

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, May 10, 2018**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
  1. Approve the Following Meeting Minutes:  
1) EDA Regular Meeting - April 12, 2018
- 4. EDA Business**
  1. Recruiting Restaurants to Ramsey
  2. Receive Update on New Ramsey Elementary School
- 5. Member/Staff Input**
  1. Business Retention and Expansion Update
  2. Update on Refilling Position: Assistant City Administrator/ Economic Development Manger
- 6. Adjournment**

**Economic Development Authority (EDA)**

**3. 1.**

**Meeting Date:** 05/10/2018

**By:** Katie Schmidt, Administrative Services

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**Title:**

Approve the Following Meeting Minutes:

- 1) EDA Regular Meeting - April 12, 2018

**Purpose/Background:**

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

Motion to approve the following EDA meeting minutes:

- 1) EDA Regular Meeting - April 12, 2018
- 

**Attachments**

[4-12-18 EDA Minutes](#)

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**Form Review**

**Inbox**

Patrick Brama

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 05/07/2018

**Reviewed By**

Katie Schmidt

Kurt Ulrich

**Date**

05/07/2018 12:45 PM

05/07/2018 02:49 PM

Started On: 05/07/2018 10:40 AM

**ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, April 12, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Jim Steffen  
                          Member Brian Burandt  
                          Member Glen Hardin  
                          Member Dominic Kanaventi  
                          Member John LeTourneau  
                          Member Chris Riley

Members Absent:     None

Also Present:         Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator  
                          Tim Gladhill, Development Services Manager  
                          Kurt Ulrich, City Administrator  
                          Jason Aarsvold, Ehlers, Inc.  
                          Chloe McGuire Brigl, City Planner

**1.     CALL TO ORDER**

Chairperson Steffen called the Economic Development Authority meeting to order at 7:30 a.m.

**2.     APPROVE AGENDA**

Motion by Member Hardin, seconded by Member Kanaventi, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Kanaventi, Burandt, LeTourneau, and Riley. Voting No: None. Absent: None.

**3.     APPROVE MINUTES**

**3.01:   Approve Meeting Minutes Dated March 8, 2018**

Motion by Member Riley, seconded by Member Hardin, to approve the March 8, 2018, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Hardin, Burandt, Kanaventi, and LeTourneau. Voting No: None. Absent: None.

**4.     EDA BUSINESS**

#### **4.01: Affinity Apartment Project: Resolution #18-061 Approving a TIF Agreement**

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked if the agreement has changed since the EDA last reviewed the MOU.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the general agreement remains consistent although this version contains much more detail.

Jason Aarsvold, Ehlers, Inc., stated that the agreement does mirror the MOU. He noted that there has been a customary cost-share of the infrastructure. He stated that the method that would work best for the City is for CAP Acquisitions to complete the improvements fully as part of their project and noted that the City will redirect TIF funds generated by the building to pay back the note for infrastructure over seven to eight years. He stated that there will be no other obligation to the City and the City is only obligated to make payments on the note, as the funds are available through the TIF generated by the project itself.

Chairperson Steffen asked if the pay as you go note would represent the City's 80 percent cost-share.

Mr. Aarsvold confirmed that is based off the cost-share percentages in the MOU.

Member Riley stated that this is really about installing the infrastructure and therefore the City is not paying for the project. He stated that the TIF will be used for the installation of infrastructure and therefore this would be an appropriate use.

Motion by Chairperson Steffen, seconded by Member Hardin, to recommend to City Council to Adopt Resolution #18-061 Approving a TIF Agreement with CAP Acquisitions LLC.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Burandt, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

#### **4.02: Affinity Apartment Project: Multiple Actions**

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked and received confirmation on the completion date.

Motion by Member Hardin, seconded by Member Kanaventi, to recommend to City Council to Approve the Amendment #1 to the Purchase Agreement between the City of Ramsey and CAP Acquisitions LLC, Approve the Right-of-Re-Entry Agreement between the City of Ramsey and CAP Acquisitions LLC for a 174 Unit Senior Living Apartment Complex, and Approve Resolution #18-060 Authorizing the Sale of 3.36 Acres of City Owned Land.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Kanaventi, Burandt, LeTourneau, and Riley. Voting No: None. Absent: None.

**~~4.03: ALDI Purchase Agreement: Preliminary Review~~**

**4.04: AEON Purchase Agreement, Phase II, Amendment I**

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked for details on the right-of-reentry date for Phase II.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on why there is not a right-of-reentry agreement needed with this applicant.

Member LeTourneau stated that at times developers have different reasons for extensions and noted that it is his understanding that this type of project requires a lot of maneuvering to obtain multiple financing partners. He stated that it is his understanding that the applicant needs additional time to gain the needed financial partners and therefore it seems there is a solid reason to grant the extension.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed those details. He noted that typically, the financial partners have a one-year financing cycle and therefore it would make sense to grant the one-year extension.

Chairperson Steffen noted that the previous night AEON received an award of Developer of the Year and therefore it seems the developer is doing good things in the state.

Motion by Member Hardin, seconded by Chairperson Steffen, to recommend to City Council to Approve the Amendment to the Purchase Agreement with AEON Ramsey 2 LLC dated June 30, 2017.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Burandt, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

**4.05: Centra Homes Purchase Agreement: Multiple Actions**

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen noted that the EDA met with the developer a few months prior to discuss this case. He referenced the re-entry date and noted that seemed a little long.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details noting that the agreement states five certificates of occupancy per year over the next three years, which begins in 2019. He confirmed that staff is comfortable with that approach and that the agreement is consistent with other approved developments.

Member Hardin asked for additional details on design standards and quality. He asked if the roads would be private and therefore not maintained by the City.

Community Development Director Gladhill confirmed that although the product is different than the other side of the development, the products would meet the minimum design standards of The COR. He noted that this would be a detached product with rear-loaded garages and private roads that would be maintained by the Homeowners Association. He noted that the adjacent neighborhoods also have privately maintained roads.

Member Hardin asked if the Planning Commission has reviewed the request.

Community Development Director Gladhill noted that the Planning Commission has reviewed the case twice on conceptual levels. He noted that the primary discussion thus far has been the private road connections and noted that a more thorough discussion will occur when the Preliminary Plat is submitted.

Chairperson Steffen noted that initially there were three options presented for layout and design and asked if that has been narrowed down.

Community Development Director Gladhill confirmed that one layout has been chosen.

Member LeTourneau referenced the right-of-reentry agreement and asked for details on what would trigger that element.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details, noting that the trigger would be whether investments and improvements have been made to the site. He stated that if improvements have been made, the City could enact penalties rather than attempt to take the property back.

Member Riley stated that the right-of-reentry is there to protect the City and ensure that the desired outcome is achieved. He stated that the agreement encourages the developer to build the project as planned, noting that the City does not want to take the property back.

Member LeTourneau agreed that the primary intent is to have the City owned property sold and in the hands of a developer but also to build the community. He agreed that the right-of-reentry helps to stimulate the development and ensure that it does not remain vacant for years.

Chairperson Steffen noted that the right-of-reentry specifies 15 homes but there are many more homes included on the plan.

Economic Dev. Mgr/Assistant City Administrator Brama stated that it is difficult for the developer to commit to a large number of homes developed as the real estate market is unknown and therefore has difficulty committing to things beyond their control. He noted that this agreement is consistent with other developments, as the City does not require full build out in the agreement, for a single family home project.

Member Hardin asked if the City will request the developer to develop certain lots prior to other lots, such as lots along Ramsey Boulevard compared to interior lots. He referenced the language in paragraph three and asked if legal counsel should review the language that specifies “\$5,000 against the parcel”.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he will ensure that the language is correct prior to this moving to the City Council. He stated that the phasing of homes will fall to Community Development and the Planning Commission.

Community Development Director Gladhill noted that a phasing plan has not yet been provided. He noted that if there is a preference, staff can encourage that.

Member Hardin stated that he would prefer the lots along arterial roads developed first, followed then by the interior lots.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he would be happy to filter that comment through the Planning Commission as the review process continues.

Motion by Member Burandt, seconded by Member Hardin, to recommend to City Council to Approve Amendment #1 to the Purchase Agreement between the City of Ramsey and Centra Homes, LLC, Approve the Right-of-Re-Entry Agreement with Centra Homes (contingent upon review by legal counsel), LLC, and Approve Resolution #18-051 Authorizing the Sale of City Owned Land to Centra Homes, LLC.

Further discussion: Member Hardin asked if the right-of-reentry could be modified upon legal counsel review. Member Burandt confirmed that addition.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Hardin, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

#### **4.06: Authorize Staff to Complete Three Shovel Ready Certifications**

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked the number of shovel ready properties within the City today.

Economic Dev. Mgr/Assistant City Administrator Brama stated that although staff has gone through the process on seven or eight sites, there are only perhaps three that are Minnesota DEED Shovel Ready Certified. He noted that almost all of the significant City owned sites are “shovel ready” but simply do not have the Minnesota DEED certification because of the cost-benefit.

Member Riley stated that his question is why the City would spend the funds to improve land that is not owned by the City but noted that he understands that the developer would pay the actual costs and the City would only facilitate that process.

