fee to be paid in lieu of meeting the open space requirements at "zero" dollars. Ultimately, the County Council approved the PUD.

Thereafter, the Greater Towson Council of Community Associations ("GTC"), among others, challenged the PUD approval and the open space waiver. GTC was an "umbrella group" that represented more than 30 neighborhoods in Towson. Eventually, the County Board of Appeals (the "Board") affirmed the decision to approve the PUD. The Board also approved the open space waiver at the zero-dollar waiver fee.

GTC then filed two separate petitions for judicial review. One challenged the PUD approval and the other challenged the open space requirement waiver. Those cases were consolidated before the circuit court.

DMS asked the circuit court to dismiss the actions. DMS argued that GTC lacked standing (i.e., the right to assert the claims in the judicial forum). The circuit court denied DMS's motions to dismiss. The circuit court found that GTC had standing because GTC had participated as a party before the Board in both cases, and because one of GTC's member neighborhood association members owned a community park and garden near the PUD. With regard to the open space waiver case specifically, the circuit court found that GTC had a strong interest in DMS's payment of a higher waiver fee because of the benefits it could bring to GTC's member neighborhoods in the County.

The circuit court later affirmed both of the Board's decisions.

GTC appealed. DMS again argued that GTC lacked standing to maintain an appeal.

DECISION: Judgment of Circuit Court vacated and matter remanded with instructions to dismiss.

The Court of Special Appeals of Maryland held that GTC lacked standing to petition for judicial review both the Board's decision to grant DMS a waiver of the local open space requirements and to approve the PUD.

In so holding, the court explained that, under Maryland law, in order to have standing to petition for judicial review, a party must meet "two conditions precedent." First, the party "must have been a party to the proceeding before the Board." Second, the party must be "aggrieved" in that the party's "personal or property rights are adversely affected by the decision of the Board . . . in a way different from that suffered by the public generally." Here, the

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appellate court found that "GTC did not put forth any evidence of its own property ownership, nor that it was specially aggrieved in some other way" different from the general public.

The court emphasized that while a party may have standing before the Board, it can lack standing to petition for judicial review in the circuit court (because there is a lower threshold for standing before a Board than a judiciary). The court also emphasized that "Maryland's policy relating to 'association standing' in land use actions" requires a neighborhood or community association itself to "be 'aggrieved' by the decision of the Board regardless of its members' property ownership." In other words, the court said that an association lacks standing to sue where it has no property interest of its own—separate and apart from that of its members.

Here, since GTC lacked any property ownership of its own, it was "required to overcome the difficult burden[of] alleging and proving how the Board's decision in the open space waiver case harmed GTC differently than others in the community," said the court. The court found there was "no evidence in the record . . . that GTC was 'specially aggrieved' by the decision to permit the zero dollar waiver fee any more than the general public—including all resident property owners in Baltimore County." The court also found that GTC was not an "aggrieved" party based on the property interests of any of the individual resident members of the neighborhoods, which were, in turn, members of GTC—since, to have standing, the association had to, itself, be "aggrieved" by the Board's decision and could not rely on its members' property ownership or interests.

Thus, finding that GTC lacked standing, the appellate court concluded that the circuit court erred in denying DMS' motions to dismiss GTC's petitions for judicial review in both cases.

See also: *Bryniarski v. Montgomery County Bd. of Appeals, 247 Md. 137, 230 A.2d 289 (1967).*

See also: *Ray v. Mayor and City Council of Baltimore, 430 Md. 74, 90, 59 A.3d 545 (2013).*

Rezoning/Eminent Domain/Due Process—City rejects landowner's request to rezone property

Landowner alleges that rezone denial constitutes unconstitutional taking of property

Citation: *Diversified Holdings, LLP v. City of Suwanee, 2017 WL 4985523 (Ga. 2017)*

GEORGIA (11/02/17)—This case addressed the issue of whether inverse condemnation was an available remedy on review of a particular zoning classification. It also addressed the issue of whether a city's refusal to rezone property violated a property owner's due process rights.

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The Background/Facts: Diversified Holdings, LLP ("Diversified") owned 30 acres of undeveloped land (the "Property") in the City of Suwanee (the "City"). The Property was zoned for commercial use in accordance with the City's 2030 Comprehensive Plan. Claiming that it has been unable to sell the Property as zoned for more than two decades, Diversified applied to the City for rezoning of the Property to allow for multifamily use. The City denied Diversified's request to rezone.

Diversified then filed suit in superior court. Diversified alleged that the City's decision to deny Diversified's rezoning request constituted an unconstitutional taking of the Property.

The superior court concluded that the City's current zoning of the Property caused Diversified a "significant detriment." Evidence showed that the fair market value of the Property would increase "tremendously" if it were rezoned—from between $600,000 and $1.5 million to approximately $5.9 million. However, the superior court also concluded that the City's decision did not constitute an abuse of discretion and did not work an unconstitutional taking because the existing commercial zoning of Diversified's Property was "compatible with the surrounding commercial uses and [was] consistent with the City's comprehensive plan and economic development" and was therefore "substantially related to the public health, safety, morality, and welfare."

Diversified appealed. The City also cross-appealed the finding that Diversified showed a significant detriment.

DECISION: Judgment of Superior Court affirmed.

The Supreme Court of Georgia first held that inverse condemnation was not an available remedy for Diversified, here. The court explained that inverse condemnation claims draw their remedies from the eminent domain provisions in the Fifth Amendment of the United States Constitution (as well as Article 1, Section 3, Paragraph I of the Georgia Constitution), which protects against uncompensated "takings." The court explained that such takings are seen when the "government encroaches upon or occupies private land for its owner proposed use," or when a "regulation of property . . . violates constitutional due process guarantees." The court noted that, with regard to regulatory action, when a regulation results in a permanent physical infringement of property or deprives the property owner of "all economically beneficial uses," such action will be deemed a "per se taking" (i.e., on its face taking). With regard to cases that fall outside of those two categories, the court explained that courts look at certain factors to determine whether the regulation has "interfered with distinct investment-backed expectations." Those factors include: the "economic impact of the regulation on the claimant and, particularly, the extent to which the regulation has interfered with distinct investment-backed expectations"; and "the character of the government action" (i.e., physical invasion versus "public program adjusting the benefits and burdens of economic life to promote the common good"). In summary, said the court, a party challenging a government regulation as an uncompensated exercise of the government's eminent domain power must show that the regulation is "so onerous that its effect is tantamount to a direct appropriation or ouster."

