City of Ramsey
Agenda
Regular City Council
Tuesday, February 27, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation of 2017 Photo Contest Winners

3. Citizen Input

4. Consent Agenda

1. Approve Rental Licenses

2. Adopt Resolution # 18-041 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 8, 2018 through February 21, 2018

3. Adopt Resolution #18-046 Approving a Sidewalk Agreement and Density Transition Easement Related to Estates of Silver Oaks 2nd Addition (Project #17-119); Case of Royal Oaks Realty

4. Adopt Resolution #18-047 Granting a One (1) Year Extension to the Site Plan Approval for National Self Storage, Located at the Northeast Corner of Bunker Lake Boulevard and Ramsey Boulevard (Project No. 16-108); Case of Troy Halverson

5. Adopt Resolution 18-040 Authorizing Partial Payment to Killmer Electric Co. Inc. for Improvement Project #17-06; Installation of Emergency Generator for Well #3.

6. Adopt Resolution #18-042 Authorizing Partial Payment to Park Construction Company for IP 16-54 Mississippi River Trail Phase III.

7. Adopt Resolution #18-043 Authorizing Final Payment to Metro Utilities, Inc. for IP 17-09 Bunker Lake Blvd Utilities Extension

8. Adopt Resolution #18-044 Authorizing Final Payment to North Valley Inc. for IP 14-27; Mississippi River Trail Phase 2 - Riverdale Dr to Armstrong Blvd.

9. Adopt Resolution #18-050 to Authorize an Adjustment to the Starting Hourly Wage for Temporary Seasonal Employees Working in the Public Works Department

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Consider Preliminary Plat for Rum River Prairie (Project #17-149); Case of Eric Thomsen

2. Consider Preliminary Plat and Site Plan of Affinity at Ramsey (Project No.17-142); Case of Inland Group

3. Adopt Resolution #18-049 authorizing Civil Engineering Planning Services from Bolton and Menk for Highway 10 Planning Effort

4. Introduce Ordinance #18-01 Amending Lot Width Requirements for Cul-De-Sac Lots in the R-1 Residential (Rural Developing) District

5. Approve Site Plan for Ramsey Elementary Campus 2 (Project #17-109)

- Introduce Ordinance #18-03 Approving Zoning Map Amendment to Public/Quasi-Public
- Adopt Resolution #18-004 Approving Comprehensive Plan Amendment to Public/Quasi-Public and Approving Site Plan

6. Adopt Resolution #18-048 Accepting Bids and Awarding Contract for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04

7. Update on Current and Future Recycling Goals

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 02/27/2018

Information

Title:

Presentation of 2017 Photo Contest Winners

Purpose/Background:

The purpose of this presentation is to present the winners of the 2017 Photo Contest. The photo contest was implemented to engage residents to gather photos highlighting their community that could supplement the City's Comprehensive Plan and the Parks System Plan, as well as City publications.

All entries were submitted in four categories and judged by the relevant Board, Commission or staff members, to determine a first place winner in each category. The City Council then selected one Overall Grand Prize Winner.

Photos were evaluated based on creativity, quality, composition, and expression of category theme. Category themes are outlined as:

- **Nature of Ramsey:** Viewing landscapes, plants, animals, weather, etc.
- **Parks and Trails:** Enjoying parks and trails in Ramsey, highlighting your favorite outdoor spaces
- **Industry and Commerce of Ramsey:** Displaying diversity of industrial and commercial operations in Ramsey
- **Life in Ramsey:** Celebrating the community through events, recreation, arts, culture, sports, and gathering places, etc.

A slideshow will accompany this presentation, featuring the winning photo from each category and the Overall Grand Prize winning photo.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Jo Thieling	Jo Thieling	02/22/2018 11:40 AM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:17 PM
Form Started By: Nichole Wenberg		Started On: 02/22/2018 09:35 AM
Final Approval Date: 02/22/2018		

CC Regular Session **4. 1.**

Meeting Date: 02/27/2018

By: JoAnn Shaw, Community Development

Information

Title

Approve Rental Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve rental license requests for 2018.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplexes, etc.) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of City Code).

Multi-Family Units (apartments, condos, etc.) will continue to be subject to the license and inspection program as required today, but the inspection frequency will be reduced.

New license application requests are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve rental license applications.

Attachments

Rental Licenses

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	02/22/2018 10:27 AM
Form Started By: JoAnn Shaw		Started On: 02/21/2018 09:24 AM
Final Approval Date: 02/22/2018		

Report Name: Rental License - License Types
Council Dates: 2/27/2018 to 2/27/2018
Status: Active, Inactive
License Type(s): Rental, Rental-Type I-3 Year, Rental-Type II-2 Year, Rental-Type III-1 Year, Rental-Type IV-6 Months, Rental-Type IV-Pending

City of Ramsey
Rental License - License Types

Company	Location	Complex	Exp. Date	Council Date	Statu
Rental					
Anne D Cenzo (Miller)			2/27/2021	2/27/2018	A
Justin Collins	7266 147th La NW		2/27/2021	2/27/2018	A

Rental License Count: 2

Total Licenses: 2

CC Regular Session **4. 2.**

Meeting Date: 02/27/2018

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 18-041 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 8, 2018 through February 21, 2018

Action:

Motion to Adopt Resolution # 18-041 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 8, 2018 through February 21, 2018.

Attachments

Bills List 2/27/2018

Resolution 2/27/2018

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/21/2018 11:21 AM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:14 PM
Form Started By: Jackie Lipski		Started On: 02/21/2018 10:59 AM
Final Approval Date: 02/22/2018		

CITY OF RAMSEY - FINANCE OFFICE Printed 2/21/2018

RAMSEY CITY COUNCIL MEETING

2/27/2018

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 2/8/18-2/21/18	265,886.64
Accounts Payable 2/8/18-2/21/18	300,574.91
Payroll 2/9/18	147,589.07
Debt Service	4,818.75
Pay Estimates- Projects	51,678.41

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 770,547.78**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2018 Y.T.D.
NET PAYROLL TOTAL	$ 174,056.22	$ 461,336.78
- CORRECTION TO PAYROLL		
PREPAIDS	470,427.31	828,241.65
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE	390,287.50	390,287.50
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	429,583.03	756,762.13
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		459,163.74
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,464,354.06**	**$ 2,895,791.80**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104966	**2/8/2018**		**116114 AVESIS THIRD PARTY ADMINISTRATORS**						
		131.39	VISION INS FEB 2018		90257	1881037	9101.2170		DENTAL/DISABILITY/LIFE
		131.39							
104967	**2/8/2018**		**100404 CENTURYLINK**						
		65.35	JAN 2018 SERVICE		90240	763 422-1452 795 JAN 2018	0452.6321		TELEPHONE
		65.35							
104968	**2/8/2018**		**110734 CITY OF RAMSEY**						
		60.00	689024534		90241	020718	9601.4651		WATER REVENUE
		23.90	48613878		90241	020718	9601.4651		WATER REVENUE
		24.00	612206594		90241	020718	9601.4651		WATER REVENUE
		140.00	724901		90241	020718	9601.4651		WATER REVENUE
		25.00	398002818		90241	020718	9601.4651		WATER REVENUE
		23.90	726019		90241	020718	9601.4651		WATER REVENUE
		23.90	40463063		90241	020718	9601.4651		WATER REVENUE
		23.90	40323049		90241	020718	9601.4651		WATER REVENUE
		1.59	16303 QUICKSILVER- IRRIG		90272	724931 4TH QTR 2017	0452.6372		WATER/IRRIGATION
		1.59	14700 TOWN CNT DR 4TH QTR 17		90273	724470 4TH QTR 2017	0452.6372		WATER/IRRIGATION
		1.59	161ST AVE/URAN IRR 4TH QTR17		90274	727918 4TH QTR 17	0452.6372		WATER/IRRIGATION
		126.05	16303 QUICKSILVER 4TH QTR17		90275	724874 4TH QTR 17	0452.6372		WATER/IRRIGATION
		40.14	14700 ERKIUM ST 4TH QTR 17		90276	726294 4TH QTR 17	0452.6372		WATER/IRRIGATION
		1.59	161ST AVE/URAN IRRIG 4TH QTR		90278	727919	0452.6372		WATER/IRRIGATION
		112.37	6860 RIVERDALE DR NW		90279	723960 4TH QTR 2017	0452.6372		WATER/IRRIGATION
		112.37	7401 E RAMSEY PKWY 4TH QTR 17		90280	724628 4TH QTR 2017	0452.6372		WATER/IRRIGATION
		1.59	14779 ZEOLITE 4TH QTR 17		90284	722164 4TH QTR 17	0452.6372		WATER/IRRIGATION
		743.48							
104969	**2/8/2018**		**100116 CONNEXUS ENERGY**						
		2,240.76	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	0220.6371		ELECTRIC UTILITIES
		5,624.74	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	0194.6371		ELECTRIC UTILITIES
		220.92	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	0194.6371		ELECTRIC UTILITIES
		72.69	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	9230.6371		ELECTRIC UTILITIES
		5,530.45	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	9240.6371		ELECTRIC UTILITIES
		30.97	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	9410.6371	00041018	ELECTRIC UTILITIES
		940.37	MISC CITY ACCOUNTS		90242	759126-303107 JAN 18	9410.6371	00041012	ELECTRIC UTILITIES
		797.43	MISC PW ACCOUNTS		90243	759126-303106 JAN 2018	0311.6371		ELECTRIC UTILITIES
		1,377.86	MISC PW ACCOUNTS		90243	759126-303106 JAN 2018	0452.6371		ELECTRIC UTILITIES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104969	2/8/2018		100116 CONNEXUS ENERGY						Continued.
		265.81	MISC PW ACCOUNTS		90243	759126-303106 JAN 2018	9601.6371		ELECTRIC UTILITIES
		265.81	MISC PW ACCOUNTS		90243	759126-303106 JAN 2018	9602.6371		ELECTRIC UTILITIES
		265.81	MISC PW ACCOUNTS		90243	759126-303106 JAN 2018	9605.6371		ELECTRIC UTILITIES
		846.28	TRAFFIC SIGNALS		90244	759126-303100 JAN 2018	0260.6371		ELECTRIC UTILITIES
		7,371.64	WTR TWR/LIFT STAT/WELLS		90245	759126-303102 JAN 2018	9601.6371		ELECTRIC UTILITIES
		672.04	WTR TWR/LIFT STAT/WELLS		90245	759126-303102 JAN 2018	9602.6371		ELECTRIC UTILITIES
		85.00	SIRENS		90246	759126-303095 JAN 2018	0250.6371		ELECTRIC UTILITIES
		9,730.36	STREET LIGHTS		90247	759126-303101 JAN 2018	9603.6371		ELECTRIC UTILITIES
		36,338.94							
104970	2/8/2018		100125 COUNTRYSIDE PRINTING INC						
		104.20	MISC FOR BRC		90248	35066	0211.6322		POSTAGE
		119.65	MISC FOR BRC		90248	35066	0211.6249		MISCELLANEOUS OPERA
		222.00	MISC FOR BRC		90248	35066	0220.6249		MISCELLANEOUS OPERA
		222.00	MISC FOR BRC		90248	35066	0191.6249		MISCELLANEOUS OPERA
		667.85							
104971	2/8/2018		108702 D R HORTON						
		1,500.00	REFUND ERO ESC 14605 PERIDOT		90281	020818	9804.6433	00115691	REFUNDS
		1,500.00	REFUND ERO ESC 14615 PERIDOT		90282	020818A	9804.6433	00115692	REFUNDS
		3,000.00							
104972	2/8/2018		115233 DELLWOOD CONSTRUCTION LTD						
		1,055.85	REFUND ERO ESC 7089 170TH TRL		90249	020818	9804.6433	00115717	REFUNDS
		1,055.85							
104973	2/8/2018		108454 DIXON, JERAD						
		27.32	REIMB. GAS/MEAL		90250	020718	0211.6223		GASOLINE
		12.14	REIMB. GAS/MEAL		90250	020718	0211.6331		TRAVEL & LODGING
		39.46							
104974	2/8/2018		100158 ECM PUBLISHERS INC						
		232.50	PW PARK POSITION- AD		90251	564658	0130.6354		HELP WANTED ADVERTIS
		232.50							
104975	2/8/2018		115836 EMERALD FENCE						
		450.00	FENCE REPAIR-HOCKEY RINK		90234	18000-4	0452.6489		OTHER CONTRACTED SE
		450.00							
104976	2/8/2018		100209 HAKANSON ANDERSON ASSOC INC						
		368.00	DEC 17 POTASSIUM ST CUL DE SAC		90235	39467	0130.6315	00201713	MISCELLANEOUS PROFE
		368.00							
104977	2/8/2018		112160 HOLIDAY COMPANIES						
		32.50	DEC 17 PD WASHES		90236	468_01021846	0211.6249		MISCELLANEOUS OPERA
		32.50	JAN 2018 PD WASHES		90252	468_01021846-2018	0211.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
104977	2/8/2018		112160 HOLIDAY COMPANIES						Continued.
		65.00							
104978	2/8/2018		100291 MET COUNCIL SAC						
		12,425.00	JAN 2018 SAC CHARGES		90253	020518	9602.2083		SAC CHARGES
		124.25-	JAN 2018 SAC CHARGES		90253	020518	9602.4356		SEWER AVAILABILITY CH
		12,300.75							
104979	2/8/2018		106555 MINNEAPOLIS, CITY OF						
		87.30	DEC 17 TRANSACTIONS		90237	400451001743	0211.6489		OTHER CONTRACTED SE
		87.30							
104980	2/8/2018		116176 MITCHELL, KYLE						
		162.77	UB REFUND 14601 OLIVINE TER		90283	020818	9601.4651		WATER REVENUE
		162.77							
104981	2/8/2018		100678 PETTY CASH						
		15.22	GAS		90254	020518	0452.6223		GASOLINE
		21.75	TRANSFER TITLE		90254	020518	0211.6249		MISCELLANEOUS OPERA
		11.25	K ULRICH GOVT MEETING		90254	020518	0130.6335		TRAINING
		11.25	J JOHNS GOVT MEETING		90254	020518	0111.6335		TRAINING
		59.47							
104982	2/8/2018		113063 REED, ANTHONY						
		175.00	WITHDRAW CUP/HOP APP		90255	020718	9101.4209		CONDITIONAL USE PERM
		800.00	WITHDRAW CUP/HOP APP		90255	020718	9804.6315	00116147	MISCELLANEOUS PROFE
		975.00							
104983	2/8/2018		100510 VERIZON WIRELESS						
		61.79	JAN 18 SERVICES		90256	9800273940	0130.6323		CELLULAR PHONES
		61.79							
104984	2/8/2018		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		24.95	7550 SUNWOOD DR DEC 17		90238	150-1681-6340 DEC 2017	0194.6489		OTHER CONTRACTED SE
		24.95	DEC 17 7650 SUNWOOD DR		90239	150-1681-4280 DEC 2017	9240.6315		MISCELLANEOUS PROFE
		49.90							
105078	2/15/2018		100012 ACE SOLID WASTE INC						
		91.33	FIRE STATIONS FEB 18 SERVICE		90340	3533060	0220.6374		REFUSE/RECYCLING
		91.33							
105079	2/15/2018		107587 ANOKA COUNTY TREASURY DEPARTMENT						
		43.74	PD 2017 CREDIT REPORTS		90334	M180207B	0211.6315		MISCELLANEOUS PROFE
		43.74							
105080	2/15/2018		116181 BAILEY, TILLERY						
		24.98	REIMB-CAPSTONE/PEARSON MTG		90341	020918	0452.6489		OTHER CONTRACTED SE
		24.98							
105081	2/15/2018		114529 BRUCE JACOBSON LANDSCAPE ARCHITECT						
		9,267.00	PARK SYSTEM PLAN		90335	17-0125-3	0452.6315		MISCELLANEOUS PROFE
		9,267.00							
105082	2/15/2018		110734 CITY OF RAMSEY						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105082	2/15/2018		110734 CITY OF RAMSEY						Continued.
		150.00	724431		90343	021418	9601.4651		WATER REVENUE
		40.00	719803		90343	021418	9601.4651		WATER REVENUE
		136.27	62855296		90343	021418	9601.4651		WATER REVENUE
		23.90	42203237		90343	021418	9601.4651		WATER REVENUE
		300.00	726814		90343	021418	9601.4651		WATER REVENUE
		132.36	700617252		90343	021418	9601.4651		WATER REVENUE
		109.00	726323		90343	021418	9601.4651		WATER REVENUE
		891.53							
105083	2/15/2018		107691 DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT						
		1,730.29	4TH QTR 2017 UNEMPLOYMENT		90339	11778732	9702.6315		MISCELLANEOUS PROFE
		1,730.29							
105084	2/15/2018		116185 ENVIRONMENTAL RESOURCE COUNCIL						
		45.00	REFUND DAMAGE/KEY DEPOSIT		90344	021218	9101.4305		RENTAL FEES
		155.00	REFUND DAMAGE/KEY DEPOSIT		90344	021218	9804.1160		KEY & DAMAGE DEPOSIT
		200.00							
105085	2/15/2018		110760 FIRE SAFETY USA, INC						
		700.00	30 WHITE NOMEX FIRE HOODS		90336	104271	0220.6231		UNIFORMS & TURN-OUT
		700.00							
105086	2/15/2018		106324 INSPECTRON INC						
		5,800.00	DEC 2017 SERVICES		90337	011318	0240.6315		MISCELLANEOUS PROFE
		5,800.00							
105087	2/15/2018		116183 MCGUIRE BRIGL, CHLOE						
		125.00	NAT APA MTG 2018		90342	021218	0191.6335		TRAINING
		125.00							
105088	2/15/2018		108246 MN DEPARTMENT OF NATURAL RESOURCES						
		1,220.00	2017 MN DNR WATER APPROP.		90338	021218	0452.6372		WATER/IRRIGATION
		1,220.00							
105089	2/15/2018		107244 NORTHLAND TRUST SERVICES INC						
		4,818.75	DEBT SERVICE		90345	011618	9348.6611		BOND INTEREST
		4,818.75							
105090	2/15/2018		116184 PAYEUR, KAYLA						
		87.86	REPAY CERTIFIED UTILITY AMOUNT		90346	021218	9601.6489		OTHER CONTRACTED SE
		87.86	REPAY CERTIFIED UTILITY AMOUNT		90346	021218	9602.6489		OTHER CONTRACTED SE
		175.72							
105091	2/15/2018		112959 PREMIUM WATERS INC						
		29.64	FIRE DEPT- BOTTLED WATER		90347	621331-01-18	0220.6489		OTHER CONTRACTED SE
		142.14	FIRE DEPT-BOTTLED WATER		90348	621332-01-18	0220.6489		OTHER CONTRACTED SE
		171.78							
105092	2/15/2018		115972 ROBINSON, SCOTT						
		1,998.00	MAR/APR 18 RAM RESIDENT ADS		90355	021518	9101.4609		OTHER MISCELLANEOUS
		1,998.00							
105093	2/15/2018		101126 SAUTER AND SONS INC						
		51,302.10	REPLACE CHECK 104837		90350	02142018	9410.6315	00041017	MISCELLANEOUS PROFE
		51,302.10							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
105093	2/15/2018		101126 SAUTER AND SONS INC						Continued.
105094	2/15/2018		114151 TASC (FEES)						
		376.75	JAN 18 VEBA/REBA FEES		90349	IN1213762	0130.6315		MISCELLANEOUS PROFE
		376.75							
105095	2/15/2018		100510 VERIZON WIRELESS						
		103.16	JAN 2018 PD SERVICES		90351	9800884836	0280.6323		CELLULAR PHONES
		455.13	JAN 2018 PD SERVICES		90351	9800884836	0211.6415		OTHER EQUIPMENT REN
		246.32	JAN 2018 PD SERVICES		90351	9800884836	0211.6323		CELLULAR PHONES
		804.61							
105096	2/15/2018		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	MARCH 2018 PD SERVICES		90352	150-1682-6501 MAR 18	0211.6489		OTHER CONTRACTED SE
		27.95	YOUTH FIRST MAR 2018 SERVICE		90353	150-1687-1105 MAR 18	9410.6315	00041012	MISCELLANEOUS PROFE
		27.95	FIRE STATION 2 FEB 18 SERVICE		90354	150-1691-2206 FEB 18	0220.6489		OTHER CONTRACTED SE
		83.85							
90451781	2/9/2018		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		18,055.02			90266	020818910574	9101.2174		PERA-EMPLOYEE
		24,020.79			90267	020818910575	9101.2183		PERA-EMPLOYER
		42,075.81							
95035758	2/9/2018		101306 IRS						
		20,842.83			90269	020818910577	9101.2171		FEDERAL WITHHOLDING
		11,837.75			90270	020818910578	9101.2173		FICA & MEDICARE-EMPL(
		11,837.75			90271	020818910579	9101.2182		FICA & MEDICARE-EMPL(
		44,518.33							
98020918	2/9/2018		115568 ALERUS FINANCIAL NA						
		1,674.68			90263	0208189105714	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,674.68							
99020818	2/8/2018		100629 MN DEPT OF REV SALES TX						
		16.03	Jan Sales Tax		90199	01312018	9101.4305		RENTAL FEES
		8.51	Jan Sales Tax		90199	01312018	9101.4328		ACCIDENT REPORTS
		9.26	Jan Sales Tax		90199	01312018	9101.4308		SALES OF MAPS & PUBLI
		.03	Jan Sales Tax		90199	01312018	9101.4609		OTHER MISCELLANEOUS
		217.51	Jan Sales Tax		90199	01312018	9601.2082		SALES/USE TAX PAYABLE
		2,999.08	Jan Sales Tax		90199	01312018	9601.2082		SALES/USE TAX PAYABLE
		137.58	Jan Sales Tax		90199	01312018	9601.2085		ANOKA COUNTY TRANSI
		3,388.00							
99020918	2/9/2018		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		2,697.20			90259	0208189105710	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,697.20							
99021418	2/14/2018		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		1,248.09	January Surcharges		90285	01312018	9101.2081		SURCHARGES-PERMITS
		25.29-	January Surcharges		90285	01312018	9101.4604		SURCHARGES
		1,222.80							
99021518	2/15/2018		108768 COMDATA NETWORK INC						

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99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		354.00	AMERICAN PLANNING A , ANDERSON		90286	JAN 18 COMDATA PCARD	0191.6451		MEMBERSHIP DUES
		175.00	INTL SOC ARBORICULTURE , ANDER		90286	JAN 18 COMDATA PCARD	0191.6451		MEMBERSHIP DUES
		210.00	U OF M CONTLEARNING , ANDERSON		90286	JAN 18 COMDATA PCARD	0191.6335		TRAINING
		38.00	DEPARTMENT OF LABOR AN , BERGE		90286	JAN 18 COMDATA PCARD	0452.6335		TRAINING
		210.00	U OF M CONTLEARNING , BERGE		90286	JAN 18 COMDATA PCARD	0452.6335		TRAINING
		25.00	TLO TRANSUNION , BLUML		90286	JAN 18 COMDATA PCARD	0211.6315		MISCELLANEOUS PROFE
		6.76	LITTLE DUKES RAMSEY , BRAY		90286	JAN 18 COMDATA PCARD	0194.6225		DIESEL FUEL
		30.00	LITTLE DUKES RAMSEY , BRAY		90286	JAN 18 COMDATA PCARD	0194.6225		DIESEL FUEL
		60.05	7360 DOMINOS PIZZA , FRANKFURT		90286	JAN 18 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		75.00	BCA TRAINING EDUCATION , FRANK		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		75.00	BCA TRAINING EDUCATION , FRANK		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		75.00	BCA TRAINING EDUCATION , FRANK		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		75.00	BCA TRAINING EDUCATION , FRANK		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		75.00	BCA TRAINING EDUCATION , FRANK		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		16.10	AMAZON MKTPLACE PMTS , FREDRIC		90286	JAN 18 COMDATA PCARD	0311.6208		MISCELLANEOUS OFFICI
		10.13	AMAZON MKTPLACE PMTS , FREDRIC		90286	JAN 18 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI
		6.95	AMAZON MKTPLACE PMTS W , FREDR		90286	JAN 18 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI
		12.70	AMAZON MKTPLACE PMTS W , FREDR		90286	JAN 18 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICI
		10.99	AMAZON MKTPLACE PMTS W , FREDR		90286	JAN 18 COMDATA PCARD	0191.6208		MISCELLANEOUS OFFICI
		179.97	DNH*GODADDY.COM , FREDRICKSON		90286	JAN 18 COMDATA PCARD	0192.6405		OFFICE & DATA PROCES:
		47.20	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		3.99	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		104.99	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		1.99	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		749.99	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		24.05	COBORN'S SUPERSTORE , GLADHILL		90286	JAN 18 COMDATA PCARD	0191.6335		TRAINING
		85.00	DEPARTMENT OF LABOR AN , GLADH		90286	JAN 18 COMDATA PCARD	0240.6335		TRAINING

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99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		106.80	DOMINO'S , GLADHILL		90286	JAN 18 COMDATA PCARD	0191.6335		TRAINING
		11.42	EB APA MN HOLIDAY PAR , GLADHI		90286	JAN 18 COMDATA PCARD	0191.6335		TRAINING
		290.00	INT'L CODE COUNCIL , GLADHILL		90286	JAN 18 COMDATA PCARD	0240.6335		TRAINING
		370.00	U OF M CONTLEARNING , GLADHILL		90286	JAN 18 COMDATA PCARD	0240.6335		TRAINING
		105.00	FBI NATIONAL ACADEMY A , KATER		90286	JAN 18 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		75.00	HIGH TECHNOLOGY CRIME , KATERS		90286	JAN 18 COMDATA PCARD	0211.6451		MEMBERSHIP DUES
		552.00	UNIQUE DINING EXPERIEN , KATER		90286	JAN 18 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		12.80-	AMAZON.COM , KOHNER		90286	JAN 18 COMDATA PCARD	0220.6208		MISCELLANEOUS OFFICI
		398.00	ASSESSMENTLEADERS.COM , LASHER		90286	JAN 18 COMDATA PCARD	0130.6306		PERSONNEL TESTING &
		200.00	NEPELRA , LASHER		90286	JAN 18 COMDATA PCARD	0130.6451		MEMBERSHIP DUES
		15.87	MENARDS ELK RIVER MN , RIEMER		90286	JAN 18 COMDATA PCARD	0311.6229		SHOP MATERIALS
		670.76	MIDWEST EQUIPMENT SALE , RIEME		90286	JAN 18 COMDATA PCARD	0311.6257		OTHER VEHICLE PARTS
		670.75	MIDWEST EQUIPMENT SALE , RIEME		90286	JAN 18 COMDATA PCARD	0452.6257		OTHER VEHICLE PARTS
		168.00	MIDWEST EQUIPMENT SALE , RIEME		90286	JAN 18 COMDATA PCARD	0311.6257		OTHER VEHICLE PARTS
		168.00	MIDWEST EQUIPMENT SALE , RIEME		90286	JAN 18 COMDATA PCARD	0452.6257		OTHER VEHICLE PARTS
		65.00	U OF M CONTLEARNING , RIEMER		90286	JAN 18 COMDATA PCARD	0311.6335		TRAINING
		284.44	PAUL CONWAY SHIELDS , SCHIFERL		90286	JAN 18 COMDATA PCARD	0220.6231		UNIFORMS & TURN-OUT
		250.00	BCA TRAINING EDUCATION , TORSE		90286	JAN 18 COMDATA PCARD	0211.6335		TRAINING
		44.41	COBORN'S SUPERSTORE , WENBERG		90286	JAN 18 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERA
		13.97	MICHAELS STORES , WENBERG		90286	JAN 18 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERA
		15.98	OTC BRANDS, INC. , WENBERG		90286	JAN 18 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERA
		8.57	OTC BRANDS, INC. , WENBERG		90286	JAN 18 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERA
		28.81	WAL-MART , WENBERG		90286	JAN 18 COMDATA PCARD	0111.6249		MISCELLANEOUS OPERA
		121.14	WAL-MART , BRAY		90286	JAN 18 COMDATA PCARD	0141.6249		MISCELLANEOUS OPERA
		105.99	WWW.NEWEGGBUSINESS.COM , FREDR		90286	JAN 18 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERA
		45.19	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		62.10	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		48.60	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		27.85	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		24.00	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		15.33	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		30.03	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		49.42	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0301.6223		GASOLINE
		51.91	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0301.6223		GASOLINE
		45.55	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		19.46	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		24.04	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		29.54	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		48.00	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		34.05	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		58.00	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		29.00	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		45.46	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		28.33	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		26.55	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		45.51	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		56.94	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		20.22	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6225		DIESEL FUEL
		21.01	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		27.96	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		35.39	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		83.07	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		70.00	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		77.73	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		33.18	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0240.6223		GASOLINE
		22.78	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		47.41	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		34.25	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0240.6223		GASOLINE
		30.51	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0240.6223		GASOLINE
		32.49	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0240.6223		GASOLINE
		57.77	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		53.02	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		34.74	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0240.6223		GASOLINE
		37.38	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		50.73	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0301.6223		GASOLINE
		30.64	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		51.41	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		62.12	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		44.28	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		68.28	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		97.38	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		17.65	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		74.06	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		22.40	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		60.17	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE
		24.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		62.46	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		72.64	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		31.51	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0301.6223		GASOLINE
		38.67	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		58.57	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0452.6223		GASOLINE

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99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		43.78	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		37.36	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0194.6223		GASOLINE
		41.51	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0194.6223		GASOLINE
		43.45	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0194.6223		GASOLINE
		54.34	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0194.6223		GASOLINE
		24.69	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		29.93	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		39.03	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		39.35	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		32.06	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		36.98	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		35.34	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		35.81	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		59.26	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		19.91	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0311.6223		GASOLINE
		17.58	SUPERAMERICA		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		22.52	SUPERAMERICA		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		49.90	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		50.36	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		38.82	BP#9267972HWY 13		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		42.80	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		41.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		40.17	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		11.36	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		38.75	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.75	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		45.24	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		12.77	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		17.80	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.06	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.08	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		26.42	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		16.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.67	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.56	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		14.65	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.87	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.94	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.50	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.59	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.79	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		47.01	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		25.69	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		47.70	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		16.85	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.99	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		45.65	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.44	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.00	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.08	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.93	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.04	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		23.82	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		23.88	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		23.92	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.26	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.31	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.28	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.36	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		18.49	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		16.51	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.11	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		47.62	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		30.51	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.41	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		17.09	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		72.38	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		48.65	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		47.00	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		21.35	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		33.35	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		35.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.22	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.78	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.93	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		39.92	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		30.05	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.63	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		26.19	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		28.96	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		23.92	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		28.72	CASEYS RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.69	HOLIDAY DEALER		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.11	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		46.00	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		31.81	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.00	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.12	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		14.70	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		43.79	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		13.88	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		46.20	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		39.25	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		25.15	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		38.80	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		21.06	KWIK TRIP		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		45.91	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		32.77	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.85	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.61	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		14.98	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		11.26	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		50.01	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		14.39	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		13.74	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		25.69	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		17.45	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		44.35	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		15.26	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.51	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		21.91	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		41.22	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		23.00	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		13.14	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		38.40	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.18	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.96	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.34	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		17.30	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.02	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		27.66	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		28.44	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.98	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		17.50	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.42	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		51.08	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		47.58	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0220.6223		GASOLINE
		19.26	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.94	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		38.04	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.09	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.93	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.72	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		27.04	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		38.54	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		28.81	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		27.51	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		14.69	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		26.73	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		19.08	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		25.83	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.10	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		12.23	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		26.98	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		20.45	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		32.29	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		47.09	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		45.18	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		43.49	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		49.30	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		38.96	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		35.62	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		41.66	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.32	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		46.70	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		81.13	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		76.81	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.64	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.90	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		33.25	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		35.82	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		46.07	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		27.59	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		35.31	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		39.38	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		32.74	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		25.77	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		27.27	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.22	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		24.36	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		31.79	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.54	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		32.43	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.49	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.82	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		30.62	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		22.44	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.47	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		15.32	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		34.40	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.85	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		32.41	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		29.95	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		26.24	SUPERAMERICA		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		37.99	SUPERAMERICA		90287	JAN 18 COMDATA FUEL	0211.6223		GASOLINE
		36.90	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		60.08	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		22.62	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99021518	2/15/2018		108768 COMDATA NETWORK INC						Continued.
		68.27	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		51.20	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		53.70	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		42.48	LITTLE DUKES RAMSEY		90287	JAN 18 COMDATA FUEL	9601.6223		GASOLINE
		73.73	BILL'S SUPERETTE		90287	JAN 18 COMDATA FUEL	9602.6223		GASOLINE
		62.30	HOLIDAY STNSTORE		90287	JAN 18 COMDATA FUEL	9602.6223		GASOLINE
		16,200.76							
99116121	2/9/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		8,594.00			90261	0208189105712	9101.2175		DEFERRED COMPENSAT
		8,594.00							
99117523	2/9/2018		114790 GREAT WEST LIFE AND ANNUITY INS CO						
		1,418.59			90262	0208189105713	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,418.59							
99563120	2/9/2018		100223 ICMA RETIREMENT TRUST 457						
		2,116.58			90258	020818910571	9101.2175		DEFERRED COMPENSAT
		2,116.58							
99626688	2/9/2018		100601 MN DEPT OF REV WH						
		10,118.41			90268	020818910576	9101.2172		STATE WITHHOLDING
		10,118.41							
		270,705.39	Grand Total						

Payment Instrument Totals

Checks	136,680.23
EFT Payments	134,025.16
Total Payments	270,705.39

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110402	ADVANCE AUTO PARTS	JAN 18 PURCHASES	PV	90388	001	09101	1/31/2018	01312018	291.87
	ADVANCE AUTO PARTS	JAN 18 PURCHASES	PV	90388	002	09101	1/31/2018	01312018	91.77
	AAP FINANCIAL SERVICES	JAN 18 PURCHASES	PV	90388	003	09101	1/31/2018	01312018	680.00
	P O BOX 742063				Summary Total				1,063.64
	ATLANTA GA 30374-2063								
					Payment Amount				1,063.64
100017	AIRGAS USA, LLC	MISC GASES	PV	90387	001	09101	1/31/2018	9950625406	30.00
	AIRGAS USA LLC				Summary Total				30.00
	P O BOX 802576								
	CHICAGO IL 60680-2576								
					Payment Amount				30.00
110744	ALLINA HEALTH SYSTEM	MEDICAL DIRECTORSHIP	PV	90363	001	09101	1/31/2018	II10023136	1,804.10
	ALLINA HEALTH SYSTEM				Summary Total				1,804.10
	LAWSON MISC BILLING								
	NW 7710								
	P O BOX 9383								
	MINNEAPOLIS MN 55440-9383								
					Payment Amount				1,804.10
100021	AMERICAN PUBLIC WORKS ASSN	G. RIEMER 2018 DUES	PV	90389	001	09101	2/8/2018	144363 2018	245.00
	AMERICAN PUBLIC WORKS ASSN				Summary Total				245.00
	PO BOX 802296								
	KANSAS CITY MO 64108-2296								
					Payment Amount				245.00
100028	ANDOVER WHEEL AND FRAME INC	375 EXHAUST WORK	PV	90360	001	09101	2/13/2018	10370	214.16
	ANDOVER WHEEL AND FRAME INC	375 EXHAUST WORK	PV	90360	002	09101	2/13/2018	10370	100.00
	13476 HANSON BLVD				Summary Total				314.16
	ANDOVER MN 55304								
					Payment Amount				314.16
100029	ANOKA AREA CHAMBER OF COMMERCE	MONTHLY CHAMBER LUNCH	PV	90361	001	09101	2/9/2018	23096	35.00
	ANOKA AREA CHAMBER OF COMMERCE	MONTHLY CHAMBER LUNCH	PV	90361	002	09101	2/9/2018	23096	52.50
	12 BRIDGE SQUARE	MONTHLY CHAMBER	PV	90361	003	09101	2/9/2018	23096	35.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2018

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		LUNCH							
	ANOKA MN 55303	MONTHLY CHAMBER LUNCH	PV	90361	004	09101	2/9/2018	23096	17.50
				Summary Total					140.00
				Payment Amount					140.00
100033	ANOKA COUNTY ATTORNEY	FORFEITURE CASE 17-221737	PV	90288	001	09290	2/12/2018	021218	82.00
	ANOKA COUNTY ATTORNEY 2100 - 3RD AVENUE NORTH ANOKA MN 55303			Summary Total					82.00
				Payment Amount					82.00
		FORFEITURE 17-266533	PV	90289	001	09290	2/12/2018	021218A	101.00
				Summary Total					101.00
				Payment Amount					101.00
100049	ANOKA COUNTY ENVIRONMENTAL SRV	USED OIL LICENSE FEE 2018	PV	90390	001	09101	2/7/2018	31657	100.00
	ANOKA COUNTY ENVIRONMENTAL SRV 2100 - 3RD AVENUE SUITE 600 ANOKA MN 55303			Summary Total					100.00
				Payment Amount					100.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	JAN 18 SERVICES	PV	90290	001	09804	2/1/2018	02/01/2018 534	92.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	JAN 18 SERVICES	PV	90290	002	09804	2/1/2018	02/01/2018 534	46.00
	2100 - 3RD AVENUE ANOKA MN 55303			Summary Total					138.00
				Payment Amount					138.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	MARCH 18 BROADBAND	PV	90362	001	09101	2/5/2018	B180205M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303			Summary Total					604.50
				Payment Amount					604.50

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2018

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
111377	ANOKA MUNICIPAL UTILITY	CTY RD 116/HWY 47 SIGNAL	PV	90391	001	09101	2/8/2018	22-613120-01 JAN 18	111.63
	ANOKA MUNICIPAL UTILITY			Summary Total					111.63
	CITY HALL	BUNKER LK BLVD/DYSPOSIUM	PV	90392	001	09101	2/8/2018	22-612000-01 JAN 2018	35.12
	2015 FIRST AVENUE NO			Summary Total					35.12
	ANOKA MN 55303	14034 DYSPOSIUM ST	PV	90393	001	09603	2/8/2018	22-610280-00 JAN 18	57.03
				Summary Total					57.03
		RAMSEY STREET LIGHTS	PV	90394	001	09603	2/8/2018	22-990005-01 JAN 18	56.80
				Summary Total					56.80
				Payment Amount					260.58
100052	ANOKA POLICE DEPARTMENT	JAN 18 ANIMAL CONTAINMENT	PV	90412	001	09101	2/12/2018	021218	300.00
	ANOKA POLICE DEPARTMENT			Summary Total					300.00
	275 HARRISON STREET								
	ANOKA MN 55303			Payment Amount					300.00
100063	ASPEN MILLS	MISC- M. KOHNER	PV	90364	001	09101	2/9/2018	211569	11.00
	ASPEN MILLS			Summary Total					11.00
	8201 C CENTRAL AVE NE								
	SPRING LAKE PARK MN 55432			Payment Amount					11.00
100086	BLUE VELVET INC	FEB 18 PD WASHES	PV	90291	001	09101	2/1/2018	020118	299.50
	BLUE VELVET INC			Summary Total					299.50
	14101 ST FRANCIS BLVD	FEB 18 FIRE WASHES	PV	90292	001	09101	2/1/2018	020118A	149.75
	RAMSEY MN 55303			Summary Total					149.75
				Payment Amount					449.25
103641	BOYER TRUCKS ROGERS	WORK ON 672	PV	90425	001	09101	2/6/2018	477056	1,401.23
	BOYER TRUCKS	WORK ON 672	PV	90425	002	09101	2/6/2018	477056	1,157.52
	2601 NE BROADWAY			Summary Total					2,558.75
	MINNEAPOLIS MN 55413			Payment Amount					2,558.75

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100619	BRAUN INTERTEC CORPORATION	SITE ASSESS. SITE 37 FEB 18	PV	90293	001	09201	2/6/2018	B119995	2,000.00
	BRAUN INTERTEC CORPORATION NW 7644 PO BOX 1450 MINNEAPOLIS MN 55485-7644			Summary Total					2,000.00
				Payment Amount					2,000.00
114529	BRUCE JACOBSON LANDSCAPE ARCHITECT	RE: LAKE COMMONS FEB 2018	PV	90365	001	09101	2/10/2018	16-0121-1	2,400.00
	BRUCE JACOBSON LANDSCAPE ARCHITECT 4204 PILLSBURY AVENUE S MINNEAPOLIS MN 55409			Summary Total					2,400.00
				Payment Amount					2,400.00
100652	CARM DISTRIBUTING INC	MISC SUPPLIES	PV	90366	001	09101	2/9/2018	79644	354.90
	CARM DISTRIBUTING INC 894 PAYNE AVENUE ST PAUL MN 55101			Summary Total					354.90
				Payment Amount					354.90
100297	CENTERPOINT ENERGY	JAN 18 SERVICE	PV	90367	001	09101	2/7/2018	5961540-1 JAN 18	731.58
	CENTERPOINT ENERGY			Summary Total					731.58
	P O BOX 4671	JAN 18 SERVICE	PV	90368	001	09410	2/7/2018	6011580-5 JAN 18	416.66
	HOUSTON TX 77210-4671			Summary Total					416.66
		JAN 2018	PV	90369	001	09101	2/7/2018	5914352-9 JAN 18	459.91
				Summary Total					459.91
		JAN 18 SERVICES	PV	90370	001	09101	2/7/2018	6702493-5 JAN 18	4,709.43
				Summary Total					4,709.43
		14515 E TOWN CENTER DR	PV	90413	001	09601	2/7/2018	8782239-1 JAN 18	196.29
				Summary Total					196.29
				Payment Amount					6,513.87
106670	CENTRAL POWER DISTRIBUTORS INC	CHAIN SAW SUPPLIES	PV	90371	001	09101	2/14/2018	246070	36.09
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE			Summary Total					36.09

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	ANOKA MN 55303								
				Payment Amount					36.09
114549	CHET S SHOES INC	BOOTS- S. BERSCHEID	PV	90395	001	09101	1/22/2018	37649	150.00
	CHET S SHOES INC			Summary Total					150.00
	8870 RENDOVA STREET NE	BOOTS- S. WIENER	PV	90396	001	09101	2/1/2018	37701	150.00
	CIRCLE PINES MN 55014			Summary Total					150.00
				Payment Amount					300.00
108228	COBORN'S INC	JAN 18 BILLING	PV	90294	001	09101	1/31/2018	013118	92.61
	COBORN'S INC			Summary Total					92.61
	1921 COBORN BLVD								
	ST CLOUD MN 56301								
				Payment Amount					92.61
107724	COMCAST	RE: FIRE STATION 1	PV	90372	001	09101	2/9/2018	60803093	386.32
	COMCAST			Summary Total					386.32
	ATTN: FINANCE 4TH FLOOR								
	10 RIVER PARK PLAZA								
	ST PAUL MN 55107								
				Payment Amount					386.32
114451	COMPASS MINERALS	ROAD SALT	PV	90397	001	09101	2/7/2018	191551	9,450.99
	COMPASS MINERALS			Summary Total					9,450.99
	P O BOX 277043	ROAD SALT	PV	90398	001	09101	2/8/2018	192787	1,627.81
	ATLANTA GA 30384-7043			Summary Total					1,627.81
		ROAD SALT	PV	90399	001	09101	2/5/2018	189231	19,819.98
				Summary Total					19,819.98
				Payment Amount					30,898.78
100125	COUNTRYSIDE PRINTING INC	ENG- BUSINESS CARDS	PV	90295	001	09101	2/9/2018	35089	59.00
	COUNTRYSIDE PRINTING			Summary Total					59.00
	6250 BUNKER LAKE BLVD NW								
	SUITE 113								
	RAMSEY MN 55303								
				Payment Amount					59.00

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100129	CRYSTEEL TRUCK EQUIPMENT	HANDHELD CONTROL	PV	90296	001	09101	2/7/2018	FP167317	268.20
	CRYSTEEL MANUFACTURING 1130 73RD AVENUE NE FRIDLEY MN 55432				Summary Total				268.20
					Payment Amount				268.20
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	90400	001	09101	2/5/2018	58279	546.00
	DEHN OIL COMPANY				Summary Total				546.00
	6735 141ST AVENUE NW	DIESEL FUEL	PV	90401	001	09101	2/5/2018	58278	2,163.75
	RAMSEY MN 55303				Summary Total				2,163.75
					Payment Amount				2,709.75
112765	E L K MECHANICAL HVAC INC	JOB-14210 JASPAR ST	PV	90414	001	09601	2/5/2018	020518	2,290.00
	E L K MECHANICAL HVAC INC 6361 SUNFISH LAKE COURT SUITE 100 RAMSEY MN 55303				Summary Total				2,290.00
					Payment Amount				2,290.00
100158	ECM PUBLISHERS INC	NOTICE- ELECTION	PV	90297	001	09101	2/2/2018	570433	172.00
	ECM PUBLISHERS INC				Summary Total				172.00
	4095 COON RAPIDS BLVD	PH BROOKFIELD EASEMENT	PV	90298	001	09804	2/2/2018	570436	112.88
	COON RAPIDS MN 55433				Summary Total				112.88
		2018 PRIMARY BALLOT	PV	90299	001	09101	2/2/2018	570432	118.25
					Summary Total				118.25
		SEALCOAT BIDS	PV	90300	001	09101	2/2/2018	570434	193.50
					Summary Total				193.50
		BOARDS/COMM NOTICE	PV	90301	001	09101	2/2/2018	570435	59.13
					Summary Total				59.13
					Payment Amount				655.76
104267	ELITE SANITATION	JAN 18 RENTAL	PV	90302	001	09101	1/30/2018	24637	162.00
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330				Summary Total				162.00
					Payment Amount				162.00

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108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC LIGHTS	PV	90303	001	09101	1/30/2018	AW011818-1A	138.38
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					138.38
				Payment Amount					138.38
113321	FACTORY MOTOR PARTS CO	PARTS FOR 332	PV	90373	001	09101	2/16/2018	6-1497210	81.36
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					81.36
				Payment Amount					81.36
107099	FASTENAL	MISC PARTS	PV	90304	001	09601	2/5/2018	MNTC8161353	38.06
	FASTENAL COMPANY			Summary Total					38.06
	P O BOX 1286	MISC SUPPLIES	PV	90402	001	09101	2/5/2018	MNTC8161375	19.54
	WINONA MN 55987			Summary Total					19.54
		MISC SUPPLIES	PV	90403	001	09101	2/15/2018	MNTC8161662	15.07
				Summary Total					15.07
				Payment Amount					72.67
110379	FBI LEEDA	DUES 2018 D. MOLDENHAUER	PV	90415	001	09101	2/12/2018	48782348-18	50.00
	FBI LEEDA 5 GREAT VALLEY PARKWAY SUITE 125 MALVERN PA 19355			Summary Total					50.00
				Payment Amount					50.00
107737	FINANCE AND COMMERCE INC	2018 SEALCOAT BIDS	PV	90305	001	09101	2/2/2018	743630662	166.27
	FINANCE AND COMMERCE INC SDS 12-2619 P O BOX 86 MINNEAPOLIS MN 55486-2619			Summary Total					166.27
				Payment Amount					166.27
112421	FIRST SCRIBE	FEB 18 ROWAY WEB APP	PV	90404	001	09101	2/1/2018	2475985	200.00

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	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100189	G AND K SERVICES INC	FIRE STATION MATS	PV	90374	001	09101	2/14/2018	6006120454	16.56
	G AND K SERVICES INC			Summary Total					16.56
	P O BOX 842385	UNIFORM CLEANING	PV	90405	001	09101	2/7/2018	6006109245	21.00
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	90405	002	09101	2/7/2018	6006109245	5.00
		UNIFORM CLEANING	PV	90405	003	09101	2/7/2018	6006109245	25.25
		UNIFORM CLEANING	PV	90405	004	09101	2/7/2018	6006109245	25.23
				Summary Total					76.48
		UNIFORM CLEANING	PV	90406	001	09101	2/14/2018	6006120456	21.00
		UNIFORM CLEANING	PV	90406	002	09101	2/14/2018	6006120456	5.00
		UNIFORM CLEANING	PV	90406	003	09101	2/14/2018	6006120456	26.22
		UNIFORM CLEANING	PV	90406	004	09101	2/14/2018	6006120456	26.23
				Summary Total					78.45
				Payment Amount					171.49
114105	HARTFORD LIFE AND ACCIDENT INS CO	2018 VOL FIREFIGHTERS ACC.	PV	90375	001	09101	2/8/2018	14113735 2018	1,284.23
	HARTFORD LIFE AND ACCIDENT INS CO P O BOX 660916 DALLAS TX 75266-0916			Summary Total					1,284.23
				Payment Amount					1,284.23
100211	HAWKINS INC	CONTROL BIO	PV	90306	001	09601	2/2/2018	4223850	1,617.00
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					1,617.00
				Payment Amount					1,617.00
110386	HEALTH PARTNERS	PRE EMPLOY- A. BLOOD	PV	90416	001	09101	2/9/2018	900035832	227.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726			Summary Total					227.00
				Payment Amount					227.00
106911	HENNEPIN TECHNICAL COLLEGE	TRAINING- N. MARAS	PV	90426	001	09101	2/21/2018	022118	100.00

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	HENNEPIN TECHNICAL COLLEGE 9000 BROOKLYN BLVD BROOKLYN PARK MN 55445			Summary Total					100.00
				Payment Amount					100.00
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	90307	001	09101	2/7/2018	IN 1927377	102.75
	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	90307	002	09101	2/7/2018	IN 1927377	49.90
	AB # 1004	MISC OFFICE SUPPLIES	PV	90307	003	09101	2/7/2018	IN 1927377	22.48
	P O BOX 249004			Summary Total					175.13
	APPLE VALLEY MN 55124-9017	PNEUMATIC CYLINDER CONTROL	PV	90308	001	09101	2/8/2018	IN1929880	50.00
				Summary Total					50.00
		MISC OFFICE SUPPLIES	PV	90309	001	09101	2/5/2018	IN1923053	95.74
				Summary Total					95.74
		OFFICE SUPPLIES	PV	90376	001	09101	2/13/2018	IN1933826	6.38
				Summary Total					6.38
				Payment Amount					327.25
106719	INTEREUM INC	OFFICE EQUIPMENT	PV	90310	001	09234	2/8/2018	140744	3,673.29
	INTEREUM INC 9800 8TH AVENUE NORTH PLYMOUTH MN 55441			Summary Total					3,673.29
				Payment Amount					3,673.29
106066	KEEPRS, INC	MINI SIGHTS	PV	90311	001	09101	1/31/2018	352897-01	770.00
	KEEPRS, INC. 3535 WEST DIVISION STREET ST CLOUD MN 56301			Summary Total					770.00
				Payment Amount					770.00
115408	KRIS ENGINEERING INC	MISC SUPPLIES 668	PV	90312	001	09101	2/7/2018	29511	1,267.98
	KRIS ENGINEERING INC 1988 247TH STREET SAINT AUGUSTA MN 56301			Summary Total					1,267.98
				Payment Amount					1,267.98
100256	LANO EQUIPMENT INC	CHAIN SAW SUPPLIES	PV	90377	001	09101	2/14/2018	02-544800	67.96

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	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					67.96
				Payment Amount					67.96
100722	LATOUR VINYL	HELMET DECALS	PV	90313	001	09101	2/1/2018	020118	7.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303			Summary Total					7.00
				Payment Amount					7.00
100258	LEAGUE OF MINNESOTA CITIES	PATROL SUBSCRIPTION	PV	90314	001	09101	1/17/2018	267669	2,160.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					2,160.00
				Payment Amount					2,160.00
100259	LEAGUE OF MN CITIES INS TRUST	2018 WORK COMP	PV	90315	001	09101	2/5/2018	020518	202,530.00
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517			Summary Total					202,530.00
				Payment Amount					202,530.00
114282	LOUCKS ASSOCIATES	RE: COR MASTER PLAN	PV	90378	001	09214	2/13/2018	33292	787.50
	LOUCKS ASSOCIATES 7200 HEMLOCK LANE SUITE 300 MINNEAPOLIS MN 55369			Summary Total					787.50
				Payment Amount					787.50
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	SERVICES FOR YEAR END 2017	PV	90379	001	09101	2/12/2018	43483	5,340.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					5,340.00
				Payment Amount					5,340.00

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113658	MARCO	FEB 18 SERVICES	PV	90380	001	09101	2/1/2018	INV4959802	60.00
	MARCO						Summary Total		60.00
	NW 7128 PO BOX 1450								
	MINNEAPOLIS MN 55485-7128								
							Payment Amount		60.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	90316	001	09101	2/7/2018	67277	486.27
	MENARDS COON RAPIDS						Summary Total		486.27
	3045 MAIN STREET	MISC SUPPLIES	PV	90317	001	09601	2/7/2018	67278	238.69
	COON RAPIDS MN 55433						Summary Total		238.69
		MISC SUPPLIES	PV	90318	001	09101	1/31/2018	66724	18.95
							Summary Total		18.95
		MISC SUPPLIES	PV	90381	001	09101	2/9/2018	67466	12.77
							Summary Total		12.77
							Payment Amount		756.68
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	90319	001	09101	1/30/2018	51007	78.83
	MENARDS ELK RIVER						Summary Total		78.83
	19521 EVANS STREET NW	MISC SUPPLIES	PV	90320	001	09101	1/27/2018	50761	165.88
	ELK RIVER MN 55330-1077						Summary Total		165.88
		MISC SUPPLIES	PV	90418	001	09601	2/5/2018	51452	63.21
							Summary Total		63.21
		MISC SUPPLIES	PV	90419	001	09601	2/1/2018	51101	229.45
							Summary Total		229.45
		MISC SUPPLIES	PV	90420	001	09601	2/8/2018	51715	129.69
							Summary Total		129.69
		MISC SUPPLIES	PV	90421	001	09601	2/12/2018	52011	98.70
							Summary Total		98.70
							Payment Amount		765.76
100328	MN DEPT OF HEALTH WATER	JAN-MARCH 2018	PV	90417	001	09601	2/13/2018	021318	6,998.00
	MN DEPT OF HEALTH						Summary Total		6,998.00
	DRINKING WATER PROTECTION SECTION								
	P O BOX 64494								
	ST PAUL MN 55164-0494								
							Payment Amount		6,998.00

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100345	NAPA AUTO PARTS ELK RIVER	BATTERY BOX	PV	90321	001	09101	1/30/2018	946766	13.49
	NAPA AUTO PARTS ELK RIVER			Summary Total					13.49
	17137 YALE STREET NW	WIPER BLADES	PV	90322	001	09101	2/5/2018	947532	14.98
	P O BOX 1041			Summary Total					14.98
	ELK RIVER MN 55330			Payment Amount					28.47
115167	NET TRANSCRIPTS INC	PD TRANSCRIPTION	PV	90323	001	09101	1/20/2018	0016913	275.10
	NET TRANSCRIPTS INC			Summary Total					275.10
	3707 N. 7TH STREET SUITE 320								
	PHOENIX AZ 85014			Payment Amount					275.10
100360	NORTH STAR TOWING INC	TOW- IMPOUND	PV	90324	001	09101	1/29/2018	58463	65.00
	NORTH STAR TOWING INC			Summary Total					65.00
	833 NORTH STREET	TOW SQUAD 343	PV	90325	001	09101	1/22/2018	58286	25.00
	ANOKA MN 55303			Summary Total					25.00
				Payment Amount					90.00
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	90382	001	09101	2/12/2018	189837	220.97
	NORTHERN SANITARY SUPPLY CO			Summary Total					220.97
	341 COON RAPIDS BLVD								
	MINNEAPOLIS MN 55433			Payment Amount					220.97
111488	POPP.COM INC	JAN 18 SERVICES	PV	90383	001	09101	1/31/2018	992465050	119.65
	POPP.COM INC	JAN 18 SERVICES	PV	90383	002	09101	1/31/2018	992465050	27.19
	620 MENDELSSOHN AVENUE NORTH SUITE 101	JAN 18 SERVICES	PV	90383	003	09101	1/31/2018	992465050	32.63
	GOLDEN VALLEY MN 55427	JAN 18 SERVICES	PV	90383	004	09101	1/31/2018	992465050	184.91
		JAN 18 SERVICES	PV	90383	005	09101	1/31/2018	992465050	32.63
		JAN 18 SERVICES	PV	90383	006	09101	1/31/2018	992465050	92.46
		JAN 18 SERVICES	PV	90383	007	09101	1/31/2018	992465050	38.07
		JAN 18 SERVICES	PV	90383	008	09101	1/31/2018	992465050	108.83
		JAN 18 SERVICES	PV	90383	009	09101	1/31/2018	992465050	86.82
		JAN 18 SERVICES	PV	90383	010	09101	1/31/2018	992465050	106.52

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		JAN 18 SERVICES	PV	90383	011	09101	1/31/2018	992465050	57.89
						Summary Total			887.60
						Payment Amount			887.60
113737	RATWIK ROSZAK AND MALONEY PA	JAN 2018 SERVICES	PV	90422	001	09402	1/31/2018	61846	482.19
	RATWIK ROSZAK AND MALONEY PA	JAN 2018 SERVICES	PV	90422	002	09402	1/31/2018	61846	72.50
	300 U.S. TRUST BUILDING	JAN 2018 SERVICES	PV	90422	003	09402	1/31/2018	61846	294.50
	730 SECOND AVENUE SOUTH					Summary Total			849.19
	MINNEAPOLIS MN 55402	JAN 2018 RETAINER	PV	90423	001	09101	2/1/2018	61845	2,915.00
		JAN 2018 RETAINER	PV	90423	002	09101	2/1/2018	61845	72.50
		JAN 2018 RETAINER	PV	90423	003	09101	2/1/2018	61845	72.50
						Summary Total			3,060.00
						Payment Amount			3,909.19
100431	SAFETY KLEEN CORPORATION	RECYCLE PARTS WASHER	PV	90407	001	09101	2/1/2018	CN06302411	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066					Summary Total			110.97
						Payment Amount			110.97
116182	SELLYS CUSTOM APPAREL LLC	FIRE DEPT- SHIRTS	PV	90326	001	09101	1/25/2018	886	819.00
	SELLYS CUSTOM APPAREL LLC 7585 WOODLAND TRAIL ROCKFORD MN 55373					Summary Total			819.00
						Payment Amount			819.00
113273	STATE OF MINNESOTA	FORFEITURE CASE 17-266533	PV	90327	001	09290	2/12/2018	021218	50.00
	STATE OF MINNESOTA DEPARTMENT OF FINANCE TREASURY DIVISION- SEIZED PROPERTY P O BOX 64577 ST PAUL MN 55164-0577					Summary Total			50.00
						Payment Amount			50.00
		FORFEITURE CASE	PV	90328	001	09290	2/12/2018	021218A	41.00

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		17-221737							
				Summary Total					41.00
				Payment Amount					41.00
110313	SUMMIT FIRE PROTECTION	FIRE EXT SERVICE	PV	90384	001	09101	2/16/2018	1242326	60.00
	SUMMIT FIRE PROTECTION P O BOX 6205 CAROL STREAM IL 60197-6205			Summary Total					60.00
				Payment Amount					60.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	FEB 2018 MEETINGS	PV	90424	001	09101	2/14/2018	M23574	790.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378			Summary Total					790.00
				Payment Amount					790.00
112079	TOKLE INSPECTIONS INC	JAN 18 ELECTRICAL INSPECT.	PV	90329	001	09101	2/7/2018	020718	4,865.81
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448			Summary Total					4,865.81
				Payment Amount					4,865.81
107705	TWIN CITY GARAGE DOOR CO	REPORT PD DOOR	PV	90385	001	09101	2/6/2018	500229	137.50
	TWIN CITY GARAGE DOOR CO 5601 BOONE AVE N MINNEAPOLIS MN 55428			Summary Total					137.50
				Payment Amount					137.50
111742	TWIN CITY WATER CLINIC INC	JAN 18- 15 WATER SAMPLES	PV	90330	001	09601	2/1/2018	11005	300.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					300.00
				Payment Amount					300.00

R04570

CITY OF RAMSEY

Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2018	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
105628	WELLS CATERING SERVICE	CC MEAL 2/12/18	PV	90331	001	09101	2/12/2018	43785	81.23
	WELLS CATERING SERVICE				Summary Total				81.23
	7533 SUNWOOD DRIVE	MEAL 2/20/18	PV	90386	001	09101	2/20/2018	43803	192.38
	SUITE 108								
	RAMSEY MN 55303				Summary Total				192.38
					Payment Amount				273.61
100529	WENDELL'S INC	SIGN- SECRETARY	PV	90332	001	09101	2/6/2018	2263031	6.45
	WENDELL'S INC				Summary Total				6.45
	6601 BUNKER LAKE BLVD								
	PO BOX 458								
	RAMSEY MN 55303-0458								
					Payment Amount				6.45
100539	WRIGHT TIRE SERVICE INC	TIRES- SQUAD 366	PV	90333	001	09101	2/2/2018	217507	760.16
	WRIGHT TIRE SERVICE INC				Summary Total				760.16
	710 WEST MAIN STREET								
	ANOKA MN 55303								
					Payment Amount				760.16
					Total Amount to be Processed				300,574.91
					Total Number of Payments to be Processed				74

NORTHLAND TRUST SERVICES
150 S. Fifth Street, Suite 3300
Minneapolis, MN 55402
Phone 612-851-4931
Fax 612-851-4933

RECEIVED
JAN 18 2018

*** EFFECTIVE FEBRUARY 11, 2018 OUR ADDRESS WILL BE CHANGING * (SEE ABOVE)**

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

01/16/2018
RAMS13A

RE: CITY OF RAMSEY, MINNESOTA
$635,000 GENERAL OBLIGATION EQUIPMENT
CERTIFICATES OF INDEBTEDNESS,
SERIES 2013A

Debt Service: 03/01/2018

9345.6611
4818.75

Principal:	0.00
Interest:	4,818.75
Total Principal & Interest:	4,818.75
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 4,818.75

CHECK PAYMENTS due: 02-22-18

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 02-26-18

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Scott Miles
PH: 612-851-5914
smiles@northlandtrust.com

R04570

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS004V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2018

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
116186	KILLMER ELECTRIC CO INC	PAY EST 1 WELL HOUSE GAS GEN	PV	90356	001	09601	2/16/2018	021618	9,661.50
	KILLMER ELECTRIC CO INC 5141 LAKELAND AVENUE N CRYSTAL MN 55429					Summary Total			9,661.50
						Payment Amount			9,661.50
111096	METRO UTILITIES INC	FINAL PAY EST BUNKER LK UTITIL	PV	90357	001	09601	2/16/2018	021618	9,929.19
	METRO UTILITIES INC	FINAL PAY EST BUNKER LK UTITIL	PV	90357	002	09601	2/16/2018	021618	6,348.16
	9656 161ST AVENUE NW ELK RIVER MN 55447					Summary Total			16,277.35
						Payment Amount			16,277.35
101234	NORTH VALLEY, INC	FINAL PAY EST MISSISSIPPI TRL	PV	90358	001	09805	2/16/2018	021618	3,536.73
	NORTH VALLEY, INC 20015 IGUANA STREET NW NOWTHEN MN 55330					Summary Total			3,536.73
						Payment Amount			3,536.73
103848	PARK CONSTRUCTION CO.	PAY EST 6 MISS RVR TRL-PH 3	PV	90359	001	09805	2/16/2018	021618	22,202.83
	PARK CONSTRUCTION CO. 1481 81ST AVENUE NE MINNEAPOLIS MN 55432					Summary Total			22,202.83
						Payment Amount			22,202.83
						Total Amount to be Processed			51,678.41
						Total Number of Payments to be Processed			4

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-041

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF FEBRUARY 8, 2018 THROUGH FEBRUARY 21, 2018.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of February 8, 2018, through February 21, 2018, in the amount of $770,547.78 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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 cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period February 8, 2018, through February 21, 2018, in the amount of $ 770,547.78.

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 27th day of February 2018.

_____

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 3.**

Meeting Date: 02/27/2018

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #18-046 Approving a Sidewalk Agreement and Density Transition Easement Related to Estates of Silver Oaks 2nd Addition (Project #17-119); Case of Royal Oaks Realty

Purpose/Background:

The purpose of this case is to approve a Sidewalk Agreement and Density Transitioning Easement related to a recently approved plat known as Estates of Silver Oaks 2nd Addition (the "Plat"). The Plat created eight (8) new single family residential lots along Lithium Street, just north of 162nd Lane (the "Subject Property").

Notification:

Notification is not required.

Observations/Alternatives:

Due to existing topography, the new sidewalk will terminate at the bulb of the cul-de-sac on Lithium Street rather than extending north to the Plat boundary. The attached Sidewalk Agreement is intended to simply memorialize that should Lithium Street ever be extended in the future, the sidewalk would also be extended in front of Lot 3, Block 1 of the Plat. It does not obligate a future owner of Lot 3, Block 1 to contribute anything to the potential future improvement.

The eastern boundary of the Plat abuts property zoned R-1 Residential (Rural Developing) and thus, density transitioning was required along Lots 1-3, Block 1. A Density Transition Easement has been drafted that will help the City with enforcement of the easement restrictions, should that be necessary in the future.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Both the Sidewalk Agreement and Density Transition Easement are under review by the City Attorney. Staff recommends approval of both documents contingent upon review and approval as to legal form by the City Attorney.

Action:

Motion to adopt Resolution #18-046 approving a Sidewalk Agreement and Density Transition Agreement related to Estates of Silver Oaks 2nd Addition.

Attachments

Site Location Map

Plat

Sidewalk Agreement

Density Transition Easement

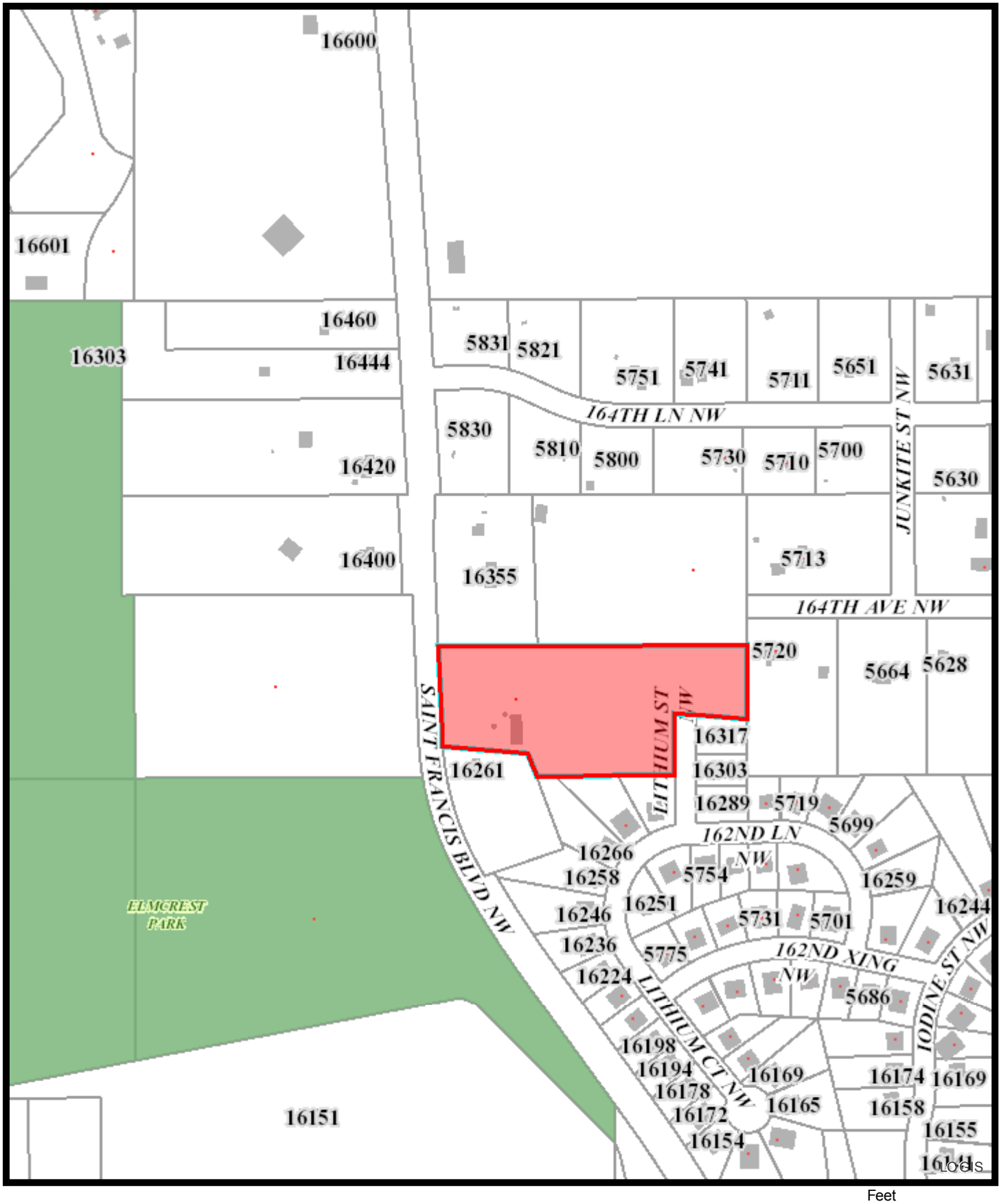
Resolution #18-046: Sidewalk Agreement and Density Tranisition Easement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 08:00 PM
Chris Anderson (Originator)	Chris Anderson	02/22/2018 08:28 AM
Tim Gladhill	Tim Gladhill	02/22/2018 09:52 AM
Kurt Ulrich	Kurt Ulrich	02/22/2018 11:54 AM
Form Started By: Chris Anderson		Started On: 02/20/2018 10:13 AM
Final Approval Date: 02/22/2018		

14-32-25-12-0011

Site Location Map



Print Date: May 16, 2017

ESTATES OF SILVER OAKS 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 14, T32N, R25W

KNOW ALL PERSONS BY THESE PRESENTS: That Royal Oaks Realty, Inc., a Minnesota corporation, owner of the following described property:

That part of the North Half of the Northeast Quarter of Section 14, Township 32, Range 25, lying Easterly of the East right of way line of Trunk Highway No. 47 described as follows: Commencing at the intersection with the North line of said Northeast Quarter and the centerline of Trunk Highway No. 47; thence South 3 degrees 05 minutes East a distance of 540.55 feet; thence South 01 degree 52 minutes East along said centerline a distance of 602.85 feet to the point of beginning of land to be described; thence continuing along said centerline on a tangential curve to the left whose radius is 1038.81 feet arc length is 93.85 feet; thence South 85 degrees 12 minutes 47 seconds East a distance of 273.55 feet; thence South 20 degrees 12 minutes 47 seconds East to the intersection with the South line of the North Half of the Northeast Quarter, thence East along said south line to the intersection with the southwest corner of Lot 1, Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West line of said Lot 1, Block 4 a distance of 360.10 feet; thence North 89 degrees 38 minutes 25 seconds West a distance of 894.39 feet to the centerline of said Trunk Highway No. 47 thence South along said centerline to the point of beginning;

EXCEPT

the following described tract: Commencing at the southwest corner of Lot 1, Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West line of said Lot 1 a distance of 157.48 feet; thence North 85 degrees 38 minutes 25 seconds West a distance of 200 feet; thence South 0 degrees 19 minutes West to the South line of the North half of the Northeast Quarter, thence Easterly along said South line to the southwest corner of Lot 1, Block 4 of said plat, Anoka County Minnesota.

TOGETHER WITH

Outlot A, ESTATES OF SILVER OAKS, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as ESTATES OF SILVER OAKS 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown by this plat.

In witness whereof said Royal Oaks Realty, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

Royal Oaks Realty, Inc.

_____, as President
Marcel Eibensteiner

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___, by Marcel Eibensteiner, as President of Royal Oaks Realty, Inc., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Daniel W. Obermiller 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___.

_____
Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Daniel W. Obermiller.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Ramsey, Minnesota

This plat of ESTATES OF SILVER OAKS 2ND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this_____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor

By _____ Clerk

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___,

_____
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 ESTATES OF SILVER OAKS 2ND ADDITION 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 as Document Number _____,

_____
County Recorder/Registrar of Titles

By _____, Deputy

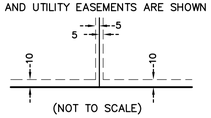
BASIS OF BEARINGS

FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 25 WEST, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST.

LEGEND

- ● DENOTES 1/2 INCH IRON MONUMENT FOUND UNLESS OTHERWISE NOTED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 25341
- ⊕ DENOTES SECTION CORNER MONUMENT
- △ DENOTES RESTRICTED ACCESS GRANTED TO THE STATE OF MINNESOTA
- WET DENOTES WETLAND DELINEATION BY KJOLHAUG ENVRONENTAL SERVICES IN 2017
- DENOTES WET LAND

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



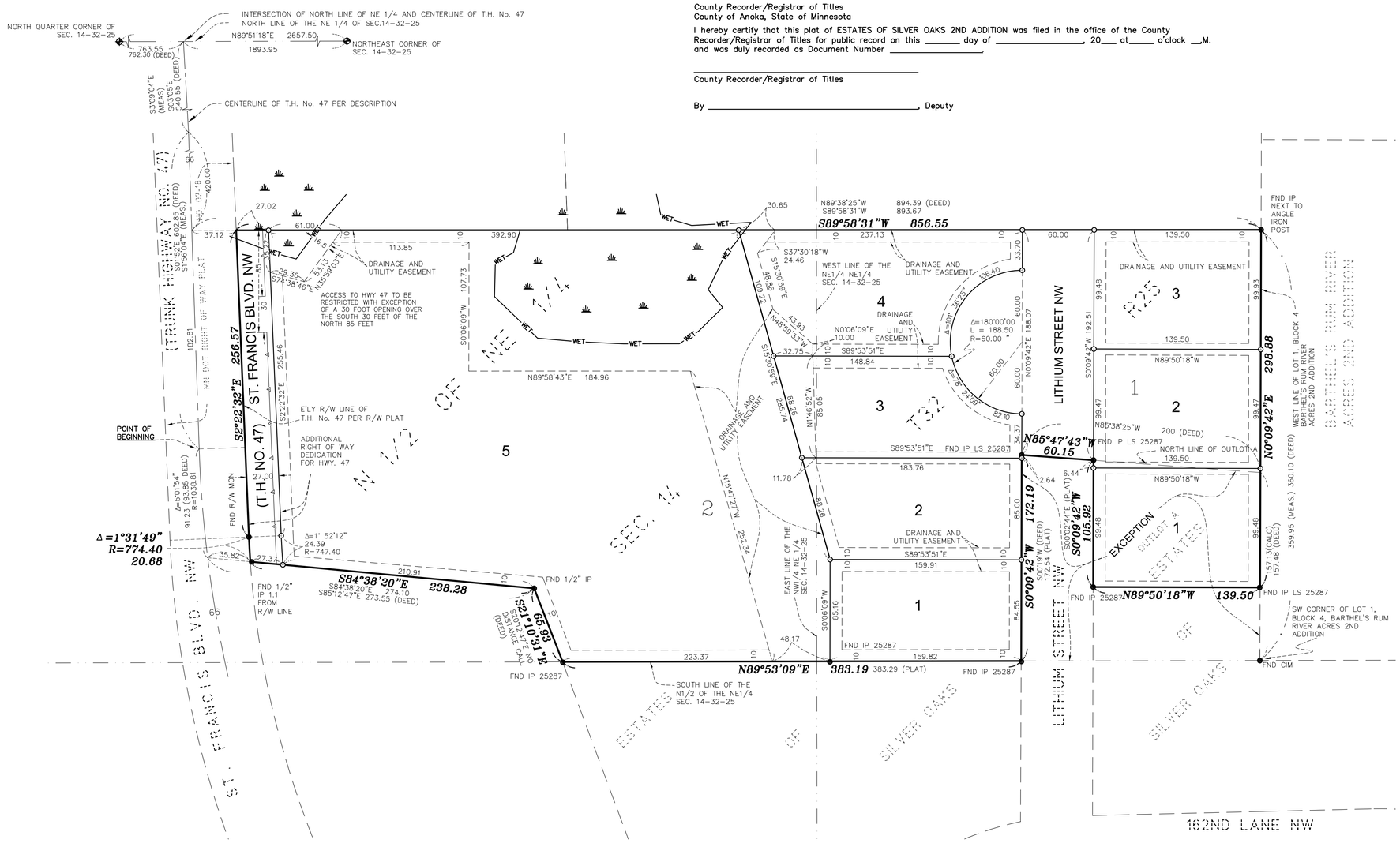
(NOT TO SCALE)

BEING 5 FEET IN WIDTH AND ADJOINING ALL SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING R/W LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

1 INCH = 50 FEET



NORTH

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

SIDEWALK AGREEMENT

This **AGREEMENT**, made on this _____ day of _____, 2018, by and between the City of Ramsey, a municipal corporation under the laws of the State of Minnesota (hereinafter referred to as "**CITY**"), and Royal Oaks Realty, Inc., a Minnesota corporation (hereinafter referred to as "**OWNER**").

I. RECITALS

1.01. OWNER is fee owner of the real property legally described as follows ("**PROPERTY**"):

That part of the North Half of the Northeast Quarter of Section 14, Township 32, Range 25, lying Easterly of the East right of way line of Trunk Highway No. 47 described as follows: Commencing at the intersection with the North line of said Northeast Quarter and the centerline of Trunk Highway No. 47; thence South 3 degrees 05 minutes East a distance of 540.55 feet; thence South 01 degree 52 minutes East along said centerline a distance of 602.85 feet to the point of beginning of land to be described; thence continuing along said centerline on a tangential curve to the left whose radius is 1038.81 feet arc length is 93.85 feet; thence South 85 degrees 12 minutes 47 seconds East a distance of 273.55 feet; thence South 20 degrees 12 minutes 47 seconds East to the intersection with southwest corner of Lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND Addition; thence North along the West Line of Said Lot 1 Block 4 a distance of 360.10 feet; thence North 85 [sic] degrees 38 minutes 25 seconds West a distance of 894.39 feet to the centerline of said Trunk Highway No. 47 thence South along said centerline to the point of beginning.

EXCEPT

The following described tract: Commencing at the southwest corner of Lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West line of said Lot 1 a distance of 157.48 feet; thence North 85 degrees 38 minutes 25 seconds West a distance of 200 feet; thence South 0 degrees 19 minutes West to the South line of the North half of the Northeast Quarter, thence Easterly

along said South line to the southwest corner of Lot 1, Block 4 of said plat, Anoka County Minnesota.

TOGETHER WITH:

Outlot A, ESTATES OF SILVER OAKS ADDITION, Anoka, County, Minnesota.

-or upon recording-

Lots 1-3, Block 1 (inclusive), and Lots 1-5, Block 2 (Inclusive) ESTATES OF SILVER OAKS 2ND ADDITION, Anoka County, Minnesota.

1.02. **OWNER** received approval from **CITY** to subdivide the **PROPERTY** into eight new single family residential lots. The **OWNER** will extend Lithium Street to the north, terminating in a full cul-de-sac bulb. Owner will construct a new concrete sidewalk on the east side of Lithium Street, which would ordinarily terminate at the northern plat boundary. The City will allow the sidewalk to terminate approximately at the boundary between Lots 2 and 3, Block 1 as shown in the attached Exhibit 1, rather than the limits of the Plat due to the existing steep slopes.

1.03. **CITY** and **OWNER** desire to acknowledge that should Lithium Street ever be extended to the north as part of a future development and/or improvement project, the public sidewalk must also be extended in front of Lot 3, Block 1, Estates of Silver Oaks 2nd Addition ("Burdened Parcel").

II. AGREEMENT

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

2.01. Sidewalk Extension. The public sidewalk along the east side of Lithium Street shall be extended to the northern boundary of Estates of Silver Oaks 2nd Addition if and when Lithium Street is extended to the north. Unless otherwise undertaken by the developer responsible for extending Lithium Street, the sidewalk shall be installed at the expense of Owner, as owner of the Burdened Parcel. The sidewalk shall be constructed in accordance with then-current City specifications and regulations.

Successors and Assigns. This Sidewalk Agreement shall be recorded with the Anoka County Recorder and shall be binding upon the Owner, its successors and assigns and shall run with the land, specifically, the Burdened Parcel.

2.02. Entire Agreement. This instrument, and the Exhibit attached hereto, constitute the entire understanding of the parties hereto with respect to the transaction contemplated thereby, and supersede all prior agreements and

understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above-referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understandings not expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

OWNER: Royal Oaks Realty, Inc.

By: _____
Marcel Eibensteiner
Its Chief Executive Officer

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before this _____ day of _____, 2018, by Marcel Eibensteiner, the Chief Executive Officer of Royal Oaks Realty, Inc., a Business Corporation (Domestic), on behalf of the corporation.

_____
Notary Public

(Additional signatures on next page.)

CITY: City of Ramsey, a Minnesota municipal corporation

By: _____

Its: Mayor

AND

By: _____

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

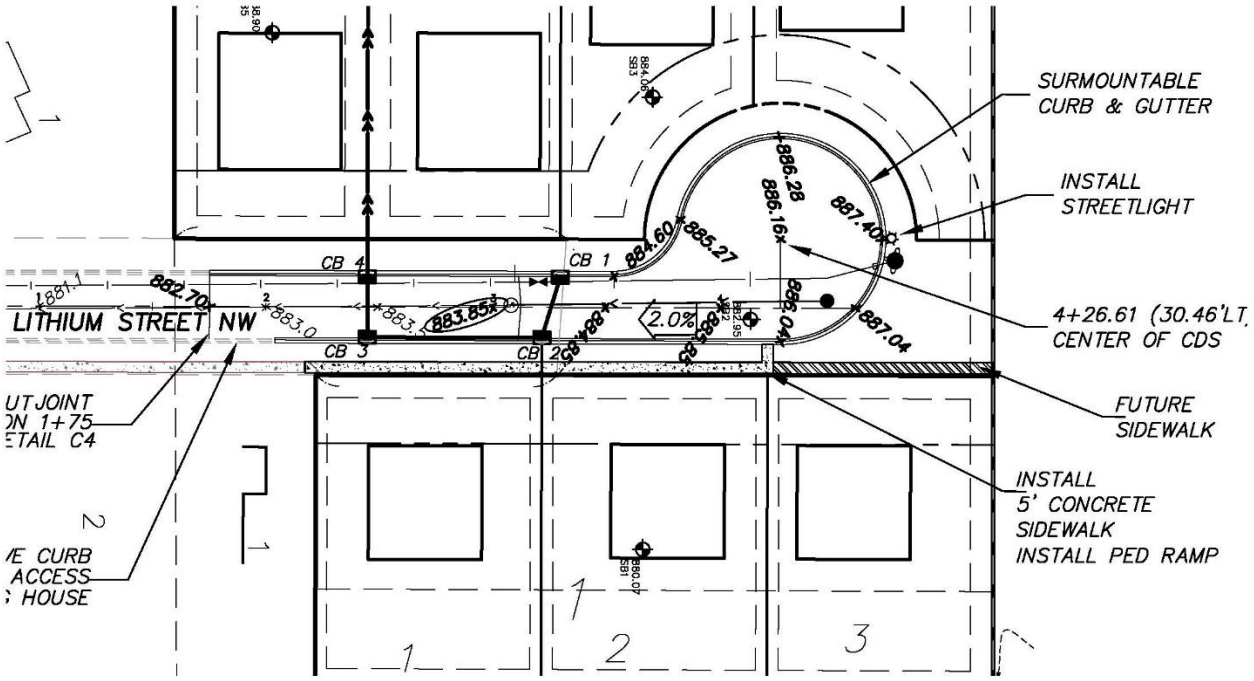
The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Sarah Strommen, the Mayor of the City of Ramsey, and Kurtis G. Ulrich, the Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

EXHIBIT 1


SURMOUNTABLE
CURB & GUTTER
INSTALL
STREETLIGHT
4+26.61 (30.46'LT,
CENTER OF CDS
FUTURE
SIDEWALK
INSTALL
5' CONCRETE
SIDEWALK
INSTALL PED RAMP
LITHIUM STREET NW
CB 4
CB 1
CB 3
CB 2
2.0%
882.70
883.0
883.85
884.60
885.27
886.28
886.16
887.40
887.04
886.04
UT JOINT
ON 1+75
ETAIL C4
E CURB
ACCESS
HOUSE

DENSITY TRANSITION EASEMENT

THIS EASEMENT IS MADE and entered into this _____ day of _____, 2018, by and between Royal Oaks Realty, Inc., a Minnesota Corporation, Grantor, and the CITY OF RAMSEY, a Minnesota municipal corporation, Grantee.

A. Grantor is the fee owner of the tracts of land described as follows:

Lots 1-3, Block 1, ESTATES OF SILVER OAKS SECOND ADDITION, Anoka County, Minnesota (the Property).

B. As a condition of approval of the Estates of Silver Oaks Second Addition plat, Grantee required Grantor to grant a density transition easement for the protection of existing and required trees on a portion of the Property.

NOW THEREFORE**,** in consideration of Grantee's plat approval, Grantor hereby grants to Grantee, its successors and assigns, the following Density Transition Easement, which is intended to reduce and/or eliminate future controversies between Property owners concerning the forested areas that are subject to this easement.

Easement. Within the Easement Area set forth in Exhibit A, Grantor shall maintain existing natural wooded areas and ensure that the forested areas, at all times hereafter, remain (as much as is possible) in their current undisturbed condition, subject to the following:

Density Transition Restrictions. Grantor, for itself, and its successors and assigns, covenants and agrees that it shall not itself perform nor shall it give permission to any third party to perform any of the following activities within the Easement Area, as described in Exhibit A and depicted in Exhibit B:

a. Constructing, installing, storing or maintaining anything made by man, including but not limited to buildings, structures, walkways, clothes line poles and playground equipment;

b. Parking of Vehicles;

c. Planting of gardens or any non-native vegetation;

d. Storage of firewood; or

e. Clear-cutting or removal of native vegetation or trees

Exceptions to Restrictions. Grantor, for itself and its successors and assigns, further covenants and agrees that the Easement Area shall be continued in its present condition, save and except as may be required to:

1. Control, manage and eliminate noxious weeds and prohibited invasive species. "Noxious Weeds," both "primary" and "secondary" shall be removed, but only in accordance with recommended and accepted control methods. Vegetation that is considered to be a nuisance (e.g., overhanging, damaged or dead limbs or vegetation protruding through fences), or presents a real or potential hazard to personal property, may be trimmed in accordance with accepted standards;
2. Manage restricted noxious weeds including, but not limited to, Common or European Buckthorn, Glossy Buckthorn, and Garlic Mustard;
3. Manage pathogens and insect infestations through industry accepted control strategies, which can include removal;
4. Allow the City to use and exercise its easement rights to that portion of the Easement Area that may be encumbered by a drainage and utility easement;
5. Allow any federal, state or local government agency, other than the landowner, which may have jurisdiction over the easement area to enforce any rule, ordinance, statute or regulation;
6. Install fencing in accordance with provisions of Ramsey City Code so long as said installation does not result in the removal of any woody plant or tree with a Diameter at Breast Height (DBH) of four inches or greater; and
7. Plant and/or establish native trees and other native vegetation so long as said action(s) does not result in damage to or loss of existing trees.

Inspection. Grantor grants to Grantee the right to enter upon the Easement Area for the purposes of inspection and enforcement of this Density Transition Easement and to take whatever actions are necessary to restore the Easement Property to its agreed-upon nature. Grantee may assess the reasonable costs of restoration against the Property, and Grantor waives all rights to contest those costs. Further, Grantee may enforce the terms of this Easement by any proceeding in law or in equity to restrain violations, compel compliance, or to recover damages, including attorneys' fees and costs of the enforcement actions.

No Public Access. This Density Transition Easement does not convey a right to the public to use the Easement Property nor does it convey any right of possession in the Easement Property to the public or the Grantee.

Duration. This Density Transition Easement shall be effective upon recording and shall have perpetual duration.

Binding Effect. The Property, and any portion thereof, shall be held, transferred, sold, conveyed, and occupied subject to and together with the covenants and restrictions contained in this Density Transition Easement. This Density Transition Easement shall be binding upon all parties having any right, title or interest in the Property, and their respective heirs, successors and assigns, and shall ensure to the benefit of each owner of the lots included within the Property, and shall run with the land.

DRAFT

Landowner, its successors and assigns does covenant with the City, its successors and assigns, that it is the Landowner of the premises aforesaid and has good right to grant and convey this Density Transition Easement to the City.

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

Grantor

Royal Oaks Realty, Inc.

By: Marcel Eibensteiner

Its: Chief Executive Officer

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Marcel Eibensteiner, the Chief Executive Officer of Royal Oaks Realty, Inc., a Business Corporation (Domestic), on behalf of the Corporation.

_____
Notary Public

(Additional signatures on next page)

DRAFT

Grantee

City of Ramsey, a Minnesota municipal corporation

By: _____

Its: Mayor

AND

By: _____

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Sarah Strommen, the Mayor of the City of Ramsey, and Kurtis G. Ulrich, the Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

DRAFT

EXHIBIT A

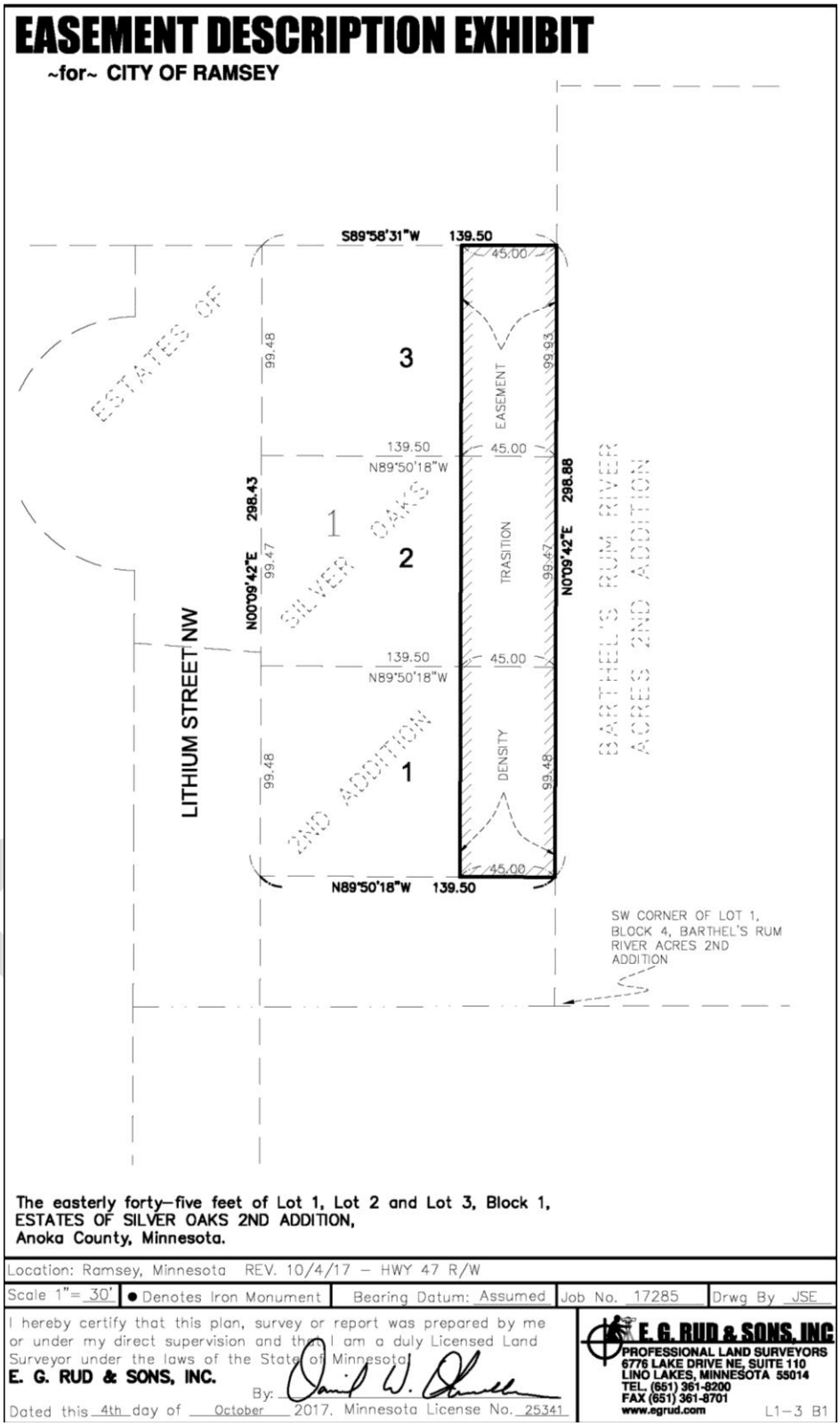
DENSITY TRANSITION EASEMENT DESCRIPTION:

The easterly forty-five feet of Lot 1, Lot 2, and Lot 3, Block 1, ESTATES OF SILVER OAKS 2ND ADDITION, Anoka County, Minnesota.