Motion by Chairperson Steffen, seconded by Member Burandt, to recommend to City Council to authorize staff to coordinate/manage the process of completing Minnesota DEED Shovel Ready Applications for three separate properties identified within this case and authorize staff to utilize up to \$25,000 from TIF District #1 for Minnesota DEED Shovel Ready Application costs.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Hardin, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

#### **4.07: Review Draft Comprehensive Plan Update**

Community Development Director Gladhill presented the staff report.

Chairperson Steffen noted that the economic development seemed to be unchanged since the last review with the exception of the inclusion of pictures.

Community Development Director Gladhill confirmed that the draft is largely unchanged but advised that the discussed changes will be made prior to the next review.

Chairperson Steffen asked if the retail outlook will be expanded and suggested adding similar data for an industrial outlook.

Community Development Director Gladhill confirmed that section can be updated and expanded.

Member LeTourneau asked if the EDA would be open to discussing the economic development chapter in further detail once the changes are made.

Community Development Director Gladhill confirmed that staff intends to bring that topic back to the next meeting in further detail. He noted that further amendments can also be made during the jurisdictional review.

#### **4.08: Receive Update on Development Projects**

Community Development Director Gladhill presented the staff report.

Chairperson Steffen referenced the Ramsey Elementary School and suggested that staff present a high-level case in the future to provide additional details. He noted that he was unaware that the project is breaking ground next month.

Member Hardin agreed that he would like to review the project and adjacent zoning in a one-mile radius.

### **5. MEMBER / STAFF UPDATE**

#### **5.01: Training Opportunities Update**

Econ. Dev. Mgr/Assistant City Administrator Brama reviewed opportunities for training for Members of the EDA. He stated that if Members have interest in any of these opportunities they should reach out to staff.

### **5.02: Business Retention and Expansion Update**

Economic Dev. Mgr/Assistant City Administrator Brama stated that staff attempts to conduct 24 visits per year, noting that 14 visits have been completed so far in 2018. He stated that if Members are interested in attending visits, they should reach out to staff. He noted that Member Kanaventi attended the Dedicated Networks visit and thanked him for his participation.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is a vacant restaurant space in The COR and noted that staff is working with a potential start-up user. He provided other updates including interest from a potential grocer and updates within the business park. He noted that KORU Fitness provided the final payment on the loan they received from the EDA. He advised that Ms. Wenberg has completed her last day with the City and the economic development team will cover her responsibilities until a new staff member comes on board. He noted that Ramsey was recognized as one of the five finalist the previous night for its efforts with real estate development.

City Administrator Ulrich noted that the Council approved the Feasibility Study and ordered plans and specifications for an infiltration basin within The COR, which will help to provide storm water infiltration for COR projects. He provided an update on other recent Council activities noting that Councilmember Riley won the election the previous night. He noted that the Mayor position and multiple Council positions are up for election in November. He stated that legislation has been introduced in the Senate and House for the Ramsey Boulevard grade separation rail crossing.

Chairperson Steffen noted that there is a vacant position on the EDA and asked when a new Member will be appointed.

Economic Dev. Mgr/Assistant City Administrator Brama replied that applications for that position are due on April 20<sup>th</sup> and anticipated that the Council will conduct interviews in May with appointment occurring in June.

## **6. ADJOURNMENT**

Motion by Member Hardin, seconded by Member Burandt, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Hardin, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 8:46 a.m.

Respectfully submitted,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Patrick Brama  
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Economic Development Authority (EDA)**

**4. 1.**

**Meeting Date:** 05/10/2018

**Submitted For:** Patrick Brama, Administrative Services

**By:** Patrick Brama, Administrative Services

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**Title:**

Recruiting Restaurants to Ramsey

**Purpose/Background:**

**PURPOSE**

Provide staff with preliminary input on various potential strategies to aid the city in pursuing new restaurant users.

**BACKGROUND**

The city continues to receive feedback from residents, businesses, visitors, and elected/ appointed officials that Ramsey needs more restaurants. The purpose of this case is to scope out various potential strategies the city may want to further pursue to achieve this goal.

**Notification:**

**Observations/Alternatives:**

Attached to this case is a map showing all existing restaurants in Ramsey; along with some general background information. Listed below are "new" strategies the city may want to consider.

**EXAMPLE STRATEGIES**

*(1) Revive City's Former Full Service Restaurant Subsidy Policy (WAC Fees)*

See attached former policy. This policy was focused on forgiving 70% of the city's water access charges. The City used this subsidy two times in the past (Acapulco and Falls Cafe). The Falls Cafe ended up not using the subsidy. WAC fees on a single new restaurant can run 10's of thousands of dollars. This program doesn't require the city to upfront fund the subsidy--it's a reduction in city development fees a restaurant user would have paid the City.

*(2) Amend City's Existing Revolving Loan Program to make Restaurants Eligible*

See attached loan program policy. The City has about \$200,000 available in this loan fund. Today, the policy isn't clear on restaurants' eligibility for this program. Obtaining financing for restaurants can be challenging--this is an opportunity to provide a partial solution. NOTE: the City's loan fund can be used for a maximum 40% of project costs.

*(3) Establish a Sign & Awning Grant Program*

Staff is aware of a program utilized by the City of Hutchinson to help encourage restaurant/ retail investment within their downtown. Please see attached application from Hutchinson. The program provides a one-time grant to help users with the cost to upgrade/ replace/ construct new signs and awnings. Staff believes this program could be used in Ramsey (\$1,500 grant for example). The City could use the EDA Fund as the funding source.

*(4) Expand City's Business Welcome Services*

Today, when a new business comes to the City of Ramsey, staff offers the attached "business welcome" opportunities. This includes a free facebook post, twitter post, city newsletter article, website article, grand opening ceremony services from the chamber, and a newspaper article lead. For new restaurants, staff believes the city could expand these services to include free admission to various city events\*.

\*EDA Business Expo, EDA Golf Tournament hole sponsor, Happy Days Business Expo, Happy Days parade, Draw Event Series signage, etc.

(5) Reconsider the City's Marketing Strategy

The city may want to reconsider their strategy for marketing city owned land available for sale. Currently, the city is utilizing CBRE (marketing, pursuing leads, advertising, listing, etc.). CBRE leads the city's effort in recruiting restaurants. Staff supplements CBRE's efforts--and on a case by case basis, as time allows, attempts reach out directly to prospect restaurants. The contract with CBRE ends on July 30, 2018. The City has used CBRE since 2014. Before CBRE, the City utilized Landform Professional Services to help market city owned land (2011-2013). The EDA has previously discussed this subject in-depth (2016/2017)--and ultimately decided to extend the CBRE contract by one year.

**Funding Source:**

**Recommendation:**

Staff is not looking for formal or detailed direction from the EDA today. However, staff would like to generally gauge the EDA's interest in further pursuing the five alternatives listed within this case. If interest generally exists to further consider these alternatives, staff would bring back a follow up case with detailed information and detailed recommendations (including policy parameters).

**NOTE:** staff is currently working with a new full-service restaurant user considering locating in Ramsey (The COR). This user is interested in the sign/ awning grant program (#3) and the expanded business welcome blast (#4). If the EDA does generally have interest in pursuing strategies #3 and #4, staff would anticipate bringing forward this request/ user in June for consideration.

**Action:**

See recommendation section.