The court further explained that zoning "does not ordinarily present the

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kind of affirmative public use at the expense of the property owner that effects a taking." Zoning claims are typically "rooted in due process guarantees against arbitrary exertion of the police power rather than in the government's authority to take private property through eminent domain," said the court. "When the property owner's right to the unfettered use of his property confronts the police power under which zoning is effected, due process guarantees act as a check against the arbitrary and capricious use of that police power," said the court. Therefore, in order to strike a balance (between police power and property rights), "a zoning classification that substantially burdens a property owner may be justified if it bears a substantial relation to the public health, safety, morality, or general welfare," said the court. Lacking such a justification, the zoning may be set aside as "arbitrary or capricious," and cannot stand.

Here, Diversified had alleged both an inverse condemnation and a due process violation. The court concluded that because Diversified requested relief in the form of rezoning without seeking damages for a taking, their claim was properly understood as sounding in due process. Again, under the due process analysis, the court said that Diversified's challenge of the validity of the zoning "must show, by clear and convincing evidence, that the zoning at issue presents a significant detriment to the landowner and is insubstantially related to—in other words, does not 'substantially advance'—the public health, safety, morality, and welfare."

In looking at the validity of the City's decision to deny the rezoning request, the court explained that the following factors had to be considered:

> (1) existing uses and zoning of nearby property; (2) the extent to which property values are diminished by the particular zoning restrictions; (3) the extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public; (4) the relative gain to the public, as compared to the hardship imposed upon the individual property owner; (5) the suitability of the subject property for the zoned purposes; and (6) the length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.

Balancing those factors here, the court concluded that the City's denial of Diversified's petition to rezone the Property for multi-family housing should be affirmed. The court said this was because the zoning decision was not "arbitrary or capricious," but rather was "substantially related to the public's healthy, safety, morality, and welfare" as: the area around the Property was zoned for commercial use; the City's Comprehensive Plan provide for the Property's commercial zoning; such zoning was adopted after "extensive study and public debate"; the Property had no sidewalks and therefore was hazardous for pedestrians; and businesses abutted the Property.

See also: *Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).*

Case Note:

In its decision, the court emphasized that its decision clarified that the "substantially advances" standard that derives from constitutional due process guarantees "has no place in an eminent domain or inverse condemnation proceeding." "Consequently,

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where a landowner claims harm from a particular zoning classification, inverse condemnation is not an available remedy unless the landowner can meet the separate and distinct requirements for such a claim."

Case Note:

The City had also cross-appealed the superior court's finding that Diversified showed a significant detriment. Because the appellate court affirmed the trial court's decision that the denial of Diversified's application was not arbitrary or capricious, the appellate court did not reach the City's contention on cross appeal.

Validity of Zoning Ordinance—City ordinance imposes overlay district that prohibits "mobile home parks or courts"

Property owner seeking to construct mobile homes argues that the term "mobile home parks or courts" was unconstitutionally vague

Citation: *Edwards v. City of Warner Robins, 2017 WL 4870994 (Ga. 2017)*

GEORGIA (10/30/17)—This case addressed the issue of whether the term "mobile home court or park" as used in a city's zoning ordinance was "unconstitutionally vague" as applied. The case also addressed whether a city's denial of a property owner's request to replace an existing mobile home or construct new mobile homes violated the property owner's vested rights.

The Background/Facts: Since 1973, Charles Edwards ("Edwards") and his wife, Carol Edwards, (collectively, the "Edwardses") had rented out a mobile home on each of three lots (the "1973 lots") that Edwards owned in the City of Warner Robins (the "City"). In June 1997, the Edwardses purchased properties (the "1997 lots") adjoining the three 1973 lots, with all lots then owned comprising seven acres with 36 lots. Each lot either had a mobile home on it or was being held out for use by a mobile home.

At the time of the Edwardses' 1997 lots purchase, however, mobile homes were prohibited on the 1973 lots and the 1997 lots under the City's 1994 Base Environs Overlay District ("BEOD") Ordinance. The BEOD was an overlay district that prohibited "manufactured housing" or "mobile homes" in the zoning district where the Edwardses' owned property. The BEOD Ordinance did provide exemptions for nonconforming uses. Thus, the Edwardses' original three mobile homes (on the 1973 lots) had been permitted since 1994 as nonconforming uses.

In 1997, the Edwardses requested, and the City granted, a rezoning of the

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Edwardses' properties to an R-MH zoning designation, which allowed mobile home uses.

In 2008, the City amended the BEOD Ordinance by replacing a table, and in doing so, stated that "mobile home parks or courts" and "related structures" were prohibited in the BEOD Ordinance.

In February 2009, the City notified the Edwardses that even though the underlying R-MH zoning of their properties allowed mobile homes, the BEOD took precedence and did not allow them.

In August 2011, the Edwardses asked the City to allow them to: (1) upgrade a mobile home on one of the 1973 lots; and (2) to put additional mobile homes on the 1997 lots. The City denied those requests.

The Edwardses then appealed the City's denial of their requests. Among other things, the Edwardses argued that the City's denial of their requests were improper because the BEOD Ordinance was "unconstitutionally vague and overbroad" as applied to them. They also argued that the denial unconstitutionally violated their vested rights to use the properties for mobile homes.

Finding no material issues of fact in dispute, and deciding the matter based on the law alone, the superior court granted summary judgment on the Edwardses' claims in favor of the City.