Remainder of page intentionally left blank

DRAFT

EXHIBIT B


EASEMENT DESCRIPTION EXHIBIT
~for~ CITY OF RAMSEY
S89°58'31"W 139.50
45.00
99.48
3
EASEMENT
99.93
139.50
N89°50'18"W
45.00
298.43
N00°09'42"E
99.47
1
2
TRASITION
99.47
298.88
N00°09'42"E
139.50
N89°50'18"W
45.00
99.48
1
DENSITY
99.48
45.00
N89°50'18"W 139.50
ESTATES OF SILVER OAKS 2ND ADDITION
LITHIUM STREET NW
BARTHEL'S RUM RIVER ACRES 2ND ADDITION
SW CORNER OF LOT 1, BLOCK 4, BARTHEL'S RUM RIVER ACRES 2ND ADDITION
The easterly forty–five feet of Lot 1, Lot 2 and Lot 3, Block 1,
ESTATES OF SILVER OAKS 2ND ADDITION,
Anoka County, Minnesota.
Location: Ramsey, Minnesota REV. 10/4/17 – HWY 47 R/W
Scale 1"= 30'
● Denotes Iron Monument
Bearing Datum: Assumed
Job No. 17285
Drwg By JSE
I hereby certify that this plan, survey 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.
E. G. RUD & SONS, INC.
By:
Dated this 4th day of October 2017. Minnesota License No. 25341
E. G. RUD & SONS, INC.
PROFESSIONAL LAND SURVEYORS
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MINNESOTA 55014
TEL. (651) 361-8200
FAX (651) 361-8701
www.egrud.com
L1–3 B1

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

RESOLUTION # 18-046

RESOLUTION APPROVING A SIDEWALK AGREEMENT AND DENSITY TRANSITION EASEMENT RELATED TO ESTATES OF SILVER OAKS 2ND ADDITION

WHEREAS, Royal Oaks Realty, hereafter referred to as "Developer", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

That part of the North Half of the Northeast Quarter of Section 14, Township 32, Range 25 lying Easterly of the East Right of Way line of Trunk Highway No. 47 described as follows: Commencing at the intersection with the North line of said Northeast Quarter and the centerline of Trunk Highway No. 47, thence South 03 degrees 05 minutes East 540.55 feet, thence South 01 degrees 52 minutes East along said centerline 602.85 feet to the point of beginning of land to be described, thence continuing along said centerline on a tangent curve to the left whose radius is 1,038.81 feet, 93.85 feet, thence South 85 degrees 12 minutes 47 seconds East 273.55 feet, thence South 20 degrees 12 minutes 47 seconds East to intersection with the South Line of the North Half of the Northeast Quarter, thence East along said South line to the intersection with the Southwest corner of Lot 1, Block 4, Barthel's Rum River Acres 2nd Addition, thence North along the West line of said Lot 1, Block 4, 360.10 feet, thence North 89 degrees 38 minutes 25 seconds West 894.39 feet to the centerline of said Trunk Highway No. 47, thence South along said centerline to the point of beginning except the following described tract, commencing at the Southwest corner of Lot 1, Block 4, Barthel's Rum River Acres 2nd Addition, thence North along the West line of said Lot 157.48 feet, thence North 85 degrees 38 minutes 25 seconds West 200 feet, thence South 00 degrees 19 minutes West to the South line of the North half of the Northeast Quarter, thence Easterly along said South line to the Southwest corner of Lot 1, Block 4, of said plat, Anoka County, Minnesota.

TOGETHER WITH

Outlot A, ESATES OF SILVER OAKS ADDITION, Anoka County, Minnesota.

-Or upon recording-

Lots 1-3 (inclusive), Block 1 and Lots 1-5 (inclusive), Block 2 Estates of Silver Oaks 2nd Addition

(the 'Subject Property');

WHEREAS, the City of Ramsey received an application for Sketch Plan for Estates of Silver Oaks 2nd Addition from Royal Oaks Realty on May 4, 2017; and

WHEREAS, the Planning Commission reviewed the Sketch Plan on June 1, 2017; and

WHEREAS, the City of Ramsey received an application for Preliminary Plat, Zoning Amendment, and Comprehensive Plan Amendment for Estates of Silver Oaks 2nd Addition on June 1, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered tree preservation, landscape plan, and potential wetland impacts pertaining to the preliminary plat on June 19, 2017; and

WHEREAS, on July 6, 2017, the Ramsey Planning Commission conducted a public hearing and recommended approval of the proposed Preliminary Plat, Zoning Amendment, and Comprehensive Plan Amendment; and

WHEREAS, on July 25, 2017, the City Council approved the Preliminary Plat, approved the Comprehensive Plan Amendment contingent upon approval by the Metropolitan Council, and introduced an Ordinance to rezone the Subject Property; and

WHEREAS, on September 12, 2017, the City Council approved the Final Plat of Estates of Silver Oaks 2nd Addition and adopted Ordinance #17-09 approving a Zoning Amendment related to the Final Plat.

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 Sidewalk Agreement for Lot 3, Block 1 and the Density Transition Easement for Lots 1-3, Block 1 Estates of Silver Oaks 2nd and authorizes the Mayor and City Administrator to sign on behalf of the City contingent upon the following:

    a) Review and approval as to legal form of both the Sidewalk Agreement and Density Transition Easement by the City Attorney.

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 27th day of February, 2018

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 4.**

Meeting Date: 02/27/2018

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #18-047 Granting a One (1) Year Extension to the Site Plan Approval for National Self Storage, Located at the Northeast Corner of Bunker Lake Boulevard and Ramsey Boulevard (Project No. 16-108); Case of Troy Halverson

Purpose/Background:

The City Council approved a Site Plan for a self-storage facility in February of 2017. The project is located on two (2) county roads and securing approvals for the access points on Ramsey Boulevard took more time than had been anticipated. Ultimately, developer acknowledged that the project was not going to break ground prior to winter conditions and therefore, postponed construction until the 2018 construction season. Thus, the project will not be completed within the one year timeframe required by City Code. The developer's representative has requested an extension of twelve (12) months be granted in order to complete the improvements related to this project.

Notification:

Notification is not required.

Funding Source:

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

Recommendation:

Staff recommends granting a one (1) year extension to the Site Plan approval for the self-storage facility.

Action:

Motion to adopt Resolution #18-047 granting a one (1) year extension to the Site Plan approval for National Self Storage.

Attachments

Site Location Map

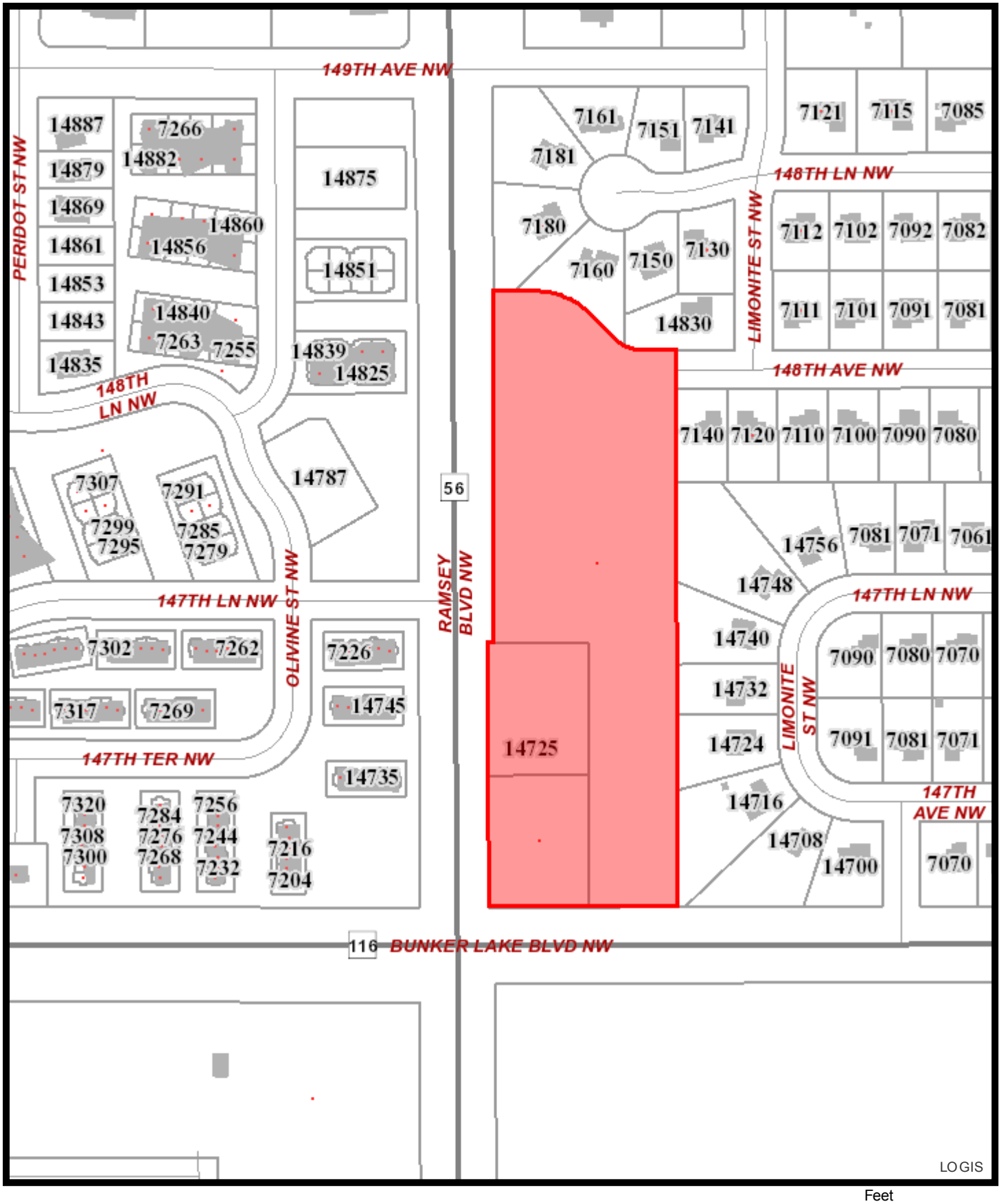
Site Plan

Resolution #18-047: Site Plan Approval Extension

Form Review

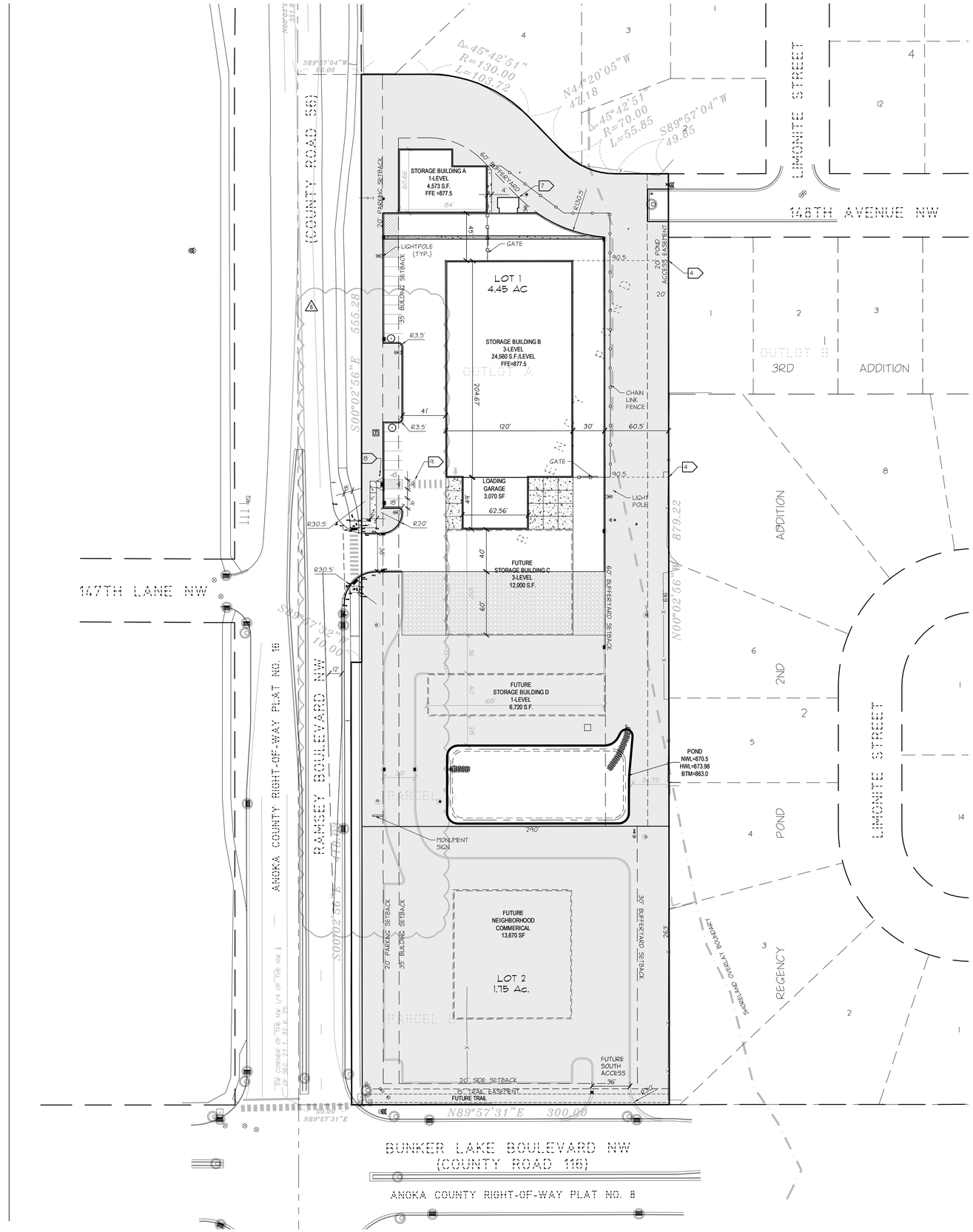
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 07:59 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 11:55 AM
Form Started By: Chris Anderson		Started On: 02/20/2018 10:37 AM
Final Approval Date: 02/22/2018		

Site Location Map



Feet
0 50 100 200 300 400

Print Date: October 6, 2016



LEGEND

- GREEN SPACE (LANDSCAPE AREA)
- CLASS 5 GRAVEL
- CONCRETE
- RIP RAP
- SHORELAND OVERLAY BOUNDARY
- LIGHT POLE
- GATE
- CHAIN LINK FENCE

GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. ENGINEER TO PROVIDE ALL UTILITY STAKING, CURB AND GUTTER STAKING ETC... SEE GENERAL NOTE 1/ SHEET C4.1
4. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
5. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
6. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
7. TRASH/RECYCLING AREAS; SEE ARCHITECTURAL DRAWINGS.
8. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS PER DETAIL C7.5/4.
9. DELINEATE CROSSWALK WITH 2' X 8' STRIPES 4' ON CENTER

LOT SUMMARY

LOT 1	= 193,842	SQ.FT.+/-	4.45 AC+/-
LOT 2	= 76,230	SQ.FT.+/-	1.75 AC.+/-
ROW (RAMSEY BLVD)	= 4,180	SQ. FT.+/-	0.096 AC.+/-
TOTAL SITE AREA	= 274,381	SQ.FT.+/-	6.3 AC.+/-

TOTAL GREEN SPACE AREA = 183,256 SF 4.2 AC = 66.7%

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING
81,323 SF TOTAL
81,323 SF/1000 = 81.32 (0.2) = 17 STALLS

TOTAL PARKING STALLS REQUIRED		17 EA.

PROVIDED PARKING:

STANDARD STALLS	(9x18)	16 EA.
HANDICAP STALLS	(9x18)	1 EA.
TOTAL PARKING STALLS PROVIDED		17 EA.

LOT 1 AREA SUMMARY

EXISTING:

PERVIOUS	193,842	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (4.45 Ac)	193,842	S.F.	100.0%

PROPOSED:

PERVIOUS	107,059	S.F.	56.2%
IMPERVIOUS	86,783	S.F.	43.8%
TOTAL (4.45 Ac)	193,842	S.F.	100.0%

PROPOSED BUILDING FOOTPRINT

IMPERVIOUS	32,203	S.F.	16.6%

LOT 2 AREA SUMMARY

EXISTING:

PERVIOUS	76,230	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (1.75 Ac)	76,230	S.F.	100.0%

PROPOSED:

PERVIOUS	76,230	S.F.	100%
IMPERVIOUS	0	S.F.	0%
TOTAL (1.75 Ac)	76,230	S.F.	100.0%

ZONING AND SETBACK SUMMARY

CURRENT ZONING : E-1 EMPLOYMENT DISTRICT (OULOT A), B-1 BUSINESS (PARCEL A AND B)
PROPOSED ZONING : E-1 (LOT 1) B-1 BUSINESS (LOT 2)

	E-1	B-1
LOT SIZE		
MIN. LOT AREA	1.0 ACRE	0.5 ACRE
MIN. LOT WIDTH	200 FT	100 FT
MIN. LOT DEPTH	N/A	150 FT

	E-1	B-1
SETBACK REQUIREMNTS		
FRONT YARD	35 FT	35 FT
REAR	35 FT	35 FT
SIDE INTERIOR	20 FT	10 FT
FROM RESIDENTIAL	60 FT	35 FT
FROM ROAD	60 + FRONT	60 + FRONT

	E-1	B-1
PARKING SETBACKS		
FRONT	20 FT	20 FT
SIDE (STREET)	20 FT	20 FT
FROM RESIDENTIAL	40 FT	35 FT

Know what's **Below.** **Call** before you dig.

NORTH

0 50 100

DEVELOPER

NATIONAL SELF-STORAGE, LLC
2827 107TH AVENUE
BLAINE, MN 55449

MUNICIPALITY

City of RAMSEY

PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS & DEMOLITION
C2.1	SITE PLAN
C2.2	OFFSITE IMPROVEMENTS
C2.3	FUTURE IMPROVEMENTS
C3.1	GRADING, DRAINAGE, EROSION CONTROL & PAVING PLAN & NOTES
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
C7.3	CIVIL CONSTRUCTION DETAILS
C7.4	CIVIL CONSTRUCTION DETAILS
C7.5	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION TABLE
L2.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	CNC
13 MAR 2017	CITY REVISIONS	1
28 MAR 2017	CONSTRUCTION DOCUMENTS	
20 APR 2017	PERMIT SUBMITTAL	
25 APR 2017	CITY REVISIONS	2
11 MAY 2017	CITY REVISIONS	3
23 MAY 2017	CITY REVISIONS	4
16 AUG 2017	COUNTY ACCESS REVISION	5
09 SEP 2017	CITY REVISIONS	6
04 OCT 2017	CITY REVISIONS	7

PROJECT MANAGER REVIEW

BY RS DATE 10-04-2017

CERTIFICATION

I hereby certify that this plan 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.

Randall C. Neubarth

License No: 19076 Date: 10-04-2017

Signature shown is a digital reproduction of original, wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

CITY REVISIONS #7
10-04-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C201KRZ001.DWG

PROJECT NO. KRZ15001

SITE PLAN

C2.1

SHEET NO. 3/17

© LANDFORM 2017

Landform®and Site to Finish®are registered service marks of Landform Professional Services, LLC.

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

RESOLUTION #18-047

RESOLUTION GRANTING A ONE (1) YEAR EXTENSION TO THE SITE PLAN APPROVAL FOR NATIONAL SELF STORAGE, LLC

WHEREAS, on January 5, 2017, the City received an application and plans from National Self Storage, LLC for Site Plan Review; and

WHEREAS, on February 2, 2017, the Planning Commission reviewed the Site Plan, and recommended that the City Council approve said Site Plan; and

WHEREAS, on February 14, 2017, the City Council approved the Site Plan for the building expansion; and

WHEREAS, on February 15, 2018 the City received a request for an extension to the Site Plan approval granted to allow the project to be constructed in 2018.

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

1) That the City Council of the City of Ramsey approves a one (1) year extension to the approval of the Site Plan for National Self Storage LLC (new completion date of February 14, 2019).
2) That any contingencies included in the original Site Plan approval shall be applicable with this extension.

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 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 the 27th day of February, 2018.

_____
Mayor

ATTEST:

City Clerk

CC Regular Session **4. 5.**

Meeting Date: 02/27/2018

Submitted For: Grant Riemer, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution 18-040 Authorizing Partial Payment to Killmer Electric Co. Inc. for Improvement Project #17-06; Installation of Emergency Generator for Well #3.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

Bolten and Menk, Inc. has inspected the completed work and recommends partial payment to Killmer Electric Co. Inc., in the amount of $9,661.50.

Action:

Motion to adopt Resolution 18-040 authorizing partial payment to Killmer Electric Co. Inc. for Improvement Project #17-06, Installation of Emergency Generator for Well #3.

Attachments

Pay Resolution 1A

Pay Request

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	02/21/2018 09:30 AM
Bruce Westby	Bruce Westby	02/22/2018 08:42 AM
Grant Riemer	Grant Riemer	02/22/2018 09:15 AM
Bruce Westby	Bruce Westby	02/22/2018 12:13 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:15 PM
Form Started By: Marsha Weidner		Started On: 02/21/2018 08:58 AM
Final Approval Date: 02/22/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION 18-040

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO KILLMER ELECTRIC CO. INC., FOR IMPROVEMENT PROJECT #17-06; INSTALLATION OF EMERGENCY GENERATOR FOR WELL # 3

WHEREAS, City staff proposes to install a diesel generator for Well# 3 to increase pumping capacity during extended power outages to meet daily water demand, per the 2017 - 2026 Capital Improvement Program; and

WHEREAS, the City will purchase the generator through the National Joint Powers Alliance at a substantial savings at the total cost of $53,684.61; and

WHEREAS, requests for proposals were submitted to three contractors for the purpose of obtaining quotes for completing the proposed services; and

WHEREAS, quotes were received from three contractors on October 17, 2017, and were found to comply with the request for proposals; and

WHEREAS, pursuant to Ramsey City Council Resolution #17-11-263 adopted November 14, 2017, the bid of Killmer Electric Co. Inc., in the amount of $90,500.00 for the total bid is the lowest responsible bidder; and

WHEREAS, as of the February 27, 2018, $0.00 has been paid to date; and

WHEREAS, Bolton and Menk, Inc. has inspected the completed work and recommends partial payment to Killmer Electric Co. Inc., in the amount of $9,661.50.

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

1) That the City Council hereby authorizes partial payment to Killmer Electric Co. Inc., for Improvement Project 17-06 Installation of Emergency Generator for Well #3 in the amount of $9,661.50.

2) That the City Council hereby accepts the completed work and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 27, 2018.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution of Ramsey.

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 adopted by the Ramsey City Council this the 27th day of February, 2018.

Mayor _____

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **RAMSEY WELL HOUSE NO. 3 NATURAL GAS GENERATOR** **CITY OF RAMSEY, MN** **BMI PROJECT NO. R16.113601**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$90,500.00
TOTAL, COMPLETED WORK TO DATE	$10,170.00
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$10,170.00
RETAINED PERCENTAGE (5%)	$508.50
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$9,661.50
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$0.00
PAY CONTRACTOR AS ESTIMATE NO. 1	$9,661.50

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the amount for the Final Estimate, that the provisions of M. S. 290.92 have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Contractor: KILLMER ELECTRIC CO., INC.
5141 Lakeland Ave N
Crystal, MN 55429

By Brian F. Bakk, CFO
Name Title

Date 2-16-18

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, SENIOR PROJECT MANAGER
Kevin Kielb, P.E.

Date 2/16/18

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY, MN

By Bruce Westby City Engineer 2/16/18
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 6.**

Meeting Date: 02/27/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-042 Authorizing Partial Payment to Park Construction Company for IP 16-54 Mississippi River Trail Phase III.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

Bolton & Menk, Inc. has inspected the completed work and recommends partial payment to Park Construction Company for IP 16-54, Mississippi River Trail Phase III.

Action:

Motion to adopt Resolution #18-042 authorizing partial payment to Park Construction Company for IP 16-54, Mississippi River Trail Phase III in the amount of $22,202.84.

Attachments

Pay Resolution 16-54

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/22/2018 08:43 AM
Bruce Westby	Bruce Westby	02/22/2018 12:14 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:16 PM
Form Started By: Marsha Weidner		Started On: 02/21/2018 10:07 AM
Final Approval Date: 02/22/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-042

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO PARK CONSTRUCTION COMPANY FOR CITY IMPROVEMENT PROJECT #16-54 MISSISSIPPI RIVER TRAIL PHASE III

WHEREAS, on October 27, 2015, the City Council authorized the preparations of Plans and Specifications and the Ads for Bids for the Mississippi River Trail through the City of Ramsey; and

WHEREAS, pursuant to a resolution of the City Council adopted September 13, 2016 the bid of Park Construction in the amount of $627,986.40 for the total bid is the lowest responsible bidder; and

WHEREAS, as of February 27, 2018, $583,769.76 has been paid to date; and

WHEREAS, Bolton & Menk, Inc. has inspected the completed work and recommends partial payment to Park Construction Company in the amount of $22,202.84.

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

1) That the City Council hereby authorizes partial payment to Park Construction Company for Improvement Project 16-54 Mississippi River Trail Phase III in the amount of $22,202.84.

2) That the City Council hereby accepts the completed work and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 27, 2018.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution

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 27th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

CONTRACTOR'S PAY REQUEST **MISSISSIPPI RIVER TRAIL - PHASE 3** **S.P. 199-090-002** **CITY OF RAMSEY, MINNESOTA** **BMI PROJECT NO. R16.110941**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$627,986.40
TOTAL, COMPLETED WORK TO DATE	$618,339.39
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$618,339.39
RETAINED PERCENTAGE (2%)	$12,366.79
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$605,972.60
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$583,769.76
PAY CONTRACTOR AS ESTIMATE NO. 6	$22,202.84

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor: Park Construction Company
1481 81st Avenue NE
Minneapolis, MN 55432

By _____ Project Manager
Name Title

Date 2/15/2018

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By _____, PROJECT MANAGER
KEVIN P. KIELB, P.E.

Date February 15, 2018

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY

By _____ City Engineer 2/16/18
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 7.**

Meeting Date: 02/27/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-043 Authorizing Final Payment to Metro Utilities, Inc. for IP 17-09 Bunker Lake Blvd Utilities Extension

Purpose/Background:

Resolution and Pay Request attached.

Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Metro Utilities, Inc.:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statue 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Metro Utilities, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Metro Utilities, Inc. in the amount of $16,277.35.

Action:

Motion to adopt Resolution #18-043 authorizing final payment to Metro Utilities, Inc. for IP 17-09, Bunker Lake Boulevard Utilities Extension in the amount of $16,277.35.

Attachments

Pay Resolution 17-09

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Marsha Weidner	02/21/2018 11:29 AM
Bruce Westby	Bruce Westby	02/22/2018 08:43 AM
Bruce Westby	Bruce Westby	02/22/2018 12:15 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:18 PM
Form Started By: Marsha Weidner		Started On: 02/21/2018 10:37 AM
Final Approval Date: 02/22/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-043

RESOLUTION APPROVING FINAL PAYMENT TO METRO UTILITIES, INC. FOR PROJECT #17-09, BUNKER LAKE BOULEVARD UTILITIES EXTENSION

WHEREAS, when Bunker Lake Boulevard was extended west of Armstrong Boulevard in 2006, public utilities (sanitary sewer and watermain) were constructed to a point approximately 2,650 feet west of Bunker Lake Boulevard; and

WHEREAS, public utilities were not constructed under the remaining 1,400 feet or so of Bunker Lake Boulevard, east of its intersection with Puma Street; and

WHEREAS, the Riverstone residential development west of Puma Street is under construction and requires public utilities to serve the development; and

WHEREAS, the existing public utilities under Bunker Lake Boulevard need to be extended through the intersection of Bunker Lake Boulevard and Puma Street to serve the Riverstone residential development; and

WHEREAS, extending the public utilities will allow for development of other parcels abutting the west end of Bunker Lake Boulevard, and along Puma Street to Alpine Drive; and

WHEREAS, on April 25, 2017 the City Engineer was ordered to prepare plans and specifications for extending public utilities to the west end of Bunker Lake Boulevard; and

WHEREAS, on May 23, 2017, the City Council accepted final plans and specifications and authorized advertisement for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted June 27, 2017 the bid of Metro Utilities, Inc. in the amount of $268,500.00 for the total bid is the lowest responsible bidder; and

WHEREAS, as of February 27, 2018, $254,055.65 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Metro Utilities, Inc. in the amount of $16,277.35.

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

1) That the City Council hereby authorizes final payment to Metro Utilities, Inc. for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension in the amount of $16,277.35.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 27, 2018.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution

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 adopted by the Ramsey City Council this the 27th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 17-09 BUNKER LAKE BOULEVARD UTILITIES EXTENSION

City of Ramsey

FINAL PAY ESTIMATE

Estimate no **3**

TOTAL CONTRACT	$	268,500.00
	$	-
TOTAL CONTRACT	$	268,500.00
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	270,333.00
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	270,333.00
	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	270,333.00
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	254,055.65
PAY CONTRACTOR PER ESTIMATE NO. 3	$	16,277.35

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Contractor: Metro Utilities, Inc.

By Dale VanAmburgh CORP. SEC.
Name Title

Date 2-15-18

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer IV
Leonard Linton, PE

Date 2-15-18

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 2/16/18
Name Title Date

CC Regular Session **4. 8.**

Meeting Date: 02/27/2018

Submitted For: Bruce Westby, Engineering/Public Works

By: Marsha Weidner, Engineering/Public Works

Information

Title

Adopt Resolution #18-044 Authorizing Final Payment to North Valley Inc. for IP 14-27; Mississippi River Trail Phase 2 - Riverdale Dr to Armstrong Blvd.

Purpose/Background:

Resolution and Pay Request Attached.

Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from North Valley Inc.:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against North Valley, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to North Valley Inc for IP 14-27; Mississippi River Trail Phase 2 - Riverdale Dr to Armstrong Blvd in the amount of $3,536.73.

Action:

Motion to adopt Resolution #18-044 authorizing final payment to North Valley Inc. for IP 14-27; Mississippi River Trail Phase 2 - Riverdale Drive to Armstrong Blvd in the amount of $3,536.73.

Attachments

Pay Resolution 14-27

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/22/2018 08:43 AM
Bruce Westby	Bruce Westby	02/22/2018 12:18 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 02:37 PM
Form Started By: Marsha Weidner		Started On: 02/21/2018 11:38 AM
Final Approval Date: 02/22/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-044

RESOLUTION AUTHORIZING FINAL PAYMENT TO NORTH VALLEY INC. FOR IMPROVEMENT PROJECT NO. 14-27; MISSISSIPPI RIVER TRAIL – RIVERDALE DRIVE TO ARMSTRONG BOULEVARD

WHEREAS, on March 25th, 2014, the City Council approved proceeding with advance construction for portions of the Mississippi River Trail through the City of Ramsey; and

WHEREAS, on June 24th, 2014, the City Council approved continuing to proceed with advance construction of the portion of the Mississippi River Trail through the Riverdale Drive Extension/Reconstruction project.

WHEREAS, the bid of North Valley Inc. in the amount of $183,272.52 for the construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

WHEREAS, as of February 27, 2018, $173,299.46 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to North Valley, Inc. in the amount of $3,536.73.

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

1) That the City Council hereby authorizes final payment to North Valley, Inc. for Improvement Project 14-27; Mississippi River Trail Phase 2 in the amount of $3,536.73.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 27, 2018.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 27th day of February, 2018.

_____

Mayor

ATTEST:

_____

City Clerk

CONTRACTOR'S PAY REQUEST **MISSISSIPPI RIVER TRAIL** **CITY OF RAMSEY, MN** **SP 199-090-001**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$177,040.64
TOTAL, COMPLETED WORK TO DATE	$176,836.19
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$176,836.19
RETAINED PERCENTAGE (0%)	$0.00
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$176,836.19
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$173,299.46
PAY CONTRACTOR AS ESTIMATE NO. 6 FINAL	$3,536.73

Certificate for Final Payment

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the amount for the Final Estimate, that the provisions of M. S. 290.92 have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Contractor: North Valley, Inc.
20015 Iguana St NW #100
Nowthen, MN 55330

By _____ Secretary/Treasurer
Timothy P. Erickson Name Title

Date February 8, 2018

Approved _____
Contractor's Surety

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By Kevin P Kielb, SENIOR PROJECT MANAGER
Kevin Kielb, P.E.

Date February 8, 2018

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY, MN

By Bruce West City Engineer 2/16/18
Name Title Date

And _____
Name Title Date

CC Regular Session **4. 9.**

Meeting Date: 02/27/2018

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #18-050 to Authorize an Adjustment to the Starting Hourly Wage for Temporary Seasonal Employees Working in the Public Works Department

Purpose/Background:

The purpose of this case is to ask the City Council for authorization to adjust the starting hourly wage for temporary seasonal employees working in the Public Works Department.

The City employs temporary seasonal employees to work in the Public Works Department. It has become more challenging to fill seasonal temporary positions due to competing wages in the community and increased pre-employment back grounding processes that have proven to be necessary.

Historically, the temporary seasonal budget has been increased based on the City's needs and approved as part of the normal budget approval process. This request, if approved, will not exceed the approved budget.

The current minimum wage for employees 18 years and older is $9.65 per hour. A recent wage study of metropolitan area cities shows the average starting hourly wage is $11.12 for temporary seasonal Parks, Streets, and Utilities employees and $9.98 for Ice Rink Attendants.

In order to fulfill our recruiting needs, staff recommends the starting hourly wage be increased from $10.00 to $11.00 for temporary seasonal Parks, Streets, and Utilities employees and $9.65 (minimum wage) for temporary seasonal Ice Rink Attendants; as well as adjusting returning employees' wages by twenty-five cents per hour for each additional season worked.

Funding Source:

There is no additional 2018 funding required. Staff will monitor costs associated with the wage adjustment and will not go over the approved 2018 staffing budget.

Recommendation:

Because of the recent recruiting difficulties and discussions with our comparable neighboring cities, staff is recommending a market rate adjustment. The proposed changes reflect the need to keep our pay competitive with other organizations and the market, as well as to reflect any adjustments necessitated by changes in minimum wage.

Staff recommends the hourly range for returning temporary seasonal employees be capped at $12.00 per hour for temporary seasonal Parks, Streets, and Utilities employees and $10.65 for returning Rink Attendants.

Action:

Motion to adopt resolution #18-050 to do the following:

1) Increase the starting hourly wage for temporary seasonal Parks, Streets, and Utilities employees to $11.00 per hour; effective immediately; and
2) Continue the starting hourly wage for temporary seasonal Ice Rink Attendants at the minimum wage of $9.65 per hour; and

3) Provide returning employees a wage increase of twenty-five cents per hour, effective immediately, for each additional season worked, capping the range at $12.00 per hour for temporary seasonal Parks, Streets, and Utilities employees and $10.65 for Rink Attendants.

Attachments

Resolution_18-050

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	02/22/2018 11:52 AM
Form Started By: Colleen Lasher		Started On: 01/31/2018 02:38 PM
Final Approval Date: 02/22/2018		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-050

RESOLUTION TO AUTHORIZE AN ADJUSTMENT TO THE STARTING HOURLY WAGE FOR TEMPORARY SEASONAL EMPLOYEES WORKING IN THE PUBLIC WORKS DEPARTMENT

WHEREAS, it has become more challenging to fill seasonal temporary positions due to competing wages in the community and increased pre-employment back grounding processes that have proven to be necessary; and

WHEREAS, the current minimum wage for employees 18 years and older is $9.65 per hour; and

WHEREAS, in order to fulfill the City's recruiting needs, staff recommends the starting hourly wage be increased; and

WHEREAS, there is no additional 2018 funding required.

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

Motion to adopt resolution #18-050 to do the following:

1) Increase the starting hourly wage for temporary seasonal Parks, Streets, and Utilities employees to $11.00 per hour; effective immediately; and

2) Continue the starting hourly wage for temporary seasonal Ice Rink Attendants at the minimum wage of $9.65 per hour; effective immediately; and

3) Provide returning employees' a wage increase of twenty-five cents per hour, effective immediately, for each additional season worked, capping the range at $12.00 per hour for temporary seasonal Parks, Streets, and Utilities employees and $10.65 for Rink Attendants

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 27th day of February, 2018.

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 1.**

Meeting Date: 02/27/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Preliminary Plat for Rum River Prairie (Project #17-149); Case of Eric Thomsen

Purpose/Background:

The purpose of this case is to review the Preliminary Plat for a proposed twenty-five (25) lot, detached single family residential subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services.

Notification:

The Planning Commission held a public hearing at its February 1, 2018 meeting. Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the preliminary plat review.

Observations/Alternatives:

The Applicant is requesting Preliminary Plat approval of Rum River Prairie.

Properties surrounding all sides of the Subject Property are currently zoned R-1 Residential (Rural Developing) and guided as Rural Developing. The proposed lots would be serviced by individual private utilities (well and septic). The lots being proposed range in size from 1.37 acres to 3.7 acres in size with all but one of the lots being 2.5 acres or greater in size. A variance to the lot area requirement was approved by the Planning Commission for Lot 1 Block 4 of the proposed plat as the proposed lot requiring a variance is similar in size and nature to surrounding parcels in that the proposed property is 1.37 acres and the surrounding properties are 1.03 acres, 1.37 acres, and 0.91 acres in size. The proposed lot appears to be consistent with the adjacent neighborhood.

The Applicant did amend the configuration of the proposed cul-de-sac north of Armstrong Blvd. This resulted in all of the lots meeting the current required lot width standard of 200 feet. There are no other deviations from City Code.

The proposed subdivision has been forwarded to the Anoka County Highway Department for review. No comments have been received on it to date.

Alternatives

Alternative 1: Adopt resolution #18-023 approving the preliminary plat of Rum River Prairie. Staff believes that the proposed development is reasonable and compatible with the character of the surrounding development. Staff supports Alternative 1.

Alternative 2: Deny Resolution #18-023 regarding approval of the preliminary plat of Rum River Prairie. If the City

Council elects to move forward with alternative two it should clearly state its findings for the motion. Staff does not support Alternative 2.

Funding Source:

All costs associated with processing the Application are the responsibility of the Developer.

Recommendation:

Staff recommends approval of Resolution #18-023 granting Preliminary Plat approval of Rum River Prairie.

Action:

Motion to adopt Resolution #18-023 approving the Preliminary Plat of Rum River Prairie.

Attachments

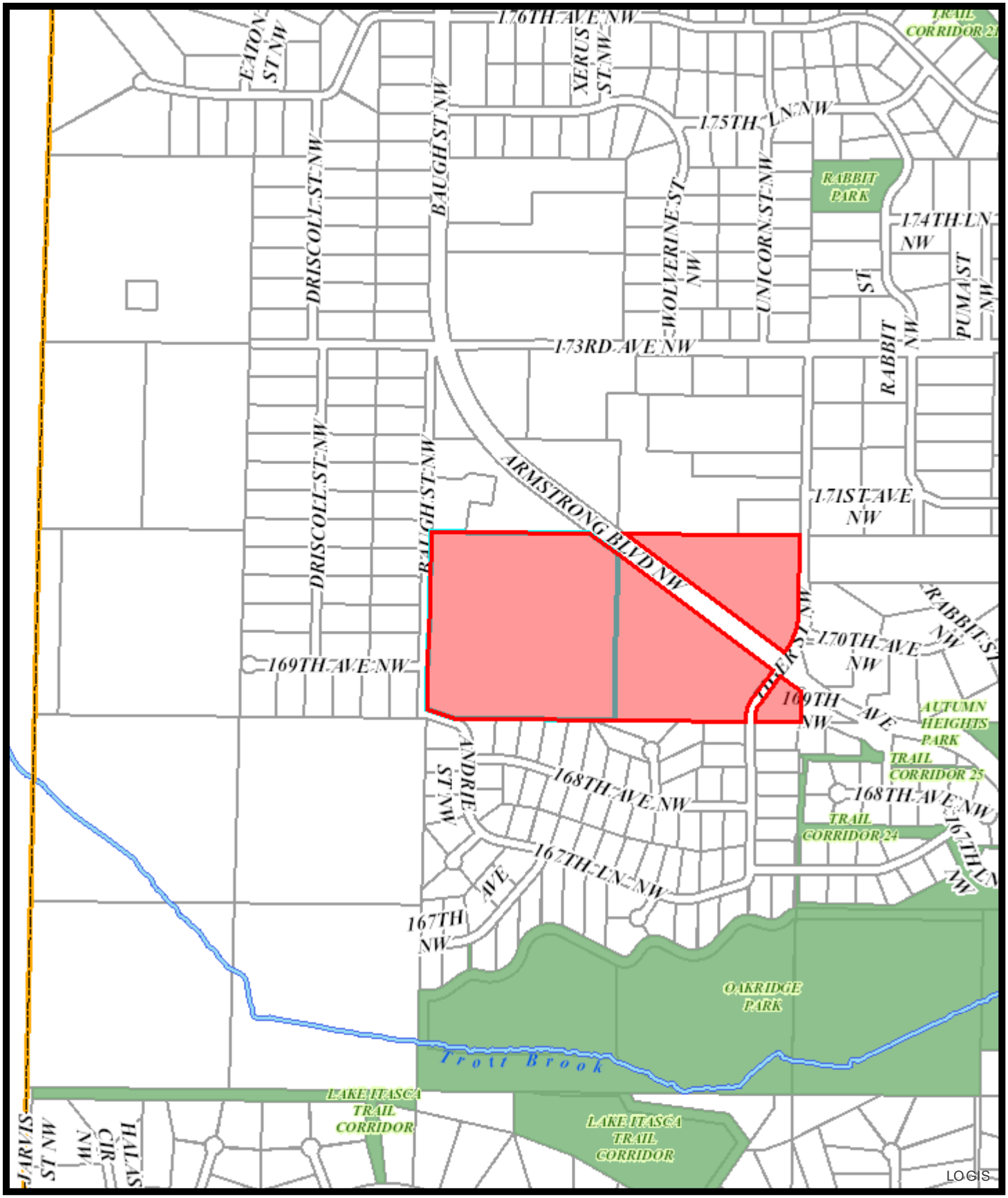
Site Location Map
Preliminary Plat
Complete Plan Set
Tech Reports Combined
February 2, 2018 Planning Commission Meeting Minutes (Draft)
Resolution #18-023 Approving Preliminary Plat

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 08:05 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 11:51 AM
Form Started By: Eric Maass		Started On: 02/15/2018 09:55 AM
Final Approval Date: 02/22/2018		

07-32-25-13-0001

Site Location Map



Feet
0 230460 920 1,380 1,840

Print Date: October 12, 2017

PRELIMINARY PLAT OF:

RUM RIVER PRAIRIE

OWNER/DEVELOPER

Brookview Estates, LLC
6210 Green Valley Road
Ramsey, MN 55303

PROPERTY DESCRIPTION

S ½ of the NE ¼ of Section 7, Township 32, Range 25

NOTE

Proposed septic areas shown hereon are approximate and for informational purposes only. It is the responsibility of the landowner to determine a final location for the septic area.

NET DENSITY

25 Single-Family dwellings
1 Dwelling per 2.67 Acres (Including Block 4 Lot 1, which has a variance to allow smaller area)

ZONING

Rum River Prairie – R-1: Rural Developing (outside MUSA)

East, North, and West – R-1: Rural Developing (outside MUSA)

South – PUD: Planned Unit Development

SETBACKS

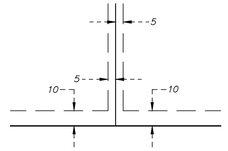
Front:	*40'*
Side:	*10'*
Rear:	*40'*



LOT AREA TABULATION

BLOCK 1		
LOT 1	*139,816 s.f.*	*3.21 Acres*
LOT 2	*116,856 s.f.*	*2.68 Acres*
LOT 3	*108,955 s.f.*	*2.50 Acres*
LOT 4	*111,933 s.f.*	*2.57 Acres*
LOT 5	*108,937 s.f.*	*2.50 Acres*
LOT 6	*109,299 s.f.*	*2.51 Acres*
LOT 7	*175,192 s.f.*	*4.02 Acres*
LOT 8	*158,816 s.f.*	*3.65 Acres*
LOT 9	*108,959 s.f.*	*2.50 Acres*
LOT 10	*108,900 s.f.*	*2.50 Acres*
LOT 11	*109,830 s.f.*	*2.52 Acres*
LOT 12	*108,901 s.f.*	*2.50 Acres*
BLOCK 2		
LOT 1	*110,919 s.f.*	*2.55 Acres*
LOT 2	*111,266 s.f.*	*2.55 Acres*
LOT 3	*108,917 s.f.*	*2.50 Acres*
LOT 4	*110,202 s.f.*	*2.53 Acres*
LOT 5	*120,579 s.f.*	*2.77 Acres*
LOT 6	*116,740 s.f.*	*2.68 Acres*
LOT 7	*109,148 s.f.*	*2.51 Acres*
LOT 8	*108,972 s.f.*	*2.50 Acres*
BLOCK 3		
LOT 1	*108,935 s.f.*	*2.50 Acres*
LOT 2	*109,019 s.f.*	*2.51 Acres*
LOT 3	*161,200 s.f.*	*3.70 Acres*
LOT 4	*108,974 s.f.*	*2.50 Acres*
BLOCK 4		
LOT 1	*59,760 s.f*	*1.37 Acres*
R.O.W.	*570,582 s.f.*	*13.10 Acres*
TOTAL	*3,481,607 s.f.*	*79.93 Acres*

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

—— – – ——	*DENOTES BUILDING SETBACK LINE*
— — — —	*DENOTES DRAINAGE AND UTILITY EASEMENT*
x 250	*SEPTIC BORING LOCATION AND NUMBER*

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

KYLE J. RODDY, MN LIC. NO 42627 *DATED: 12/26/17*

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LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
200 3rd Ave NE, Suite 100 | Cambridge, MN 55008 | 763.689.4042



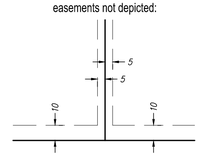
OWNER/DEVELOPER

RUM RIVER PRAIRIE, LLC.
ERIC THOMSEN
6210 GREEN VALLEY RD.
RAMSEY, MN 55303

STREET LENGTHS

169TH AVE NW - 2,549'
170TH CT NW - 615'

Standard Drainage & Utility easements not depicted:



Being 10 feet in width and adjoining street and rear lot lines and 5 feet in width and adjoining side lot lines unless otherwise shown.

LINE TYPE & SYMBOL LEGEND

P | S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
	FLARED END SECTION
	CULVERT
W	PROPOSED WELL LOC.
SB1	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW

N 90°00'00" E 94.50	PLAT BOUNDARY
94.50	LOT LINE
	R/W
	SETBACK
WET WET	WETLAND EDGE
900	PROPOSED CONTOUR
900	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

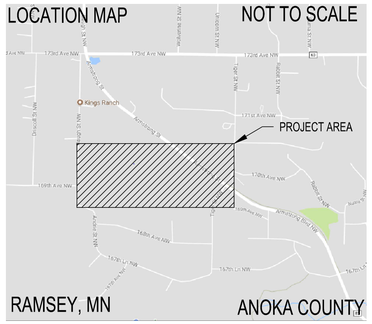
BUILDING PAD LEGEND

909.0 FWO/MWO/SWO FLO/MLO/F 901.0 901.0	GARAGE FLOOR ELEVATION TYPE OF BUILDING LOWEST FLOOR ELEVATION LOWEST OPENING ELEVATION

BUILDING PAD LEGEND

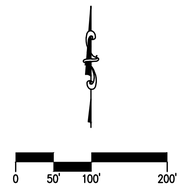
F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT
SWO	SPLIT ENTRY WALKOUT BASEMENT (5 COURSE)
FLO	FULL BASEMENT LOOKOUT ON COURSE 5
MLO	MODIFIED (NON STANDARD) LOOKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT

LOCATION MAP — NOT TO SCALE



SHEET INDEX

CO	COVER SHEET
STORM SEWER AND STREET CONSTRUCTION	
C1	ROAD PLAN & PROFILE (169TH AVE NW WEST END)
C2	ROAD PLAN & PROFILE (169TH AVE NW EAST END)
C3	ROAD PLAN & PROFILE (170TH CT NW)
EROSION CONTROL, LANDSCAPING, AND DETAILS	
G1	SITE GRADING PLAN (WEST)
G2	SITE GRADING PLAN (CENTER)
G3	SITE GRADING PLAN (EAST)
L1	TREE PLANTING PLAN
T1	EXISTING TREE PLAN
T2	SAVED TREES
T3	REMOVED TREES
D1	DETAILS
SW1	STORMWATER POLLUTION PREVENTION PLAN
SW2	STORMWATER POLLUTION PREVENTION PLAN



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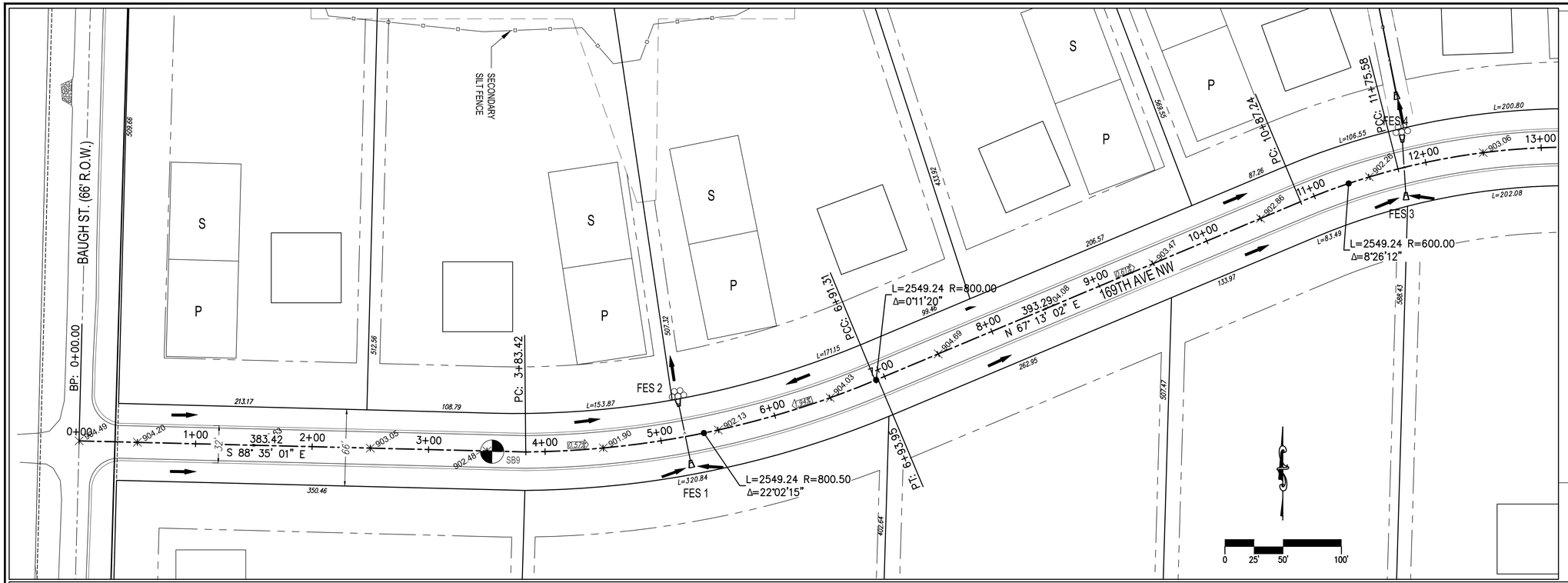
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RUM RIVER PRAIRIE DEVELOPMENT

COVER SHEET

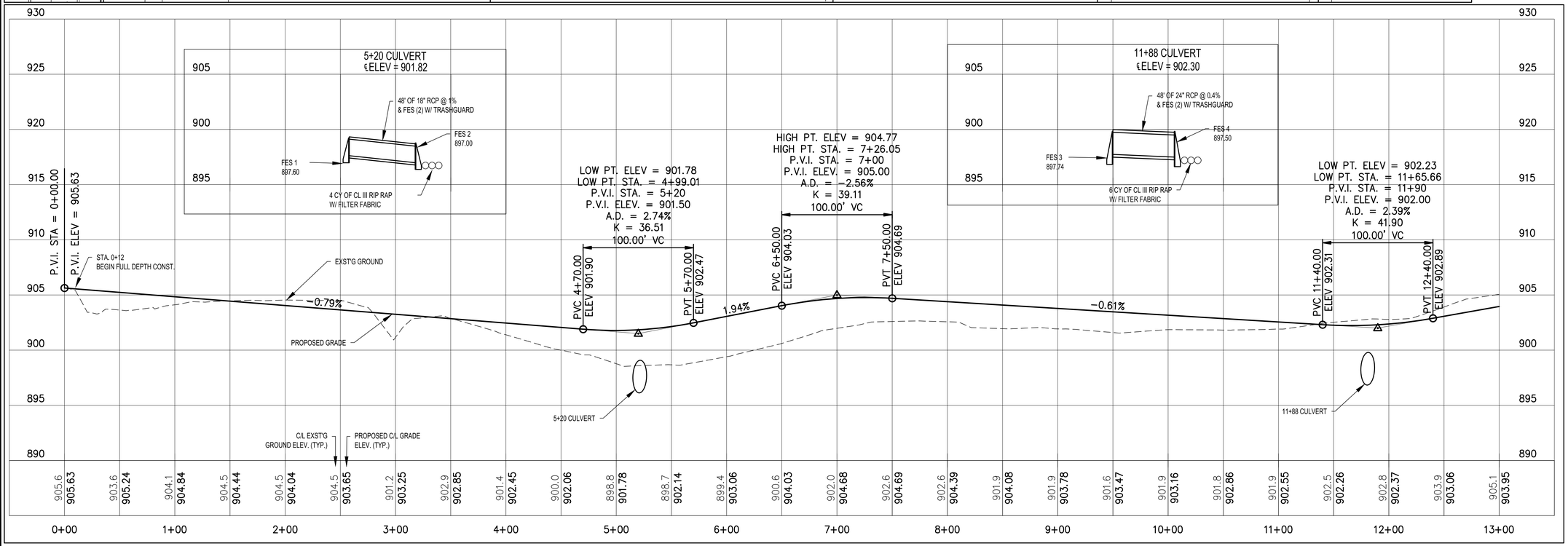
SHEET CO

PLOT DATE: 12/29/2017 10:45:30 AM FILE: C:\Users\bjhurlin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plot 12-21-17.dwg



LINE TYPE & SYMBOL LEGEND

- P | S — DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
- FLARED END SECTION
- CULVERT
- W — PROPOSED WELL LOC.
- SB1 — SOIL BORING LOC. W/ NUMBER
- EXISTING TREE (PRESERVE)
- EXISTING TREE (REMOVE)
- DRAINAGE FLOW ARROW
- N 90°00'00" E 94.50 — PLAT BOUNDARY
- 94.50 — LOT LINE
- R/W
- SETBACK
- WET—WET — WETLAND EDGE
- 900 — PROPOSED CONTOUR
- 900 — EXISTING CONTOUR
- EASEMENT
- SILT FENCE
- TREE FENCE
- EDGE OF BIT.
- CENTERLINE
- FUTURE BIT. TRAIL



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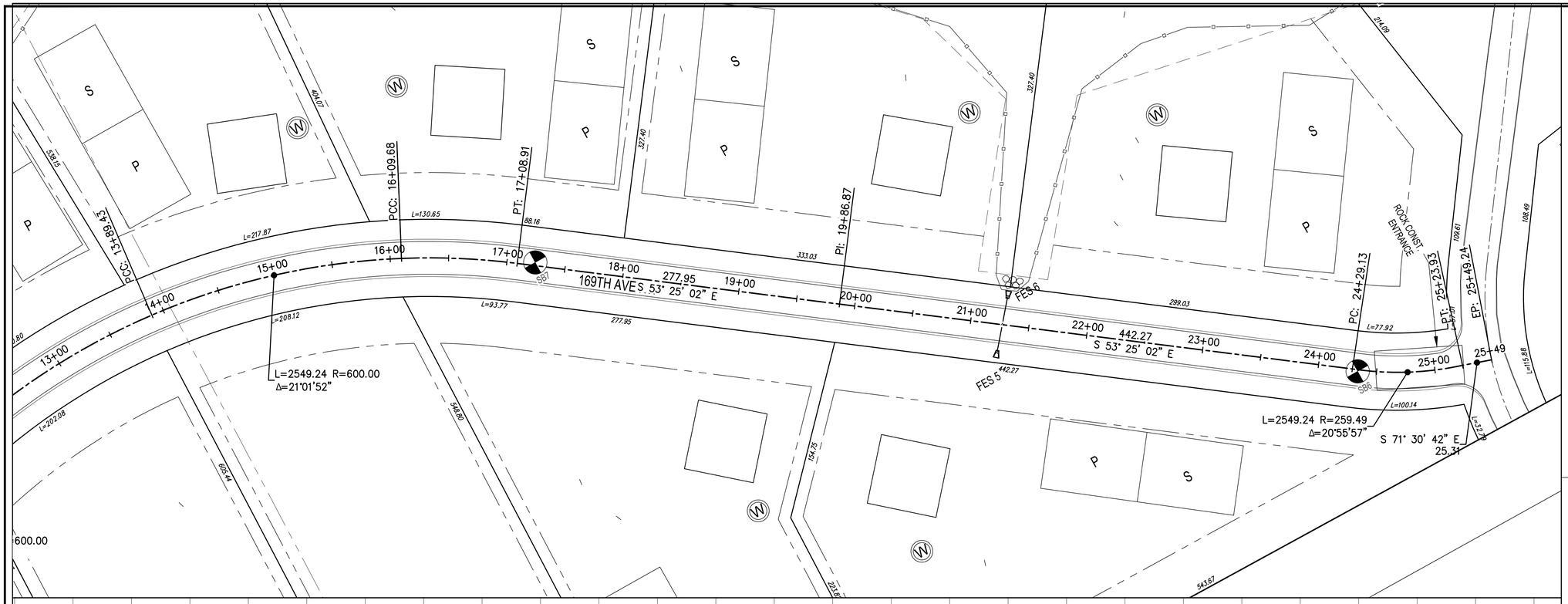
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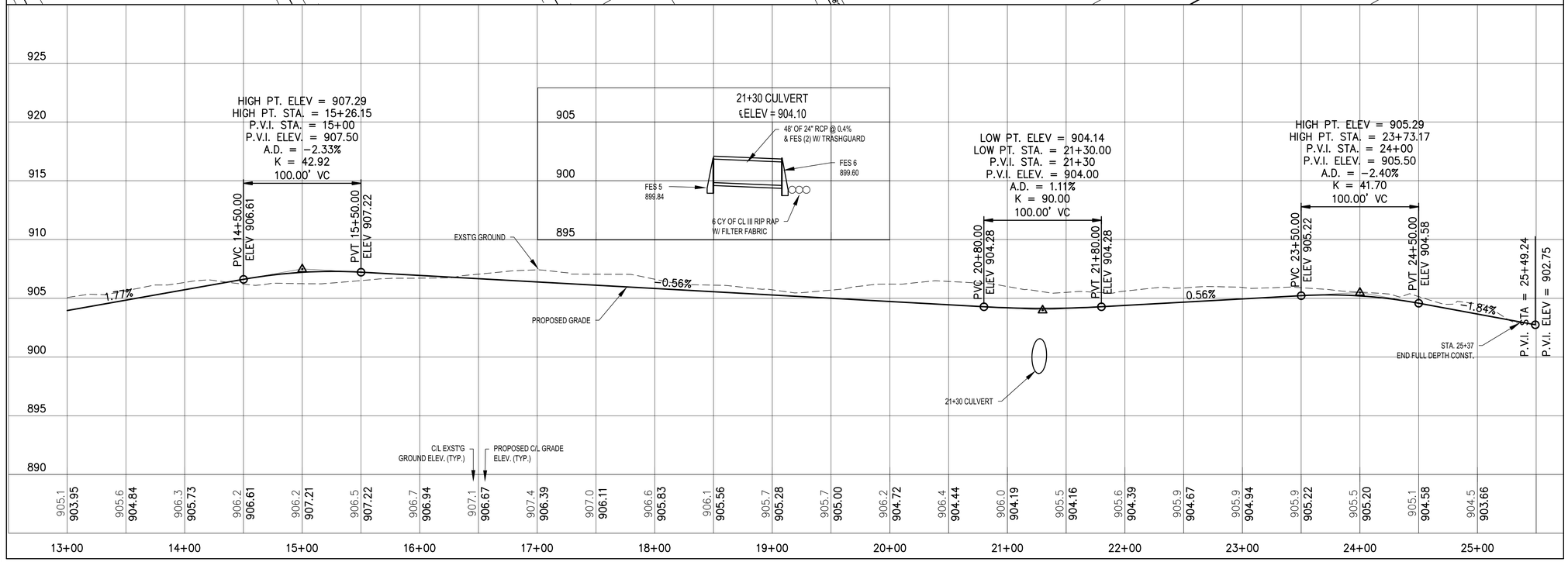
RUM RIVER PRAIRIE DEVELOPMENT

ROAD PLAN & PROFILE

SHEET C1

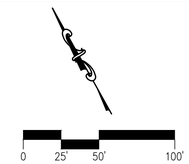
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LINE TYPE & SYMBOL LEGEND

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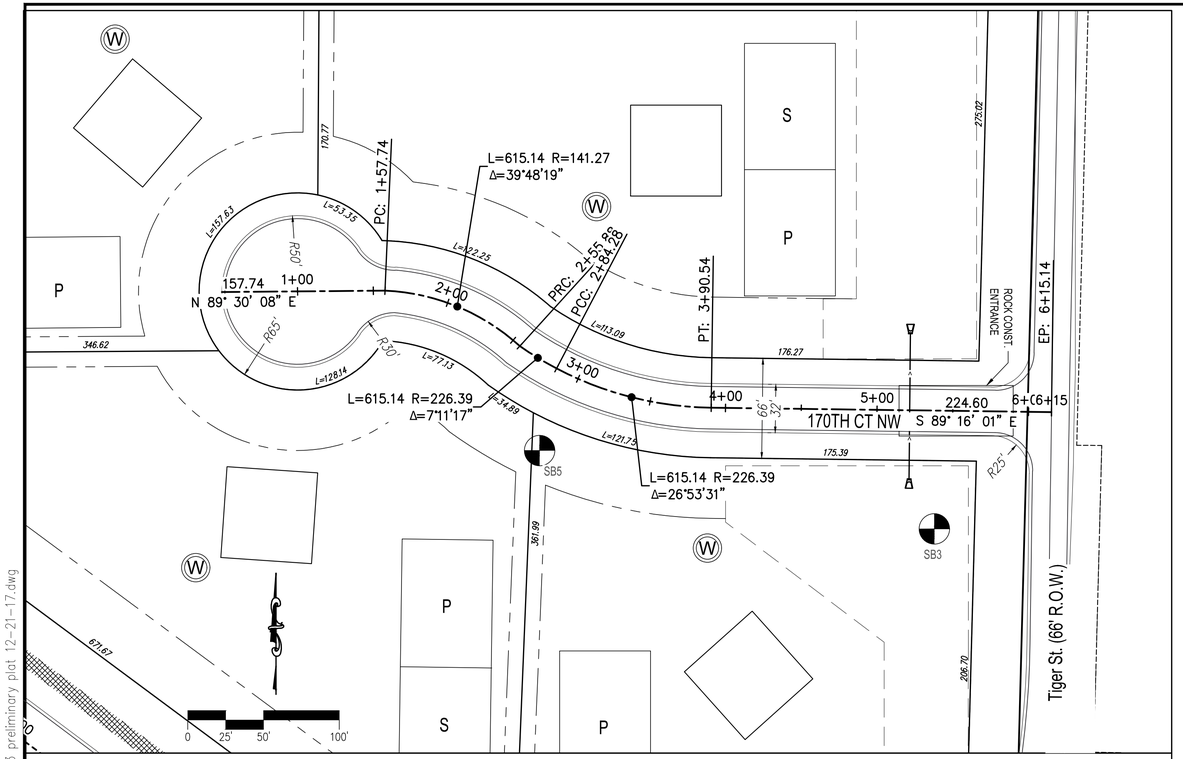
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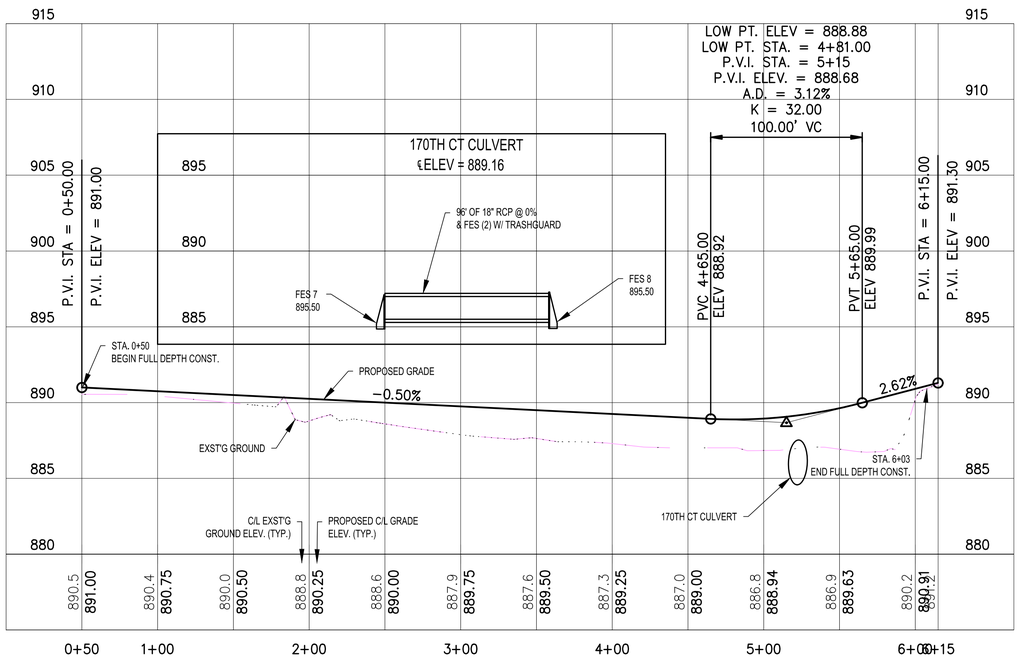
RUM RIVER PRAIRIE DEVELOPMENT

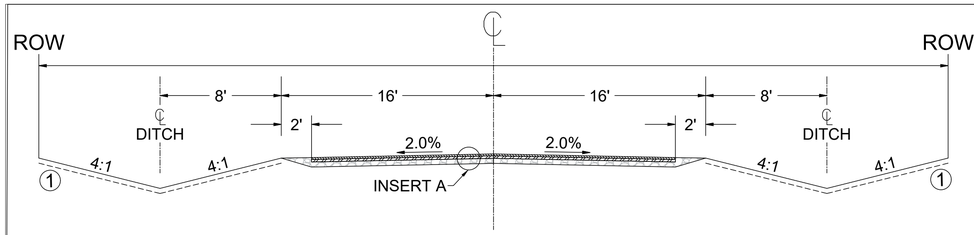
ROAD PLAN & PROFILE

SHEET C2

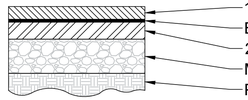
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INSERT A:

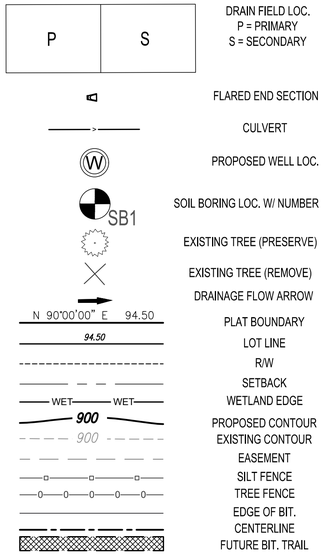


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS.
   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.

APPROVED: 4 - 2016		CITY PLATE No. STR-6	STANDARD DETAILS: 28' - RURAL STREET

LINE TYPE & SYMBOL LEGEND



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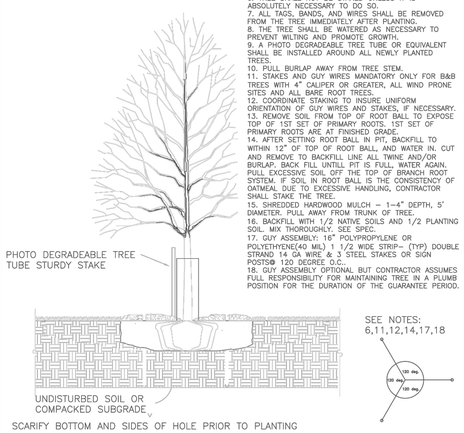
ROAD PLAN & PROFILE

SHEET C3

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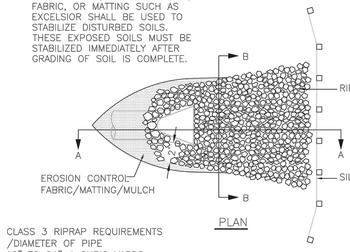
THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C.
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



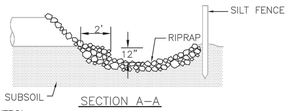
APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.



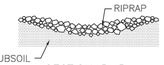
PLAN

CLASS 3 RIPRAP REQUIREMENTS /DIAMETER OF PIPE
12" TO 24" 4 CUBIC YARDS
27" TO 33" 8 CUBIC YARDS
36" TO 48" 12 CUBIC YARDS
54" AND UP 16 CUBIC YARDS
(ONE CUBIC YARD IS APPROX. 2,800 LBS.)



SECTION A–A

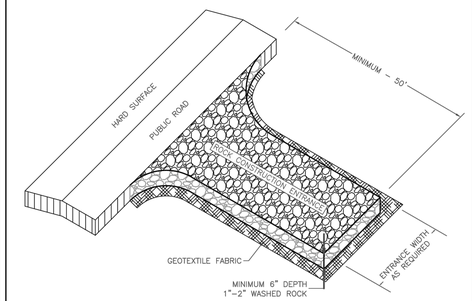
A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLISTRATED REGARDLESS OF SLOPE



SECTION B–B

RIP–RAP AT R.C.P. OUTLET
NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



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

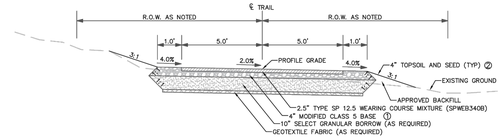
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

MNDOT 2016 SPEC

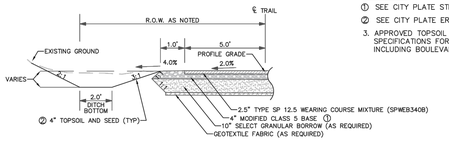
MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G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



TYPICAL SECTION

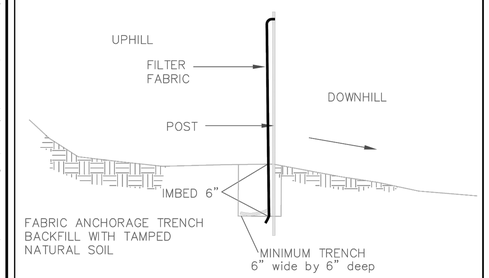


DITCH SECTION

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

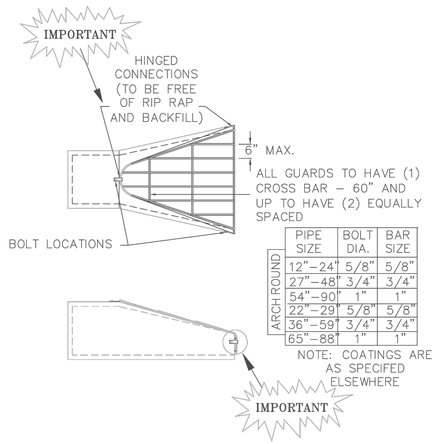


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

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

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



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

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

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

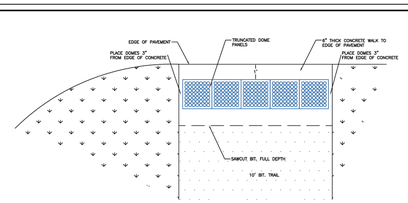
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

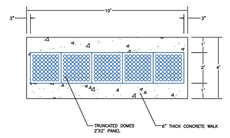
% PASSING

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





NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE.
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 – 2015	City of RAMSEY	STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB
		CITY PLATE No. STR–28

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RUM RIVER PRAIRIE DEVELOPMENT

DETAILS

SHEET D1

PLOT DATE: 12/29/2017 10:55:50 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plat 12-21-17.dwg

LINE TYPE & SYMBOL LEGEND

P | S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
A	FLARED END SECTION
	CULVERT
W	PROPOSED WELL LOC.
SB1	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW
N 90°00'00" E 94.50	PLAT BOUNDARY
94.50	LOT LINE
	R/W
	SETBACK
WET WET	WETLAND EDGE
900	PROPOSED CONTOUR
900	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

POND NOTES

INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

BOTTOM OF PONDS SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN PONDS.

PONDS TO BE SEEDED WITH MnDOT SEED MIX 33-262 (44 lb/ac).

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.

ACCESS TO PONDS SHALL BE MAINTAINED VIA EASEMENTS.

NOTE: STREETS TO BE SWEPT DAILY OR AS DIRECTED BY THE CITY ENGINEER.

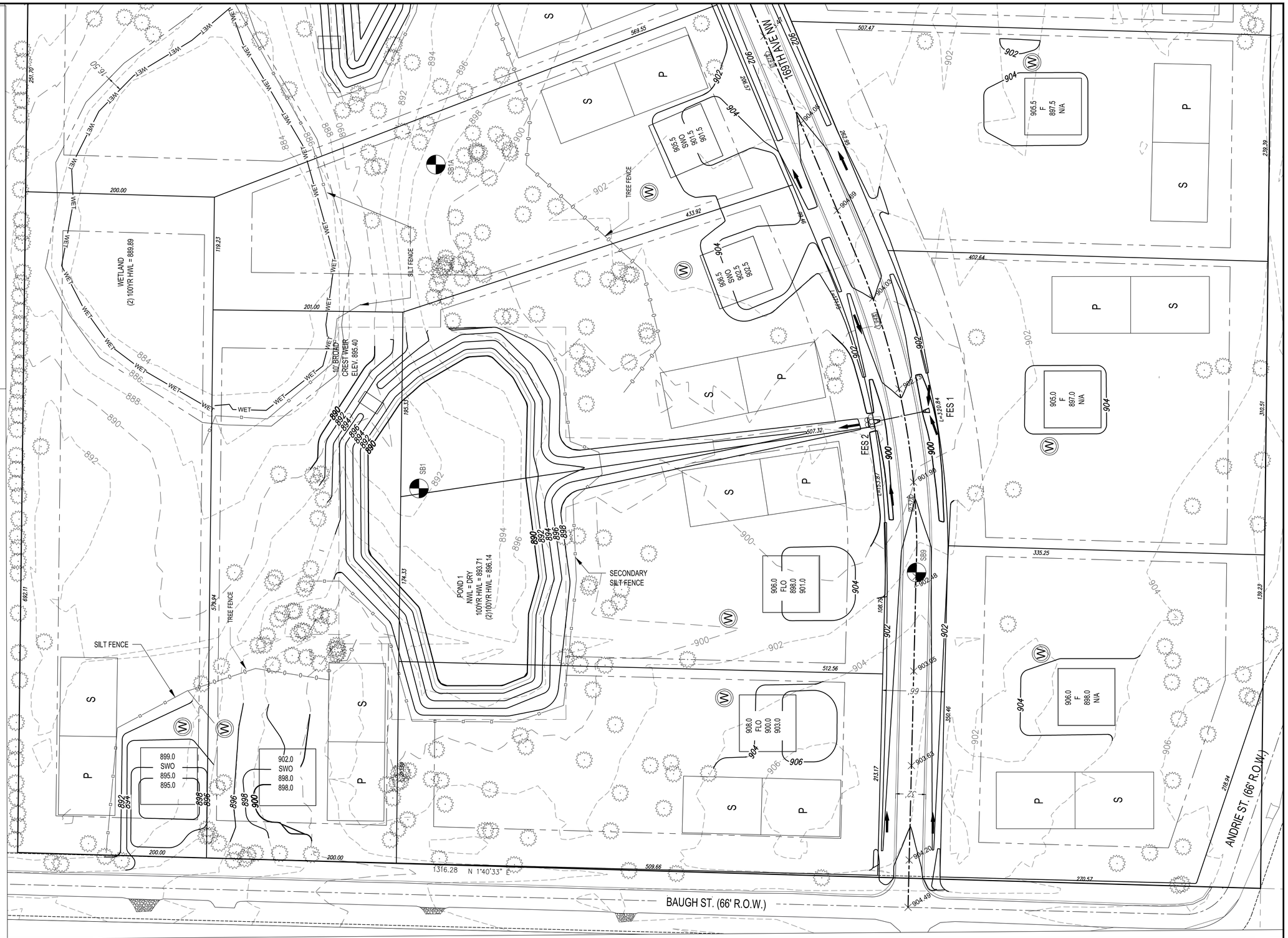
NOTE: NO ACTIVITY, OTHER THAN POND CONSTRUCTION, SHALL BE ALLOWED IN THE INFILTRATION POND AREAS.

NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

NOTE: BUILDING PADS & DRAINFIELD SITE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY.

NOTE: DRAINFIELD LOCATIONS, WHEN DETERMINED, SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

0 25' 50' 100'



	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. NAME: _____ LIC. NO. _ _ _ _ DATE 00-00-2018	DESIGNED BJH DRAWN BJH CHECKED ..	PERFORMANCE DRIVEN DESIGN. LHBcorp.com 21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G1

PLOT DATE: 12/29/2017 10:50:05 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plot 12-21-17.dwg

LINE TYPE & SYMBOL LEGEND

P | S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
	FLARED END SECTION
	CULVERT
W	PROPOSED WELL LOC.
SB1	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
N 90°00'00" E 94.50	DRAINAGE FLOW ARROW
	PLAT BOUNDARY
94.50	LOT LINE
	R/W
	SETBACK
WET WET	WETLAND EDGE
900	PROPOSED CONTOUR
900	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

POND NOTES

INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

BOTTOM OF PONDS SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN PONDS.

PONDS TO BE SEEDED WITH MnDOT SEED MIX 33-262 (44 lb/ac).

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.

ACCESS TO PONDS VIA EASEMENTS.

NOTE: STREETS TO BE SWEPT DAILY OR AS DIRECTED BY THE CITY ENGINEER.

NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN THE INFILTRATION POND AREAS.

NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

NOTE: BUILDING PADS & DRAINFIELD SITE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION MAY VARY.

NOTE: DRAINFIELD LOCATIONS, WHEN DETERMINED, ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

0 25' 50' 100'

ARMSTRONG BLVD (150' R.O.W.)

FUTURE 10' BITUMINOUS TRAIL

169TH AVE NW

SECONDARY SILT FENCE

POND 2
NWL= DRY
100YR HWL = 889.24
(2)100YR HWL = 893.05

10' BROAD CREST WEIR ELEV. 892.80

FES 3

FES 4

S 89°17'21" E 2642.87

N 89°17'26" W 2646.95

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NAME: _____ LIC. NO. __ __ __ DATE 00-00-2018

DESIGNED BJH
DRAWN BJH
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RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G2

PLOT DATE: 12/29/2017 10:51:21 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plot 12-21-17.dwg

0 25 50 100

LINE TYPE & SYMBOL LEGEND

P | S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
A	FLARED END SECTION
	CULVERT
W	PROPOSED WELL LOC.
SB1	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW
N 90°00'00" E 94.50	PLAT BOUNDARY
94.50	LOT LINE
	R/W
	SETBACK
WET WET	WETLAND EDGE
900	PROPOSED CONTOUR
900	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

POND NOTES

INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

BOTTOM OF PONDS SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN PONDS.

PONDS TO BE SEEDED WITH MnDOT SEED MIX 33-262 (44 lb/ac).

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.

ACCESS TO PONDS VIA EASEMENTS.

NOTE: STREETS TO BE SWEPT DAILY OR AS DIRECTED BY THE CITY ENGINEER.

NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN THE INFILTRATION POND AREAS.

NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

NOTE: BUILDING PADS & DRAINFIELD SITE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION MAY VARY.

NOTE: DRAINFIELD LOCATIONS, WHEN DETERMINED, ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

TIGER ST. (66' R.O.W.)

S 1°29'54" W 1316.15

SECONDARY SILT FENCE

ROCK CONST. ENTRANCE

170TH CT NW

POND 4 NWL= DRY 100YR HWL = 895.00 (2) 100YR HWL = 898.85

SECONDARY SILT FENCE

TRUNCATED DOME PER STR-28

FUTURE 10' BITUMINOUS TRAIL

EX. 18"CULVERT

10' BROAD CREST WEIR ELEV. 899.0

SECONDARY SILT FENCE

TREE FENCE

ROCK CONST. ENTRANCE

TREE FENCE

TREE FENCE

TREE FENCE

POND 3 NWL= DRY 100YR HWL = 899.31

169TH AVE NW

FES 6"

FES 5"

905.5 SWO 902.0 902.0

900.0 FWO 892.0 892.0

894.0 F 896.0 N/A

909.0 SWO 906.0 908.0

908.0 SWO 905.0 905.0

908.0 F 900.0 N/A

DESIGNED	BJH
DRAWN	BJH
CHECKED	..

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NAME: _____ LIC. NO. -- -- DATE 00-00-2018

LHB PERFORMANCE DRIVEN DESIGN.

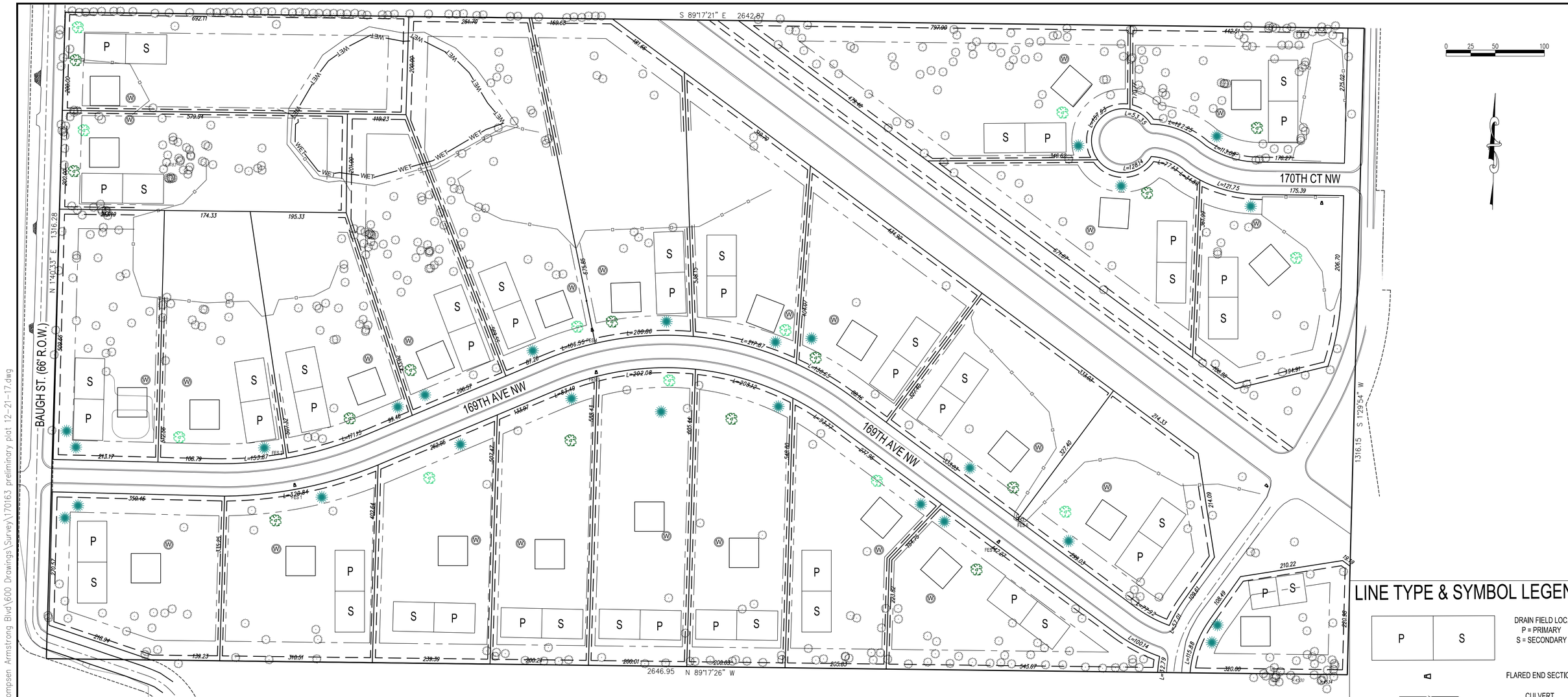
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RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G3

PLOT DATE: 12/29/2017 10:52:19 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plat 12-21-17.dwg



TREE PROTECTION FENCE SHALL BE INSTALLED AND THE LOCATION APPROVED BY THE CITY BEFORE COMMENCEMENT OF OTHER WORK, INCLUDING SILT FENCE INSTALLATION.

AN ARBORIST SHALL BE CONSULTED TO DEVELOP A PLAN TO PROTECT EXISTING OAK TREES FROM OAK WILT.

ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

PLANTING DEPTH SHALL BE SUCH THAT THE 1ST SITE OF PRIMARY ROOTS IS AT FINISHED GRADE.

ONLY PRUNE OUT DEAD/BROKEN/DEFOREMED BRANCHES AT TIME OF INSTALLATION.

REMOVAL OF UPPER PORTION OF WIRE BASKET AND BURLAP AFTER BEING PLACED IN PLANTING HOLE IF USING B&B STOCK.

2-4 INCHES OF WOOD CHIP MULCH SHALL BE INCLUDED AROUND ALL TREES. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OF TREES.

TOPSOIL: EACH INDIVIDUAL LOT WIL NEED TO HAVE FOUR (4) INCHES OF TOPSOIL MEETING THE CITY'S TOPSOIL SPECIFICATION. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO LANDSCAPING BEING INSTALLED AND COPIES OF THE LOAD TICKETS ARE REQUIRED AS WELL. THIS IS REVIEWED AT TIME OF BUILDING PERMIT APPLICATION AND REQUEST FOR CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL LOT.

PLANTING REQUIREMENTS

TREES:
OVERSTORY DECIDUOUS TREES 1" DIAMETER MEASURE 6' FROM THE BASE AT PLANTING

CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 6'

- MINIMUM 25% DECIDUOUS AND CONIFEROUS

PROPOSED CONIFEROUS TREES/QTY

DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA)	26 EACH

PROPOSED DECIDUOUS TREES/QTY

DENOTES RED MAPLE (ACER RUBRUM)	11 EACH
DENOTES AMERICAN LINDEN (TILIA AMERICANA)	13 EACH

LINE TYPE & SYMBOL LEGEND

- P | S — DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
- A — FLARED END SECTION
- CULVERT
- W — PROPOSED WELL LOC.
- SB1 — SOIL BORING LOC. W/ NUMBER
- EXISTING TREE (PRESERVE)
- EXISTING TREE (REMOVE)
- DRAINAGE FLOW ARROW
- N 90°00'00" E 94.50 — PLAT BOUNDARY
- 94.50 — LOT LINE
- R/W
- SETBACK
- WET WET — WETLAND EDGE
- 900 — PROPOSED CONTOUR
- 900 — EXISTING CONTOUR
- EASEMENT
- SILT FENCE
- TREE FENCE
- EDGE OF BIT.
- CENTERLINE
- FUTURE BIT. TRAIL

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.

NAME: _____ LIC. NO. __-__ __ DATE 00-00-2018

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RUM RIVER PRAIRIE DEVELOPMENT

TREE PLANTING PLAN

SHEET L1

PLOT DATE: 12/29/2017 10:53:33 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plat 12-21-17.dwg

PRELIMINARY PLAT OF:

RUM RIVER PRAIRIE

OWNER/DEVELOPER

Brookview Estates, LLC
6210 Green Valley Road
Ramsey, MN 55303

PROPERTY DESCRIPTION

S ½ of the NE ¼ of Section 7, Township 32, Range 25

NOTE

Proposed septic areas shown hereon are approximate and for informational purposes only. It is the responsibility of the landowner to determine a final location for the septic area.

NET DENSITY

25 Single-Family dwellings
1 Dwelling per 2.67 Acres (Including Block 4 Lot 1, which has a variance to allow smaller area)

ZONING

Rum River Prairie – R-1: Rural Developing (outside MUSA)

East, North, and West – R-1: Rural Developing (outside MUSA)

South – PUD: Planned Unit Development

SETBACKS

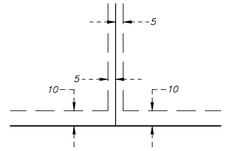
Front:	*40'*
Side:	*10'*
Rear:	*40'*



LOT AREA TABULATION

BLOCK 1		
LOT 1	*139,816 s.f.*	*3.21 Acres*
LOT 2	*116,856 s.f.*	*2.68 Acres*
LOT 3	*108,955 s.f.*	*2.50 Acres*
LOT 4	*111,933 s.f.*	*2.57 Acres*
LOT 5	*108,937 s.f.*	*2.50 Acres*
LOT 6	*109,299 s.f.*	*2.51 Acres*
LOT 7	*175,192 s.f.*	*4.02 Acres*
LOT 8	*158,816 s.f.*	*3.65 Acres*
LOT 9	*108,959 s.f.*	*2.50 Acres*
LOT 10	*108,900 s.f.*	*2.50 Acres*
LOT 11	*109,830 s.f.*	*2.52 Acres*
LOT 12	*108,901 s.f.*	*2.50 Acres*
BLOCK 2		
LOT 1	*110,919 s.f.*	*2.55 Acres*
LOT 2	*111,266 s.f.*	*2.55 Acres*
LOT 3	*108,917 s.f.*	*2.50 Acres*
LOT 4	*110,202 s.f.*	*2.53 Acres*
LOT 5	*120,579 s.f.*	*2.77 Acres*
LOT 6	*116,740 s.f.*	*2.68 Acres*
LOT 7	*109,148 s.f.*	*2.51 Acres*
LOT 8	*108,972 s.f.*	*2.50 Acres*
BLOCK 3		
LOT 1	*108,935 s.f.*	*2.50 Acres*
LOT 2	*109,019 s.f.*	*2.51 Acres*
LOT 3	*161,200 s.f.*	*3.70 Acres*
LOT 4	*108,974 s.f.*	*2.50 Acres*
BLOCK 4		
LOT 1	*59,760 s.f*	*1.37 Acres*
R.O.W.	*570,582 s.f.*	*13.10 Acres*
TOTAL	*3,481,607 s.f.*	*79.93 Acres*

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

—— – – ——	*DENOTES BUILDING SETBACK LINE*
— — — —	*DENOTES DRAINAGE AND UTILITY EASEMENT*
x 250	*SEPTIC BORING LOCATION AND NUMBER*

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

KYLE J. RODDY, MN LIC. NO 42627 *DATED: 12/26/17*

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

1. GENERAL

THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REGULATES STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE THROUGH A GENERAL PERMIT (PERMIT NO. MN R100001) AUTHORIZING THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF THE STATE IN COMPLIANCE WITH THE CLEAN WATER ACT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) PROGRAM. THE GENERAL PERMIT (PERMIT) REQUIRES THE DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP IS A COMBINATION OF NARRATIVE, PLANS SHEETS, AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESEEABLE CONDITIONS AT ANY STAGE IN THE CONSTRUCTION OR POST-CONSTRUCTION ACTIVITIES.