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**Attachments**

Background

Former Subsidy Policy WAC

EDA Loan Program

City of Hutchinson Sign and Awning Grant

Business Welcome Opportunities

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**Form Review**

**Inbox**

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 05/07/2018

**Reviewed By**

Kurt Ulrich

**Date**

05/07/2018 02:48 PM

Started On: 03/09/2018 01:51 PM

# Restaurants Background The COR, City of Ramsey

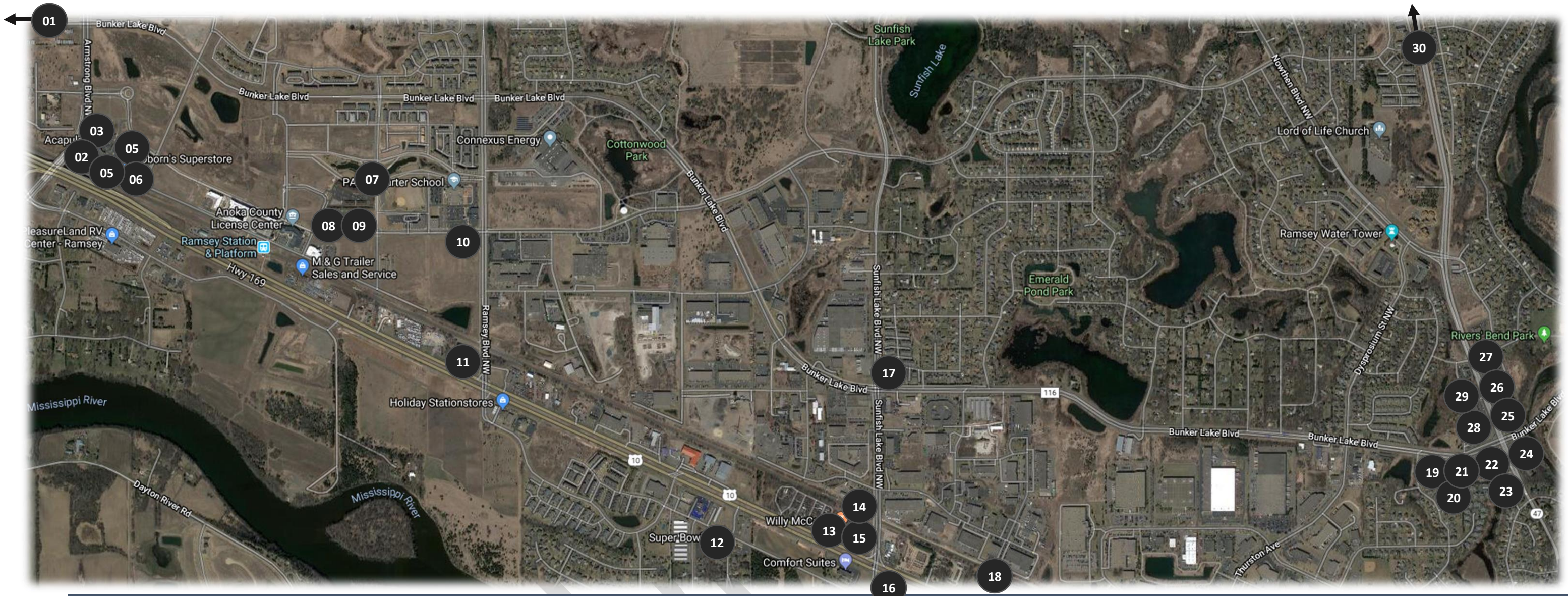
DRAFT

## SECTIONS

1. *Existing Restaurants*
2. *Market Feedback*
3. *Strategies Utilized*
4. *Market Recommendations*

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This document is a collection of anecdotal/ unofficial feedback provided to City staff from land developers, real estate brokers, real estate professional consultants, builders, bankers, real estate research firms, and college graduate study programs. This this information is not a commitment, official report, or official market analysis. The City of Ramsey does not claim these opinions to be factual.



## Restaurants in Ramsey

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Club House, The Links at Northfork Golf Course (Alpine/ Highway 10)***</li> <li>2. Acapulco ***</li> <li>3. China Dragon</li> <li>4. Subway (The COR)</li> <li>5. Caribou Coffee</li> <li>6. Coborn's Deli</li> <li>7. The Draw Weekly Event Series &amp; Farmers Market, includes food (perhaps, not a restaurant)</li> <li>8. PSD LLC vacant space (former Lunch Box, Falls Café)</li> <li>9. Wells Catering (perhaps, not a restaurant)</li> <li>10. Casey's Pizza &amp; Deli (The COR)</li> <li>11. Burger King</li> <li>12. Super Bowl Bar &amp; Grill***</li> <li>13. Willy McCoy's***</li> <li>14. Lisa's Catering (perhaps, not a restaurant)</li> <li>15. Rio Stone***</li> <li>16. Brito's Taco Truck</li> </ol> | <ol style="list-style-type: none"> <li>17. Casey's Pizza &amp; Deli (Bunker &amp; Sunfish)</li> <li>18. Outpost Bar &amp; Grill***</li> <li>19. Wendy's (Technically Anoka, on border node)</li> <li>20. Golden Coin (technically Anoka, on border node)</li> <li>21. Chanticlear Pizza (technically Anoka, on border node)</li> <li>22. El Azteca (technically Anoka, on border node)***</li> <li>23. Dunn Brother Coffee (technically Anoka, on border node)</li> <li>24. \$5 Pizza</li> <li>25. Subway (Bunker/47)</li> <li>26. Ginger Café***</li> <li>27. Rivers Bend Bar &amp; Grill***</li> <li>28. Caribou Coffee (Bunker/47)</li> <li>29. Jimmy John's</li> <li>30. McDuff's, Rum River Hills Golf Course (167<sup>th</sup>/47)***</li> </ol> |
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\*\*\*Full service, sit down

## Market Feedback

1. Population
2. Convenience for existing residents
3. Traffic counts
4. Ramsey's "Front Door"
5. Retail has changed
6. Physical barriers, and cannibalization

[see following 6 pages]

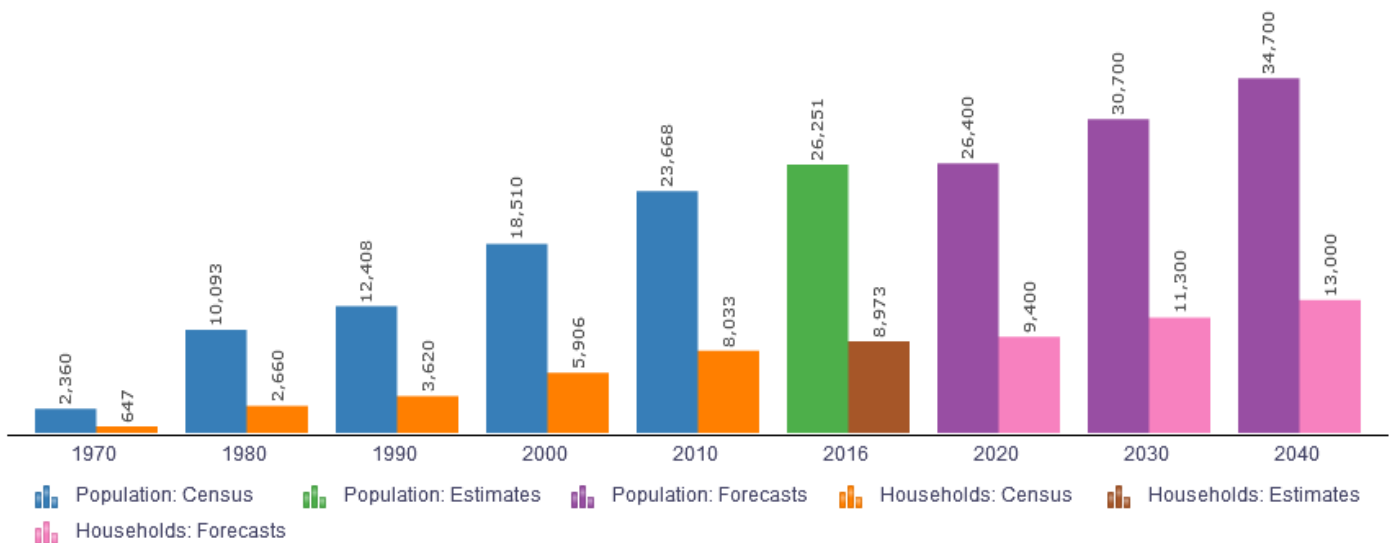
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## (1) POPULATION/ MARKET TRADE AREA

Ramsey’s standalone population (26,000) may not be enough to support a major a retail center today. Staff has been advised a population of 50,000-60,000 is needed (or an equivalent market trade area population) to attract a major retail center.

This number can be misleading, as some communities with a population with less than 50,000-60,000 have strong retail/ restaurant presence. Staff has been told exceptions occur if a city is a regional center (i.e. if several surrounding cities depend on a primary city for shopping/ retail). This commonly happens on the fringe of the twin cities, and in rural areas. For those cities, their market trade area is much larger than their city population. Ramsey is not a regional commerce center, and our market trade area doesn’t span far beyond our borders— therefore, Ramsey is relying heavily on our own population.