The Edwardses appealed. On appeal, they again argued that the term "mobile home court or park" in the 2008 BEOD Ordinance amendment was "unconstitutionally vague" and that it was unclear if the BEOD Ordinance precluded them from placing additional mobile homes on their properties. In the alternative, they argued that even if it was clear that a large group of related mobile homes would qualify as a "mobile home park or court," the BEOD Ordinance was unconstitutionally vague because it was "not clear whether this language prohibits the placement of a single mobile home in the BEOD area." Further, the Edwardses argued that the BEOD Ordinance unconstitutionally hampered the use of their properties by violating their vested rights to use the properties for mobile homes.

DECISION: Judgment of district court superior court affirmed.

The Supreme Court of Georgia concluded that the BEOD Ordinance term "mobile home park or court" was not, as the Edwardses had argued, unconstitutionally vague as applied. The court explained that the BEOD Ordinance would be void if it was "so vague that persons of 'common intelligence must necessarily guess at its meaning and differ as to its application.' " Here, the court found that persons of common intelligence would understand that the term "mobile home park or court" encompassed the kind of aggregation of commonly owned mobile homes that the Edwardses had or had sought. Indeed, the court noted that the Edwardses had explained that they wanted to develop a "manufactured home park" or a "mobile home park" on their properties. Accordingly, the court concluded that the BEOD Ordinance was not vague as applied to Appellants' situation.

As to the Edwardses' argument that the BEOD Ordinance was vague as to the placement of a single mobile home in the BEOD area, the court would not address that issue since the Edwardses were "not in that situation" and thus lacked standing (i.e., the legal right) to raise that argument.

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Finally, the court also held that the BEOD Ordinance did not, as the Edwardses had argued, violate the Edwardses' vested rights to use the properties for mobile homes. The court noted that since the City's zoning ordinance prohibited the expansion of nonconforming uses, the City's denial of the Edwardses' request to replace a mobile home on one of the 1973 lots was "not unconstitutional." As for the additional mobile homes that the Edwardses sought to place on the 1997 lots, the court concluded that the Edwardses had not acquired a vested right to put those mobile homes on those properties, as they did not own the property until after the BEOD Ordinance prohibition on mobile homes was adopted. The court explained that "vested rights to develop property in accordance with prior zoning are personal" and did not transfer to the Edwardses when they purchased the 1997 lots.

Further, the court concluded that the City's grant of the 1997 rezone of the properties to R-MH designation did "not change th[at] result." The court said that the Edwardses could not have reasonably relied on that rezoning to erect mobile homes on the properties because the rezoning changed only the underlying zoning classification, and it did not change the BEOD Ordinance, which had always prohibited mobile home parks.

See also: *Gouge v. City of Snellville, 249 Ga. 91, 287 S.E.2d 539 (1982).*

Conditional Use—City grants conditional use permit for professional office use in residential zoning district

Neighboring resident challenges the conditional use permit, arguing that accessible parking requirements were not met and use did not conform to character of the neighborhood as required

Citation: *Harrington v. City of Davis, 16 Cal. App. 5th 420, 224 Cal. Rptr. 3d 351 (3d Dist. 2017)*

CALIFORNIA (10/20/17)—This case addressed the issue of whether a city improperly issued a conditional use permit for a professional office space use that failed to provide accessible parking.

The Background/Facts: Catherine LeBlanc ("LeBlanc") and Christopher Sanborn ("Sanborn") owned real property (the "Property") in the City of Davis (the "City"). The Property was improved by a single family home, and was located in the City's "residential garden apartment" (R-3 or R-3-M) zoning district. In that zoning district, a variety of conditional uses could be permitted, including professional offices.

The previous owner of the Property had obtained a building permit and conditional use permit ("CUP") authorizing use of the Property for profes-

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sional office space. However, that owner stopped using the Property for commercial purposes in 2011, and the original CUP had then expired.

In October 2013, LeBlanc applied to the City for a CUP authorizing use of the Property as a professional office space. The City's Planning Commission approved the CUP. Notably, in approving the CUP, the Planning Commission determined that, based on the square footage of the professional office space, a minimum of three parking spaces for the use were required. It was determined that those three spaces would be provided in a tandem configuration, with one parking space provided in a garage and two spaces in the driveway.

Michael Harrington ("Harrington") lived next door to the Property. Harrington appealed the City's grant of the CUP to LeBlanc. Harrington argued that the City erred in approving the CUP because the professional office use was "not of the same general character as the other conditional and general permitted uses within R-3-M." Harrington also argued that the parking plan for the Property and the professional office use did "not conform to law."

Ultimately, the City Council upheld the Planning Commission's approval of the CUP.

Several months later, upon LeBlanc's inquiry, the City notified LeBlanc that an accessible parking space was not required at the Property. Harrington again appealed, arguing that an accessible parking space was required. The City Council denied Harrington's appeal, concluding that an accessible parking space was not required on the Property.

Harrington then filed a legal action in court. The superior court denied Harrington's petition, and he again appealed.

On appeal, Harrington argued that the City erred in granting the CUP to LeBlanc because the CUP violated the City's Municipal Code. Harrington contended that: (1) the CUP required LeBlanc to provide accessible parking spaces; (2) the issuance of the CUP effectuated a change in occupancy that triggered the accessible parking requirements for new construction under the City's Building Code; (3) the CUP contemplated alterations to the Property that triggered the Building Code's accessible parking requirements; (4) the City Council failed to make sufficient findings to support the conclusion that compliance with accessible parking requirements would be technically infeasible; and (5) the CUP conflicted with the City's Municipal Code because the Municipal Code required protection of the "residential character" of an R-3 district.

DECISION: Judgment of superior court affirmed.

The Court of Appeal, Third District, California, rejected all of Harrington's claims. The court first concluded that, contrary to Harrington's claims, the CUP did not require LeBlanc to provide an accessible parking space since provision of an accessible parking space was not a condition of approval for the CUP.