2. ADMINISTRATIVE REQUIREMENTS

A. RESPONSIBLE PARTIES: THE OWNER AND GENERAL CONTRACTOR (CONTRACTOR) ARE CO-PERMITTEES OF THE PERMIT AND ARE JOINTLY RESPONSIBLE FOR COMPLIANCE WITH TERMS AND CONDITIONS OF THE PERMIT. OBTAIN A COPY OF THE PERMIT AND COMPLY WITH PARTS II.B, II.C, III.B-F, IV, V, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE PERMIT. VERIFY THAT PERMIT REQUIREMENTS ARE SATISFIED AND COMPLETE THE BLANKS ON THIS SWPPP SHEET.

B. PERMIT APPLICATION: THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE PERMIT APPLICATION ON-LINE AND PAYING THE APPLICATION FEE. OWNER AND CONTRACTOR MUST BOTH MUST SIGN THE APPLICATION. OBTAIN A COPY OF THE PERMIT AND APPLY ON-LINE AT THE MPCA CONSTRUCTION STORM WATER WEBSITE: http://www.pca.state.mn.us/water/stormwater/stormwater-c.html.

C. PERMIT COVERAGE: PERMIT COVERAGE TYPICALLY BECOMES EFFECTIVE SEVEN (7) CALENDAR DAYS AFTER THE ELECTRONIC SUBMITTAL DATE. DO NOT BEGIN LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL PERMIT COVERAGE IS EFFECTIVE. THE START OF ANY LAND DISTURBING ACTIVITIES SIGNIFIES THAT THE CONTRACTOR IS ASSUMING RESPONSIBILITY FOR PERMIT COVERAGE AND HAS COMPLIED WITH PERMIT REQUIREMENTS.

D. NOTIFICATION OF COVERAGE: THE CONTRACTOR WILL RECEIVE A NOTIFICATION OF COVERAGE FROM THE MPCA (E.G., VIA EMAIL, ONLINE NOTIFICATION, OR LETTER). KEEP OR POST A COPY OF THE NOTIFICATION OF COVERAGE WITH THE SWPPP AT THE PROJECT SITE. PROVIDE COPIES TO THE OWNER AND ENGINEER.

E. CHANGE OF COVERAGE FOR NEW OWNER OR NEW OPERATOR (CONTRACTOR): FOR A NEW OWNER OR OPERATOR, THE CURRENT OWNER, AND NEW OWNER OR OPERATOR, MUST SUBMIT A PERMIT MODIFICATION FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY. CONTACT THE MPCA AT 800-657-3864 FOR THIS FORM. THE CURRENT OWNER MUST ALSO SUBMIT A NOTICE OF TERMINATION (NOT) FORM AS NOTED BELOW WHEN THE OWNERSHIP OF THE PROPERTY CHANGES, AS NOTED BELOW.

F. TERMINATION OF COVERAGE: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER AND TERMINATING PERMIT COVERAGE BY COMPLETING AND SUBMITTING A NOTICE OF TERMINATION (NOT) FORM TO THE MPCA. A NOTICE OF TERMINATION MUST BE SUBMITTED WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN ESTABLISHED FOR THE SITE AND CONSTRUCTION ACTIVITY IS COMPLETE, OR WHEN THE OWNER OR OPERATOR CHANGES. COMPLIANCE WITH PERMIT REQUIREMENTS IS REQUIRED UNTIL SUBMISSION OF A NOTICE OF TERMINATION.

G. RECORD RETENTION: THE CONTRACTOR SHALL KEEP A COPY OF THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION. THIS DOCUMENTATION MUST BE KEPT ON FILE FOR 3 YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. COORDINATE TRANSFER OF THIS DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.

H. CHANGES (AMENDMENTS) TO SWPPP: UPDATE AND DOCUMENT CHANGES TO THE SWPPP AS NECESSARY DURING CONSTRUCTION, AND AS REQUIRED BY THE PERMIT ACCORDING TO PART III.B OF THE PERMIT.

3. CONSTRUCTION ACTIVITY REQUIREMENTS

A. GENERAL: COMPLY WITH PART IV.A OF THE PERMIT TO IMPLEMENT THE SWPPP AND THE REQUIREMENTS OF THE PERMIT. THE BEST MANAGEMENT PRACTICES (BMPS) IDENTIFIED IN THE SWPPP AND PERMIT MUST BE SELECTED, INSTALLED, AND MAINTAINED IN AN APPROPRIATE AND FUNCTIONAL MANNER IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER RECOMMENDATIONS, AND ACCEPTED ENGINEERING PRACTICES.

B. EROSION PREVENTION PRACTICES: PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES TO SATISFY PART IV.B OF THE PERMIT. STABILIZE EXPOSED SOIL AREAS AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. AMEND SWPPP BY INDICATING THE LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. COMMON EROSION PREVENTION PRACTICES INCLUDE:

1) MARKING AND DELINEATING AREAS OF THE SITE NOT TO BE DISTURBED (WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.).
2) STABILIZE THE LAST 200 LINEAL FEET OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE WITHIN 24 HOURS AFTER CONNECTING TO RECEIVING SURFACE WATER OR STORM SEWER INLET.
3) "INITIATE IMMEDIATELY" (SEE APPENDIX B FOR DEFINITION) SOIL STABILIZATION AS SOON AS EARTH-DISTURBING ACTIVITIES HAVE CEASED.
4) PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION TO PIPE OUTLETS WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
5) WHERE FEASIBLE THE DESIGN OF THE SITE DIRECTS STORMWATER TO VEGETATED AREAS, TO INCREASE SEDIMENT REMOVAL.

C. SEDIMENT CONTROL PRACTICES: PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES THAT MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING BUT NOT LIMITED TO, CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS TO SATISFY PART IV.C OF THE PERMIT. PROVIDE TEMPORARY SEDIMENTATION BASINS WHERE 5 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AS APPROVED BY LHB (SEE PART III.C OF THE PERMIT FOR BASIN REQUIREMENTS). COMMON SEDIMENT CONTROL PRACTICES INCLUDE:

1) MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
2) ALL SEDIMENT CONTROL BMPS MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES CAN BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED.
3) THE TIMING FOR SEDIMENT CONTROL BMPS MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM CONSTRUCTION ACTIVITIES, SUCH AS PASSAGE OF VEHICLES, AND MUST BE COMPLETED AS QUICKLY AS POSSIBLE. SEDIMENT CONTROL BMPS MUSH BE INSTALLED IMMEDIATELY AFTER SHORT-TERM CONSTRUCTION IS COMPLETE, OR BEFORE THE NEXT PRECIPITATION EVENT IF THE ACTIVITY IS NOT COMPLETE.
4) PROTECT ALL STORM DRAIN INLETS WITH APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY ONLY BE REMOVED EARLIER IF SPECIFIC SAFETY CONCERNS (STREET FLOODING/FREEZING) HAVE BEEN BROUGHT FORTH IN WRITING BY JURISDICTIONAL AUTHORITY.
5) TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR DITCHES.
6) TEMPORARY SEDIMENT BASIN OUTLET STRUCTURES MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE.
7) ALL 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 PERFORMED IF BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREETS / ROADWAYS.

D. DEWATERING AND BASIN DRAINING: COMPLY WITH PART IV.D OF THE PERMIT. ENSURE THAT ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES IS DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLANDS. ANY TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE ADEQUATELY TREATED BY DISCHARGING TO A SEDIMENTATION BASIN WHENEVER FEASIBLE, OR TREATED WITH APPROPRIATE BMPS IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENT BASIN. THE CONTRACTOR MUST VISUALLY CHECK THE TREATED STORMWATER PRIOR TO DISCHARGING TO RECEIVING WATERS TO ENSURE ADEQUATE TREATMENT IS BEING MET AND THAT THE DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. BACKWASH WATER FROM FILTRATION MUST BE INCORPORATED INTO THE SITE IN A NON-EROSIVE MANNER, OR DISCHARGED TO THE SANITARY SEWER WITH PERMISSION FROM THE SANITARY SEWER AUTHORITY. SEE SHEET 0.10 FOR ADDITIONAL REQUIREMENTS.

E. INSPECTIONS: THE CONTRACTOR MUST ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS DURING CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES OVER 24 HOURS. CONTRACTOR SHALL PROVIDE A RAIN GAGE OR ANOTHER METHOD TO MEASURE RAINFALL. INSPECTION OF AREAS WITH PERMANENT COVER MAY BE REDUCED TO ONCE PER MONTH. THE CONTRACTOR SHALL RECORD IN WRITING WITHIN 24 HR ALL INSPECTION AND MAINTENANCE ACTIVITY ON FORMS WITH INFORMATION REQUIRED BY PART IV.E.2 OF THE GENERAL STORMWATER PERMIT. THESE RECORDS SHALL BE RETAINED WITH THE SWPPP. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

1) DATE AND TIME OF INSPECTIONS
2) NAME OF PERSON(S) CONDUCTING INSPECTIONS
3) FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED
4) CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES)
5) DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS. RAINFALL AMOUNTS MUST BE OBTAINED BY A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN 1 MILE OF THE PROJECT SITE OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
6) IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHOULD BE DESCRIBED (I.E., COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS) AND PHOTOGRAPHED.
7) ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN PART III.B. WITHIN SEVEN (7) CALENDAR DAYS.

F. MAINTENANCE: ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. COMMON ROUTINE MAINTENANCE ACTIVITIES INCLUDE:

1) ALL SILT FENCE MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE FENCE HEIGHT WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
2) DRAIN ALL TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
3) INSPECT AND REMOVE ALL DEPOSITED SEDIMENT FROM STORMWATER CONVEYANCE SYSTEMS (DITCHES, CURB AND GUTTERS, CATCH BASINS, ETC.) AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL WITHIN 7 DAYS OF DISCOVERY OR AFTER OBTAINING PERMISSION FROM JURISDICTIONAL AUTHORITIES.
4) REMOVE ANY TRACKED SEDIMENT FROM ALL PAVED SURFACES WITHIN 24 HOURS AFTER DISCOVERY OR SOONER AS REQUIRED FOR PERMIT COMPLIANCE.
5) REMOVE ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS AND SAFETY HAZARDS.
6) PROTECT INFILTRATION AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT PATHS AND PREVENT SEDIMENT FROM REACHING INFILTRATION AREAS.
7) OPERATE, MAINTAIN, AND INSPECT ANY TEMPORARY OR PERMANENT WATER QUALITY MANAGEMENT BMPS TO ENSURE ADEQUATE TREATMENT IS BEING MET.

G. POLLUTION PREVENTION MANAGEMENT MEASURES: COMPLY WITH PART IV.F OF THE PERMIT.

H. FINAL STABILIZATION: ESTABLISH FINAL STABILIZATION FOR THE SITE AS DESCRIBED IN PART IV.G OF THE PERMIT. SPECIFIC CONDITIONS REQUIRED FOR FINAL STABILIZATION INCLUDE:

1) SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND SOILS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS.
2) PERMANENT STORMWATER MANAGEMENT SYSTEMS ARE OPERATIONAL AND SEDIMENT IS REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND CONVEYANCE SYSTEMS, AND DITCHES ARE STABILIZED WITH FINAL COVER.
3) ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS ARE REMOVED. BMPS DESIGNED TO DECOMPOSE MAY BE LEFT IN PLACE.

4. SWPPP RESPONSIBILITIES (THE OWNER IS RESPONSIBLE FOR PREPARING AND AMENDING THE SWPPP).

A. ON BEHALF OF THE OWNER, THE FOLLOWING PERSON PREPARED THE SWPPP AND IS TRAINED IN SWPPP DESIGN:

NAME: DAVID POLSON / LHB, INC.
TRAINING DATE/INSTRUCTOR: CERTIFICATION 2/15 (EXPIRES 5-31-18)
TRAINING CONTENT/HOURS: DESIGN OF CONSTRUCTION SWPPP

B. ON BEHALF OF THE OWNER, THE CONTRACTOR WILL OVERSEE SWPPP IMPLEMENTATION, REVISE AND AMEND THE SWPPP, PERFORM INSPECTIONS, AND SUPERVISE THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS BEFORE AND DURING CONSTRUCTION. THE FOLLOWING CONTRACTOR REPRESENTATIVE IS TRAINED TO PERFORM THESE DUTIES AND WILL ASSUME THESE RESPONSIBILITIES:

NAME: _____
TRAINING DATE/INSTRUCTOR: _____
TRAINING CONTENT/HOURS: _____

C. THE OWNER IS RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE FOLLOWING PERSON IS DESIGNATED TO PERFORM THESE DUTIES:

NAME/TITLE:
_____

MAINTENANCE PLAN: N/A

D. CHAIN OF RESPONSIBILITY: THE GENERAL CONTRACTOR IS IN CHARGE OF ALL SWPPP IMPLEMENTATION ON THE CONSTRUCTION SITE AND IS ACCOUNTABLE FOR SUBCONTRACTORS AND OTHER CONTRACTORS WORKING ON SITE AND THEIR COMPLIANCE WITH GENERAL STORMWATER PERMIT AND SWPPP REQUIREMENTS. NOTIFY THE OWNER OF ANY AMENDMENT NEEDED TO THE SWPPP.

5. REGULATORY AGENCIES AND PERMITS

A. COMPLY WITH REQUIREMENTS OF ALL REGULATORY AGENCIES AND PERMITS HAVING JURISDICTION DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING ADDITIONAL REGULATORS AND PERMITS ARE KNOWN TO HAVE SITE JURISDICTION:

1) ANOKA COUNTY
2) CITY OF RAMSEY

6. DESCRIPTION OF THE CONSTRUCTION ACTIVITY / SWPPP COMPONENTS

A. NARRATIVE:

1) PROJECT SUMMARY: THE PROJECT INVOLVES THE DEVELOPMENT OF 80 ACRES INTO 25 LOTS TO BE SOLD FOR BUILDING OF HOMES. SPECIFIC WORK INCLUDES:
   a. CLEARING PORTIONS OF THE LAND OF EXISTING VEGETATION.
   b. GRADING TO SUPPORT CONSTRUCTION OF ROADS, HOUSE PADS, AND STORMWATER INFILTRATION PONDS.
   c. CONSTRUCTION OF STORMWATER INFILTRATION PONDS AND ACCOMPANYING CULVERTS.
   d. CONSTRUCTION OF ROADS, AND GRADING FOR HOUSEPADS. .
2) TIMING FOR INSTALLATION OF EROSION & SEDIMENTATION BMPS AND PERMANENT STORMWATER MANAGEMENT SYSTEMS, IN GENERAL SEQUENTIAL ORDER FROM FIRST TO LAST:
   a. INLET PROTECTION FOR EXISTING INLETS / SILT FENCE / DELINATION AREAS NOT TO BE DISTURBED / ROCK CONSTRUCTION ENTRANCE / TEMPORARY SEDIMENTATION BASIN: PROVIDE PRIOR TO CONSTRUCTION; MAINTAIN DURING CONSTRUCTION.
   b. SILT FENCE AROUND STOCKPILES: DURING CONSTRUCTION.
   c. PORTABLE SEDIMENT CONTAINMENT SYSTEMS FOR TREATING WATER FROM DEWATERING OPERATIONS : PROVIDE DURING CONSTRUCTION.
   d. INLET PROTECTION FOR NEW INLETS: AS CONSTRUCTED.
   e. HARD SURFACING (E.G., BUILDING ROOFS, PAVEMENTS): AS CONSTRUCTED.
   f. VEGETATIVE COVER / EROSION CONTROL BLANKETS: AFTER FINAL TOPSOIL PLACEMENT AND FINISH GRADING.
   g. REMOVAL OF TEMPORARY BMPS: AFTER FINAL STABILIZATION IS ESTABLISHED.

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

CLIENT:
NATIONAL GROWTH, LLC.
16521 ROYAL RD.
RAMSEY, MN 55303

RAMSEY, MN

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO DATE ISSUED FOR

NO DATE REVISION

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.

SIGNATURE: _____

TYPED OR PRINTED NAME: _____

DATE: _____ REG. NO.: _____

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PROJECT NAME:
RUM RIVER PRAIRIE DEVELOLPMENT

DRAWING TITLE:
SWPPP NARRATIVE

FILE: ..iles\2017\170163 Eric Thompsen Armstrong Blvd\600 Drawings\C\170163 SWPP
DRAWN BY: BJH
CHECKED BY:
PROJ. NO: Iles\20
DRAWING NO:

SW1

SWPPP NARRATIVE (CONT.)

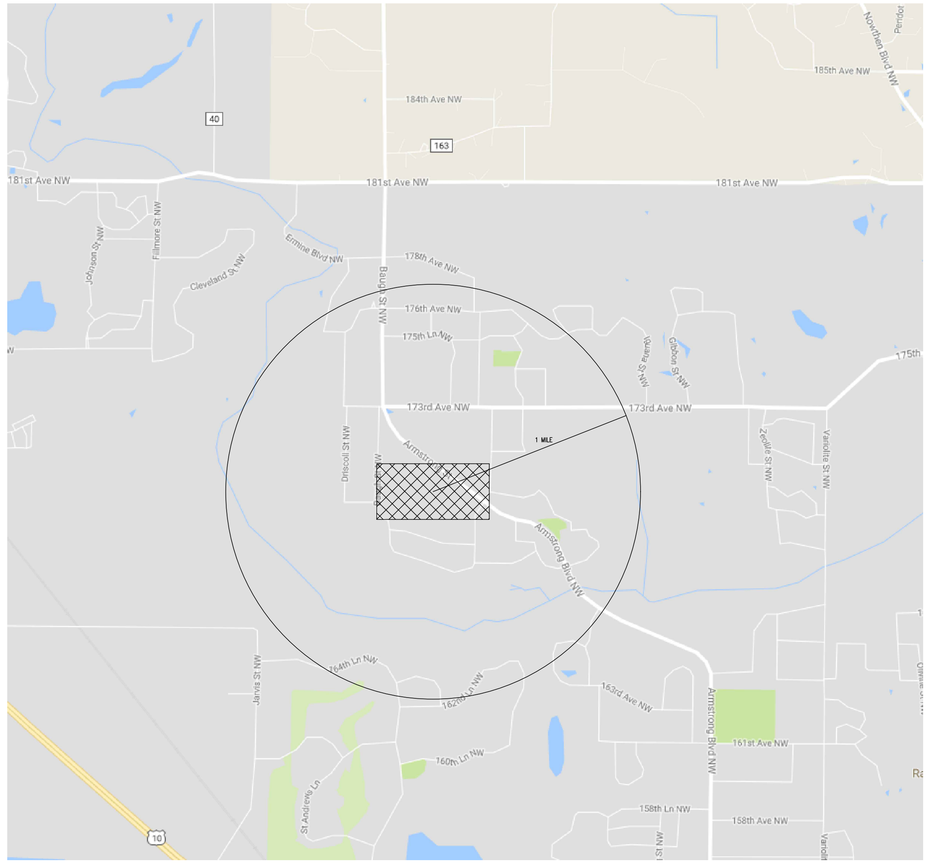
7. PROCEDURES FOR ESTABLISHING ADDITIONAL BMPS FOR SITE CONDITIONS DURING CONSTRUCTION
   A. IF ANY DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL OR REDUNDANT BMPS MUST BE INSTALLED BY THE CONTRACTOR TO ELIMINATE THE OVERLOADING CONDITION.

8. METHODS OF FINAL STABILIZATION
   A. FINAL STABILIZATION WILL BE ACCOMPLISHED BY IMPERVIOUS SURFACING (CONCRETE PAVING, SIDEWALKS, CURB AND GUTTER, ASPHALT PARKING LOTS, ETC.) AND VEGETATIVE GROUND COVERS (SODDING AND SEEDING/MULCHING). SPECIFIC CONSTRUCTION METHODS ARE DESCRIBED IN THE PLANS AND SPECIFICATIONS.

9. PERMANENT STORMWATER MANAGEMENT SYSTEMS
   A. FOUR INFILTRATION POND SYSTEMS ARE TO BE CONSTRUCTED IN ORDER TO CONTROL STORMWATER RUNOFF.

10. STANDARDS SPECIFICATIONS FOR CONSTRUCTION:
    UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS, ALL MATERIAL AND CONSTRUCTION REQUIREMENTS FOR TEMPORARY SEDIMENT CONTROL AND EROSION PREVENTION SHALL BE IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ESTIMATED QUANTITIES OF BMPS		
BMP	UNIT	QUANTITY
SILT FENCE	LF	686
INLET PROTECTION	EA	9
MNDOT CATEGORY 2 EROSION CONTROL BLANKET	SY	0



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CLIENT:
NATIONAL GROWTH, LLC.
16521 ROYAL RD.
RAMSEY, MN 55303

RAMSEY, MN

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION
1		

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.

SIGNATURE: _____

TYPED OR PRINTED NAME: _____

DATE: _____ REG. NO.: _____

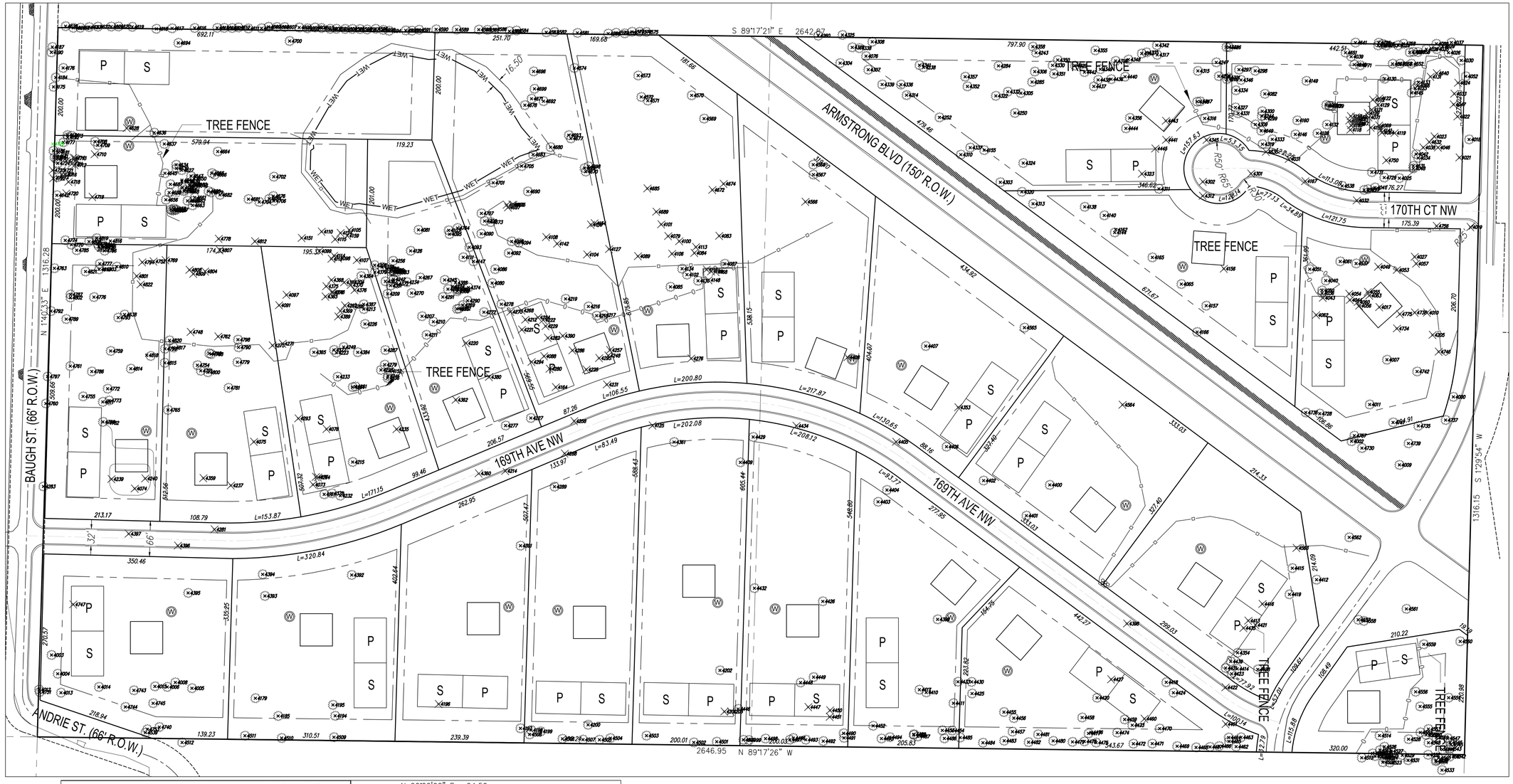
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PROJECT NAME:
RUM RIVER PRAIRIE
DEVELOLPMENT

DRAWING TITLE:
SWPPP NARRATIVE
AND EXHIBIT

FILE: ...iles\2017\170163 Eric Thompsen Armstrong Blvd\600 Drawings\C\170163 SWPP
DRAWN BY: DRP
CHECKED BY: DGS
PROJ. NO: les\20
DRAWING NO:

SW2



LINE TYPE & SYMBOL LEGEND

P | S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
	FLARED END SECTION
	CULVERT
W	PROPOSED WELL LOC.
SB1	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW

N 90°00'00" E 94.50	PLAT BOUNDARY
94.50	LOT LINE
	R/W
	SETBACK
WET WET	WETLAND EDGE
900	PROPOSED CONTOUR
900	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
TREE FENCE	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

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.

NAME: _____ LIC. NO. --- DATE 00-00-2018

DESIGNED BJH
DRAWN BJH
CHECKED ..

LHB
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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T1

PLOT DATE: 12/29/2017 10:54:24 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plot 12-21-17.dwg

SAVED TREES

Tag ID	Species	DBH	Notes
4000	Cottonwood	21	
4001	Red Cedar	8	
4002	Red Cedar	5	
4003	Red Cedar	6	
4004	Red Cedar	6	
4005	Scots pine	7	
4006	Red Cedar	6	
4007	Red Cedar	5	
4008	Red Cedar	6	
4009	Red Cedar	10	
4011	Red Cedar	6	
4012	Red Cedar	4	
4013	Red Cedar	6	
4014	Scots pine	8	
4015	Red Cedar	8	
4018	Red Cedar	5	
4020	Red Cedar	9	
4025	Red Cedar	6	
4026	Red Cedar	11	
4028	Red Cedar	5	
4029	Red Cedar	6	
4030	Red Cedar	8	
4034	Red Cedar	8	
4035	Red Cedar	8	
4036	Red Cedar	5	
4037	Red Cedar	10	
4039	Red Cedar	4	
4040	Red Cedar	6	
4041	Red Cedar	5	
4042	Red Cedar	6	
4045	Red Cedar	8	
4048	Red Cedar	6	
4050	Red Cedar	6	
4051	Red Cedar	4	
4052	Red Cedar	5	
4058	Red Cedar	5	
4059	Red Cedar	9	
4061	Red Cedar	5	
4065	Red Cedar	5	
4066	Red Cedar	7	
4076	Red Cedar	10	
4080	Siberian Elm	8	
4081	Siberian Elm	9	
4082	Red Cedar	7	
4085	Red Cedar	5	
4086	Red Cedar	4	
4087	Red Cedar	4	
4090	Red Cedar	8	
4092	Red Cedar	5	
4093	Red Cedar	6	
4094	Red Cedar	6	
4095	Red Cedar	6	
4096	Red Cedar	10	
4102	Red Cedar	5	
4103	Red Cedar	4	
4106	Red Cedar	6	
4111	Scots pine	5	
4123	Siberian Elm	8	
4126	Red Cedar	6	
4128	Red Cedar	9	
4130	Red Cedar	7	
4132	Red Cedar	9	
4133	Siberian Elm	9	
4134	Red Cedar	6	
4136	Red Cedar	6	
4137	Red Cedar	5	
4138	Red Cedar	9	
4139	Red Cedar	8	
4140	Red Cedar	4	
4144	Red Cedar	6	
4145	Red Cedar	6	
4146	Red Cedar	7	
4147	Red Cedar	8	
4149	Red Cedar	7	
4152	Scots pine	4	
4155	Red Cedar	7	
4157	Red Cedar	6	
4160	Red Cedar	8	
4161	Scots pine	13	
4162	Red Cedar	6	
4163	Red Cedar	5	
4165	Red Cedar	6	
4166	Red Cedar	4	
4170	Red oak	7	
4171	Red oak	10	
4172	Red oak	12	
4173	Red Cedar	5	
4174	Red Cedar	4	
4175	Boxelder	18	
4176	Boxelder	12	
4177	Burr oak	6	
4178	Burr oak	42	
4179	Red Cedar	6	
4180	Burr oak	4	
4181	Red oak	8	
4182	Burr oak	14	
4183	Red oak	24	
4184	Boxelder	15	
4185	Siberian Elm	8	
4186	Burr oak	5	
4187	Boxelder	10	
4188	Burr oak	4	dead
4189	Burr oak	11	
4190	Boxelder	11	
4191	Burr oak	8	
4192	Red Cedar	7	
4193	Burr oak	5	
4194	Scots pine	18	
4195	Red Cedar	7	
4197	Red Cedar	4	
4198	Scots pine	5	
4199	Siberian Elm	10	
4200	Red Cedar	5	
4202	Red Cedar	6	
4207	Red Cedar	7	
4208	Scots pine	4	
4209	Scots pine	5	
4210	Red Cedar	4	
4211	Red Cedar	7	
4213	Red Cedar	4	
4215	Red pine	9	
4216	Red Cedar	7	
4217	Scots pine	11	
4218	White Pine	15	
4219	Red Cedar	6	
4223	Red Cedar	4	
4226	Red Cedar	7	
4227	Red Cedar	12	
4228	Scots pine	12	
4230	Red Cedar	8	
4232	Scots pine	4	dying
4233	Red Cedar	4	
4234	Scots pine	4	
4236	Scots pine	4	
4238	Red Cedar	6	
4241	Scots pine	4	
4242	Scots pine	10	
4243	Red Cedar	6	
4244	Red Cedar	5	
4245	Red Cedar	7	
4247	Red Cedar	6	
4249	Red Cedar	4	
4250	Red Cedar	5	
4251	Red Cedar	4	
4252	Red Cedar	6	
4253	Scots pine	5	
4254	Red Cedar	4	
4255	Scots pine	5	
4256	Red Cedar	7	
4259	Scots pine	4	
4260	Red Cedar	5	
4261	Red pine	9	
4262	Red Cedar	5	
4263	Scots pine	6	
4265	Scots pine	5	
4266	Scots pine	4	
4267	Red Cedar	6	
4269	Scots pine	5	
4270	Red Cedar	6	
4272	Red pine	7	
4274	Scots pine	4	
4277	Red Cedar	8	
4278	Red Cedar	10	
4279	Scots pine	4	
4283	Red Cedar	5	
4284	Red Cedar	4	
4285	Red Cedar	5	
4287	Scots pine	5	
4289	Red Cedar	6	
4290	Red Cedar	6	
4291	Red Cedar	5	
4296	Siberian Elm	15	
4297	Siberian Elm	10	
4298	Siberian Elm	16	
4299	Siberian Elm	16	
4300	Siberian Elm	8	
4303	Siberian Elm	14	
4304	Red Cedar	7	
4305	Red Cedar	7	
4306	Red Cedar	5	
4307	Red Cedar	5	
4308	Red Cedar	6	
4309	Red Cedar	7	
4310	Red Cedar	6	
4311	Red Cedar	6	
4313	Red Cedar	7	
4314	Red Cedar	5	
4315	Red Cedar	6	
4316	Red Cedar	7	
4317	Red Cedar	5	
4318	Red Cedar	7	
4319	Red Cedar	7	
4320	Red Cedar	6	
4321	Siberian Elm	13	
4322	Red Cedar	8	
4324	Red Cedar	4	
4325	Red Cedar	5	
4326	Red Cedar	6	
4327	Siberian Elm	14	
4328	Red Cedar	9	
4329	Red Cedar	7	
4330	Red Cedar	7	
4331	Siberian Elm	8	
4332	Red Cedar	5	
4333	Red Cedar	5	
4334	Siberian Elm	12	
4335	Red Cedar	5	
4336	Red Cedar	6	
4337	Red Cedar	6	
4338	Red Cedar	6	
4339	Red Cedar	5	
4340	Red Cedar	5	
4341	Red Cedar	6	
4342	Red Cedar	8	
4343	Red Cedar	6	
4344	Red Cedar	7	
4346	Siberian Elm	10	
4347	Siberian Elm	10	
4348	Red Cedar	6	
4349	Red Cedar	7	
4350	Red Cedar	5	
4351	Red Cedar	7	
4352	Red Cedar	8	
4354	Red Cedar	7	
4355	Red Cedar	5	
4356	Red Cedar	7	
4357	Red Cedar	7	
4358	Red Cedar	6	
4361	Siberian Elm	9	
4364	Red Cedar	5	
4365	Scots pine	13	
4366	Scots pine	4	
4367	Red Cedar	7	
4371	Red Cedar	6	
4372	Scots pine	4	
4374	Red pine	11	
4377	Red Cedar	4	
4378	Scots pine	4	
4379	Red Cedar	7	
4381	Scots pine	5	
4382	Scots pine	4	
4383	Scots pine	5	
4384	Red Cedar	5	
4385	Scots pine	4	
4386	Scots pine	5	
4387	Scots pine	4	
4388	Scots pine	5	
4391	Red Cedar	5	
4392	Red Cedar	4	
4393	Scots pine	6	
4394	Red Cedar	4	
4395	Red Cedar	4	
4399	Red Cedar	6	
4400	Red Cedar	4	
4401	Boxelder	8	
4402	Siberian Elm	9	
4403	Red Cedar	5	
4404	Red Cedar	5	
4406	Siberian Elm	10	
4407	Siberian Elm	10	
4409	Siberian Elm	9	
4410	White Pine	10	
4411	White Pine	13	
4412	Red Cedar	6	
4414	Red Cedar	6	
4415	Red Cedar	5	
4417	Red Cedar	6	
4418	Red pine	4	diseased
4419	Red Cedar	8	
4420	Red Cedar	6	
4423	Red Cedar	6	
4424	Red Cedar	4	
4425	Scots pine	8	
4426	Red Cedar	7	
4428	Red Cedar	5	
4429	Red Cedar	5	
4430	Red Cedar	5	
4431	Red Cedar	6	
4432	Red Cedar	6	
4433	Red Cedar	9	
4436	Red Cedar	9	
4437	Red Cedar	4	
4438	Red Cedar	4	
4439	Red Cedar	5	
4440	Red Cedar	7	
4442	Red Cedar	4	
4444	Red Cedar	8	
4446	Red Cedar	6	
4448	Siberian Elm	8	
4449	Red Cedar	5	
4452	Red Cedar	4	
4453	Scots pine	6	dead
4454	Scots pine	5	top broken off
4455	Red Cedar	5	
4456	Red Cedar	6	
4457	White Pine	9	
4458	Red Cedar	5	
4459	White Pine	9	
4462	Burr oak	10	
4463	Red oak	4	
4464	Red oak	5	
4465	Red oak	5	
4466	Burr oak	5	dying
4467	Colorodo blue spruce	14	
4468	Burr oak	14	
4469	Colorodo blue spruce	16	cut branches
4470	Siberian Elm	8	
4471	coloroado bl	14	
4472	Colorodo blue spruce	15	cut branches
4473	Siberian Elm	10	
4474	White Pine	8	
4476	Scots pine	6	
4477	White Pine	4	
4478	Scots pine	4	
4479	Colorodo blue spruce	15	diseased
4480	Colorodo blue spruce	17	diseased
4481	Red pine	5	
4482	Colorodo green spruce	12	
4483	White Spruce	13	
4484	White Spruce	12	
4485	White Spruce	9	
4486	White Pine	5	
4487	White Pine	4	
4488	White Pine	4	
4489	Siberian Elm	8	
4490	Red Cedar	4	
4491	White Spruce	8	
4492	White Spruce	12	diseased
4493	White Spruce	9	
4494	White Pine	4	
4495	White Pine	6	
4496	White Pine	6	poor condition
4497	Colorodo blue spruce	13	diseased
4498	Colorodo green spruce	14	
4499	White Pine	8	
4500	White Pine	8	
4501	White Spruce	11	diseased
4502	White Spruce	12	diseased
4503	Siberian Elm	8	
4504	Siberian Elm	8	
4505	White Spruce	8	
4506	White Spruce	13	diseased
4507	White Spruce	10	dying
4508	Scots pine	10	
4509	Siberian Elm	8	
4510	White Spruce	8	diseased
4511	White Spruce	8	
4512	Colorodo blue spruce	12	
4513	Red oak	6	
4514	Red Cedar	5	
4515	Red oak	6	
4516	Red oak	4	
4517	Red oak	5	
4518	Red oak	6	
4519	Red oak	8	
4520	Red oak	6	
4521	Red oak	4	
4522	Red oak	5	
4523	Red oak	5	
4524	Red oak	5	
4525	Red oak	5	
4526	Red oak	4	
4527	Red oak	4	
4528	Red oak	8	
4529	Boxelder	15	
4530	Burr oak	30	dying
4531	Black cherry	14	dying
4532	Boxelder	8	
4533	Red oak	9	
4534	Red oak	22	rotting
4535	Red oak	16	rotting
4536	Red oak	12	dying
4537	Siberian Elm	22	dying
4538	Siberian Elm	8	
4539	Siberian Elm	10	
4540	Burr oak	23	dying
4541	Black cherry	8	
4542	Boxelder	14	
4543	Red oak	4	
4544	Burr oak	5	
4545	Boxelder	15	
4546	Boxelder	8	dead
4547	Boxelder	9	
4548	Red oak	5	
4549	Red oak	5	
4550	Red oak	7	
4551	Red oak	9	
4552	Red oak	14	diseased
4553	Siberian Elm	8	diseased
4554	Scots pine	7	
4555	Red Cedar	5	
4556	Siberian Elm	8	
4557	Siberian Elm	15	
4558	Siberian Elm	13	diseased
4559	Scots pine	11	
4560	Red oak	8	
4561	Siberian Elm	12	
4562	Siberian Elm	14	
4565	Siberian Elm	12	diseased
4567	Red Cedar	5	
4568	Red Cedar	4	
4569	Red Cedar	4	
4570	Red Cedar	4	
4571	Red Cedar	5	
4572	Red Cedar	4	
4573	Red Cedar	4	
4574	Red Cedar	5	
4575	Red Cedar	4	
4576	Colorodo blue spruce	8	diseased
4577	Colorodo blue spruce	5	diseased
4578	White Spruce	6	diseased
4579	Colorodo blue spruce	5	diseased
4580	Colorodo blue spruce	5	diseased
4581	Colorodo blue spruce	6	diseased
4582	White Spruce	5	diseased
4583	Colorodo blue spruce	4	
4584	Colorodo blue spruce	5	diseased
4585	Colorodo blue spruce	5	diseased
4586	Colorodo blue spruce	4	diseased
4587	Red pine	6	
4588	Colorodo blue spruce	4	diseased
4589	Colorodo blue spruce	4	diseased
4590	Colorodo blue spruce	5	diseased
4591	Colorodo blue spruce	4	diseased
4592	Colorodo blue spruce	5	diseased
4593	Colorodo blue spruce	4	diseased
4594	Colorodo blue spruce	6	diseased
4595	Colorodo blue spruce	5	diseased
4596	Colorodo blue spruce	4	diseased
4597	Colorodo blue spruce	6	diseased
4598	White Spruce	4	
4599	Colorodo blue spruce	6	diseased
4600	Colorodo blue spruce	5	diseased
4601	Colorodo blue spruce	4	diseased
4602	Colorodo blue spruce	5	diseased
4603	Colorodo blue spruce	5	
4604	Colorodo blue spruce	5	diseased
4605	Colorodo blue spruce	4	
4606	Colorodo blue spruce	4	
4607	White Spruce	4	
4608	Colorodo blue spruce	4	
4609	Colorodo blue spruce	5	
4610	Colorodo blue spruce	5	
4611	Colorodo blue spruce	6	
4612	White Spruce	5	
4613	Colorodo blue spruce	5	
4614	Colorodo blue spruce	5	
4615	Colorodo blue spruce	5	
4616	Colorodo blue spruce	4	
4617	Colorodo blue spruce	7	
4618	Colorodo blue spruce	6	
4619	White Spruce	6	
4620	Colorodo blue spruce	6	
4621	Colorodo blue spruce	4	
4622	Colorodo blue spruce	7	
4623	Colorodo blue spruce	5	
4624	Colorodo blue spruce	7	
4625	Colorodo blue spruce	6	
4626	Colorodo blue spruce	5	
4627	Burr oak	12	
4629	Siberian Elm	10	
4630	Burr oak	7	
4631	Siberian Elm	8	
4633	Hackberry	17	
4634	Red oak	4	
4636	Red Cedar	10	
4637	Red Cedar	10	
4638	Siberian Elm	20	
4639	Red oak	6	
4641	Red Cedar	7	
4642	Burr oak	4	
4643	Burr oak	9	
4644	Burr oak	9	
4645	Red Cedar	5	
4646	Red Cedar	10	
4647	Burr oak	14	
4648	Burr oak	16	
4649	Siberian Elm	15	
4650	Burr oak	27	
4651	Siberian Elm	16	
4652	Siberian Elm	8	
4653	Burr oak	6	dying
4654	Red oak	11	
4655	Red oak	8	
4656	Burr oak	8	
4657	re doa	9	
4658	Red oak	9	
4659	Red oak	8	
4660	Black cherry	8	
4661	Burr oak	16	
4662	Burr oak	23	
4663	Burr oak	12	
4664	Red Cedar	6	
4665	Red oak	4	
4666	Scots pine	16	
4667	Red Cedar	7	
4668	Red Cedar	4	
4670	Red Cedar	5	
4671	Red Cedar	4	
4673	Red Cedar	10	
4675	Red Cedar	5	
4676	Scots pine	4	
4677	Red Cedar	6	
4678	Red Cedar	5	
4679	Red Cedar	6	
4680	Red Cedar	6	
4681	Red Cedar	8	
4682	Red Cedar	5	
4683	Scots pine	16	
4684	Red Cedar	5	
4686	Red Cedar	7	
4687	Burr oak	18	
4688	Red Cedar	5	
4690	Red Cedar	4	
4691	Red Cedar	8	
4692	Red Cedar	6	
4693	Red Cedar	5	
4694	Red Cedar	4	
4696	Red Cedar	10	
4698	Red Cedar	6	
4699	Red Cedar	6	
4700	Red Cedar	4	
4701	Red Cedar	6	
4702	Red Cedar	12	
4703	Red Cedar	8	
4704	Scots pine	23	
4705	Red Cedar	4	
4706	Scots pine	4	
4707	Red Cedar	5	
4708	Red Cedar	5	
4709	Red Cedar	8	
4724	Red oak	11	
4725	Red Cedar	5	
4726	Siberian Elm	8	
4727	Red Cedar	4	
4728	Red Cedar	4	
4729	Siberian Elm	8	
4730	Siberian Elm	9	
4731	Siberian Elm	17	
4732	Red Cedar	7	
4733	Siberian Elm	10	
4735	Red Cedar	7	
4736	Red Cedar	5	
4737	Red Cedar	7	
4739	Red Cedar	10	
4740	Red Cedar	5	
4741	Red Cedar	6	
4742	Red Cedar	5	
4743	Red Cedar	5	
4744	Red Cedar	8	
4745	Red Cedar	4	
4749	Siberian Elm	9	
4751	Red Cedar	5	dying
4753	Red Cedar	5	
4754	Scots pine	5	
4755	Red Cedar	4	
4757	Red Cedar	4	
4758	Red Cedar	6	
4759	Red Cedar	8	
4760	Red Cedar	6	
4761	Red Cedar	8	
4763	Red Cedar	4	
4764	Red Cedar	7	
4765	Red Cedar	8	
4766	Red Cedar	5	
4767	Red Cedar	10	
4768	Red Cedar	4	
4770	Red Cedar	8	
4771	Red Cedar	10	
4772	Red Cedar	6	
4773	Red Cedar	4	
4774	Red Cedar	8	
4776	Red Cedar	6	
4777	Red Cedar	8	
4779	Red Cedar	8	
4780	Red Cedar	8	
4781	Red Cedar	6	
4782	Red Cedar	6	
4783	Red Cedar	5	
4784	Red Cedar	5	
4785	Red Cedar	10	
4786	Red Cedar	8	
4787	Red Cedar	5	
4788	Scots pine	5	
4789	Red Cedar	8	
4790	Scots pine	4	
4791	Scots pine	10	
4792	Red Cedar	4	
4793	Red Cedar	5	
4795	Red Cedar	5	
4796	Scots pine	8	
4797	Red Cedar	7	
4798	Red Cedar	6	
4799	Red Cedar	10	
4800	Red Cedar	5	
4802	Red Cedar	6	
4803	Red Cedar	8	
4805	Red Cedar	5	
4806	Red Cedar	8	
4810	Scots pine	5	
4811	Red Cedar	10	
4813	Red Cedar	10	
4814	Red Cedar	8	
4815	Red Cedar	4	
4816	Red Cedar	8	
4817	Red Cedar	8	
4818	Red Cedar	6	
4819	Red Cedar	8	
4820	Red Cedar	6	
4821	Red Cedar	8	
TOTAL	**CALIPER INCHES**	**4504**	

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.

NAME: _____ LIC. NO. _____ DATE 00-00-2018

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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T2

PLOT DATE: 12/29/2017 10:55:05 AM FILE: C:\Users\bjhurin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163_preliminary plat 12-21-17.dwg

TREES REMOVED
HOME CONSTRUCTION

Tag ID	Species	DBH	Notes
4010	Red Cedar	5	
4017	Red Cedar	5	
4043	Red Cedar	5	
4044	Red Cedar	5	
4054	Red Cedar	6	
4055	Red Cedar	6	
4056	Red Cedar	7	
4060	Red Cedar	7	
4062	Red Cedar	5	
4063	Red Cedar	6	
4064	Red Cedar	5	
4067	Red Cedar	7	
4068	Red Cedar	7	
4069	Red Cedar	7	
4070	Red Cedar	5	
4071	Red Cedar	7	
4072	Red Cedar	6	
4073	Scots pine	20	
4074	Red Cedar	10	
4075	Scots pine	10	
4077	Scots pine	4	
4078	Red Cedar	10	
4088	White Pine	11	
4109	Red Cedar	6	
4116	Red Cedar	6	
4117	Siberian Elm	11	
4118	Siberian Elm	9	
4119	Siberian Elm	10	
4120	Siberian Elm	12	
4121	Siberian Elm	10	
4122	Siberian Elm	10	
4129	Red Cedar	7	
4135	Red Cedar	6	
4141	Red Cedar	5	
4143	Red Cedar	7	
4148	Red Cedar	6	
4153	Red Cedar	6	
4156	Red Cedar	6	
4158	Red Cedar	5	
4164	Red pine	7	
4168	Red Cedar	5	
4169	Red Cedar	7	
4196	Red Cedar	6	
4201	White Pine	12	
4203	Siberian Elm	8	
4212	Red Cedar	6	
4220	Red Cedar	4	
4221	Red Cedar	8	
4222	Red Cedar	7	
4224	Red Cedar	6	
4225	Red Cedar	6	
4229	Red Cedar	5	
4231	Red Cedar	7	
4235	Red Cedar	7	
4237	Red Cedar	8	
4239	Red pine	8	
4240	Scots pine	4	diseased
4248	Scots pine	9	
4257	White Pine	4	
4264	White Pine	4	
4268	Red Cedar	5	
4273	Red Cedar	4	
4276	Red Cedar	4	
4280	Red Cedar	6	
4282	Red Cedar	6	
4286	Red Cedar	8	
4293	Red Cedar	6	
4294	Red Cedar	8	
4295	White Pine	15	
4323	Red Cedar	6	
4353	Red Cedar	6	
4359	Scots pine	8	
4362	Black cherry	8	
4380	Red Cedar	4	
4390	Red Cedar	6	
4408	Scots pine	5	dead
4413	Red Cedar	9	
4416	Red Cedar	6	
4421	Red Cedar	8	
4427	Red Cedar	5	
4435	Red Cedar	4	
4441	Red Cedar	9	
4443	Red Cedar	12	
4445	Red Cedar	5	
4447	Red Cedar	6	
4450	Red Cedar	6	
4451	Red Cedar	6	
4460	Siberian Elm	10	dying
4628	Red Cedar	8	

Tag ID	Species	DBH	Notes
4710	Red Cedar	7	
4711	Scots pine	7	
4712	Red Cedar	4	
4713	Red Cedar	4	
4714	Red Cedar	4	
4715	Red Cedar	12	diseased
4716	Red Cedar	12	
4717	Red oak	6	
4718	Red Cedar	4	
4719	Red Cedar	7	
4720	Red Cedar	5	
4721	Red oak	7	
4722	Burr oak	7	
4723	Red Cedar	7	
4734	Red Cedar	5	
4738	Red Cedar	8	
4747	Red Cedar	6	
4750	Siberian Elm	10	
4775	Red Cedar	8	
TOTAL	**CALIPER INCHES**	**755**	

TREES REMOVED
PONDS

Tag ID	Species	DBH	Notes
4021	Red Cedar	6	
4022	Red Cedar	4	
4023	Red Cedar	7	
4024	Red Cedar	5	
4027	Red Cedar	4	
4033	Red Cedar	10	
4038	Red Cedar	6	
4046	Red Cedar	8	
4047	Red Cedar	6	
4049	Red Cedar	12	
4053	Red Cedar	6	
4057	Red Cedar	4	
4079	Red Cedar	6	
4083	Red Cedar	6	
4084	Red Cedar	7	
4089	Red Cedar	5	
4091	Red Cedar	7	
4097	Red Cedar	5	
4098	Red Cedar	6	
4099	Red Cedar	6	
4100	Red Cedar	6	
4101	Red Cedar	5	
4104	Red Cedar	5	
4105	Red Cedar	7	
4107	Red Cedar	7	
4108	Red Cedar	6	
4110	Red Cedar	6	
4112	Red Cedar	6	
4113	Red Cedar	4	
4114	Red Cedar	6	
4115	Red Cedar	6	
4124	Red Cedar	7	
4127	Red Cedar	6	
4131	Red Cedar	7	
4142	Red Cedar	5	
4150	Red Cedar	5	
4151	Red Cedar	7	
4154	Red Cedar	5	
4159	Red Cedar	6	
4204	Red Cedar	5	
4205	Siberian Elm	15	
4206	Red Cedar	6	
4246	Red Cedar	5	
4271	Scots pine	5	
4275	Red Cedar	7	
4292	Red Cedar	6	
4363	Scots pine	4	
4368	Red Cedar	4	
4369	Red Cedar	6	
4370	Red pine	13	
4373	Red Cedar	5	
4375	Red Cedar	5	
4376	Red Cedar	10	
4389	Scots pine	12	
4475	Colorodo blue spruce	18	diseased
4563	Red Cedar	4	
4564	Red Cedar	7	
4566	Red Cedar	6	
4632	Siberian Elm	13	
4640	Siberian Elm	10	
4669	Red Cedar	12	
4672	Red Cedar	7	
4674	Red Cedar	4	
4675	Red Cedar	5	
4685	Red Cedar	4	
4689	Red Cedar	14	
4695	Red Cedar	4	
4697	Red Cedar	10	
4746	Red Cedar	6	
4748	Scots pine	11	
4752	Red pine	12	
4762	Red Cedar	5	
4769	Red pine	7	
4778	Red Cedar	10	
4794	Scots pine	4	
4801	Red Cedar	10	
4804	Red Cedar	8	
4807	red cce	8	
4808	Red Cedar	4	
4809	Scots pine	4	
4812	Red Cedar	6	
4822	Red pine	8	
TOTAL	**CALIPER INCHES**	**567**	

TREES REMOVED
ROADS

Tag ID	Species	DBH	Notes
4016	Red Cedar	8	
4019	Red Cedar	5	
4031	Red Cedar	9	
4032	Red Cedar	5	
4125	Red Cedar	5	
4167	Red Cedar	5	
4214	Scots pine	5	dead
4258	Red Cedar	6	
4281	Red Cedar	5	
4288	Scots pine	12	
4301	Siberian Elm	8	
4302	Siberian Elm	8	
4312	Red Cedar	6	
4345	Siberian Elm	10	
4360	Siberian Elm	8	
4396	Red Cedar	5	
4397	Red Cedar	4	
4398	Red Cedar	5	
4405	Siberian Elm	8	
4422	Red Cedar	5	
4434	Red Cedar	4	
4461	Red oak	6	
4635	Siberian Elm	12	
4756	Red Cedar	6	
TOTAL	**CALIPER INCHES**	**160**	

PLOT DATE: 12/29/2017 10:55:26 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plot 12-21-17.dwg

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.

NAME: _____ LIC. NO. _____ DATE 00-00-2018

DESIGNED BJH
DRAWN BJH
CHECKED ..

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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T3

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	**PROJECT ADDRESS**	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE PRELIMINARY PLAT AND VARIANCE		
ESCROW #	115968		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes would be serviced with private wells and septic systems. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

We offer the following comments on the fifteen (15) page plan set prepared by LHB.

Sheet L1

- Each lot is required to have two (2) front yard trees installed. While each lot is showing two (2) trees, some lots, such as Lot 1, Block 3, has one of the trees positioned along the side of the home. At the time of installation, trees must clearly be in the front yard.
- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- Note that any land disturbed as a part of development is subject to the topsoil requirement. While the topsoil standard is already listed on the plan sheet, Staff would like to remind the developer that minimizing the area(s) disturbed throughout construction will reduce the amount, and therefore the cost, of compliance with this standard.
- ADVISORY COMMENT: Additional landscaping may be warranted in the rear yards of those lots backing up to Armstrong Blvd, in the form of a possible berm and evergreen trees. This likely would help reduce noise generated from traffic on Armstrong Blvd (may also be identified in the noise study).
- ADVISORY COMMENT: Staff would encourage the Developer and/or builder and/or homeowner to not establish turf grass across all portions of the new lots but rather consider either maintaining the existing vegetation in the rear portions of the lots and/or seeding with an appropriate native seed mix. This would not only reduce the need for irrigation but would also reduce the amount of mowing in the future while also creating a more pollinator friendly landscape.

Sheet T1

- Tree save fencing must be installed no closer than the dripline of a tree or group of trees to be preserved (not next to the tree trunk) to protect the critical root zone.

- Revisions to the proposed tree save fencing must be incorporated so that there is no confusion or uncertainty in the field, for either the contractor(s) or inspector(s), as to what trees are to be saved and what trees can be removed.
- There are multiple instances where trees are shown to be saved but in reality may not make sense. Examples would be trees located between two primary drainfields and trees directly adjacent to a house pad. Due to the excavation that would be required, this may result in significant root damage. These trees should likely be removed or the location of the house pad and/or drainfield should be adjusted.
- If there are adjustments made, than Sheets T2 and T3 must be updated accordingly.

Sheet G1-G3

- Update the tree save fencing on these sheets in accordance with the comments noted above regarding Sheet T1 and L1.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018. UPDATED FEBRUARY 15, 2018	**PROJECT ADDRESS**	NORTH AND SOUTH OF ARMSTRONG STREET AND WEST OF TIGER STREET NW
PROJECT. TITLE	RUM RIVER PRAIRIE: PRELIMINARY PLAT AND VARIANCE		
ESCROW #	115968		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Preliminary Plat & Variance Submittal Review

The proposed subdivision would create twenty-five (25) new single family residential lots in the R-1 Residential (Rural Developing) District. Minimum lot size is 2.5 acres and the homes would be serviced with private wells and septic systems. One of the lots would require a variance to the lot size standard (Lot 1, Block 4) as it is only 1.37 acres in size. At the time of Sketch Plan review, the Planning Commission has expressed support for this since this land is separated from the rest of the project by existing roadways (Armstrong Boulevard and Tiger Street).

We offer the following comments regarding the revised Preliminary Plat submittal for Rum River Prairie as it relates to the City's Zoning Code. The plan set consists of fifteen (15) sheets and were prepared by LHB.

Staff provides the following comments that require revision:

CO:

1. Wetland and wetland setback area must be encumbered with a drainage & utility easement.
2. Lot 1 Block 4 primary and secondary septic systems need to have soil borings completed to verify suitable soils are available.
3. May require drainage & utility easement over ponding area on the north side of Lot 1 Block 4. This will need to be worked through with the engineering department.

L1:

1. May need to relocate the proposed trees for Lot 1 Block 4 as they may block the driveway as currently proposed.

Preliminary Plat:

1. Include trail easement along northern and southern sides of Armstrong Boulevard.
2. Remove contours on Preliminary Plat page.
3. Revise each lot to remove the Block it is within and simply do one large "Block" text for each of the proposed blocks.
4. 2/15/18 Comment - Revise Plat as necessary based on review of possible improvements to 169th Avenue NW.
5. 2/15-18 Comment - Revise Preliminary Plat as necessary based on recommendations and outcomes of the traffic study.

Staff provides the following comments for general review of applications:

General. The Preliminary Plat proposes re-platting two parcels, PID No. 07-32-25-14-0001 and 07-32-25-13-0001 (together, the "Subject Property"), one of which is bisected by Armstrong Boulevard, into twenty-five (25) single family residential lots. Four (4) of the lots would be accessed by a new public road off of Tiger Street NW, an additional eighteen (18) lots would gain access off of a proposed roadway identified as 169th Avenue, one (1) lot would gain access off of Tiger Street NW, and the final two (2) lots would gain access off of Baugh Street, which is an existing public street.

Streets and Access. The Applicant is proposing to construct a new roadway shown as 169th Avenue as well as constructing a cul-de-sac road shown as 169th Ct NW. Each of the proposed roadways are shown at a width of 32 feet with a 66 foot right-of-way. Staff has provided Anoka County with the proposed development and requested feedback regarding the intersection of Tiger Street NW and Armstrong Boulevard NW. To date Staff has not yet received comment from Anoka County.

Proposed Lots. With the exception of Lot 1 Block 4 which is seeking a lot area variance, each of the proposed lots meets the requirements of the R-1 Residential (Rural Developing). The Applicant has submitted soil borings for primary and secondary septic locations for each of the original twenty four lots and is being requested to provide soil borings for the 25th lot which is identified as Lot 1 Block 4. This is the same lot which is seeking a lot area variance.

Lot Area Variance. A variance to the lot area requirement is being sought for one of the twenty-five (25) Single Family lots. The proposed lot requiring a variance is similar in size and nature to surrounding parcels in that the proposed property is 1.37 acres and the surrounding properties are 1.03 acres, 1.37 acres, and 0.91 acres in size. The proposed lot appears to be consistent with the adjacent neighborhood.

Trails. The Applicant will need to revise the plans to show a trail easement on the northern and southern sides of Armstrong Boulevard NW. This is the policy of the City of Ramsey for projects adjacent to County highways.

Grading and Drainage Plans. Please see Engineering Comments with regard to grading and drainage. Note that a separate Review Memo from the Engineering Department will be provided as an addendum to this review.

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 will be required prior to releasing the plat for recording.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	**PROJECT ADDRESS**	NW AND SW QUADRANTS OF TIGER STREET AND ARMSTRONG BOULEVARD
PROJECT. TITLE	RUM RIVER PRAIRIE		
ESCROW #	115968		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@cityoframsey.com		

We offer the following comments regarding the Preliminary Plat submittal for Rum River Prairie. The submittal consists of 15 sheets prepared by LHB. The plan sheets are not dated. The submittal also included stormwater calculations.

General Comments

Notes must only appear on one (1) sheet.
Text must not appear over other text, line work 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 of any kind requires City Council approval. Meetings are on the 2nd and 4th Tuesdays. Requests must be submitted one week before the meeting for inclusion on the agenda.

The following are summaries of the comments added to each page in ProjectDox.

C0

Add an existing conditions sheet to the set and to the Sheet Index.
Add the owner/ developer name to each sheet in the titleblock.
Each title block for Final Plat must include a 4" x 4" area near the lower right corner of the sheet for City Stamps.

Existing Conditions Sheet (to be added)

This sheet must show all of the topography for the site and include 100 feet beyond the property boundaries.

C1, C2, C3

Revise legend (all sheets), Add riprap symbol, remove symbols not used on sheet.
Show the proposed street and ditch profile for all culvert sections.
Drainage and utility easements must be shown from ROW to Pond. Turn off set back lines except on Grading plans.

G1, G2, G3

Add Note to Final Grading Plan: The ponds and infiltration basins were graded to final grades. Pad elevations may not be to proposed grades. Each house survey must conform to the approved grading plan. Proposed deviations are subject to City Review and approval and will not be approved if the drainage patterns are substantially altered.
Drainage and utility easements over swales must be wide enough to contain the proposed flows. This swale is not centered on the lot line. Submit cross section of all swales with 100 year flow elevations.
The lowest floor elevation of all development, including basements, must be at least 3 feet above the highest anticipated ground water table, 2 feet above the designated or designed 100-year flood elevation, or 1 foot above the emergency overflow, whichever is higher.
Show all drainage and utility easements.
Submit geotechnical report upon receipt of this report. The geotechnical data must be reviewed before the Preliminary Plat is forwarded to the City Council for approval.
Submit Preliminary design report with boring logs for the individual septic systems.
Revise sweeping note to read: "Contractor shall have a pickup type sweeper on site or available within 3 hours after notification by City that sweeping is required.
Show culvert length and invert elevations on grading plans.

SW1, SW2

Add note: "Email inspection reports for post rainfall and weekly inspection to City. Provide full set prior to project closeout."
Add Note: "The City shall approve the Notice of Termination (NOT) prior to submittal to the MPCA.
Use the same Title block for all sheets.

STORMWATER REPORT

Existing conditions

Revise the drainage map and model to reflect that the site is split by Armstrong Boulevard and by Tiger Street on the south side of Armstrong Boulevard. There are also several low areas on the site that appear to trap water. The number of existing subcatchments must match the number of

outlets in the proposed model. The drainage areas must include offsite areas that drain to the site. There are existing catch basins in Tiger Street south of Armstrong Boulevard. These must be added to the existing conditions sheet along with the associated pipes and any culverts under Armstrong Boulevard or Tiger Street north of Armstrong Boulevard.
Remove all proposed grading information from the existing conditions map. The proposed lot lines can remain to provide continuity between the existing and proposed maps.

Proposed conditions

Revise model to reflect the drainage areas noted on the existing model. Add labels to drainage areas on map corresponding to Hydrocad model subcatchments and ponds. Add the area east of Tiger Street to the model. The drainage areas must include all land that drains to the site. Identify the outlet for the 21" storm pipe.
Expand the summary:
Add calculations for sizing of infiltration basins. If infiltration basin also serves as stormwater ponding for the 100 year storm or back to back 100 year storm, the pond must infiltrate the largest storm in 48 hours.
Provide Geotechnical data to support assumed infiltration rate. Add a table showing the existing and proposed runoff rates for the 2, 10 and 100 year storms for existing and proposed conditions arranged by pond number.

Submit the Lower Rum River Watershed Management Organization (LRRWMO) application to the City for review. The City will then forward the application to the LRRWMO after review.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, February 1, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Patrick Surma Commissioner Gary VanScoy
Members Absent:	Chairperson Randy Bauer Commissioner Cindy Nosan
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Bergle

1. CALL TO ORDER

Vice Chairperson VanScoy 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 Gengler, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated January 4, 2018

Vice Chairperson VanScoy noted a spelling correction within the minutes.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to approve the following minutes as presented: Planning Commission Meeting Minutes dated January 4, 2018.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Sketch Plan and Zoning Amendment for a Proposed Lot Combination; Case of ACE Solid Waste, Inc.

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating the City has received an Application for a Sketch Plan and Zoning Amendment related to two parcels owned by ACE Solid Waste, Inc. The two properties include 6601 McKinley Street (ACE's headquarters) and 14050 Basalt Street (together referred to as the "Subject Properties"). While no site improvements are proposed at this time, ACE Solid Waste is anticipating a potential future expansion of their transfer station building, which would extend across an existing property boundary between the Subject Properties, and additional parking/storage area, prompting the requested actions. Staff provided further comment on the request and recommended approval of the proposed lot combination.

Citizen Input

_____, Division President for ACE Solid Waste, thanked the Commission for their consideration and stated the request would allow for future expansion at this location.

Vice Chairperson VanScoy questioned how the expansion site would be accessed.

Mr. _____ reported the site would be accessed from the northwest corner of the current site off of 141st Avenue.

Vice Chairperson VanScoy asked if staff had addressed access issues with the applicant.

City Planner Anderson reported this matter was discussed by the engineering department and there were no concerns.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:09 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Ordinance #18-07 rezoning 14050 Basalt Street to E-2 Employment District.

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

5.02: Public Hearing: Consider Preliminary Plat and Variance Request for Rum River Prairie (Project #17-149); Case of Eric Thomsen

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:10 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is to review the Preliminary Plat for a proposed twenty-five (25) lot, detached single family residential subdivision located at the intersection of Armstrong Blvd and Tiger Street (PIDs 07-32-25-14-0001 and 07-32-25-13-0001, together, the "Subject Property"). The Subject Property is zoned R-1 Residential (Rural Developing) and the subject lots would be serviced by private well and septic services. Staff discussed the request in detail with the Commission and recommended approval of the Variance and Preliminary Plat.

Citizen Input

Vice Chairperson VanScoy asked if 169th was put in this neighborhood to be a through street to Tiger Street.

City Planner Anderson stated this was an interesting scenario as there was a sliver of land remaining that was still needed in order to complete the through street. He explained there was no dedicated easement or right-of-way over the unplatted sliver of land. He indicated this issue has been discussed with the developer and he was aware of this concern. He reported the adjacent property owner would be contacted to have a discussion with City staff.

Eric Thomsen, 6210 Green Valley Road, thanked the Commission for their consideration. He stated if a cul-de-sac were added, he would need another variance for lot sizes. While he was sympathetic to the through street situation, he stated this was a prior situation created by City.

Vice Chairperson VanScoy commented a cul-de-sac or a through street would improve this development. He questioned which outcome the applicant preferred.

Mr. Thomsen indicated he would like to see the development remain as is but noted he would be willing to work with the City if a cul-de-sac had to be added.

Commissioner Surma explained he supported the roadway remaining as is. He did not want to see the property rights of the adjacent property owners impacted given the fact this road only serviced one person.

Vice Chairperson VanScoy noted that this roadway serviced three homes.

Commissioner Anderson commended the applicant on his creative use of this space.

Motion by Commissioner Gengler, seconded by Commissioner Surma, to close the public hearing.

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

Vice Chairperson VanScoy closed the public hearing closed at 7:28 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #18-022 approving a Variance to lot size for Rum River Prairie including the favorable Findings of Fact.

Further discussion

Vice Chairperson VanScoy offered a friendly amendment to the motion stating the roadway situation was not the result or action of the applicant, but rather this was a unique landlocked parcel.

Commissioner Anderson and Commissioner Surma accepted the friendly amendment.

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

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adopt Resolution #18-023 approving the Preliminary Plat approval of Rum River Prairie.

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

5.03: Public Hearing: Consider Preliminary Plat of Affinity at Ramsey (Project No. 17-142); Case of Inland Group

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:32 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review an application for preliminary plat and site plan approval of Affinity at Ramsey, a one hundred and seventy-five (175) unit apartment development on the property generally located at the southwest corner of Center Street and Ramsey Parkway. The Developer, Inland Group of Spokane, Washington, is focusing this development on ages 55+. The parcel is legally described as Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota. Staff provided further comment on the proposed project and recommended approval of the Preliminary Plat and Site Plan.

Citizen Input

Keith James, Inland Group, thanked the Commission for their time. He stated this was his fourth time before the Commission and indicated he was available to answer questions.

Commissioner Anderson stated he appreciated the fact the applicant had adopted the recommendations from the City Council. He commented he was very pleased with the proposed building.

Vice Chairperson VanScoy agreed and stated this was a great project to be coming to the City of Ramsey and The COR. He requested further information on the landscaping plan.

Mr. James commented on the landscaping plan and noted all trees and shrubs would meet the City's size requirements.

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:44 p.m.

Commission Business

Motion by Commissioner Surma, seconded by Commissioner Gengler, to recommend that City Council adopt Resolution #18-032 granting Preliminary Plat approval of Affinity at Ramsey and recommend adoption of Resolution #18-033 granting Site Plan approval of Affinity at Ramsey.

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

5.04: Public Hearing: Ordinance #18-001 Amending Lot Width Requirements for Cul-De-Sac lots in the R-1 Rural Developing District

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:46 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is for the Planning Commission to review and consider a proposed amendment to reduce the required lot width standards from 200 feet to 100 feet for lots zoned R-1 Rural Developing and located on a Cul-De-Sac. Staff discussed the proposed Ordinance in detail and noted a language change stating the lot width shall be 100 feet at the front yard setback.

Citizen Input

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:50 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend the City Council adopt Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District with the language as recommended by staff.

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

6. COMMISSION BUSINESS

6.01: Receive Update on Home Occupation at 5751 177th Avenue NW; Case of Tracer Landscaping LLC

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to gather feedback from the Planning Commission as it relates to an existing home occupation located at 5751 177th Ave NW. The Applicant has not at this time submitted an official application for a home occupation permit as it is Staff's request that the Planning Commission consider the home occupation prior to a formal application being made.

Commission Business

Commissioner Anderson asked how staff defined home occupation.

Community Development Director Gladhill stated this was defined as any business or commercial activity that is conducted or petitioned to be conducted from the principle or accessory structure on the property that is zoned for residential use by persons residing on the property.

Travis Longfield, 5751 177th Avenue NW, stated he wanted to use his property as described in the letter he drafted to the City. He explained he did not want to make any of his neighbors angry and noted he has not heard any complaints from his neighbors. He indicated his equipment would be stored in the woods on his property. He reported three trucks left his property in the morning and returned in the evening.

Commissioner Anderson questioned if people at the residence were driving the vehicles.

Mr. Longfield stated this was the case.

Vice Chairperson VanScoy questioned where the gravel pad was located on the property.

Mr. Longfield noted the location of the gravel pad on his property and stated the gravel pad area would be removed.

Further discussion ensued regarding the proposed size of the accessory structure and City requirements regarding detached structures.

Vice Chairperson VanScoy asked if the applicant needed such a large accessory structure.

Mr. Longfield stated he did not want to have to construct a building twice.

Commissioner Anderson questioned when construction would begin on the accessory structure.

Mr. Longfield reported he would put footings in this spring.

Commissioner Anderson inquired what type of driveway Mr. Longfield would have.

Mr. Longfield indicated he would have a crushed concrete driveway.

Commissioner Surma asked if the applicant would be using his property to store large quantities of sand, gravel or black dirt.

Mr. Longfield stated this was not his intent, unless he would be working on landscaping for his own property.

Vice Chairperson VanScoy explained this was not a Public Hearing, but he wanted to open the meeting at this time for public comment.

Stephanie Trapp, 5829 177th Avenue NW, explained she has lived in her house with her family since 2005. She stated she has a long commute to work but considers her home to be her oasis. She indicated she appreciates the rural feel of her neighborhood and stated it was a great place for her to raise her two boys. She commented she has had amicable relations with her neighbors for the past 12 years and commented on how the neighborhood changed after September of 2016 when Travis Longfield moved onto the street. She discussed how the property at 5751 177th Avenue NW has changed since that time. She indicated she appreciated the improved landscaping but not the traffic being generated from the property. She described the numerous deliveries that have been made to the Longfield property over the past two years. She stated she has tried to be patient with her neighbor noting she understood he was working to improve his property. She commented that while the deliveries have ceased, the commercial vehicle traffic moving to and from the property has continued. She stated her main concerns with the home occupation was the noise and traffic being generated by the use as this was impacting the enjoyment of her property. She feared she would be prematurely be reassessed for a roadway given the high amount of heavy traffic going to and from Mr. Longfield's property. She respectfully requested the City take these concerns under advisement.

Dan Lenhard, attorney for Don and Jamie Ketum at 5750 177th Avenue NW, addressed the concerns being raised by his clients. He stated the Ketum's do not want to see this commercial operation continue in their neighborhood. He commented the loading and unloading of commercial vehicles in the morning and evening was disruptive to a residential neighborhood. He indicated the vehicles were impeding access through the cul-de-sac and at times his clients could not access their own driveway or mailbox. He reported Mr. Longfield has conducted open burning which was a concern to his clients. In addition, his clients have concerns regarding the aggressive driving, speed of commercial traffic, along with the wear and tear these commercial vehicles are having on the roadway. He noted Mr. Longfield's employees have thrown beer cans and made vulgar comments to his clients. He stated this type of behavior has to be curtailed.

Scott DeJares, 5910 177th Avenue NW, commented Mr. Longfield has employees coming to and from his property and noted they have not always lived at his house. He expressed concern with the amount of equipment going up and down his street.

Maria Gobernath, 5880 177th Avenue NW, stated she has the youngest child on the block, age four. She noted Travis Longfield has two young children. She expressed concern with letting her son play at the Longfield property given number of large vehicles coming and going from the property. She feared the roadway would prematurely need repairs given the high volume of commercial trucks. She explained she didn't have a problem with Travis or his family, but stated she did have concerns with the business operations.

Rob Shaneus, Attorney for Travis Longfield, addressed the Commission. He described how the neighborhood was structured and the lots were oriented. He reported the neighboring property was a working farm and had much of the same traffic the neighbors were concerned about. However, because this property was zoned agricultural, the traffic was allowed. He stated his client had no intention of parking trucks on the street long-term. He noted this was a short-term situation during construction on the property. He commented on his client's intention to store all company vehicles within an accessory structure which would be built on his property. He stated his client received a letter from the City identifying two options to bring the property into compliance and explained his client had chosen to build an accessory structure.

Mr. Longfield stated it was not his intention to drive recklessly down his street and explained he was unaware of any beer can throwing incident. He indicated he was not trying to make anybody mad. He noted he has allowed to have a fire on his property and explained he had all the necessary permits in place.

Commissioner Gengler asked if all employees would be living onsite during the 2018 landscaping season.

Mr. Longfield stated his plan was to have his employees staying on his property.

Vice Chairperson VanScoy commented traffic was a concern for him. He noted the applicant was allowed eight trips per day without becoming excessive. He understood that only six trips were being generated at this time. He encouraged employees to carpool into and out of the site in order to reduce the traffic to the property.

Community Development Director Gladhill recommended that the applicant pursue a home occupation through the conditional use permit process and that this not be approved by staff administratively given the complexity of the request and location of the employees. He anticipated the request would require conditions.

Vice Chairperson VanScoy and the entire Planning Commission supported this recommendation.

Mr. Shaneus expressed concern that a conditional use permit was being proposed when home occupations are entitled if an applicant complies with a list of conditions. He stated applicants have three options with home occupations, one being staff can approve home occupations administratively with conditions. He reported that only if an applicant does not comply with these conditions, is a conditional use permit required. He explained that his client has made every effort to comply with City Ordinance. He stated if Mr. Longfield installs a garage and

driveway as has been requested by the City, he would be in compliance with City Code and has eliminated all exterior evidence. Therefore, his client would not require a conditional use permit.

Vice Chairperson VanScoy stated this was not his understanding.

Community Development Director Gladhill commented he did not want to get into a long debate regarding this request. He stated there were a number of commercial vehicles being stored on this property. He recommended that City staff and the City attorney meet with the applicant in order to sift through the home occupation request further.

Mr. Shaneus stated he would be happy to work through this further with City staff and the City Attorney.

Community Development Director Gladhill stated until the City receives more information regarding Mr. Longfield's employees staff would continue to recommend a conditional use permit for this home occupation.

Commissioner Anderson encouraged Mr. Longfield to work with staff on this matter.

Vice Chairperson VanScoy encouraged Mr. Longfield to work with his neighbors in order to keep the peace on this street. He thanked everyone from this neighborhood for coming forward and expressing their concerns. It was his hope that all of the issues brought up would be addressed by staff and the applicant in the near future.

Vice Chairperson VanScoy recessed the meeting at 8:53 p.m.

Vice Chairperson VanScoy reconvened the meeting at 8:58 p.m.

6.02: Discussion Item: Auto Sales at 6750 Highway 10

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has been approached by a party interested in conducting motor vehicle sales/service on the property located at 6750 Highway 10 NW (the "Subject Property"). The Subject Property is located in the B-2 Highway Business District and is approximately 1.32 acres. There are several interrelated questions regarding surfacing and the lawful, non-conforming designation that have come up that Staff wanted to review with the Planning Commission before providing direction to the prospective Applicant. A Conditional Use Permit shall be required for this use. The question at hand is to also allow the expansion of a lawful, non-conforming use (storage on an unimproved surface) to allow the storage of motor vehicles staged for service.

Commission Business

Commissioner Surma asked why staff wants to see the gravel area paved.

Community Development Director Gladhill stated the paved surface regulation was a zoning requirement for aesthetic and erosion control purposes.

Vice Chairperson VanScoy asked if the gravel area was fenced in.

Community Development Director Gladhill reported this was the case.

Commissioner Surma supported the gravel area remaining as is.

Steve Fisher, 10766 Dunkirk Lane, explained his client was in the due diligence phase for this property. He reported his client currently leases space and was looking to purchase.

Dave Evenson, 7867 Park Court NE, stated has owned a business in Ramsey for the past 10 years and it was his dream to own his own property. He commented further on the auto detailing and auto sales business he owns and noted one of his main clients was Luther Automotive. He explained he would be able to grow his business through retail sales and higher visibility along Highway 10.

Vice Chairperson VanScoy questioned why the applicant was requesting to keep the gravel area.

Mr. Evenson stated this was a cost issue for him.

Commissioner Gengler asked how tall the fence was.

Mr. Evenson estimated the fence was eight feet in height. He noted the fence could not be seen through.

Vice Chairperson VanScoy questioned how many cars would be moved in and out of the site per day.

Mr. Evenson anticipated he would be moving eight to ten vehicles in and out of the site per day.

Vice Chairperson VanScoy stated his only concern is with moving that number of vehicles in and out of the property constantly on an unimproved surface, the gravel would be damaged.

Commissioner Anderson asked if boats and trailers would be sold on this property.

Mr. Evenson commented this was not the type of work he would do. He explained the Sunwater Sports business would be going away.

Commissioner Anderson indicated he did not want to see any additional used car lots in the City. In addition, he supported the entire gravel area being paved. He stated he wanted Ramsey to look nice and this property had to be brought into compliance with City Code.

Community Development Director Gladhill commented the utilization of the area in the back was a concern without paving the site. If motor vehicle sales could be conducted on the already paved surface, this would not be a concern.

Vice Chairperson VanScoy questioned if a phased approach could be taken regarding the paving.

Mr. Evenson stated his main concern at this time was the expense. He appreciated how staff approached this issue and commented he was still considering if this property would work for his business. Further discussion ensued regarding the boat storage activity that was occurring on this property currently. He explained he would be greatly improving the outdoor storage situation if he were able to purchase the property.

Vice Chairperson VanScoy supported a phased approach for this property.

Community Development Director Gladhill commented staff was willing to work with the applicant on a phased approach.

Vice Chairperson VanScoy asked if the applicant could support a phased approach.

Mr. Evenson stated he was uncertain at this time.

Community Development Director Gladhill suggested cost estimates be provided by City staff and that negotiations be held between staff and the applicant. The Planning Commission encouraged the applicant to work with staff.

Commissioner Surma anticipated that if the gravel area was paved the property value would be greatly enhanced.

6.03: Discussion Item: Oversized Signage in the COR

Presentation

City Planner Bergle presented the Staff Report stating members of the City Council and public wanted to visit the topic of over-sized signage in the COR to potentially develop City standards in-line with the mission of the COR. It was noted this was a discussion topic only.

Commission Business

Commissioner Anderson stated he would need more context in order to provide staff with feedback. He commented he could not support a 75-foot sign in the COR as this would be out of place.

Community Development Director Gladhill reviewed a zoning map for the properties along Highway 10. He requested feedback on the Commission's level of comfort for sign height in this particular area. He reported the common sign height request was 75 feet.

Commissioner Anderson commented he would be comfortable with a 75-foot-tall sign in this particular zone so long as there was not an abundance. He noted he liked the idea of collocating signs.

Commissioner Surma believed that the zoning area along Highway 10 was too wide and should be narrowed.

Vice Chairperson VanScoy agreed.

Community Development Director Gladhill suggested the area be shrunk to include the area inside of Sunwood Drive and Riverdale Drive.

The Commission supported this recommendation.

Vice Chairperson VanScoy stated he could support staff approving a 75-foot-high sign request inside of Sunwood Drive and Riverdale Drive and anything beyond this area should be reviewed by the Planning Commission.

Commissioner Surma stated he would like to see the City consider wayfinding signs for the COR.

Vice Chairperson VanScoy stated he did not want to see a forest of 75-foot signs along Highway 10.

Community Development Director Gladhill reported staff would work to further refine the zone in order to narrow the corridor and would report back to the Commission at a future meeting.

6.04: Select Winning 2017 Photo – 'Life in Ramsey'

Presentation

Community Development Director Gladhill presented the Staff Report stating as a member of a City of Ramsey board/commission, the Commission was invited to participate in the voting process for the 2017 photo contest. The photo contest was implemented to gather photos to supplement the City's Comprehensive Plan and the Parks System Plan, as well as City publications. Staff reviewed the photo contest categories and winning photos with the Commission.

Commission Business

Vice Chairperson VanScoy asked if the Commission could get access to the photos.

Community Development Director Gladhill stated he could provide the Commission with access to the photos.

7. COMPREHENSIVE PLAN UPDATE ITEMS

None.

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 Anderson, seconded by Commissioner Gengler, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 9:44 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION # 18-023

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RUM RIVER PRAIRIE

WHEREAS, Rum River Prairie, LLC, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

S ½ of the NE ¼ of Section 7, Township 32, Range 25, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan for Rum River Prairie from Rum River Prairie, LLC on October 2, 2017; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the sketch plan on October 16, 2017; and

WHEREAS, the Planning Commission reviewed the sketch plan on November 2, 2017; and;

WHEREAS, on February 1, 2018, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, the City Council reviewed the preliminary plat of Rum River Prairie on February 27, 2018.

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 grants preliminary plat approval of Rum River Prairie in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff Review Letter dated January 25, 2018 and updated February 15, 2018.
    b) 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 __th day of _____, 2018

_____
Mayor

ATTEST:

_____
City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 2.**

Meeting Date: 02/27/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Preliminary Plat and Site Plan of Affinity at Ramsey (Project No.17-142); Case of Inland Group

Purpose/Background:

The purpose of this case is to review an application for preliminary plat and site plan approval of Affinity at Ramsey, a one hundred and seventy-four (174) unit apartment development on the property generally located at the southwest corner of Center Street and Ramsey Parkway. The Developer, Inland Group of Spokane, Washington, is focusing this development on ages 55+. The parcel is legally described as Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota.

Notification:

The Planning Commission held a public hearing at its February 2, 2018 meeting. Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Preliminary Plat and Site Plan review.

Observations/Alternatives:

Generally speaking, the proposed 174 unit apartment development appears to comply with the COR-1 downtown zoning requirements as outlined in the staff review memos.

The City Council approved by resolution at its January 2018 meeting the proposed sketch site plan. However as part of that approval the City Council did request that a 3D rendering be provided of the building facade along Ramsey Parkway to better understand those architectural features and how they would relate to the public realm along the parkway. The Applicant has provided those 3D renderings for consideration and they have been included as part of this case.

Alternatives

Alternative 1: Adopt Resolution #18-032 approving the requested Preliminary Plat of Affinity at Ramsey and adopt Resolution #18-033 approving the requested site plan for Affinity at Ramsey. The proposed project appears to comply with the bulk standards of The COR Design Framework and the proposed use would be an asset to the COR development as well as the City of Ramsey. In addition, the City Council approved by resolution the sketch plan associated with the project. Staff is supportive of this alternative contingent upon compliance with the Staff Review Letter.

Alternative 2: Deny the Preliminary Plat and Site Plan as currently requested. If the City Council desires to deny it should clearly state its findings for the denial and direct staff to prepare a resolution outlining those findings of fact. As previously noted, the proposed project appears consistent with the provisions of City Code and The COR Design Framework. Staff does not support this alternative.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant.

Recommendation:

Staff recommends approval of Resolution #18-032 granting Preliminary Plat approval of Affinity at Ramsey and approval of Resolution #18-033 granting Site Plan approval of Affinity at Ramsey.

Action:

Motion to adopt Resolution #18-032 granting Preliminary Plat approval of Affinity at Ramsey and adopt Resolution #18-033 granting Site Plan approval of Affinity at Ramsey.