### Population and Households in Ramsey

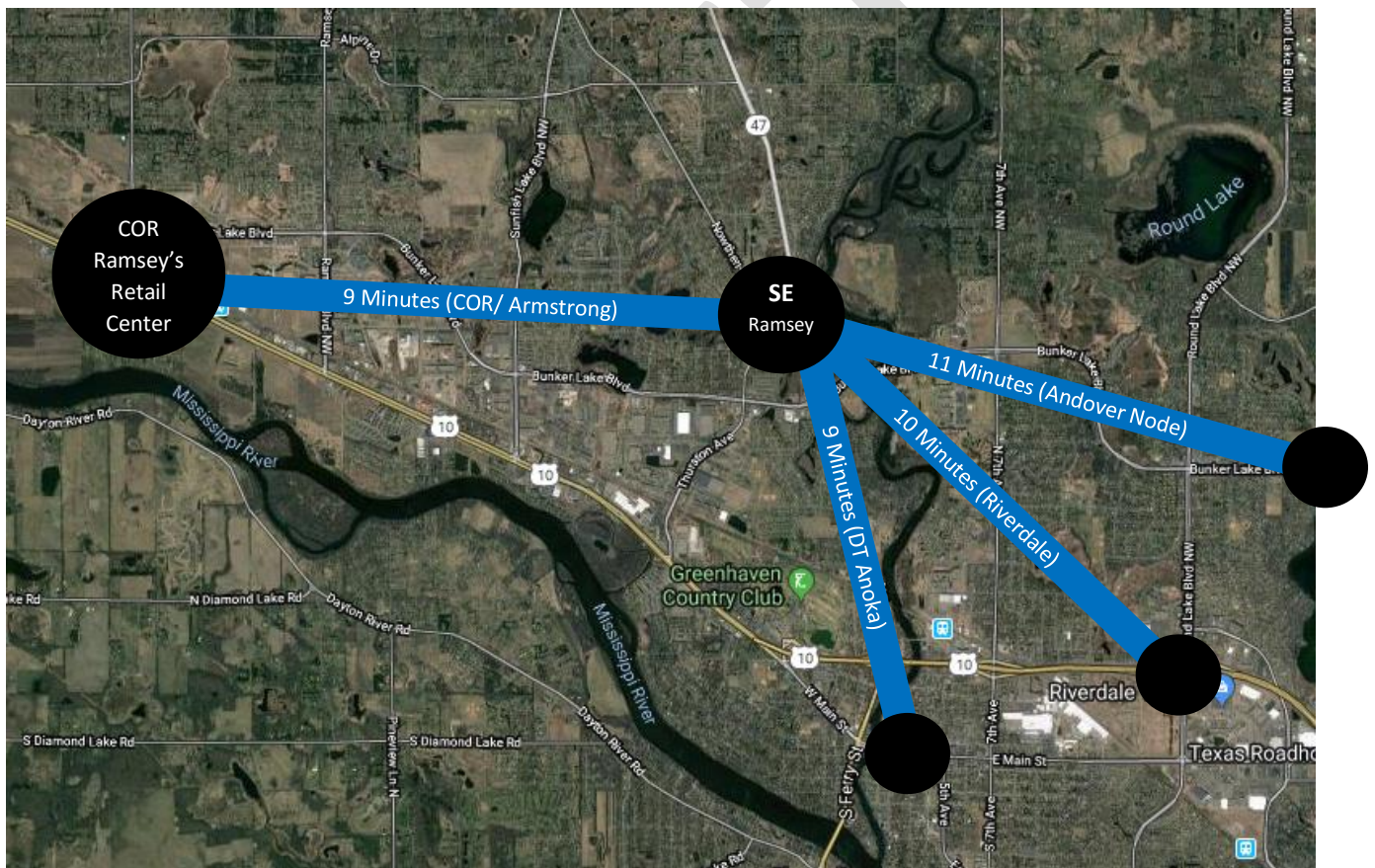


## (2) CONVENIENCE FOR EXISTING RESIDENTS

Ramsey’s major existing population base is located in the southeastern corner of the community. Naturally, that population base gravitates southeast for retail needs. Additionally, many of the major road networks in southeastern Ramsey flow/ funnel to the southeast. The southeastern corner of Ramsey also has an existing retail node that directly competes with The COR.

The COR, specifically the retail node within The COR (Armstrong Interchange area), is located in the southwestern portion of the community. From the intersection of County Road 5/ Highway 47 in southeastern Ramsey, the COR is a comparable drive time to Andover’s retail node, Anoka’s Downtown, and Riverdale.

In summary, arguably, Ramsey may not be able to rely on a portion of its own population as demographics that would support restaurants and retail in The COR.



### (3) TRAFFIC COUNTS

Staff is being advised, in order to attract major retail users, we must have sufficient traffic counts on the roadways that have direct visibility/ access to said retail users. Several nearby successful retail nodes prove this theory (see graphic below).

- One road: minimum 20,000 ADT
- Two roads (crossroads): minimum 15,000 ADT

The area within The COR that is guided for retail uses is generally the intersection of Armstrong Blvd and Highway 10. The two roads that provide immediate visibility and direct access to The COR retail area (which is what retail users are looking for) are Armstrong Blvd (7K ADT) and Sunwood Drive (3.5K ADT). The COR isn't highly visible from Highway 10 (44,000 ADT).



This document is a collection of anecdotal/ unofficial feedback provided to City staff from land developers, real estate brokers, real estate professional consultants, builders, bankers, real estate research firms, and college graduate study programs. This this information is not a commitment, official report, or official market analysis. The City of Ramsey does not claim these opinions to be factual.

#### **(4) APPEAL OF RAMSEY’S “FRONT DOOR”**

Staff has consistently received feedback from prospects/ developers that the current look/ perception of the Highway 10 corridor in Ramsey is negative/ poor. Specific examples cited: (1) excessive/ poor condition of signs, banners, messages (2) excessive outside storage, especially on unpaved surfaces that are not landscaped well (3) excessive amount of direct access points (4) maintenance of some buildings and landscaping, (5) excessive chain link fence, (6) mix of users.

DRAFT

## (5) RETAIL HAS CHANGED

Regardless of all other facts, the retail market has been slow across the country since the great recession. Generally, there is a major market shift to online retail, and a resurgence of infill, and inter-city development (using existing infrastructure and an existing vacant building is much cheaper than new build with new infrastructure). The market is still contracting in some areas (Toys R Us, Gander Mountain, K-MART, Sears, Best Buy, Circuit City, Macy's, JC Penny, etc.). Major new green-field retail development in outer ring suburbs is challenging to attract—for most communities.

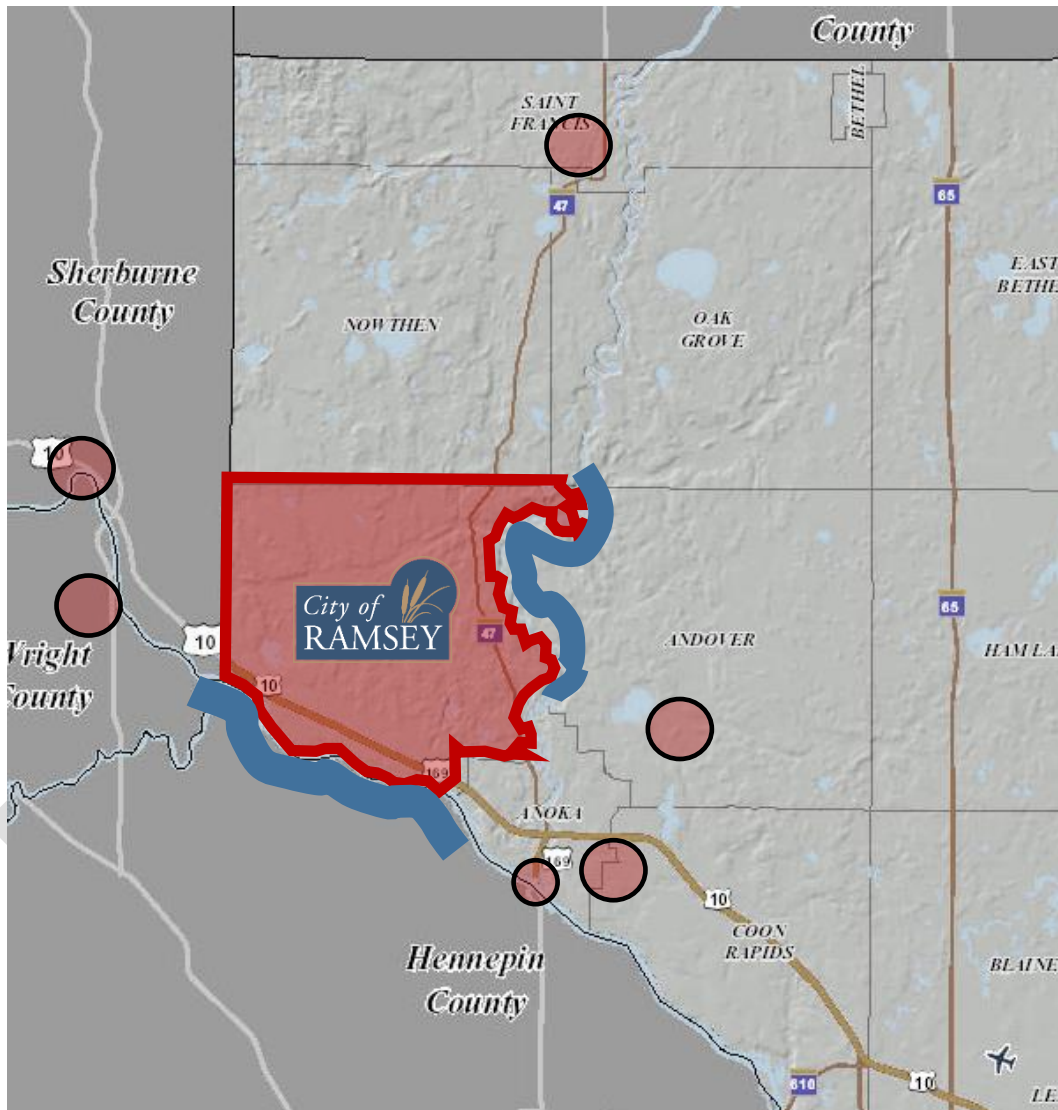
### Example Articles



- (1) Wall Street Journal: <https://www.wsj.com/articles/retail-rents-decline-in-big-u-s-cities-as-landlords-succumb-to-the-retail-storm-1517317200> (shown below)
- (2) CNBC: <https://www.cnbc.com/2018/02/14/us-retail-sales-jan-2018.html>
- (3) Time: <http://time.com/4865957/death-and-life-shopping-mall/>
- (4) <https://www.reuters.com/article/us-usa-economy-retail/u-s-retail-sales-post-biggest-decline-in-11-months-idUSKCN1FY1X8>
- (5) <https://www.theatlantic.com/business/archive/2017/04/retail-meltdown-of-2017/522384/>
- (6) <https://psmag.com/news/the-long-and-painful-decline-of-the-retail-store>
- (7) <http://www.businessinsider.com/warren-buffett-just-confirmed-the-death-of-retail-as-we-know-it-2017-5>
- (8) <http://www.businessinsider.com/brick-mortar-retail-apocalypse-real-estate-malls-reits-2017-6>
- (9) [https://www.huffingtonpost.com/sharifa-murdock/4-reasons-the-retail-indu\\_b\\_9142282.html](https://www.huffingtonpost.com/sharifa-murdock/4-reasons-the-retail-indu_b_9142282.html)
- (10) <https://www.torbenrick.eu/blog/strategy/the-downfall-of-bricks-and-mortar-retail-disruptive-change/>
- (11) <https://www.economist.com/news/briefing/21721900-love-affair-shopping-has-gone-online-decline-established-american-retailing>
- (12) <http://realtbiznews.com/the-e-commerce-amazon-effect-on-commercial-real-estate/98747109/>



## (6) PHYSICAL BARRIERS & CANNIBALIZATION

Staff has been told traditional major retail brands are afraid of investing in Ramsey due to the potential of cannibalizing their existing retail investments/ retail nodes—that the Ramsey market (demographics) cannot sustain a new retail development alone. Lastly, the rivers on Ramsey’s borders create a physical barrier reducing the ability to have a larger demographic pull.