Second, the court concluded that the expiration of the previous CUP on the Property changed the permitted use of the Property under the zoning code, but did not, as Harrington had argued, change the occupancy classification under the Building Code. Under the Building Code, there was no change in occupancy classification of a building unless the building official issued a certif-

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icate of occupancy—which did not occur here when the previous CUP expired. Substantial evidence showed that, upon expiration of the previous CUP, the occupancy was not converted from B occupancy (commercial) back to R3 (residential); the occupancy was and remained "B."

Third, the court rejected Harrington's claims that the CUP contemplated alterations to the Property that triggered the Building Code's accessible parking requirements, finding that Harrington had waived that argument by failing to raise it at the administrative level and exhaust his administrative remedies.

Fourth, addressing Harrington's claims that the City Council failed to make sufficient findings to support the conclusion that compliance with accessible parking requirements would be technically infeasible, the court found that the City Council properly made no technical infeasibility findings with regard to parking at the Property because "there was no attempt to rely on the technical infeasibility exemption," in light of the determination that accessible parking was not required.

Finally, the court concluded that, contrary to Harrington's claims, the CUP did not conflict with the City Municipal Code's required protection of the "residential character" of an R-3 district because the City Council had found that LeBlanc's proposed professional office use was "of the same general character as the other conditional and general permitted uses within the [R-3-M zoning district]."

Zoning News from Around the Nation

MARYLAND

The Prince George's County Council has approved zoning to allow a marijuana dispensary to operate in the county, "permitting it to open 300 feet or farther from residential properties and at least 500 feet from schools, day care centers and parks."

Source: *The Washington Informer; http://washingtoninformer.com*

OHIO

The Cleveland Council recently adopted zoning legislation "that allows state-licensed medical marijuana cultivators, processors, retail dispensaries and testing laboratories to operate in certain zones in the city." Reportedly, the city legislation includes state restrictions such as limiting operations' proximities to within 500 feet of schools, parks, churches, and libraries.

Source: *News 5 Cleveland; www.news5cleveland.com*

WISCONSIN

State legislatures passed a property rights bill—the "Homeowners Bill of Rights"—which was headed to Governor Scott Walker's desk for signature. The bill reportedly is a response to the United States Supreme Court decision

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in *Murr v. St. Croix County*. In that decision, two lots owned by the same family were deemed "substandard" after zoning regulations changed. The court had ruled that local regulators could effectively treat the two neighboring lots owned by the same family as if they were a single parcel of property. The Homeowners Bill of Rights would "let property owners build on and sell substandard lots if they were legal when they were created." It would also prohibit merging adjacent lots that share the same owner without the owner's permission. . . . Other parts of the bill would make it easier to get conditional-use permits and variances, maintain non-conforming structures, dredge private ponds, appeal assessments when a homeowner refuses to let the assessor inside the house, and hang the American flag when condominium or homeowner association rules might prohibit that.

Source: *Milwaukee Journal-Sentinel; www.jsonline.com*

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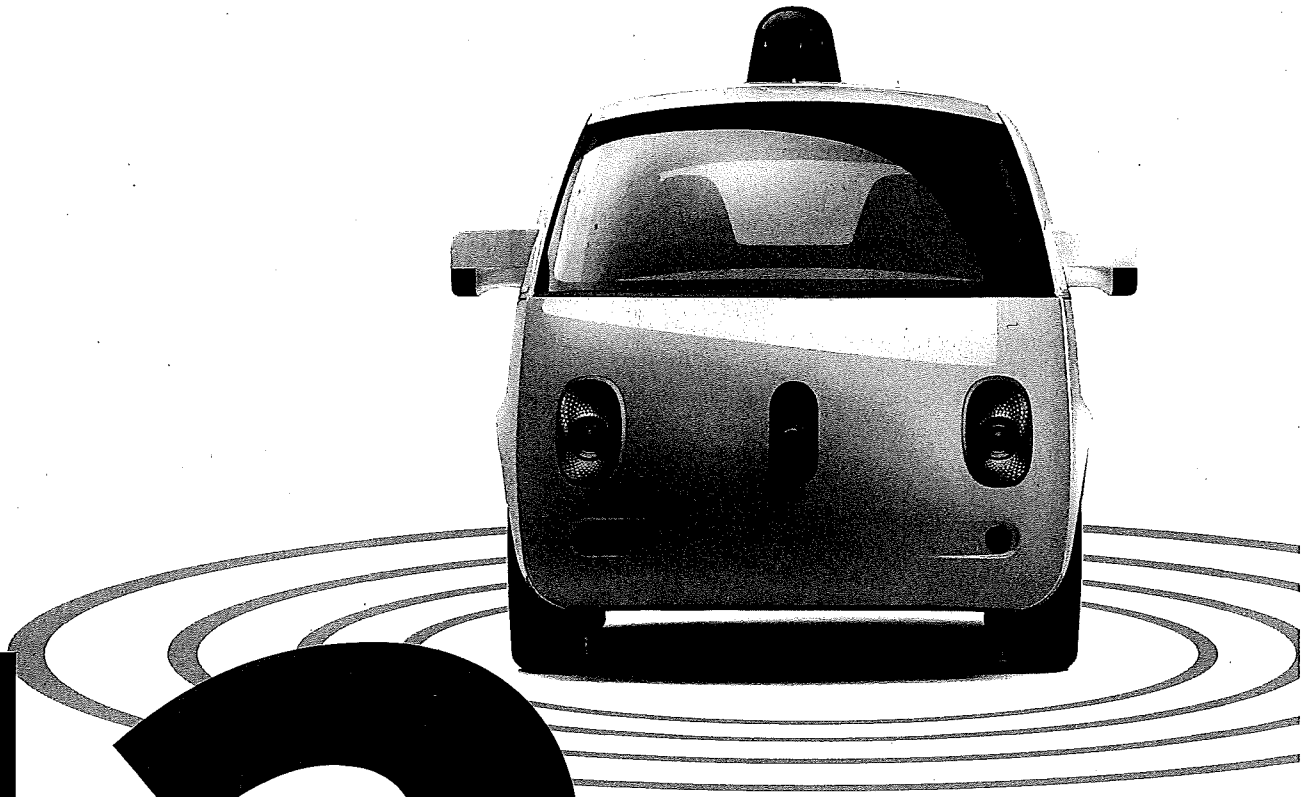

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Getting Ready for Driverless Cars

By Donald L. Elliott, FAICP

News about driverless cars is everywhere. It seems that everybody wants in on this "next best thing." Apple is playing. So is Google. So is Tesla. Even the U.S. military (though you won't be inside one of those unless you enlist).