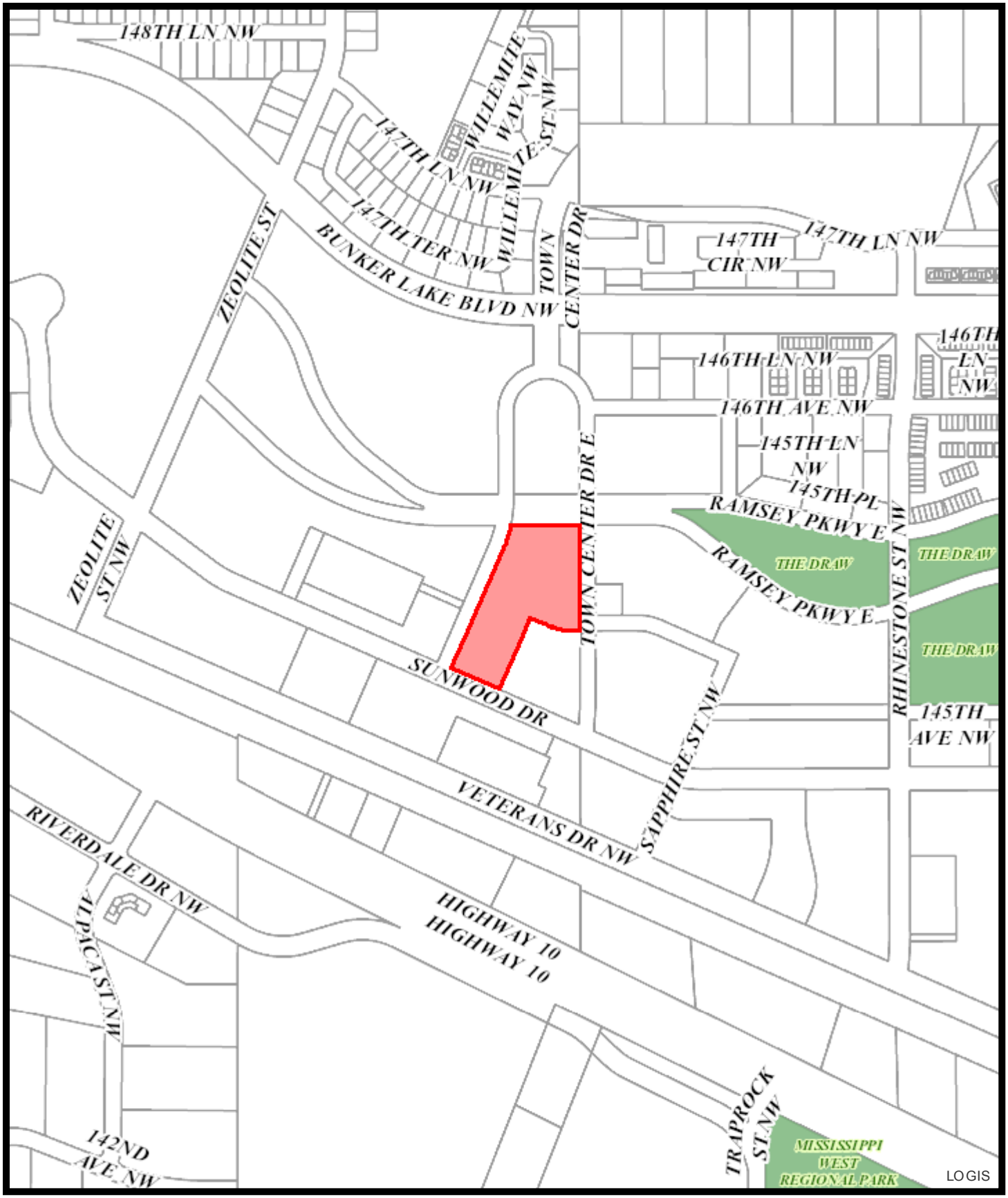
Attachments

Site Location Map
Preliminary Plat 1 of 2
Preliminary Plat 2 of 2
Complete Plan Set
3D Renderings from North
Tech Reports Combined
Resolution #18-032 Approving Preliminary Plat for Affinity at Ramsey
Resolution #18-033 Approving Site Plan for Affinity at Ramsey
Center Street Analysis

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 08:15 PM
Patrick Brama	Patrick Brama	02/22/2018 01:01 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 02:36 PM
Form Started By: Eric Maass		Started On: 02/15/2018 11:56 AM
Final Approval Date: 02/22/2018		

Site Location Map



Print Date: December 14, 2017

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

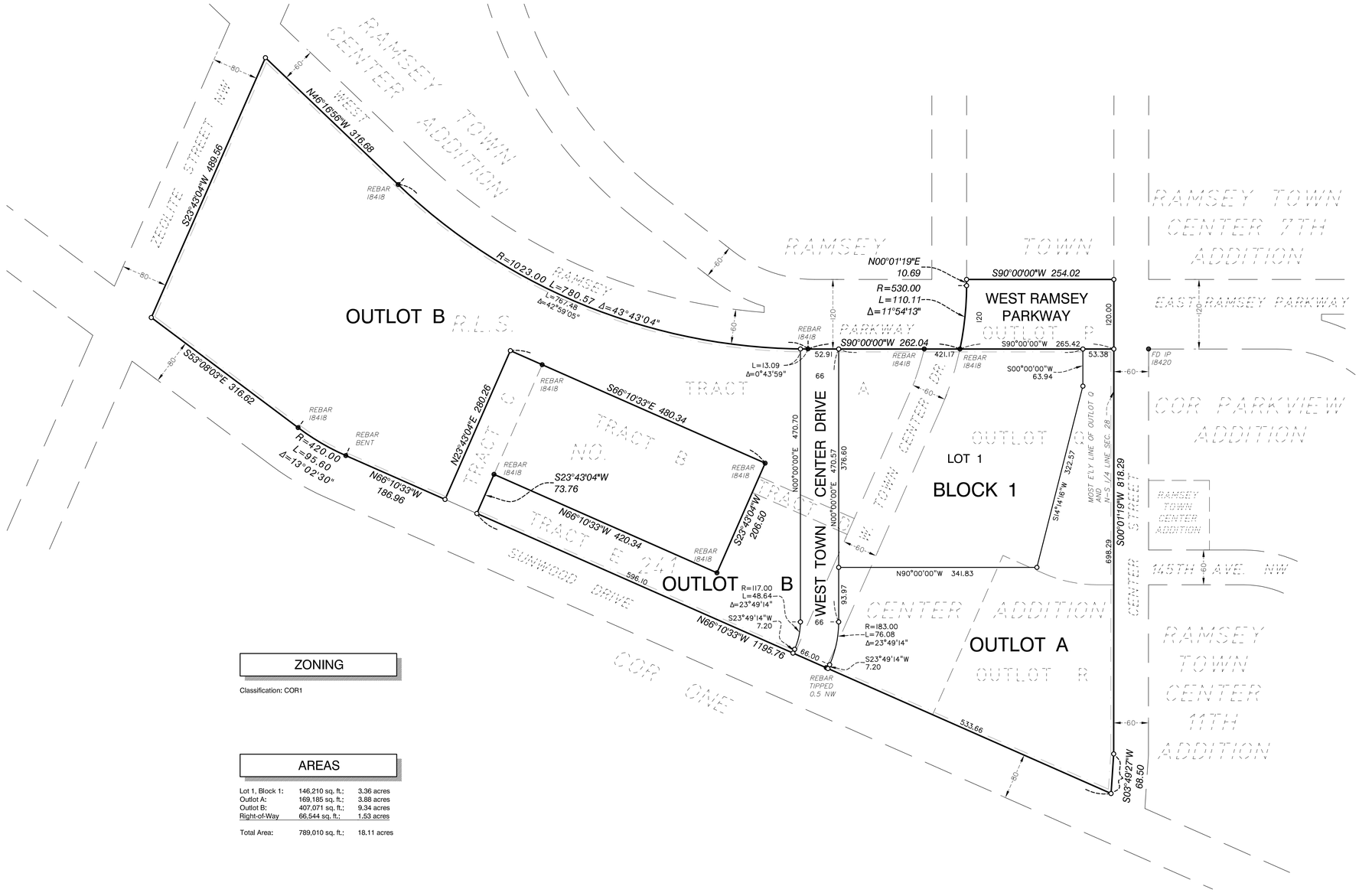
By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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



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°01'19"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:	146,210 sq. ft.;	3.36 acres
Outlot A:	169,185 sq. ft.;	3.88 acres
Outlot B:	407,071 sq. ft.;	9.34 acres
Right-of-Way	66,544 sq. ft.;	1.53 acres
Total Area:	789,010 sq. ft.;	18.11 acres

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

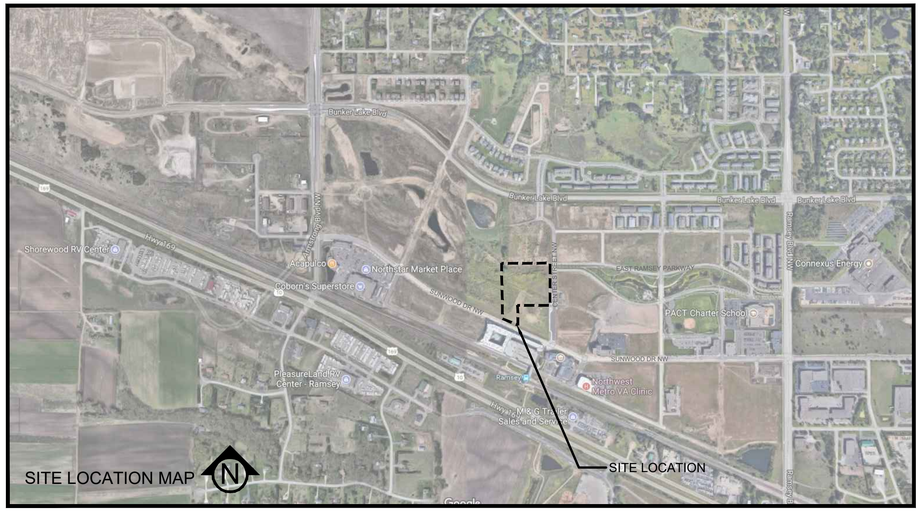
ALLIANT ENGINEERING

SHEET INDEX	
SHEET NUMBER	**SHEET TITLE**
C0.0	TITLE SHEET
C0.1	SITE SURVEY
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
E1.1	Site lighting plan
E1.2	Site lighting cut sheets
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
Materials	Materials Board Exterior Finish
Prelim	Prelim Plat 1 of 2
Prelim	Prelim Plat 2 of 2
SD-100	Arch Cover Sheet
SD-101	Arch level 1 plan
SD-102	Arch level 2 plan
SD-103	Arch level 3 plan
SD-104	Arch level 4 plan
SD-105	Arch Exterior Elevations
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

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

GOPHER STATE ONE CALL

WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(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

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

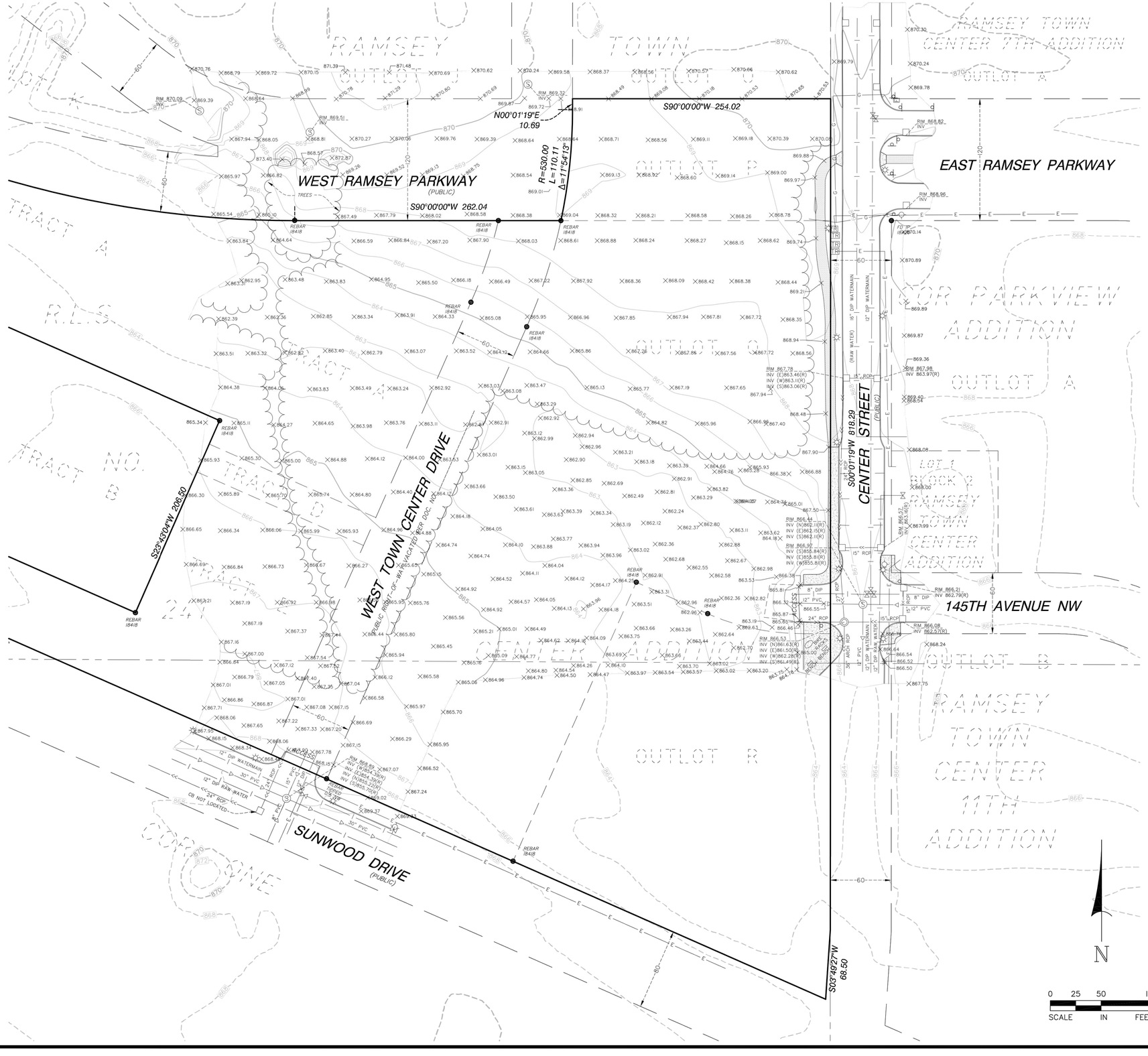
DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

TITLE SHEET

C0.0

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LEGAL DESCRIPTION

Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota.

Tracts A, D and E, Registered Land Survey No. 241, Anoka County, Minnesota

Torrens Property (Certificate of Title No. 135286)

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Chicago Title Insurance Company, Commitment No. 23987, dated October 4, 2017. The title commitment does not include all of the surveyed land, i.e. Tracts P and R, and West Town Center Drive.

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.

9. Lidar contours were provided by the Minnesota Geospatial Information Office.

LEGEND

- IRON MONUMENT FOUND
- WATER VALVE
- FIBER OPTIC VAULT
- TR TRANSFORMER
- LIGHT POLE
- S SANITARY MANHOLE
- MISC. SIGN
- STREET SIGN
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- (R) PER RECORD PLAN
- 866.29 SPOT ELEVATION
- SANITARY SEWER
- G GAS
- E UNDERGROUND ELECTRIC
- I WATERMAIN
- STORM SEWER
- EDGE OF BRUSH/TREES
- CONCRETE
- BITUMINOUS TRAIL
- NOT INCLUDED IN TITLE COMMITMENT
- 867 CONTOUR—ALLIANT
- 868 CONTOUR—MNGEO LIDAR

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

SITE SURVEY

C0.1

1/9/18 Labeled "Raw Water" per city comments
1/3/18 Added Lidar contours and title commitment legal description
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

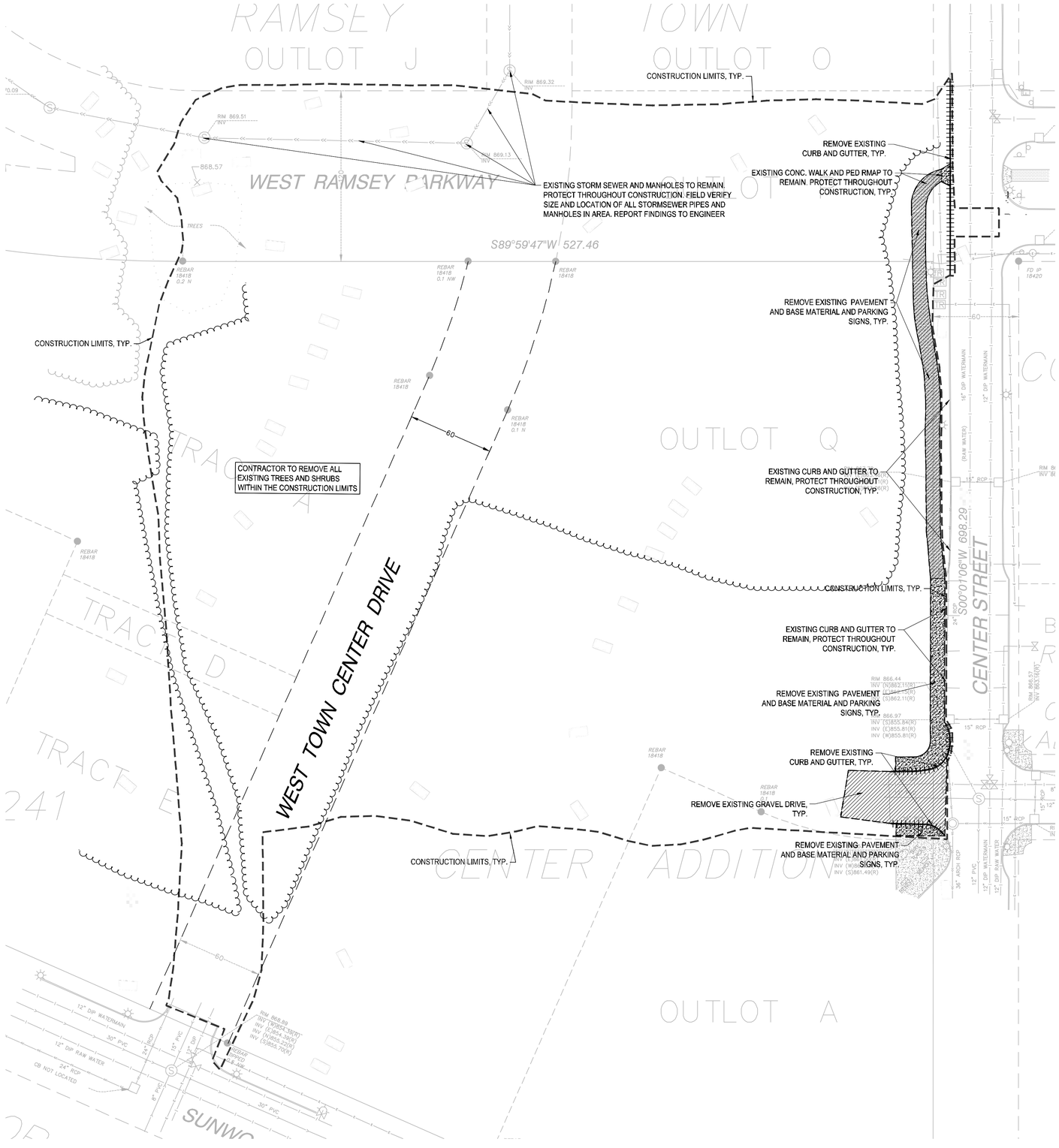
AFFINITY AT RAMSEY TOWN CENTER

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 Jan 09, 2018 - 2:15pm



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. SAWCUT BITUMINOUS PAVEMENT TO FULL DEPTH PRIOR TO REMOVAL. BARRIERS MUST BE INSTALLED TO PREVENT DRIVERS FROM DRIVING OFF THE SAWCUT EDGE.
2. CURB MUST BE SAWCUT TO FULL DEPTH PRIOR TO REMOVAL.
3. SUNWOOD DRIVE HAS CONCRETE PAVEMENT AND INTEGRAL CURB. PAVEMENT AND CURB SHALL NOT BE DISTURBED WHEN WORKING IN THIS AREA.
4. A TEMPORARY PEDESTRIAN ACCESS ROUTE IS REQUIRED FOR CENTER STREET. THE PLAN MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

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

N

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

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

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PROJECT
AFFINITY AT RAMSEY
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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

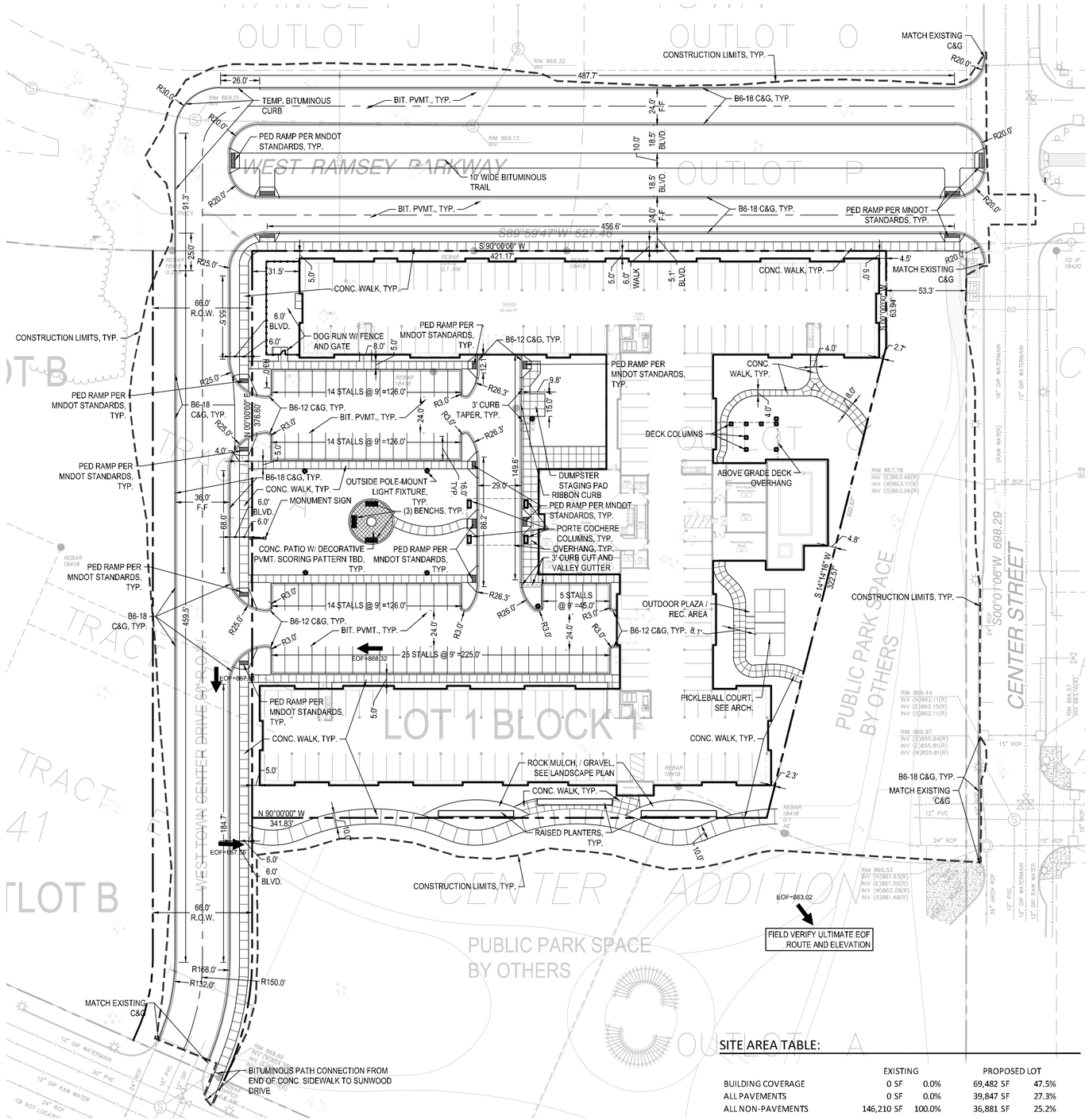
DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

REMOVALS PLAN

C1.0

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CITY OF RAMSEY SITE SPECIFIC NOTES:

1. HOURS OF CONSTRUCTION ARE 7:00AM TO 10:00PM. 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.

PARKING TABLE:

PARKING SCHEDULE

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

SITE AREA TABLE:

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.5%
ALL PAVEMENTS	0 SF	0.0%	39,847 SF	27.3%
ALL NON-PAVEMENTS	146,210 SF	100.0%	36,881 SF	25.2%
TOTAL SITE AREA	146,210 SF	100.0%	146,210 SF	100.0%
	3.36 AC		3.36 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	109,329 SF	74.8%	109,329 SF	74.8%
DIFFERENCE (EX. VS PROP.)	109,329 SF	74.8%		
IMPERVIOUS TOTAL	109,329 SF	74.8%		

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.

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	10 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
- TO — CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- EOF=1135.52 — EMERGENCY OVERFLOW
- 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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RAMSEY, MN 55303

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

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

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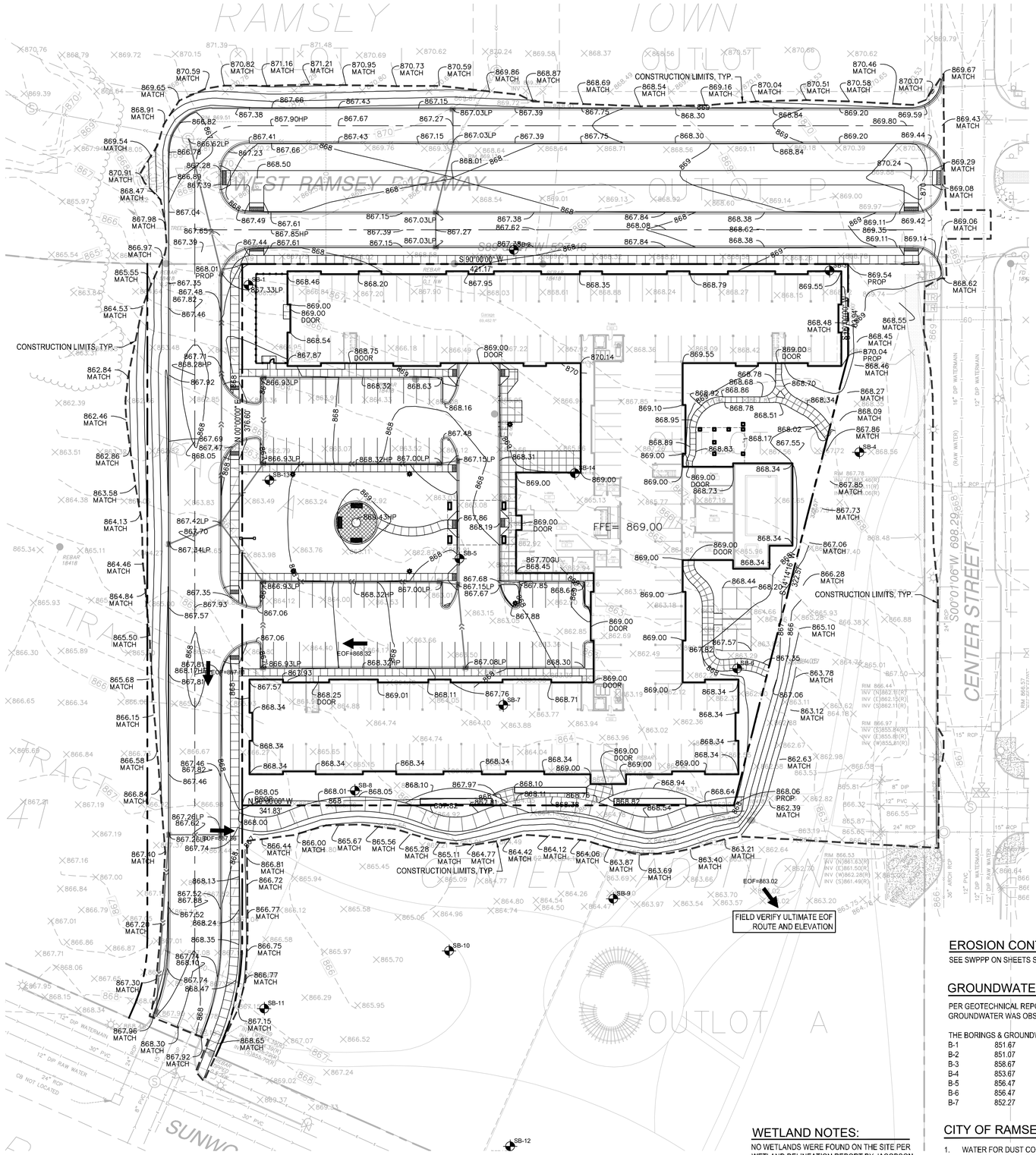
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SITE PLAN

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GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GROUNDWATER INFORMATION:

PER GEOTECHNICAL REPORT BY CHOSEN VALLEY TESTING, INC., DATED 10-20-17
GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 851.67 TO 858.67

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

B-1	851.67	B-8	855.27
B-2	851.07	B-9	-
B-3	858.67	B-10	-
B-4	853.67	B-11	-
B-5	856.47	B-12	-
B-6	856.47	B-13	856.97
B-7	852.27	B-14	854.97

WETLAND NOTES:

NO WETLANDS WERE FOUND ON THE SITE PER WETLAND DELINEATION REPORT BY JACOBSON ENVIRONMENTAL, DATED 12-04-17

CITY OF RAMSEY GRADING NOTES:

1. 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

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
870	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

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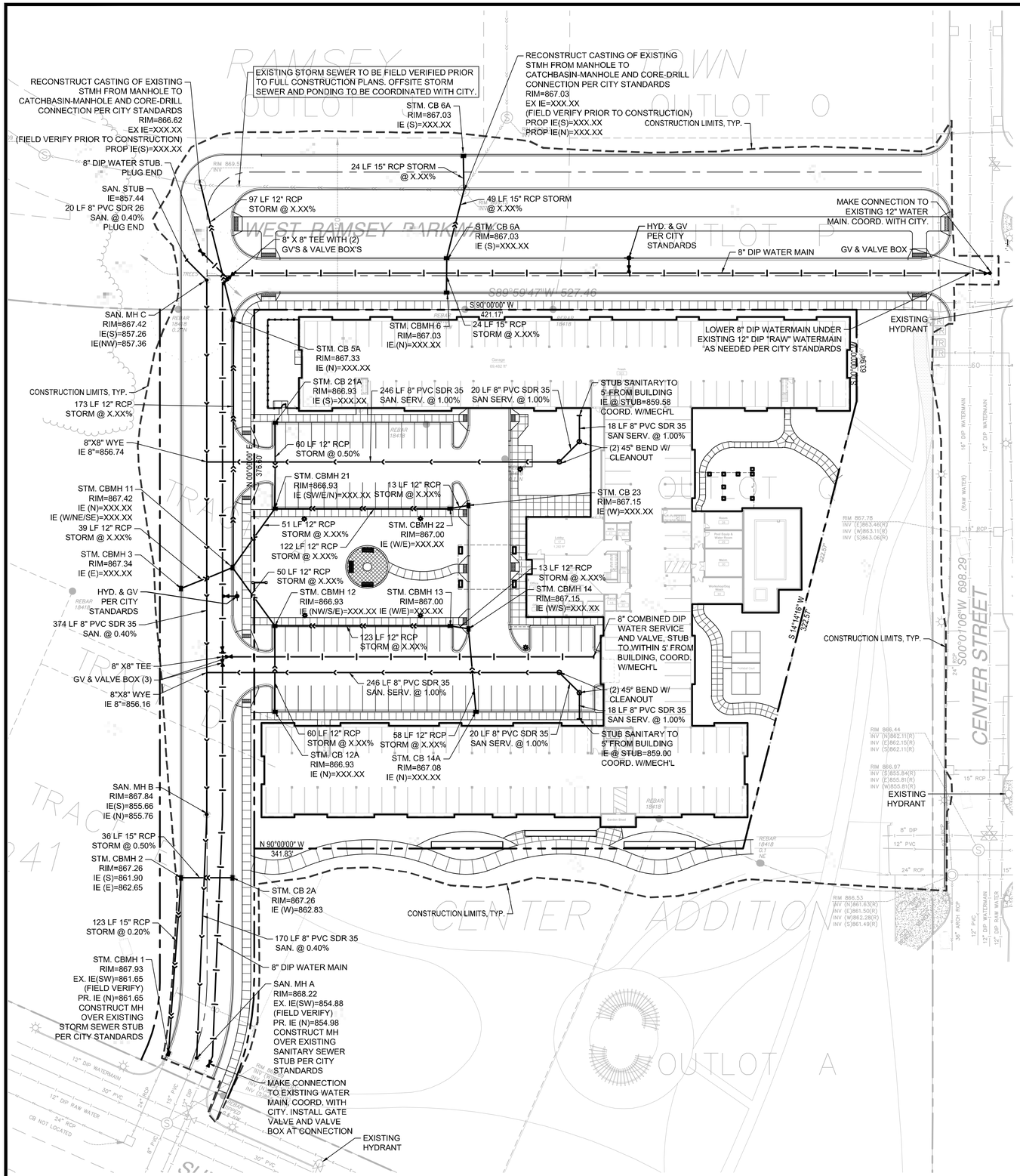
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GRADING PLAN

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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 UTILTIES 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. UTILTIES 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.

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

CITY OF RAMSEY UTILITY NOTES:

1. 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.
2. ALL DIP WATERMAIN 8" OR LARGER SHALL BE CLASS 52

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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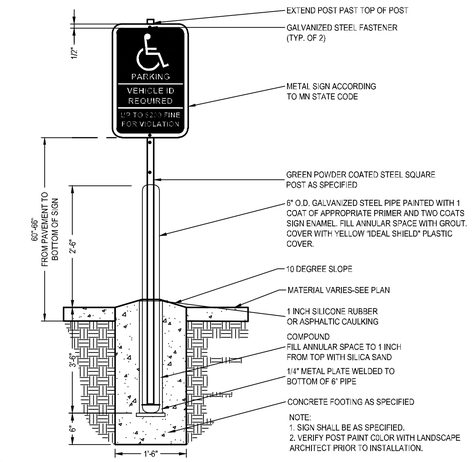
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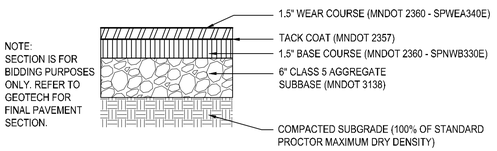
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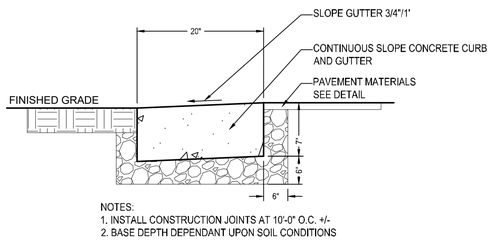
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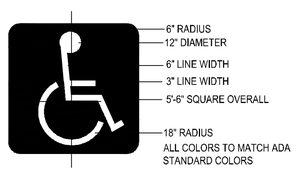
1 ACCESSIBLE SIGN AND POST
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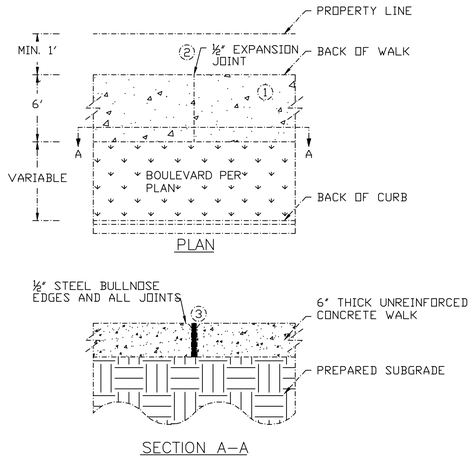
2 LIGHT DUTY BITUMINOUS PAVEMENT
NTS



3 RIBBON CURB
NTS



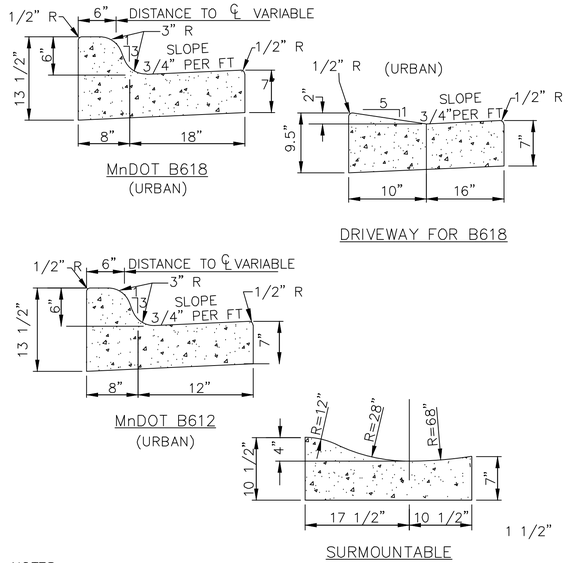
4 ACCESSIBLE PARKING PAVEMENT MARKING
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NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

5 CONCRETE WALK
NTS

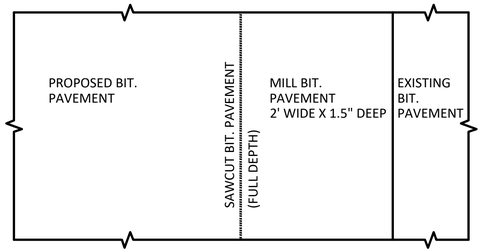


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

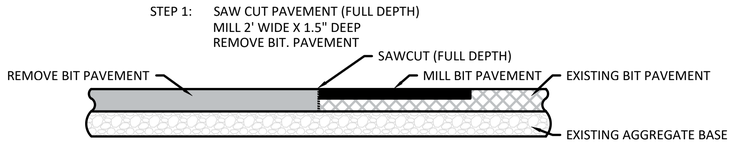
6 CURB AND GUTTER
NTS

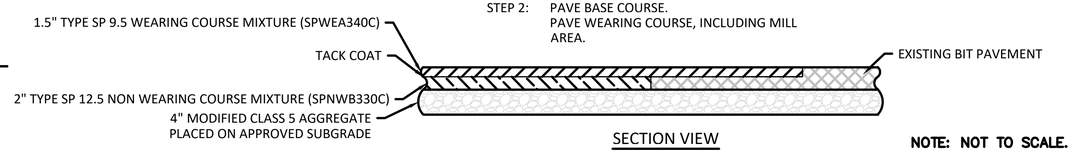
NOTES:

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

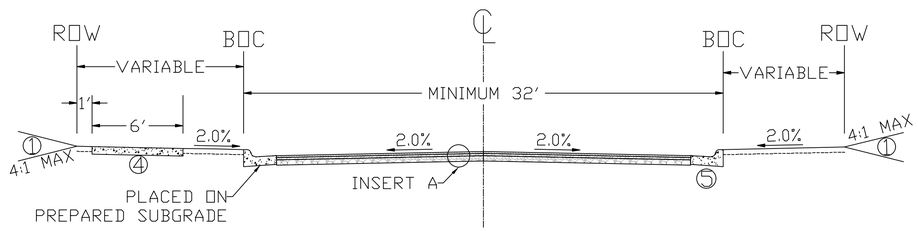




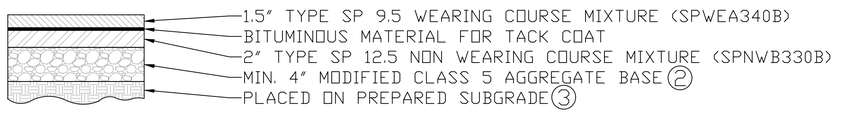
SECTION VIEW

NOTE: NOT TO SCALE.

7 STREET TIE-IN
NTS



INSERT A:



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 STREET SECTION
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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

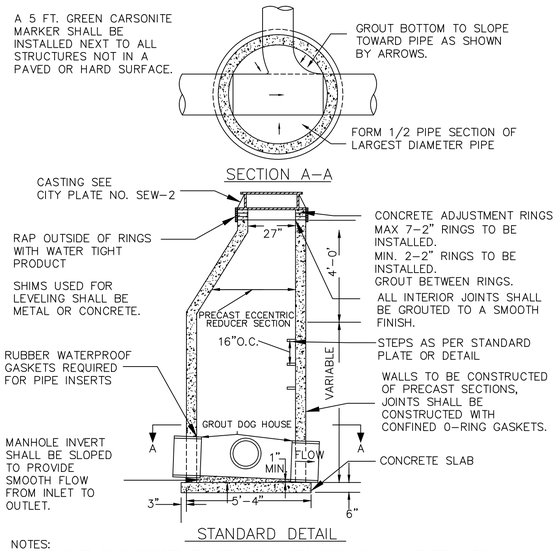
DATE	DESCRIPTION

PROJECT NO.: 17226

CIVIL DETAILS

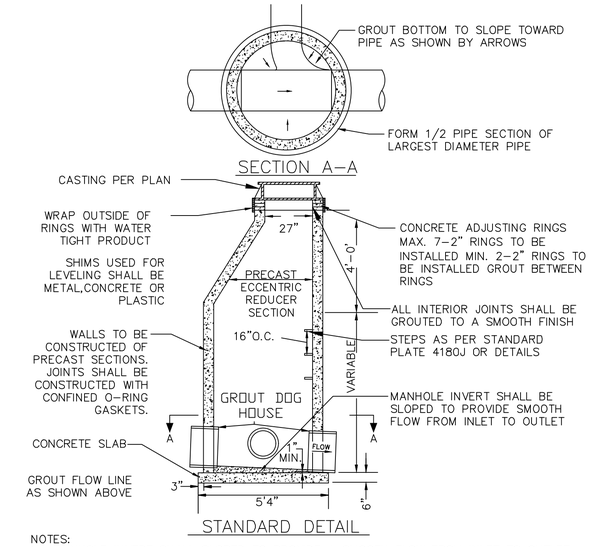
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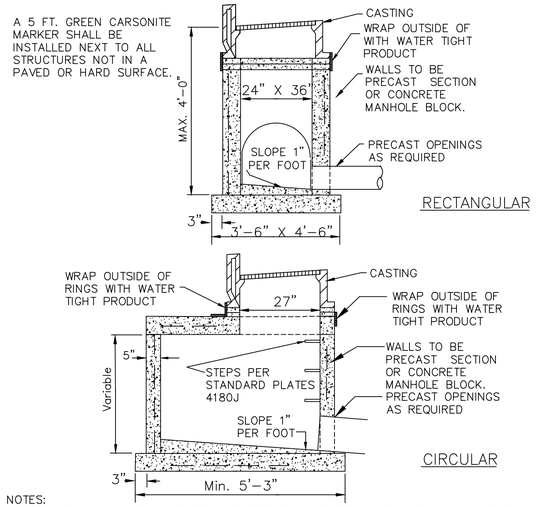
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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



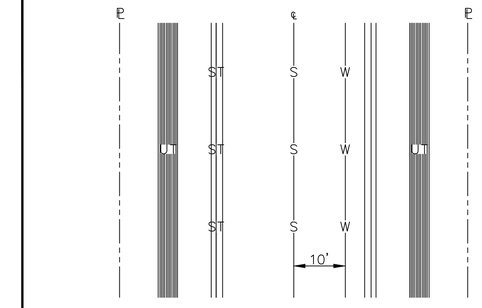
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY 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. 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



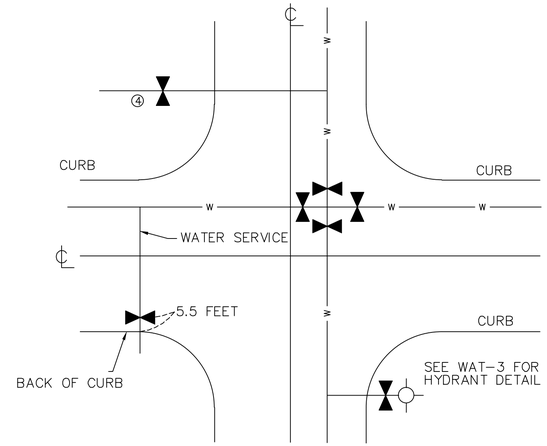
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTILITY TRENCH
- ℄ PROPERTY LINE
- ℄ CENTERLINE OF STREET

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.

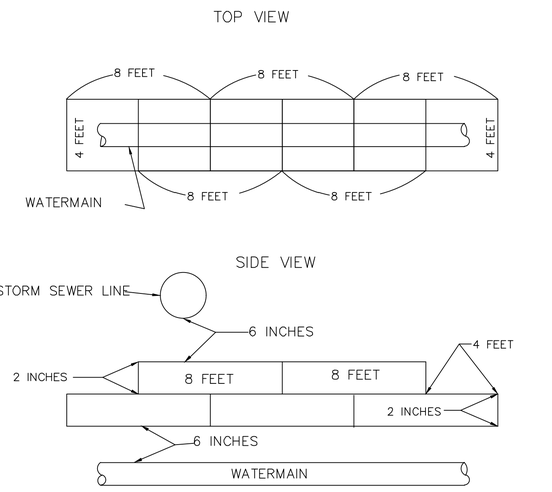
APPROVED		STANDARD DETAILS UTILITY LOCATIONS
DATE 7–96		CITY PLATE No. UTL–1

5 TYPICAL UTILITY LOCATIONS
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) 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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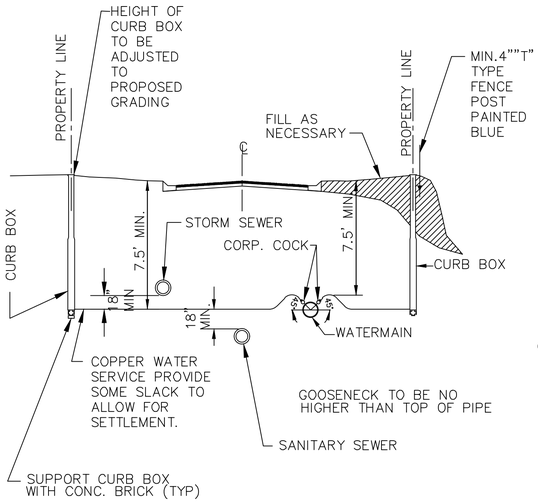
DATE	DESCRIPTION

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CIVIL DETAILS

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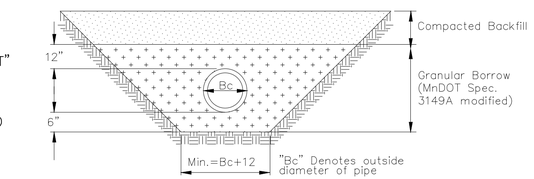
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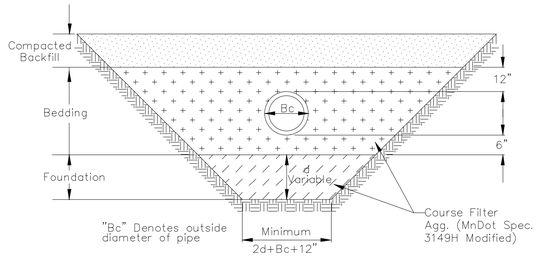
WATER SERVICE

NTS

4 WATERMAIN VALVE CONNECTION
NTS

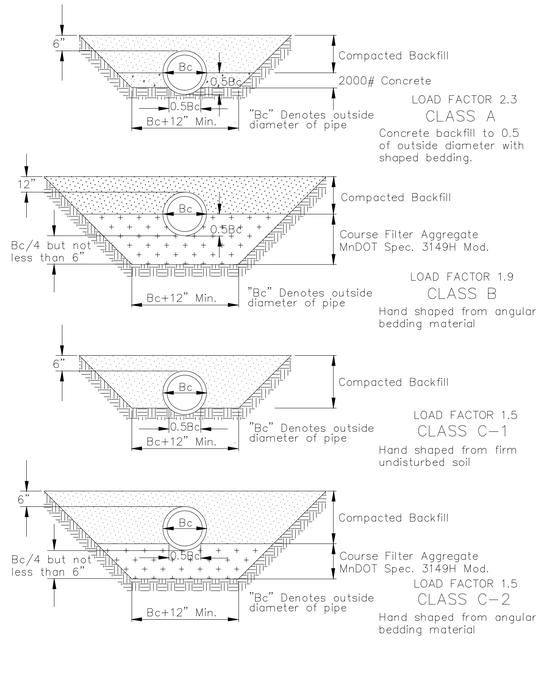


PIPE FOUNDATION & BEDDING IN GOOD SOILS

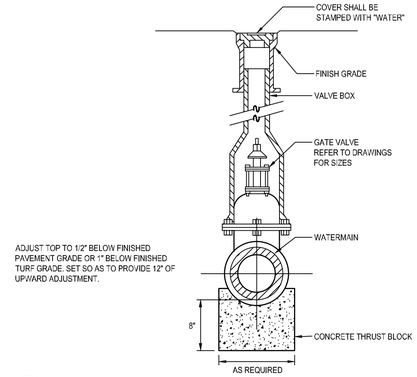


PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC
NTS

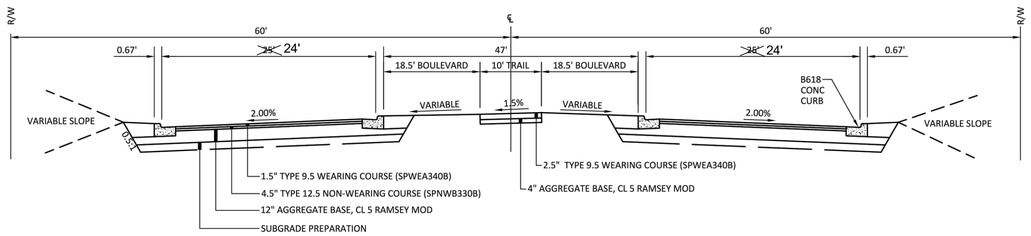


1 PIPE BEDDING - RCP & DIP
NTS

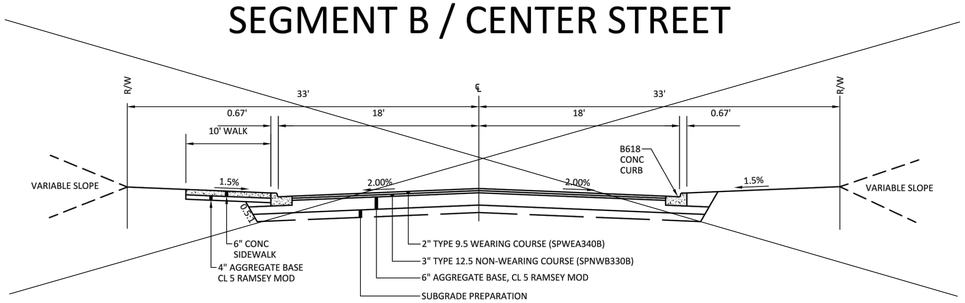


2 GATE VALVE BOX
NTS

SEGMENT A-1 & A-2 / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



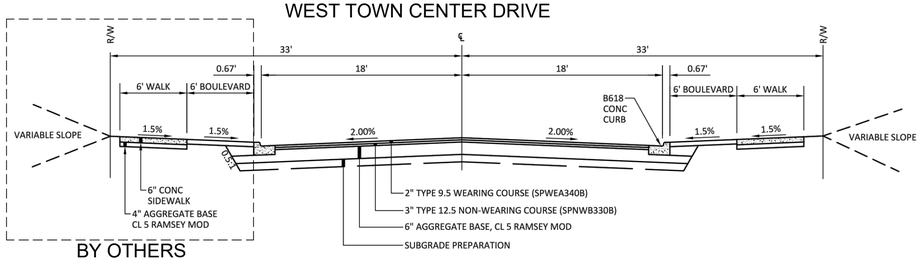
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7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

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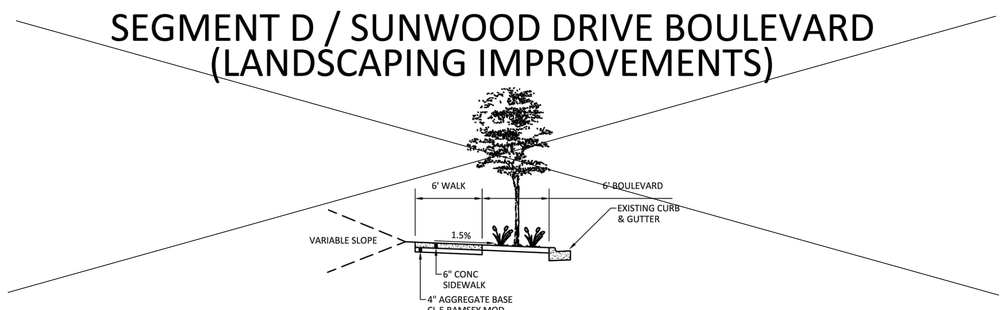
CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 16 - TYPICAL SECTIONS
DECEMBER 2017

SEGMENT C & E / ~~XENOLITH STREET~~ & YOLITE STREET NW

WEST TOWN CENTER DRIVE



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 17 - TYPICAL SECTIONS
DECEMBER 2017

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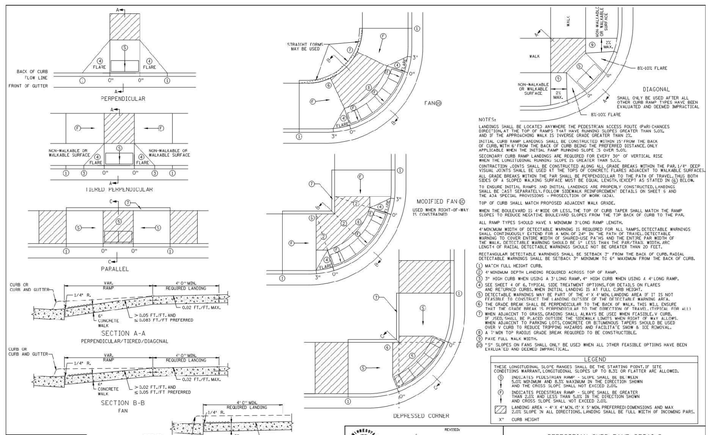
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1/15/18	SITE PLAN SUBMITTAL R1

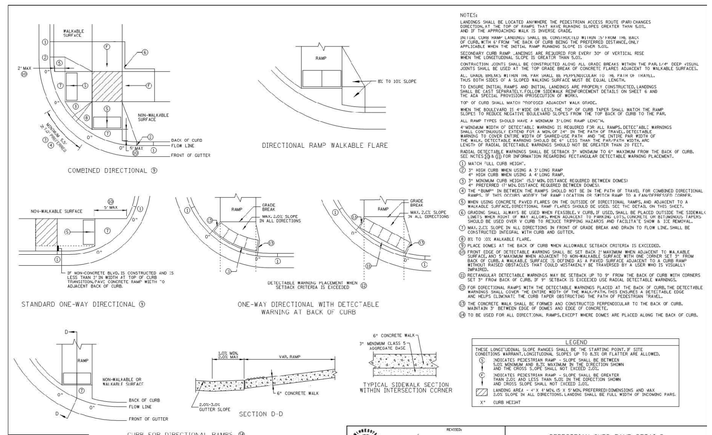
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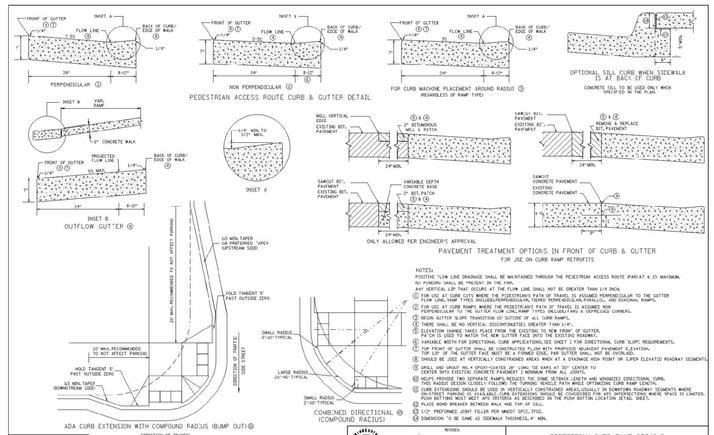
CIVIL DETAILS

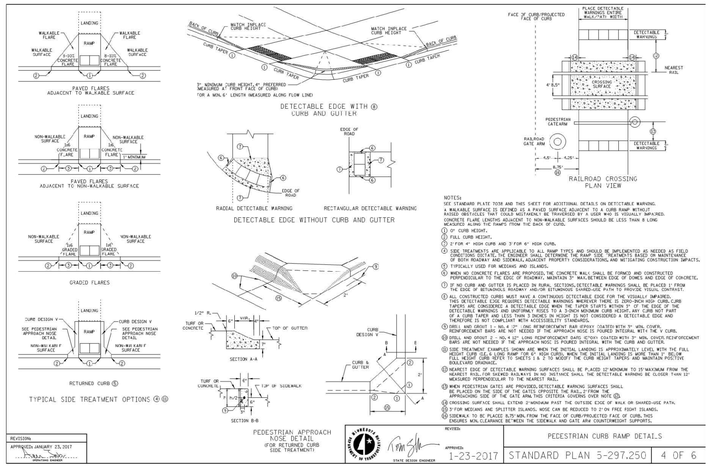
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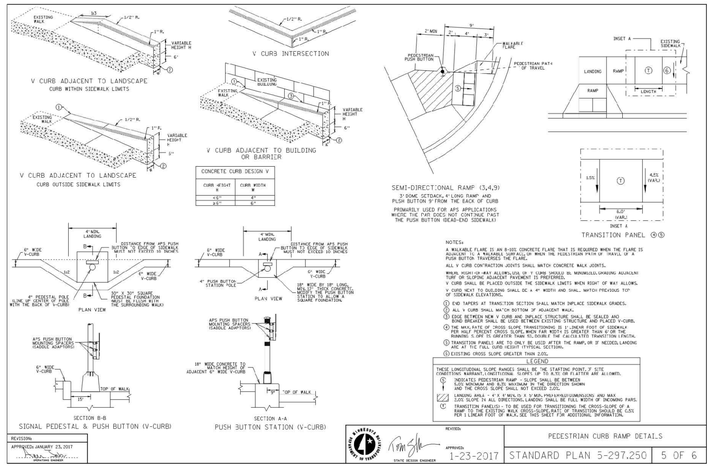
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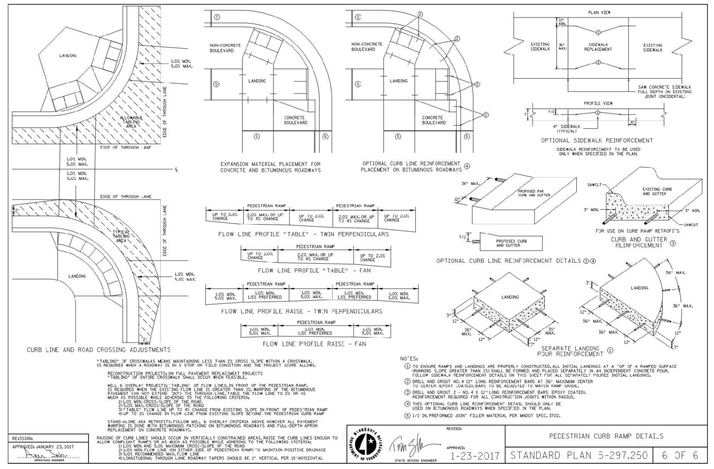












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REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

CIVIL DETAILS

C5.3

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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 MANUFACTURERS 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

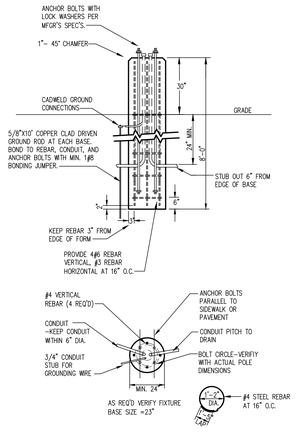
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	–
BB	LED	26	MEDIUM WALL PACK	–
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	–
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	–
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	–

NOTES:

LIGHTING LEGEND

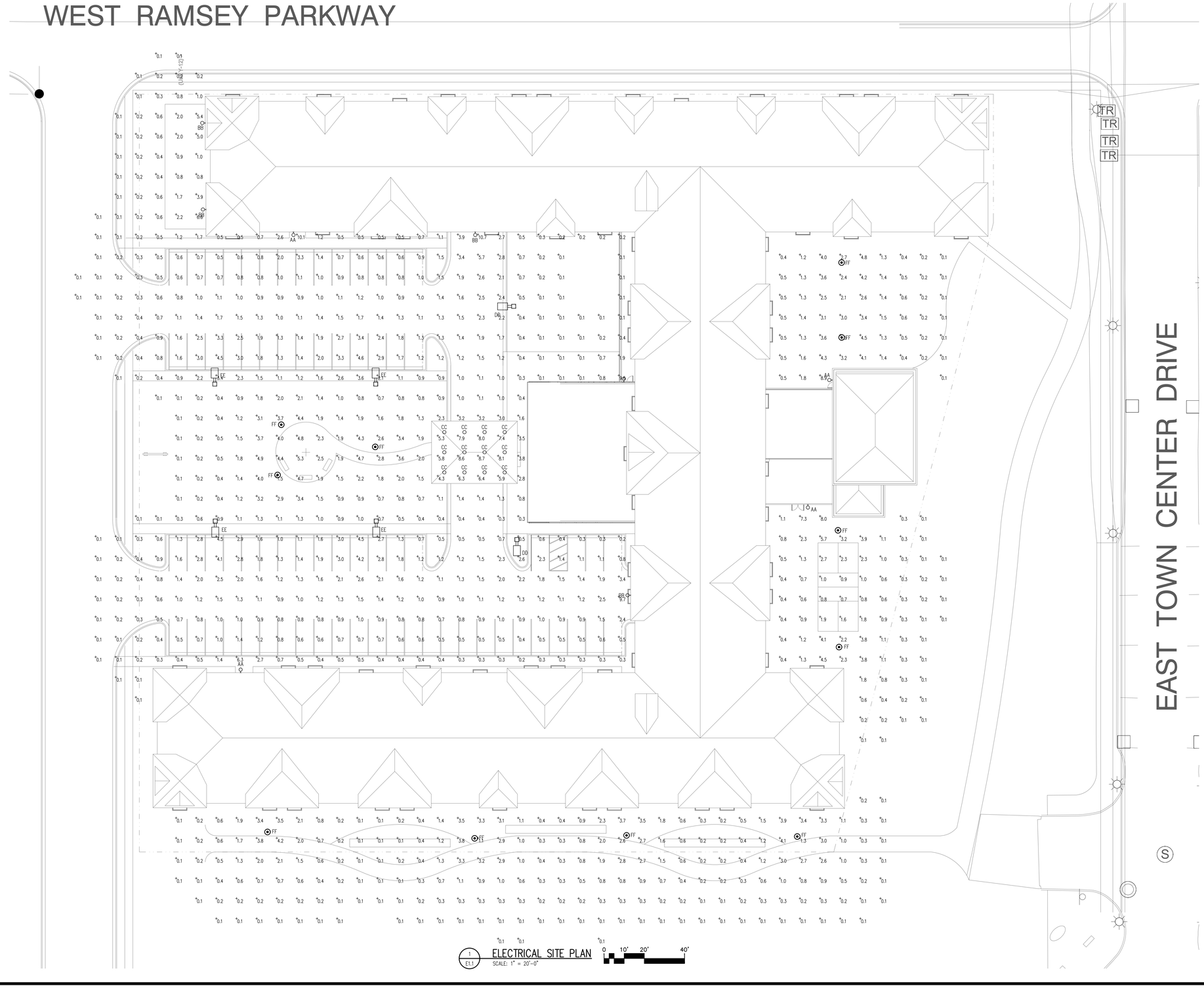
- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING 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
- OS1 WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- OS2 WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- (OS) 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"
0 10' 20' 40'

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

REVISION DESCRIPTION: NAME: DATE:

BERDY ELECTRIC LLC
3308 Southway Drive St. Cloud, MN 56301
Phone: 320-656-0687
FAX: 320-656-0312

A·C/a Auth Consulting/associates
CORPORATE OFFICE
400 Technology Drive E.
Suite A
Menasha, WI 54701
Tel 715-232-8490
Fax 715-252-8482
BRANCH OFFICE
3320 Baker Street
Suite 101
Wausau, WI 54401
Tel 715-581-5277

PROJECT:
PROPOSED PROJECT FOR:
AFFINITY
RAMSEY, MN

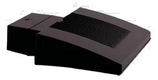
ELECTRICAL SITE PLAN

SHEET NO.
E1.1

TYPE AA

WPLED18

RAB LIGHTING



Ultra-high efficiency LED 18 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze | Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current	
120V:	0.17A	
208V:	0.11A	
240V:	0.09A	
277V:	0.08A	
Input Watts:	20W	
Efficiency:	91%	

LED Info

Watts:	18W
Color Temp:	5000K
Color Accuracy:	66 CRI
L70 Lifespan:	100000
Lumens:	2,044
Efficacy:	103 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1-2m (4ft) of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175I

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:
Multi-chip, high-output, long-life LED

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 4 kV surge protection, 500mA, 100-240VAC: 0.3-0.15A, 277VAC: 0.15A, Power Factor: 99%

THD:
10.3% at 120V

Construction

Maximum Ambient Temperature:
Suitable for use in 104°F (40°C) ambient temperatures

Cold Weather Starting:
The minimum starting temperature is -40°C/-40°F

Thermal Management:
Superior heat sinking with external Air-Flow fins

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Reflector:
Semi-specular, vacuum-metalized polycarbonate

Gaskets:
High-temperature silicone gaskets

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Other

California Title 24:
WPLED18 with available photocell options comply with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture ≤ 24 watts. See WPLED18P(C)T for a PCR32 to RAB 28 Watt qualifying number for a photocell.

For Use on Extended Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Patents:
The design of WPLED18 is protected by US patent D608,045, Canada patent 138280, and China patent CN301649064S.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:
Designed by RAB in New Jersey and assembled in Taiwan

Trade Agreements Act Compliant:
This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

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WPLED18

RAB LIGHTING

Technical Specifications (continued)

Other

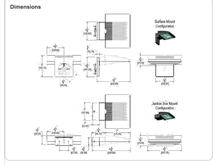
GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating:
B1 U0 G0

BUG Rating:
B1 U0 G0

Replacement:
Replaces 150W Metal Halide.



Features

- Ultra-high-efficiency LED 18 Watt wallpack
- Replaces 150W Metal Halide Wallpacks
- 100,00-Hour LED Lifespan
- 5-Year Warranty

Ordering Matrix

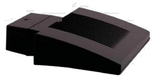
Family	Watts	Color Temp	Finish	Photocell
WPLED	18 = 18W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button

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TYPE BB

WPLED26

RAB LIGHTING



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze | Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current	
120V:	0.26A	
208V:	0.16A	
240V:	0.14A	
277V:	0.12A	
Input Watts:	30W	
Efficiency:	88%	

LED Info

Watts:	26W
Color Temp:	5000K
Color Accuracy:	70 CRI
L70 Lifespan:	100000
Lumens:	2,662
Efficacy:	90 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1-2m (4ft) of the ground.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170I

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:
Ingress Protection rating of IP66 for dust and water

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPNCK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Green Technology:
Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:
Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:
7.5% at 120V, 11% at 277V

Other

California Title 24:
See WPLED26(P)C for a 2013 California Title 24 compliant model.

Patents:
The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°C.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPNCK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Green Technology:
Mercury and UV free, RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Patents:
The design of WPLED18 is protected by US patent D608,045, Canada patent 138280, and China patent CN301649064S.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Country of Origin:
Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:
This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:
Suitable in accordance with FAR Subpart 25.4.

Equivalency:
Equivalent to 175W Metal Halide.

Optical

BUG Rating:
B1 U0 G0

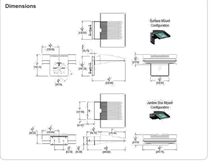
BUG Rating:
B1 U0 G0

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WPLED26

RAB LIGHTING

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = No Sensor MS = Mini Sensor	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

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TYPE CC

NORA | NSPEC®
ILLUMINATING THE FUTURE...SINCE 1989

Type	
Project	
Catalog No.	
Lamp/Wattage	

NLOPAC-R6509
AC Opal LED Series Surface Mounted LED

Source: 1050 Lumen / 15 Watt

PRODUCT DESCRIPTION
The AC Opal Series LED fixture is designed to surface mount over a standard J-Box.The Opal produces even illumination. The low profile dimmable unit is cULus wet listed and produces 1050 lumens at 90+ CRI.

FEATURES
- High color rendition: 90+ CRI
- AC LED (No Driver)
- Dimmable
- Mount on standard 4" Junction box

CONSTRUCTION
One piece aluminum die formed housing and trim. Aluminum body dissipates heat and extends life.

OPTICS:
Nora specified and designed precision molded lens for optimal lumen output and even distribution.

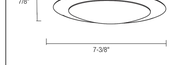
ELECTRICAL SYSTEM
Input: 120V
Lumen Output: 1050m
CRI: 90+
Power Consumption: 15 Watts
Dimmable
CCT: 2700K, 3000K, 4000K

MOUNTING:
Suitable for installation on most 4" square, octagon or round electrical junction boxes. Can be used with 4" fire-rated electrical junction boxes.
Optional Mounting: Can be mounted on 5" or 6" recessed housing using optional torsion spring kit. (See below)

RATINGS:
IC rated when used with 4" electrical junction boxes rated for direct contact with insulation.

DIMMING:
Click Here to check complete dimmer list at www.NoraLighting.com in the "Compatibility" page under "Resources" tab.

DIMENSIONS



NLOPAC-R6509
7.5WATTS@ 2.38"
DEPTH: 7/8"

LABELS & LISTINGS:
Energy Star Listed.
cULus Wet Listed.
5 Year Limited Warranty on the Opal Series.

Catalog No.	CCT	Finish
☐ NLOPAC-R6509	☐ 27A = 2700K ☐ 30A = 3000K ☐ 40A = 4000K	☐ W = White ☐ BZ = Bronze ☐ N = Natural Metal

NLOPAC-59RDKIT - Torsion spring kit for mounting to 5" or 6" recessed housing.

Example: NLOPAC-R6509030AW - AC OPAL 30K White

TYPE DD - SINGLE HEAD

ALED3T78

RAB LIGHTING



Specification grade area lights available with IES Type III distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze | Weight: 30.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current	
120V:	0.66A	
208V:	0.41A	
240V:	0.35A	
277V:	0.30A	
Input Watts:	78W	
Efficiency:	99%	

LED Info

Watts:	78W
Color Temp:	5100K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	8,811
Efficacy:	88 LPW

Technical Specifications

Optical

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

BUG Rating:
B1 U0 G2

Replacement:
Replaces 250W Metal Halide.

Construction

IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:
Ingress Protection rating of IP66 for dust and water

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:
The minimum starting temperature is -40°C/-40°F

Thermal Management:
Superior heat sinking with external Air-Flow fins.

Effective Projected Area:
EPA = 0.75

Housing:
Die cast aluminum housing, lens frame and mounting arm

Reflector:
Specular vacuum-metalized polycarbonate

Gaskets:
High temperature silicone gaskets.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LEDs:
Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:
5.3% at 120V, 13.3% at 277V

Surge Protector:
4kV

Surge Protector:
ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Listings

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

UL Listing:
Suitable for wet locations as a downlight.

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ALED3T78

RAB LIGHTING

Technical Specifications (continued)

Listings

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179S

Other

California Title 24:
See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:
The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100104.X, and Mexico Pat. 38423. Pending patents in Taiwan.



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

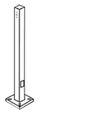
Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED	2T = Type II 3T = Type III 4T = Type IV	360 = 360W 260 = 260W 150 = 150W 125 = 125W 105 = 105W 78 = 78W	Blank = Arm SF = Slipfitter	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White RG = Gray	Blank = 120-277V /480 = 480V (Only 360W & 260W)	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button /PC3 = 120V Swivel /PC32 = 277V Swivel /PC7 = 120-277V Twistlock /PC54 = 480V Swivel /PC74 = 480V Twistlock	Blank = No Dimming /D10 = Dimmable	Blank = No Bi-Level /BL = Bi-Level

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FIELD MODIFY TO 19' HEIGHT

PS4-11-20D2

RAB LIGHTING



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze | Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info

Type:	N/A	
Watts:	0W	
Shape/Size:	N/A	
Base:	N/A	
ANSI:	N/A	
Hours:	N/A	
Lamp Lumens:	N/A	
Efficacy:	N/A	

Ballast Info

Type:	N/A
120V:	N/A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	0W

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations.

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover.

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:
Bronze powder coating.

Height:
20 FT.

Weight:
137 lbs.

Gauge:
11

Wall Thickness:
.108"

Shaft Size:
4".

Hand Hole Dimensions:
3" x 5"

Base Dimension:
8 1/2".

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:
70MPH 0.3 ft_.040 lb
80MPH 0.3 ft_.110 lb
90MPH 3.6 ft_.110 lb
100MPH 2.2 ft_.75 lb
110MPH 1.0 ft_.145 lb
120MPH 0.2 ft_.00 lb.

Other

Terms of Sale:
Pole Terms of Sale is available .

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TYPE EE - SINGLE HEAD

ALED4T78

RAB LIGHTING



Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze | Weight: 31.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current	
120V:	0.66A	
208V:	0.41A	
240V:	0.35A	
277V:	0.30A	
Input Watts:	77W	
Efficiency:	N/A	

LED Info

Watts:	78W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	10157
Efficacy:	132 LPW

Technical Specifications

Listings

UL Listing:
Suitable for wet locations as a downlight.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170X

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Lights mounted on the same distribution will essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:
EPA = 0.75

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior heat sinking with external Air-Flow fins.

Housing:
Die cast aluminum housing, lens frame and mounting arm.

IP Rating:
Ingress Protection rating of IP66 for dust and water

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5.12" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High temperature silicone gaskets.

Finish:
Formulated for high-durability and long lasting color.

Green Technology:
Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:
5.1% at 120V, 13.2% at 277V

Surge Protection:
4kV

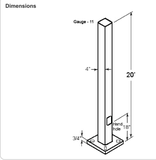
Surge Protector:
ALED78 is available with a 6kV surge protector (SP6). SP6 available .

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PS4-11-20D2

RAB LIGHTING

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

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ALED4T78

RAB LIGHTING

Technical Specifications (continued)

Other

California Title 24:
See ALED4T78/D10, ALED4T78/BL, ALED4T78/PCS, ALED4T78/PCS2, or ALED4T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility:
Compatible with Round Poles with a diameter of 2.5" to 6"

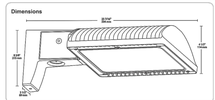
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:
The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100104.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G2



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

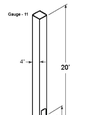
Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	4T	78					
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W 75 = 75W 105 = 105W 125 = 125W 150 = 150W 156 = 156W	Blank = Pole Mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White	Blank = 120-277V /480 = 480V (not available for 150W)	Blank = No Option /PC = 120V Button Photocell (Pole mount models only) /PC2 = 277V Button Photocell (Pole mount models only) /PC7 = 120-277V Twistlock Photocell (Pole mount models only) /PC74 = 480V Twistlock Photocell (Pole mount models only) /PC5 = 120V Swivel Photocell /PC52 = 277V Swivel Photocell /PC54 = 480V Swivel Photocell /W32 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) /W54 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)

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FIELD MODIFY TO 19' HEIGHT

PS4-11-20D2

RAB LIGHTING



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze | Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info

Type:	N/A	
Watts:	0W	
Shape/Size:	N/A	
Base:	N/A	
ANSI:	N/A	
Hours:	N/A	
Lamp Lumens:	N/A	
Efficacy:	N/A	

Ballast Info

Type:	N/A
120V:	N/A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	0W

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations.

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover.

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:
Bronze powder coating.

Height:
20 FT.

Weight:
137 lbs.

Gauge:
11

Wall Thickness:
.108"

Shaft Size:
4".

Hand Hole Dimensions:
3" x 5"

Base Dimension:
8 1/2".

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:
70MPH 0.3 ft_.040 lb
80MPH 0.3 ft_.110 lb
90MPH 3.6 ft_.110 lb
100MPH 2.2 ft_.75 lb
110MPH 1.0 ft_.145 lb
120MPH 0.2 ft_.00 lb.

Other

Terms of Sale:
Pole Terms of Sale is available .

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Type FF

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)



US patent 7624456, 7992293, & 8432108 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Solid high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

HOUSING TOP CAP - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

ELECTRICAL - Terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PC) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in Super Saver (SS) and High Output (HO) driver currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

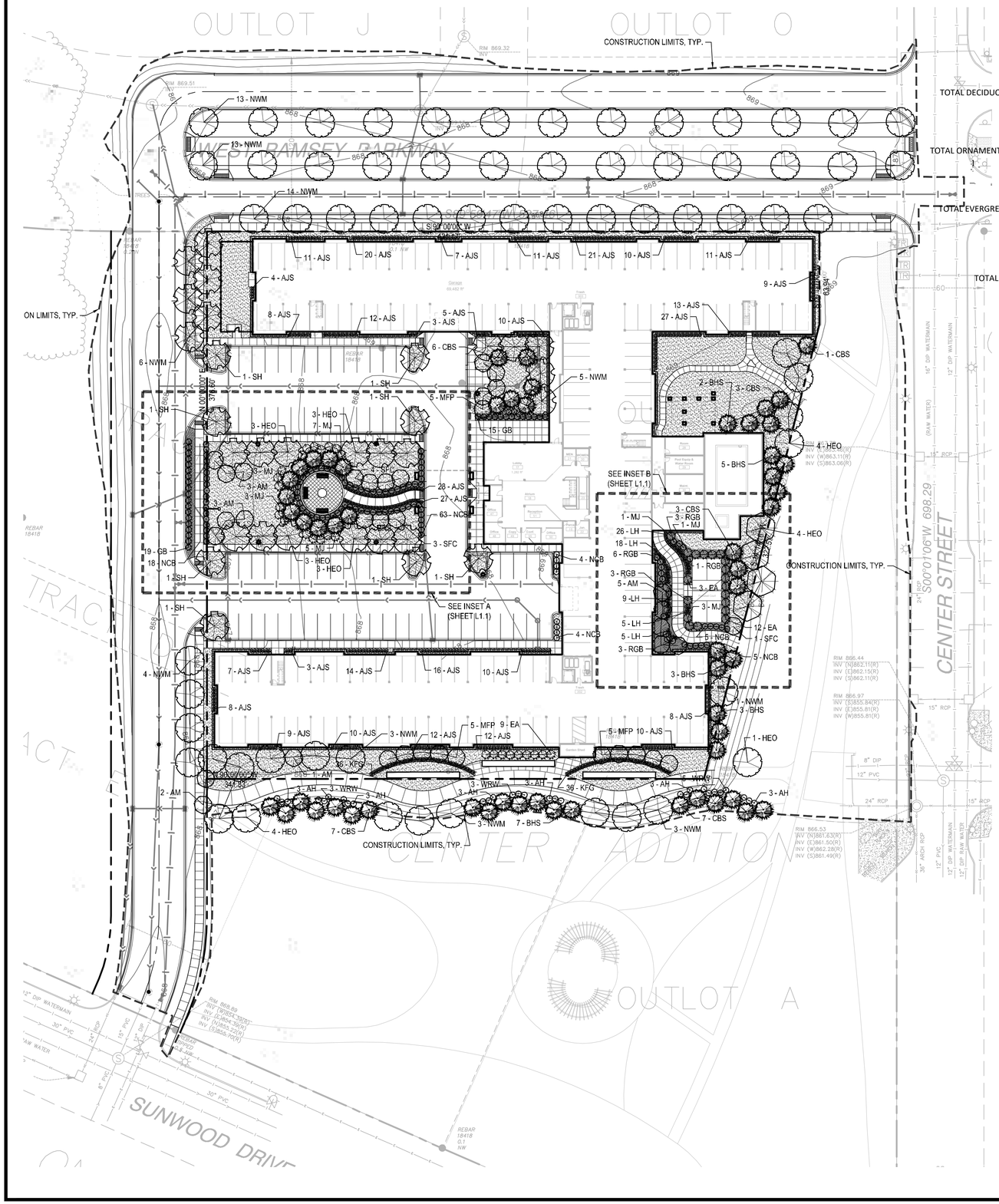
MOUNTING - Post Top and Wall mounting available. Pole selection information shown under fixture drawings.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING



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	SWAMP WHITE OAK	Quercus 'Bicolor'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
MFP	15	SHADBLOW SERVICEBERRY	Amelanchier canadensis	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	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandifolia	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	GLOSSY BLACK CHOKEBERRY	Aronia melonocarpa	24" HT.	CONT.	
RGB	16	ROUNDLEAF SERVICEBERRY	Amelanchier sanguinea	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.

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

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

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

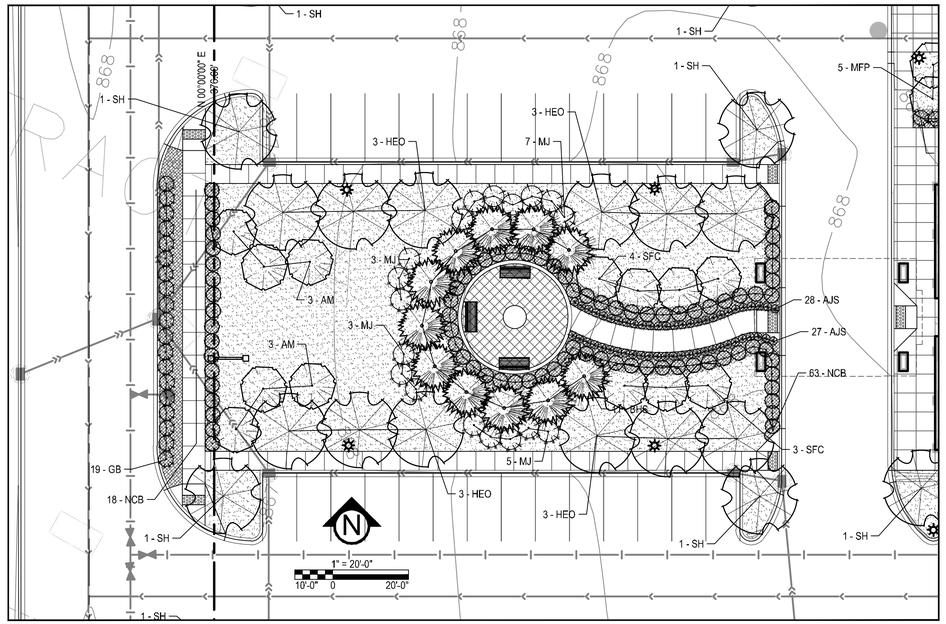
PROJECT NO.: 17226

LANDSCAPE PLAN

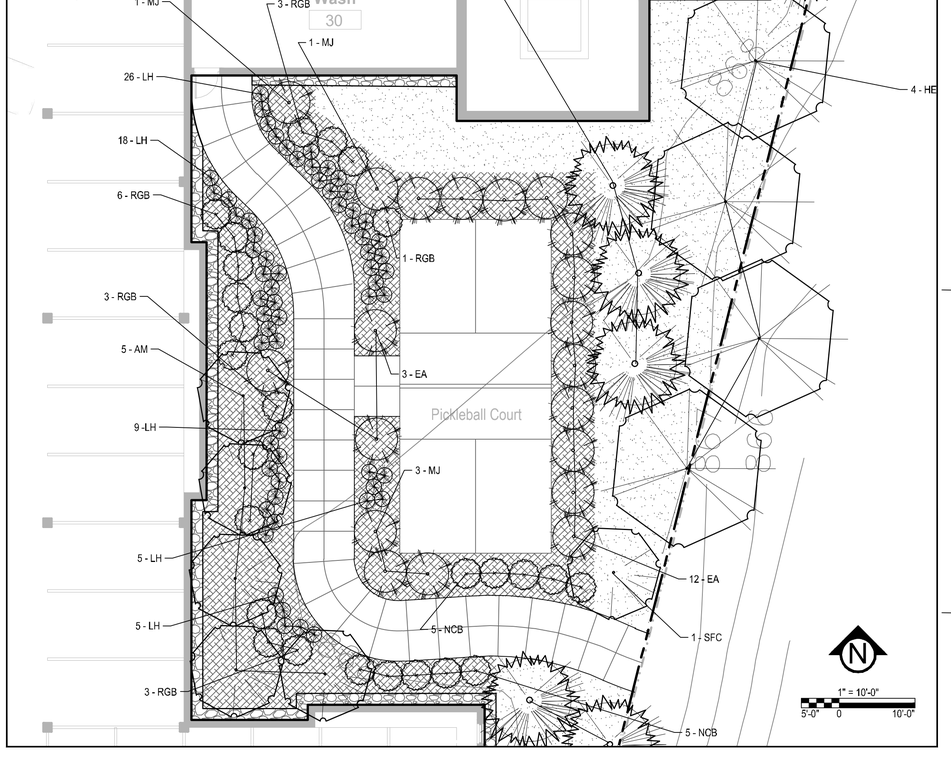
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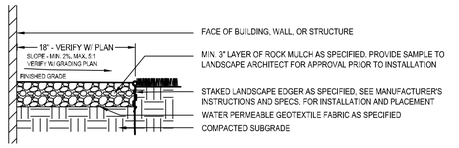
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INSET A



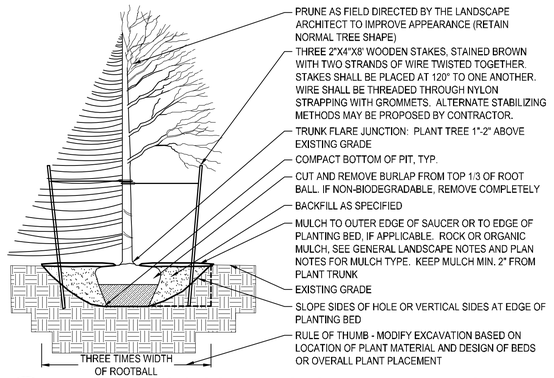
INSET B





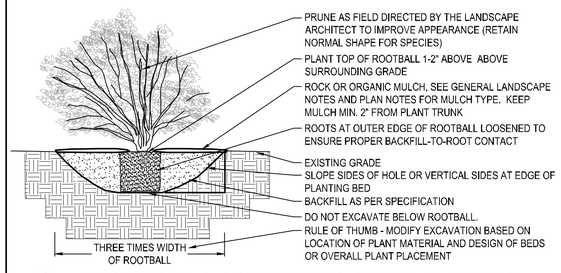
1 AGGREGATE MAINTANENCE STRIP

NTS



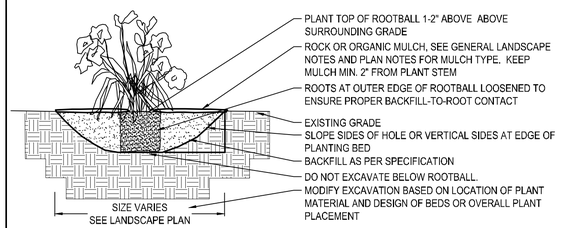
2 DECIDUOUS & CONIFEROUS TREE PLANTING

NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING

NTS



4 PERENNIAL BED PLANTING

NTS

CITY NOTES:

1. IRRIGATION SYSTEM MUST BE EQUIPPED WITH BOTH A RAIN SENSOR AND AT LEAST ONE WATER EFFICIENT TECHNOLOGY SUCH AS A SOIL MOISTURE SENSOR(S), SMART CONTROLLER, ET SENSOR, ETC.
2. CONTRACTOR SHALL ONLY PRUNE DEAD/BROKEM/MISSHAPEN BRANCHES.
3. ONCE THE LANDSCAPE PLAN IS APPROVED BY THE CITY THERE SHALL BE NO MODIFICATIONS TO THE PLANT SCHEDULE WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY.
4. A "PRE-PLANTING MEETING WITH CITY STAFF SHALL OCCUR ON-SITE, PRIOR TO ANY INSTALLATION OF BOULEVARD TREES. CONTRACTOR SHALL CONTACT THE CITY AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE TO SCHEDULE THIS MEETING.
5. 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.
6. FOUR (4) INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATION SHALL BE APPLIED TO ALL DISTURBED AREAS, INCLUDING BOULEVARDS, NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACES (BUILDING, PARKING LOT,WALKWAYS, ETC.)

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.
25. IRRIGATION SYSTEM MUST BE EQUIPPED WITH BOTH A RAIN SENSOR AND AT LEAST ONE WATER EFFICIENT TECHNOLOGY SUCH AS A SOIL MOISTURE SENSOR(S), SMART CONTROLLER, ET SENSOR, ETC.

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 MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- 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.