-  Established retail nodes competing for Ramsey. Many users in these existing retail nodes feel investing in Ramsey would be cannibalizing their existing investments.
-  Major river barriers (Mississippi and Rum). Don't allow for pulling demographics across border.

This document is a collection of anecdotal/ unofficial feedback provided to City staff from land developers, real estate brokers, real estate professional consultants, builders, bankers, real estate research firms, and college graduate study programs. This this information is not a commitment, official report, or official market analysis. The City of Ramsey does not claim these opinions to be factual.

# Strategies Utilized by Ramsey to-date

## **A. Private Sector**

- The COR, former known as Ramsey Town Center, was previously owned and marketed by a private development group (through 2011).
- City purchased development in 2011 to redirect, rebrand, and fulfill the vision.

## **B. Buxton Group retail market analysis**

- City contracted with Buxton Group on two occasions to provide a detail retail market analysis (2009 and 2011). This effort included identifying Ramsey's market trade area and developing a detailed list of opportunities (prospects). The city solicited several hundred are a result of this effort on two different occasions.

## **C. Landform Professional Services & Sharp Image**

- City contracted with a professional services firm to provide various master developer services (overall project management, brokerage, graphic design, engineering, etc.) from 2011-2014.

## **D. CBRE Brokerage**

- City contracted with a professional brokerage service firm to list and market city owned land from 2014-present.

## **E. Restaurant subsidy policy**

- City has created/ utilized an incentive policy to help attract full service restaurants.
- This policy has expired.

## **F. Adopted negotiation strategies**

- City has created a negotiation strategy, for the sale of city owned land, to provide latitude in attracting restaurants and retail.

## **G. Shovel ready sites**

- City has completed as much upfront homework as possible on all city owned sites available; with the intent of being marketable, competitive, and ready to go.
- Some remaining items exist within The COR, and are currently being finalized.

## **H. Tracking traffic counts**

- City begin a detailed tracking of traffic counts to help analyze this important metric, and set goals (2017 start).

## **I. Improved Demographics**

- Ramsey is the 2<sup>nd</sup> fastest growing community in Anoka County.
- Ramsey is quickly growing the nearby/ walkable demographics that could support retail/ restaurants in The COR (i.e. The COR 1 zoning district, high-density).
- Ramsey recently landed two destination users (Adrenaline Sports and Stone Brook Academy)
- Ramsey has room to continue improving in this area.

# Market Recommendations

## I. Keep doing what you're doing (most important strategy)

- Attract more rooftops; especially in close proximity or within The COR (i.e. increased demographics).
- Attract destination users in or near The COR (i.e. traffic generators).
- Nearly every developer, broker, and real estate that is updated on Ramsey or visits Ramsey is surprised about the quality of development occurring and the progress made in Ramsey. Ramsey is being told consistently, keep doing what you're doing. It's a matter of when, not a matter if—Ramsey will achieve its vision. Ramsey should stay committed and confident.

## II. Signage along Highway 10

- Armstrong Interchange has created a major visibility barrier for The COR.
- Great Highway 10 visibility may have a big effect on Ramsey's ability to attract retail to The COR. This is something the city can work on now. This would require a significant pro-active signage effort along Highway 10. Existing signage is inadequate.

## III. Finalize Shovel Ready Efforts

- Although the City has obtained base shovel ready certification information, additional homework is needed.
- Because Ramsey is considered the "master developer" for this project, people expect Ramsey to prepare various other pre-development information (infrastructure plans/ costs, storm water plans/ costs, signage plans/ costs, cut/fill plans/ costs, parks plans/ costs, etc.).

## IV. Revitalize Subsidy Policy

- The city could develop and implement a pro-active subsidy/ incentive policy to encourage restaurants to invest in Ramsey.

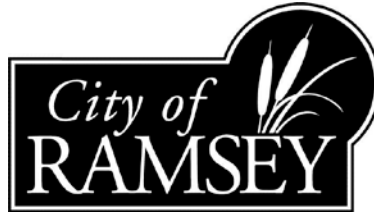
## V. Incubators

- The city could establish a retail/ restaurant incubator to encourage small/ startup businesses. This would be a pro-active effort.

## VI. Clean Up Highway 10

- The city could take a proactive role in cleaning up Highway 10.

Approved 6/14/11



## **Full-Service Restaurant Subsidy Program Guidelines**

### **The Program**

The purpose of the program is to create an environment of contiguous, complementary retail activity along key transportation corridors of the City of Ramsey. This subsidy program is intended to serve as a catalyst for securing new restaurant concepts in Ramsey by providing financial assistance to qualified restaurant businesses. The full-service restaurant must be located in The COR, along Armstrong Boulevard, on U.S. Highway 10, or along State Highway 47 in the City of Ramsey (See Exhibit A). To be in the corridor, the proposed restaurant must be located on the highway, on a frontage road, or be visibly seen from the highway.

To facilitate new full-service restaurants, the EDA would provide zero interest, forgivable loans to eligible full-service restaurants for the purpose of financing their water connection fees. The maximum loan amount would be 70% of the proposed restaurant's Water Access Charge (WAC fee). The 70% cap would ensure that the businesses are covering some of the fixed capital costs for the City's water system. The loan would be recorded as a subordinated mortgage and the principal would be forgiven if the restaurant remained in operation and in good standing with the City for five years. The loan principal would be forgiven at a rate of 20% per year.

In establishing the loan amount and the percentage of WAC subsidy, the EDA would advise the Ramsey City Council regarding several factors. The factors are (1) the size of the restaurant's capital investment, (2) the financial need and potential for long-term viability, and (3) the quality of the restaurant's concept. A full-service restaurant is defined as one that has washable plates, cups and utensils, wait staff, food served at tables, and whose projected SAC/WAC fees are charged at a rate of one unit per eight seats.

### **Eligibility**

Eligible applicants are for-profit restaurant businesses that are not currently operating in the designated areas shown on Exhibit A. Eligible businesses must devote a majority of their floor space to the restaurant concept. All applicants must be a permitted use in compliance with all laws, zoning ordinances, rules and regulations applicable to the business. The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

Full-Service Restaurant Subsidy Program Guidelines  
Approved 6/14/11

**Application Process**

The applicant must submit a completed Business Assistance Application and all required attachments to the City's Community Development Department. City staff will make every effort to review completed applications within a three-week period of time. The Ramsey Economic Development Authority will make a recommendation on the full-service restaurant subsidy to the Ramsey City Council. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance to full-service restaurants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of City funds.

**Implementation Procedures**

The program does require the applicant pay upfront permit fees and all applicable Sewer Access Charge (SAC fees) that the City of Ramsey is required to pay on behalf of the project to the Metropolitan Council. To be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans. Principal forgiveness will cease if the applicant and/or landlords fail to be current on these obligations. Principal forgiveness will cease if the applicant discontinues the business, moves the business, or fails to comply with any and all building, fire, health, or zoning codes or regulations.

**Sunset Date**

The Full-Service Restaurant Subsidy Policy and Program Guidelines will expire two years (and at the end of the month) from the date this policy is approved. Financial assistance that has been approved for projects that have not yet begun by the sunset date would still be valid, unless otherwise determined by the City Council.

# **City of Ramsey**

## **Economic Development Revolving Loan Fund Guidelines**

**As Amended February 2005**

City of Ramsey  
Community Development Division  
7550 Sunwood Drive NW  
Ramsey, Minnesota 55303

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# Economic Development Revolving Loan Guidelines

## I. Purpose.

The purpose of these guidelines is to establish policies and procedures to regulate, coordinate, and facilitate the workflow for underwriting new financing requests, servicing revolving loans, and ensuring borrower compliance with loan terms and conditions.

## II. Authorization and Funding Sources.

Chapter 469 of the Minnesota State Statutes, as amended, authorizes the City of Ramsey to make loans to prospective private businesses. The revolving loan fund was capitalized through funds made available by the City of Ramsey and the Minnesota Department of Employment and Economic Development.