Of course, not everyone is happy about this prospect. Some are fearful that the brains behind the vehicles might not be as smart as we hope; others swear they love driving too much to stop. But others yearn for the day they can drink coffee and read a novel while the car takes them where they want to go.

Unfortunately, much of the media coverage seems to focus on impressing us with this emerging technology, but provides little information about how the technology is likely to arrive and what changes we will see first. More specifically, the media blitz has left many planners wondering just what they should be doing to prepare for this brave new world. To help answer that question, let's focus on some basic facts about driverless cars, likely scenarios for their arrival, and what impacts planners are likely to see sooner rather than later.

One caveat at the start. This article assumes that driverless cars are coming whether we like them or not. While cities and counties will probably retain many powers to regulate their use—and will use those powers as their elected officials see fit—I assume that neither federal nor state nor local governments will significantly restrict their introduction into our vehicle fleet. This article is not about whether we should have driverless cars, but how to prepare for their arrival (To dig deeper, visit APA's resource for planners. Autonomous Vehicles: Planning for Impacts on Cities and Regions is at planning.org/research/av.)

THE BASICS

To begin with, we'll call them "autonomous vehicles," or "AVs," which seems to be the emerging preferred term. Three key facts about AVs need to be kept in mind as we think about how to plan for them.

Diablanco, Wikimedia (CC BY-SA 3.0)

An Uber self-driving car on a test drive in downtown San Francisco.

First, AVs Are Not One 'Thing'

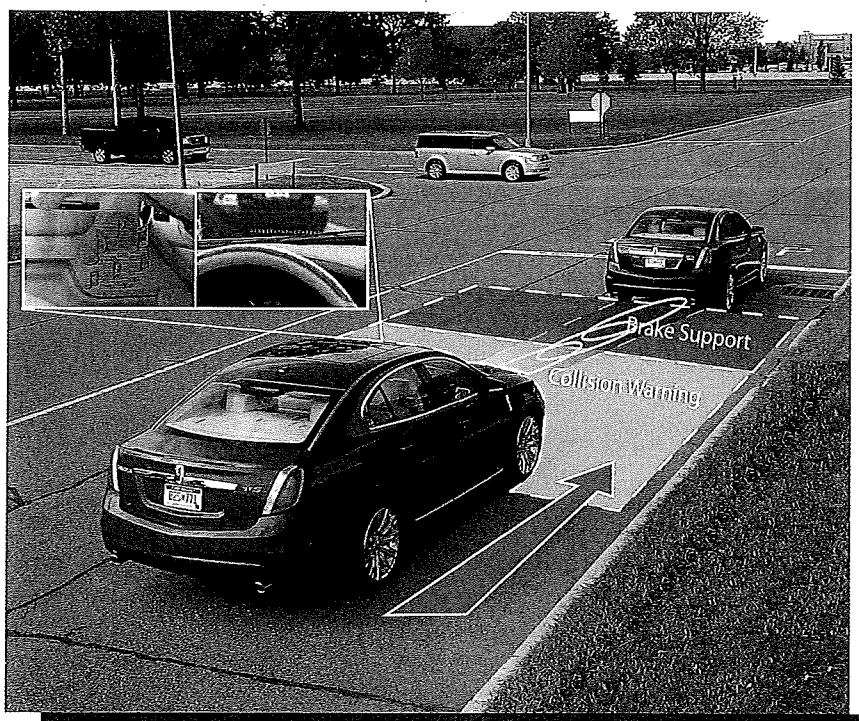
The Society of Automotive Engineers lists the following five categories of AVs (sae.org/autodrive):

1. Driver Assistance (like cruise control)
2. Partial Automation (like adaptive cruise control that brakes on its own)
3. Conditional Automation (system monitors the area and drives but may need help on demand)
4. High Automation (system monitors the area and drives in some conditions)
5. Full Automation (system can drive in all conditions without help)

At levels one and two, the driver is responsible for monitoring everything going on around the car (other cars, pedestrians, road conditions, weather)—so no reading a novel. At levels three and four, the car is monitoring what is going on nearby, and can drive part of the time, but may need help or need to have the human take over in some situations (like bad weather). So probably no reading a novel, because you don't know when the AV will ask for you to respond to a situation. We really haven't seen level five AVs yet (for example, many still have trouble in severe weather conditions). That means *The Jetsons* vision of a car that takes you where you want to go without any effort on your part is still a way off in the future. Most news coverage that "X will introduce a driverless car by 2020" doesn't clarify what level of AV will be introduced. Any changes in commuting patterns or choices of where to live will depend heavily on how much work the human still has to do (or be prepared to do).

Second, AVs Are Not Coming All at Once

Yes, AV technology has improved fast, and some automakers now say they will begin to introduce AVs by sometime between 2018 and 2021. By some estimates, AVs may capture 15 percent of the market by 2030, and maybe 50 percent of the market by 2040. That's pretty fast. While the projections do not say so, we'll assume that they are all level-five AVs—they can drive for you all the



Ford Motor Company, Flickr (CC BY-NC 2.0)

Partial automation features such as dynamic brake support and crash-imminent braking have been available in the U.S. for more than a decade, and major automakers have committed to installing automatic emergency braking systems in all new cars by 2022.

time. On the other hand, the U.S. currently has 264 million non-AV cars. So even if 50 percent are AVs by 2040, there will still be 132 million non-AV cars on the road. To make things more complicated, those cars will vary between AV levels one and four. They will have a range of capabilities.