GOPHER STATE ONE CALL
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(651) 454-0002 LOCAL

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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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

LANDSCAPE PLAN NOTES & DETAILS

L1.1

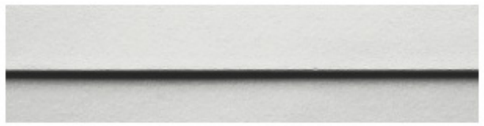
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EVENING BLUE Main Exterior



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

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

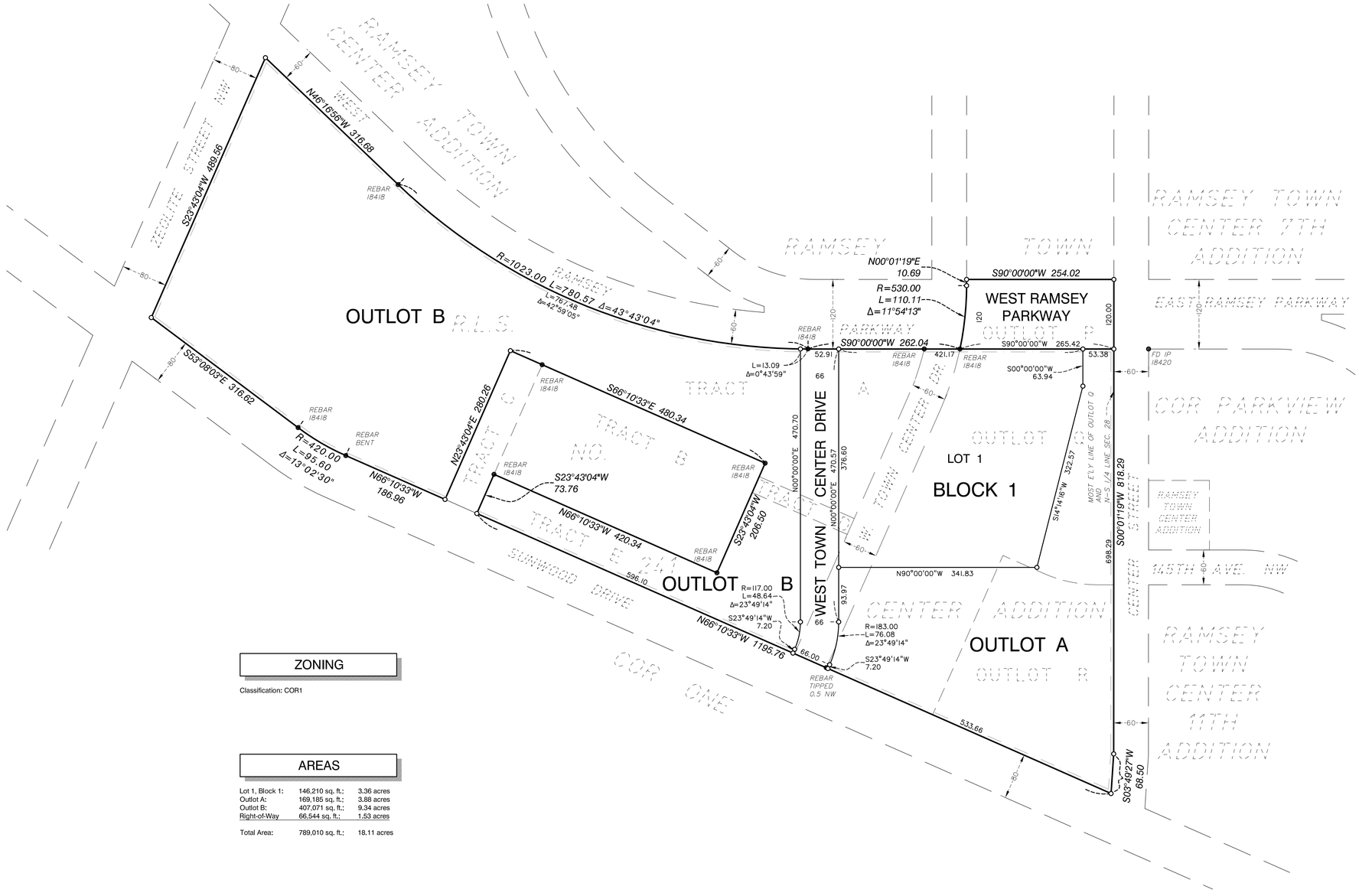
By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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



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°01'19"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:	146,210 sq. ft.;	3.36 acres
Outlot A:	169,185 sq. ft.;	3.88 acres
Outlot B:	407,071 sq. ft.;	9.34 acres
Right-of-Way	66,544 sq. ft.;	1.53 acres
Total Area:	789,010 sq. ft.;	18.11 acres

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

ALLIANT ENGINEERING

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%

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Civil Site Group
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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

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Date

Rev. No. Revision

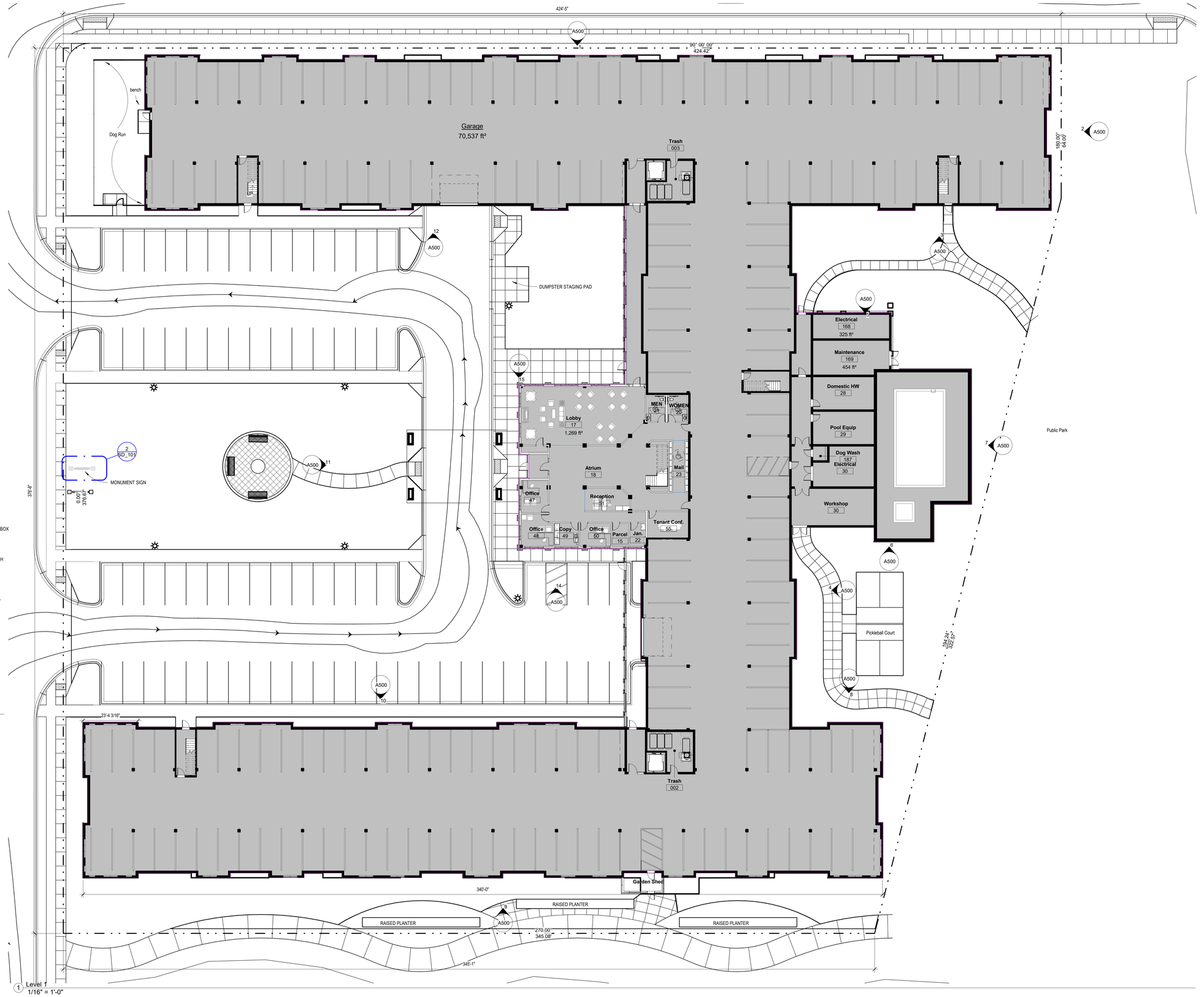
Cover Sheet

SD_100

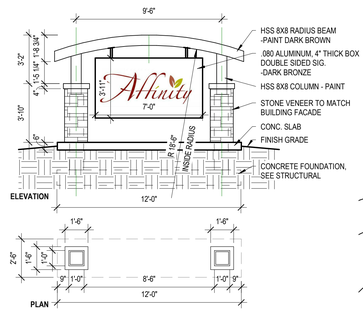
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Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	



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



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

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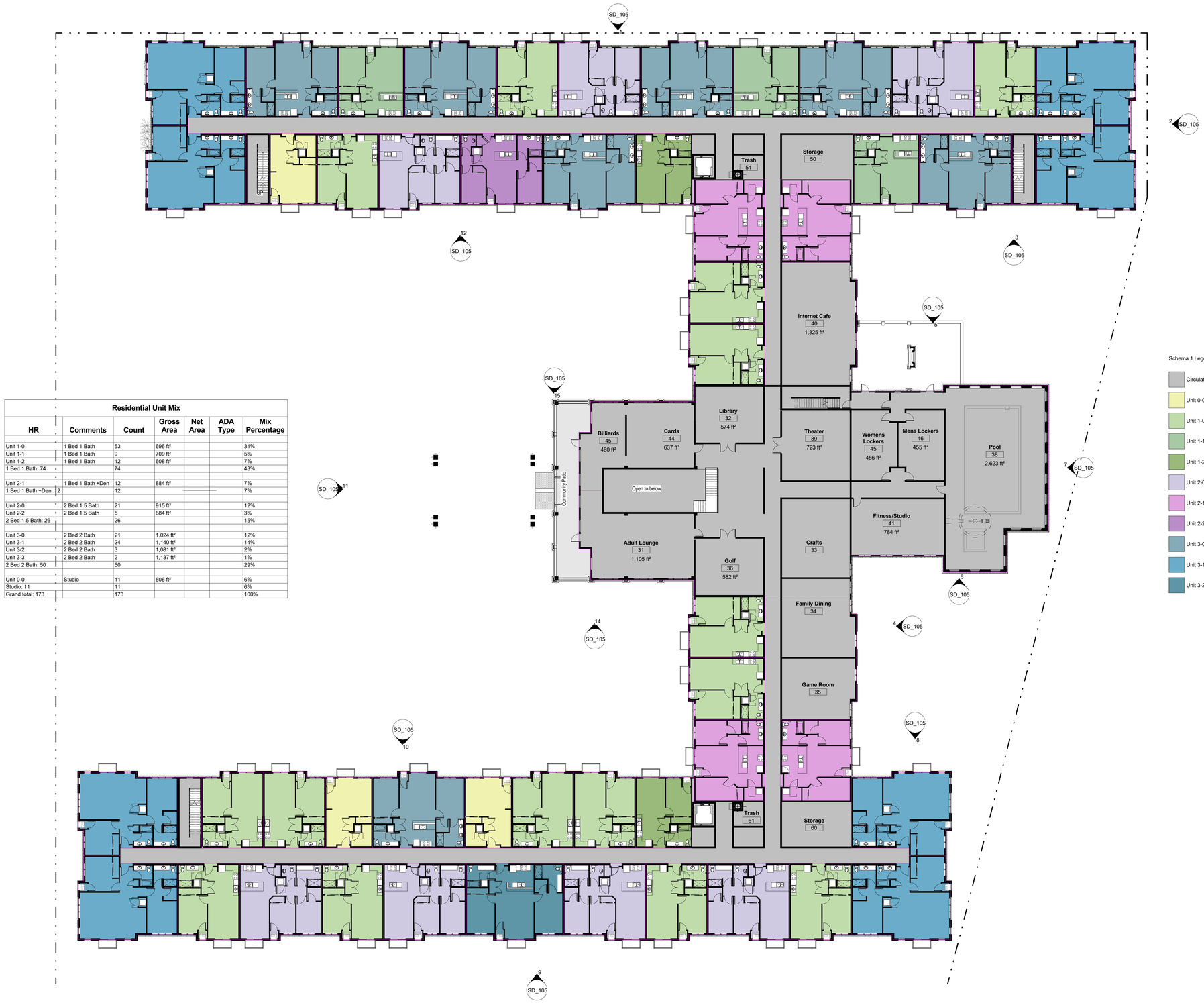
Rev. No. | Revision | Date

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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Structural: BKBM
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Minnneapolis, MN, 55429
P: 763.843.0420

General Contractor:
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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

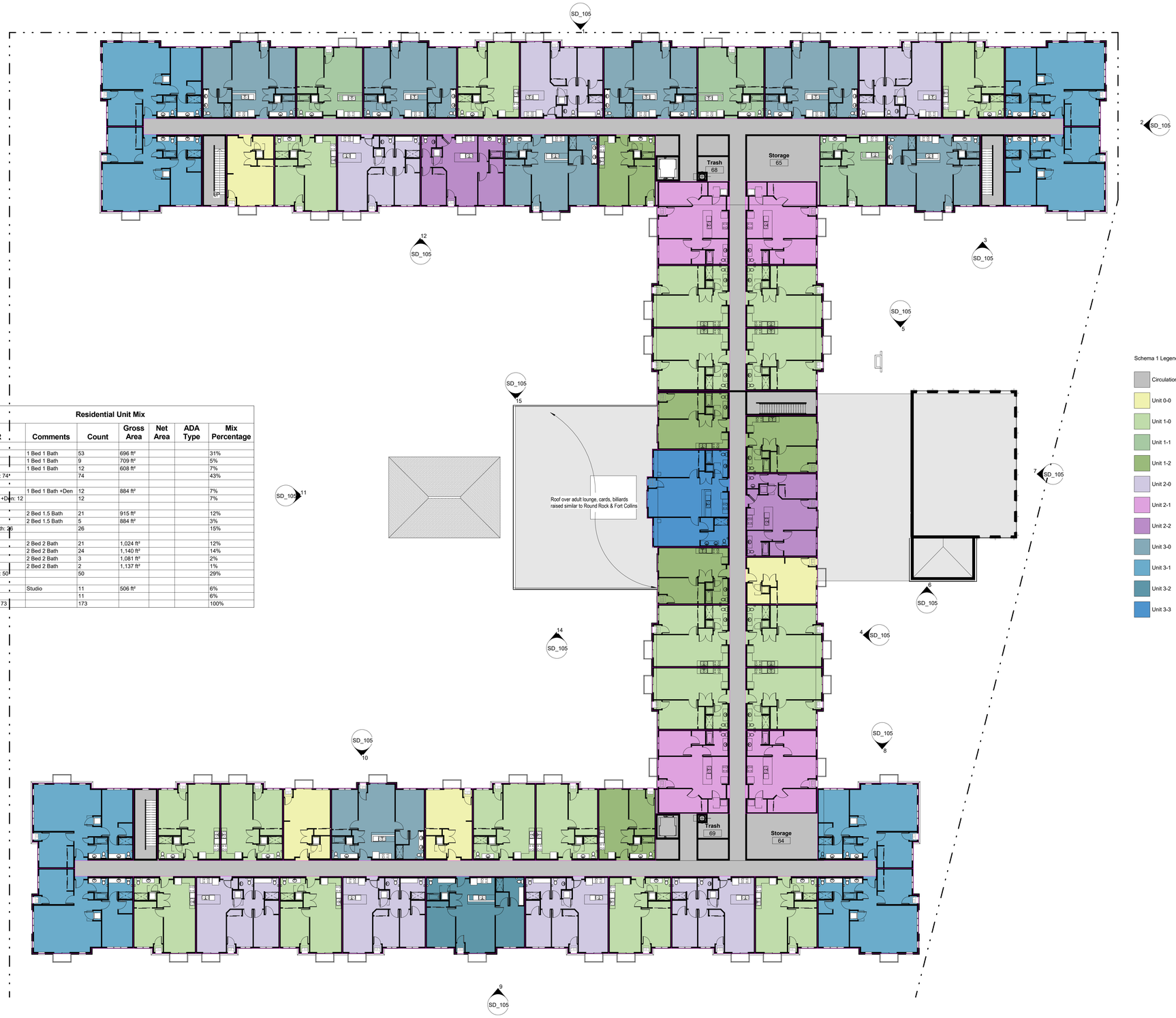
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Level 2 Plan

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%
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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%
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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
- Unit 3-3

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

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Date

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Date

Revision

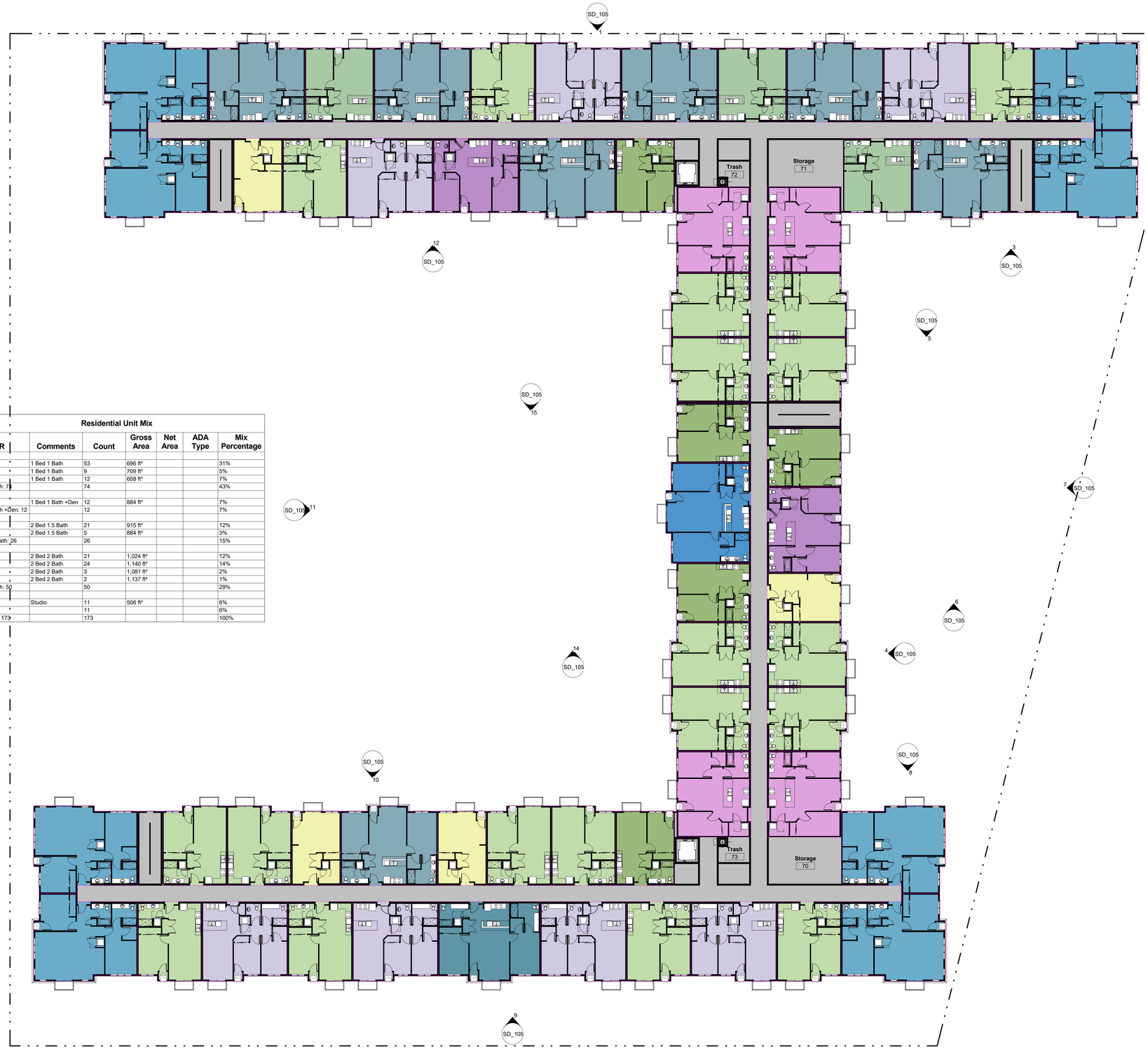
Rev. No.

Level 3 Plan

1/16" = 1'-0"

SD_103

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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%
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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
- Unit 3-3

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

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Spokane, WA 99201

Project Number 17083

Date

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Date
Revision
Rev. No.

Level 4 Plan

1/16" = 1'-0"

SD_104



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



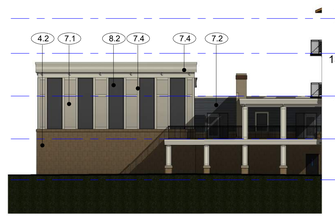
2 Typical End Elevation
1/16" = 1'-0"



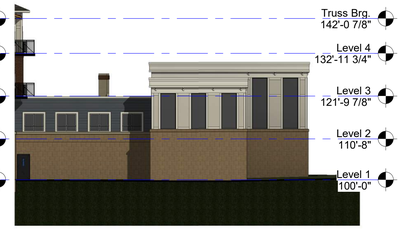
3 South Elevation - 2
1/16" = 1'-0"



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

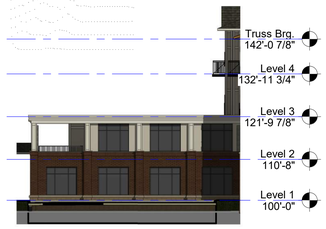
- 4.1 BRICK VENEER - TBD
- 4.2 SPEC BRICK - ASHLAR PATTERN - TBD
- 5.1 PREFINISHED ALUM BALCONY & RAIL - DARK BRONZE
- 7.1 CFB PANEL SIDING - COLOR TBD
- 7.2 CFB LAB SIDING - COLOR TBD
- 7.3 CFB SHAKE SIDING - TIMBER BARK
- 7.4 CFB TRIM - COLOR TBD
- 7.5 ASPHALT ROOF SYSTEM - TBD
- 8.1 PREFINISHED MAGIC 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

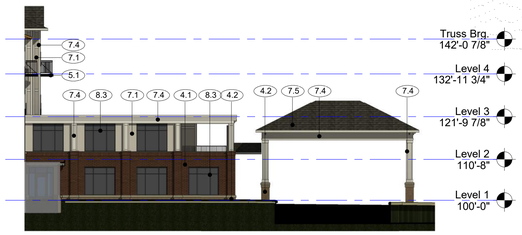
Cladding Material	Area	Percent Coverage	Description
Brick	13,029 ft²	14%	Primary
Spec-Brik	37,037 ft²	39%	Primary
CFB Lap Siding	16,304 ft²	17%	Secondary
CFB Panel Siding	27,757 ft²	29%	Secondary



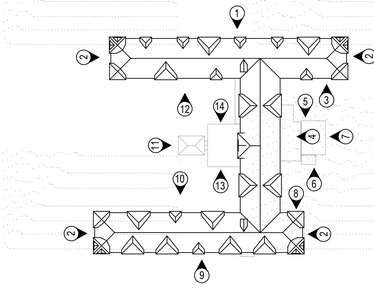
12 South Elevation - 1
1/16" = 1'-0"



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



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



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Structural: BKBM
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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

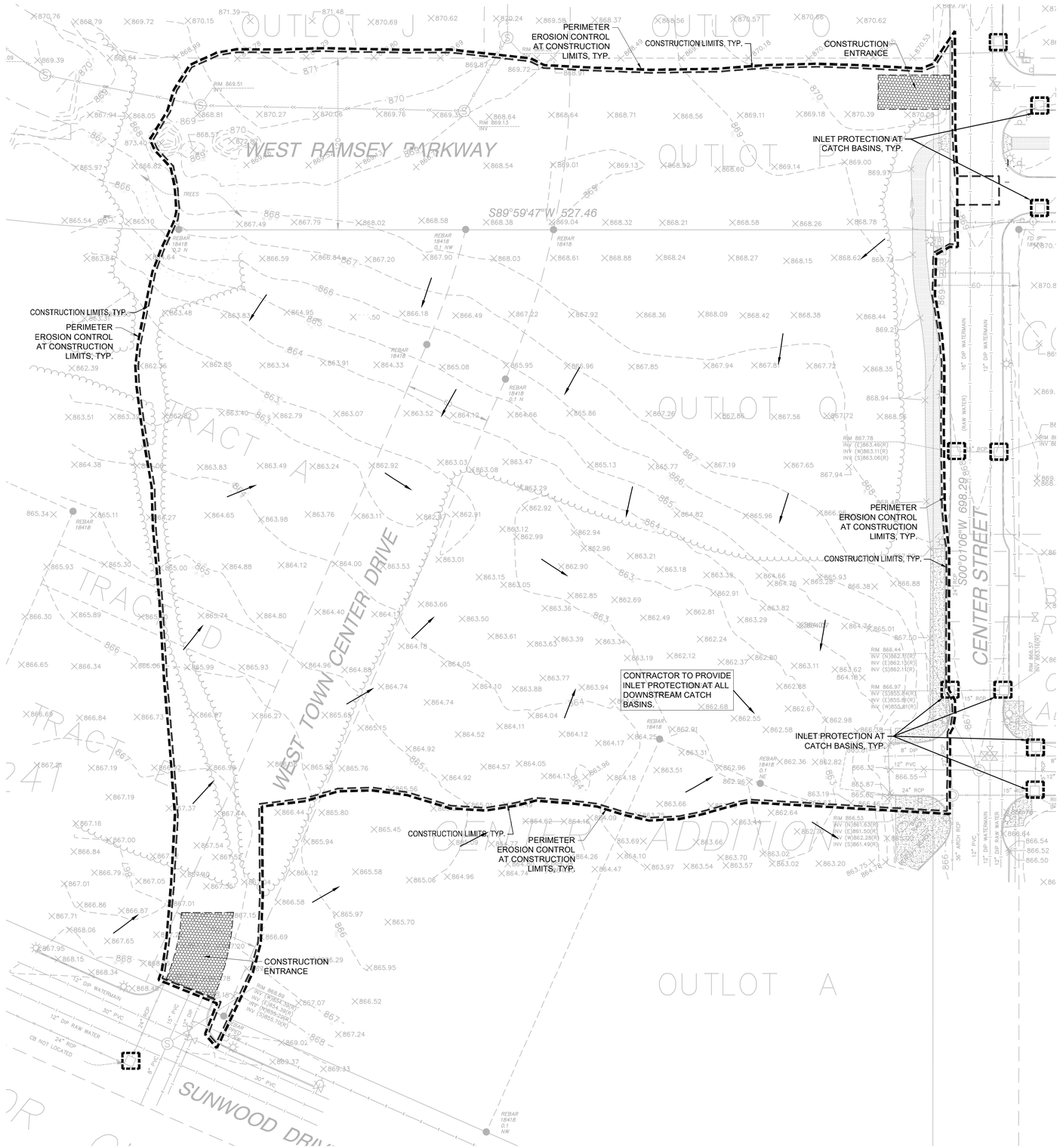
Rev. No.

Exterior Elevations

As indicated

SD_105

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12/6/2017 2:27:17 PM
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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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1" = 40'-0"
20'-0" 0 40'-0"

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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

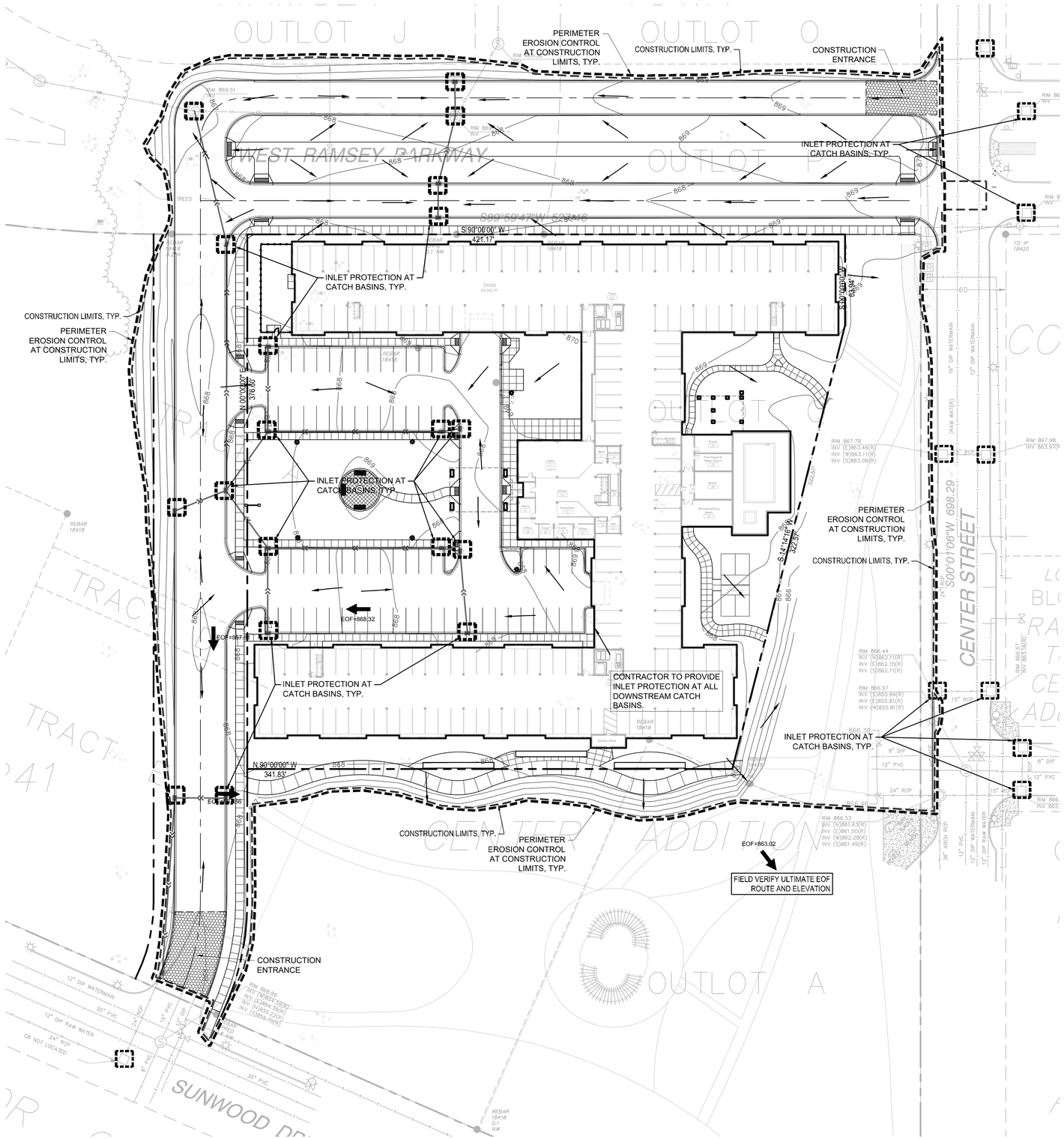
DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SWPPP - EXISTING CONDITIONS

SW1.0

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SWPPP NOTES:

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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. 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.
2. A COPY OF THE INSPECTION REPORT TO BE EMAILED TO THE CITY AFTER EVERY WEEKLY INSPECTION OR POST RAINFALL INSPECTION
3. SUBMIT A FULL SET OF INSPECTION REPORTS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.
4. CONSTRACTOR SHALL HAVE A PICKUP TYPE SEWER ON SITE OR AVAILABLE WITHIN 3 HOURS AFTER NOTIFICATION FROM CITY THAT SWEEPING IS REQUIRED.
5. 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.
6. VEHICLE FUELING SHALL TKAE PLACE INSIDE AN IMPERMEABLE CONTAMINATION AREA.
7. 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.

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.

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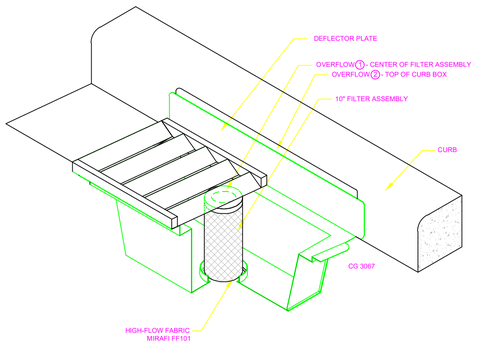
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1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SWPPP - PROPOSED CONDITIONS

SW1.1

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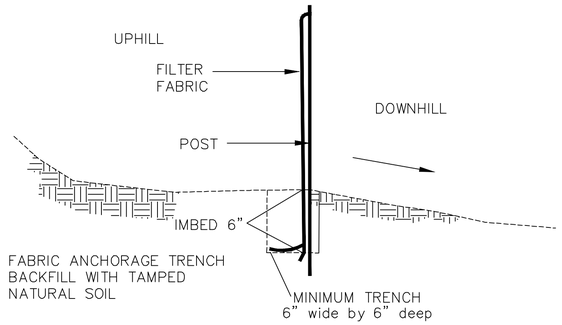


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

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

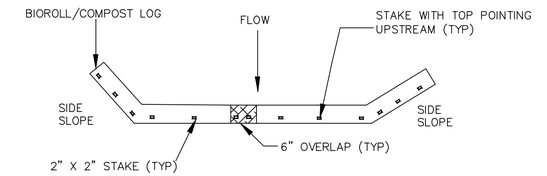
1 CURB INLET PROTECTION
NTS



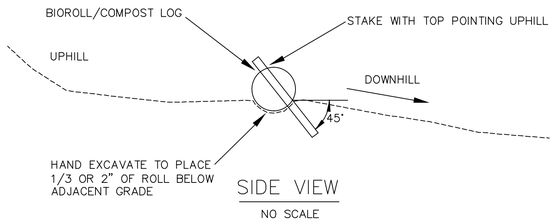
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

2 SILT FENCE
NTS



PLAN VIEW



SIDE VIEW
NO SCALE

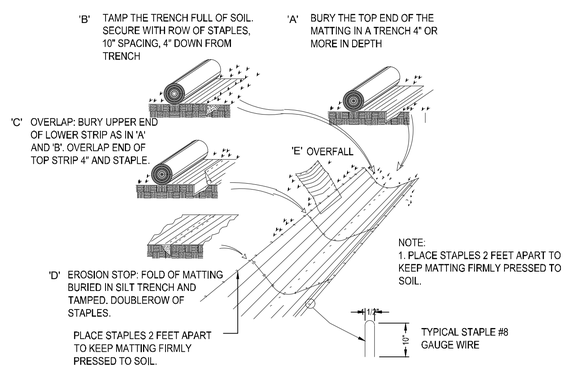
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH 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 BEEN 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 /IMPLEMENT/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 PERVANENT 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: ROBERT KETNER
509-321-3204
ROBERTK@INLANDCONSTRUCTION.COM

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

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.5%
ALL PAVEMENTS	0 SF	0.0%	39,847 SF	27.3%
ALL NON-PAVEMENTS	146,210 SF	100.0%	36,881 SF	25.2%
TOTAL SITE AREA	146,210 SF	100.0%	146,210 SF	100.0%
	3.36 AC		3.36 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	109,329 SF	74.8%	109,329 SF	74.8%
DIFFERENCE (EX. VS PROP.)	109,329 SF	74.8%		
IMPERVIOUS TOTAL	109,329 SF	74.8%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	292,789 SF			
SILT FENCE/BIO-ROLL	2,550 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. THE CITY OF RAMSEY IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE REGIONAL STORMWATER FEATURES SERVING THE SITE.

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.

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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

CivilSite GROUP

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 Sunwaood 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): 6.0

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)
07010206-805	MISSISSIPPI RIVER	RIVER	☒ 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.*

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

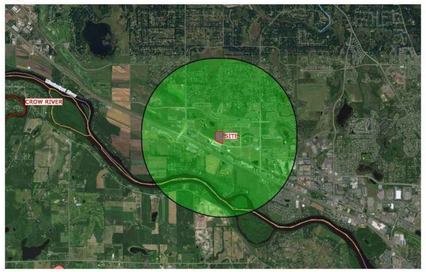
Construction start date: 03/2018 Estimated completion date: 03/2019

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



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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.

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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. THESE WILL BE CONSTRUCTED BYTHE CITY PRIOR TO THE TIME OF CONSTRUCTION.

   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.

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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

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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

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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, 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 ACCOMPLISHED 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)

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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
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SWPPP
- ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

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?	☐	☐	☐

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?	☐	☐	☐

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: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

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).

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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 13, 2017 REVISED: JANUARY 25, 2018	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	AFFINITY AT RAMSEY		
ESCROW #	116093		
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 Civil Plans, prepared by Civil Site Group and dated December 6, 2017, revised January 15, 2018, as it relates to The COR Design Framework (note that bold text indicates comments provided previously and strikethrough text indicates items that have been corrected):

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.** (revise on all subsequent pages as well).
- ~~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.** (revise on all subsequent pages as well).

Sheet C5.0:

- All sidewalks within the public realm (within right-of-way) shall be broom finished with alternating brush strokes per panel.

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.** (revise on all subsequent pages as well).

- ~~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.** (revise on all subsequent pages as well).
- ~~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.~~
- ~~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.~~
- There are too many New World Red Maples proposed, especially with the addition of landscaping within the center median. Either the species within the center median or in the boulevard along Ramsey Parkway must be changed to provide more diversity (the following would be acceptable: Valley Forge Elm, Bitternut Hickory, Boulevard Linden, Northern Catalpa, or Ginkgo).
- The species of the proposed trees along the north/south street must be changed (options include Princeton Elm, Accolade Elm, Skyline Honeylocust, Kentucky Coffeetree, Black Alder, or single-stem River Birch).

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.** Add this note to plan set.

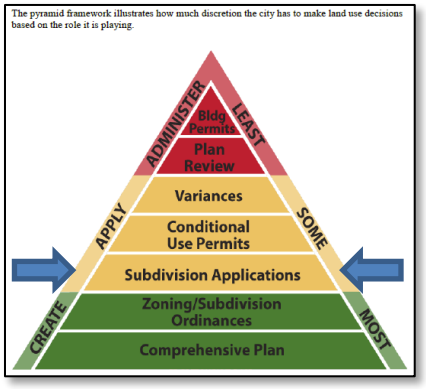
- ~~Boulevard areas shall be irrigated as well.~~
- ~~Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.~~

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	**PROJECT ADDRESS**	CORNER OF CENTER STREET NW AND 146TH AVENUE NW
PROJECT. TITLE	PRELIMINARY PLAT AND SITE PLAN REVIEW		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Preliminary Plat and Site Plan Review

General. The purpose of this file is to review the official Preliminary Plat and Site Plan applications made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above. 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. The proposed use is consistent with this land use guidance. The project is located within the COR 1 Mixed Use Core. This subdistrict is intended to be the most urban of all sub-districts in The COR. The compact and higher density blocks that define this subdistrict encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be 51.2 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 Mixed Use Core 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 3.90 acres and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR1 Subdistrict	
Required	Proposed
Minimum Lot Width: 20 feet	424 feet 5 inches
Minimum Lot Depth: 80 feet	378 feet 8 inches

Build to Line: 5 feet	**5 feet**
Building Height: 1-4 stories	**4 stories**

Streets and Utilities. The Applicant is working with the City's engineering team as it relates to street development and associated utilities. West Town Center Drive and at least a portion of Ramsey Parkway 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. Please refer to the Engineering tech review memo for specifics.

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.

Site Plan Review

Necessary Plan Revisions:

1. 3-D rendering that shows an elevation view of the building along Ramsey Parkway.
2. Additional architectural features along the first floor parking area.
3. If the dumpster staging pad is going to be used to store a dumpster for any period of time it should be full enclosed. Materials of the enclosure must match the materials of the principal structure.

General. The purpose of this file is to review the official Site Plan application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. 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 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 sills, aluminum balconies, cement fiber board siding in three colors (evening blue, cobble stone, and arctic white) as well as ashlar pattern spec-brik. The COR1 Mixed Use Core architecture requirements state that 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. Emphasis will be on great design along public street frontage.

Waste Storage: The Applicant is proposing to locate the trash enclosure inside of the building however a dumpster staging pad is shown on the plan set. The staging area may need to be enclosed if the intent of the staging pad is to store a trash dumpster. The enclosure must match the materials of the principal structure.

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.

Lighting: The photometric lighting plan produced by Berd Electric shows twenty-three (23) 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 and the public plaza area to the east of the project area. 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 plans provided show 72 exterior parking stalls and 123 interior parking stalls located within the first floor of the proposed structure. 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 applicant is proposing a total of 195 parking stalls for a total of 175 units. All shown drive aisles adhere to the requirements and the principal structure is residential in nature and as a result staff is comfortable with the proposed compact stalls.

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 Applicant has provided information regarding the sign that includes the language on the signage as well as the overall design and dimensions. As proposed it appears to meet the requirements of the sign ordinance.

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 January 25, 2018.

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

RESOLUTION #18-032

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL FOR AFFINITY AT RAMSEY

WHEREAS, Affinity at Ramsey, LLC hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Outlot Q, Part of Outlot R and West Town Center Drive, Ramsey Town Center Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 19, 2017, the City received an application and plans from Affinity at Ramsey, LLC for Preliminary Plat Review for Affinity at Ramsey; and

WHEREAS, on November 2, the Planning Commission reviewed a concept plan of the proposed development; and

WHEREAS, on December 12, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 9, 2018, the City Council adopted Resolution #18-016 approving the sketch plan;

WHEREAS, on February 1, 2018, the Planning Commission reviewed the Preliminary Plat for Affinity at Ramsey; and

WHEREAS, on February 27, 2018, the City Council reviewed the Preliminary Plat for Affinity at Ramsey; and

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 Preliminary Plat for Affinity at Ramsey, contingent upon compliance with the City Staff Review Letter dated January 25, 2018, 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 27th day of August, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #18-033

RESOLUTION GRANTING SITE PLAN APPROVAL FOR AFFINITY AT RAMSEY

WHEREAS, Affinity at Ramsey, LLC hereafter referred to as "Developer", properly applied for site plan approval of the following described property located in the City of Ramsey:

Outlot Q, Part of Outlot R and West Town Center Drive, Ramsey Town Center Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 19, 2017, the City received an application and plans from Affinity at Ramsey, LLC for site plan review for Affinity at Ramsey; and

WHEREAS, on November 2, the Planning Commission reviewed a concept plan of the proposed development; and

WHEREAS, on December 12, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 9, 2018, the City Council adopted Resolution #18-016 approving the sketch plan;

WHEREAS, on February 1, 2018, the Planning Commission reviewed the site plan for Affinity at Ramsey; and

WHEREAS, on February 27, 2018, the City Council reviewed the site plan for Affinity at Ramsey; and

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 Affinity at Ramsey, contingent upon compliance with the City Staff Review Letter dated January 25, 2018, 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 27th day of February, 2018.

Mayor

ATTEST:

City Clerk

BOLTON & MENK

Real People. Real Solutions.

Center Street Area Analysis

Located within The COR

City of Ramsey **February 2018**

DRAFT

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
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EXECUTIVE SUMMARY

The City of Ramsey has identified the need to prepare for further development of the COR. An area of publicly owned land located west of Center Street NW has been identified for a potential apartment complex and City park. The area is generally located north of Sunwood Drive NW, east of Xenolith Street NW, South of Ramsey Parkway and west of Center Street NW.

This analysis included examining the feasibility of constructing the required supporting public infrastructure, and developing preliminary design layout plans in this area of The COR.

A portion of the public improvements adjacent to the area were completed in 2004 along Sunwood Drive NW and in 2014 along Center Street NW. The street and utility improvements completed include construction of a 30-inch trunk sanitary sewer main in Sunwood Drive, an extension of 12-inch sanitary sewer in Center Street, and an extension of 12-inch watermain in Center Street.

Future improvements required to serve the study area include:

- Construction of Ramsey Parkway west from Center Street NW to Xenolith Street NW,
- Construction of Ramsey Parkway west from Xenolith Street NW to Zeolite Street,
- Expansion of Center Street NW north to Ramsey Parkway,
- Construction of Xenolith Street NW,
- Construction of Yolite Street NW between Ramsey Parkway and Sunwood Drive,
- Extension of an 8-inch sanitary sewer line along Xenolith Street NW,
- Looping 8-inch and 12-inch water mains along Xenolith Street and Ramsey Parkway,
- Relocation of a 15-inch trunk sanitary sewer line along Ramsey Parkway,
- Use of a regional rate control basin to maintain existing storm water flow rates in the COR,
- Construction of a 30-inch regional pond outlet pipe along Yolite Street NW,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,690,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options

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I. INTRODUCTION

The City of Ramsey has identified the need to prepare for further development of The COR. An area of publicly owned land located west of Center Street NW has been identified for a potential apartment complex and City park. Appendix A includes the COR Development Plan 6.0 (05.15.2012). Appendix B includes figures referenced throughout this study, Figure 1 depicts the general location of the study area associated with this analysis. Figure 2 depicts the individual street segments analyzed.

The Center Street study area is one component (approximately 22 acres) of a larger green-field area ready for development (approximately 87 acres). The larger area includes property designated for traditional retail/commercial development, along with high-density residential uses. The City anticipates a portion of the Center Street study area to be developed into a City park area (See Figure 3).

The primary roadway system serving this area of The COR is Bunker Lake Boulevard to the north and Sunwood Drive NW to the south. This analysis includes examining the feasibility of constructing supporting public infrastructure in, and adjacent to, the study area.

II. STUDY CONTENT

The purpose of this analysis is to determine the necessary public infrastructure and associated costs required to allow land within the study area to develop. Roadways included in the study are as follows:

- Ramsey Parkway from Center Street NW to Zeolite Street NW,
- Center Street NW from the existing developed section north to Ramsey Parkway,
- Xenolith Street NW from Sunwood Drive to Ramsey Parkway, and
- Yolite Street NW from Sunwood Drive to Ramsey Parkway.

Figure 2 in Appendix B depicts the roadway segments included in this analysis.

Our analysis consists of four separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layout** – Provides a graphical depiction of the public roadways and utilities,
- **Regional Storm Water Analysis** – Defines conceptual storm water ponding needs and building pad elevations,
- **Preliminary Project Cost Estimates –** Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

III. BASE DATA AND GUIDANCE

Prior to initiating the study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- Follow the guidance outlined in the COR Design Framework plan, dated February 28, 2012, including Amendment #1, dated November 27, 2012.
- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimations and design should include: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted as forecasting and design work is completed.
- Regional storm water considerations should be included in the study

IV. GENERAL DISCUSSION

While the primary focus of the analysis is related to identifying the public infrastructure required to serve development, additional considerations can influence decision-making. The following items were considered throughout the course of the analysis.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within The COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, currently platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the current master plan roadway alignments, and also shows new ROW required for future public improvements.

The ROW depicted on the exhibits takes into account the width required for streets, boulevards, sidewalks, etc. as depicted in The COR Design Framework plan.

National Wetland Inventory

The National Wetland Inventory (NWI) shows three wetland areas within the study area. These areas are shown in Figure 5 in Appendix B.

The City has planned in advance for wetland impacts that may occur within a portion of The COR. In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands.

The mitigation plan was titled “On-Site Wetland Mitigation and Replacement Plan” and provided for the construction of four replacement wetlands. We anticipate the City will provide that documentation to developers as they begin to consider development options.

The wetlands have been delineated by the Inland Group to determine the current wetland boundaries. The City is working with the developer and the Lower Rum River Watershed Management Organization to determine the appropriate mitigation strategy for this location.

Segment Improvements

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed initially are shown in Figure 2 in Appendix B, and include:

- **Segment A-1:**
  - Extension of Ramsey Parkway from Center Street NW to Xenolith Street NW.
    - Taper the median from 47 ft wide to 20 ft wide (Figures 10 & 16).
    - Include 6 ft sidewalks on each side of the new roadway.
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segment A-2:**
  - Extension of Ramsey Parkway from Xenolith Street NW to Zeolite Street NW.
    - Extend the existing typical section from the east (Figures 11 & 16).
  - Extension of sanitary sewer, storm sewer and watermain.
    - Reroute existing 15-inch sanitary sewer to new alignment.
- **Segment B:**
  - Extension of Center Street NW to Ramsey Parkway.
    - Extend the existing typical section from the south (Figures 12 & 16).
  - Extension of storm sewer as needed for roadway drainage.
- **Segments C1 and C2:**
  - Construction of Xenolith Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 13 & 17).
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segments D1, D2, D3 and D4:**
  - Construction of sidewalk and plantings along the north side of Sunwood Drive.
    - Extend the existing boulevard layout used east of Sapphire Street NW (Figures 14 & 17).
  - Extension of irrigation for planting areas.
- **Segment E:**
  - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 15 & 17)
  - Extension of watermain.
  - Extension of storm sewer for regional pond outlet.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and

approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation (MnDOT) State Aid: Sunwood Drive NW is a State Aid route,
- Minnesota Pollution Control Agency (MPCA): NPDES Storm Water Permit,
- Metropolitan Council Environmental Services (MCES): Sanitary Sewer Extension Review,
- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Recent Improvements

Improvements to the area were completed in 2004, 2005 & 2014. The street and utility improvements completed at that time included:

- 2004: Construction of a 30-inch sanitary sewer trunk main and the installation of a 12-inch watermain along Sunwood Drive NW.
- 2005: Extension of 18-inch sanitary sewer along the anticipated West Ramsey Parkway alignment from Zeolite Street to Yolite Street NW, then along Yolite Street to Sunwood Drive.
- 2014: Extension of 12-inch watermain along Center Street from Sunwood Drive to Ramsey Parkway. A 12-inch sanitary sewer main was also installed along Center Street from Sunwood Drive to 145th Avenue NW.

All of the improvements completed at the time were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans.

V. UNDERSTANDING PREVIOUS IMPROVEMENTS

Significant planning was completed prior to completion of the improvements constructed in 2004, 2005, and 2014. Understanding the thoughts behind previous improvements can help avoid omissions when considering future improvements.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the study area. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. The remaining roadway was then constructed as a temporary street section with bituminous curb and a bituminous trail for a distance of approximately 220-feet to Ramsey Parkway.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Bituminous Trails

A 10-foot wide bituminous trail was constructed in the wide median of Ramsey Parkway east of Center Street. A continuation of the trail was also constructed along the west side of Center Street to allow for a connection to the 10-foot concrete walk near 145th Avenue NW.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve The COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway. This main then followed the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains adjacent to the study area have capacity to provide service to the study area.

Water Distribution and Supply Improvements

12-inch Watermain has been installed in all three streets adjacent to the study area (Sunwood Drive, Center Street, and Zeolite Street). All of the trunk mains installed included provisions for service to the study area in the form of 8-inch lateral watermain services.

The elevated storage for the City of Ramsey is adequate to provide fire flow to the study area. The distribution system was also found to be adequate to serve the study area.

Storm Water Management

Center Street serves as a watershed boundary within The COR area. Portions of The COR located east of Center Street are routed to a pond located near Ramsey Boulevard and the BNSF railroad tracks. Portions of The COR located west of Center Street are routed to a regional pond located north of Ramsey Parkway, just west of Center Street. The outlet from the regional pond is proposed to consist of storm water piping from the pond to an existing storm sewer located in Sunwood Drive at Yolite Street.

While most of the study area is anticipated to flow north into the regional pond, two exceptions are anticipated:

- The City park located adjacent to Center Street will most likely be routed to the Center Street storm sewer system and flow to the east.

- A portion of the lot located in the northeast quadrant of Xenolith Street and Sunwood Drive will be connected to the Sunwood Drive storm sewer system.

A storm sewer system was previously constructed in Sunwood Drive and Center Street. The system directed roadway runoff to regional ponds located to the east and south of the study area. Approximately 400 feet of Sunwood Drive located west of Center Street flows to the east. The remainder of Sunwood Drive adjacent to the study area flows to the south in a pipe located at the Yolite Street alignment.

As described, the majority of the drainage for the study area is planned to flow north from Sunwood Drive and west from Center Street to a regional pond located north of Ramsey Parkway and west of Center Street. The outlet for the regional pond currently discharges to an open area located on the south side of the future Ramsey Parkway. The storm water then flows overland to a pipe near the Sunwood Drive and Yolite Street intersection. The pond outlet is anticipated to ultimately include a discharge pipe from the regional pond to the Sunwood Drive storm sewer. This pipe will most likely be extended along the future Yolite Street.

The final configuration of the regional pond, and associated pond volume, is being developed concurrently with proposed park improvements being planned for that area of The COR. The pond configuration depicted in the exhibits is based primarily on preliminary park sketches.

No cost estimating was performed related to construction of the pond for this analysis. Along with the final pond configuration, proposed construction methodologies are currently being considered by the City.

VI. ADDITIONAL ANALYSIS

As a portion of this analysis, we reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area and completed a rough site grading review of the City park area. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer and Water Main

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridor.

Ramsey Parkway includes a 12 inch watermain, which completes an east-west trunk system through The COR. All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction (other than Ramsey Parkway) should include 8-inch watermain to complete looping in the study area. In the case that a high water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 6 in Appendix B depicts sanitary sewer and Figure 7 depicts the water main improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff within the study area is generally planned to flow north from Sunwood Drive and west from Center Street NW to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely to be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive.

The existing hydraulic model was reviewed to allow for the analysis of storm water within The COR area. Preliminary storm water management conditions and requirements where then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The pond footprint used in the analysis is as shown in The COR Parks + Public Places, December 2015. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 8 shows the general shape and location of the pond used in the analysis.

The COR is located within a Drinking Water Supply Management Area. Because of this, the required infiltration (1 inch over the new impervious area) is provided by the City in regional infiltration basins. Developers then pay a share of the cost for creation of the regional facility.

Cost estimates were not developed for the regional pond construction or private site storm sewer conveyance.

Site Grading

Existing hydraulic modeling was reviewed to analyze storm water conditions for future development scenarios. The regional pond elevation will be used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional pond could reach a high water elevation of 866.5 during a 100-year storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest floor elevation be a minimum of 2 feet above the 100-year high water level. Based on that requirement, the minimum building elevation should be 868.5.

Figure 9 depicts the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 2 feet of fill to meet minimum elevations required.

A new City park, located directly adjacent to Center Street NW, is in the planning stages at the City. The costs associated with importing fill for this parcel have been included in the alternate cost analysis section

of this report.

Street Lighting

Street lighting will be in conformance with The COR Design Framework's Master Streetlight Plan. The locations and types of fixtures are depicted on the street related figures in the appendix of this report.

The costs included for street lighting were derived from recent projects within the City of Ramsey and are considered to be reasonable costs associated with providing street and pedestrian lighting along the corridors. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard. The costs provided are considered conservative and may be reduced depending upon the types of developments proposed and the density of lighting required.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. Cost estimates were prepared which include a 10-foot bituminous trail along the extension of Ramsey Parkway to Zeolite Street.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 10-17 in the Appendix show these layouts and typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Bituminous trails and lighting were included, but other features, such as trees, shrubs, decorative features and monuments are not included in the estimated project costs. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

The Rasmey Parkway median has the potential to be either raised or depressed, with plantings included under either option. Both options are considered to be similar in scope and cost.

Right of Way and Easements

Locations of right of way needs are depicted on the figures based on roadway and trail sections. The exact areas will need to be determined during the platting process. We assumed that the right of ways would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions. Vacation of the existing platted right of ways that are no longer needed are also not included in the project costs.

Anoka County Regional Trail

The Central Anoka County Regional Trail follows Bunker Lake Boulevard, and currently terminates at Ramsey Boulevard. The trail had been proposed to follow Ramsey Boulevard to the south, crossing TH 10 and connecting to the Anoka County's Mississippi West Regional Park. A new alignment is now being proposed, which ultimately takes advantage of the proposed Mississippi Skyway for crossing TH 10. The new alignment follows Bunker Lake Boulevard further to the west, before turning south at Center Street.

The trail then follows Center Street through much of the COR, connecting to the transit station on the north side of TH 10.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VII. COST CONSIDERATIONS

Costs estimates were developed for each improvement type. These estimates are based on past bid pricing and similar projects completed previously. The segments are depicted on Figure 2 in Appendix B. All costs presented in the following pages are 2018 costs.

Improvement	Segment A-1	Segment A-2	Segment B	Segment C-1
Roadway	$ 361,000	$ 713,000	$ 150,000	$ 171,000
Trails/Sidewalks	$ 52,000	$ 90,000	$ 35,000	$ 75,000
Street Lighting	$ 22,000	$ 43,000	$ 13,000	$ 17,000
Storm Sewer	$ 118,000	$ 234,000	$ 35,000	$ 43,000
Trunk Storm Sewer	$ 43,000	$ 0	$ 0	$ 0
Watermain	$ 129,000	$ 226,000	$ 57,000	$ 98,000
Sanitary Sewer	$ 78,000	$ 47,000	$ 0	$ 77,000
Trunk San Sewer	$ 0	$ 172,000	$ 0	$ 0
Total Costs	$ 803,000	$ 1,525,000	$ 290,000	$ 481,000

Improvement	Segment C-2	Segment E
Roadway	$ 67,000	$ 223,000
Trails/Sidewalks	$ 30,000	$ 98,000
Street Lighting	$ 7,000	$ 22,000
Storm Sewer	$ 17,000	$ 119,000
Trunk Storm Sewer	$ 0	$ 0
Watermain	$ 38,000	$ 127,000
Sanitary Sewer	$ 31,000	$ 27,000
Trunk San Sewer	$ 0	$ 0
Total Costs	$ 190,000	$ 616,000

Segments D-1, D-2, D-3 and D-4 include trails, sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

Segment	Location	Estimated Cost
D-1	Zeolite Street to Yolite Street	$ 204,000
D-2	Yolite Street to Xenolith Street	$ 198,000
D-3	Xenolith Street to Center Street	$ 176,000
D-4	Center Street to Sapphire Street	$ 113,000
Total		$ 691,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,690,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

General Cost Estimating Assumptions

- Dewatering will be required for sewer and water installation.
- Fill will be required for all roadways.
- Borrow material cost does not assume use of regional pond excavation.
- Aggregate base cost does not assume use of City stockpile.

Segment A-1 Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.
- Roadway costs include tapering the roadway from a 47 ft wide median to a 20 ft wide median.
- Includes an allotment for (2) 6 ft wide sidewalks along the roadway boulevard areas.
- Costs for the median include restoration and plantings.

Segment A-2 Assumptions

- Relocation of 18-inch trunk sanitary sewer into future Ramsey Parkway alignment included in trunk sanitary sewer cost.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Additional Assumptions

- No costs associated with construction of individual storm water ponds are included, as it is anticipated the regional pond will address all storm water runoff requirements. The regional pond

will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area.

- Park Fill is the estimated cost to grade the proposed City park parcel, fill the site to an elevation equal to the adjacent streets, place 4 inches of topsoil and seed and mulch the entire site. The estimated project cost to fill the site, topsoil, seed, and hydromulch is approximately $231,000.

Alternatives Analysis

An alternate cost analysis was performed to determine the difference in cost if a bioretention basin was constructed along the median in Ramsey Parkway. The bio-retention basin is not required to meet water quality volume requirements, but instead to create a native plantings and landscaping feature.

There is little difference in costs associated with creating a bioretention basin along the median. The primary difference relates to whether the median area is raised or depressed. Costs associated with plantings, curb cuts, etc. are not considered significant.

VIII. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

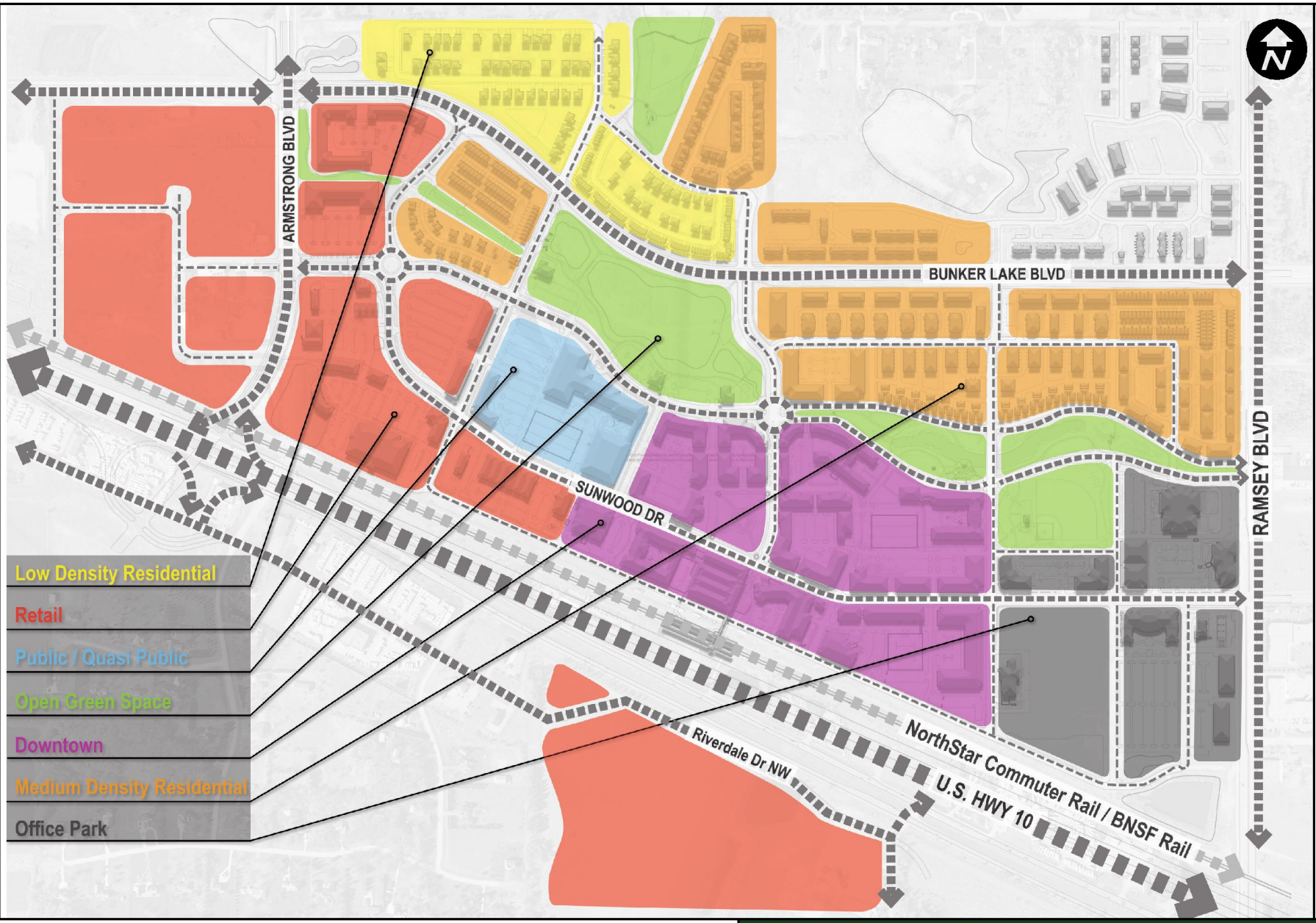
While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: LAND USE EXHIBIT



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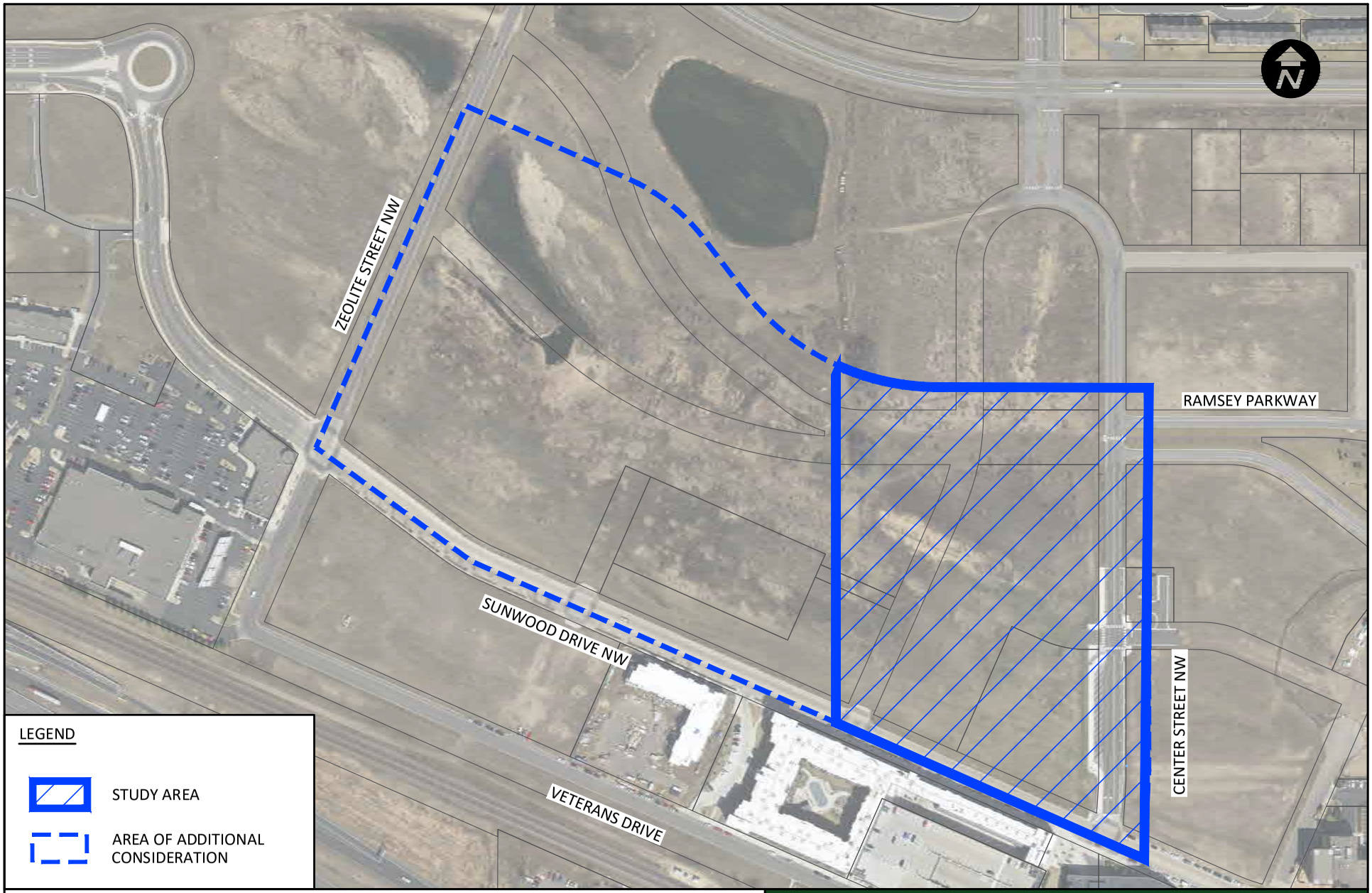
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CITY OF RAMSEY, MINNESOTA
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APPENDIX B: FIGURES



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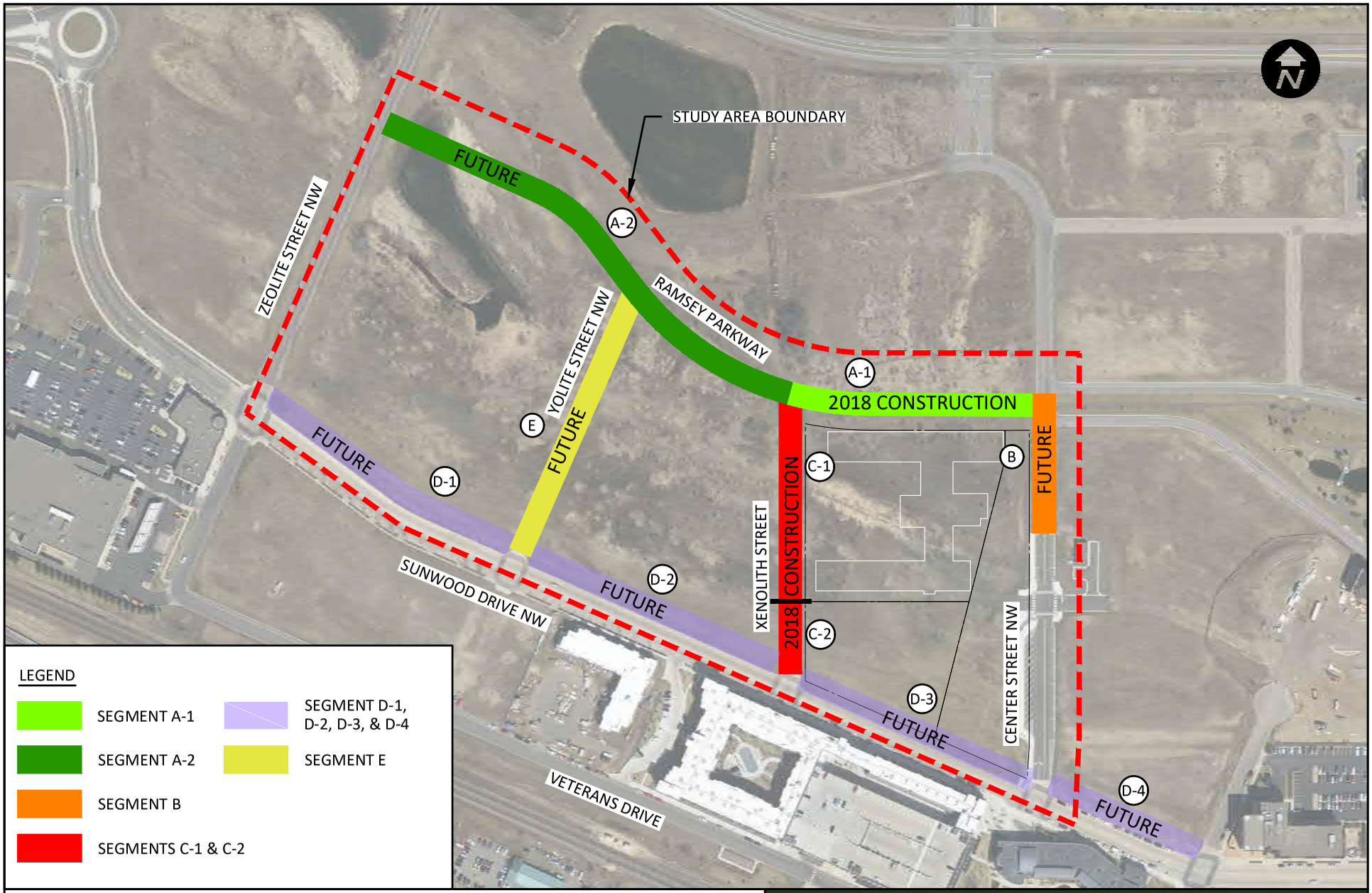
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CENTER STREET AREA ANALYSIS
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FIGURE 1 - AREA OF STUDY

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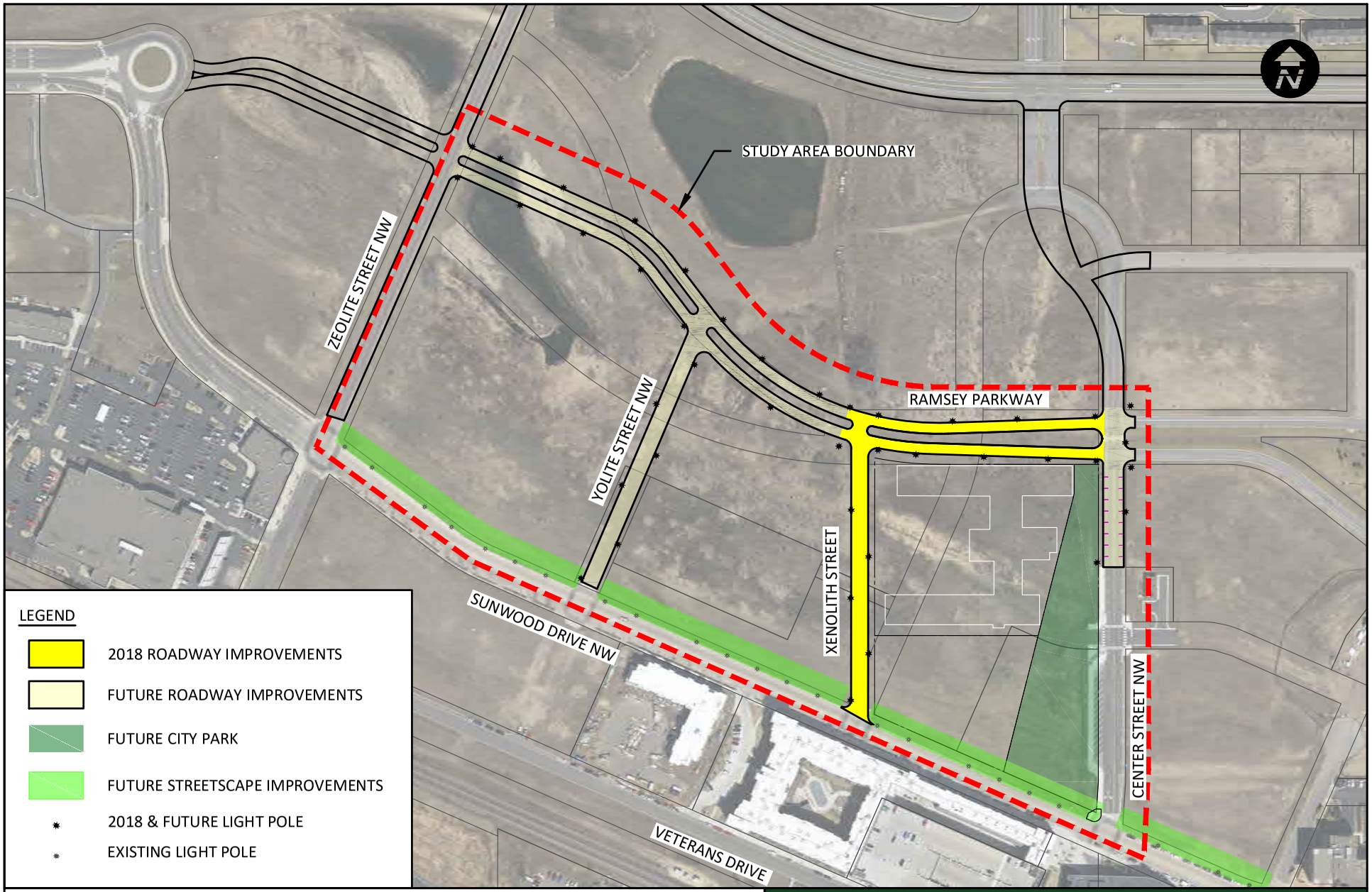
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CENTER STREET AREA ANALYSIS
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FIGURE 2 - ROAD SEGMENTS
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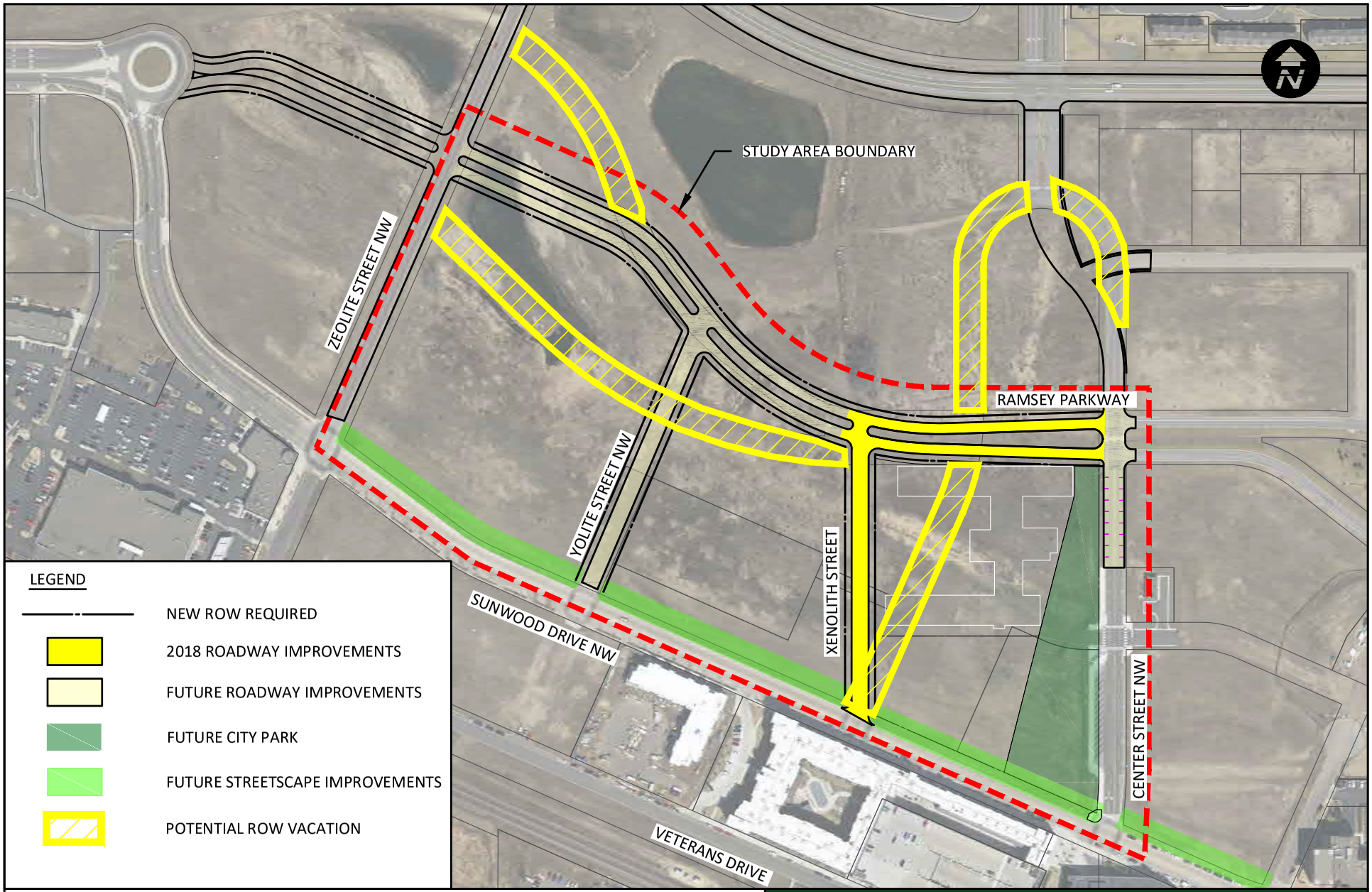
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CENTER STREET AREA ANALYSIS
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FIGURE 3 - GEOMETRICS
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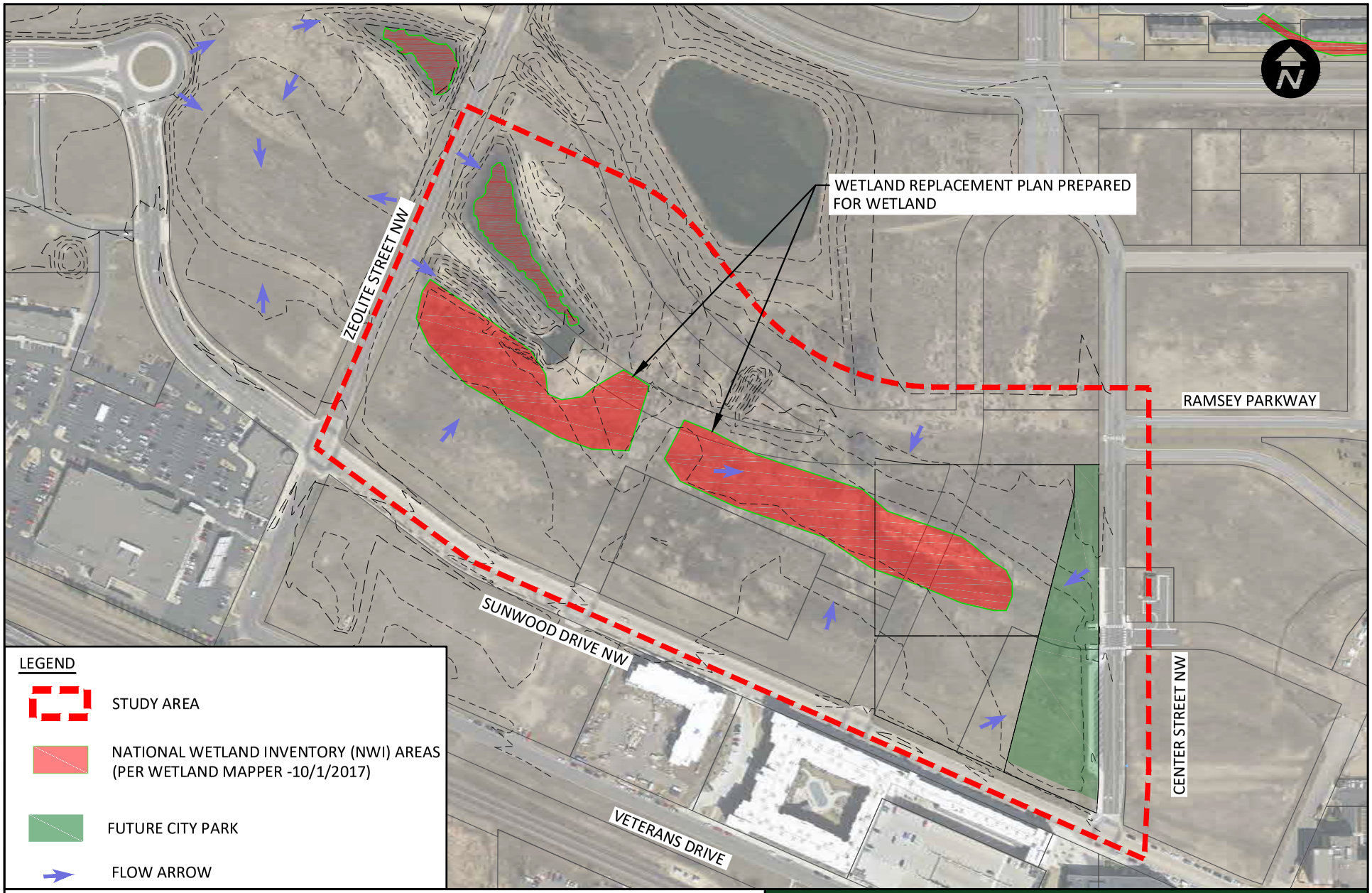
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FIGURE 4 - RIGHT OF WAY LAYOUT
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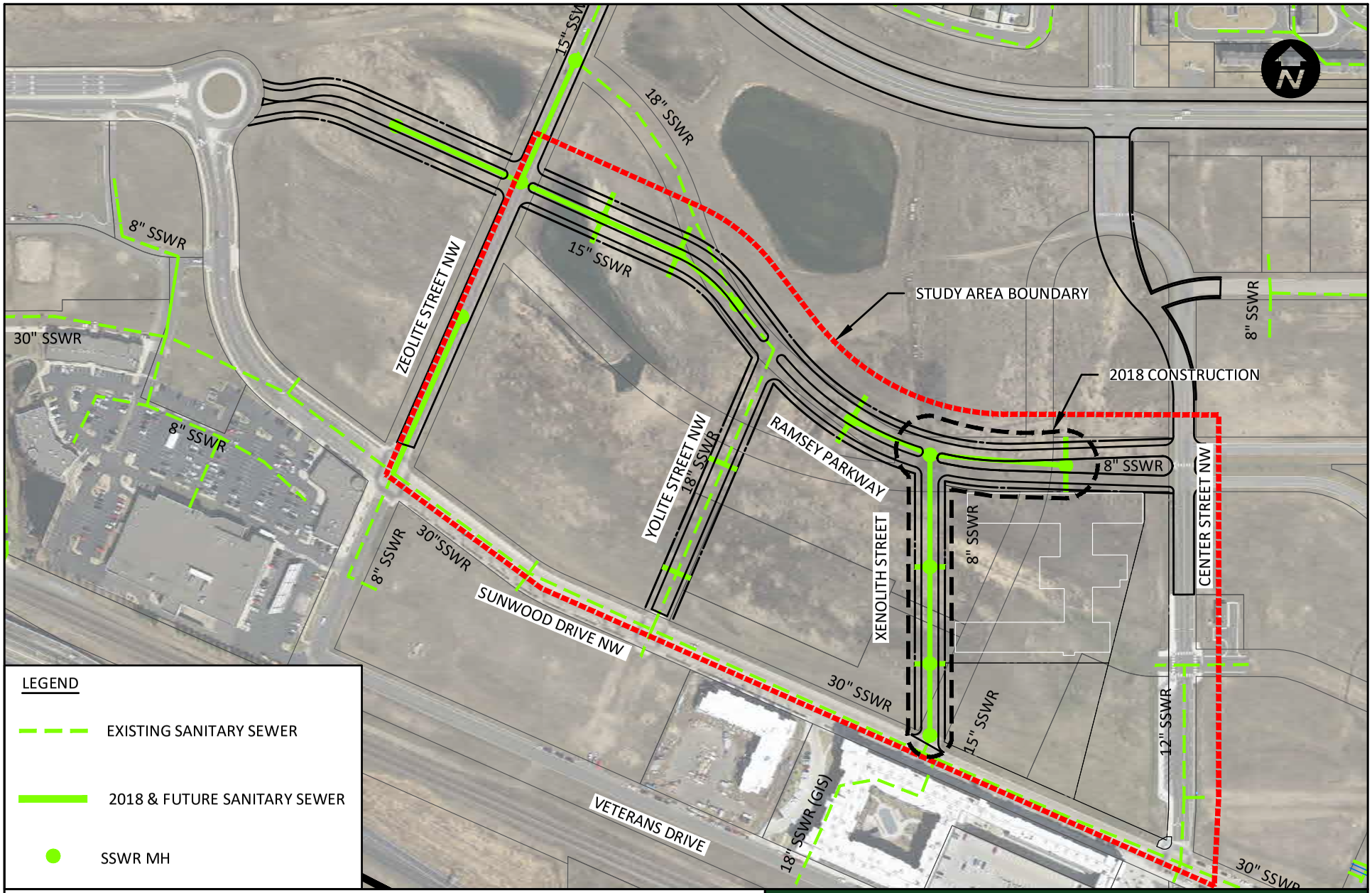
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FIGURE 5 - NATIONAL WETLAND INVENTORY
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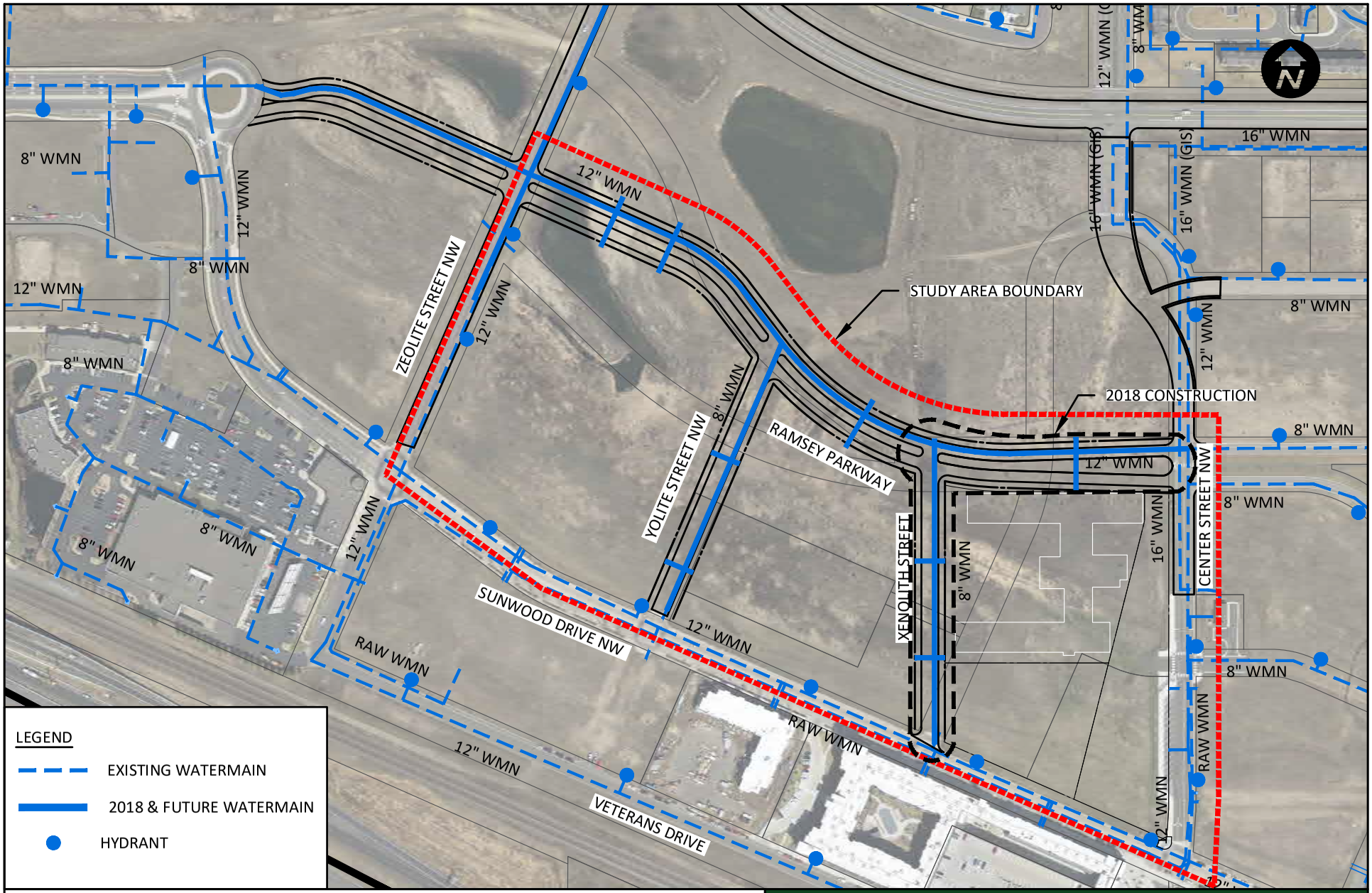
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FIGURE 6 - SANITARY SEWER
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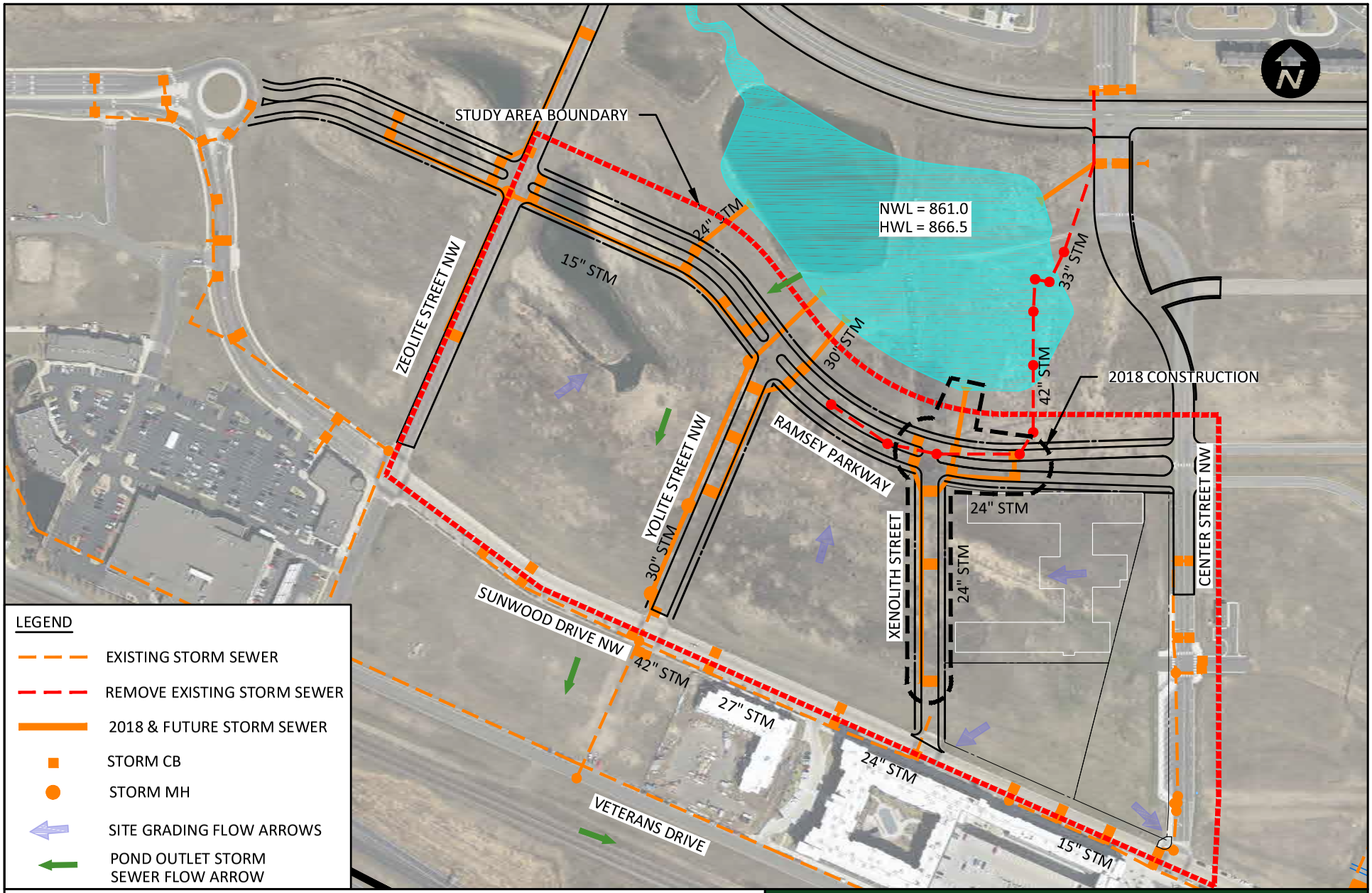
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FIGURE 7 - WATERMAIN
DECEMBER 2017

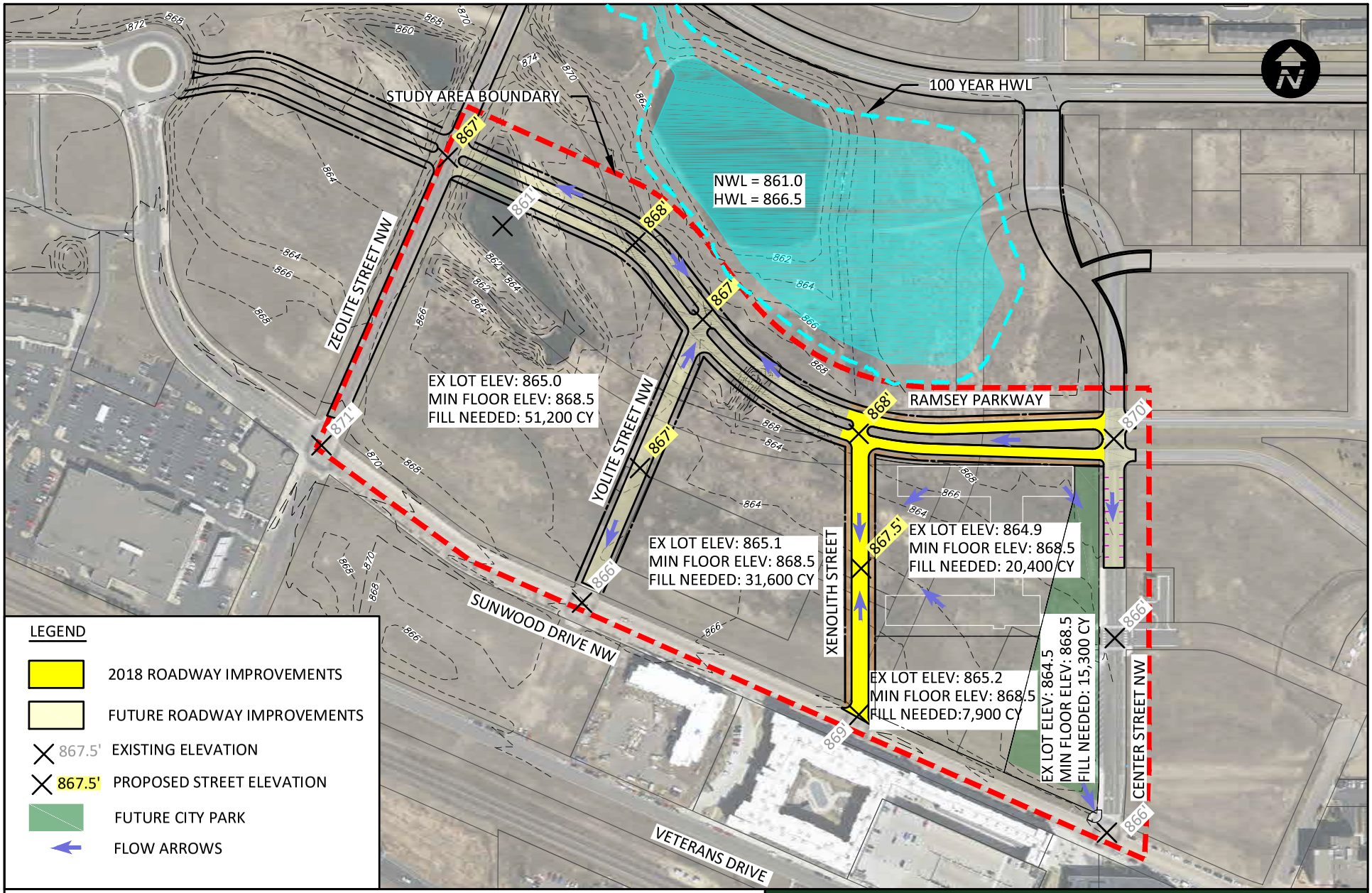


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FIGURE 8 - STORM SEWER
DECEMBER 2017

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FIGURE 9 - SITE GRADING
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FIGURE 10 - SEGMENT A-1 GEOMETRICS
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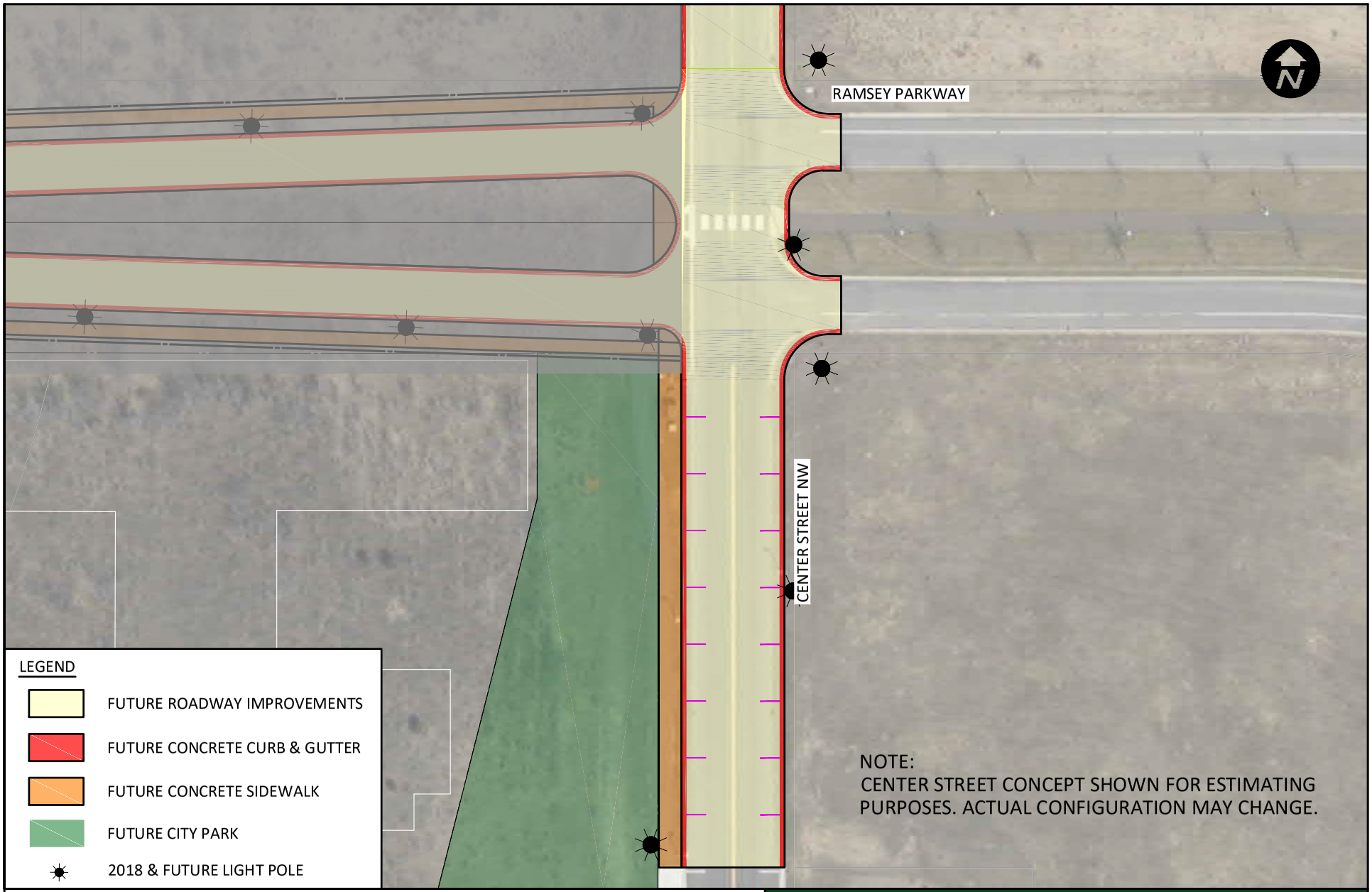
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FIGURE 11 - SEGMENT A-2 GEOMETRICS
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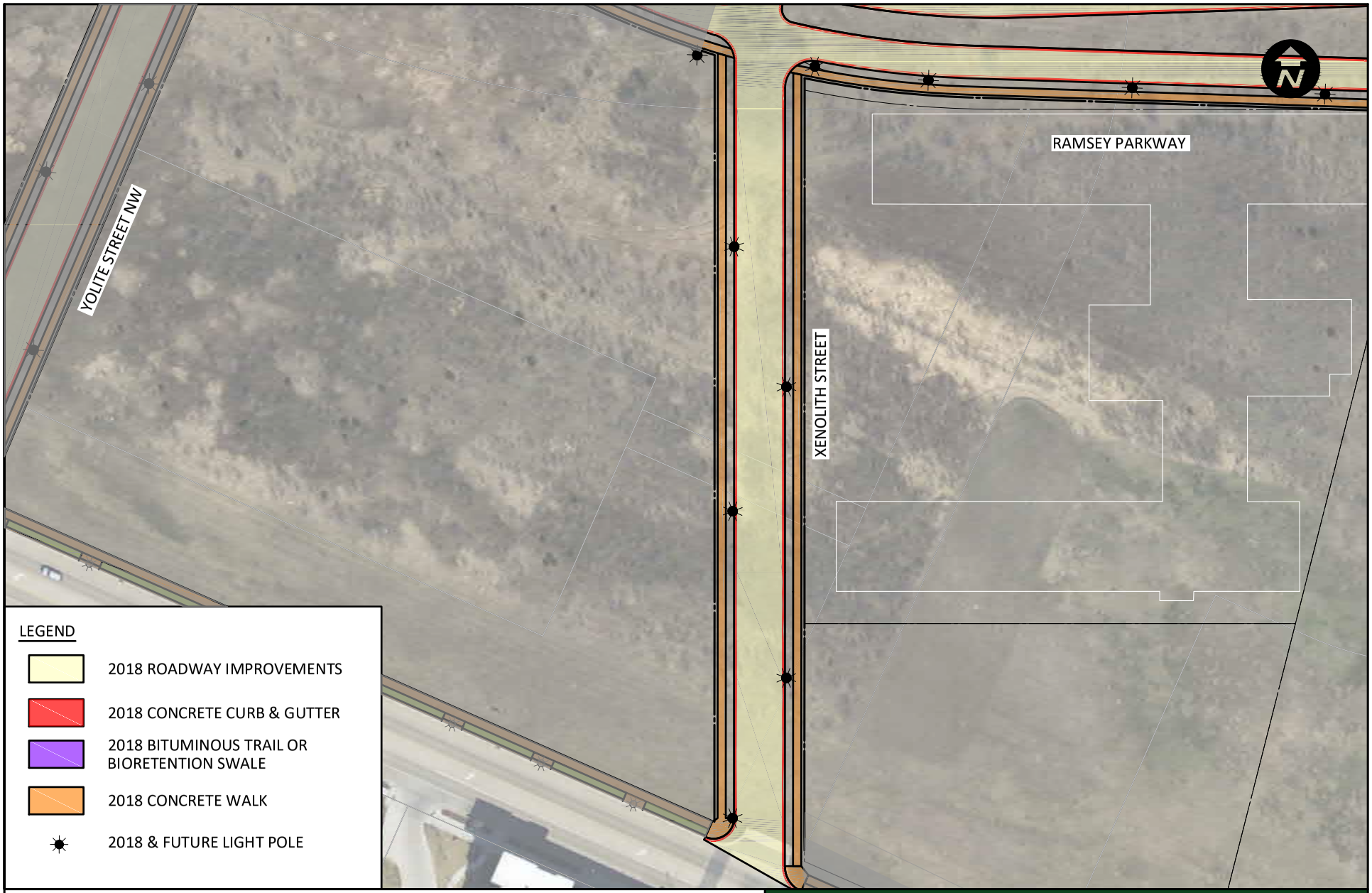
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FIGURE 12 - SEGMENT B GEOMETRICS
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 13 - SEGMENT C GEOMETRICS

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FIGURE 14 - SEGMENT D LANDSCAPING
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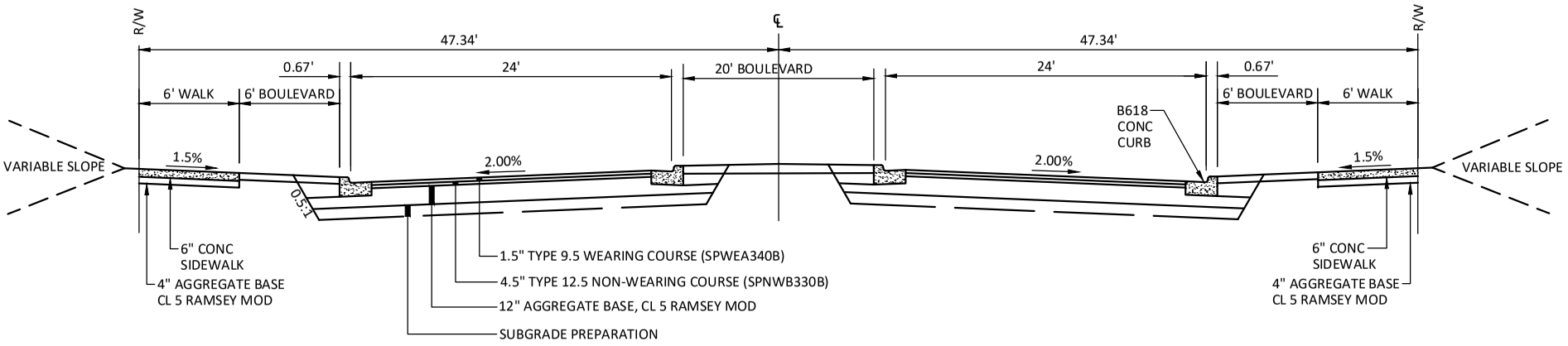
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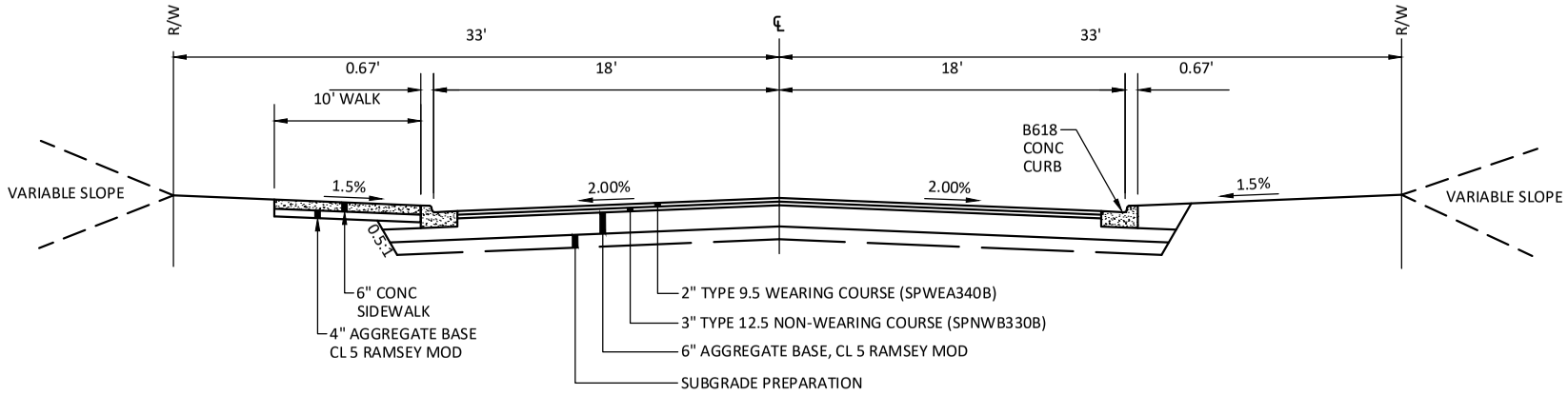
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FIGURE 15 - SEGMENT E GEOMETRICS
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SEGMENT A-1 & A-2 / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



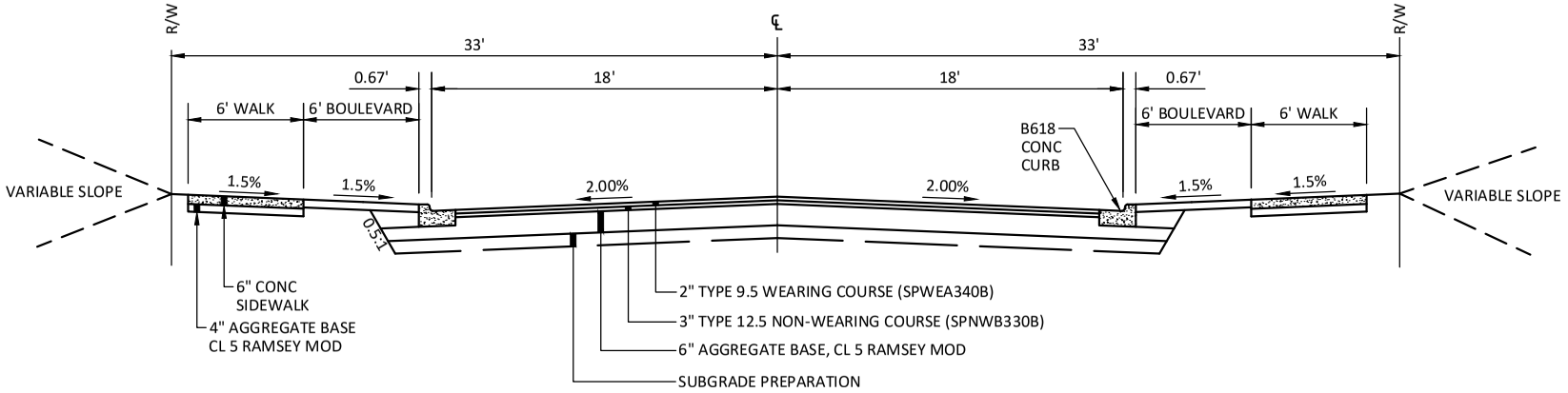
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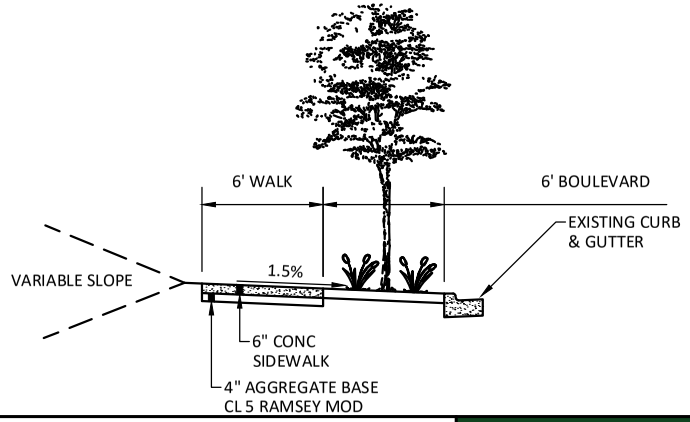
CENTER STREET AREA ANALYSIS
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FIGURE 16 - TYPICAL SECTIONS
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SEGMENT C & E / XENOLITH STREET & YOLITE STREET NW



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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FIGURE 17 - TYPICAL SECTIONS
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CC Regular Session **7. 3.**

Meeting Date: 02/27/2018

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #18-049 authorizing Civil Engineering Planning Services from Bolton and Menk for Highway 10 Planning Effort

Purpose/Background:

The purpose of this case is to authorize a Work Order with Bolton and Menk to perform planning and engineering services related to future Highway 10 design.