## III. Mission.

The mission of the revolving loan fund is to increase the City's tax base, create and retain permanent private sector jobs and improve economic opportunity and living standards for the citizens of Ramsey by promoting local business development and expansion, by attracting out-of-state business expansion, leveraging private sector funds, and assisting with the development of new technologies.

## IV. Program Objective.

The objective of the revolving loan fund is to fill the financing gap between project costs and private debt financing and private equity by making direct low-interest rate loans for certain approved activities to businesses within the Ramsey city limits.

## V. Eligible Activities.

- A. Loan funds may be used to assist small businesses primarily by providing financial assistance for the following types of activities, including but not limited to: growth and expansion, rehabilitation, code compliance, employee recruitment and retention through housing initiatives, and facade enhancement.

B. Eligible costs. Eligible costs may include the following:

1. Land improvements. Improvements to the land which are a portion of the project cost including but not limited to: grading, new streets or street improvements, parking lots, utilities, and landscaping.
2. Purchase or renovation of building. Purchase and, if necessary, renovation of an existing industrial or commercial facility is permitted.
3. Purchase machinery or equipment. Purchase of major items of machinery and equipment independent of land and buildings. These items must be defined to have a useful life of at least 5 years.
4. Building construction. Construction of a new building and/or a major addition to an existing building.
5. Leasehold improvements. Revolving loan funds may be used for certain leasehold improvements provided the lease is equal to or greater than the term of the loan and the City secures a lien on the land or building, and improvements.

VI. Ineligible Activities. Certain applicants, projects, activities, and costs are ineligible for revolving loan funds.

- A. Ineligible activities. Funds may not be used for nonprofit institutions, retail businesses, gambling organizations, lending or investment organizations, land speculation, or any activity deemed illegal by federal, state, or local law or ordinance.
- B. Ineligible costs. Ineligible costs include but are not limited to: management fees, financing costs, franchise fees, debt repayment or consolidation, moving costs, refinancing, and operating costs or working capital.

VII. Loan Terms and Conditions

The City shall make available to eligible applicants direct low-interest loans for the purpose of encouraging economic development, job creation and job retention to meet business needs, and preservation of business districts in the City of

Ramsey.

- A. Loan amount. There are maximum and minimum loan amounts for eligible projects.
  - 1. Maximum loan amount. The maximum loan available from the revolving loan fund for each eligible project is limited to \$300,000.00 or 40% of total project cost, whichever is less.
  - 2. Minimum loan amount. The minimum loan amount available from the revolving loan fund for each eligible project is \$25,000.00.
- B. Interest rate. The interest rate shall be a fixed-rate and will be equal to the 10-year Treasury bond rate at the date of funding but shall not be less than 3.0%.
- C. Term. The term of the loan will be tied to the useful life of the assets being financed. The following general terms apply:
  - 1. Machinery/equipment. The term of the loan for machinery/equipment shall not exceed 7 years.
  - 2. Land/building acquisition. The term of the loan for land/building shall not exceed 15 years.
  - 3. New construction/renovation. The term of the loan for new construction/renovation shall not exceed 15 years.
  - 4. Balance due. All balances will be due and payable if and when the loan recipient sells or otherwise transfers any or part or his/her interest in the property or fails to meet any of the guidelines established within this document before the maturity date of the loan or relocates any part or all of the business outside the City of Ramsey.
- D. Wage and job goals.
  - 1. Wage and Job goals shall be established for all loans in excess of \$75,000. The wage and job goals will be identified in the Loan Agreement between the City of Ramsey and the borrower. The loan

agreement, must include: (1) the number of jobs created, which may include separate goals for the number of part-time or full-time jobs, or, in cases where job loss is specific and demonstrable, goals for the number of jobs retained; (2) wage goals for any jobs created or retained; and (3) wage goals for any jobs to be enhanced through increased wages. If the creation or retention of jobs is determined not to be a goal after a public hearing, the wage and job goals may be set at zero.

2. A business that receives revolving loan funds must agree to list any vacant or new position with the Minnesota Department of Employment and Economic Development.

- E. Equity participation. There shall be a minimum 10% owner equity investment of total project costs required of all applicants.
- F. Collateral requirements. All loan agreements will be secured by one or more of the following; promissory note, mortgage, or security agreement as required by the City; and
  1. The revolving fund may take a subordinate position to the primary lender on the assets financed; and
  2. Surety deposits shall be required for certain construction contracts as set forth in Minnesota Statutes 290.9705.
- G. Letters of Commitment. Letters of commitment from all funding sources must be submitted for the application to be deemed complete.
- H. Personal guaranty. Personal guarantees of persons with ownership interest of 20% or greater are required. Personal guarantees of persons with ownership interest between 5% to 19% may be required by the City but are discretionary.
- I. Loan repayments. Loan payments must begin within one month of receipt of the Revolving Loan. The City of Ramsey may make exceptions to this rule on a case-by-case basis.
- J. Loan prepayment. Prepayments are permitted where the Borrower makes the EDA whole for any losses or costs associated with the prepayment.

- K. Notice of award or denial. Applicants will be notified in writing not more than fourteen (14) days after final action has been taken on their revolving loan fund application by the City.
- L. Loan closing documents. The City will close the loan within sixty (60) days of final City approval of the loan application. At that time, the City will deliver to the Borrower all closing documents and a final debt service schedule. In exchange, the Borrower will deliver to the City its loan obligation which is defined as a bond, note, or other evidence of obligation issued by the Borrower to evidence its indebtedness under the loan agreement.
- M. Post closing amendments and modifications. Requests for amendments and modifications following award, closing or disbursement of funds to the underwriting of the original request require City approval and shall be presented at the next scheduled meeting of the EDA.
- N. Loan declination. The City will not make a loan if it determines the loan amount would place an undue burden on the financial resources of the Borrower or the Borrower cannot demonstrate adequate financial capacity to repay the loan or the City determines that making the loan is not in the best interest of the City.
- O. Appeal. There will be a complaint and appeal procedure for aggrieved applicants:
  - 1. Written notice. Applicants will receive written notice of denial of the loan and the reasons(s) for the determination within fourteen (14) days of the determination.
  - 2. Petition. The aggrieved applicant may petition the EDA in writing for reconsideration within fourteen (14) days from date of the written notice of denial. Any request to appear before the EDA must be in writing and must be submitted at least seven (7) days prior to the EDA's scheduled meeting. Upon receipt of the written petition for reconsideration, the EDA shall consider the petition at its next scheduled meeting and advise the petitioner in writing of its decision within fourteen (14) days of that meeting. The EDA's decision will be final.
  - 3. Re-application. Applicants aggrieved by the EDA's final decision may re-apply for revolving loan funds after ninety (90) days if the concerns in the

preceding application are adequately and appropriately addressed.

VIII. Administration.

- A. Loan review committee. The Ramsey EDA will serve as the loan review committee. The final determination on all revolving loan applications rests with the City Council.
- B. Conflict of Interest. All city officials and employees shall comply with the applicable conflict of interest regulations set forth in the City Code.
- C. Staff responsibility. Community development staff shall have the general responsibility for coordinating the application process, reviewing loan application, preparing applications and recommendations for review by the EDA, and coordinating the loan approval and service process as set forth in Subsections D -- G of this section.
- D. Pre-application process. All parties seeking revolving loan funds must file a pre-application. Pre-application forms may be obtained from the Community Development Department.
  - 1. There will be a pre-application form that must be completed and submitted to the Community Development Department for review and approval.
  - 2. The pre-application form will request information regarding the applicant, project scope, and project costs.
  - 3. Upon Community Development Department approval, the applicant will be forwarded a revolving loan fund application.
  - 4. Pre-application forms may be submitted on an open basis throughout the year.
- E. Application process. All parties seeking revolving loan funds must file an application. Application forms may be obtained from the Community Development Department.
  - 1. Components of application. Only completed applications will be reviewed for consideration by community development staff. A completed application is one that satisfies the checklist provided below:

- a. Business plan describing the scope of the project, including site plans, building plans, renderings, or blueprints;
- b. Project budget;
- c. Private financing commitment;
- d. Equity investment commitment;
- e. Proposed security;
- f. Company financial statements (3 years);
- g. Personal financial statements (2 years);
- h. Credit check release;
- i. Mortgage or lease of property to be improved;
- j. Proof of insurance of property to be improved;
- k. Number of jobs to be created or retained;
- l. Wage information;
- m. Amount of loan request; and
- n. Other documentation as requested.

2. Incomplete applications. Community development staff, in its sole discretion, will determine if the application is complete and actionable. Incomplete applications will be assigned *pending* status and the applicant will be informed in writing of the missing documentation.
3. Transmittal. Applications transmitted by oral, telegraphic, facsimile, or e-mail will not be accepted.
4. Determination of eligibility. Applicant eligibility will be determined by community development staff using criteria enumerated in subsection D (1) of this section.
5. Site inspection. As part of the eligibility determination process, the city will inspect the property or building designated for improvements for compliance with the city administrative ordinances and zoning codes.
6. Credit check. A credit check for the company and each of its principal owners shall be conducted by community development staff.

F. Loan approval process. Community development staff will prepare loan applications and make recommendations to the EDA.

1. EDA agenda. Upon determining the eligibility of the completed application

and reviewing for credit worthiness and soundness of plan, community development staff will place loan application the on the agenda for the EDA's next scheduled meeting.