For planners, this is a key fact. It means that for the foreseeable future we will be planning for cities, streets, and mobility for a mixed AV/non-AV system. (See "Here Come the Robot Cars," *Planning*, April 2017: planning.org/planning/2017/apr/robotcars.) For the rest of many of our professional careers, we will need to identify and respond to the different housing, working, and mobility needs of our citizens who use AVs while also responding to the needs of those who don't. Streets will be shared by cars with and without drivers (not to mention bikes and pedestrians); parking garages will probably not go the way of the dinosaur; and housing markets will continue to reflect the needs of those who want to live close to work and those who don't. This AV/non-AV mix will no doubt foster lots of innovative products and services, but it also carries the seeds of long-term conflicts that will need to be resolved. This key point may be the most important one for planners—but it is one that is rarely discussed in the news.

Third, a Lot Depends on Who Owns the AVs

There are two common visions about how AVs will operate. In the first vision, ride service firms will make fleets of AVs available to people needing mobility and will perfect and operate software that optimizes the efficiency of the fleet so that a subscriber's wait and trip will be as short as possible. This would be a super-efficient system that decreases the need for individual car ownership, shortens trip lengths (and greenhouse gases), reduces the need for parking spaces (because the cars are moving about most of the time), and reduces the "waste" of today's cars sitting still while we work or shop or play.

The second vision is one of private individual ownership; a vision where I will trade in my non-AV car for an AV that will provide individual services to me. It will be just like my current car except I don't need to drive it, and it knows when it could take my significant other somewhere and get back before I need it again—potentially allowing me to own fewer vehicles. In this vision, I still commute to work, so my AV occupies street space (just like my non-AV used to do). When there are no other family members to serve, it also sits still somewhere (just like my non-AV used to do). When the AV is not shared with a big group of people that need it in different places and times, the opportunities for a more efficient transportation system are reduced. It's sort of like today's world; I just don't have to drive.

Since we live in the U.S.—a country that prides itself on allowing individual freedom—it is very unlikely that any level of government will prohibit private ownership of AVs for individual use. In fact, in September 2017 the U.S. government relayed the Trump administration's goal to take a hands-off approach to regulation of AVs with the release of *Automated Driving Systems 2.0: A Vision for Safety*. So not only will we have a mix of AV and non-AV cars on the road, we will have a mix of system-operated AVs operating on software designed to maximize their efficiency (or profitability) and individually owned AVs carrying out the unpredictable mix of commuting, shopping, errands, and pleasure trips that they do today.

While the first vision is more efficient, both raise concerns for planners. First, both visions could be tempting alternatives to public transit. Those who ride the bus for non-sustainability reasons (they don't like to drive, they can't drive, or they like to work while they commute) may decide that AVs offer them the same choices plus privacy. Lower public transit ridership creates financial pressures on transit systems and could mean that more transit riders are those with no other mobility options. Second, both visions may tend to feed sprawl. If I can work while I commute in a private vehicle, maybe I don't hate commuting as much as I thought, so maybe I want to move further from my job. It wouldn't take a big shift toward longer commutes to undo years of slow progress in trying to reduce vehicle miles travelled.

The point is that—despite the media hype—planners who make and implement

plans will be working in a very fluid environment in which a variety of AV and non-AV vehicles, operated both individually and by coordinated systems with different mobility patterns, are being introduced over a long period of time. And all this will be occurring while distributors, wholesalers, and retailers introduce AV over-the-road trucks, AV delivery trucks, and drone deliveries. The good news is that most of these changes will happen over the 20- to 30-year planning horizons of most comprehensive plans. All of the potential impacts of AVs will not show up at once, which allows us to focus on those impacts that are likely to occur sooner rather than later.

TYPE OF VEHICLE IN OPERATION	POTENTIAL REDUCTION IN PARKING DEMAND
A. AV owned and operated by a mobility sharing system like Uber or Lyft	Significant, because operation of the vehicles is optimized to keep them moving most of the time
B. AV owned individually but operated by a mobility sharing system when the individual's household does not need it (think timeshare or AirBnb for cars)	Less than type A, since efficiency will be reduced by the need of the vehicle to get to where the household needs it when they need it
C. AV owned and operated individually for household use	Less than type B, because the AV is parked whenever the household does not need it
D. Level 1–4 AVs that require driver involvement	Same as today

HOW WILL ZONING NEED TO ADAPT TO AVS?

Most land-use control systems are organized to address each of the following major topics, although the order and the priority they give to those topics varies a lot:

1. Parking and Access
2. Streetscape and the Public Realm
3. Permitted Building Forms and Dimensions
4. Permitted Land Uses

The potential impacts of AVs on each of these zoning topics is discussed below, with particular emphasis on which impacts are likely to appear in the short run. Let's start with parking, since much of what follows relates back to that topic.

Parking and Access

One estimate is that the U.S. currently has two billion parking spaces. That's almost six spaces for every man, woman, and child in the country. Or almost 10 spaces for every licensed driver. Think about that the next time you cannot find a parking space; there are 10 of them out there just waiting for you. Up to 75 or 80 percent of suburban commercial property area is sometimes-occupied parking. In urban areas, parking can occupy between 20 and 30 percent of building envelopes. If those numbers seem high, consider that that the average size of a parking space (200 square feet, not counting driving aisles and access to the space) is two-thirds the size of some micro-unit dwellings (300 square feet, not counting hallways and lobbies and access to the unit). If AVs do result in decreased demand for on-site parking, that could require major changes in zoning requirements for parking.

Whether AVs result in reduced demands for parking turns on the fleet ownership mix and the long time frame over which they will be introduced (see the table above).