Staff is only seeking approval for Phase I (Project Justification, Concepts, Evaluation). Staff is not seeking approval for Phase II (Vision Refinement, Preliminary Design, Funding) at this time.

Staff has already completed three rounds of refining the scope. Staff has already scaled back on renderings/visualizations, public meetings, and communication assistance.

Timeframe:

15-20 minutes

Observations/Alternatives:

Scale and Magnitude

The project is a significant investment. The project covers a large geographic area consisting of multiple projects. The primary nodes are Sunfish Lake Boulevard, Ramsey Boulevard, and Alpine Drive with inter-connectivity through a series of frontage roads. The total capital costs of the improvements themselves are range from $65 million to $120 million dollars. Although this is a significant investment, by not completing this step and attempting to proceed to Preliminary Design without this step would result in a cost to the City much higher than the current request.

Building on the Highway 10 Access Planning Study and Cost Savings

This planning and design effort builds upon the Highway 10 Access Planning Study performed by Bolton and Menk (same firm) on behalf of the Minnesota Department of Transportation (MnDOT) and Anoka County. That study helped frame the problem, identify issues, and chart out several alternatives. The City is not paying for costs already completed, so the previous study is seen as a costs-savings for this step.

Clear Vision

This planning effort, a precursor to Preliminary Design and Final Design, is important to establish a clear vision for the corridor. The previous Highway 10 Access Planning Study helped establish a broad vision and approach for the corridor with several options at each node. This step will now select preferred alternatives for frontage roads and interchanges. The Highway 10 Access Planning Study is a compilation of nearly twenty separate projects in Ramsey. This planning effort will take the vision from a series of disconnected alternatives into a single concise vision.

Accuracy

This planning step is more than simply drawing lines on a map. In order to add value to the process and begin implementing the Highway 10 Access Planning Study, additional accuracy is needed. The difference in accuracy could mean the difference between partial acquisition and full acquisition of property. Based on previous corridor planning studies, the difference between partial acquisitions and full acquisitions is several million dollars. The City still does not have sufficient information to communicate accurate right-of-way needs without this step.

Stakeholder Impacts

There has been a high level of real and perceived uncertainty surrounding the vision for the corridor that has created increasingly high levels of frustration within the corridor. Due to previous planning efforts, certain land use controls were established (Official Map) that indicated need for full acquisition of parcels. The need for additional right-of-way for the new plan is greatly reduced. However, in order to remove areas from the Official Map that are no longer needed (without removing areas that are still needed), this planning step is required. This step should ease the ability for improvements and real estate transactions for those parcels not directly impacted by future Highway 10 improvements.

This provides an overlap to the City Council's Strategic Initiative to Clean Up the Image of Highway 10. It is hypothesized by observation and stakeholder feedback that many Property Owners are hesitant to significantly reinvest in properties without certainty on the future of Highway 10.

Right of Way Acquisition

The City has long utilized the Right-of-Way Aquisition Loan Fund (RALF) program to secure property for future Highway 10 improvements. Most recently, this program was utilized to purchase 6401 Highway 10 NW, the former Sunfish Lake Express Gas Station. However, the City will no longer be able to access these funds until this planning step is completed.

The City also cannot receive MnDOT Approved Layout without this step.

Funding

Without the deliverables above, especially clarity to the vision, the City will likely be unsuccessful in several funding requests, especially regarding grade-separated interchanges.

Public Engagement and Communication

The Work Order includes several opportunities to supplement City Staff in the area of engagement and communication. The Work Order contemplates a series of workshops at various scales. Please see the attached proposal for a more detailed listing. Additionally, the Work Order includes assistance in website and newsletter content to better communicate with the community.

Approximately $50,000 could be removed from the Work Order by reducing the amount of public meetings and communication. However, Staff does not recommend this approach due to the complex nature and a perceived need to better communicate the vision of Highway 10 to the community. Staff still encounters a large cross-section of the community that is unaware of the existence of the Highway 10 Access Planning Study. Additionally, this is a significant theme of the Comprehensive Plan Update.

Proven Success

The general approach has a proven track record for success for the corridor. The City of Anoka completed a similar process over the past several years with Bolton and Menk. As a result, the City of Anoka has secured over $30 Million for Highway 10 projects in Anoka.

Highway 10 Steering Committee

Staff recommends establishment of a Highway 10 Steering Committee, similar to that created for the Comprehensive Plan Update. This has been a successful tactic in creating a collaborative approach. The proposed structure would be a mix of Highway 10 Business Owners and Property Owners, members of the community at large, and representatives from Ramsey Boards and Commissions. Staff believes this will improve the effectiveness of involvement and collaboration, where previous efforts have been less successful on this topic.

Resilient Communities Project (RCP) Implementation Strategies

The City has partnered with the University of Minnesota through its Resilient Communities Project (RCP). One of the projects RCP worked on was Highway 10 planning and outreach. Staff will share multiple ideas that could be good supplements to this effort.

Strategic Plan Initiative - Improve the Image of Highway 10

Staff will also use this structure to supplement a parallel planning effort focused on future land use and improvements to private properties. Staff has been directed by City Council to create a plan to improve the image of Highway 10. The two topics are interrelated and can occur parallel to each other to avoid duplication.

Frequently Asked Questions

MnDOT and Anoka County completed the Highway 10 Access Planning Study; Why is this additional work necessary?
This step is necessary in establishing a single vision for the corridor. The previous study efforts were a high-level exploration with multiple alternatives. The City must now study these alternatives in more detail to determine a single vision. This single vision is necessary in order to access funds for right-of-way acquisition. The lack of a focused vision has created significant frustration from corridor stakeholders from multiple perspectives. Projects in Anoka are likely to commence on or about 2021 (approximately $40 Million has been secured for Anoka projects). Ramsey needs to be positioned to be ready to upgrade its infrastructure to address new traffic patterns.

How is this planning effort different than the previous study?
This study focuses on Ramsey's plan, while still working within the broader coalition (Ramsey, Anoka, Coon Rapids). This planning process will also model future growth and traffic forecasts, where the previous study only looked at existing conditions. Additional growth is expected in Ramsey, so this planning effort will ensure the investments are designed for future capacity. The rail crossings were not introduced to the previous study until later in the process. Based on initial exploration, additional planning and design is necessary to determine the feasibility and prioritization of these crossings.

Are there cost savings associated with building off the previous study?
Yes. There are significant cost savings in terms of environmental screening, existing conditions exploration, mapping, and public engagement.

Why wasn't a full Request for Proposals requested for this particular project?
The City has previously done a Request for Proposals for Engineering Services for this purpose. This created an 'Engineering Pool' that allowed the City to negotiate proposals directly with firms in the pool and ensure a competitive rate. Additionally, Bolton and Menk completed the Highway 10 Access Planning Study on behalf of MnDOT and Anoka County as well as the Anoka Solution on behalf of the City of Anoka. Given this firm's familiarity with the project, there are considerable cost savings without needing to step back to the scoping and data collection step. While somewhat difficult to quantify, it is possible that these cost savings could be quantified in the $25,000 to $50,000 range.

Alternatives

Alternative 1: Authorize the Work Order as presented.

Alternative 2: Authorize the Work Order with changes.

Alternative 3: Authorize a competitive Request for Proposals process to allow additional firms to propose a Work Order.

Alternative 4: Do not proceed with the planning efforts for Highway 10.

Funding Source:

The funding source is the Public Improvements Revolving (PIR) Fund. The scope of work is $499,955.

Recommendation:

Staff recommends proceeding forward with the Work Order. Bolton and Menk was the engineer for the Highway 10 Access Planning Study (study area = City of Anoka and City of Ramsey). There are a number of efficiencies of this firm proceeding forward with the work as opposed to bringing in a new firm.

The Public Works Committee recommended approval of the Work Order, contingent upon ensuring that these efforts did not conflict with the priorities or efforts of the Greater Minnesota Gateway Coalition, prioritizing all Highway 10 projects. Staff has confirmed that said coalition is generally supportive of this effort.

Action:

Motion to adopt Resolution #18-049 authorizing the Work Order with Bolton and Menk for Highway 10 Planning and Design Services in the amount of $499,855.

Attachments

Proposal

Resolution #18-049

DRAFT Public Works Committee Minutes dated January 16, 2018

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	02/22/2018 08:45 AM
Bruce Westby	Bruce Westby	02/22/2018 01:42 PM
Grant Riemer	Grant Riemer	02/22/2018 01:48 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 02:32 PM
Form Started By: Tim Gladhill		Started On: 02/06/2018 11:02 AM
Final Approval Date: 02/22/2018		

BOLTON & MENK
Real People. Real Solutions.

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Burnsville, MN 55337-1649

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Bolton-Menk.com

December 15, 2017

Mr. Bruce Westby, P.E.
City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Highway 10 Corridor Improvements

Dear Mr. Westby:

The Highway 10 Corridor Improvements will develop a corridor vision fully supported by the City of Ramsey, Anoka County, and the Minnesota Department of Transportation. Bolton & Menk, Inc. will lead all agencies to a unified vision and a corresponding implementation plan that allows study partners to seek funding and construct improvements in a reasonable and responsible manner. We propose this work to be completed in two phases. We believe you will find outstanding value in our approach to this study for the following reasons:

Proven and Experienced Team - We have assembled a team of professionals who specialize in transportation planning. Angie Bersaw and I will lead the consultant team. We have developed dozens of right-sized corridor visions and have had tremendous success in funding those visions. Our work will build off the 2014 Highway 10 Access Planning Study which our team led. These past efforts will greatly benefit this study as there are many lessons learned and evaluation completed that we will bring to this effort.

Clear Understanding of Objectives - Our team will lead partners through problem identification, and development of goals, objectives, and a vision that enhances the Highway 10 corridor, while accommodating the regional function of the roadways. The final product will be a fully supported vision with an accompanying implementation plan providing the framework to achieve the vision in reasonable and responsible smaller projects that have independent utility.

Engaging Stakeholder Involvement - Systematic Development of Informed Consent (SDIC) is embraced by our team as it is crucial for a successful study. Many individuals on our team have received formal training in SDIC. You can expect a well-organized and engaging stakeholder involvement program that starts with active listening, informs stakeholders, gathers meaningful input, and shares why the corridor vision is reasonable and responsible.

Our team will study the entire alignment of Highway 10 through Ramsey including the supporting roadway network needs and railroad grade separations at Ramsey and Sunfish Lake Boulevard. In continued service to the City of Ramsey, we are excited for this opportunity to deliver a great corridor study for you. Please contact me at 612-751-9425 or ericjo@bolton-menk.com if you have any questions regarding our proposal.

Sincerely,

Bolton & Menk, Inc.

Eric A. Johnson, P.E.
Principal Transportation Engineer

\\Metrosouth4\n\Proposals\Ramsey\Highway 10 Study 101317\Third Draft Submittal 121517\Rasmey TH 10 Cover Letter.docx

Bolton & Menk is an equal opportunity employer.

Highway 10 Corridor Improvements

City of Ramsey, Minnesota

Proposed Scope of Services

The next step for Ramsey in the realization of the long-term Highway 10 improvements is to develop a singular vision that can be embraced by all agencies. We must develop a vision that can be built in components, has a clear and strong need, and is reasonable and responsible. With completion of this work, property impacts, highway access, railroad treatments, supporting roadway network, and construction costs will be known. Below is a summary of the tasks we feel are necessary to leap from where the Highway 10 Access Planning Study left off to where a strong and clear vision is established that allows the project partners to successfully pursue funding and ultimately construct.

The scope of work that follows is divided into two phases. Phase I includes work to justify the project including definition of the purpose and need, traffic analysis and the identification and evaluation of improvement concepts. Phase I will end with the identification a concept level vision for Highway 10 in Ramsey.

Phase II will refine the recommended vision by completing preliminary design and a corridor beautification plan so that the footprint of the recommended vision can be preserved through an official map. Phase II will also define implementation strategies and identify and pursue funding opportunities.

PHASE I – Project Justification, Concepts, Evaluation

Task 1: Project Management, Coordination, and Engagement

Our proactive and effective project management is critical for successful completion of the study resulting in full stakeholder support. Our approach is to lead this study process through consistent communication, firm schedules, and established milestones while building consensus along the way. We will implement our Systematic Development of Informed Consent (SDIC) process to engage roadway users and stakeholders early in the planning process and keep them engaged. This proactive approach goes beyond keeping stakeholders informed by utilizing their local knowledge to help identify issues and opportunities as well as confirm the problem being addressed. We will schedule all meetings, complete all agendas, maintain meeting records, and offer regular updates on next steps and upcoming requirements.

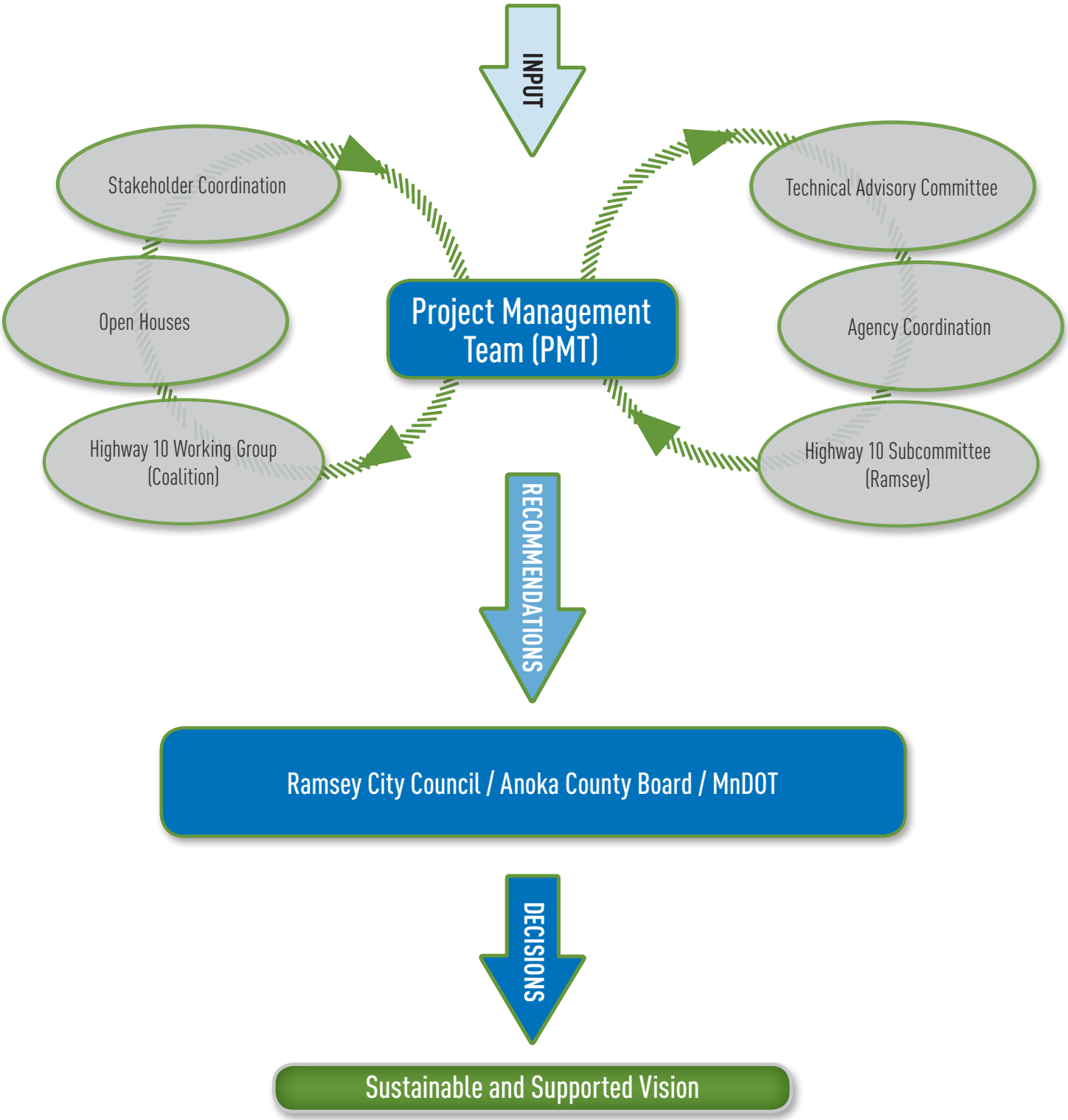
The graphic on the next page outlines the different groups, planned activities, and their role in the overall decision-making process of the entire study, working towards achieving informed consent. Input will come from the community, agencies, and property/business owners.

COORDINATION

- MnDOT
- Anoka County
- Environmental Review and Permitting Agencies

COMMUNITY INPUT

- Open Houses and Stakeholder Meetings
- Newsletters
- Website and Project Videos
- Online Public Input Tool



1.1 Project Management / PMT Meetings
Our team will perform all work necessary to effectively coordinate the project development, maintain the project schedule and budget as well as manage the Project Management Team (PMT). This task includes a standing monthly meeting with City staff (up to 9 meetings).

1.2 Project Management Plan
We will develop a Project Management Plan (PMP) to lead this study which will detail:

- Project management approach
- Key project milestones
- Schedule and cost management plan
- Scope management plan and change process
- Communications management plan
- Risk and staff management plan

1.3 Quality Assurance/Quality Control (QA/QC)
We will develop and implement a Quality Management Plan specifically tailored for the Highway 10 Project. This plan will incorporate Bolton & Menk's comprehensive Quality Assurance and Quality Control Program which has been designed to meet the particular needs of our firm and our clients. Our program systematically and dramatically reduces the potential for issues. Routine product reviews are an integral part of the quality control process, which effectively target conceptual, constructability, environmental impact, public impact, and economic engineering issues. This task establishes the procedures for this project. Actual QA/QC review time is incorporated within each task.

1.4 Public and Agency Involvement Plan
Our team will refine the public and agency involvement plan that is outlined in the table on the next page. This plan will outline opportunities and strategies for input and encouragement of stakeholder participation. A communications plan (see Task 5) will determine the tools used and the best times to engage the public.

1.5 Technical Advisory Committee (TAC) Meetings
The TAC will be comprised of a core group of planning and engineering staff from City of Ramsey, Anoka County, and MnDOT. The purpose will be to understand individual agency perspectives to gain insight relative to key issues or perceived impacts, discuss potential mitigation strategies to minimize negative impacts, and identify considerations that could influence the project's conclusion. It is expected this group would meet up to 5 times as needed. These meetings may include other agencies as needed.

1.6 Highway 10 Subcommittee Meetings
Our team will coordinate with the Highway 10 Subcommittee at key points during the study. This task assumes up to 2 meetings.

1.7 City Council Meetings
Our team will update the Council at key points during the study. This task assumes up to 2 city council meetings.

Highway 10 Corridor Improvements

City of Ramsey

Public and Agency Involvement Plan

Meeting Groups / Activities	Attended By	Roles & Goals	Project Phase
Project Management Team (PMT)	City of Ramsey Consultant Staff	• Project coordination and direction • Discuss status and deliverables • Manage scope, budget, and schedule	Monthly (Up to 18)
Technical Advisory Committee (TAC)	City of Ramsey Anoka County MnDOT Consultant Staff Other agencies as needed	• Review key issues or perceived impacts • Discuss potential mitigation strategies to minimize negative impacts • Identify considerations that could influence the project's conclusion	Periodically (Up to 10)
Highway 10 Subcomittee Meetings	Ramsey City Staff Ramsey Hwy 10 Subcomittee Members The Tinklenberg Group Consultant Staff	• Educate with information and insight • Build respect and understanding • Identify issues and concerns • Provide feedback to PMT	Prior to Ramsey City Council Updates (Up to 4)
Highway 10 Working Group Meetings	Greater Minnesota Gateway Group Ramsey City Staff Consultant Staff	•Educate with information and insight • Build respect and understanding • Identify issues and concerns • Provide feedback to PMT	Periodically (Up to 2)
Agency Coordination Meetings	Agencies (Local, State, and Federal) Environmental Review/Permit Agencies PMT/TAC Representation Consultant Staff	• Review key issues • Provide feedback to PMT	Periodically (Up to 10 meetings)
Stakeholder Meetings	Businesses Property Owners Neighborhood Groups Business Advocacy Groups PMT/TAC Representation Consultant Staff	• Educate with information and insight • Build respect and understanding • Provide input • Identify issues and concerns • Understand upcoming projects / visions / opportunities • Work with the project team to resolve issues • Provide feedback to PMT	Ongoing / 25 meetings
Public Open House Meetings	PMT/TAC Representation Stakeholders Public	• Share the purpose of the project with the public and stakeholders • Gather input on issues, needs and opportunities • Solicit input on alternatives and address trade-offs • Review final alternatives	Periodically (2 Total)
Ramsey City Council	Council City Staff Consultant Staff	• Review deliverables and recommendations • Make decisions to implement improvements • Provide feedback to PMT/TAC	Prior to Open House Events (Up to 4)
Other Project Communications	City of Ramsey Anoka County Consultant Staff	• Website that informs and provides access to plan products • Online engagement tool to solicit public input through website • Project newsletters to stakeholders (prior to open houses) • Project updates for Ramsey Resident (bi-monthly) • Advertisements in local newspaper	Ongoing / Prior to Open House events

1.8 Highway 10 Working Group Meetings
Our team will support and attend Highway 10 Working Group meetings as requested. We anticipate up to 1 meeting.

1.9 Agency Coordination Meetings
Bolton & Menk will have ongoing communications with agencies as needed to move the project forward. Meetings will likely be needed as issues (forecasting, concept development, environmental resources, railroad coordination, etc.) are identified and worked through. We assume up to 5 meetings.

1.10 Stakeholder Group Meetings
Bolton & Menk will meet with stakeholders, including neighbors, businesses, property owners, and community groups, as needed to:

- Hear individual perspectives on issues and opportunities
- Understand what is being proposed
- Understand that it is reasonable and responsible to plan for changes
- Listen to their concerns
- Explore and evaluate ways to reduce the impacts.

We intend on breaking the corridor business owners into small groups as they will share common impacts. We assume up to 15 meetings in this first phase.

Area	Location	# Properties	Meeting Type	# Meetings	Total
Western Ramsey / Elk River	Edison/Jarvis St	12 businesses	1 Small Group	1	1
	Beatty/Bowers Dr	80 residential	Invite to Open House		
	Alpine Drive	10 businesses	1 Small Group	1	1
Armstrong Blvd			Invite to Open House		
Ramsey Blvd	EZ Auto to Dolomite St	38 businesses	5 Small Groups	1	5
Sunfish Lake Blvd	Dolomite to Anoka limits	35 businesses	5 Small Groups	1	5
TOTAL					**~15**

1.11 Public Open House Meeting
The first public open house with will be held in summer 2018 to share the study purpose and gather input on issues, needs, and opportunities within the corridor. This open house will also share the range of study alternatives under consideration and the evaluation comparing the benefits and impacts of each. The message at this open house will focus on how the alternatives address the problem that needs to be solved and the trade-offs between them. Our goal is to learn what stakeholders like and do not like about the alternatives and why, what other variations or tweaks should be considered, and if any alternatives could be dismissed from further consideration.

Task 2: Traffic Analysis

A study of current and future issues will be completed for roadway safety and capacity, supporting roadway network, access management, and community connectivity.

2.1 Data Collection

We will collect existing information related to access, roadway geometrics, traffic control, signal timings, crash history (5 year), traffic speeds, daily traffic volumes, vehicle classification, travel times, queuing and 13-hour turning movement counts.

13-hour turning movement counts will be collected at the following intersections:

- Armstrong Blvd (CSAH 83) at TH 10 EB Ramps
- Sunfish Lake Blvd (CSAH 57) at Bunker Lake Blvd (CSAH 116)
- Sunfish Lake Blvd (CSAH 57) at McKinley St
- Sunfish Lake Blvd (CSAH 57) at Riverdale Dr
- TH 10 at Alpine Dr
- TH 10 at Jarvis St

13-hour turning movement counts collected as part of the annual counting for the COR project will be utilized for this analysis as well from the following locations:

- Armstrong Blvd (CSAH 83) at TH 10 WB Ramps
- Armstrong Blvd (CSAH 83) at 147th Street
- Armstrong Blvd (CSAH 83) at Bunker Lake Blvd (CSAH 116)
- Ramsey Blvd (CSAH 56) at Sunwood Dr
- Ramsey Blvd (CSAH 56) at Bunker Lake Blvd (CSAH 116)

Counts collected as part of the previous traffic impact study work for the development west of Armstrong Blvd will be utilized for this analysis as well at the following location:

- Armstrong Blvd (CSAH 83) at Alpine Dr (13-hour)
- Various tube counts as needed for data verification

Driveway counts and counts at minor intersections along TH 10 in this study area will be reused from the 2013 Access Planning Study. These will be adjusted as necessary given changes in land use, but are expected to play a minor role in the traffic operations analysis along the corridor.

Travel times throughout the study corridor will be collected during the AM and PM peak periods for model calibration. During the travel time runs, we will visually collect queuing information at various times during the peak periods to ensure the traffic model is accurately representing existing conditions.

2.2 Traffic Forecasting

Our team will utilize data and regional modeling projections to assess current and projected traffic operations along the study corridor in addition to previous trip generation and land use planning work completed in and around the COR area not included in the new TAZs. With the 2040 Activity Based Regional Model now available through Met Council, we will create a subarea within this model with more detailed TAZs to develop forecasts. Additional developments not accounted for in the regional model will be included in the more detailed subarea. Forecasts on TH 10 will be compared to those generated for the TH 10 work in Anoka to validate assumptions and ensure this project is planning for

the proper traffic levels. Conversion of TH 10 to a freeway is likely not considered in the base model, therefore we plan to run the 2040 model with a freeway in place to ensure forecasts for this project account for any potential shifts in travel patterns with an improved TH 10. Traffic forecasts for the assumed build year (2025) and subsequent 20-year forecast (2045) will be provided. The forecasting effort will be summarized in the Existing Conditions and Traffic Forecasting Technical Memorandum.

2.3 No Build Analysis

Traffic operations along the corridor will be analyzed using VISSIM models for existing conditions. We will expand the Highway 10 model we have completed in our Anoka planning work which provides a significant savings for Ramsey. Base models will be developed for AM and PM peak hours using existing geometry and traffic control for years 2018 (existing), 2025 (assumed build year), and 2045 (20-year forecast). Measures of effectiveness from the modeling will include LOS, delay, and queuing and will be used as a basis for comparing alternatives.

An existing safety analysis will be conducted along TH 10 at the main study intersections and as segments to identify any existing safety issues. We will determine critical rates and indices for the intersections and segments as a measure to determine the scale of issues. The existing analysis will be summarized in the Existing Conditions and Traffic Forecasting Technical Memorandum.

2.4 Alternative/Build Analysis

Alternatives will be analyzed using Synchro/SimTraffic and VISSIM in the AM and PM peak periods. Alternatives will include changes to intersection design along TH 10, mainly focusing on the intersections with Ramsey Blvd and Sunfish Lake Blvd, but will also include any intersection modifications west of Armstrong Blvd at Alpine Drive or other minor roadway connections. Changes to access will also be taken into consideration as frontage roads are proposed. An initial screening of interchange types and other intersection alternatives will occur in Synchro/SimTraffic or CAP-X to ensure the alternatives meet project goals and objectives prior to time-intensive modeling using VISSIM. Measures of effectiveness from the modeling will be used to understand how each alternative positively or negatively affects operations, including delay, LOS, travel times and queuing. For this project, we anticipate modeling up to three interchange types at both Ramsey Blvd and Sunfish Lake Blvd in VISSIM along with future no-build. Initial screening using Synchro/SimTraffic is assumed to be up to five alternatives at both Ramsey Blvd and Sunfish Lake Blvd. Frontage road alterations and changes to intersection type and access west of Armstrong Blvd including Alpine Dr and Jarvis St will be incorporated into the overall models.

Each alternative will also be analyzed using methodologies in the Highway Safety Manual to implement crash reduction factors based on various improvements. This analysis will provide a predictive measure of anticipated safety for use in comparing alternatives. The Future Conditions Technical Memorandum will be submitted summarizing the forecasting efforts and analysis of alternatives.

2.5 Benefit-Cost Analysis

Historically available funding opportunities such as TIGER and the newer INFRA program at the federal level require a benefit-cost analysis as part of the application, leading to one of the measures project scoring is based on. The traffic modeling and cost estimating work proposed for this project will provide a majority of the base information needed as inputs for a benefit-cost analysis. Other information such as emissions totals, maintenance costs, etc. will be computed to supplement the overall reported benefits and costs. We will pull together all of this information into a benefit-cost template to generate

the standard analysis needed for these funding applications, based on the overall recommended vision for the corridor. The analysis will be summarized in a BCA memorandum.

Task 3: Existing Conditions / Documentation

Understanding the root cause of issues in the study area will allow our team to provide recommendations for corridor improvements. A study of current and future issues will be completed for social impacts, land uses and trends, pedestrian network and needs, roadway safety and capacity, supporting roadway network, access management, community connectivity, and environmental resources. We will review design guidance, previous studies, existing conditions, and collected data to identify and confirm existing and future corridor issues.

3.1 Purpose and Need

A full understanding of the corridor deficiencies, safety, performance and needs will inform the development of the message. Below are the potential elements of study needed to fully understand the needs:

- Traffic Volumes / Travel Times
- Photo and Video Footage (Ground / Drone)
- Crash History / Severe and Fatal Focus
- Cabin Commuting / Weekday Peak Periods
- Unmet Regional Demands (Being Served on Local Roadways)
- Need Based on Trends (Where People Live and Work)
- Oil Trains / Northstar / Amtrak
- Corridor Needs (Safety / Congestion / Access)
- Current and Future Traffic Conditions (Build and No Build)
- Non-motorized / Transit Accommodations
- Quantify the Cost of Inaction
- Expand the TH 10 Access Planning Study Problem Statement
- Concept Development
- Expand Corridor Vision and Cost Estimate / Update Cost Estimates

The project seeks to broadly understand the needs and opportunities, establish goals and objectives, develop and evaluate alternatives, reach a consensus on a recommended concept, and develop an implementation plan allowing the plan to be achieved in increments. As such, a higher level of understanding is required to include measurements of land use, pedestrian and bicycle usage, environmental and cultural resources, and traffic and safety operations. The analysis will uncover several key findings that will be documented. This Purpose and Need will serve as the basis for guiding the development of goals and objectives as well as the development and evaluation of alternatives. A portion of this task will be updating work completed in the Highway 10 Access Planning Study.

3.2 Goals and Objectives

The purpose of this document is to outline the goals and objectives for the project which will guide the development and evaluation of improvement alternatives. The goals and objectives are intended to align with state and local transportation plans as much as possible. They build off the existing conditions, issues, needs and concerns outlined in the Purpose and Need and define desired results or outcomes. Multiple objectives will be identified supporting each goal. These objectives provide additional details on how the goal can be achieved. The performance measures are tied to the objectives and will be used during the alternatives evaluation process to assess and compare improvement alternatives. The goals, objectives and performance measures will be transferred into an evaluation matrix to facilitate the evaluation of alternatives.

3.3 Environmental Screening

Our team will complete an environmental screening for the project area to identify and document potential environmental concerns and to facilitate selection of a preferred alternative. Environmental categories included in the EAW form will serve as the basis for developing criteria for the environmental screening effort. We will consult with the appropriate environmental review agencies to obtain background information and identify potential concerns. This work will be documented in an Environmental Screening Technical Memorandum.

Task 4: Concepts / Evaluation

The Bolton & Menk team will lead a concept development and evaluation process that will include the following considerations:

- Alternative Roadway Designs (including supporting roadway network and intersection treatments)
- Preliminary Right-of-Way
- Trail and Sidewalk Concepts
- Railroad Crossing Concepts
- Bridges, Retaining Walls, Noise Walls, etc.

4.1 Concept Development

Transportation system improvements will be developed that minimize impacts while recognizing cost, arterial performance, and connectivity goals for the region. Each concept will illustrate recommended access modifications, lane configurations, intersection control type, and typical sections.

A wide range of concepts will be considered through the study corridor. Careful planning will detail improvements to the at-grade intersections providing a balance of safety, mobility, and capacity. Typical sections will be prepared that correspond with the conceptual layouts. Some of the concepts will be further developed in planning level layouts demonstrating a general footprint, operations, and capacity. The concepts will also highlight proposed pedestrian, bicycle, and recreational improvements.

Sketch level concept development will be used to brainstorm the range of options. The team will narrow down ideas to those that seem feasible and supported for further development into concepts. This task assumes the following number of conceptual layouts by primary intersection or roadway section:

- Sunfish Lake Blvd area (including RR) – 4 conceptual layouts
- Ramsey Blvd area (including RR) – 4 conceptual layouts

- Supporting roadway network – 2 conceptual layouts
- Develop up to 2 Highway 10 area conceptual layouts west of Armstrong Blvd including supporting roadway needs

For evaluating the concepts, we will need to design profiles and alignments for each concept. To do this, we will utilize LiDAR data that is already collected for our concept layouts. With the LiDAR data having a tolerance of +/- 6 inches horizontally and +/- 1 foot vertically, we feel strongly that this data will allow us to evaluate concepts thorough enough to create a firm recommendation and allow us to get a solid indication of the impacts for each concept.

4.2 Concept Renderings

Our team will prepare simple and aesthetic visual renderings of select concepts being evaluated to aid in communicating the concepts to agencies and the public. We anticipate choosing up to 4 locations for renderings and develop sketches for each of the build options at each location. We assume up to 12 simple visual renderings.

4.3 Concept Evaluation

The evaluation of alternatives will utilize a matrix format to pull together information documented through the study based on selected criteria developed in the Goals and Objectives. The evaluation matrix will also be prepared with the intent that it can be utilized in future NEPA documentation. The alternatives will be narrowed to one build alternative with the aid of this evaluation matrix.

4.4 Cost Estimates

Bolton & Menk will develop preliminary cost estimates with cost splits based on cost participation policies for each concept identified with this study.

Task 5: Communications

The Bolton & Menk team will develop a strategic communications plan that lays out the timeline and tactical methods to cultivate project understanding and consensus that supports the vision for the Ramsey Highway 10 corridor.

We will work with the project partners to craft a dynamic campaign that effectively informs, motivates, and moves to action many different groups. This type of effort requires an investment in tactical-level tools and methods. We suggest the following elements for successful communication for this project:

- Project Branding (logo and consistent communications template)
- Video Creation (both full and “bite-size” for media use)
- Infographics/Visual Renderings
- Print Communications (Newsletters/Press Releases)
- Project Website (information hub) / Public Input Tool
- Social Media

5.1 Project Branding

A project logo establishes a project identity that can used on all deliverables and public outreach content. The Bolton & Menk team will develop project logo concepts for the city's consideration that captures the vision for the Ramsey Highway 10 corridor. Once a project logo is finalized, the same colors and theme will be used to develop a consistent communications template for all messaging and outreach content.

5.2 Project Videos

We have found project videos to be a tactical tool in quickly communicating study details, consistent messaging, and maintaining momentum and enthusiasm for a project. Project videos used at public meetings allow detailed communication in a short amount of time and maintain focus of the group. Releasing project videos online allow clear and consistent messaging to a large audience that can be revisited throughout the life of the project. We will create 2 project videos in Phase I capturing key milestones in the study's progression that align with the planned open house as follows:

Video 1 – Project Purpose and Need

This video will include footage of the existing conditions along the corridor, visuals highlighting the issues to be addressed, voiceover providing description of all footage and visuals, and interviews promoting project need. Estimated Length: 5 minutes

Video 2 – Proposed Improvement Alternatives

This video will include mostly motion graphics and voiceover highlighting the features and issues related to each of the alternatives being presented to the public. Estimated Length: 6-8 minutes

5.3 Infographics / Visual Renderings

The state of communications is increasingly visual. Infographics are a powerful way to simplify complex data, processes, or ideas into visuals that enable grasping information at a glance. The Bolton & Menk team will use infographics whenever data heavy information needs to be clearly communicated to the public or stakeholders. The style of infographics will encompass the established project branding. We will create Infographics to communicate the project's purpose and need, report public open house input received, and to share any additional technical details as concepts are developed and evaluated.

Task 4.2 outlines how we plan to use visual renderings throughout the project's development. Before and after type visuals and examples of what proposed improvements may look like are very powerful tools in gathering feedback and growing support for the project from those most invested, such as businesses and property owners.

5.4 Print Communications

Newsletters will be sent out to Ramsey residents, property owners, and business owners prior to each public open house. In addition, we will provide project updates every other month (5 anticipated in Phase I) for inclusion in the Ramsey Resident as one tactic to keep the momentum and energy required for a lively campaign.

5.5 Project Website and Online Engagement

Our team will develop and maintain a project website. The goal of the website is to be an information hub for all project content that allows the public to track the project progress. We will include our online public input application with customizable interface and tools. This is an application we developed that allows the public to add comments linked to locations on a map, tying the comment to a specific location or travel route. We can customize the application to solicit comments, foster discussions, and allow reaction (Like/Dislike buttons) to track trends. We will utilize the online public input tool to supplement public engagement at major project milestones and in coordination with other communications tool such as the project website, social media and Ramsey Resident newsletter updates.

5.6 Social Media

We will use social media outlets such as Facebook and Twitter to blast updates and notifications to an established or existing following or targeted audience. Messages will be concise and short and then direct the audience to the project website for more detailed information. Social media formats can both be developed and maintained by the Bolton & Menk team or we can provide crafted messages to for your existing social media accounts. Messaging should occur at a minimum around major project milestones and public meetings. However, posting on a more regular basis will support the efforts of a lively project campaign.

PHASE II - Vision Refinement, Preliminary Design, Funding

Task 1: Project Management, Coordination, and Engagement

Our proactive and effective project management is critical for successful completion of the study resulting in full stakeholder support. Our approach is to lead this study process through consistent communication, firm schedules, and established milestones while building consensus along the way. We will implement our Systematic Development of Informed Consent (SDIC) process to engage roadway users and stakeholders in the planning process and keep them engaged. This proactive approach goes beyond keeping stakeholders informed by utilizing their local knowledge to help identify issues and opportunities as well as confirm the problem being addressed. We will schedule all meetings, complete all agendas, maintain meeting records, and offer regular updates on next steps and upcoming requirements.

The graphic on page 2 outlines the different groups, planned activities, and their role in the overall decision-making process of the entire study, working towards achieving informed consent. Input will come from the community, agencies, and property/business owners.

1.1 Project Management / PMT Meetings

Our team will perform all work necessary to effectively coordinate the project development, maintain the project schedule and budget as well as manage the Project Management Team (PMT). This task includes a standing monthly meeting with City staff (up to 9 meetings).

1.2 Project Management Plan

We will revisit the Project Management Plan (PMP) created for Phase I of the study and make any necessary edits to lead Phase II effectively. The PMP will detail:

- Project management approach
- Key project milestones
- Schedule and cost management plan
- Scope management plan and change process
- Communications management plan
- Risk and staff management plan

1.3 Quality Assurance/Quality Control (QA/QC)

We will develop and implement a Quality Management Plan specifically tailored for the Highway 10 Project. This plan will incorporate Bolton & Menk's comprehensive Quality Assurance and Quality Control Program which has been designed to meet the particular needs of our firm and our clients. Our program systematically and dramatically reduces the potential for issues. Routine product reviews are an integral part of the quality control process, which effectively target conceptual, constructability, environmental impact, public impact, and economic engineering issues. This task establishes the procedures for this project. Actual QA/QC review time is incorporated within each task.

1.4 Public and Agency Involvement Plan
Our team will refine the public and agency involvement plan that was created in Phase I to confirm the overall approach and/or make any necessary changes. This plan will outline opportunities and strategies for input and encouragement of stakeholder participation. A communications plan (see Task 3) will determine the tools used and the best times to engage the public.

1.5 Technical Advisory Committee (TAC) Meetings
The TAC will be comprised of a core group of planning and engineering staff from City of Ramsey, Anoka County, and MnDOT. The purpose will be to understand individual agency perspectives to gain insight relative to key issues or perceived impacts, discuss potential mitigation strategies to minimize negative impacts, and identify considerations that could influence the project's conclusion. It is expected this group would meet up to 5 times as needed. These meetings may include other agencies as needed.

1.6 Highway 10 Subcommittee Meetings
Our team will coordinate with the Highway 10 Subcommittee at key points during the study. This task assumes up to 2 meetings.

1.7 City Council Meetings
Our team will update the Council at key points during the study. This task assumes up to 2 city council meetings.

1.8 Highway 10 Working Group Meetings
Our team will support and attend Highway 10 Working Group meetings as requested. We anticipate up to 1 meeting.

1.9 Agency Coordination Meetings
Bolton & Menk will have ongoing communications with agencies as needed to move the project forward. Meetings will likely be needed as issues (forecasting, concept development, environmental resources, railroad coordination, etc.) are identified and worked through. We assume up to 5 meetings.

1.10 Stakeholder Group Meetings
Bolton & Menk will meet with stakeholders, including neighbors, businesses, property owners, and community groups, as needed to:

- Hear individual perspectives on issues and opportunities
- Understand what is being proposed
- Understand that it is reasonable and responsible to plan for changes
- Listen to their concerns
- Explore and evaluate ways to reduce the impacts.

We intend on breaking the corridor business owners into small groups as they will share common impacts. We assume up to 10 meetings in this second phase of the project.

Area	Location	# Properties	Meeting Type	# Meetings	Total
Western Ramsey / Elk River	Edison/Jarvis St	12 businesses	Invite to Open House		
	Beatty/Bowers Dr	80 residential			
	Alpine Drive	10 businesses			
Armstrong Blvd					
Ramsey Blvd	EZ Auto to Dolomite St	38 businesses	5 Small Groups	1	5
Sunfish Lake Blvd	Dolomite to Anoka limits	35 businesses	5 Small Groups	1	5
TOTAL					**10**

1.11 Public Open House Meeting

The spring 2019 open house will review the recommended alternative to be carried forward into future project development. Our team will share refinements developed as a result of input at Open House #1, resulting evaluation changes, and alternatives found to not be technically feasible or not meet the purpose and need which will be dropped from further consideration.

Our team will prepare and submit advertisements for the open houses in local newspapers, as agreed upon with City of Ramsey. We will prepare and distribute up to one project newsletters prior to the public involvement activities, to keep adjacent stakeholders informed. The newsletter will be posted on the website and mailed to property owners/businesses directly adjacent to the corridor and other stakeholders two weeks prior to the open house event.

Task 2: Vision Refinement

The Bolton & Menk team will lead a preliminary design effort that will include the following deliverables:

- Conceptual geometric layout and typical sections
- Preliminary corridor beautification plan
- Conceptual right-of-way needs
- Refined project cost estimate

2.1 Stormwater Management Plan

Stormwater management can be particularly challenging along tight, linear corridors and further complicated when unique and protected water resources are involved. We will draw upon our experience gained from preparing the City-wide modeling created as part of the last Storm Water Master Plan (SWMP) for the City of Ramsey. The SWMP included comprehensive mapping and modeling of every watershed, storm sewer pipe and pond within city limits. In addition, our storm water experience includes coordinating design recommendations between MnDOT and the City of Ramsey to propose corridor planning that meets their requirements and the City's SWMP recommendations as well as MnDOT design standards. Ramsey can rely on our team's unparalleled local experience and knowledge of MnDOT's design requirements while working within the confines of a

narrow corridor; our expertise in delineating, protecting, and restoring valuable wetlands; and providing innovative solutions to water quality and flood mitigation. Best Management Practices (BMPs) will be preliminarily designed and analyzed that will:

- Incorporate public comments where feasible
- Conform to the overall vision of the corridor improvements
- Address current drainage issues as documented in the city-wide SWMP
- Reduce wetland impacts
- Seamlessly integrate with landscape features

Our team will prepare a preliminary drainage report that addresses the stormwater management requirements and identifies the likely features needed for compliance as well as the drainage issues or obstacles affecting roadway design.

2.2 Preliminary Noise Assessment

Bolton & Menk has partnered with SBP Associates, Inc. (SBP) to complete the noise impact and mitigations assessment that will be required by MnDOT and FHWA as part of the environmental documentation process. We have teamed with SBP on numerous corridor projects to determine the impacts of expansion and develop mitigation strategies that meet the federal requirements. Our team's approach includes:

- Monitoring - conduct monitoring at four locations along the project corridor in the morning and afternoon periods. Monitoring periods will be at least 30 minutes in length, and will be conducted consistent with MnDOT and MPCA requirements.
- Impact Modeling - modeling the noise impacts of the proposed roadway along the corridor using peak-hour existing and design year traffic conditions. Modeling will be conducted and receptors will be chosen according to MnDOT and FHWA policy.
- Mitigation Modeling - for areas exceeding State and/or Federal noise thresholds, SBP will provide an analysis of the cost reasonableness of noise barrier mitigation along the corridor. The analysis will determine whether noise barrier(s) will meet the cost reasonableness requirements and will determine the total estimated cost of the barriers. Barriers meeting the cost-reasonableness requirements must be voted on by the benefitted residents/property owners per MnDOT/FHWA policy.
- Noise Assessment Report - a draft and final report will be prepared containing monitoring and modeling results and all analysis consistent with MnDOT/FHWA policy.

2.3 Corridor Beautification

Our team will develop a preliminary corridor beautification plan, which will include landscaping and hardscaping for the preferred roadway geometrics incorporating the enhanced treatments chosen by the project partners. Our team will develop construction cost estimates for streetscaping elements.

2.4 Preliminary Design

The preliminary design will be a significant task critical to the schedule and final deliverable. The Bolton & Menk team will lead a highly detailed preliminary design effort that will include detailed typical sections, cross sections, construction limits, horizontal and vertical alignments, refined geometric improvements, structure concept design and layout, and drainage improvements. The preliminary design process will result in the layout for the project fully defining the vision. The Trunk Highway portion of the layout will be prepared and undergo the MnDOT staff approval process.

2.5 Preliminary Cost Estimate

Our team will develop a preliminary construction cost estimate that corresponds with the final geometric layout, including a detailed breakdown of the main dollar project quantity items and the required cost sharing for the proposed improvements. Our team has significant experience delivering Cooperative Agreement and Joint Powers projects with MnDOT, counties, and local agencies.

2.6 Preliminary Staging Plan

Our team will develop various concept level staging alternatives that manage effective movement of roadway traffic while maintaining efficient progress throughout construction. Staging concepts will address traffic control needs for each stage of construction and include quantities and bid items for temporary staging estimates for concepts. We will also provide a conceptual construction staging schedule based on each of the concepts that are developed.

2.7 Official Map

Our team will prepare an Official Map for the recommended corridor plan for purposes of preserving the right-of-way footprint for proposed improvements. A draft Official Map, in both paper and electronic form, will be presented to the city project manager and county surveyor for review and approval. We will incorporate requested changes from city staff and the county surveyor and prepare the final Official Map for approval. Following Official Map adoption, we will provide the necessary electronic and Mylar copies of the map to the county for recording purposes.

Task 3: Communications

The Bolton & Menk team will develop a strategic communications plan that lays out the timeline and tactical methods to cultivate project understanding and consensus that supports the vision for the Ramsey Highway 10 corridor.

We will work with the project partners to craft a dynamic campaign that effectively informs, motivates, and moves to action many different groups. This type of effort requires an investment in tactical-level tools and methods. We suggest the following elements for successful communication for this project:

- Project Branding (logo and consistent communications template)
- Video Creation (both full and “bite-size” for media use)
- Infographics/Visual Renderings
- Print Communications (Newsletters/Press Releases)
- Project Website (information hub) / Public Input Tool
- Social Media

3.1 Project Videos

We have found project videos to be a tactical tool in quickly communicating study details, consistent messaging, and maintaining momentum and enthusiasm for a project. Project videos used at public meetings allow detailed communication in a short amount of time and maintain focus of the group. Releasing project videos online allow clear and consistent messaging to a large audience that can be revisited throughout the life of the project. We will create 1 project video during Phase II capturing key milestones in the study’s progression that align with the planned open houses as follows:

Final Video – Recommended Corridor Vision

This video will be a presentation of the recommended improvement alternative moving forward. This will include motion graphics, voiceover and interviews explaining why this alternative was selected over others and how it fits the vision for the corridor and community. This video will also discuss the steps and schedule of project implementation. Estimated Length: 5 minutes

3.2 Infographics

The state of communications is increasingly visual. Infographics are a powerful way to simplify complex data, processes, or ideas into visuals that enable grasping information at a glance. The Bolton & Menk team will use infographics whenever data heavy information needs to be clearly communicated to the public or stakeholders. The style of infographics will encompass the established project branding. We will create Infographics to communicate technical details during the vision refinement phase.

3.3 Print Communications

Newsletters will be sent out to Ramsey residents, property owners, and business owners prior to each public open house. In addition, we will provide project updates every other month (3 anticipated during this phase) for inclusion in the Ramsey Resident as one tactic to keep the momentum and energy required for a lively campaign.

3.4 Project Website and Online Engagement

Our team will develop and maintain a project website. The goal of the website is to be an information hub for all project content that allows the public to track the project progress. We will include our online public input application with customizable interface and tools. This is an application we developed that allows the public to add comments linked to locations on a map, tying the comment to a specific location or travel route. We can customize the application to solicit comments, foster discussions, and allow reaction (Like/Dislike buttons) to track trends. We will utilize the online public input tool to supplement public engagement at major project milestones and in coordination with other communications tool such as the project website, social media and Ramsey Resident newsletter updates.

3.5 Social Media

We will use social media outlets such as Facebook and Twitter to blast updates and notifications to an established or existing following or targeted audience. Messages will be concise and short and then direct the audience to the project website for more detailed information. Social media formats can both be developed and maintained by the Bolton & Menk team or we can provide crafted messages to for your existing social media accounts. Messaging should occur at a minimum around major project milestones and public meetings. However, posting on a more regular basis will support the efforts of a lively project campaign.

Task 4: Funding

The Bolton & Menk team will develop a funding plan that will serve as a guide to securing funding commitments from project partners as well as identify key competitive sources that should be pursued.

4.1 Implementation and Funding Plan
Bolton & Menk will provide recommendations for implementation strategies and project prioritization that are aligned with the long-term corridor vision. We will separate the overall corridor vision into a prioritized list of smaller, economically feasible, and more easily fundable projects with independent utility. The information will be contained in a table and accompanying graphic.

4.2 Corridor Study Report
Our team will deliver a study report to project partners that will not only serve as documentation of the entire study, but as a valuable resource to be referenced as identified improvements are selected, designed, and implemented. The study report will contain the research, findings, technical memorandums, and recommendations that were completed. It will also include planning-level costs of sufficient detail to aid in identifying projects for advancing into preliminary design.

4.2 Funding Assistance
Throughout the project, our team will consider future funding opportunities to leverage project resources. This task allows our team to provide assistance or leadership to the city in identifying and pursuing funding opportunities as requested. We will develop and maintain a funding plan that will aid in the development of commitments and identification of the possibilities to close the funding gaps. We have estimated some time to pursue some of the common funding opportunities in our fee estimate. Below are some of the key funding programs and very rough estimates on level of efforts to complete a quality application.

- MnDOT | Minnesota Highway Freight Investment Plan (MHFP) - $6k to $12k
- MnDOT | Municipal Agreement Funds (MA) - $4k to $8k
- MnDOT | Corridors of Commerce – Unknown level of effort at this time
- MnDOT | Transportation and Economic Development (TED) - $6k to $12k
- MnDOT | Local Road Improvement Program (LRIP) - $4k to $8k
- Met Council | Regional Solicitation (STP) - $6k to $12k
- FHWA | TIGER - $6k to $15k (assuming the work noted above is completed)
- FHWA | INFRA - $6k to $15k (assuming the work noted above is completed)

Optional / Future Tasks

The goal of the work above is to confidently develop a vision that is supported by all agencies and to understand the physical footprint. The immediate next step to the scope listed above is final design. Below are some key next step items for consideration that are not included in our team's scope and fee estimates.

- **Survey** – we feel with available LIDAR information we can set reasonable construction limits. A full topographic survey will be needed prior to final design.
- **Wetland Delineation** – Wetland delineation should be completed in the same season the survey is completed. Not having the delineation completed at this point will introduce some risk in recommendations needing to be revisited or recommendations may need to be altered to avoid impacts.
- **Geotechnical** – we feel we can make assumptions based on known conditions, available borings from surrounding projects, etc. Not having current borings within the project footprint in preliminary design does introduce some risk into the project. Project recommendations may need modifications in final design or perhaps may need more costly construction methods to remediate soil conditions.

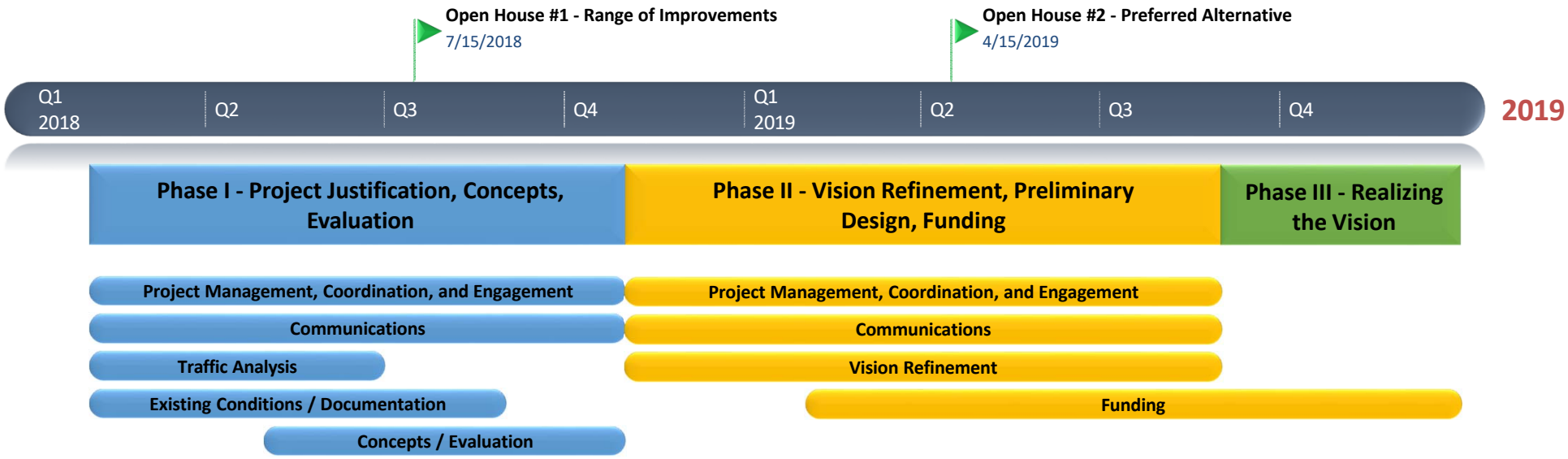
- **Environmental Documentation** – Once the project is significantly funded the environmental documentation should begin. We will perform the study so it can be incorporated into the future EA/EAW.
- **Final Design and ROW Acquisition** – Upon completion of the above tasks, right-of-way acquisition and final design can begin.
- **Utility Coordination** – Utility coordination should be completed in conjunction with the tasks noted above.

Highway 10 Corridor Improvements

City of Ramsey, Minnesota

Proposed Schedule

December 2017



Highway 10 Corridor Improvements

City of Ramsey, Minnesota

Proposed Fee for Services

Phase I - Project Justification, Concepts, Evaluation

	Project Management			Engineering							Planning / Graphics							
TASK	Project Manager / Principal-in-Charge	Deputy Project Manager	QA/QC Manager	Transportation Design Engineer	Traffic Engineer	Graduate Engineer / Technician	Noise Specialist	Surveyor	Sr. Bridge Engineer	Water Resources Engineer	Transportation Planner	Landscaping Architect	Landscape Design	Graphic Designer	Communication Specialist	GIS Technician	**TOTAL**	**COST**
Task 1 - Project Management, Coordination, and Engagement	132	175	9	67	40	12	0	0	0	0	131	8	0	0	10	4	**588**	**$81,055**
Task 2 - Traffic Analysis	6	3	12	4	124	690	0	0	0	0	0	0	0	0	0	68	**907**	**$100,585**
Task 3 - Existing Conditions / Documentation	10	50	6	24	48	40	0	0	0	0	174	0	0	40	8	40	**440**	**$51,220**
Task 4 - Concepts / Evaluation	52	29	16	362	110	810	0	0	18	34	58	64	208	0	0	10	**1771**	**$208,535**
Task 5 - Communications	2	20	3	0	0	0	0	0	0	0	68	0	0	244	132	12	**481**	**$48,460**
TOTAL HOURS	*202*	*277*	*46*	*457*	*322*	*1552*	*0*	*0*	*18*	*34*	*431*	*72*	*208*	*284*	*150*	*134*	***4187***	
AVERAGE HOURLY RATE	*$170*	*$145*	*$160*	*$135*	*$135*	*$105*	*$105*	*$140*	*$160*	*$125*	*$105*	*$125*	*$105*	*$100*	*$90*	*$110*		
SUBTOTAL	*$34,340*	*$40,165*	*$7,360*	*$61,695*	*$43,470*	*$162,960*	*$0*	*$0*	*$2,880*	*$4,250*	*$45,255*	*$9,000*	*$21,840*	*$28,400*	*$13,500*	*$14,740*		

HaiFeng Transportation Engineering Inc (Traffic Forecasting Task 2.2): $7,500

Mailings / Publications: $2,500

Phase I Total: **$499,855**

Phase II - Vision Refinement, Preliminary Design, Funding

	Project Management			Engineering							Planning / Graphics							
TASK	Project Manager / Principal-in-Charge	Deputy Project Manager	QA/QC Manager	Transportation Design Engineer	Traffic Engineer	Graduate Engineer / Technician	Noise Specialist	Surveyor	Sr. Bridge Engineer	Water Resources Engineer	Transportation Planner	Landscaping Architect	Landscape Design	Graphic Designer	Communication Specialist	GIS Technician	**TOTAL**	**COST**
Task 1 - Project Management, Coordination, and Engagement	114	147	10	68	10	8	0	0	8	12	100	0	0	0	10	4	**491**	**$68,285**
Task 2 - Vision Refinement	89	100	146	768	64	1980	100	320	200	226	20	68	150	40	0	50	**4321**	**$524,610**
Task 3 - Communications	4	14	5	0	0	0	0	0	0	0	58	0	0	238	116	8	**443**	**$44,720**
Task 4 - Funding	72	76	10	44	66	100	0	0	4	0	220	0	0	12	4	40	**648**	**$79,910**
TOTAL HOURS	*279*	*337*	*171*	*880*	*140*	*2088*	*100*	*320*	*212*	*238*	*398*	*68*	*150*	*290*	*130*	*102*	***5903***	
AVERAGE HOURLY RATE	*$170*	*$145*	*$160*	*$135*	*$135*	*$105*	*$105*	*$140*	*$160*	*$125*	*$105*	*$125*	*$105*	*$100*	*$90*	*$110*		
SUBTOTAL	*$47,430*	*$48,865*	*$27,360*	*$118,800*	*$18,900*	*$219,240*	*$10,500*	*$44,800*	*$33,920*	*$29,750*	*$41,790*	*$8,500*	*$15,750*	*$29,000*	*$11,700*	*$11,220*		

SBP and Associates (Noise Analysis Task 5.2): $8,000

Mailings / Publications: $2,500

Phase II Total: **$728,025**

Phase I & II Total: **$1,227,880**

Highway 10 Corridor Improvements

City of Ramsey, Minnesota

Proposed Fee for Services

Phase I - Project Justification, Concepts, Evaluation

	Project Management			Engineering							Planning						
TASK	Project Manager / Principal-in-Charge	Deputy Project Manager	QA/QC Manager	Transportation Design Engineer	Traffic Engineer	Graduate Engineer / Technician	Noise Specialist	Surveyor	Sr. Bridge Engineer	Water Resources Engineer	Transportation Planner	Landscaping Architect	Landscape Design	Graphic Designer	Communication Specialist	GIS Technician	**TOTAL**
Task 1 - Project Management, Coordination, and Engagement																	
1.1 Project Management / PMT Meetings *(9 mtgs)*	36	36		18	18						18	8					134
1.2 Project Management Plan	16	8	1	1							1						27
1.3 Quality Assurance/Quality Control (QA/QC)	2	1	8	2							2						15
1.4 Public and Agency Involvement Plan	2	6									12						20
1.5 TAC Meetings *(5 mtgs)*	20	20		20	8						20						88
1.6 TH 10 Subcommittee Meetings *(up to 2 mtgs)*	8	8															16
1.7 City Council Meetings *(up to 2 mtgs)*	8	8															16
1.8 TH 10 Working Group Meeting *(up to 1 mtg)*	4	4															8
1.9 Agency Coordination Meetings *(up to 5 mtgs)*	20	20		18	10	10					10						88
1.10 Stakeholder Group Meetings *(up to 15 mtgs)*	12	60		4							60						136
1.11 Public Open House Meeting *(1 mtg)*	4	4		4	4	2					8				10	4	40
Task 1 Subtotal	132	175	9	67	40	12					131	8			10	4	**588**
Task 2 - Traffic Analysis																	
2.1 Data Collection					2	40											42
2.2 Traffic Forecasting	1		2		20	90										20	133
2.3 No Build Analysis	1	1	2		32	200										8	244
2.4 Alternative/Build Analysis	2	1	6		60	300										40	409
2.5 Benefit Cost Analysis	2	1	2	4	10	60											79
Task 2 Subtotal	6	3	12	4	124	690										68	**907**
Task 3 - Existing Conditions / Documentation																	
3.1 Purpose and Need	6	28	2	16	40	40					50			40	4	40	266
3.2 Goals and Objectives	4	16	2	8	8						24				4		66
3.3 Environmental Screening		6	2								100						108
Task 3 Subtotal	10	50	6	24	48	40					174			40	8	40	**440**
Task 4 - Concepts / Evaluation																	
4.1 Concept Development	40	12	8	310	80	750			6	30	20					10	1266
4.2 Concept Renderings *(up to 12 renderings)*	2	4	1	4					2		8	60	200				281
4.3 Concept Evaluation	6	12	1	24	20						30						93
4.4 Cost Estimates	4	1	6	24	10	60			10	4		4	8				131
Task 4 Subtotal	52	29	16	362	110	810			18	34	58	64	208			10	**1771**
Task 5 - Communications																	
5.1 Project Branding	1	4									12				24	4	45
5.2 Project Videos	1	8	2								16			200	20		247
5.3 Infographics		2	1								8			16	32		59
5.4 Print Communications		2									8			8	8	4	30
5.5 Project Website and Online Engagement		2									16			20	20	4	62
5.6 Social Media		2									8				28		38
Task 5 Subtotal	2	20	3								68			244	132	12	**481**

Highway 10 Corridor Improvements

City of Ramsey, Minnesota

Proposed Fee for Services

Phase II - Vision Refinement, Preliminary Design, Funding

		Project Management			Engineering							Planning						
	TASK	Project Manager / Principal-in-Charge	Deputy Project Manager	QA/QC Manager	Transportation Design Engineer	Traffic Engineer	Graduate Engineer / Technician	Noise Specialist	Surveyor	Sr. Bridge Engineer	Water Resources Engineer	Transportation Planner	Landscaping Architect	Landscape Design	Graphic Designer	Communication Specialist	GIS Technician	TOTAL
Task 1 - Project Management, Coordination, and Engagement																		
1.1	Project Management / PMT Meetings *(9 mtgs)*	36	36		24					4	8	18						126
1.2	Project Management Plan	4	2	2														8
1.3	Quality Assurance/Quality Control (QA/QC)	2	2	8	4							4						20
1.4	Public and Agency Involvement Plan	1	2									4						7
1.5	TAC Meetings *(5 mtgs)*	20	20		20							20						80
1.6	TH 10 Subcommittee Meetings *(up to 2 mtgs)*	8	8															16
1.7	City Council Meetings *(up to 2 mtgs)*	10	10															20
1.8	TH 10 Working Group Meeting *(up to 1 mtg)*	5	5															10
1.9	Agency Coordination Meetings *(up to 5 mtgs)*	16	16		12	6	6			4	4	6						70
1.10	Stakeholder Group Meetings *(up to 15 mtgs)*	8	40		4							40						92
1.11	Public Open House Meeting *(1 mtg)*	4	6		4	4	2					8				10	4	42
	Task 1 Subtotal	114	147	10	68	10	8			8	12	100				10	4	**491**
Task 2 - Vision Refinement																		
2.1	Stormwater Management Plan	1	1	40	20		320				150						20	552
2.2	Preliminary Noise Analysis	2	6	2	8		20	100									20	158
2.3	Corridor Beautification	2	10	2								20	60	130	40		10	274
2.4	Preliminary Design	60	10	60	600	50	1200			120	60							2160
2.5	Preliminary Cost Estimate	8	1	10	40	4	80			30	8		8	20				209
2.6	Preliminary Staging Plan	10	2	16	80	10	320			50	8							496
2.7	Official Map	6	70	16	20		40		320									472
	Task 2 Subtotal	89	100	146	768	64	1980	100	320	200	226	20	68	150	40		50	**4321**
Task 3 - Communications																		
3.1	Project Videos	2	4	2								20			190	20		238
3.2	Infographics	2	4	1								8			20	40		75
3.3	Print Communications		2	2								6			8	8	4	30
3.4	Project Website and Online Engagement		2									16			20	20	4	62
3.5	Social Media		2									8				28		38
	Task 3 Subtotal	4	14	5								58			238	116	8	**443**
Task 4 - Funding																		
4.1	Implementation and Funding Plan	20	16	2	8										4		8	58
4.2	Corridor Study Report	2	20	2	16	16				4		100			8	4	16	188
4.3	Funding Assistance	50	40	6	20	50	100					120					16	402
	Task 4 Subtotal	72	76	10	44	66	100			4		220			12	4	40	**648**

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #18-049

RESOLUTION AUTHORIZING CIVIL ENGINEERING DESIGN SERVICES TO COMPLETE THE HIGHWAY 10 PLAN.

WHEREAS, in 2012, the Minnesota Department of Transportation and Anoka County completed the Highway 10 Access Planning Study that provided multiple alternatives to Highway 10 Improvements utilizing the civil engineering design services of Bolton and Menk; and

WHEREAS, the City Council of the City of Ramsey desires to refine these alternatives into a concise vision for traffic improvements along Highway 10 in Ramsey; and

WHEREAS, the City of Ramsey has previously completed a competitive Request for Proposals process for general civil engineering services, and Bolton and Menk is an approved firm within this civil engineering pool; and

WHEREAS, Bolton and Menk has also completed a similar planning and design process for the City of Anoka; and

WHEREAS, more detailed civil engineering design is needed in order to advance to next steps of Highway 10 implementation including, but not limited to Minnesota Department of Transportation Layout Approval, right-of-way acquisition, and stormwater design; and

WHEREAS, stakeholders along the corridor have expressed frustration with the lack of progress and clarity on the future of Highway 10 that has resulted in a lack of reinvestment in the corridor.

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 authorizes a work order in the amount of $499,855 to complete Phase 1 of the Highway 10 Plan.

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 27th day of February 2018.

_____
Mayor

ATTEST:

_____
City Clerk

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, January 16, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Jill Johns
Councilmember Mark Kuzma

Also Present: Public Works Superintendent Grant Riemer
Parks and Assistant Public Works Superintendent Mark Riverblood
City Engineer Bruce Westby
Community Development Director Timothy Gladhill

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:36 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the agenda, as presented.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

4. APPROVE MINUTES

4.01: Approve November 21, 2017, Meeting Minutes

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the following minutes:

Regular Meeting Minutes dated November 21, 2017

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

5. COMMITTEE BUSINESS

5.01: North Commons Neighborhood Trail or Street Link at Zeolite Street

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and stated that the purpose of this case is to assess the Committee's opinion on the development of a short trail segment to link an existing neighborhood to The COR west of North Commons. He displayed a location map and reported the Park & Recreation Commission recommended that the trail concept be pursued.

Parks and Assistant Public Works Superintendent Riverblood explained this short trail link could advance for Council consideration in terms of a mailer for public notification. While the project scope is not fully developed at this time, it is estimated the cost may be less than $30,000 for the bituminous trail, ADA pedestrian ramps, and trees with naturalized pollinator landscape. He noted this trail would connect neighborhoods, expand across to the playground and community gardens in North Commons, and allow more residents' access to The COR on foot or by bicycle.

Councilmember Kuzma asked the funding source.

Parks and Assistant Public Works Superintendent Riverblood replied that the park trust fund would be used to fund the project and confirmed that there are sufficient funds available.

Councilmember Johns stated that it makes sense to connect that development, and those homes, to The COR.

Councilmember Kuzma asked if there would be an expense to the owner to vacate as discussed.

Parks and Assistant Public Works Superintendent Riverblood stated that there would be some staff time (City cost) for the ordinance that would be prepared. He noted that the additional space would provide flexibility to the homeowners as it could allow an accessory structure, such as a shed, to be built in an area where it currently could not because of the reduced setback that will be available. He explained that currently the property owners are mowing but cannot do anything inside of that area. He stated that the trail option would also provide an emergency access, should that be needed.

Chairperson Riley asked if this would be considered the highest value connection.

Parks and Assistant Public Works Superintendent Riverblood replied that it would not be a high priority but would be more of a low hanging fruit because of the low cost. He stated that the project could be done fairly easy and would provide connectivity, also noting that minimal maintenance would be needed.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend that the City Council notify public via a mailer to gain input on development of a short trail segment to link an existing neighborhood to The COR west of North Commons.

Further discussion: It was noted that staff should reach out to the two specific property owners if those property owners do not reply to the mailer.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

5.02: Recommend Authorization for Civil Engineering Planning Services for Highway 10 Planning Effort

Community Development Director Gladhill reviewed the staff report and stated that the purpose of this case is to consider recommending that the City Council authorize a work order with Bolton and Menk to perform planning and engineering services related to future Highway 10 design. He stated staff is only seeking approval for Phase 1 (project justification, concepts, evaluation) not Phase II (vision refinement, preliminary design, funding). He explained that staff has already completed three rounds of refining the scope and scaled back on renderings/visualizations, public meetings, and communication assistance.

Community Development Director Gladhill described the scale and magnitude of the project, noting it is a significant investment with total capital costs of the improvements themselves being over $70 million.

Community Development Director Gladhill presented alternatives for the Committee's consideration and stated staff recommends proceeding forward with the work order. Bolton and Menk was the engineer for the Highway 10 Access Planning Study so there are a number of efficiencies to use this same firm for this work order as opposed to bringing in a new firm.

Eric Johnson, Bolton and Menk, stated that the previous Highway 10 study had a different vision, focusing on a high-level idea that all parties could agree on. He highlighted some of the differences, noting the desire to have grade separations at the railroad crossings, which will be added as a new element rather than being an afterthought in the previous plan. He stated that this element will also look to the future, rather than just focusing on how the road operates today. He stated that they are pretty confident that the Anoka improvements will be fully funded in 2018 and therefore the improvements will be completed between 2020-2022. He noted that once those improvements are completed, the first stoplight will be at Sunfish Lake and that will become the next priority to fix on the system. He stated that the attempt would be to develop a plan that could gain support from the other communities as well, to ensure that funding could be obtained in the future.

Angie Bersaw, Bolton and Menk, stated that although the problem has been identified, this study will not only focus on the current problems but also on future problems. She stated that a key step in the planning stage would be to ensure that all road owners (Ramsey, Anoka County and MnDOT) can be on the same page. She explained that the first phase of the study will be to develop one vision and noted that the second phase would then dig deeper to determine the elements that would be necessary, which is why it would make sense to split the work into two phases as staff has suggested.

Councilmember Kuzma asked the timeline for this project. He asked how solid the plans would be as the Ramsey improvements would not occur until after the Anoka improvements are completed, noting the estimation that was given of 2022 for completion in Anoka.

Chairperson Riley agreed and asked the shelf life of the plans.

Mr. Johnson replied that the shelf life of the first phase would not expire. He believed that the second phase would have a three to five-year shelf life, until the point where staff would need to complete a quick update review to determine if design standards have changed.

Councilmember Kuzma asked if the engineering costs are included in the cost of development estimates.

Mr. Johnson replied the industry standard is 20 percent for design and delivery and believed that was included.

Community Development Director Gladhill stated that the City would push to have this cost included in the City's ultimate share of the project costs.

Chairperson Riley asked how this would be different than the traffic studies that were already completed.

Mr. Johnson stated that the traffic studies before were based on existing conditions. He stated that at that time it was determined that if MnDOT cannot afford to fix the problems of today, they certainly cannot afford to fix the problems of the future and therefore that element was not included in the previous study. He noted that this process would look further to determine the implications for the future to provide more solid results.

Ms. Bersaw stated that it is important to really determine the problem and how that may change to ensure that you build the right thing that will last. She stated that the modeling will give you the answers to ensure that you are not over building.

Chairperson Riley asked why they would study a no build situation.

Mr. Johnson replied that would give you the baseline and define the need to solve. He noted that it is also a part of the environmental review.

Community Development Director Gladhill noted that this would also show a measurable improvement to show that you would be solving the problem.

Councilmember Johns asked how far out this would project, whether this is a 20 or 40-year projection.

Ms. Bersaw stated that they typically look 20 to 25 years into the future. She stated that if you look beyond that you are making more assumptions than you can handle and therefore the results become fuzzy. She stated that the traffic modeling would look at the overall network to determine alternate routes and capacity.

Mr. Johnson replied that the model for Highway 10 would be expanded and would be built from the model used by Anoka County for their Comprehensive Plan update. He stated that as other elements are "uncorked" it would unlock alternate routes that could free up capacity.

Councilmember Kuzma asked the funding source for this study.

Community Development Director Gladhill replied that the funding source would be the public improvement revolving fund.

Chairperson Riley asked for details on the number of concepts that would be provided.

Mr. Johnson replied that they will look at a variety of concepts reviewed and confirmed that there would be four concepts plus the no build provided.

Chairperson Riley stated that he is very concerned with the coalition and partners that have already decided that this is the best way, as it could seem that the City would be looking at alternate options.

Ms. Bersaw stated that there was not one answer provided through the access study. She stated that the study was high level, and this will delve into more detail to determine how the railroad would influence the plan and to find the option that would best solve the problem.

Mr. Johnson replied that he thinks this would be a welcome next step from the partnering agencies and municipalities.

Chairperson Riley stated that he would want to make it clear that if this moves forward, the City is working with the partners.

Councilmember Johns stated that this should be done sooner rather than later to provide some answers to local business owners and stakeholders.

Councilmember Kuzma stated that this study could also help to attract future businesses as well.

Chairperson Riley agreed that it will be important to be able to provide some answers of what is and what is not.

Community Development Director Gladhill stated that staff considered making a pitch to the legislature in attempt to gain funding to assist in phases one and two but noted that would delay the process by six months. He suggested to begin with phase one and make the ask of the legislature for phase two. He provided examples of similar actions that other communities are taking with their planning and funding requests for Highway 10 planning. He stated that the City will contribute to the funding of the design regardless, and therefore the City funding the first phase could be appropriate before making an ask of the legislature for future phases.

Councilmember Kuzma asked how this would interact with the efforts of Mr. Tinklenberg.

Community Development Director Gladhill stated that Mr. Tinklenberg believes that this is a necessary step and will help with the City's momentum. He noted that once there is more certainty in the planning, it will increase the priority ranking of the project.

Chairperson Riley asked for additional details on the planning that has been done for the rail crossings.

City Engineer Westby replied that the previous funding applications for the Ramsey rail applications used the cost estimate that was obtained from Anoka County. He stated that the City has not expended funds to do any additional design work on that. He stated that the more information, the better. He noted that the better the estimate and design work is, the higher ranking and more opportunity you will have. He stated that the City will no longer be competing with Anoka once their funding is completed. He explained that the additional design work will

solve some of the unknowns including property acquisition costs and whether the crossings should be underpasses or overpasses.

Chairperson Riley asked if the coalition partners have looked at this design proposal.

Community Development Director Gladhill stated that staff first wanted to obtain support from the City Council prior to sharing that proposal. He noted that the partners are aware of the desire to complete the design work. He stated that the recommendation could be to move this forward, contingent on sharing the information with the design partners.

Councilmember Johns stated that perhaps the proposal could be shared with the partners prior to this moving forward to City Council.

Chairperson Riley noted that there are five public meetings scheduled and stated that seems like a lot of meetings.

Community Development Director Gladhill noted that the temperature of the public could be gauged as the process moves along and if that number of meetings is not needed, the schedule can be scaled down. He noted that some business owners and stakeholders like more one on one interaction while others like an open house meeting style. He noted that staff can scale back if that seems appropriate as this moves forward. He stated that all of these options are still within the overall vision. He stated that this would provide flexibility in that smaller pieces can be constructed individually, or they could also be partnered together. He noted that the details will provide a lot of information, and used the example of the cost for property acquisition. He stated that in some instances, a few feet make the difference between partial acquisition and whole parcel acquisition which have major cost differences.

Chairperson Riley stated that he would want to ensure that this is in line with the coalition and wants to prevent the perception that Ramsey is going rogue and working on their own project.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to recommend that the City Council authorize the work order with Bolton and Menk for Highway 10 Planning and Design Services in the amount of $499,855, contingent upon staff sharing the information with the coalition.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

Community Development Director Gladhill stated that he wanted to give the student group that worked on Highway 10 an opportunity to share some ideas and their framework.

Jonathan Reisetter stated that they were part of a land use planning class that worked on Highway 10, specific to Ramsey. He stated that as outsiders they see that Ramsey struggles for geographical notoriety, as the city was developed later and lacked a town center until more recently. He stated that the highway has served as a main street and thoroughfare and during their study they focused on image, business, and connections.

Chris Desroches stated that the image and connectability of Highway 10 do not match Ramsey. He explained that they looked at improving the aesthetic and the entrance to Ramsey. He noted

that they would recommend creating a placemaking entrance to the City and carrying that throughout the City in order to better identify Ramsey; using the example of signage. He stated that another element would be the business aspect of Highway 10 and how that could be improved; working with the existing business owners. He recognized the high number of properties that are owned by the City, or have been vacant for over five years. He stated that there is a lot of traffic traveling through the City on Highway 10 and perhaps rather than holding the farmers market on a Thursday within The COR, that could be held on a Friday, on land adjacent to Highway 10, to take advantage of the traffic heading north.

Councilmember Kuzma asked if the signage used within The COR would be transferred into the Highway 10 corridor.

Chris Desroches replied that would be a question for the City to answer, whether they would like to continue that signage or create separate signage for the Highway 10 corridor.

Community Development Director Gladhill stated that the City could take their branding information and apply that to this concept.

Chris Desroches stated that Highway 10 is the main artery into Ramsey and therefore a lot of the experience is traveling through that corridor. He stated that you would want that theme to be something that people will remember. He advised that they also focused on connections and stated that currently there is a lot of way finding signage for business along the corridor. He noted that you would want to provide valuable connections to the places you want people to go.

Chairperson Riley asked if they have access to this information as this was a high-level presentation.

Community Development Director Gladhill noted that there will be an open house meeting next week with these posters, and additional ideas and concepts in poster format. He stated that the PDF format should be available at that time as well. He explained that this is simply a mid-way check-in and additional work will continue through the spring semester.

Chris Desroches stated that there are unique opportunities with community engagement, using signage. He explained that you can build a swell of momentum through community engagement, using the examples of asking the public for input or creating a contest.

Community Development Director Gladhill recognized that this would be a partnership, explaining that the City would improve the public realm while the private sector makes improvements along the corridor as well. He noted that he liked that this concept has set metrics identified as well, which are helpful for staff.

Councilmember Kuzma stated that he is a little concerned that this would create a conflict between the proposal and what exists in The COR. He stated that he does not see the existing design standards tied into the new concepts and noted that the City has spent a lot of money working on the design standards, while this seems to start fresh.

Jonathan Reisetter stated that they spent more time on the ideas for the highway, specifically leading people from the highway to The COR.

Community Development Director Gladhill noted that there has been some rebranding that took place and staff gave direction to look at something new rather than attempting to brand the corridor as The COR or under the current sign design regulations. He noted the difficulty that the parks department had in getting their signs approved.

Councilmember Kuzma stated that he does not disagree. He recognized that people outside of Ramsey are not aware of what The COR is or what it even stands for.

Community Development Director Gladhill explained that this will improve the marketing aspect of The COR while also focusing on Ramsey as a whole.

Chris Desroches stated that they are not branding or design experts, but planning students. He stated that they are coming up with the ideas and concepts and staff and the Council will need to provide additional details, and make additional decisions, as the process moves forward.

Jonathan Reisetter stated that they are excited to hear the feedback from the open house and from the PDF versions that will be distributed to the City.