2. **Criteria.** The EDA will base their decision on the economic benefit to the City of Ramsey, credit underwriting typical to the lending community including the borrower's ability to repay the loan and the collateral offered to secure the loan, the number of jobs to be created or retained, wage rates of jobs created or retained, and increase in the local tax base.
  3. **EDA action.** Upon placement on the agenda, the EDA shall approve, deny, or postpone for consideration at a future meeting the loan application request.
  4. **Notification of EDA action.** The applicant shall be notified in writing within fourteen (14) days of the EDA's decision in accordance with the requirements set forth in Section VII, Subsection M of these guidelines.
  5. **Approval.** If approved, the applicant will be sent a written commitment letter that will outline the terms and conditions of the loan approval. A copy of the commitment letter will be signed by the Borrowers and Guarantors signifying acceptance of the terms and conditions of the loan proposal and the conditions for funding. Upon the return of the executed commitment letter, community development staff will begin the loan closing process with the City Attorney.
  6. **Closing.** The City Attorney will prepare documentation and coordinate the closing with the Borrower or the Borrower's counsel.
- G. **Loan servicing.** Community development staff will coordinate loan servicing activities.
1. **Monitoring.** Community development staff will monitor loans for compliance with the accepted terms and conditions including job creation statistics and wage and benefit levels.
  2. **Reports.** Community development staff and finance staff are responsible for ensuring that all required reports are filed in a timely manner.
  3. **Records.** Computer files and conventional paper files will be maintained for the purpose of documenting, tracking, and monitoring program and project

activities. Program records will be maintained by the Community Development staff and financial records will be maintained primarily by the Finance Division. Where applicable, the following records will be maintained:

- a. Program records. The following program information will be maintained in the program project file, including but not limited to:
    - i. Environmental report;
    - ii. Eligibility determination records as set forth in Section VIII, Subsection E (1) (a-n);
    - iii. Property inspection report;
    - iv. Progress reports;
    - v. EDA Resolutions;
    - vi. Correspondence;
    - vii. Loan documents; and
    - viii. Executed loan agreement.
  
  - b. Financial records. The following financial information will be maintained in the financial project file, including but not limited to:
    - i. Copy of the executed loan agreement;
    - ii. Disbursement data;
    - iii. Progress reports;
    - iv. Repayment data; and
    - v. Amortization tables.
4. Record retention. All program and financial records, supporting documents, statistical records, environmental review records and other records pertinent to the revolving loan program shall be maintained for a period of at least three (3) years from the final project report and project closeout date.

IX. Delinquency. There shall be a notification procedure for delinquent loans.

- A. The finance officer is responsible for the timely posting and of all loan repayments.
  
- B. Thirty day notice. Upon thirty (30) days delinquency, the finance officer will notify the Finance Director (FD) of the delinquency and the Director shall send the borrower a delinquency notice requesting payment within fifteen

(15) days. A copy of the letter shall be forwarded to the City Administrator (CA).

C. Forty-five day notice. If payment has not been received by the 45<sup>th</sup> day a second delinquency notice will be sent to the Borrower by the FD requesting payment within fifteen (15) days. A copy of the letter shall be forwarded to the CA.

D. Sixty day notice. If payment has not been received by the 60<sup>th</sup> day, the FD will attempt to contact the Borrower by telephone to the delinquency. The FD shall also send a notice of default to borrower via certified mail requesting immediate payment and advising the borrower the delinquency will be placed on the EDA agenda for discussion at the next scheduled meeting.

E. Ninety day notice. If no repayment plan is submitted by the Borrower, or if there is no attempt by the Borrower to negotiate the amount due, the FD will contact the CA and the City Attorney to sending a 90 day letter calling due the loan in full.

F. Negotiation. Throughout this process, every attempt will be made to preserve the company, the jobs, and the loan funds.

X. Default. If the EDA determines a loan to be in default it will pass a resolution declaring the entity in default and convey the matter to the City Attorney for disposition.

XI. Recaptured funds. The Ramsey Economic Development Revolving Loan Fund will serve as the repository for all loan repayments. These recaptured funds are available to other applicants for utilization as gap financing for certain approved economic development projects. The revolving loan fund shall be administered by a financial management system in compliance with all state and federal requirements.

XII. Funding acknowledgement. For projects financially supported by revolving loan funds the Borrower shall:

A. Acknowledge revolving loan fund support in certain written materials

including company brochures, reports, newsletters, and press releases; and

- B. On the building or expansion construction site post a sign acknowledging financial support from the State of Minnesota and the City of Ramsey.

XIII. Guidelines for the regulation of State Economic Development Revolving Loan Funds.

- A. General. The following rules, regulations, policies, and procedures govern state economic development revolving loan funds.
- B. Incorporation by Reference. The dissemination, use, and regulation of state economic development revolving loan funds shall be generally governed by guidelines including:
  - 1. The Minnesota Investment Fund (MS.116J.8731).

Hutchinson Economic Development Authority

# Sign & Awning Program

[www.hutchinsoneda.com](http://www.hutchinsoneda.com)





## Sign & Awning Program Application

Business Owner: \_\_\_\_\_

Property Owner/Management Contact Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address to be improved: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Email: \_\_\_\_\_

Short Project Description:

Total Improvement Cost: \_\_\_\_\_ Grant Request: \_\_\_\_\_

*Total must be greater than \$250. Applicant is responsible for any amount exceeding \$1000.  
The funding request must be at least \$250, and may not exceed \$1000.*

Contractor Name Bid Amount

1. \_\_\_\_\_

2. \_\_\_\_\_

Have you received an award from the Sign and Awning Program in the past? \_\_\_\_\_ When? \_\_\_\_\_

Name of Applicant and/or Business (If different from above) \_\_\_\_\_

### Your application is not complete if you do not include:

**1. Minimum two bids**

*(If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)*

**2. Sketch/Image of Project**

**3. Building Permit**

*(You may apply without a permit, but EDA staff must receive it prior to disbursing funds—Building Department: 320-234-4203)*

**4. W-9 Form**

**5. Photograph(s) of building prior to improvement**

### I AGREE with and UNDERSTAND the following:

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Applications will be reviewed in the order they are received.

# Hutchinson EDA Sign & Awning Program

Updated: 11-12-14

## Overview:

This program is intended to offer funds to property and business owners in the Historic Downtown District for the purpose of adding, improving or replacing signage & awnings. Signage & awnings should be designed to enhance and compliment the character of buildings in the downtown. The program uses a forgivable loan to fund the applicant's project.

## Forgivable Loan Amount:

Forgivable loan amounts range from \$250 to \$1,000. No property or business owner investment is required for this program. Only one forgivable loan per business shall be approved during any eight year period.

## Eligible Properties:

Eligible properties must be located within Hutchinson's historic downtown district. The boundaries of which are the Crow River on the North, Fourth Avenue on the South, properties with frontage on the west side of Franklin Street and properties with frontage on the East side of Hassan Street.

## Eligible Improvements:

Eligible projects include new signs and/or awnings or the replacement and improvement of existing signs and/or awnings. All signs and awnings must be in compliance with the city's zoning ordinance.

## Ineligible Improvements:

Signs and awnings that are not in compliance with the city's zoning ordinance will be ineligible.

## Work by program applicant:

The applicant(s) may perform the work themselves, although funding may be used only for the purchase of materials. Materials must be purchased, installed and inspected prior to the disbursement of funds.

## Application Processing:

The EDA Finance Team and Board of Directors will review all applications for final approval at their regularly scheduled meetings.

## Contractor / Permits:

A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.

\*\*\*Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

## Total Project Cost:

The EDA will consider funding requests up to \$1,000 towards the cost of replacing, repairing or purchasing new signs and/or awnings. If the total project cost exceeds \$1,000, the applicant is responsible for the difference.

## Work Completion:

Weather permitting; all projects must be completed within 120 days of the funding approval date.

If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

## Disbursement Process:

After an inspection by the city and/or the EDA to verify completion of the work, a two-party check will be issued payable to both the program applicant and the contractor or materials supplier. Before funds can be released, the following must be received by the EDA:

- 1) Final invoice from contractor (or materials list from supplier).
- 2) Photograph(s) of completed project.
- 3) Confirmation of permit and final inspection.
- 4) Final inspection by the EDA.

**Please allow a minimum of 14 days from the time invoices are submitted for checks to be issued. The Hutchinson City Council approves all expenditures on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month and invoices must be received at least 8 days prior to the council meeting for their consideration. Please advise your contractors of this schedule.**

### **Applications can be dropped off at City Center or mailed to:**

Hutchinson Economic Development Authority  
City Center  
111 Hassan Street SE  
Hutchinson MN 55350

### **List of Sign Contractors located in Hutchinson and the surrounding area:**

#### **Viking Signs**

420 California St. NW.  
Hutchinson, MN 55350  
Phone: (320) 587-7644  
[vikingsignshutch@hotmail.com](mailto:vikingsignshutch@hotmail.com)

#### **Visual Effects Signs & Graphics**

945 5th Avenue SE #2  
Hutchinson, MN 55350  
Phone: (320) 455-0096  
[Dennis@visualeffectsgraphics.com](mailto:Dennis@visualeffectsgraphics.com)

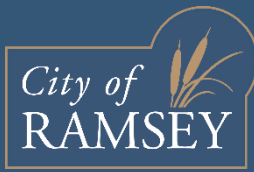
#### **Crow River Signs**

123 Michigan St. NE  
Hutchinson, MN 55350  
Phone: (320) 237-9727  
[info@crowriversigns.com](mailto:info@crowriversigns.com)

#### **Innovative Foam**

945 5<sup>th</sup> Ave SE, Unit #8  
Hutchinson, MN 55350  
Phone: 320-583-5477  
[Foampro@innovativefoam.com](mailto:Foampro@innovativefoam.com)

**Please call the Hutchinson Economic Development Authority  
at (320) 234-5652 if you have any questions or need additional information.**



# Welcome to the City of Ramsey!

Listed below is a set of opportunities available to welcome your new business.