The fleet mix will probably move from type D to C, and perhaps from types C to B and B to A over time as AV mobility systems improve, but for a long period, reductions in parking demand will occur gradually because of the mix of vehicles in use. If you work in a community that has no minimum parking requirements, rest easy, because there is every reason to believe the market will adjust the supply of parking as demand for parking changes. But most medium and large cities and counties still have minimum parking requirements (and are hesitant to repeal them altogether), so what does this mean for planners in those communities? It means that cities and counties should

- continue to monitor parking usage to see how fast this transition is occurring, and reduce any minimum parking requirements to reflect those trends;
- think about potential reuse of surface parking areas (e.g., for vertical development, stormwater infiltration areas, or additional open or recreational space) as demand for those spaces falls; and
- consider whether reductions in parking demand should result in increased lot coverage ratios.

In addition, planners should be thinking about the need for "staging areas" for AVs—particularly those operated by shared mobility systems—when those vehicles are not in use. No matter how efficient the system, the supply and demand for AVs will not always align. Despite our amazing abilities to work from home, telecommute, and work over the internet, most large communities still experience rush hours when commuters want to get to and from work. It is unlikely that AVs will change that. Yes, some of those AVs will be used for nonwork trips between rush hours, but there are not as many of those trips to be made (otherwise we would not have rush hours since all the nonworkers would be making non-rush-hour trips and traffic volumes would not vary through the day). Yes, mobility systems will try to influence travel behavior by discounting rates at low demand times and raising them at other times, but I predict that we will still have variations in traffic levels throughout the day.

So where will the AVs hang out while waiting for their next optimized ride? In the short run, it is likely that they will use current parking lots as staging areas. And as parking demands fall, it will be rational for parking lot and garage operators to make space available to shared mobility systems and have parts of their lots or garages available for AV staging (for a price). When that does not happen, the AV system operators may need to construct lots or garages in optimized locations. But since it is hard to optimize locations when ride demand can come from anywhere (think of demands for Lyft and Uber today), it is more likely that the demand will be met by leasing or buying parts of current parking facilities in dispersed locations.

This means that reduced demand for parking space to park cars will be partially

offset in the short run by demands to use (or construct) them as staging areas. Planners should also think about their design standards for parking lots and garages, because when those facilities are used as staging areas, there may be a lot more in-and-out activity than in today's parking garages (where in-and-out activity tends to mirror peak traffic periods). That may mean more entrances and exits that disperse entry and exits onto more or different streets.

While there has been some media coverage of staging areas (mostly talking about how many more AVs can occupy spaces because they could be smaller vehicles that park within inches of each other and never make a mistake), there has been little coverage about how the need for staging areas will act as a partial brake on reduced demand for parking lots and garages. Planners who have not thought about demand for staging areas should think about the alternative. If AVs do not wait somewhere still during nondemand periods, they will need to move around, which will compound traffic congestion needlessly (cars moving around for no purpose) and degrade air quality (at least until the AVs are all electric and our national electric system doesn't burn fossil fuels). Surely that is a worse outcome than allowing staging areas.

Site Design

In addition to gradual changes in demand for parking, the introduction of a mixed fleet of AVs may have a fairly significant impact on site design. Just as Uber and Lyft can pick up and drop off customers exactly where they want, AVs operated by mobility systems will do the same—or they will try to. One of the earliest impacts of AVs may be increased demand for on-site drop-off and pick-up areas. Today, most zoning codes only require drop-off/pick-up areas for specific uses. At the top of that list are hotels, because the level of drop-off/pick-up activity is high. Somewhere near the top of the list are child care facilities, because we think young children probably should not be dropped off on the street if that can be avoided. Sometimes they are required for nursing care or elderly care facilities, on the assumption that our elderly also should be treated a little better than dropping them off on the street. Sometimes large facilities like hospitals, auditoriums, and educational facilities are included.

However, few zoning ordinances require drop-off/pick-up locations for office buildings, street-oriented retail, restaurants, multifamily residences, mixed use buildings, and the vast majority of other land uses. Today, most of that activity takes place on the street. The dramatic increase in drop-off/pick-up activity by systems like Lyft and Uber is already noticeable, and when we use those services we sometimes think "Hmm, where can I stand where the car can both see me and pull over to pick me up?"

It is unlikely that the dramatic increase in drop-off/pick-up activity that will accompany both system-owned and individually owned AVs can be accommodated within the street right-of-way (more about that later) without potentially significant impacts on traffic congestion and pedestrian safety. So planners should think about what types of additional facilities (or maybe just large ones) will be needed for drop-off/pick-up areas in the future. While they're at it, planners should think about how those areas can be designed to minimize conflicts with bicycle and pedestrian traffic.

Another Believer, Wikimedia (CC BY-SA 3.0)

A curbside drop-off/pick-up zone for on-demand ride services.

The Edge of the Street

While the introduction of AVs may have significant impacts on street design, most zoning ordinances do not deal directly with design of through-traffic lanes (or they share that turf with engineering manuals approved by the public works department). But zoning ordinances do frequently regulate streetscapes and the "public realm" between building frontages and the through traffic lanes (i.e., the edge of the street, where the demands of urban design meet the demands of traffic management). In addition to requiring additional *on-site* pick-up/drop-off areas, the introduction of AVs will increase demands for *on-street* drop-off/pick-up areas. In fact, the on-street impacts may be felt earlier, since drop-offs at existing buildings that do not have an on-site area will have to occur in the street. That may result in pressure to convert some of our current on-street parking spaces to drop-off/pick-up areas so that the AVs do not block traffic while on-boarding or off-loading humans.

In a perfect world, the demand for on-street parking spaces would fall exactly as much as the demand for on-street drop-off/pick-up areas rises, so the problem would solve itself. The city would just have to monitor the changing use and mark spaces or take out parking meters to reflect that changing demand. However, in the real world those miracle alignments of competing demands happen rarely, so planners should be thinking about how to accommodate increased on-street drop-offs and pickups.