Community Development Director Gladhill noted that this is a mid-year check in and PDFs are a required deliverable. He noted that the process will continue, and input will be obtained from the open house meetings. He stated that the poster format translates into the open house setting while the more detailed PDFs will be helpful for the City, Council, and other Boards/Commissions.

5.03: Provide City Council Recommendation for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04

City Engineer Westby reviewed the staff report and purpose of the case to consider recommending City Council approval for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04. He displayed maps depicting the proposed 2018 crackseal and sealcoat improvements and overall map of locations of all streets proposed to receive improvements, as well as individual project areas designated as Areas A-F. City Engineer Westby stated a total of 22.71 miles of public streets are proposed to receive crackseal and sealcoat improvements in 2018 in addition to fogsealing all cul-de-sacs in the project area.

Chairperson Riley referenced Map B, in which the City is only doing two small cul-de-sacs. He stated that seems inefficient and asked if it would be more efficient to instead include those areas with future improvements that are closer to that area.

City Engineer Westby replied that the cul-de-sacs are within one half mile to one mile from other areas proposed to be improved. He stated that those areas are recommended to be included in order to stay on a proper maintenance schedule.

Public Works Superintendent Riemer explained that this will be the first seals for those cul-de-sacs and therefore it is important to have those seals completed in order to stay on the proper maintenance schedule and receive the longest lifespan for the roadway surface.

City Engineer Westby presented the project cost summary, noting the current engineer's estimate for all proposed improvements is $623,169.69. In order to ensure that as much of the $500,000

budgeted for this work will be spent, staff proposes to split the project into a base bid including several project areas with a resultant estimated project cost of just under $500,000, with the remaining areas being bid as alternate bids.

City Engineer Westby presented alternatives for the Committee's consideration and stated staff recommends approval for the 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04, with funding from the general fund using the $500,000 that is budgeted annually for these improvements.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend City Council approval for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Kuzma and Johns. Voting No: None.

5.04: Provide City Council Recommendation for Metropolitan Council Water Efficiency Potential Project

City Engineer Westby reviewed the staff report and purpose of the case to consider participating in a Metropolitan Council Water Efficiency Potential Project. He referenced the November 27, 2017, e-mail from the Metropolitan Council indicating a Water Efficiency Potential Project was commissioned to assess the economic potential of whether an aggressive water conservation program could reduce a community's expansion of water supply to meet future residential needs.

City Engineer Westby noted that based on current water use data and project population growth, Ramsey ranks 19 out of all Twin Cities metro cities as a potential candidate community for economic analysis of potential peak water demand reduction. The Metropolitan Council believes the City of Ramsey can potentially benefit from such an analysis and would like to know if the City is willing to be included in the study.

City Engineer Westby presented alternatives for the Committee's consideration and stated staff recommends approval to participate in a Metropolitan Council Water Efficiency Potential Project. He suggested that action be made contingent upon a favorable response from the Metropolitan Council on whether the participation would not be related to required mandates.

Chairperson Riley agreed that is a very real concern or question. He stated that the best way to avoid that would be to not participate. He noted that one of the City's closest neighbors, Andover, is number one on the list and therefore the City could ask to see the recommendations from that City to determine what could be done in Ramsey.

Councilmember Kuzma noted that the population of Andover is higher than Ramsey.

City Engineer Westby agreed that Andover is 1.5 times larger than Ramsey in terms of the population served. He agreed that Andover may participate and could have some telling results.

Councilmember Johns noted that there could be some unique factors that could be helpful to the community, such as business makeup and peak times.

City Engineer Westby stated that it would be helpful to have apples to apples comparison for information but acknowledged that the results from Andover will be helpful. He stated that the City is working to increase water conservation efforts through the RCP program. He noted that staff does work directly with the Metropolitan Council on numerous water related issues. He stated that he would not be comfortable bringing this forward to the City Council without a favorable response from the Metropolitan Council.

Chairperson Riley stated that he would prefer not to participate and simply ask to see the results from Andover.

Councilmember Johns stated that if participation would be helpful and would not have a cost to the City, other than a few hours of staff time, and would not have any requirements that come along with it, she would support participation.

Councilmember Kuzma stated that if there is a favorable response that the City will not be required to do anything outside of the study he would support participation. He asked if participation in this study would gain additional support from the Metropolitan Council on regional water solutions.

City Engineer Westby stated that a City Council work session presentation is being planned for February regarding an option for the Met Council to complete a feasibility study at no cost to the City for a regional surface water treatment facility in Ramsey. He noted that the City would need to have at least two other neighboring communities as partners. He stated that the feasibility study will provide cost information on the possibility of a surface water treatment facility and noted that staff would continue to work with the Metropolitan Council on that possibility whether or not this study is approved.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recommend City Council approval to participate in a Metropolitan Council Water Efficiency Potential Project, contingent that the results would be applied equally across the metro region.

Motion carried. Voting Yes: Councilmembers Johns and Kuzma. Voting No: Chairperson Riley.

5.05: Provide City Council Recommendation for MnDOT Delegated Contracting Process Agreement #1029992

City Engineer Westby reviewed the staff report and purpose of the case to consider approval of MnDOT Delegated Contracting Process Agreement #1029992. He explained that pursuant to Minnesota statutes, the Commissioner of Transportation must be appointed an agent of the City of Ramsey to accept Federal Aid funds that are awarded to the City for eligible transportation related projects. The City cannot directly accept awarded Federal Aid funds for such projects as they must be processed through MnDOT.

City Engineer Westby presented alternatives for the Committee's consideration and staff's recommendation for approval of MnDOT Delegated Contracting Process Agreement #1029992.

Councilmember Johns stated that she would prefer for this to come back to the Committee after the comments from the City Attorney are received.

City Engineer Westby stated that the agreements are written very differently and therefore it is hard to review the documents side by side.

Chairperson Riley asked if MnDOT allows changes to the letter.

City Engineer Westby replied that minimal changes may be allowed. He noted that typically most changes requested by the City are not allowed.

Councilmember Johns noted that the approval could be made contingent upon approval of the City Attorney.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to recommend City Council approval of MnDOT Delegated Contracting Process Agreement #1029992, contingent upon approval by the City Attorney.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Kuzma. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on current and proposed improvement projects.

Councilmember Kuzma referenced Puma Street and the intersection at Alpine. He asked if the sightlines have been reviewed to ensure safety.

City Engineer Westby stated that tree clearing operations west of this intersection began last year but proper erosion control measures were not installed prior to work beginning and therefore the work was not completed. He noted that the intent is to remove the remaining trees and knock down the hill to open the sightlines this spring. He continued to provide an update on the Puma Street utilities extension and the Bunker Lake Boulevard and Puma Street improvements. He provided an update on The COR regional infiltration basin development. He stated that additional Anoka County and MnDOT projects were included on the update list and noted that he will attempt to follow up on projects that have not seen progress attempting to gain further updates.

Councilmember Kuzma asked for an update on the flashing turn lights on Armstrong at Bunker.

City Engineer Westby noted that although the City approved the development of the plans, he was still awaiting information from Anoka County. He noted that once he sees the final cost estimates he would share that information with the Committee and City Council.

Chairperson Riley asked for an update on the plans in Anoka for 47 and Ferry Street. He stated that Ramsey should stay on top of those plans to ensure that something is not approved that would be detrimental for Ramsey.

City Engineer Westby stated that the last update he received was that Anoka is working on the preliminary design that would then be shelved until funding is made available.

Chairperson Riley stated that he would want to ensure that the plans would not negatively impact Ramsey.

City Engineer Westby stated that he would continue to follow up with Anoka.

City Engineer Westby stated that there was discussion at the November meeting regarding a drainage and utility easement and provided background information. He stated that the recommendation of the City Attorney is to pass a resolution restricting all use of the easement until such time a regional trail is available north of the property. He noted that he spoke with the property owner and the owner asked if there is something that can be done to simply restrict the use by hunters. He noted that he is still awaiting a response from the City Attorney. He asked if the Committee would like to see the item again before it moves to the Council.

Chairperson Riley stated that the Committee made a decision and offered an alternative and therefore the easiest thing would be to do nothing. He stated that he does not see a reason to bring the case back to the Committee, or to Council.

Councilmember Johns agreed that the decision had been made. She noted that the property was received through park dedication and therefore the City is not interested in vacating the property.

Public Works Superintendent Riemer provided an update on the recent plowing activity.

Informational; no action required.

6.02: Review Future Topics Calendar

City Engineer Westby provided a summary of the Public Works Committee future topics calendar. He stated that he would also like to review the City's street maintenance program with the Committee at some time, if possible.

Councilmember Johns stated that perhaps that would be better received during a City Council worksession.

City Engineer Westby stated that the City Council worksessions tend to fill up and therefore there is not always enough time available.

Councilmember Riley requested that a review of the application of State Aid funds be placed on the calendar.

7. ADJOURNMENT

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:54 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 4.**

Meeting Date: 02/27/2018

By: Chris Anderson, Community Development

Information

Title:

Introduce Ordinance #18-01 Amending Lot Width Requirements for Cul-De-Sac Lots in the R-1 Residential (Rural Developing) District

Purpose/Background:

Over the past several years, the City has processed multiple requests for variances to the lot width on cul-de-sac lots in the R-1 Residential (Rural Developing) District. The current standard requires 200 feet of lot width for any lot on the bulb of a cul-de-sac in the R-1 Residential (Rural Developing) District. In response to these requests, Staff brought forth a discussion item for the Planning Commission in December of last year. After contemplating the merits of a reduced lot width, the Planning Commission directed Staff to prepare an ordinance to amend the requirement for the Rural Developing District to require a minimum width of 100 feet for lots on the bulb of a cul-de-sac.

The Planning Commission conducted a public hearing at their February 1, 2018 meeting. There were no written or verbal comments received regarding the proposed change to the lot width standard. The Planning Commission had requested that the amendment include the language "...as measure at the front yard setback requirement.". Staff reviewed the Lot Width definition in City Code and confirmed that the definition already specifies that the width measurement is to be made at the minimum required front yard setback and therefore, finds it unnecessary to repeat this language.

Notification:

City Staff published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

Alternatives

Alternative 1: Adopt Ordinance #18-01 amending the minimum lot width standard in the R-1 Residential (Rural Developing) District to 100 feet for lots on the bulb of a cul-de-sac. The Planning Commission supported this alternative but directed Staff to revise the language to specify that the measurement was to be made at the required front yard setback. This ordinance amendment will likely reduce future requests for variances to lot width for cul-de-sac lots. Staff supports this alternative.

Alternative 2: Do not adopt Ordinance #18-01. If this ordinance is not adopted, the minimum required lot width in the R-1 Residential (Rural Developing) District will remain 200 feet, whether on a cul-de-sac or not. Both Staff and the Planning Commission feel that in the Rural Developing District, 100 feet of lot width on the bulb of a cul-de-sac is sufficient and still maintains that 'rural' feel. Staff does not support this alternative.

Funding Source:

Costs associated with this case are the responsibility of the City.

Recommendation:

The Planning Commission recommends adoption of Ordinance #18-01 amending the lot width requirement for cul-de-sac lots in the R-1 Residential (Rural Developing) District.

Action:

Motion to introduce Ordinance #18-01 amending the lot width requirement for cul-de-sac lots in the R-1 Residential (Rural Developing) District.

Attachments

Draft Planning Commission Meeting Minutes Dated February 1, 2018

DRAFT Ordinance #18-01

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 08:06 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:06 PM
Form Started By: Chris Anderson		Started On: 02/20/2018 03:47 PM
Final Approval Date: 02/22/2018		

5.04: Public Hearing: Ordinance #18-001 Amending Lot Width Requirements for Cul-De-Sac lots in the R-1 Rural Developing District

Public Hearing

Vice Chairperson VanScoy called the public hearing to order at 7:46 p.m.

Presentation

City Planner Anderson presented the staff report stating the purpose of this case is for the Planning Commission to review and consider a proposed amendment to reduce the required lot width standards from 200 feet to 100 feet for lots zoned R-1 Rural Developing and located on a Cul-De-Sac. Staff discussed the proposed Ordinance in detail and noted a language change stating the lot width shall be 100 feet at the front yard setback.

Citizen Input

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

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

Vice Chairperson VanScoy closed the public hearing closed at 7:50 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to recommend the City Council adopt Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District with the language as recommended by staff.

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

DRAFT

ORDINANCE #18-01

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING ARTICLE II DIVISION 4 (SUBDIVISION) SECTION 117-111 (R-1 RESIDENTIAL DISTRICT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

The table in Section 117-111. – R-1 Residential District (d) R-1 bulk standards, specifically addressing lot width, is amended as follows (deletions indicated with ~~strikethrough~~; additions indicated as underline):

	MUSA	Rural Developing
Lot width	80 feet/corner lot 90 feet	200 feet / 100 feet on cul-de-sac

SECTION 2. 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 13th day of March, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

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

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 5.**

Meeting Date: 02/27/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Approve Site Plan for Ramsey Elementary Campus 2 (Project #17-109)

- Introduce Ordinance #18-03 Approving Zoning Map Amendment to Public/Quasi-Public
- Adopt Resolution #18-004 Approving Comprehensive Plan Amendment to Public/Quasi-Public and Approving Site Plan

Purpose/Background:

The purpose of this case is to review the Comprehensive Plan Amendment to reguide the property from Low Density Residential to Public/Quasi Public; the Zoning Amendment to rezone from R-1 Residential (MUSA) to Public/Quasi Public; and the 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.

Focus this evening should be on the internal, private site improvements. There has been significant discussion about public improvements to Nowthen Boulevard (County State Aide Highway 5). It is anticipated that turn lanes and a traffic signal will be added at the entrance. However, those improvements have not yet been shown on the plan set. With that in mind, final approval will not be considered until the February 27 City Council meeting. However, Staff recommends having a discussion on the private site improvements in the meantime, in case there were any major changes desired. This will help avoid any significant delays to the project.

Notification:

The Planning Commission held a public hearing. 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.

During the public hearing held at the Planning Commission meeting, residents to the north of the subject property expressed concern over the increased activity and the effect the noise could have on their properties. 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. The School District indicated that they would be willing to work with the City to install trees and landscaping on the top of a berm to alleviate the concerns of the property owners to the north.

The Planning Commission unanimously recommended adoption of the Comprehensive Plan Amendment, Rezoning, and Site Plan requests contingent upon compliance with the Staff Review Letter and alterations to the Landscaping Plan to address the need for additional screening along the northern boundary.

Since the Planning Commission meeting, the Applicant submitted updated plans to the City on February 21st and they are included as part of this case. Due to the timing of the submittal in relation to the city council meeting Staff has not yet reviewed the revised plans but wanted to make them available to the council.
Alternatives:

Alternative 1: If the City Council is supportive of the project as currently presented, it should adopt Resolution #18-004 approving the Comprehensive Plan Amendment to reguide the subject property from Low Density Residential (LDR) to Public/Quasi Public. It should also adopt Ordinance #18-003 approving the Zoning Amendment to rezone the subject property from R-1 Residential (MUSA) to Public/Quasi Public and adopt Resolution #18-005 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 City Council is supportive of the requested Comprehensive Plan Amendment as well as the requested Zoning Amendment but is not supportive of the Site Plan as currently presented, it should adopt Resolution #18-004 Approving the Comprehensive Plan Amendment as well as Ordinance #18-003 rezoning the subject property and table action on the Site Plan application and direct the Applicant to amend the Site Plan accordingly. Staff is not opposed to this alternative.

Alternative 3: If the City Council is not supportive of the requested Comprehensive Plan Amendment, it should state its findings and deny the Comprehensive Plan Amendment and requested Zoning Amendment, as well as the Site Plan, as it 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:

The Planning Commission and Staff recommend adoption of Ordinance #18-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public / Quasi Public and adoption of Resolution #18-004 Approving the Comprehensive Plan Amendment and Site Plan for Ramsey Elementary Campus 2.

Action:

Motion to adopt Ordinance #18-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public / Quasi Public and adoption of Resolution #18-004 Approving the Comprehensive Plan Amendment and Site Plan with revisions as outlined in the staff review letter.

Attachments

Site Location Map

Complete Plan Set

Site Plan Intersection Update

Staff Review Letter

01-04-18 Planning Commission Meeting Minutes

Resolution #18-004 Authoring CPA and Approving Site Plan for Ramsey Elementary

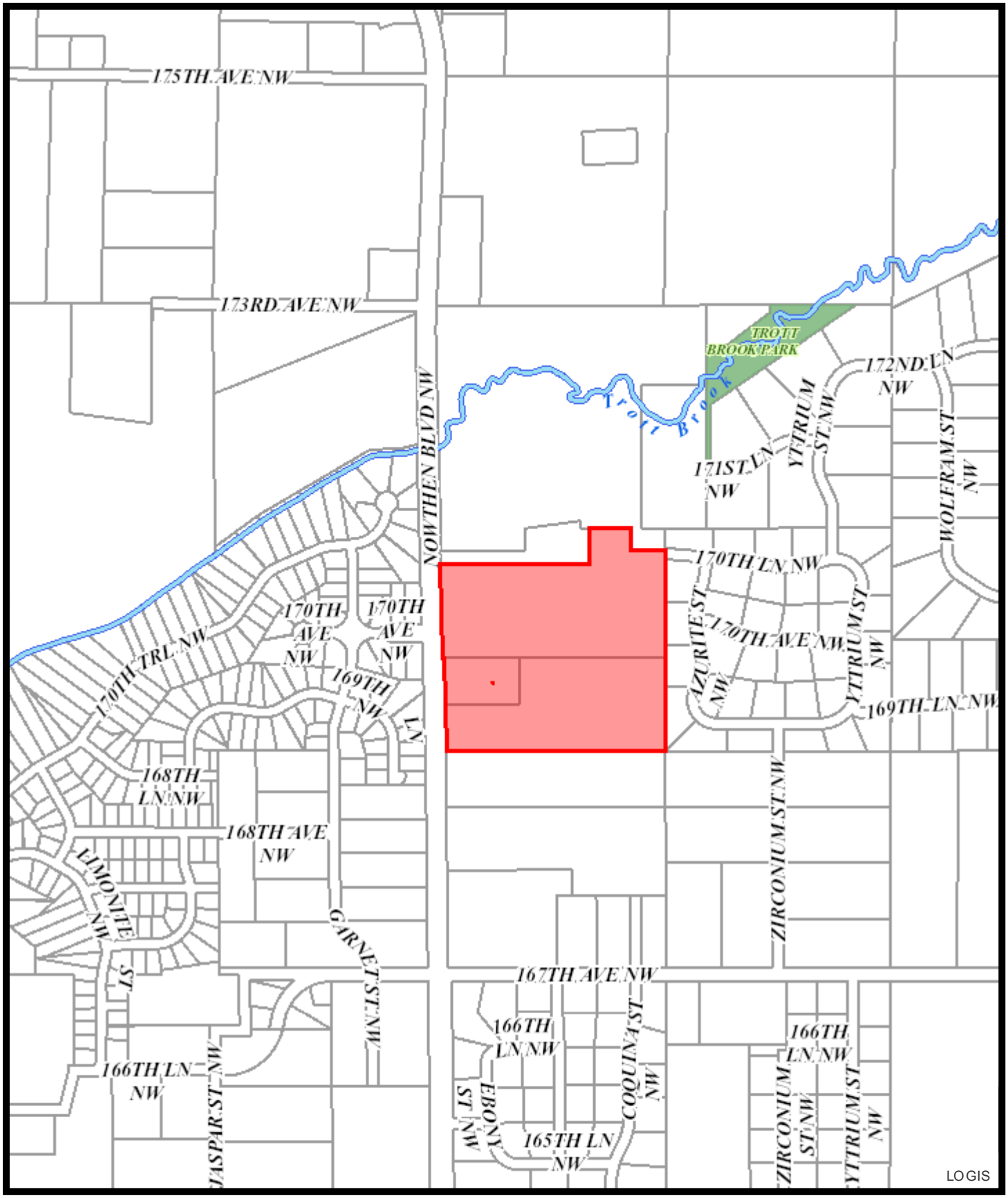
Ordinance #18-003 Rezoning Subject Property from R-1 MUSA to Public

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/22/2018 07:24 AM
Tim Gladhill	Tim Gladhill	02/22/2018 09:52 AM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:09 PM
Form Started By: Eric Maass		Started On: 02/20/2018 03:56 PM
Final Approval Date: 02/22/2018		

Site Location Map

Anoka Hennepin School Dist. #11



Feet

0 190380 760 1,140 1,520

Print Date: November 20, 2017

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW
RAMSEY, MINNESOTA

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.
5. ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
6. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
7. SIGNAGE SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
8. 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 L1.12-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.
9. 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.
10. 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.
11. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
13. 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.
14. 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.
15. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
16. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
17. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
18. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
19. 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.
20. THE CONTRACTOR SHALL HAVE A PICKUP TRUCK TYPE SWEEPER ON SITE OR AVAILABLE WITHIN 3 HOURS WHEN NOTIFIED BY THE CITY THAT SWEEPING IS REQUIRED. THE CITY RESERVED 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.
21. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
22. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
23. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
24. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
25. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 94.1 OR 94 SHALL BE UNDERSTOOD TO MEAN 894.1 OR 894.
26. 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.
27. 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.
28. NO FINISHED SLOPES SHALL EXCEED 3.5' HORIZONTAL TO 1' VERTICAL (3.5:1), UNLESS OTHERWISE NOTED.
29. 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).
30. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
31. 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 LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION SHALL BE NOTIFIED 72 HOURS PRIOR TO TESTING TO WITNESS THE RESULTS.
32. 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.
33. 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.
34. 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.
35. 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.

GENERAL NOTES

40. 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).
41. 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.
42. 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.
43. HOURS OF CONSTRUCTION ARE 7:00 AM TO 10:00 PM. NO EQUIPMENT MAY BE STARED 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 INCLUSION ON THE AGENDA.
44. REFER TO SWPPP NARRATIVE (SECTION 01 89 13) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
45. 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.
46. 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.
47. 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.
50. 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.
51. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
52. LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING AND SEEDING.
53. BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING, REFER TO SPECIFICATION FOR PROCEDURE.
54. ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF CLEAN SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
55. 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.
56. TREE PROTECTION: INSTALL 4' HIGH ORANGE SNOW FENCE AT THE DRIP LINE OF ALL TREES TO BE PROTECTED. MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.

DRAWING INDEX

C0.00	COVER SHEET
C0.01	SWPPP NARRATIVE
C1.00	SITE REFERENCE PLAN
C1.11	SITE REMOVALS PLAN
C1.21	SITE LAYOUT PLAN
C1.31	SITE FINISHING PLAN
C1.41	GRADING AND DRAINAGE PLAN
C1.51	SITE UTILITY PLAN
C1.61	SEDIMENT AND EROSION CONTROL PLAN (SWPPP)
C2.11	SITE DETAILS
C2.12	SITE DETAILS
L1.11	LANDSCAPE PLAN
L1.12	IRRIGATION PLAN
L1.13	DETAILS
A1.1	FIRST FLOOR REFERENCE PLAN
A1.2	SECOND FLOOR REFERENCE PLAN
A4.1	EXTERIOR ELEVATIONS
E1.1	ELECTRICAL SITE PLAN
EXH1	BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY (1 OF 2)
EXH2	BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY (2 OF 2)

LEGEND

- REFERENCE KEY TO SITE DETAILS — DETAIL I.D NUMBER (TOP) — DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE SLAB
- PROPOSED LIGHT DUTY BITUMINOUS PAVEMENT
- PROPOSED MEDIUM DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED SOFT PLAY AREA
- PROPOSED LANDSCAPE ROCK BED
- PROPOSED TRAFFIC CONTROL SIGN
- SIGNAGE KEY NOTE
- 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
- APPROXIMATE SOIL BORING LOCATION
- PROPOSED POST INDICATOR VALVE (PIV)
- PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH
- REFERENCE KEY TO SITE DETAILS — DETAIL I.D NUMBER (TOP) — DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- SEDIMENT CONTROL DEVICE AT STORM SEWER INLET
- PAINTED ACCESSIBLE SYMBOL
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED FLAGPOLE
- PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE
- UTILITY REMOVALS
- MASS TREE REMOVALS
- TREE REMOVALS
- SAWCUT
- PROPERTY LINE
- BASELINE FOR DIMENSIONS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- 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

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.
AJA
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA
Anoka Hennepin Schools
Anoka-Hennepin School District 11
2727 N Ferry Street, Anoka MN 55303

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
JAY R. POMEROY
TYPED OR PRINTED NAME
02-27-2018
DATE
23543
LICENSE NUMBER

REVISIONS

DRAWN BY
CLG
CHECKED BY
JRP
ISSUED FOR
AGENCY REVIEW
ISSUE DATE
12/08/2017
SHEET NAME
COVER SHEET
ATS&R PROJECT NO.
17119
SHEET NUMBER
C0.00

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.

APPROXIMATE EROSION CONTROL DEVICE QUANTITIES

SILT FENCE = 5,500 L.F.

SEDIMENT CONTROL LOG = 110 L.F.

ROCK CONSTRUCTION ENTRANCES = 150 C.Y.

EROSION CONTROL BLANKET = 9,850 S.Y.

SEDIMENT CONTROL DEVICE AT STORM SEWER INLET = 15

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4" x 4" AREA - FOR CITY PURPOSES

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Anoka Hennepin Schools
Anoka-Hennepin School District 11
2727 N Ferry Street, Anoka MN 55303

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SIGNATURE

JAY R. POMEROY
TYPED OR PRINTED NAME

02-27-2018
DATE

23543
LICENSE NUMBER

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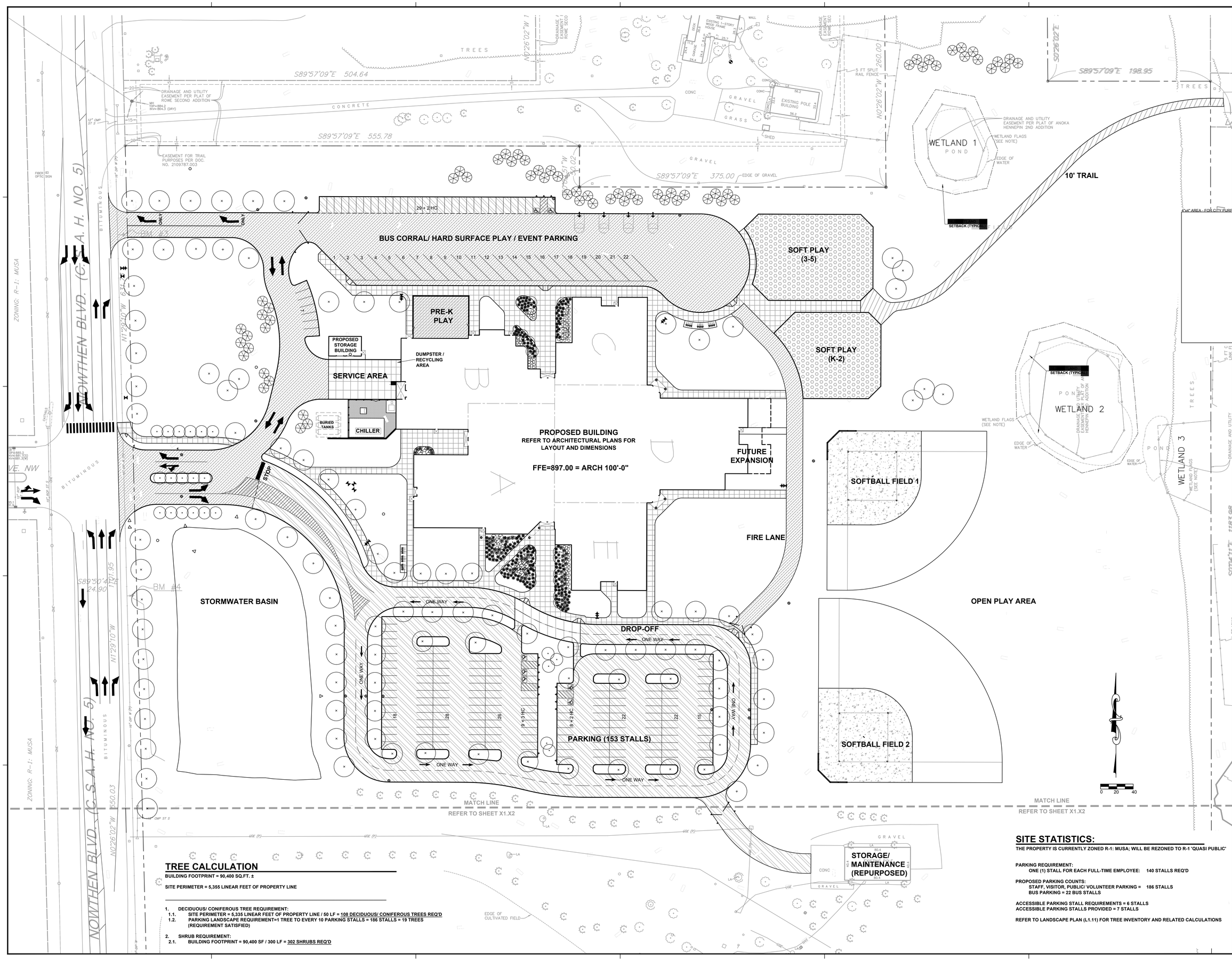
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12/08/2017

SHEET NAME
SWPPP NARRATIVE

ATS&R PROJECT NO.
17119

SHEET NUMBER
C0.01



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
   - 1.2. PARKING LANDSCAPE REQUIREMENT=1 TREE TO EVERY 10 PARKING STALLS = 186 STALLS = 19 TREES (REQUIREMENT SATISFIED)
2. SHRUB REQUIREMENT:
   - 2.1. BUILDING FOOTPRINT = 90,400 SF / 300 LF = 302 SHRUBS REQ'D

SITE STATISTICS:

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

PARKING REQUIREMENT:
ONE (1) STALL FOR EACH FULL-TIME EMPLOYEE: 140 STALLS REQ'D

PROPOSED PARKING COUNTS:
STAFF, VISITOR, PUBLIC/ VOLUNTEER PARKING = 186 STALLS
BUS PARKING = 22 BUS 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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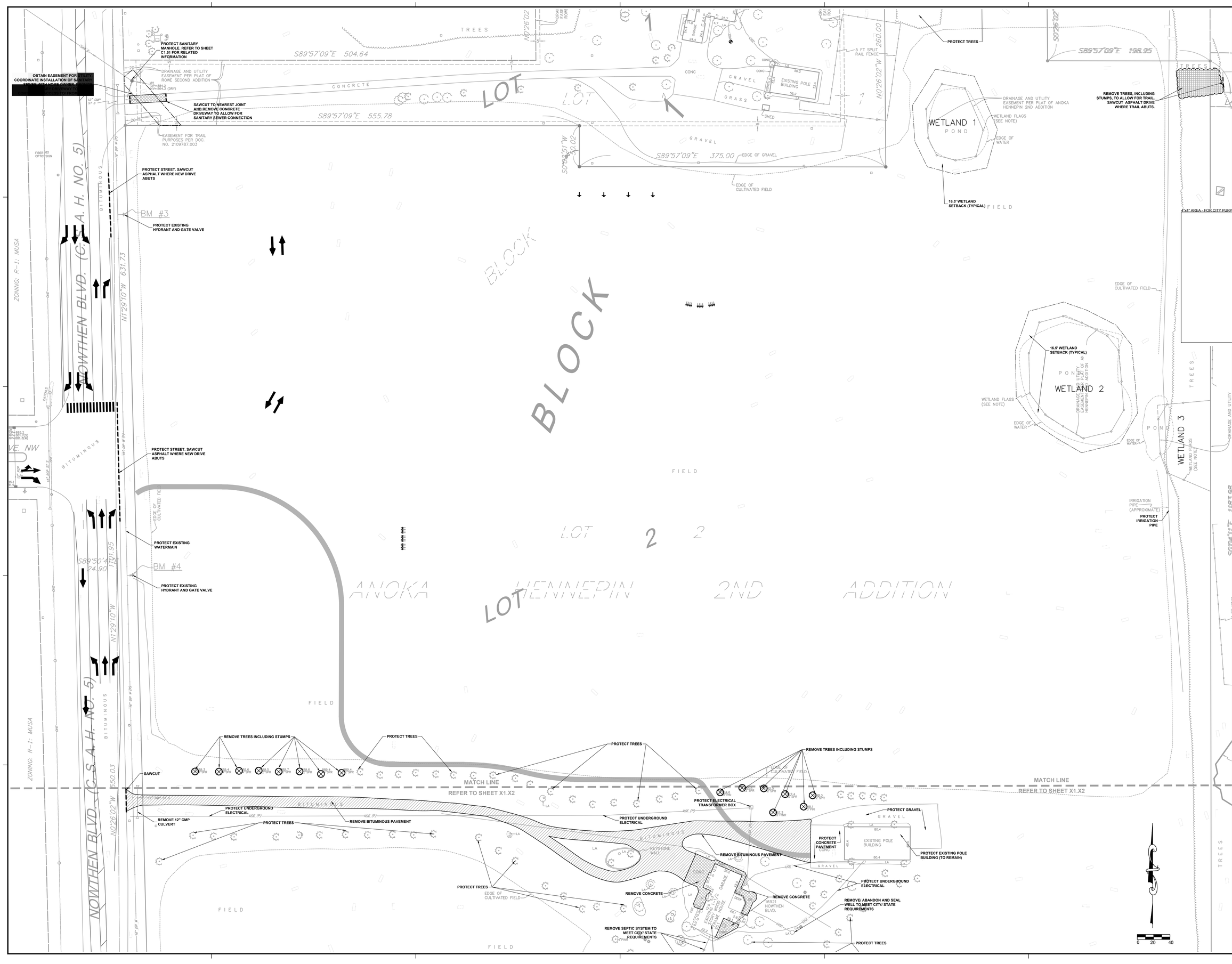
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ISSUE DATE
12/08/2017
SHEET NAME
SITE REFERENCE PLAN
ATS&R PROJECT NO.
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SHEET NUMBER
C1.00



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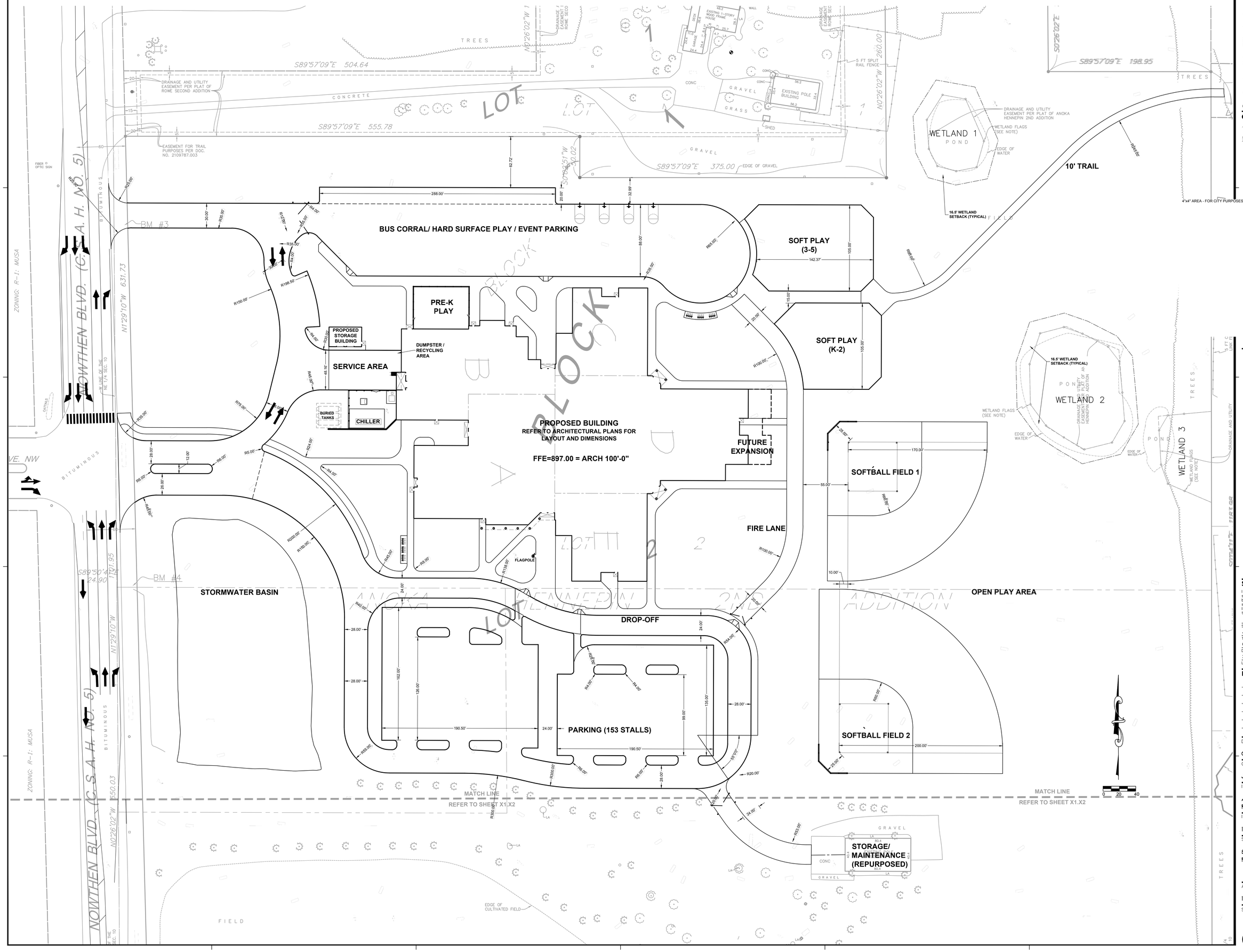
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SITE REMOVALS PLAN

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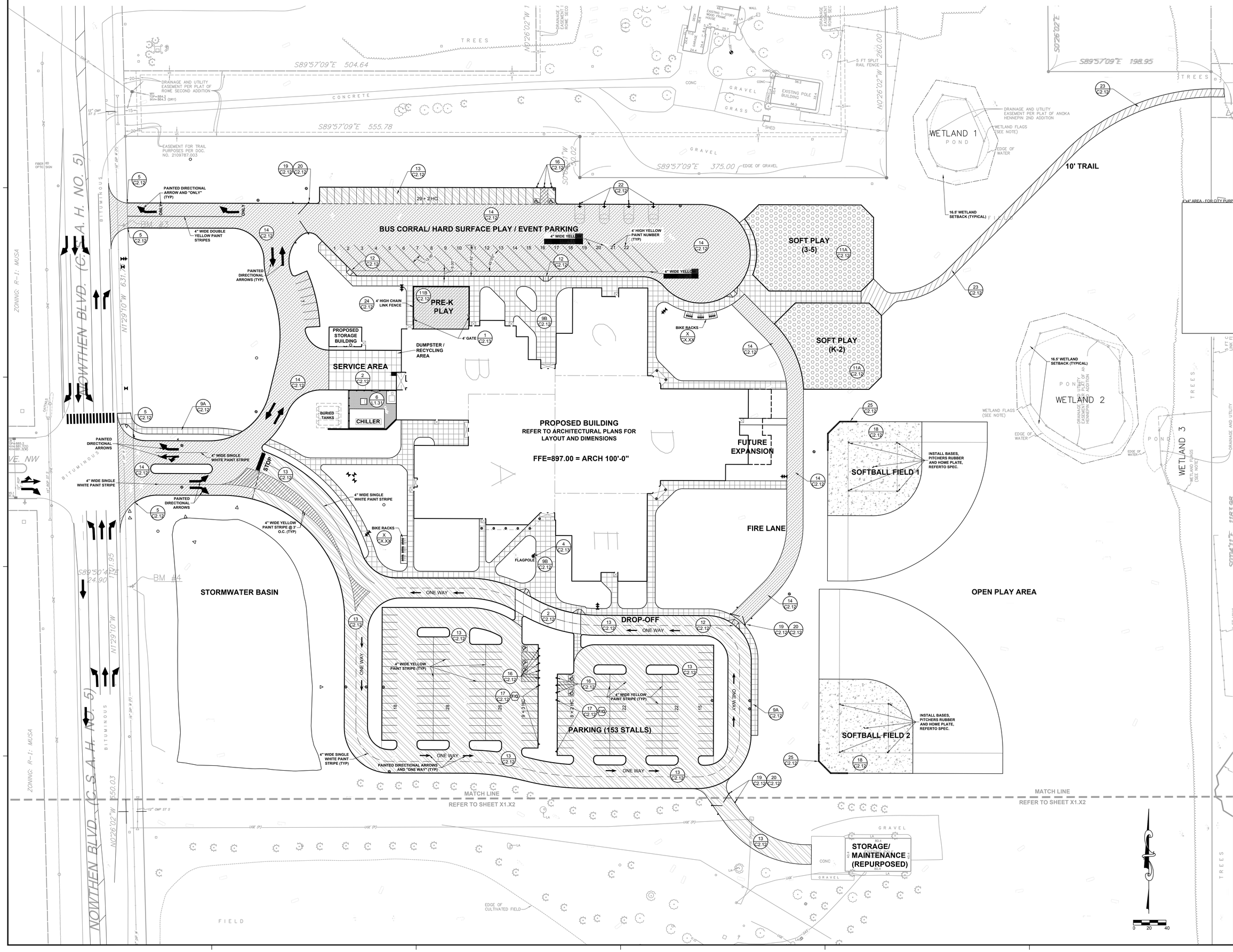
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SITE LAYOUT PLAN

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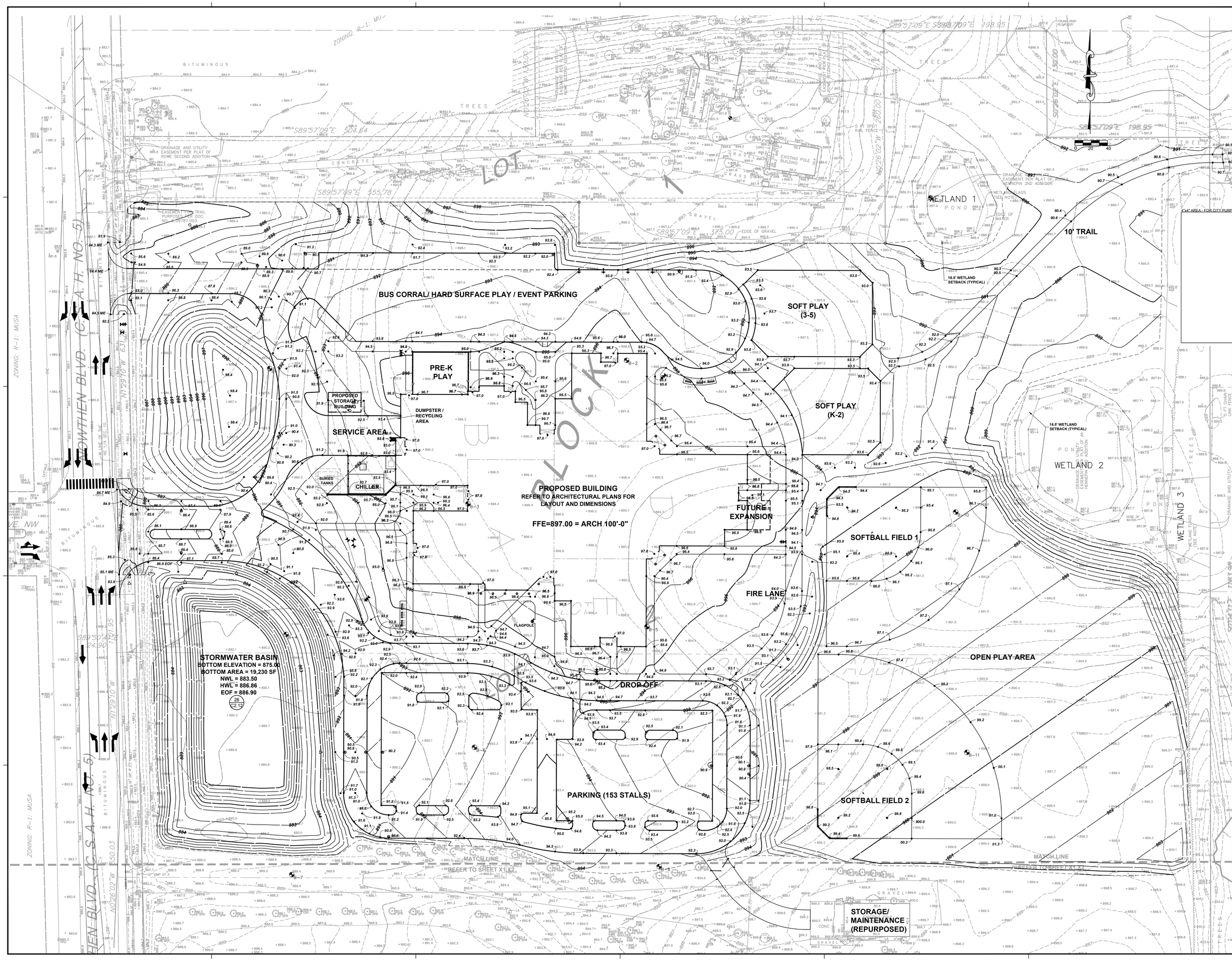
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SITE FINISHING PLAN
ATS&R PROJECT NO.
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SHEET NUMBER
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02/27/2018

SHEET NAME
GRADING AND DRAINAGE PLAN (NORTH)

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.41

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

1 C1.42 **TOPSOIL REQUIREMENTS**

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

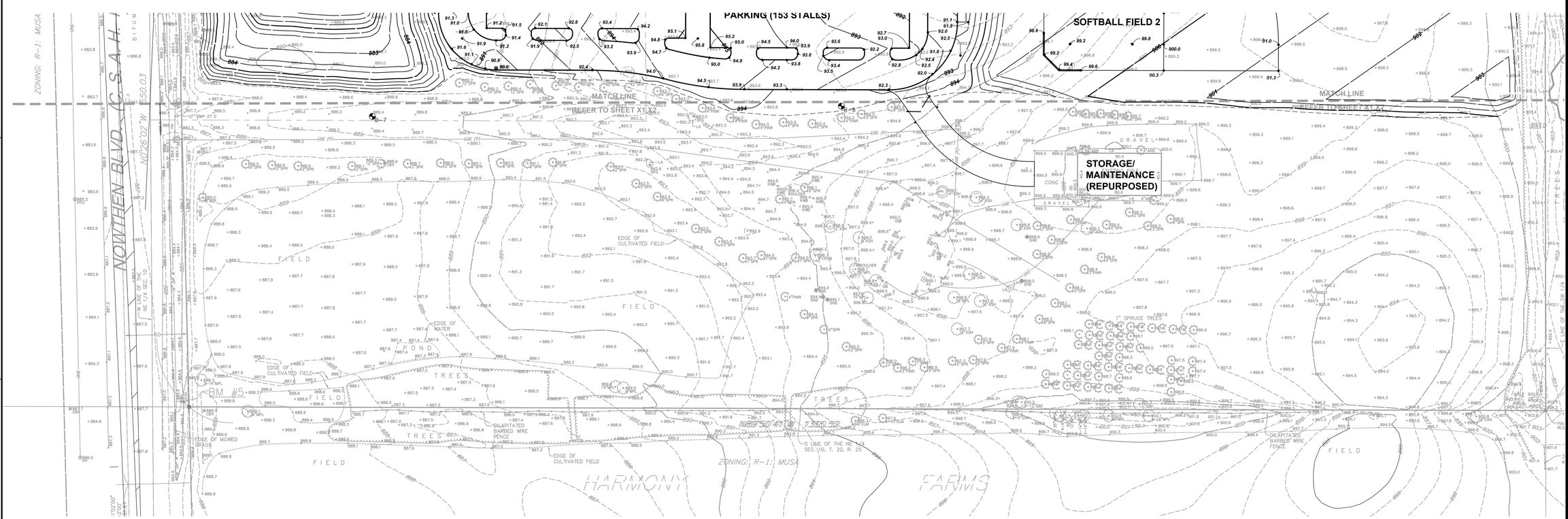
% PASSING

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

2 C1.42 **MODIFIED CLASS 5 SPECIFICATIONS**



4"x4" AREA - FOR CITY PURPOSES

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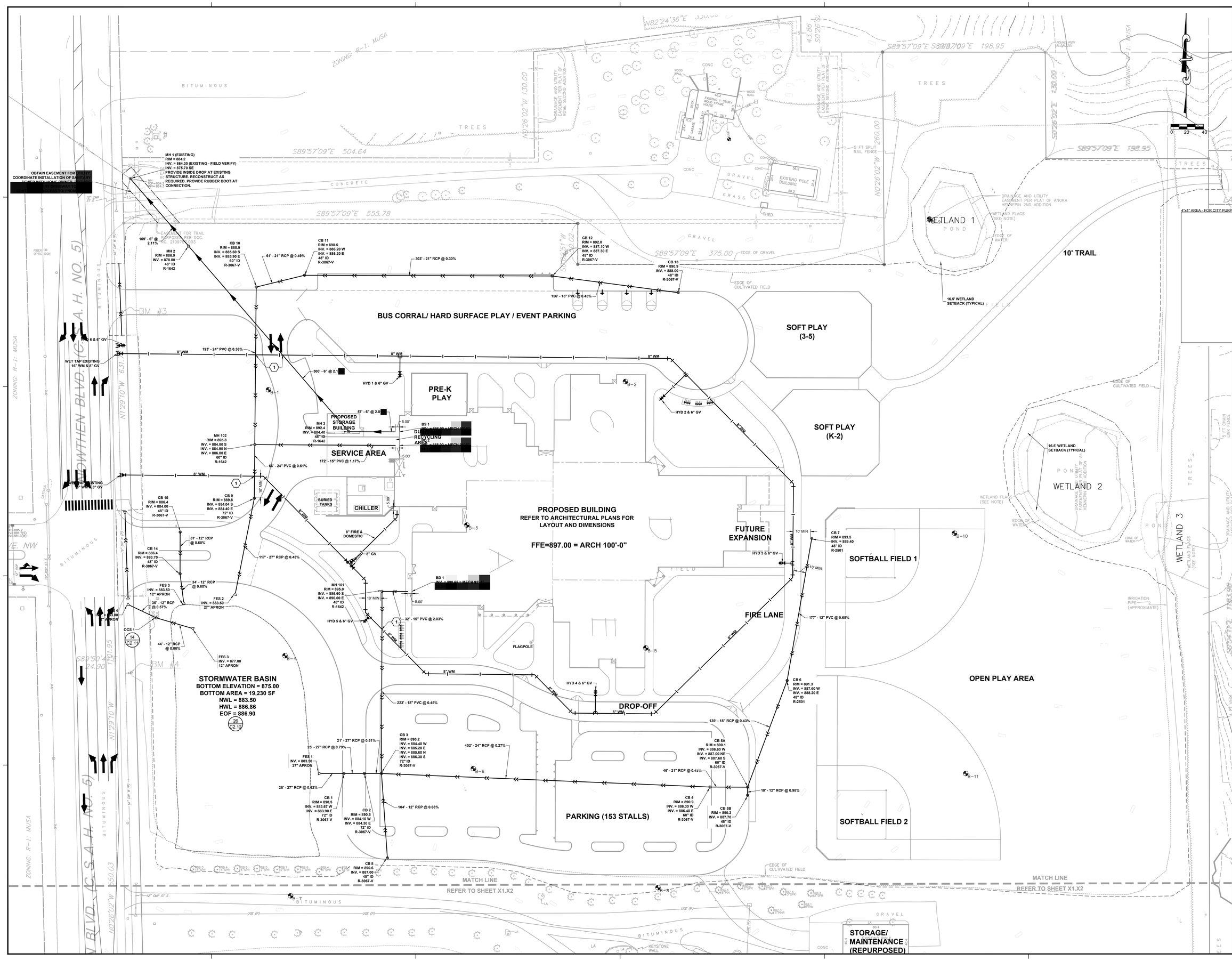
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JAY R. POMEROY
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DATE
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LICENSE NUMBER

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SHEET NAME
GRADING AND DRAINAGE PLAN (SOUTH)
ATS&R PROJECT NO.
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SHEET NUMBER
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DAVID A. REY
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02-27-2018
DATE

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LICENSE NUMBER

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12/08/2017

SHEET NAME
SITE UTILITY PLAN

ATS&R PROJECT NO.
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SHEET NUMBER
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4"x4" AREA - FOR CITY PURPOSES



0 25 50

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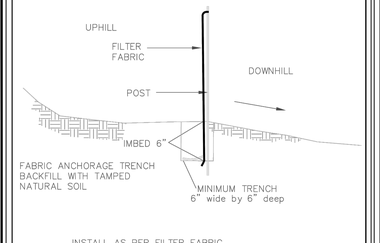
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SHEET NAME
SEDIMENT AND EROSION CONTROL PLAN (SWPPP)

ATS&R PROJECT NO.
17119

SHEET NUMBER
C1.61



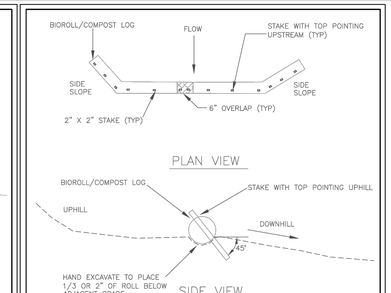
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

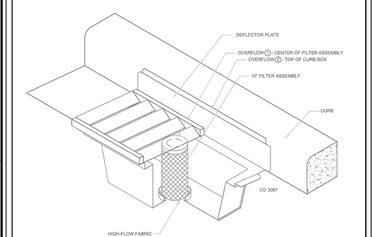
1 C2.11 **SILT FENCE**



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)**



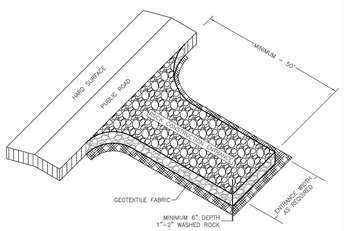
INLET PROTECTION – WIMCO OR EQUAL

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**

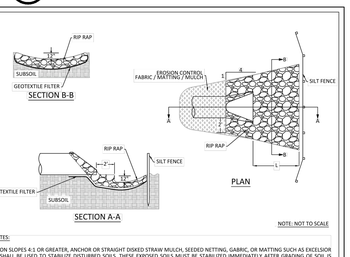


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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 EXCELSIOR 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

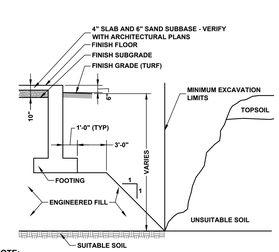
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	23.5	6.4
21	10	27.4	7.1
24	12	31.2	8.5
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.5	6.1
28	12	33.2	8.5
36	14	43.5	11.2
43	16	50.5	14.3
51	18	60.2	17.3
58	20	69.2	19.8

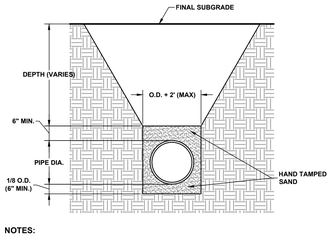
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
	CITY PLATE No.	ERO–3

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**



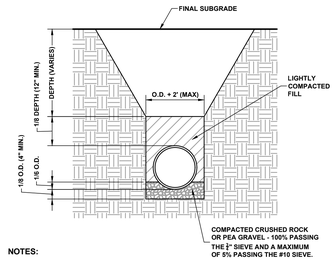
NOTES:

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**

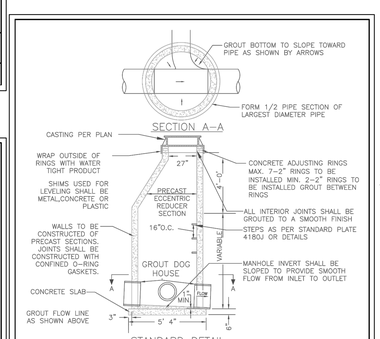


NOTES:

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.

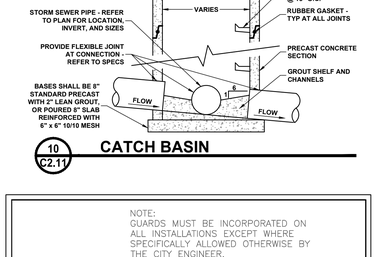
8 C2.11 **PIPE BEDDING - RCP & DIP**



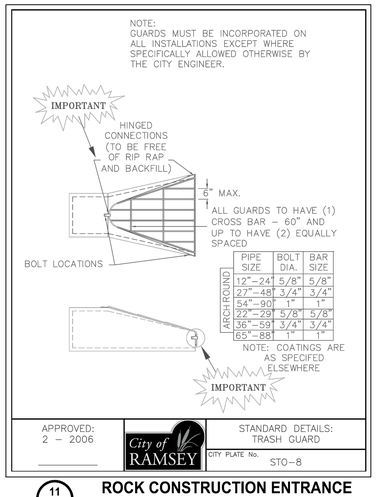
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY 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**



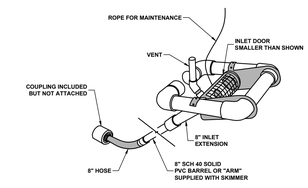
10 C2.11 **CATCH BASIN**



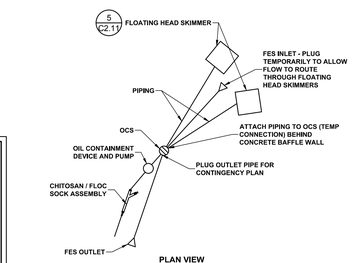
PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH/ROUND 12"–24"	5/8"	5/8"
27"–48"	3/4"	3/4"
54"–90"	1"	1"
ELLIPTICAL 22"–29"	5/8"	5/8"
36"–59"	3/4"	3/4"
65"–88"	1"	1"

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

11 C2.11 **ROCK CONSTRUCTION ENTRANCE**

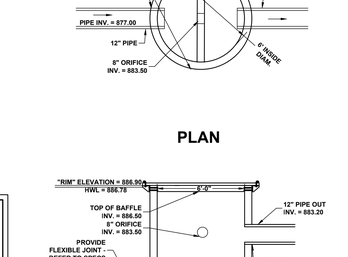


12 C2.11 **FLOATING HEAD SKIMMER**

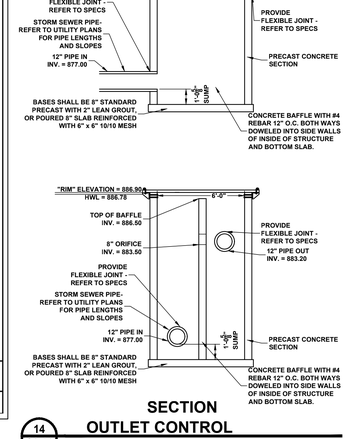


CHITOSAN / FLOC SOCK ASSEMBLY

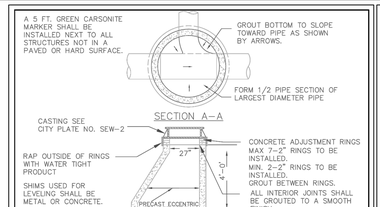
13 C2.11 **CONTINGENCY PLAN PUMP SYSTEM**



GRATE DETAIL



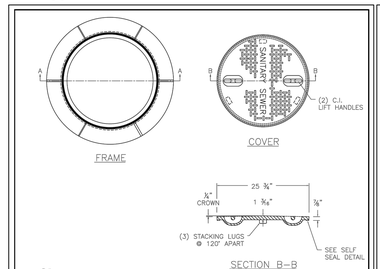
14 C2.11 **OUTLET CONTROL STRUCTURE (OCS 1)**



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

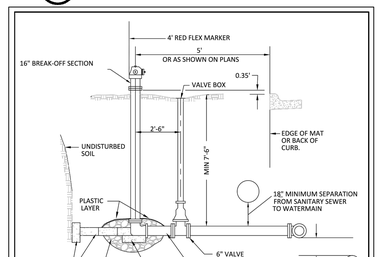
15 C2.11 **SANITARY MANHOLE**



NOTE: NOT TO SCALE

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

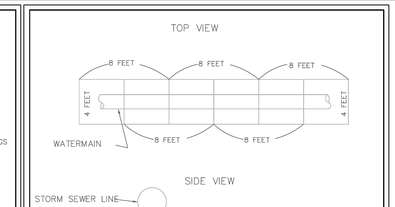
16 C2.11 **WATER TIGHT CASTING**



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

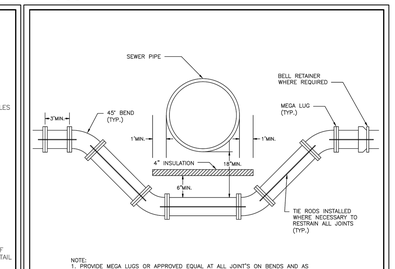
17 C2.11 **HYDRANT**



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

15 C2.11 **SANITARY MANHOLE**



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.

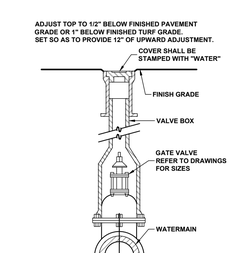
NOTE: SEE STANDARD PLATE WAT–5 FOR UTILITY INSULATION REQUIREMENTS.

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

18 C2.11 **UTILITY INSULATION**

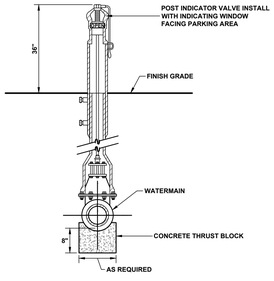
APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
	CITY PLATE No.	WAT–7

19 C2.11 **WATERMAIN LOWERING**



APPROVED: 6 – 2017	City of RAMSEY	STANDARD DETAILS: GATE VALVE
	CITY PLATE No.	WAT–2

20 C2.11 **GATE VALVE BOX**



APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: POST INDICATOR VALVE
	CITY PLATE No.	WAT–8

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

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
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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 Schools
Anoka-Hennepin School District 11
2727 N Ferry Street, Anoka MN 55303

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 Professional Engineer under the laws of the State of Minnesota.

SIGNATURE

DAVID A. REY

TYPED OR PRINTED NAME

02-27-2018

DATE

40180

LICENSE NUMBER

REVISIONS

DRAWN BY

CLG

CHECKED BY

JRP

ISSUED FOR

CONSTRUCTION DOCUMENTS

ISSUE DATE

02/21/2018

SHEET NAME

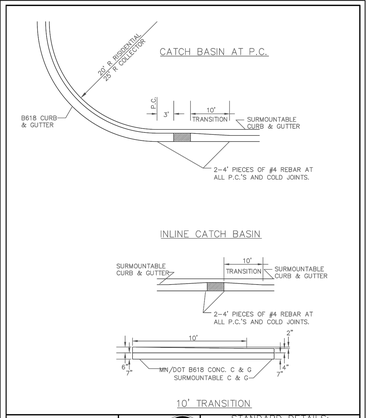
SITE DETAILS

ATS&R PROJECT NO.

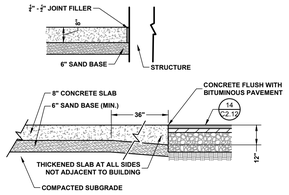
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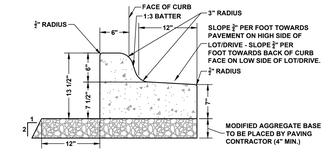
C2.11



1 C2.12 **CATCH BASIN PLACEMENT - SURMOUNTABLE CURB**

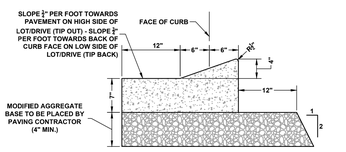


2 C2.12 **LOADING DOCK SLAB**



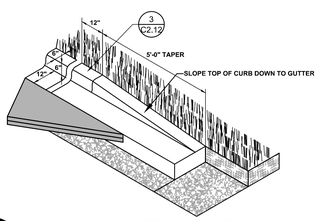
NOTE:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE. CONSTRUCT WITH CURBING MACHINE.
2. AT CURB INLET CATCH BASINS, ADJUST CASTING TO BE 1" BELOW GUTTER GRADE. SLOPE GUTTER 5' EACH SIDE OF CATCH BASIN. PROVIDE POSITIVE DRAINAGE TO CATCH BASINS.

3 C2.12 **B-612 CURB AND GUTTER**

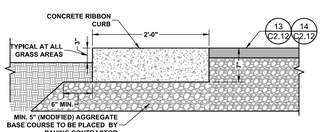


NOTE:
1. DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE. CONSTRUCT WITH CURBING MACHINE.

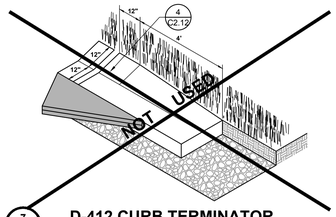
4 C2.12 **D-412 CURB & GUTTER**



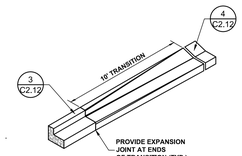
5 C2.12 **B-612 CURB TERMINATOR**



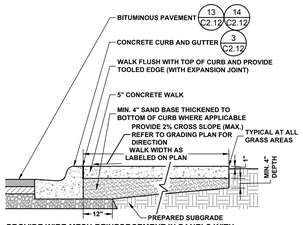
6 C2.11 **CONCRETE RIBBON CURB**



7 C2.12 **D-412 CURB TERMINATOR**



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



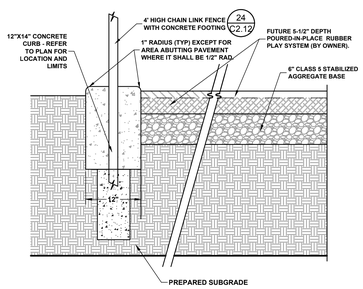
NOTE: PROVIDE WIRE MESH REINFORCEMENT IN PANELS WITH DIMENSIONS TO JOINTS GREATER THAN 6' - REINFORCEMENT SHALL BE UNIFORMLY SUSPENDED 2" BELOW CONCRETE FINISH GRADE.

9A C2.12 **CONCRETE WALK**

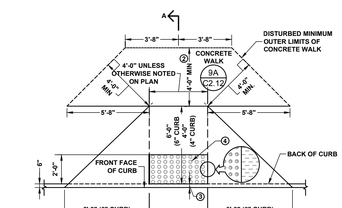
9B C2.12 **CONCRETE WALK**

10 C2.12 **CONCRETE MAINTENANCE STRIP**

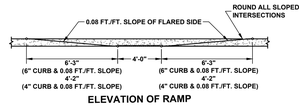
11A C2.12 **SOFT PLAY AREA- WOOD FIBER MATERIAL**



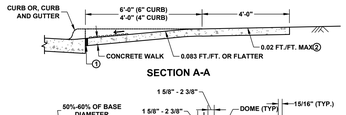
11B C2.12 **PRE - K PLAY AREA - POURED IN-PLACE RUBBER**



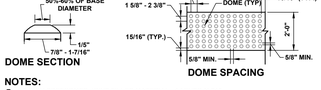
PLAN VIEW OF PERPENDICULAR RAMP



ELEVATION OF RAMP



SECTION A-A



NOTES:

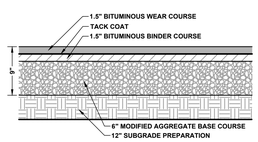
① 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.

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.

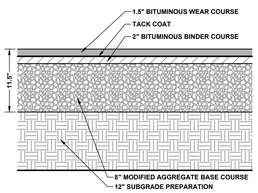
③ 6" TO 8" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/ TRUNCATED DOME AREA FROM THE FRONT FACE OF CURB, OR PLACE THE DETECTABLE WARNINGS AT THE BACK OF CURB.

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.

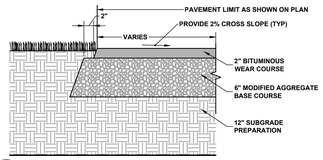
12 C2.12 **PEDESTRIAN CURB RAMP**



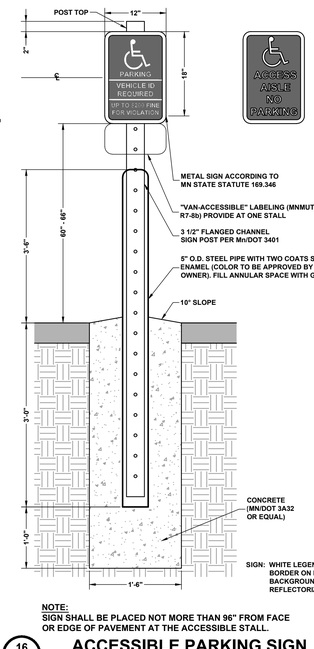
13 C2.12 **MEDIUM DUTY PAVEMENT**



14 C2.12 **HEAVY DUTY PAVEMENT**



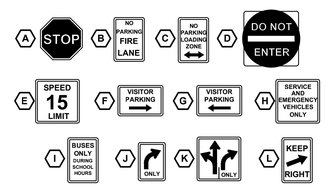
15 C2.12 **LIGHT DUTY PAVEMENT**

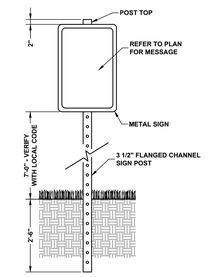


SIGN: WHITE LEGEND AND BORDER ON BLUE BACKGROUND FULLY REFLECTORIZED

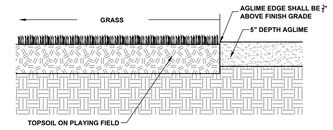
NOTE:
SIGN SHALL BE PLACED NOT MORE THAN 96" FROM FACE OR EDGE OF PAVEMENT AT THE ACCESSIBLE STALL.

16 C2.12 **ACCESSIBLE PARKING SIGN AND POST WITH BOLLARD**

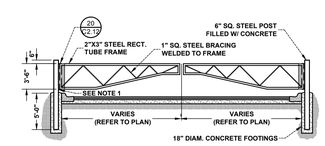


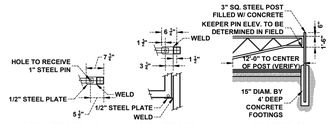


17 C2.12 **TRAFFIC SIGN**



18 C2.12 **AGLIME AT GRASS EDGE**



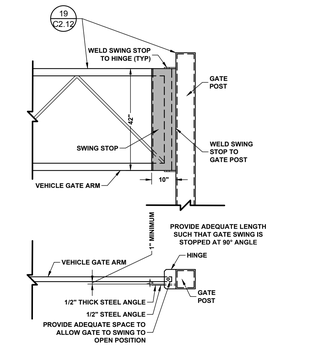


GATE KEEPER PLAN GATE KEEPER PIN GATE KEEPER

NOTES:

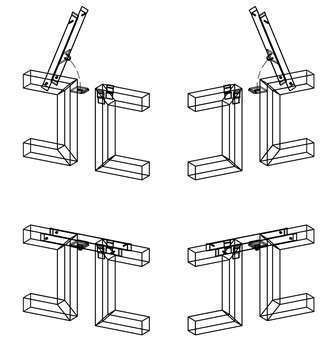
1. ADJUST HEIGHT AS NECESSARY TO EQUALIZE GRADE DIFFERENCE BETWEEN ROAD EDGES.
2. PROVIDE SHOP DRAWINGS OF GATE, HINGE POST AND KEEPER
3. GATE TO RECEIVE 2 COATS PRIMER & 2 COATS FINISH, COLOR TO BE SELECTED BY ENGINEER/LAND. ARCH.

19 C2.12 **VEHICLE GATE**

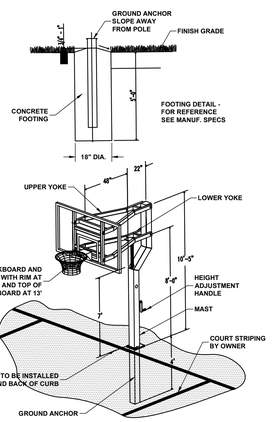


NOTE: PROVIDE ONE SWING STOP FOR EACH GATE POST.

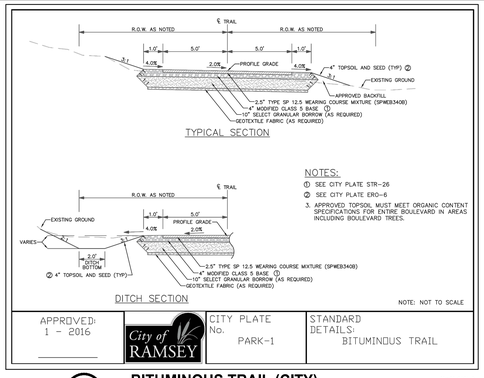
20 C2.12 **VEHICLE GATE SWING STOP**



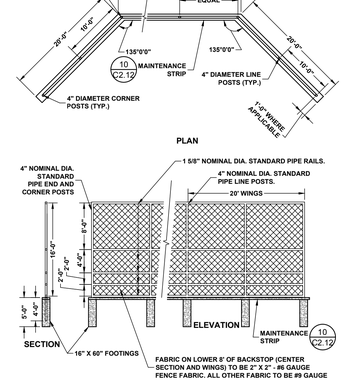
21 C2.12 **VEHICLE GATE LATCH**



22 C2.12 **BASKETBALL HOOP**



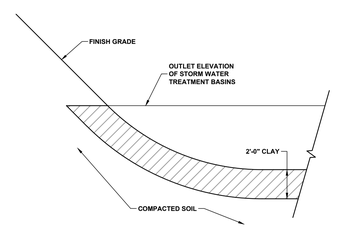
23 C2.12 **BITUMINOUS TRAIL (CITY)**



NOTES:
1. END, CORNER, AND PULL POSTS SHALL BE 3". LINE POSTS SHALL BE 2 1/2".
2. ALL FENCING SHALL RECEIVE 2" x 2" #9 GAUGE FABRIC UNLESS NOTED OTHERWISE.
3. LINE POSTS MAY BE AIR DRIVEN.
4. POST SPACING SHALL NOT EXCEED 10' O.C.
5. BOTTOM RAIL SHALL BE PLACED NO MORE THAN 2" ABOVE FINISH GRADE.

24 C2.12 **CHAIN LINK FENCE**

25 C2.12 **BACKSTOP**



26 C2.12 **SECTION AT STORM WATER TREATMENT BASINS**

4"x4" AREA - FOR CITY PURPOSES

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC
ARCHITECTURE PLANNING INTERIOR DESIGN
ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
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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 Schools
Anoka-Hennepin School District 11
2727 N Ferry Street, Anoka MN 55303

SIGNATURE / SEALED

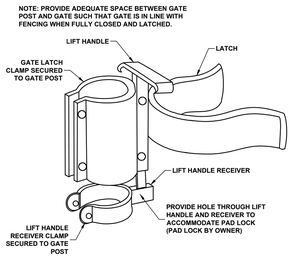
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE
JAY R. POMEROY
TYPED OR PRINTED NAME
02-27-2018
DATE
23543
LICENSE NUMBER

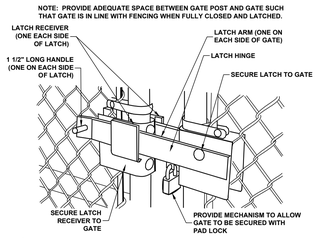
REVISIONS

DRAWN BY
CLG
CHECKED BY
JRP
ISSUED FOR
CONSTRUCTION DOCUMENTS
ISSUE DATE
02/27/2018
SHEET NAME
SITE DETAILS
ATS&R PROJECT NO.
17119
SHEET NUMBER

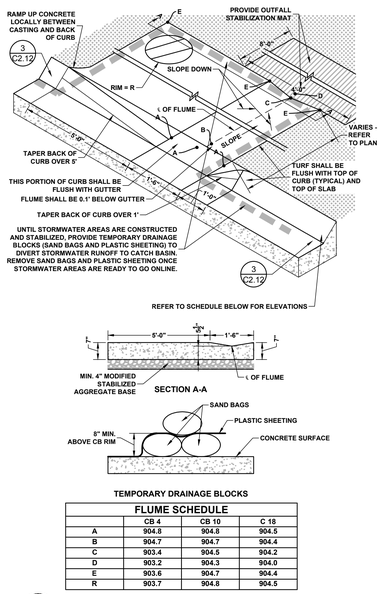
C2.12



1 C2.13 **SINGLE SWING GATE LATCH**

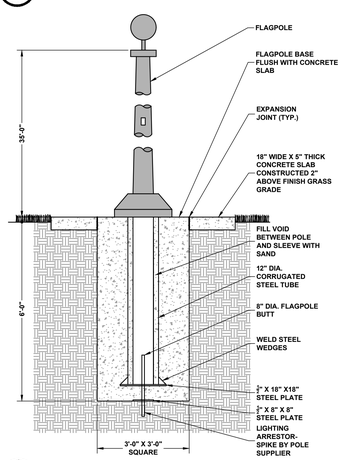


2 C2.13 **DOUBLE SWING GATE LATCH**

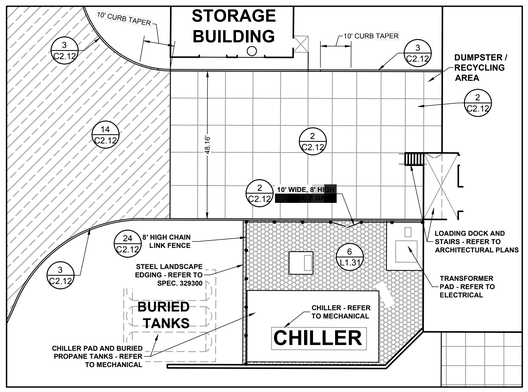


FLUME SCHEDULE			
	CB 4	CB 10	C 18
A	904.8	904.8	904.5
B	904.7	904.7	904.4
C	903.4	904.5	904.2
D	903.2	904.3	904.0
E	903.6	904.7	904.4
R	903.7	904.8	904.5

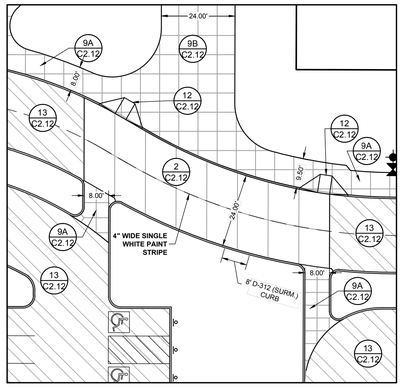
3 C2.13 **CURB CUT AND FLUME**



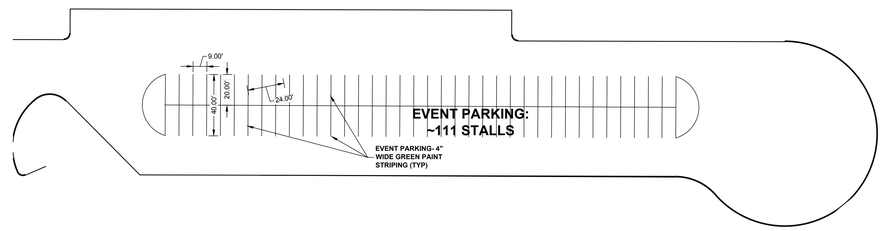
4 C2.13 **FLAG POLE**



5 C2.13 **LOADING DOCK**
SCALE: 1" = 20'



6 C2.13 **PARKING LOT DROP OFF AREA**
SCALE: 1" = 20'



15 C2.13 **BUS CORRAL - EVENT STRIPING**
SCALE: 1" = 40'

4"x4" AREA - FOR CITY PURPOSES

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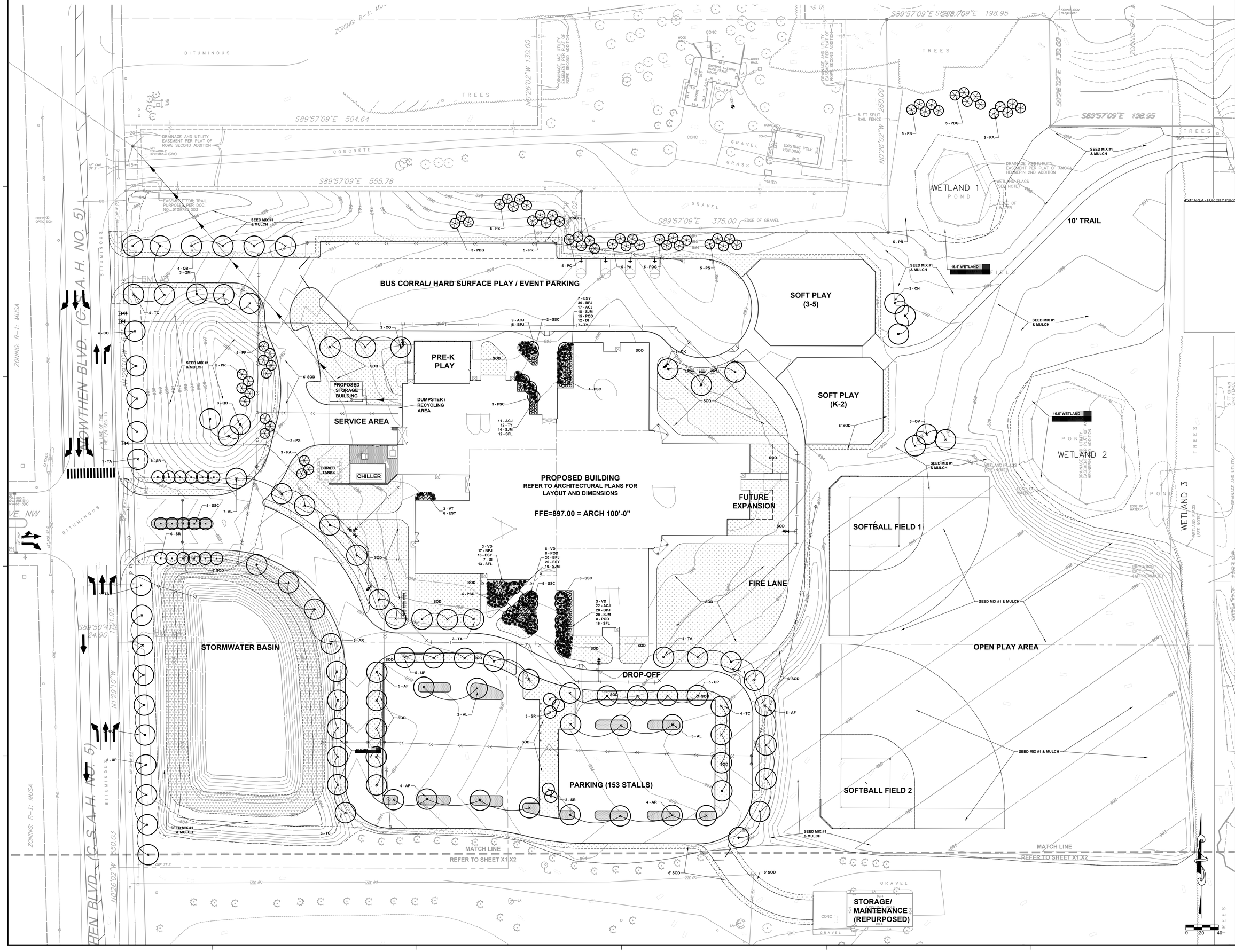
SIGNATURE / SEAL

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
JAY R. POMEROY
TYPED OR PRINTED NAME
02-27-2018
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REVISIONS

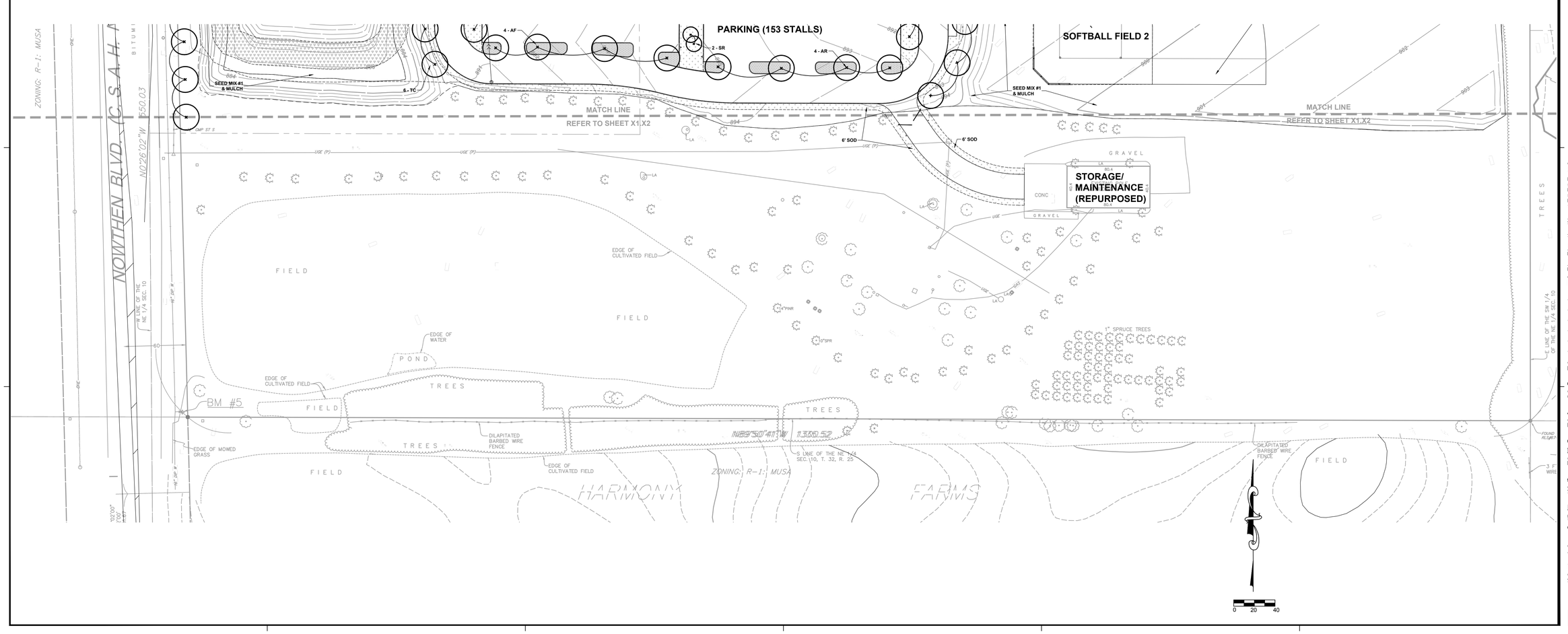
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SHEET NAME
SITE DETAILS
ATS&R PROJECT NO.
17119
SHEET NUMBER
C2.13


PROPOSED BUILDING
REFER TO ARCHITECTURAL PLANS FOR LAYOUT AND DIMENSIONS
FFE=897.00 = ARCH 100'-0"
BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING
PRE-K PLAY
SOFT PLAY (3-5)
SOFT PLAY (K-2)
FUTURE EXPANSION
FIRE LANE
SERVICE AREA
PROPOSED STORAGE BUILDING
DUMPSTER / RECYCLING AREA
BURIED TANKS
CHILLER
STORMWATER BASIN
DROP-OFF
PARKING (153 STALLS)
SOFTBALL FIELD 1
SOFTBALL FIELD 2
OPEN PLAY AREA
STORAGE/ MAINTENANCE (REPURPOSED)
10' TRAIL
WETLAND 1
WETLAND 2
WETLAND 3
POND
16.5' WETLAND
SEED MIX #1 & MULCH
SOD
6' SOD
5 FT SPLIT RAIL FENCE
5 FT CHAIN LINK FENCE
EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2105701.003
DRAINAGE AND UTILITY EASEMENT PER PLAT OF ROWE SECOND ADDITION
DRAINAGE AND UTILITY EASEMENT PER PLAT OF ANOKA HENNEPIN 2ND ADDITION
WETLAND FLAGS (SEE NOTE)
EDGE OF WATER
EXISTING 1-STORY WOOD FRAME HOUSE
EXISTING POLE BUILDING
SHED
WOOD WALL
DECK
CONCRETE
GRAVEL
GRASS
BITUMINOUS
TREES
4"x4" AREA - FOR CITY PURPOSES
MATCH LINE
REFER TO SHEET X1.X2
ZONING: R-1: MU-
ZONING: R-1: MUSA
ADWITHEN BLVD. (C.S.A.H. NO. 5)
S89°57'09"E 504.64
S89°57'09"E 555.78
S89°57'09"E 375.00
S89°57'09"E 198.95
N0°26'02"W 130.00
N0°26'02"W 260.00
S0°26'02"E 130.00
N1°29'10"W 550.03
S89°50'41"E 1324.90
4 - QB
3 - QM
4 - TC
4 - CO
5 - PP
5 - PR
3 - QB
6 - SR
1 - TA
3 - PS
3 - PA
5 - SSC
7 - AL
6 - SR
3 - CO
9 - ACJ
8 - BPJ
2 - SSC
7 - ESY
30 - BPJ
17 - ACJ
18 - SJM
15 - POD
12 - DI
7 - TY
4 - PSC
3 - PSC
11 - ACJ
12 - TY
14 - SJM
12 - SFL
3 - VT
6 - ESY
3 - VD
17 - BPJ
16 - ESY
7 - DI
13 - SFL
8 - VD
8 - POD
20 - BPJ
20 - ESY
10 - SJM
6 - SSC
4 - PSC
3 - VD
22 - ACJ
20 - BPJ
20 - SJM
8 - POD
16 - SFL
5 - AR
5 - UP
5 - AF
2 - AL
3 - SR
3 - AL
4 - AF
2 - SR
4 - AR
6 - TC
4 - TA
5 - PS
5 - PDG
5 - PA
5 - PC
3 - PDG
3 - CN
3 - OV
3 - CK
SEED MIX #1 & MULCH
SEED MIX #1 & MULCH
SEED MIX #1 & MULCH

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	ROOT
DECIDUOUS SHADE TREES					
AF	FALL FIESTA MAPLE	Acer saccharum Balistra'	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 abies	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					
ROD	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		

4"x4" AREA - FOR CITY PURPOSES



ATS&R

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CONSULTANTS

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

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA

Anoka Hennepin Schools
Anoka-Hennepin School District 11
2727 N Ferry Street, Anoka MN 55303

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

JAY R. POMEROY
TYPED OR PRINTED NAME

02-27-2018
DATE

23543
LICENSE NUMBER

REVISIONS

DRAWN BY
CLG

CHECKED BY
JRP

ISSUED FOR
CONSTRUCTION DOCUMENTS

ISSUE DATE
02/27/2018

SHEET NAME
LANDSCAPE PLAN (SOUTH)

ATS&R PROJECT NO.
17119

SHEET NUMBER
L1.12

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)

4'x4' AREA - FOR CITY PURPOSES

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

PRE-K PLAY

SOFT PLAY (3-5)

SOFT PLAY (K-2)

PROPOSED STORAGE BUILDING

DUMPSTER / RECYCLING AREA

SERVICE AREA

BURIED TANKS

CHILLER

PROPOSED BUILDING
REFER TO ARCHITECTURAL PLANS FOR LAYOUT AND DIMENSIONS

FFE=897.00 = ARCH 100'-0"

FUTURE EXPANSION

FIRE LANE

FLAGPOLE

STORMWATER BASIN

DROP-OFF

PARKING (153 STALLS)

OPEN PLAY AREA

SOFTBALL FIELD 1

SOFTBALL FIELD 2

10' TRAIL

16.5' WETLAND SETBACK (TYPICAL)

WETLAND 1
POND

WETLAND 2

WETLAND 3

WETLAND FLAGS (SEE NOTE)

EDGE OF WATER

5 FT SPLIT RAIL FENCE

EXISTING 1-STORY WOOD FRAME HOUSE

EXISTING POLE BUILDING

SHED

DECK

GARAGE

DRAINAGE AND UTILITY EASEMENT PER PLAT OF ROWE SECOND ADDITION

DRAINAGE AND UTILITY EASEMENT PER PLAT OF ANOKA HENNEPIN 2ND ADDITION

EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2109782.003

MATCH LINE
REFER TO SHEET X1.X2

0 20 40

ZONING: R-1: MUSA

BITUMINOUS

CONCRETE

GRAVEL

GRASS

TREES

FIELD

N82°24'36"E 330.00

S89°57'09"E 504.64

S89°57'09"E 555.78

S89°57'09"E 375.00

S89°57'09"E 198.95

N0°26'02"W 130.00

N0°26'02"W 260.00

S0°26'02"E 43.66

N1°29'10"W 631.95

S89°50'41"E 24.90

N0°26'02"W 650.03

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

AVE. NW

ANOKA HENNEPIN 2ND ADDITION

LOT 1 LOT 2 LOT 3

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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AJA

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Anoka-Hennepin School District 11
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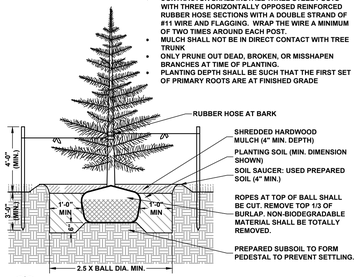
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REVISIONS

DRAWN BY
CLG
CHECKED BY
JRP
ISSUED FOR
AGENCY REVIEW
ISSUE DATE
12/08/2017
SHEET NAME
IRRIGATION PLAN

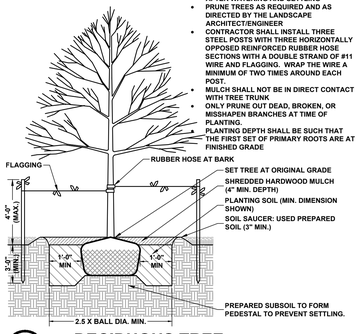
ATS&R PROJECT NO.
17119
SHEET NUMBER
L1.12

GENERAL NOTES:
- TREES SHALL BE ALIGNED AND PLUMB AFTER WATERING AND SETTLING
- PRUNE TREES AS REQUIRED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/ENGINEER
- CONTRACTOR SHALL INSTALL THREE STEEL POSTS WITH THREE HORIZONTALLY OPPOSED REINFORCED RUBBER HOSE SECTIONS WITH A DOUBLE STRAND OF #11 WIRE AND FLAGGING. WRAP THE WIRE A MINIMUM OF TWO TIMES AROUND EACH POST.
- 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



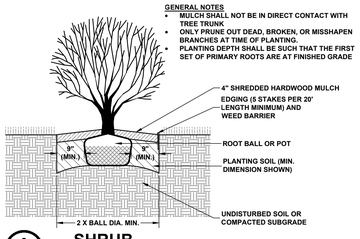
1 L1.31 CONIFEROUS TREE

GENERAL NOTES:
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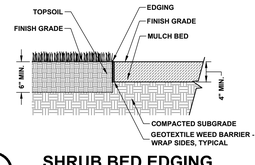


2 L1.31 DECIDUOUS TREE

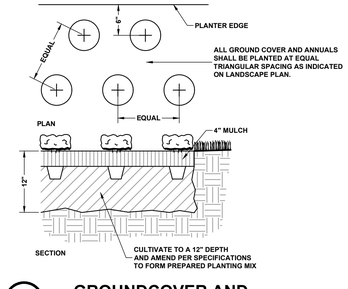
GENERAL NOTES
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- PLANTING DEPTH SHALL BE SUCH THAT THE FIRST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE



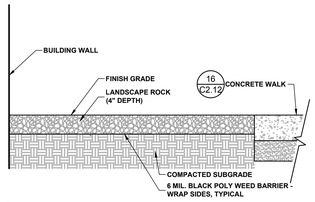
3 L1.31 SHRUB



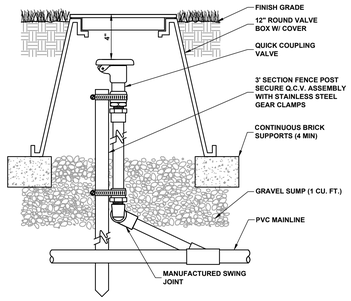
4 L1.31 SHRUB BED EDGING



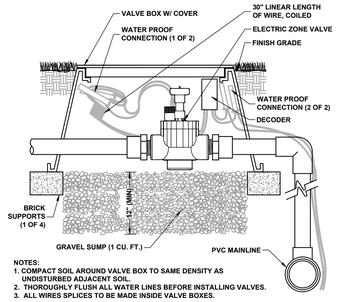
5 L1.31 GROUNDCOVER AND PERENNIALS



6 L1.31 LANDSCAPE ROCK BED

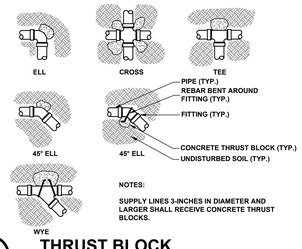


7 L1.31 QUICK COUPLER



NOTES:
1. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
2. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES.
3. ALL WIRES SPLICES TO BE MADE INSIDE VALVE BOXES.