All of this assumes that the issue arises on streets that currently provide on-street parking. If they occur on streets without on-street parking, then there may be pressure to create drop-off/pick-up areas out of areas currently occupied by trees, lawns, street furniture, patios, or other types of pedestrian-friendly urban amenities that many planners have been trying to promote. That may lead to prohibitions on AV drop-offs and pickups along some street segments.

In addition, planners should note the potential tension between the need for more on-street drop-offs and pickups and the goals of many complete streets programs. At the same time, we are trying to reinvent streets to allow more room for bicycles, pedestrians, and sometimes buffers between different modes of travel, so there

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A small fleet of Volvo 780 semis converted into self-driving trucks by Uber subsidiary Otto, parked at the company's headquarters in San Francisco.

will be increased demand for edge-of-the-street drop-off and pick-up areas. That may require rethinking of some complete street designs or not allowing AV drop-offs or pick-ups on some street frontages.

Permitted Building Forms and Dimensions

In contrast to the potentially significant impacts on parking, staging, and street edges discussed above, the introduction of AVs may not have equally significant impacts on building forms and dimensions. The potential impacts include

- less building square footage devoted to in- or under-building parking garages;
- more ground floor building area devoted to drop-off/pick-up areas; and
- in those communities that regulate density by floor-area ratio (FAR), more available FAR being used for business as opposed to parking uses, which could mean higher occupancy of the building, more commuting to and from the building, and a need to rethink what levels of FAR can be supported by the streets and public transit system.

In short, the introduction of AVs is unlikely to require significant redesign of the types of buildings demanded by the private sector in the short run. The changing demands for building form and design are more likely to be driven by macroeconomic trends, such as declining demand for brick-and-mortar retail, significant unmet demands for affordable housing, declining space devoted to each office or back-office worker, rising demands for services for our aging population, and declining industrial employment throughout the U.S. While basic building forms may not change, however, there will be impacts on needed uses of buildings and land.

Permitted Land Uses

Since the U.S. building stock changes slowly over time—almost all the buildings that will exist 10 years from now are already here—many changes in land-use demand need to be accommodated within our existing land

and building stock. We have already seen significant conversions of aging office, industrial, and institutional buildings into housing and redevelopment of functionally or market-obsolete commercial strip centers into a variety of other uses. So the major impact of introducing AVs may be in pressure to repurpose existing auto-oriented buildings and land uses.

For example, there is already pressure to convert parking garages (or parts of parking garages) to housing or commercial/institutional uses, and there are many examples of successful conversions. Many cities have already required that ground-floor frontages (or entire street frontages) be designed for future conversion to non-parking uses.

In the future, this may expand from frontages to requirements that entire floors or structures be designed for conversion to other uses if anticipated declines in parking demand occur. And the private sector may do this on its own (without regulation) when it concludes that local off-street parking demands overstate future needs for that parking.

Additionally, if a significant portion of the AV fleet is operated by shared mobility systems with cars continually circulating for optimum efficiency, the operator will presumably have those vehicles recharge (or fill up) at facilities where land and operating costs are low, which could lead to declining demand for recharging/fueling stations in high-value locations.

As the AV fleet increases and (we are told) they have fewer accidents because they are more than humanly aware of where the other vehicles are, demand for auto body and repair shops could fall. If increased use of AV mobility systems leads to lower per-capita car ownership, we may see declining demand for land to accommodate auto dealerships. In fact, however, the declining demand for this use is already well under way due to online car shopping, storefront showrooms (rather than car lots), and multistory car dealership facilities (to lower land costs). This trend is likely to continue and may only be marginally impacted by the introduction of AVs.

A FEW DISTURBING THOUGHTS

AVs are coming, and the previous discussion should give planners plenty to think about in preparing for their arrival. But there will probably be some not-so-attractive side effects as AVs are introduced. As we plan for AVs, planners should probably think about mitigating the following unintended side effects:

- Potential loss of jobs. While the AV industry will no doubt create many new jobs, there are four million professional drivers in the U.S. today, and not all of them will keep their jobs.
- Potential health impacts. The only meaningful exercise some Americans get is walking to and from their job to where their car is parked. Front-door drop-offs and pickups will change that.
- Potential marginalization of low-income neighborhoods. Individually owned AVs are more affordable to people with more money, and AV mobility systems are also designed to make money. Without intervention to ensure that mobility systems serve low-income areas, they may choose not to.
- Potential mobile AV-billboard "spam." What if every system-owned AV has advertising on it, and the software balances driving efficiency with advertising exposure? Not a pretty picture.
- Potential decreases in public transit ridership as some riders opt for an individual (rather than shared) vehicle driven by someone other than themselves.
- Potential pressure for low-density sprawl development at the edges of our cities, if a substantial number of citizens decide that they don't care how long they spend in the car as long as they're not driving (which may not be as large a number as some fear).

CONCLUSION

The introduction of AVs will have significant impacts on our built environment, streetscapes, and mobility systems, and we really don't know the exact order in which those impacts will be felt or their intensity when they arrive. The good news is that, despite the tone of some media coverage, AVs will be introduced over time. For the foreseeable future, we will be living in and regulating cities and counties to accommodate a mixed fleet of AV and non-AV vehicles, which will allow planners time to do what they do best—measure what is changing and design locally appropriate responses to those changes.

ABOUT THE AUTHOR

Donald L. Elliott, FAICP, is a director in the Denver office of Clarion Associates, a former chapter president of APA Colorado, and a former chair of the APA Planning and Law Division. As a planner and lawyer, he has assisted more than 40 North American cities and counties reform and update their zoning, subdivision, housing, and land-use regulations. He has also consulted in Canada, Russia, India, Lebanon, Mongolia, and Indonesia, and served as USAID Democracy and Governance Advisor in Uganda for two years. Elliott is the author of *a Better Way to Zone* and is a member of the Denver Planning Board.

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