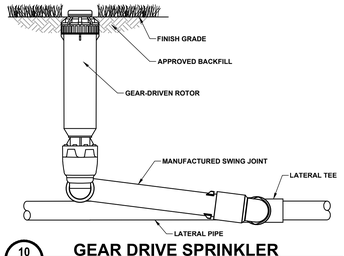
8 L1.31 DECODER / VALVE BOX AND SUMP



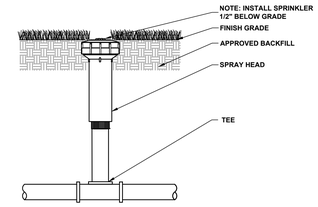
NOTES:

SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.

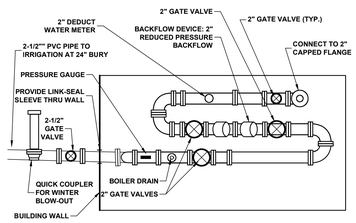
9 L1.31 THRUST BLOCK (IRRIGATION LINES ONLY)



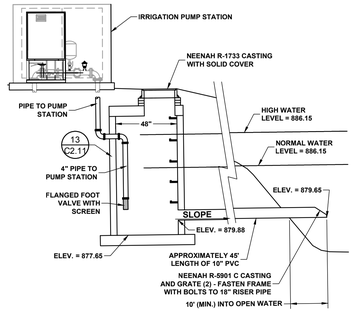
10 L1.31 GEAR DRIVE SPRINKLER



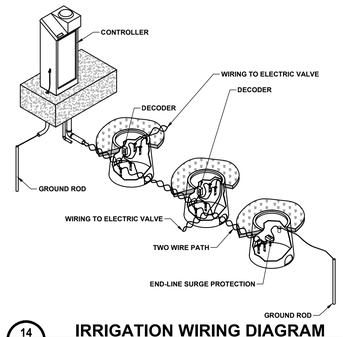
11 L1.31 SPRAY HEAD SPRINKLER



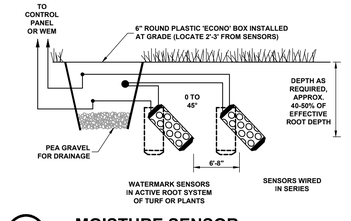
12 L1.31 IRRIGATION SERVICE CONNECTION TO BUILDING



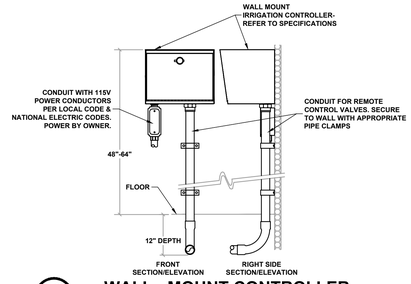
13 L1.31 IRRIGATION WELL WELL (MANHOLE)/ INTAKE ASSEMBLY



14 L1.31 IRRIGATION WIRING DIAGRAM



15 L1.31 MOISTURE SENSOR



19 L1.31 WALL - MOUNT CONTROLLER

ATS&R
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ENGINEERING TECHNOLOGY LANDSCAPE ARCHITECTURE
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AJA
LANDSCAPE ARCHITECTURE • SITE PLANNING • CIVIL ENGINEERING
4" x 4" AREA - FOR CITY PURPOSES

NEW RAMSEY ELEMENTARY SCHOOL
16961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA
Anoka Hennepin Schools
Anoka-Hennepin School District 11
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ISSUE DATE
02/27/2018
SHEET NAME
SITE DETAILS
ATS&R PROJECT NO.
17119
SHEET NUMBER
L1.31

CONCEPTUAL LAYOUT FOR NOWTHEN BOULEVARD

4-WAY TRAFFIC SIGNAL

CONCEPTUAL LAYOUT FOR NOWTHEN BOULEVARD

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

ZONING: R-1: MUSA

BITUMINOUS

TREES

N82°24'36"E 330.00

N0°26'02"W 130.00

DRAINAGE AND UTILITY EASEMENT PER PLAT OF ROWE SECOND ADDITION

S89°57'09"E 504.64

CONCRETE

S89°57'09"E 555.78

EASEMENT FOR TRAIL PURPOSES PER DOC. NO. 2109787.003

S0°26'02"W 30.02

S89°57'09"E 375.00

GRAVEL

GRASS

CONC

WOOD WALL

EXISTING 1-STORY WOOD FRAME HOUSE

DECK

GARAGE

BM #3

N1°29'10"W 631.78

BUS CORRAL/ HARD SURFACE PLAY / EVENT PARKING

PRE-K PLAY

SERVICE AREA

BURIED TANKS

CHILLER

EXIT ONLY

PROPOSED BUILDING

REFER TO ARCHITECTURAL PLANS FOR LAYOUT AND DIMENSIONS

FFE=897.00 = ARCH 100'-0"

FUTURE EXPANSIO

FIRE I

FLAGPOLE

170TH AVE. NW

STOP

S89°50'41"E 1321.95

S89°50'41"E 24.90

BM #4

STORMWATER POND

DROP-OFF

PARKING (153 STALLS)

N1°29'10"W 550.03

EDGE OF WATER

POND

BM #5

EDGE OF MOWED GRASS

DILAPITATED BARBED WIRE FENCE

N89°50'41"W 1336.52

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.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 4, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

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

Chairperson Bauer welcomed City Planner McGuire Bergle to the City of Ramsey.

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, Gengler, and Nosan. Voting No: None. Absent: Commissioner Brauer.

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated December 7, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 7, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the 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. Staff provided further comment on the request and recommended approval.

Citizen Input

Commissioner VanScoy commented on the importance of a traffic study and discussed how safety would be of the utmost importance given the fact there could be a large number of children walking to the elementary school from the neighborhood to the west (Brookfield Addition). He asked if a crosswalk was being considered.

Community Development Director Gladhill explained this may or may not be a walkable neighborhood. He noted this determination would be made by the school district. He stated pedestrian safety would have to be addressed by the school district if it was deemed walkable and a traffic signal and crosswalk would have to be pursued. He reported further information on this topic would be available once the traffic study was complete.

Commissioner Surma questioned how the school district would handle getting busses in and out of the school in a safe manner.

Community Development Director Gladhill deferred this question to the school district representatives.

Steve Anderson, School District representative, explained the school was waiting on the traffic study before making any final decision but he anticipated a signal would be installed at 170th. He stated conversations with the County were being held regarding a second controlled intersection. He described the site layout and noted busses would be kept separate from parent cars.

Chairperson Bauer stated an underpass or tunnel under County Road 5 would be much safer than a crosswalk for students walking to and from the school.

Mr. Anderson anticipated students from the Brookfield Addition would be bussed noting a final determination would be made after the School District receives the traffic study.

Chairperson Bauer asked how many staff and teachers would be working out of this building.

Mr. Anderson estimated this school would have 140 staff and support members.

Chairperson Bauer questioned how the building would handle overflow and additional parking for an event that occurred during the school day, given the fact there would only be 20 extra parking spaces.

Mr. Anderson stated typically large events would be held afterschool and overflow parking could run into the overflow/bus area.

Jay Pomeroy, landscape architect for the School District, estimated that 80 to 100 cars could be parked in the overflow/bus area.

Commissioner Nosan anticipated the same signage and crossing guards would be used at this elementary school as was used at the other elementary school in Ramsey, also located on County Road 5. She recommended that a middle turn lane be installed along County Road 5 to allow cars to turn left into the school without holding up traffic.

Mr. Anderson stated he has had conversations with the County regarding traffic flow along County Road 5. He understood some sort semi-four was needed at 170th. He explained that conversations would continue with the Anoka County Highway Department after receiving the results from the traffic study.

Community Development Director Gladhill commented further on the potential semi-four that would be installed at 170th and discussed how this would assist with traffic safety surrounding the school.

Chairperson Bauer questioned if this semi-four was necessary given the fact it traffic in and out of the school would only be heavy two times a day for short periods of time.

Community Development Director Gladhill explained the City would know more about the semi-four once the traffic study was complete. He anticipated that a flashing yellow light would be

installed to assist those turning left into the school. He believed that a traffic light was a better option than no traffic light.

Commissioner Nosan stated a roundabout may be a better option at this intersection as it would slow traffic down.

Commissioner Gengler asked what the capacity would be for this school.

Mr. Anderson explained the school district was anticipating the school would have 750 students with a maximum of 1,000.

Commissioner VanScoy questioned how many students were at the current Ramsey Elementary.

Mr. Anderson stated this numbers was about 1,200 to 1,300 students.

Commissioner Surma inquired if the elementary school could be expanded to have a second floor.

Mr. Anderson explained the School District was proposing a two-story building with room for expansion.

Commissioner VanScoy appreciated the fact that the School District would be separating the vehicle and bus traffic. He stated he supported the overall design of the project and Site Plan.

Ralph Brauer, 14419 Waco Street, stated he appreciated how well the School District works to manage traffic. He explained that it was in the best interest of himself and his family that he resign effective immediately from the Planning Commission. He thanked the City for allowing him to opportunity to serve this community.

Chairperson Bauer thanked Commission Brauer for his years of dedicated service to the City of Ramsey. He offered Commissioner Brauer a standing ovation and was joined by the other members of the Planning Commission.

Carla Thompson, 6210 Green Valley Road, stated her mother's home was just north of the proposed school. She expressed frustration that her mother never received notice of the School District regarding their plans. She believed this was unfair and requested a buffer be put in place to screen the school at the north property line.

Janice Wright, 17105 Nowthen Boulevard, requested the City put a row of evergreen trees along the property line in order to separate her property from the school. She explained she has 42 acres north of the school that she would like to remain quiet.

Community Development Director Gladhill commented on the Site Plan and noted a berm with landscaping was proposed for this property line.

Mr. Anderson stated the School District would be willing to work with the City to install trees and landscaping on the berm to alleviate Ms. Wright's concerns.

Community Development Director Gladhill questioned what the School Districts timeline was for bidding and construction.

Mr. Anderson explained the School District would like to bid the project in February in order to break ground sometime in April.

Chairperson Bauer asked if there were any other contingencies that should be added to this item.

Commissioner Anderson stated he could support the School Districts request noting the berm with landscaping would have to be included.

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

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

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #2018-04 Approving the Comprehensive Plan Amendment; Ordinance #2018-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public/Quasi Public; and Resolution #2018-05 Approving the Site Plan for Ramsey Elementary Campus 2.

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

6. COMMISSION BUSINESS

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

Presentation

Community Development Director Gladhill presented the Staff Report stating 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.

Commission Business

Commissioner VanScoy thanked staff for the thorough staff report for this Sketch Plan. He stated he was pleased to see how the proposed parking met the City's vision for this area.

Commissioner Nosan requested further information regarding the property lines for the proposed project.

Community Development Director Gladhill reviewed the property lines for the project with the Commission. He noted a portion of the project would be greenway for Municipal Park.

Keith James, Inland Group, thanked the Commission for their time. He thanked staff for the though presentation. He commented on his intent to utilize a three-story building over a parking structure. He explained the development would have 1.5 parking stalls per unit. He provided further comment on the amenities that would be included in the development.

Commissioner Anderson asked if this would be a 55+ age restricted community.

Mr. James reported this was the case.

Commissioner Anderson questioned if the cost for the parking space would be included in the rent.

Mr. James stated it was his intention to have a parking stall, cable, internet, etc. all included in the price of rent.

Commissioner Anderson explained he was very pleased by the proposed exterior building materials and noted they would be a nice fit into this part of the City.

Commissioner Surma requested further information on how the site will be managed.

Mr. James reported the building would be constructed by a contractor and the property would be managed by six or seven full-time employees.

Commissioner Surma recommended the units have sound-deadening measures in order to assist with controlling sound within the units.

Nick Conniff, Kaas Wilson Architects in Minneapolis, explained these R-2 apartments would meet all sound measure requirements within State building code.

Commissioner Surma stated he supported the Site Plan as proposed by Inland Group and asked for further information on the gazebo and four-season porch.

Mr. Conniff discussed these amenities and noted they would be used as sitting areas.

Commissioner Surma requested all vent pipes be painted to match the roof color.

Commissioner Gengler questioned how this development would be separated from the public greenspace.

Mr. James reported there would be a walkway between the two spaces. He provided the Commission with further information on Inland Groups proposed construction timeline noting he hoped to begin construction in July of this year.

Commissioner VanScoy believed the building had a fabulous design and he appreciated how the developer had worked to meet the City's parking requirements. He stated he offered his support to the proposed project.

Commissioner Anderson recommended the Parks Commission review the sidewalk connections from this development to the public green space.

Community Development Director Gladhill reported the Parks Commission would be discussing this valuable trail connections.

Chairperson Bauer thanked Mr. James for addressing the Commission's questions and encouraged him to move forward with his project as presented.

6.02: Receive Update on Variance Request located at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

City Planner Anderson presented the Staff Report stating 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 and noted a wetland delineation would be completed this spring.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Draft Economic Development Chapter of Comprehensive Plan
7.02: Review Draft Natural Resources Chapter of Comprehensive Plan

Community Development Director Gladhill reviewed the draft Economic Development Chapter with the Commission.

City Planner Anderson discussed the draft Natural Resources Chapter of on the Comprehensive Plan with the Commission.

Commissioner Surma recommended that the City address the use of salt on its roadways and that a shift to sand be made.

Commissioner VanScoy recommended the City's drinking water also be a priority within 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

Chairperson Bauer noted he would not be able to attend the February Planning Commission meeting.

Commissioner Anderson stated he would not be able to attend the March or April Planning Commission meetings.

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

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

The regular meeting of the Planning Commission adjourned at 8:47 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

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

RESOLUTION #18-004

A RESOLUTION APPROVING A COMPRHENSIVE PLAN AMENDMENT, CONTINGENT UPON METROPOLITAN COUNCIL APPROVAL, TO CHANGE A LAND USE DESIGNATION AND APPROVING SITE PLAN 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 February 27, 2018, the City Council considered the requested Comprehensive Plan Amendment.

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 February 27, 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:

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.

4) 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 the 27th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #18-003

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 13th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Administrator

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

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 6.**

Meeting Date: 02/27/2018

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #18-048 Accepting Bids and Awarding Contract for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #18-048 accepting bids and awarding a contract for construction for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Background:

Plans and specifications for the 2018 Crackseal and Sealcoat Improvements were prepared in-house as part of Staff's normal duties. In total, 22.71 miles of City streets are proposed to receive crackseal and/or sealcoat improvements in 2018. A copy of the final plans are attached to this case.

Approximately 15.56 miles of streets are proposed to receive crackseal and sealcoat improvements. Per the City's typical maintenance schedule, these street segments are primarily composed of streets constructed, reconstructed, overlaid, or sealcoated 7 years ago. Street segments proposed to receive crackseal and sealcoat improvements in 2018 were selected based on their Pavement and Surface Evaluation Rating (PASER) number, age, maintenance history, and/or location within the City relative to other street segments proposed to be sealcoated.

Approximately 7.15 miles of streets are proposed to receive crackseal improvements only in 2018 in accordance with the City of Ramsey's typical maintenance schedule. These street segments are primarily composed of streets constructed or reconstructed 3 years ago.

The segment of Jarvis Street common to both the City of Ramsey and the City of Elk River is one of the street segments proposed to be cracksealed in 2018. The City of Elk River is not proposing to complete any maintenance on this segment of Jarvis Street in 2018. Considering that Elk River led the Jarvis Street reconstruction project in 2015 and allowed the City of Ramsey to pay our share of the costs back without interest, Staff recommends completing the crackseal improvements in 2018 in accordance with the City's typical pavement maintenance schedule, which is estimated to cost $4,000.

This project includes a base bid plus three (3) alternate bids, which is the same approach used on the 2017 crackseal and sealcoat project. This approach allows the City to accept a base bid and potentially one or more alternate bids so all or most of the $500,000 budgeted for this work can be spent without bidding a second crackseal and sealcoat project, which results in higher indirect costs.

Streets in the base bid have the lowest PASER ratings and therefore have a higher priority for maintenance. Streets included as alternate bids are confined to areas D and E as described on the attached estimated project costs

summary sheet. Alternate bids are prioritized such that bid alternate 1 should ideally be approved first, followed by bid alternate 2, and then bid alternate 3. This is primarily due to the proximity from other streets proposed to receive sealcoat improvements.

Similar to last year, Dresser trap rock is proposed this year in lieu of granite rock chips due to anticipated project cost savings related to decreased availability of granite rock chips.

Construction is proposed to be completed earlier in 2018 than in recent years. This should reduce the amount of loose rock observed after work is complete due to completing the work during warmer temperatures. Per the project specifications, work may begin on or after June 18th, crackseal and sealcoat work must be completed by August 3rd, and all sweeping and striping work must be completed by August 31st.

Staff considered using smaller sealcoat rock, which several cities are using now in an attempt to reduce loose rock on the street surface following sweepings as much as practical. However, Staff would like to observe the effects of completing construction earlier in the year before shifting to the use of smaller rock. Staff will evaluate this further before designing the 2019 crackseal and sealcoat project.

Staff also proposes to fog seal all cul-de-sacs included in the 2018 project. Numerous metro area cities fog seal over sealcoats in cul-de-sacs due to reported benefits including that the sealcoat looks newer longer, the life of the sealcoat is extended due to reduced loss of rock, and that fewer complaints are received regarding the amount of rock found in garages, homes and businesses after being tracked in on tires and the bottoms of shoes.

Other metro cities now fog seal the existing pavement in cul-de-sacs without sealcoating first. Staff also proposes to try this on up to three cul-de-sacs in this year's project and to monitor the results to see if this approach is more cost-effective then fog sealing over new sealcoats in the long-term.

Staff is <u>not</u> proposing to fog seal any linear street segments in 2018. This is because no benefits were observed by Staff upon fog sealing over newly sealcoated streets in Ramsey Meadows 2nd Addition and the parking lot of Fire Station 1 in 2016, or in 2015 when fog seal was applied over several newly sealcoated street segments. Based on continued monitoring of these streets and the parking lot at Fire Station 1, Staff believes that the benefits for fog sealing linear street segments do not justify the cost.

The final modification Staff is proposing this year is to require the contractor to provide a third sweeping of all sealcoated streets before striping. This will remove more loose rock before striping, and will potentially reduce one round of sweeping that City Staff completes following the project. During the last couple of years, Staff has swept sealcoated streets two to three times to remove loose rock upon receiving complaints from the public.

Notification:

Advertisements for bids were published in the Anoka Union Herald and in Finance and Commerce on January 26th and February 2nd.

Observations/Alternatives:

Observations:

Bids were opened on February 20th. A total of three (3) sealed bids were publicly opened and read aloud. All bids were checked for errors and omissions and were tabulated. The bids were competitive and favorable, complied with the advertisement for bids, and no bid adjustments were required. A tabulation of the bids is below and is included in the attached resolution.

CONTRACTOR	TOTAL BID (BASE BID + 3 ALT. BIDS)
Pearson Brothers, Inc.	$434,699.22
Allied Blacktop Company	$518,892.91
Asphalt Surface Technologies Corporation	$593,680.14

Engineer's Estimate	*$554,640.56*

The bid of Pearson Brothers, Inc. of Hanover, Minnesota, in the amount of $434,699.22 for the base bid plus 3 bid alternates in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Their bid is $119,941.34, or 21.6%, less than the engineer's estimate of $554,640.56.

If Council accepts bids and awards a Contract to Pearson Brothers, staff will issue a Notice of Award to initiate execution of a Contract and issuance of required bonds and insurance. The City Attorney will then verify that the Contract, bonds, and insurance are in proper legal form prior to execution of the Contract. After the Contract is executed, a Notice to Proceed will be issued allowing construction to commence.

A preconstruction meeting will be conducted before construction begins. At this meeting, the contractor will provide the City with their sealcoat mix design and proposed schedule. Staff will then prepare and mail postcards to all property owners having immediate access onto streets being cracksealed and sealcoated to notify them of the proposed improvements and construction schedule, and to provide contact information and other pertinent project details.

Alternatives:
Alternative #1 - Motion to adopt Resolution #18-048 accepting bids and awarding a Contract to Pearson Brothers, Inc. in the amount of $434,699.22 for the base bid plus 3 bid alternates for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Alternative #2 - Motion to deny adoption of Resolution #18-048 at this time.

Funding Source:
The low bid submitted by Pearson Brothers is $434,699.22. After adding 14% indirect costs for administrative (5%), engineering (7%), finance (1%), and legal (1%) costs, total project costs become $495,557.11.

These improvements are proposed to be funded using the $500,000 budgeted annually for pavement crackseal and sealcoat projects, which would leave $4,442.89 unspent if final project costs equal the bid amount. Any unspent funds could be used by Public Works for additional street patching in 2018.

No special assessments are proposed with this project.

Recommendation:
Staff recommends Alternative #1.

Action:
Motion to adopt Resolution #18-048 accepting bids and awarding a Contract to Pearson Brothers, Inc. in the amount of $434,699.22 for the base bid plus 3 bid alternates for 2018 Crackseal and Sealcoat Improvements, Improvement Project #18-04.

Attachments

Resolution 18-048
Plans IP1804

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	02/22/2018 02:51 PM
Form Started By: Bruce Westby		Started On: 02/20/2018 03:18 PM
Final Approval Date: 02/22/2018		

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

RESOLUTION #18-048

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2018 CRACKSEAL AND SEALCOAT IMPROVEMENTS, IMPROVEMENT PROJECT #18-04

WHEREAS, the City of Ramsey adopted a budget for 2018 including $500,000 to crackseal and sealcoat various public streets as part of the City's annual Street Maintenance Program; and

WHEREAS, the City Engineer prepared plans and specifications for the purpose of advertising for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #18-027, adopted January 23, 2018, the City Council approved final plans and specifications and authorized advertisements for bids for said improvements, including a base bid and three alternate bids; and

WHEREAS, bids were received, opened, and tabulated on February 20, 2018, and the following bids were found to comply with the advertisement for bids; and

CONTRACTOR	**TOTAL BID (BASE BID + 3 ALT. BIDS)**
Pearson Brothers, Inc.	$434,699.22
Allied Blacktop Company	$518,892.91
Asphalt Surface Technologies Corporation	$593,680.14
Engineer's Estimate	*$554,640.56*

WHEREAS, the bid of Pearson Brothers, Inc. of Hanover, Minnesota, in the amount of $434,699.22 for the total bid for construction of said improvements, which includes the base bid and three alternate bids, in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said lowest responsible bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all other bidders the deposits made with their bids at such time that a contract has been executed.

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:

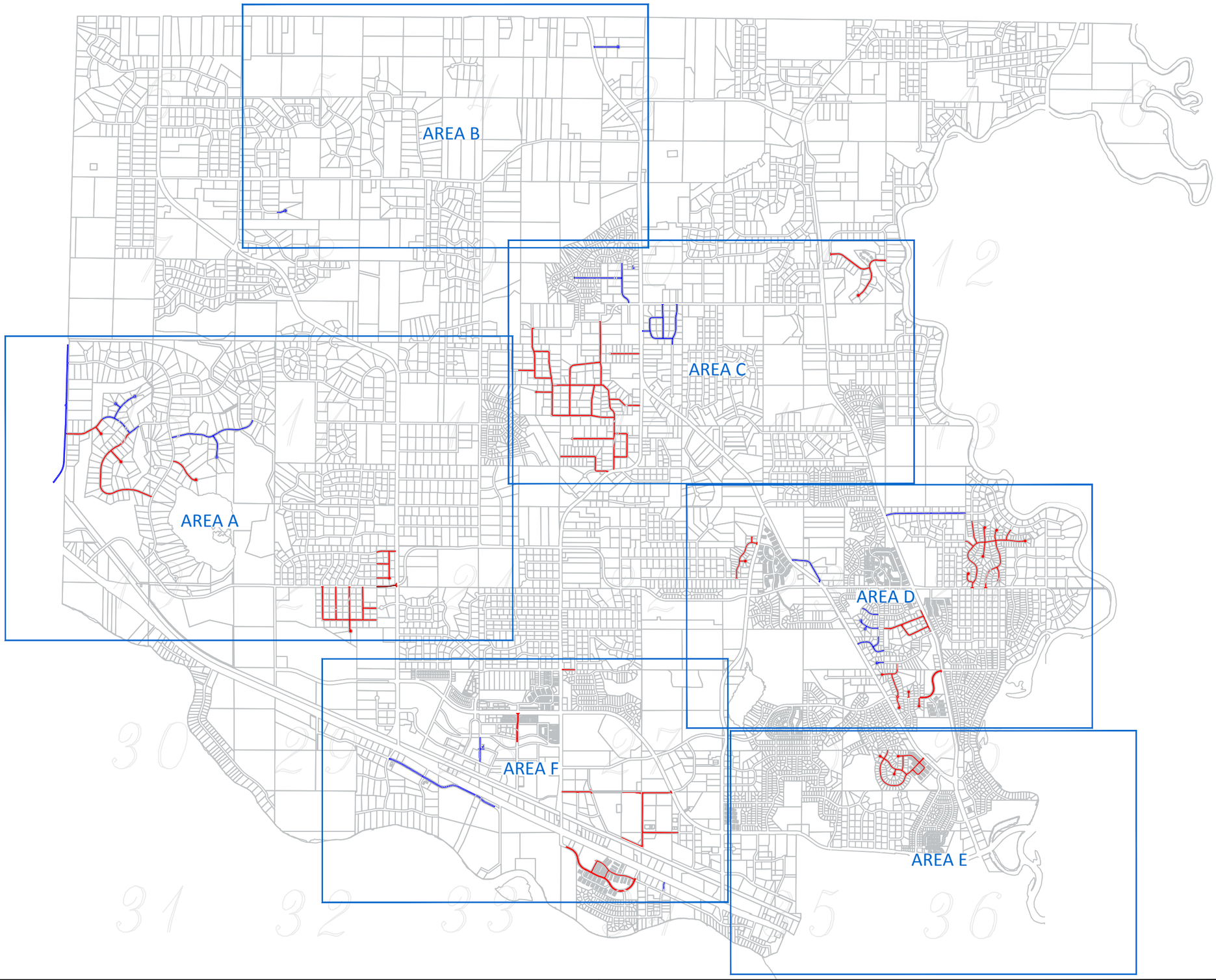
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Clerk



CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

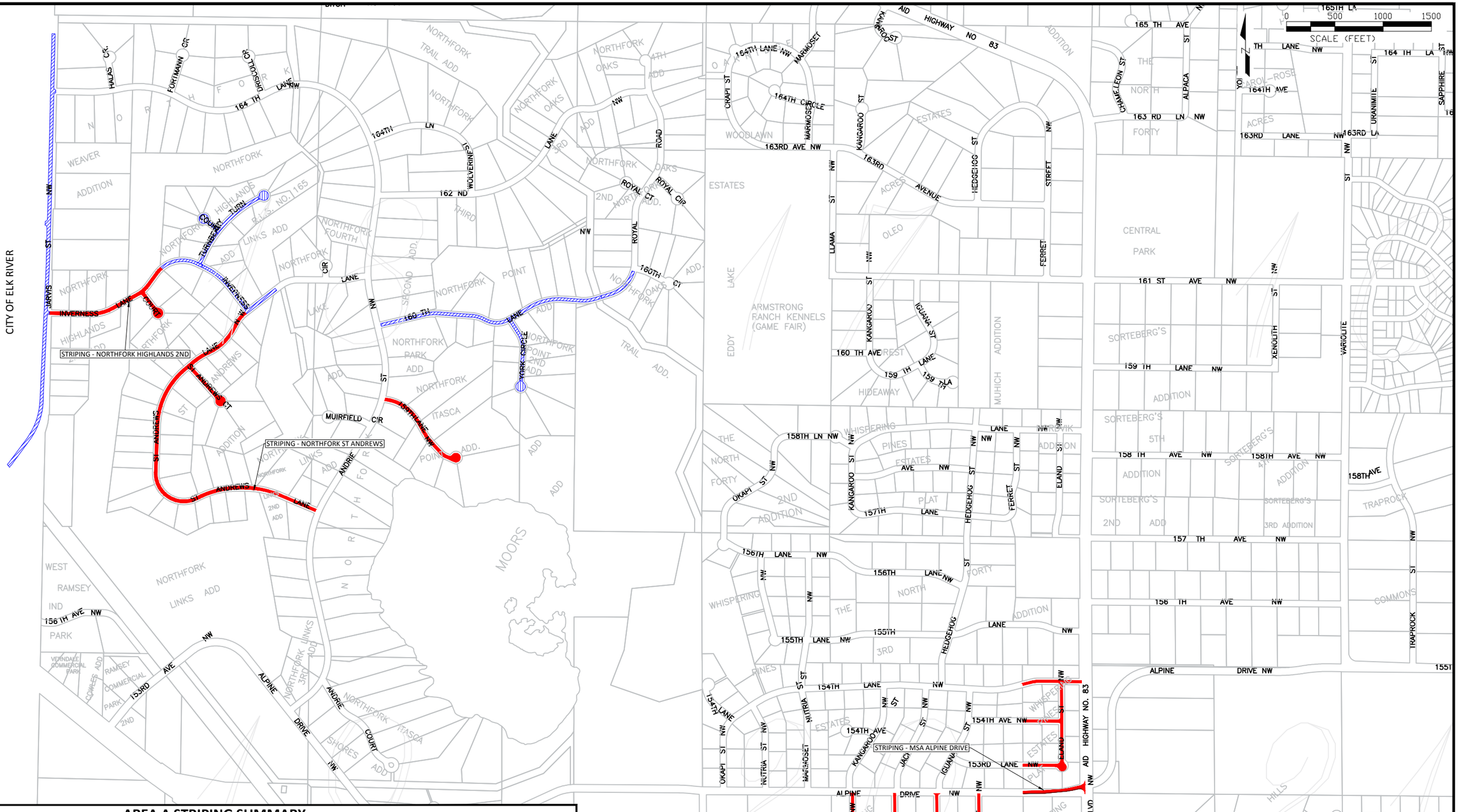
City of RAMSEY

CITY OF RAMSEY
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OVERALL MAP

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 7 SHEETS



AREA A STRIPING SUMMARY

SUBDIVISION	SEGMENT DESCRIPTION	ITEM DESCRIPTION	UNIT	QUANTITY
NORTHFORK HIGHLANDS 2ND	INVERNESS LANE	CROSSWALK MARKINGS	SF	120
NORTHFORK ST ANDREWS	ST ANDREWS LANE	CROSSWALK MARKINGS	SF	150
MSA	ALPINE DRIVE - 400' W OF CR 83 / CR 83	4" SOLID LINE WHITE	LF	1230
		4" DOUBLE SOLID LINE YELLOW	LF	615
		CROSSWALK MARKINGS	SF	144

CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

CITY OF RAMSEY
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DETAIL MAP
AREA A

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

0 400 800 1200
SCALE (FEET)

N

181ST AVE. NW

COUNTY ROAD 64 NW

181ST AVE. NW COUNTY RD. NO. 64

XENOLITH ST

DRYDEN ADDITION

CAROLINE ACRES

178TH LANE NW

UNITED POWER ASSOCIATION EASEMENT

GIBBON ST

177TH AVE

ELAND ST NW

176TH LANE NW

176 TH LANE NW

MARMOSET ST NW

OKAPI ST NW

176 TH AVE NW

AVIGLIANA ST NW

176TH

WILDWOOD ACRES

DEERWOOD ST

IGUANA ST

GIBBON

174TH

174 TH LANE NW

6TH ADD NW

PUMA ST NW

SHAWN ST NW

CHAMELEON ST NW

THORN LAKE ACRES

GARNET ST

175 TH AVE NW

175TH AVE NW

SAPPHIRE ST NW

PINE COVE

173RD AVE NW

172 ND LANE NW

BECKER PINE ROLLING

GOLDEN ACRES

WILLEMITE ST NW

RAMSEY RIDGE

171ST AVE NW

EAGLE ST NW

ALICIA ADD

RABBIT ST NW

171 ST AVE NW

DELLWOOD HILLS

171 ST LANE NW

ANDERSON ESTATES ST NW

170TH AVE NW

NOWTHEN BLVD

HIGHWAY NO 5

CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

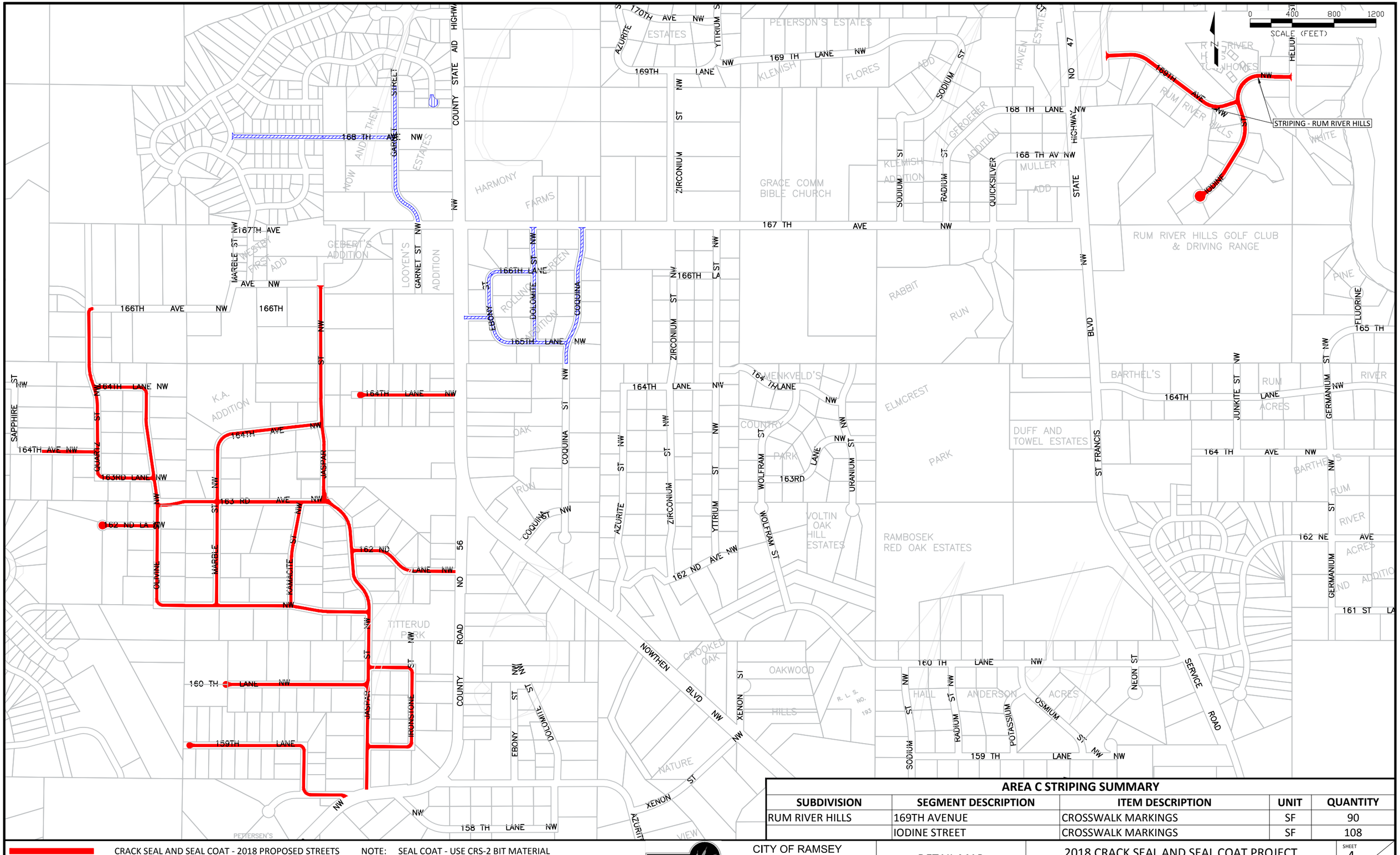
City of RAMSEY

CITY OF RAMSEY
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DETAIL MAP
AREA B

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 7 SHEETS



AREA C STRIPING SUMMARY				
SUBDIVISION	SEGMENT DESCRIPTION	ITEM DESCRIPTION	UNIT	QUANTITY
RUM RIVER HILLS	169TH AVENUE	CROSSWALK MARKINGS	SF	90
	IODINE STREET	CROSSWALK MARKINGS	SF	108

CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

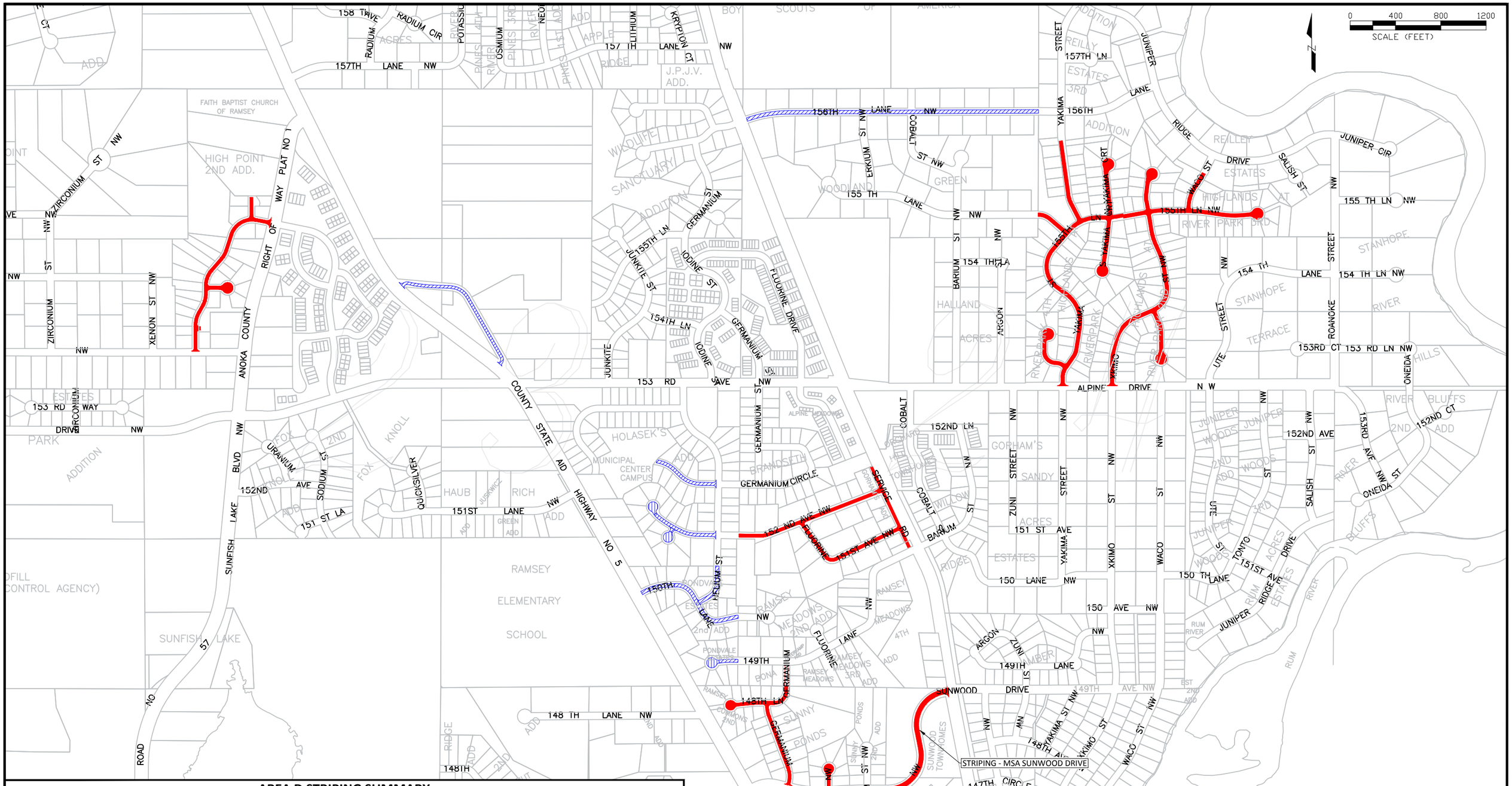
CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

CITY OF RAMSEY
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DETAIL MAP
AREA C

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 7 SHEETS



AREA D STRIPING SUMMARY

SUBDIVISION	SEGMENT DESCRIPTION	ITEM DESCRIPTION	UNIT	QUANTITY
MSA	SUNWOOD DRIVE - ERKIUM ST / TH 47	4" SOLID LINE WHITE	LF	2,695
		4" DOUBLE SOLID LINE YELLOW	LF	1,485
		24" SOLID LINE YELLOW	LF	30
		PVT MSSG (LT TURN ARROW)	EA	2
		CROSSWALK MARKINGS	SF	198

CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

CITY OF RAMSEY
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DETAIL MAP
AREA D

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA



CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

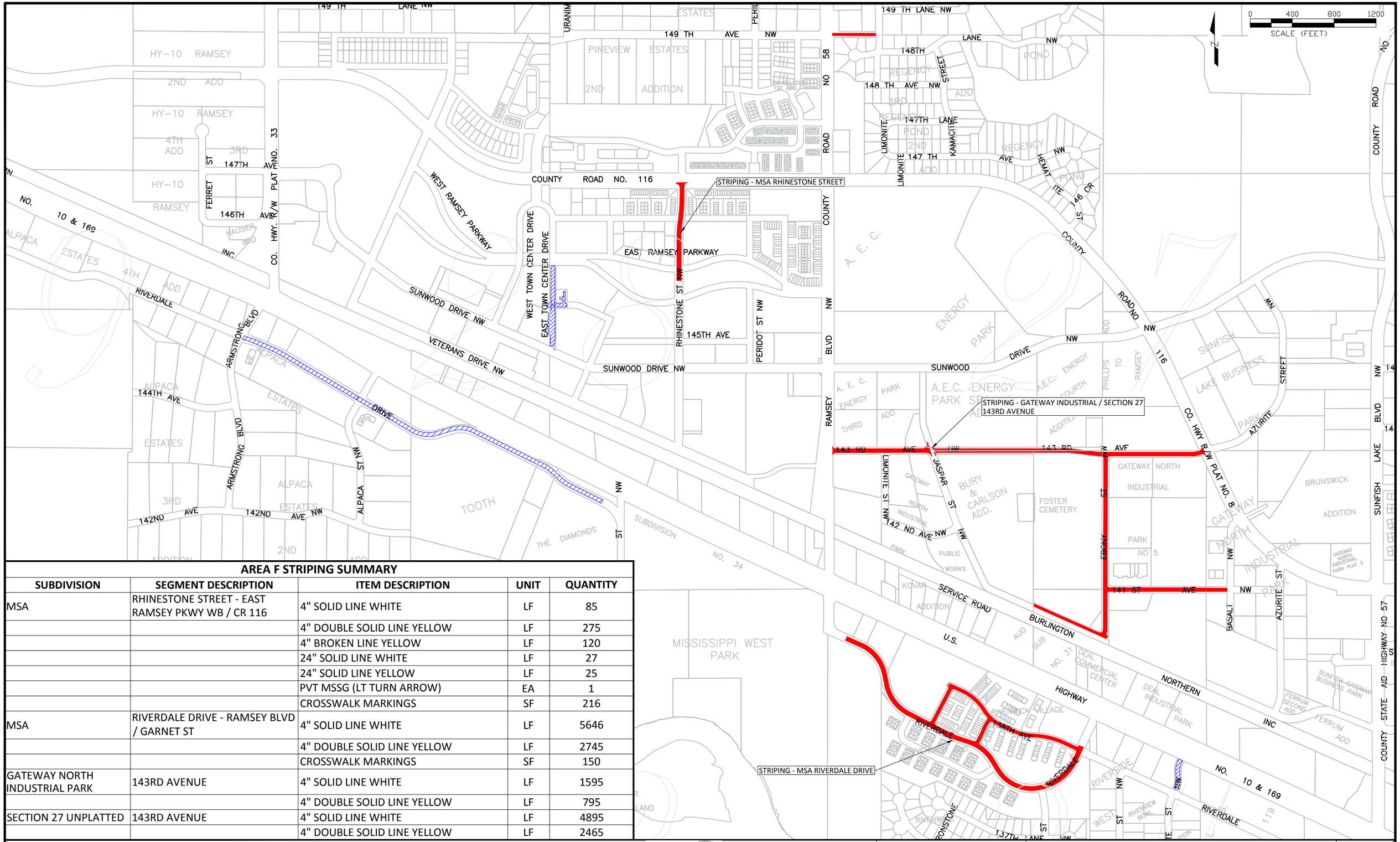
City of RAMSEY

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DETAIL MAP
AREA E

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 7 SHEETS



AREA F STRIPING SUMMARY

SUBDIVISION	SEGMENT DESCRIPTION	ITEM DESCRIPTION	UNIT	QUANTITY
MSA	RHINESTONE STREET - EAST RAMSEY PKWY WB / CR 116	4" SOLID LINE WHITE	LF	85
		4" DOUBLE SOLID LINE YELLOW	LF	275
		4" BROKEN LINE YELLOW	LF	120
		24" SOLID LINE WHITE	LF	27
		24" SOLID LINE YELLOW	LF	25
		PVT MSSG (LT TURN ARROW)	EA	1
		CROSSWALK MARKINGS	SF	216
MSA	RIVERDALE DRIVE - RAMSEY BLVD / GARNET ST	4" SOLID LINE WHITE	LF	5646
		4" DOUBLE SOLID LINE YELLOW	LF	2745
		CROSSWALK MARKINGS	SF	150
GATEWAY NORTH INDUSTRIAL PARK	143RD AVENUE	4" SOLID LINE WHITE	LF	1595
		4" DOUBLE SOLID LINE YELLOW	LF	795
SECTION 27 UNPLATTED	143RD AVENUE	4" SOLID LINE WHITE	LF	4895
		4" DOUBLE SOLID LINE YELLOW	LF	2465

CRACK SEAL AND SEAL COAT - 2018 PROPOSED STREETS

CRACK SEAL

NOTE: SEAL COAT - USE CRS-2 BIT MATERIAL

CUL-DE-SACS - USE CRS-2P BIT MATERIAL AND FOG SEAL

City of RAMSEY

CITY OF RAMSEY
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DETAIL MAP
AREA F

2018 CRACK SEAL AND SEAL COAT PROJECT
CITY PROJECT NO. 18-04
CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 7 SHEETS

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 7.**

Meeting Date: 02/27/2018

By: Chris Anderson, Community Development

Information

Title:

Update on Current and Future Recycling Goals

Purpose/Background:

The purpose of this case is to provide an update to the City Council regarding current and future recycling goals. As background information, the City's recycling program is funded through the State's Select Committee On Recycling and the Environment (SCORE). The SCORE funds are distributed to counties who then determine how to utilize the funds. Anoka County disburses the SCORE funds to each municipality with a base of $10,000 plus $5 per household. Ramsey's base funding for 2018 is $54,865.00. SCORE funds are only eligible to be spent on residential recycling programs (i.e. they cannot be used toward the commercial sector).

To receive the SCORE funding, each municipality must enter into an agreement with Anoka County that outlines required components of a municipality's recycling program. These required components include providing households an opportunity to recycle at least four (4) broad types of materials, a public information program, recycling drop-off opportunities, and notifying new residents of the recycling program. Furthermore, municipalities are encouraged, but not required, to look at opportunities to expand its recycling program by offering additional drop-off events, implement and/or enhance recycling at community events, enhance multi-family recycling opportunities, and/or develop opportunities for source separated compostables/organics collection.

Anoka County also establishes the annual recycling goals for each municipality. These goals are based on a formula that addresses both single family houses and multi-family households (this includes townhome buildings with five [5] or more units per building). The formula is based on 210 pounds per person in single family homes (this represents a ten [10] pound per person increase from 2017) and 160 pounds per person in multi-family buildings (this is the same as in 2017). Based on Ramsey's population of 26,251 (per the 2016 Met Council estimates), the 2018 goal is 2,696 tons (an increase of 141 tons compared to 2017).

It should be noted that while the numbers are not yet finalized for 2017, it appears that Ramsey will have met or exceeded its recycling goal for the fourteenth (14th) consecutive year. The preliminary numbers indicate that the residents of Ramsey recycled approximately 2,800 tons of material in 2017, which clearly exceeded the 2017 goal of 2,555 tons.

Observations/Alternatives:

Ramsey residents continue to do a great job recycling. However, the annual recycling goals will continue to increase in response to legislation enacted by the State in 2014. The State Legislature amended Minn. Stat. § 115A.551 to specify that metropolitan counties shall establish a goal of recycling seventy-five percent (75%) by weight of total solid waste generated (this was increased from fifty percent [50%]). Each county either must develop and implement, or require political subdivisions within the county to develop and implement programs, practices, or methods designed to meet the recycling goal.

Presently, the most current data available shows that within Anoka County, the percentage of waste recycled has increased by one percent (1%) each year from 2014-2016. However, the total percentage of waste recycled is still only fifty-two percent (52%). Achieving the established goal of seventy-five percent (75%) by 2030 is going to be very challenging. If the same incremental increases in recycling continued, that would still fall short of the stated goal by ten percent (10%).

Over the past several years, Staff has expanded recycling opportunities in an effort to improve quality of life for residents but also with an intention of continuing to meet the annual recycling goals. Staff has worked closely with the Public Works Department to ensure there are recycling containers in all of our parks (in most cases, wherever there is a garbage receptacle, there is now a recycling receptacle too) and that those containers are serviced as part of their weekly 'trash runs'. The list of acceptable materials collected at the spring and fall recycling events has been expanded to now also include textiles, carpet, carpet padding, used oil, antifreeze and oil filters. Furthermore, in 2017, a third (summer) recycling event was programed in an attempt to offer yet another opportunity for residents to properly dispose of a number of different types of materials. Finally, an organics drop-off recycling program was rolled out in the summer of 2017 to help capture even more material for recycling.

As is evidenced above, the City has expanded the opportunities for residents to recycle a wide array of materials. However, based on the goals outlined in State Statute, it will likely require more focused efforts to develop additional opportunities for residential recycling. This could include hiring an intern devoted to researching, developing and implementing new recycling opportunities (would be a SCORE eligible expense). Focus areas may include expansion of the organics recycling program, working directly with apartment complexes to improve recycling, expanding drop-off opportunities such as leaf and pumpkin collection in the fall (however, this also requires cooperation and coordination with Public Works for both space and equipment needs) and additional paper shredding events.

The alternative may be to simply acknowledge that the goals may not be attainable. It is unclear what, if any, consequences there could be for failing to attain the recycling goal. However, one potential outcome could be reduced access to SCORE funding in future years.

Funding Source:

Ramsey's recycling program and related staff time are funded with SCORE funds received from Anoka County annually and recorded under the Recycling Enterprise Fund.

Recommendation:

There is no specific recommendation. This is intended simply as an update for City Council.

Action:

No specific action is required.

Attachments

Sample Recycling Agreement with Anoka County for 2018

Funding Table (for all municipalities in Anoka County)

Anoka County's 2018 Funding Presentation (intended as backgroudn info only)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/21/2018 08:02 PM
Kurt Ulrich	Kurt Ulrich	02/22/2018 12:12 PM
Form Started By: Chris Anderson		Started On: 02/21/2018 08:45 AM
Final Approval Date: 02/22/2018		

Anoka County Contract # C000«Contract»

2018 AGREEMENT FOR RESIDENTIAL RECYCLING PROGRAM

THIS AGREEMENT made and entered into on the 1st day of January, 2018, notwithstanding the date of the signatures of the parties, between the COUNTY OF ANOKA, State of Minnesota, hereinafter referred to as the "COUNTY", and the «MUNICIPALITY», hereinafter referred to as the "MUNICIPALITY".

WITNESSETH:

WHEREAS, the County will receive funding from the State of Minnesota pursuant to Minn. Stat. § 115A.557 (hereinafter "SCORE funds") during 2018; and

WHEREAS, pursuant to legislation a portion of the SCORE funds must be used to encourage recycling of source-separated compostable materials; and

WHEREAS, the County will also receive funding pursuant to Minn. Stat. § 473.8441 (hereinafter "LRDG funds") during 2018; and

WHEREAS, the County also has additional budgeted program funding available to supplement SCORE and LRDG funds for solid waste recycling programs, so that the available amount for the Residential Recycling Program is $1,551,029; and

WHEREAS, the County Solid Waste Master Plan 2012 (Master Plan 2012) and MPCA Metropolitan Solid Waste Management Policy Plan 2010-2030 state that MSW generated in the County that is not reused, recycled or composted, will be processed to the extent that processing capacity is available; and

WHEREAS, the Master Plan 2012 was developed with the participation of a representative from the Municipality staff, and the Municipality is required to develop and implement programs, practices, or methods designed to meet waste abatement goals by Minn. Stat. § 115A.551, Subd 2a. (b).

WHEREAS, in 2017, the County engaged in a process of drafting an updated Master Plan which will be submitted to the MPCA for review and approval in 2018. The anticipated Master Plan 2018 will supersede the current Master Plan 2012 upon approval. The Master Plan 2018 has been developed with the participation of a representative from the Municipality staff, and the Municipality will be required to develop and implement programs, practices, or methods designed to meet waste abatement goals by Minn. Stat. § 115A.551, Subd 2a. (b).

WHEREAS, the County wishes to assist the Municipality in meeting recycling goals established by Anoka County by providing said SCORE and LRDG funds to cities and townships in the County for solid waste recycling programs.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, the parties mutually agree to the following terms and conditions:

SAMPLE

1. **PURPOSE.** The purpose of this Agreement is to provide for cooperation between the County and the Municipality to implement solid waste recycling programs in the Municipality which will help the County and member municipalities meet the goals set in the current Anoka County Solid Waste Management Master Plan.

2. **TERM.** The term of this Agreement is from January 1, 2018 through December 31, 2018, unless earlier terminated as provided herein.

3. **DEFINITIONS.**

a. "Eligible Expenses" means those expenses for recycling projects/programs and education and outreach and for priority issue activities that assist the municipality in collecting additional tons to help meet its recycling goal. Such expenses may include administration, but only to the extent of salary and legal costs of personnel who are directly working on the planning, implementation and promotion of eligible activities as detailed in this definition.

b. "Full Service Recycling Drop-off Center" means centralized permanent drop-off center that is open at least two times a week and accepts at least four types of materials beyond traditional curbside recyclables, i.e.: mattresses, appliances, scrap metal, carpet, furniture, source-separated compostable materials, electronics, etc.

c. "Mixed municipal solid waste" (MSW) shall have the meaning set forth in Minn. Stat. §115A.03, Subd. 21.

d. "Multi-unit households" means households within apartment complexes, condominiums, townhomes, mobile homes and senior housing complexes.

e. "Opportunity to Recycle" means providing recycling and curbside pickup or collection centers for recyclable materials for residents, including single and multi-family dwellings, as required by Minn. Stat. § 115A.552. Subd. 1.

f. "Problem material" shall have the meaning set forth in Minn. Stat. § 115A.03, Subd. 24a.

g. "Public entity waste" shall have the meaning set forth in Minn. Stat. § 115A.471 (b).

h. "Quasi-Municipal event" means community festivals which appear to the public to be supported and run by the Municipality but in fact are sponsored or co-sponsored by an independent non-profit 501c (3) organization, for example: the Anoka Halloween Parade.

i. "Recyclable materials" shall have the meaning set forth in Minn. Stat. § 115A.03, Subd. 25a.

j. "Recycling" shall have the meaning set forth in Minn. Stat. § 115A.03, Subd. 25b.

k. "Refuse-derived fuel" (RDF) as defined by Minn. Stat. § 115A.03, Subd. 25d., or other material that is destroyed by incineration is not a recyclable material.

l. "Source-separated compostable materials" (commonly called "organics") shall have the meaning set forth in Minn. Stat. § 115A.03, Subd. 32a.

m. "Yard waste" shall have the meaning set forth in Minn. Stat. § 115A.03, Subd. 38.

SAMPLE

4. **PROGRAM.** The Municipality shall develop and implement a residential solid waste recycling program adequate to meet the Municipality's annual recycling goal of «Goal» tons of recyclable materials as established by the County. The Municipality shall ensure that the recyclable materials collected are delivered to processors or end markets for recycling.

a. The Municipal recycling program shall include the following components:

i. Each household (including multi-unit households) in the Municipality shall have the Opportunity to Recycle at least four broad types of materials, including but not limited to, paper (including cardboard/paperboard cartons), glass, plastic, metal and textiles.

ii. The recycling (including any organics) program shall be operated in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations.

iii. The Municipality shall implement a public information program that contains at least the following components:

(1) One promotion is to be mailed to each household focused exclusively on the Municipality's recycling program;

(2) One promotion advertising recycling opportunities available for residents is to be included in the Municipality's newsletter or local newspaper; and

(3) Two community outreach activities at Municipal or Quasi-Municipal events to inform residents about recycling opportunities.

iv. The public information components listed above shall focus on all recyclable materials and the various opportunities to recycle within the Municipality. The Municipality shall incorporate Rethink Recycling images and use the toolkits provided when preparing promotional materials. The Municipality, on an ongoing basis, shall identify new residents and provide detailed information on the recycling opportunities available to these new residents. The County shall work with the Municipality on promotional materials to coordinate messages. The Municipality shall provide promotional materials for review prior to publication to ensure accuracy.

v. The Municipality shall regularly attend the monthly Solid Waste Abatement Advisory Team meetings per year.

vi. The Municipality shall offer one or two spring and fall cleanup/recycling drop-off event(s) where items not normally accepted at the curb are collected for recycling. If the Municipality is hosting a monthly drop-off as described in 4.b.i below, the spring/fall cleanup/recycling drop-off events may be included within that program.

SAMPLE

b. The Municipality is encouraged to expand its recycling program to include one or more of the following components in order to receive additional funding.

   i. Organize monthly/quarterly recycling drop-off events which can be held in conjunction with a neighboring municipality(ies) on a cooperative basis for the citizens of both/all municipalities.

   ii. Provide a community event recycling program, which at a minimum would consist of providing recycling opportunities at all Municipal sponsored or Quasi-Municipal events and festivals as required by Minn. Stat. § 115A.151. The feasibility of adding organics collection at the event will be explored and if feasible, implemented as an enhancement to the waste abatement program.

   iii. Provide the opportunity for citizens to engage in recycling activities at Municipal and Quasi-Municipal facilities as required by Minn. Stat. § 115A.151 such as athletic fields and public centers.

   iv. Organize and manage a Full Service Recycling Drop-off Center.

   v. Develop enhanced recycling promotion and assistance for multi-units.

   vi. Develop additional opportunities for Source-Separated Compostable Materials collection.

   vii. Develop and implement additional opportunities to recycle bulky and problem materials (e.g. appliances, carpet, electronics, mattresses and scrap metal) from residents on an on-going basis either curbside or at a drop-off.

c. If the Municipality's recycling program did not achieve the Municipality's recycling goals as established by the County for the prior calendar year, the Municipality shall work with the County to prepare a plan to achieve the recycling goals set forth in this Agreement.

d. The Municipality's recycling program shall be limited to residential programming for funding reimbursements under this Agreement. The County will not reimburse business recycling programming or household hazardous waste programming by the Municipality. Any inquiries or requests regarding these topics should be sent to the County for response.

e. In addition to the above requirements designed to increase residential recycling opportunities, the Municipality shall provide recycling opportunities in all municipal buildings including but not limited to, city offices, public meeting rooms and parks, as required by Minn. Stat. § 115A.151. If items collected through the Municipal recycling program prove to be contaminated or not recyclable, those items shall be treated as public entity waste and must be processed at a resource recovery facility.[1] Minn. Stat. §§ 115A.46 ,115A.471 and 473.848.

[1] See pages 44-45 of the 2012 Anoka County Solid Waste Management Master Plan regarding the requirements for Public Entity Waste.

SAMPLE

f. Pursuant to Minn. Stat. §§ 115A. 46, 115A.471 and 473.848, all waste generated by city/township government activities (including city/town halls, public works and public safety buildings, parks, and libraries, and for city/townships that arrange for waste services on behalf of their residents (organized collection)) shall be delivered to a waste processing plant for disposal as long as capacity is available. Failure to comply with this provision shall constitute a breach of this Grant Agreement resulting in the loss of all Grant Funding unless, pursuant to statute, the Municipality has conferred with the County and developed a plan to comply within a reasonable period of time. [2]

5. **REPORTING.** The Municipality shall submit the following reports semi-annually to the County no later than July 20, 2018 and January 10, 2019.

a. An accounting of the amount of waste which has been recycled as a result of the Municipality's activities and the efforts of other community programs, redemption centers and drop-off centers. For recycling programs, the Municipality shall certify the number of tons of each recyclable material which has been collected and the number of tons of each recyclable material which has been marketed. For recycling programs run by other persons or entities, the Municipality shall also provide documentation on forms provided by the County showing the tons of materials that were recycled by the Municipality's residents through these other programs. The Municipality shall keep detailed records documenting the disposition of all recyclable materials collected pursuant to this Agreement. The Municipality shall also report the number of cubic yards or tons of yard waste collected for composting, chipping, or land spreading, together with a description of the methodology used for calculations. Any other material removed from the waste stream by the Municipality, i.e. tires and used oil, shall also be reported separately.

b. Information regarding any revenue received from sources other than the County for the Municipality's recycling programs.

c. Copies of all promotional materials that have been prepared by the Municipality during the term of this Agreement to promote its recycling programs.

d. The Municipality agrees to support County efforts in obtaining hauler reports by ensuring compliance through ordinance, contract or license requirements and the ability to exercise punitive actions, if needed.

The Municipality agrees to furnish the County with additional reports in form and at frequencies requested by the County for financial evaluation, program management purposes, and reporting to the State of Minnesota.

6. **BILLING AND PAYMENT PROCEDURE**. The Municipality shall submit itemized invoices semi-annually to the County for abatement activities no later than July 20, 2018 and January 10, 2019. Costs not billed by January 10, 2019 may not be eligible for funding. The invoices shall be paid in accordance with standard County procedures, subject to the approval of the Anoka County Board of Commissioners.

7. **ELIGIBILITY FOR FUNDS**. The Municipality is entitled to receive reimbursement for eligible expenses, less revenues or other reimbursement received, for eligible activities up

[2] *Ibid.*

SAMPLE

to the project maximum as computed below, which shall not exceed $«Funding». The project maximum for eligible expenses shall be computed as follows:

a. A base amount of $10,000 and $5 per household for recycling activities only;

b. Enhancement activities as provided according to the schedule in Attachment A and the applications in Attachment B for each of the following services: Full Service Recycling Drop-off Center, Spring/Fall or Monthly/Quarterly Drop-off Events; Municipal Park Recycling; Community Event Recycling; Special Curbside Pickup Events; Multi-unit Recycling; and Organics Collection;

c. After considering the 2018 Municipal Funding Request applications (Attachment B) designating the additional Grant Projects that the City will undertake in the upcoming year; and

d. Including an additional change order contingency of up to 10% of the total of the total base funding, Monthly/Quarterly Drop-offs, and General Enhancement grants.

For the Municipality's convenience in determining the amounts for the 2018 Municipal Funding Request, a work plan is included with the Packet. Notwithstanding any provision to the contrary, the County reserves the right to reduce the funding provided hereunder in the event the City does not undertake and complete the additional Grant Projects referenced in Attachment B. The County also reserves the ability to assess the programs and reallocate unused SCORE and LRDG funds mid-year if any participating municipality demonstrates the need for the funding and funds are available.

8. **RECORDS**. The Municipality shall maintain financial and other records and accounts in accordance with requirements of the County and the State of Minnesota. The Municipality shall maintain strict accountability of all funds and maintain records of all receipts and disbursements. Such records and accounts shall be maintained in a form which will permit the tracing of funds and program income to final expenditure. The Municipality shall maintain records sufficient to reflect that all funds received under this Agreement were expended in accordance with Minn. Stat. § 115A.557, Subd. 2, for residential solid waste recycling purposes. The Municipality shall also maintain records of the quantities of materials recycled. All records and accounts shall be retained as provided by law, but in no event for a period of less than five years from the last receipt of payment from the County pursuant to this Agreement.

9. **AUDIT.** Pursuant to Minn. Stat. § 16C.05, the Municipality shall allow the County or other persons or agencies authorized by the County, and the State of Minnesota, including the Legislative Auditor or the State Auditor, access to the records of the Municipality at reasonable hours, including all books, records, documents, and accounting procedures and practices of the Municipality relevant to the subject matter of the Agreement, for purposes of audit. In addition, the County shall have access to the project site(s), if any, at reasonable hours.

10. **GENERAL PROVISIONS.**

a. In performing the provisions of this Agreement, both parties agree to comply with all applicable federal, state or local laws, ordinances, rules, regulations or standards established by any agency or special governmental unit which are now or hereafter promulgated insofar as they relate to performance of the provisions of this Agreement.

SAMPLE

In addition, the Municipality shall comply with all applicable requirements of the State of Minnesota for the use of SCORE funds provided to the Municipality by the County under this Agreement. The Municipality shall also comply with all relevant portions of the current Anoka County Solid Waste Management Master Plan, and shall participate in the preparation of the successor Master Plans.

b. No person shall illegally, on the grounds of race, creed, color, religion, sex, marital status, public assistance status, sexual preference, handicap, age or national origin, be excluded from full employment rights in, participation in, be denied the benefits of, or be otherwise subjected to unlawful discrimination under any program, service or activity hereunder. The Municipality agrees to take affirmative action so that applicants and employees are treated equally with respect to the following: employment, upgrading, demotion, transfer, recruitment, layoff, termination, selection for training, rates of pay, and other forms of compensation.

c. If the Municipality utilizes the services of a subcontractor for purposes of meeting requirements herein, the Municipality shall be responsible for the performance of all such subcontracts and shall ensure that the subcontractors perform fully the terms of the subcontract. The agreement between the Municipality and a subcontractor shall obligate the subcontractor to comply fully with the terms of this Agreement.

d. It is understood and agreed that the entire agreement is contained herein and that this Agreement supersedes all oral and written agreements and negotiations between the parties relating to the subject matter hereof.

e. Any amendments, alterations, variations, modifications, or waivers of this Agreement shall be valid only when they have been reduced to writing, duly signed by the parties.

f. Contracts let and purchases made under this Agreement shall be made by the Municipality in conformance with all laws, rules, and regulations applicable to the Municipality.

g. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law, such decision shall not affect the remaining portion of this Agreement.

h. Nothing in this Agreement shall be construed as creating the relationship of co-partners, joint venturers, or an association between the County and the Municipality, nor shall the Municipality, its employees, agents or representatives be considered employees, agents, or representatives of the County for any purpose.

11. **PUBLICATION.** The Municipality shall acknowledge the financial assistance of the County on all promotional materials, reports and publications relating to the activities funded under this Agreement, by including the following acknowledgement: “Funded by the Anoka County Board of Commissioners and State SCORE funds.” The Municipality shall provide copies of all promotional materials funded by SCORE funds.

The County shall provide all printed public information pieces about County programs. A Municipality shall not modify County publications related to business recycling, household hazardous waste management or the County compost sites.

SAMPLE

Information about the County's business recycling program, household hazardous waste management program or County compost sites that a Municipality plans to publish in a Municipal communication, printed or electronic, shall be provided to the County for review and approved by the County prior to publication to ensure accuracy and consistency.

12. **INDEMNIFICATION.** The County agrees to indemnify, defend, and hold the Municipality harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the County under this Agreement.

The Municipality agrees to indemnify, defend, and hold the County harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the Municipality under this Agreement.

The provisions of this subdivision shall survive the termination or expiration of the term of this Agreement.

13. **TERMINATION.** This Agreement may be terminated by mutual written agreement of the parties or by either party, with or without cause, by giving not less than seven (7) days' written notice, delivered by mail or in person to the other party, specifying the date of termination. If this Agreement is terminated, assets acquired in whole or in part with funds provided under this Agreement shall be the property of the Municipality so long as said assets are used by the Municipality for the purpose of a landfill abatement program approved by the County.

SAMPLE

IN WITNESS WHEREOF, the parties hereunto set their hands as of the dates first written above:

«MUNICIPALITY»

By:_____

Name:_____

Title:_____

Date:_____

By:_____
Municipality's Clerk

Date:_____

Approved as to form and legality:

By:_____

Date:_____

COUNTY OF ANOKA

By:_____
Rhonda Sivarajah, Chair
Anoka County Board of Commissioners

Date:_____

By:_____
Jerry Soma
County Administrator

Date:_____

Approved as to form and legality:

By:_____
Kathryn M. Timm
Assistant County Attorney

Date:_____

SAMPLE

kmt\contracts\integrated waste contracts\SCORE grants\2018

Attachment A

2018 Funding for Municipal Waste Abatement Programs

Municipality	2018 Base Funding and Goals							2018 Additional Enhancement Funds Available*						
								Monthly /Quarterly Drop-off Events		General Enhancement Grant $1/HH	Organics Grant $0.50/HH	Organics Grant $1/HH	Additional Grant Program	Total Funds Available for Base + Drop-off, General Enhancement and Organics Enhancement Funds
	Base Funding: $10,000 + $5 Per HH (Household)						Goals: 160 PP MF + 210 PP SF	Up to 4,999 households	5,000 + households	All municipalities are eligible equally	Municipalities that do not have curbside or drop-off programs	Municipalities that have curbside or drop-off programs	If awarded, amount will be added to total funds available	
	Contract Number	Total Pop	HH	$10,000 Base	$5.00/HH	Total		$10,000	$15,000				up to $30,000	
Andover	C0006176	32,335	10,391	$ 10,000.00	$ 51,955.00	$ 61,955.00	3,371		$ 15,000	$ 10,391	$ 5,195.50			**$ 92,541.50**
Anoka	C0006177	17,995	7,436	$ 10,000.00	$ 37,180.00	$ 47,180.00	1,726		$ 15,000	$ 7,436	$ 3,718.00			**$ 73,334.00**
Bethel	C0006178	461	174	$ 10,000.00	$ 870.00	$ 10,870.00	48	$ 10,000		$ 174	$ 87.00			**$ 21,131.00**
Blaine	C0006179	64,188	23,586	$ 10,000.00	$ 117,930.00	$ 127,930.00	6,488		$ 15,000	$ 23,586	$ 11,793.00			**$ 178,309.00**
Centerville	C0006180	3,958	1,351	$ 10,000.00	$ 6,755.00	$ 16,755.00	409	$ 10,000		$ 1,351	$ 675.50			**$ 28,781.50**
Circle Pines	C0006181	4,909	2,021	$ 10,000.00	$ 10,105.00	$ 20,105.00	502	$ 10,000		$ 2,021	$ 1,010.50			**$ 33,136.50**
Columbia Heights	C0006182	20,158	8,155	$ 10,000.00	$ 40,775.00	$ 50,775.00	2,030		$ 15,000	$ 8,155		$ 8,155		**$ 82,085.00**
Columbus	C0006183	3,870	1,425	$ 10,000.00	$ 7,125.00	$ 17,125.00	406	$ 10,000		$ 1,425		$ 1,425		**$ 29,975.00**
Coon Rapids	C0006184	62,726	24,235	$ 10,000.00	$ 121,175.00	$ 131,175.00	6,330		$ 15,000	$ 24,235		$ 24,235		**$ 194,645.00**
East Bethel	C0006185	11,788	4,155	$ 10,000.00	$ 20,775.00	$ 30,775.00	1,219	$ 10,000		$ 4,155	$ 2,077.50			**$ 47,007.50**
Fridley	C0006186	28,631	11,578	$ 10,000.00	$ 57,890.00	$ 67,890.00	2,770		$ 15,000	$ 11,578	$ 5,789.00			**$ 100,257.00**
Ham Lake	C0006187	15,891	5,406	$ 10,000.00	$ 27,030.00	$ 37,030.00	1,642		$ 15,000	$ 5,406		$ 5,406		**$ 62,842.00**
Hilltop	C0006188	784	394	$ 10,000.00	$ 1,970.00	$ 11,970.00	68	$ 10,000		$ 394	$ 197.00			**$ 22,561.00**
Lexington	C0006189	2,018	782	$ 10,000.00	$ 3,910.00	$ 13,910.00	200	$ 10,000		$ 782	$ 391.00			**$ 25,083.00**
Lino Lakes	C0006190	20,803	6,529	$ 10,000.00	$ 32,645.00	$ 42,645.00	2,158		$ 15,000	$ 6,529		$ 6,529		**$ 70,703.00**
Linwood Township	C0006191	5,359	1,959	$ 10,000.00	$ 9,795.00	$ 19,795.00	558	$ 10,000		$ 1,959		$ 1,959		**$ 33,713.00**
Nowthen	C0006192	4,548	1,494	$ 10,000.00	$ 7,470.00	$ 17,470.00	477	$ 10,000		$ 1,494	$ 747.00			**$ 29,711.00**
Oak Grove	C0006193	8,360	2,861	$ 10,000.00	$ 14,305.00	$ 24,305.00	874	$ 10,000		$ 2,861	$ 1,430.50			**$ 38,596.50**
Ramsey	C0006194	26,251	8,973	$ 10,000.00	$ 44,865.00	$ 54,865.00	2,696		$ 15,000	$ 8,973		$ 8,973		**$ 87,811.00**
Spring Lake Park	C0006195	6,219	2,607	$ 10,000.00	$ 13,035.00	$ 23,035.00	622	$ 10,000		$ 2,607		$ 2,607		**$ 38,249.00**
St. Francis	C0006196	7,400	2,623	$ 10,000.00	$ 13,115.00	$ 23,115.00	751	$ 10,000		$ 2,623	$ 1,311.50			**$ 37,049.50**
		348,652	**128,135**	**$ 210,000.00**	**$ 640,675.00**	**$ 850,675.00**	**35,347**	**$ 120,000**	**$ 135,000**	**$ 128,135**	**$ 34,423.00**	**$ 59,289**	**$ 210,000**	**$ 1,537,522.00**

2018 Total Allocation includes state SCORE and LRDG funds and additional budgeted program funding.
Population and Household Counts are based on 2016 Met Council Estimates
Goals are based on 210 pounds/person/year single family home up to 4 units and 160 pounds/person/year multi-units 5 units or more

***For all enhancement funds, municipalities must complete Attachment B and qualify.**

2018 ANOKA COUNTY MUNICIPAL FUNDING AND GOALS

11-15-17 RECYCLING COORDINATOR MEETING

Metro Residential Recycling Program Funding Comparison

County	2016 Population	2016 Households	2018 Total Funding Available to Communities	2018 Funding Provided Per Household	% of SCORE Funds to Communities	LRDG Funds	Other Funding Sources
Washington	253,128	94,044	$ 432,582	$ 4.60	None	Yes	Yes
Anoka	348,652	128,135	$ 1,537,522	$ 12.00	100%	Yes	Yes
Dakota	418,432	160,890	$ 536,679	$ 3.34	None	Yes	Yes
Ramsey	540,653	212,672	$ 1,291,709	$ 6.07	84%	No	No
Hennepin	1,237,604	511,519	$ 3,520,049	$ 6.88	100%	No	No

ANOKA COUNTY FUNDING

- Base Funding $10,000 + $5.00/Household (HH)
- Enhancement Funding:
  - Drop-off $10,000 or $15,000
  - General $1/HH
  - Organics $.50/HH or $1/HH
  - Additional Enhancements $30,000



2017 ENHANCEMENT FUNDING COMPARED TO 2018 ENHANCEMENT FUNDING

2017 Enhancement Funding Categories					
Monthly or quarterly drop-off	Full service drop-off	Park and Community Event	Curbside and Multi-family	General Enhancement	Organics Grant
$10,000 or $15,000	$30,000 for those that qualified	$1,000 to $3,000	$2,000 to $6,000	$0.50/HH	$1/HH

2018 Enhancement Funding Categories				
Monthly or quarterly drop-off	General Enhancement	Organics Grant	Organics Grant	Additional Grant Program
$10,000 or $15,000	$1/HH	$0.50/HH – those without programs	$1/HH – those with organics programs	Up to $30,000 for those that apply and projects qualify

TOTAL FUNDS BUDGETED FOR MUNICIPAL FUNDING

- 2017 $1,536,699
- 2018 $1,537,522
- County funds this by SCORE funds plus some LRDG and SWMC funds

RECYCLING GOALS

- State Goal: 75% recycling rate by 2030
- County sets municipal recycling goals
- Municipalities develop residential recycling programs
- County supports municipal residential programs with grant funding and technical assistance

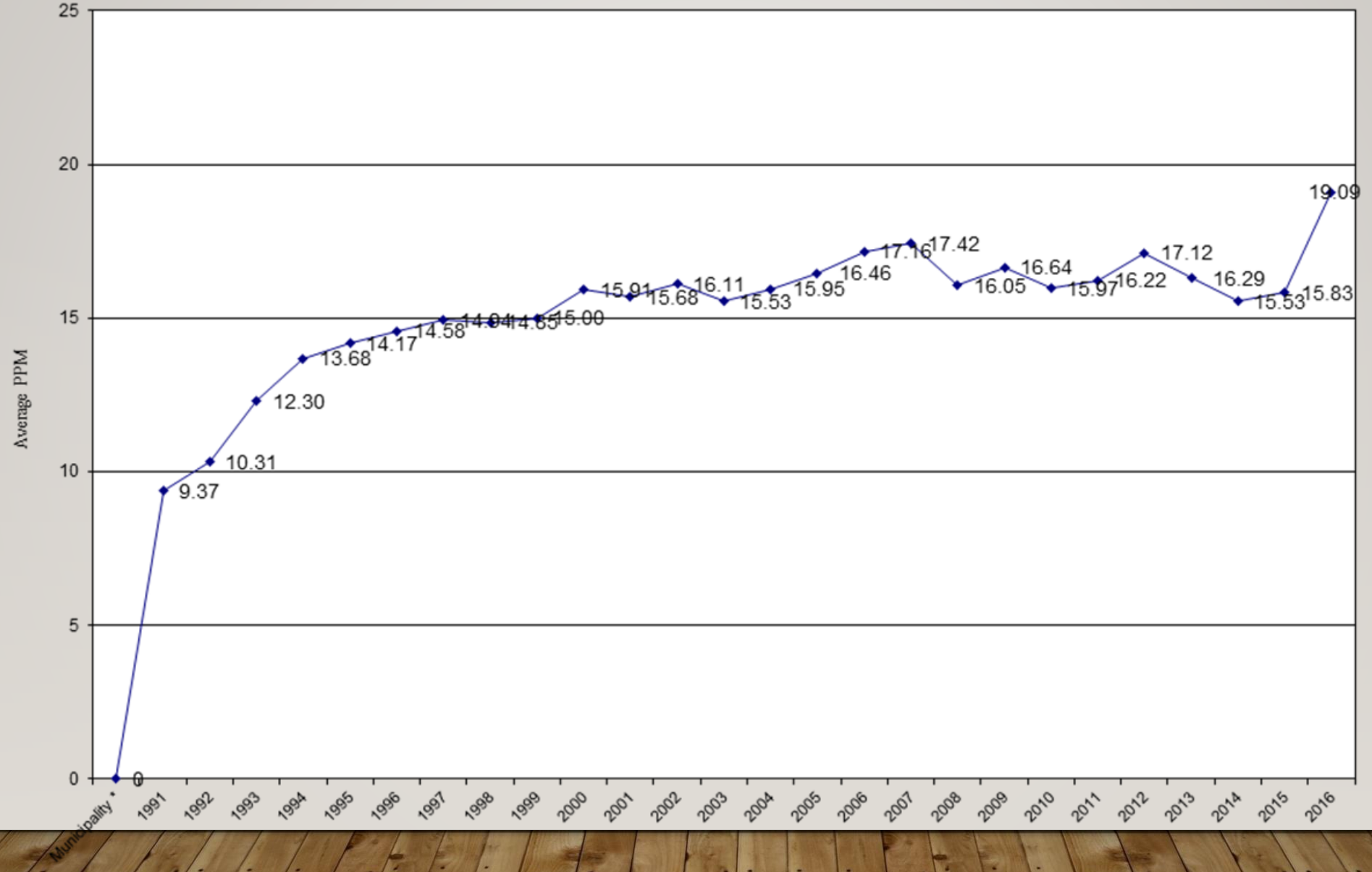
Anoka County Resources Managed in 2016 and State Objectives						
Program Area	Actual			State Objectives		
	2014	2015***	2016***	2020	2025	2030
Waste Reduction/ Reuse	NA*	NA*	NA*	2-4%	3-5%	4-6%
Recycling	50%	51%	52%**	51-59%	55-66%	75%
Resource Recovery	30%	26%	26%	32-33%	30-31%	24-28%
Landfill	20%	24%	23%	17%	15%	9%

Waste Reduction and Reuse measurement to be determined by the MPCA
2016 52% (Recycling 44% + Organics 8%)
Due to rounding, the 2015 and 2016 totals do not total 100%

2018 RECYCLING GOALS

- 160 pounds per person multi-family (same as 2017)
  - Multi-family units with 5 or more units
- 210 pounds per person single family (10 pound increase)
  - Single family
  - Townhomes
  - Duplex, triplex and quad homes

Anoka County Pounds per Person per Month (Residential Drop-off and Curbside Recycling)



MUNICIPAL RECYCLING PROGRAM REQUIREMENTS

The recycling program shall be operated in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations.

- Minn. Stat. § 115A.551 Defines recycling and sets goals
- Minn. Stat. § 115A.552 Describes opportunity to recycle

MUNICIPAL RECYCLING PROGRAM REQUIREMENTS

Each household (including multi-unit households) in the Municipality shall have the opportunity to recycle at least four broad types of materials, such as paper (including cardboard/ paperboard cartons), glass, plastic, metal and textiles.



PUBLIC ENTITY RECYCLING AND WASTE

- The Municipality shall provide recycling opportunities in all municipal buildings including but not limited to, city offices, public meeting rooms and parks, as required by Minn. Stat. § 115A.151.
- If items collected through the Municipal recycling program prove to be contaminated or not recyclable, those items shall be treated as public entity waste and must be processed at a resource recovery facility.

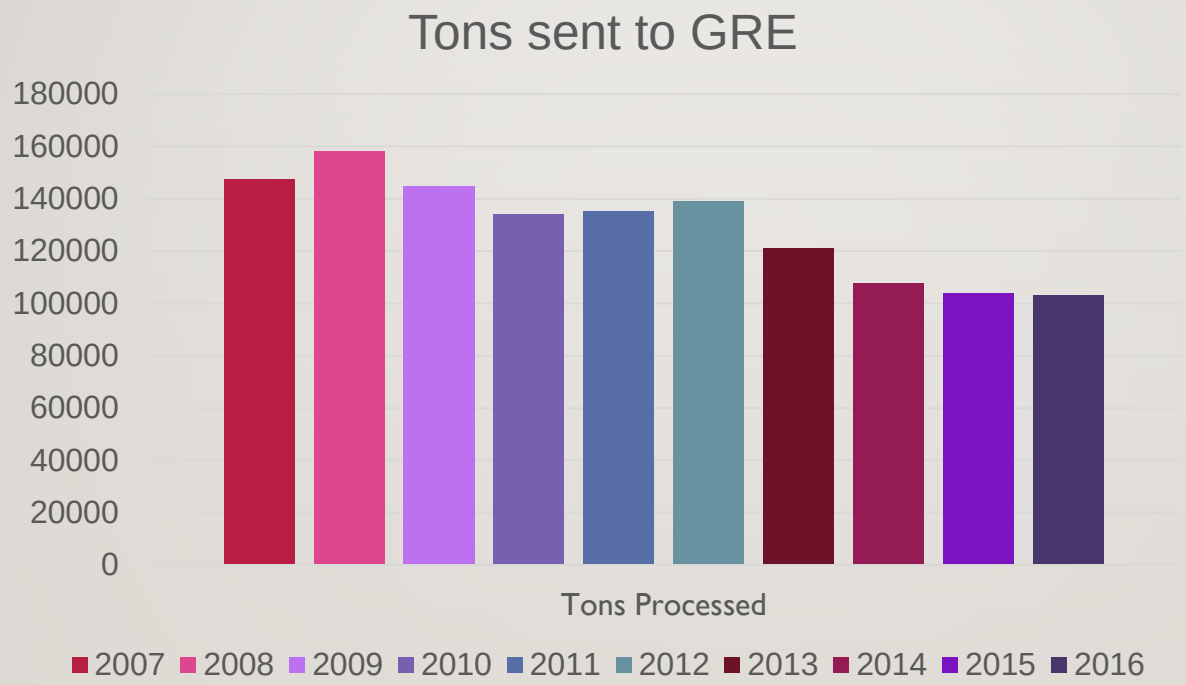


MUNICIPAL DISPOSAL REQUIREMENTS

State Statutes Regarding Disposal

- Minn. Stat. § 115A.46 Solid Waste Master Plan requirements reducing land disposal of Municipal Solid Waste (MSW)
- Minn. Stat. § 115A.471 Public entities; management of solid waste
- Minn. Stat. § 473.848 Restriction on disposal

PROCESSING TONS 2007 - 2016



ELIGIBLE EXPENSES

- Expenses for recycling projects/programs to assist the municipality in meeting its recycling goal
  - Collection
  - Equipment
  - Promotion
- Cost of salaries and legal costs of personnel who are directly working on the planning, implementation and promotion of eligible activities

PUBLIC INFORMATION PROGRAM SHALL INCLUDE

- One promotion is to be mailed to each household focused exclusively on the Municipality's recycling program;
- One promotion advertising recycling opportunities available for residents is to be included in the Municipality's newsletter or local newspaper; and
- Two community outreach activities at municipal events to inform residents about recycling opportunities.

PUBLIC INFORMATION MATERIALS

Municipalities Shall:

- Provide public information materials to the county for review prior to publication
- Focus on all recyclable materials and the various opportunities to reduce, reuse, recycle and compost within the Municipality
- Incorporate Rethink Recycling images and use toolkits provided when preparing promotional materials
- Identify new residents and provide detailed information on the recycling opportunities available to these new residents

ACKNOWLEDGE FUNDING ON PROMOTIONS

- The Municipality shall acknowledge the financial assistance of the County on all promotional materials, reports and publications relating to the activities funded under this Agreement, by including the following acknowledgement: "Funded by the Anoka County Board of Commissioners and State SCORE (Select Committee on Recycling and the Environment) funds."
- The Municipality shall provide copies of all promotional materials funded by SCORE funds.

PUBLICATIONS: COUNTY FACILITY INFORMATION

- The County shall provide all printed public information pieces about County programs. A municipality shall not modify County publications related to business recycling, household hazardous waste management or the County compost sites.
- Information about the County's business recycling program, household hazardous waste management program or County compost sites that a municipality plans to publish in a municipal communication, printed or electronic, shall be provided to the County for review and approved by the County prior to publication to ensure accuracy and consistency.

VARIOUS ENHANCEMENT ACTIVITIES







ADDITIONAL RECYCLING OPPORTUNITIES

- Provide the opportunity for citizens to engage in recycling and organics activities at municipal and quasi-municipal facilities and events
- Develop enhanced recycling promotion and assistance for multi-units
- Organize monthly/quarterly recycling drop-offs which can be held in conjunction with neighboring municipality(ies) on a cooperative basis for the citizens of both/all municipalities



SOURCE SEPARATED ORGANICS OPPORTUNITIES

- Develop additional opportunities for source-separated organics drop-offs
- Implement curbside organics collection
- Add organics collection at city/town halls
- Promote organics collection to residents





REVIEW OF CONTRACT AND FORMS

- Contract
- Attachment A
- Attachment B
- Reporting forms

ANOKA COUNTY WANTS TO SUPPORT YOUR EFFORTS AND WORK COLLABORATIVELY