## City of Ramsey

- You will receive a recognition letter from the Ramsey Mayor, Economic Development Authority (EDA) Chair and City Administrator.
- If you would like, the City will help to promote your grand opening event by featuring a post on its Facebook Page to over 2,000 followers. Please provide an event flyer to share (in PDF or JPEG format).
- The City can also include a “Business Spotlight Article” in its next Ramsey Resident newsletter, circulated to about 9,000 households. Please provide your logo (in JPEG format) and the content you would like featured, in 250 words or less. Depending on the next issue date, the article could take 30-120 days to publish.

To arrange, please contact Nichole Wenberg, Public Information & Event Specialist:  
763-433-9831, [nwenberg@cityoframsey.com](mailto:nwenberg@cityoframsey.com)

## Anoka Area Chamber of Commerce

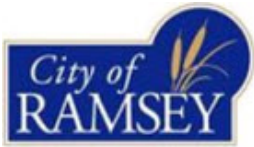
The Anoka Area Chamber can provide “ribbon cutting” ceremony services for your grand opening. This will include giant scissors, a red ribbon, pictures and potential media coverage to the Anoka Area Chamber of Commerce followers.

To arrange, please contact Pete Turok, President of the Anoka Area Chamber of Commerce:  
763-421-7130, [pete@anokaareachamber.com](mailto:pete@anokaareachamber.com)

## ABC Newspapers

It is recommended that you inform the Anoka Union (ABC Newspapers) of your new business presence and/or grand opening event. They may be willing to publish an article.

To arrange, please contact Eric Hagen: 763-712-3518, [eric.hagen@ecm-inc.com](mailto:eric.hagen@ecm-inc.com)



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

**Economic Development Authority (EDA)**

**4. 2.**

**Meeting Date:** 05/10/2018

**Submitted For:** Tim Gladhill, Community Development

**By:** Eric Maass, Community Development

**Title:**

Receive Update on New Ramsey Elementary School

**Purpose/Background:**

The purpose of this case is to review the approved plan for the new Ramsey Elementary School. Construction is expected to commence on or near May 8, 2018. The EDA has asked for an update on this project and an opportunity to review the surrounding land uses. With this in mind, the Future Land Use Map from the 2040 Comprehensive Plan Update is attached for review. Staff will provide a more detailed presentation at the meeting. The project has received necessary approvals from the City Council.

Please note that this case is a copy of a previous City Council case. Any reference to contingencies has since been resolved and updated plans have been submitted.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

The proposed zoning is Public/Quasi Public, which is reviewed similar to a B-1 General Business District. 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.

**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:**

This case is for informational purposes only.

**Action:**

No action is requested. This case is for informational purposes only, at the request of EDA.

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## Attachments

[Site Location Map](#)

[Plan Set](#)

[Area Planned Land Use](#)

[Staff Review Letter](#)

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## Form Review

**Inbox**

Patrick Brama

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 05/07/2018

**Reviewed By**

Patrick Brama

Kurt Ulrich

**Date**

05/07/2018 10:25 AM

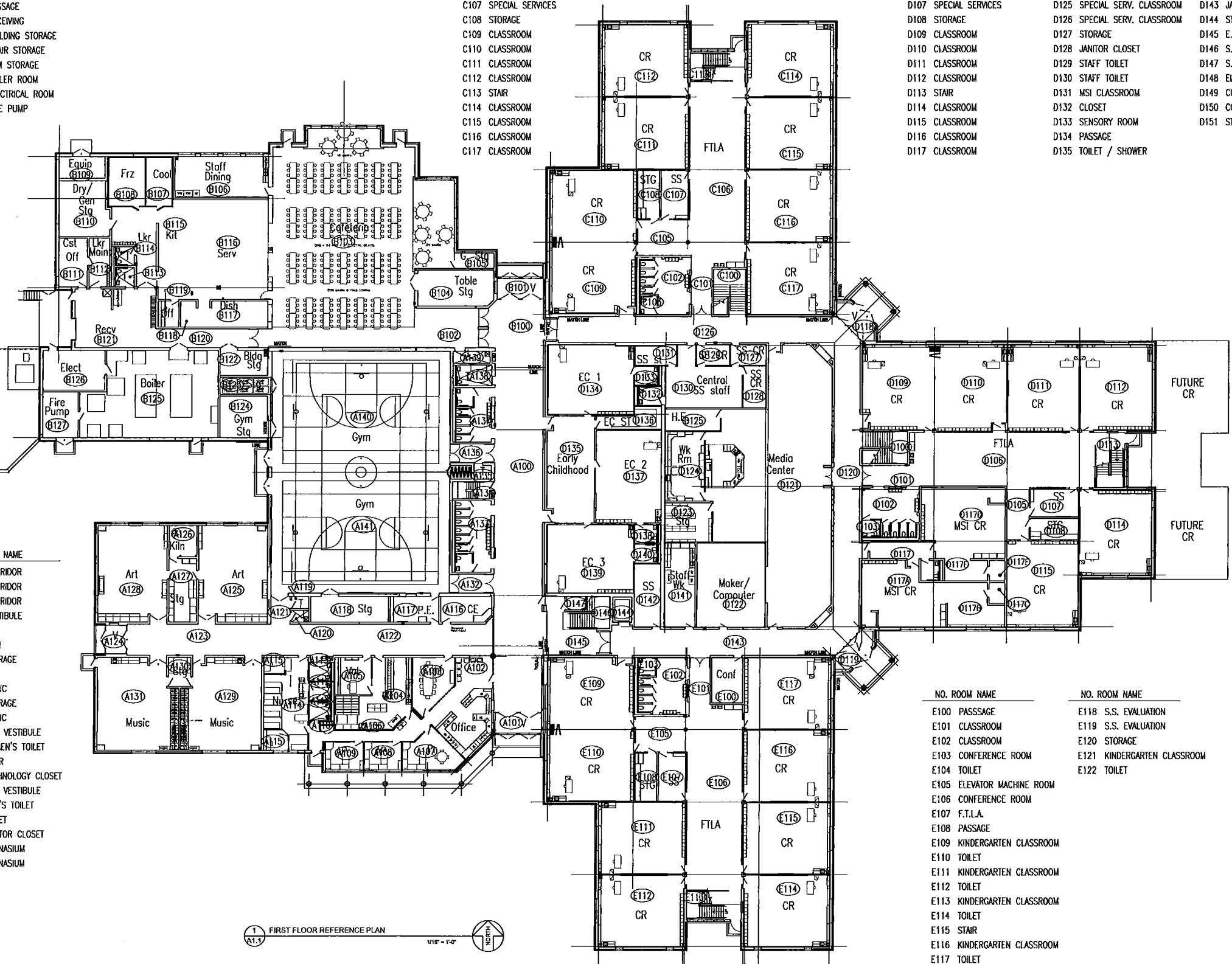
05/07/2018 02:51 PM

Started On: 05/07/2018 07:59 AM



NO. ROOM NAME	NO. ROOM NAME	NO. ROOM NAME	NO. ROOM NAME	NO. ROOM NAME	NO. ROOM NAME
B100 CORRIDOR	B115 WARE WASHING	C100 STAIR	D100 STAIR	D118 VESTIBULE	D136 MSI CLASSROOM
B101 VESTIBULE	B116 NOT USED	C101 PASSAGE	D101 PASSAGE	D119 VESTIBULE	D137 WORK ROOM
B102 PASSAGE	B117 SERVING	C102 HAND WASHING	D102 HAND WASHING	D120 CORRIDOR	D138 HEAD END
B103 CAFETERIA / GYM	B118 PASSAGE	C103 BOYS TOILET	D103 BOYS TOILET	D121 NOT USED	D139 STORAGE
B104 TABLE STORAGE	B119 KITCHEN OFFICE	C104 GIRLS TOILET	D104 GIRLS TOILET	D122 CORRIDOR	D140 COMPUTER LAB
B105 GYM STORAGE	B120 TOILET	C105 F.T.L.A.	D105 F.T.L.A.	D123 SPECIAL SERV. STAFF OFFICE	D141 CIRCULATION DESK
B106 STAFF DINING	B121 LOCKER	C106 F.T.L.A.	D106 F.T.L.A.	D124 SPECIAL SERV. CLASSROOM	D142 MEDIA CENTER
B107 COOLER	B122 PASSAGE	C107 SPECIAL SERVICES	D107 SPECIAL SERVICES	D125 SPECIAL SERV. CLASSROOM	D143 JANITOR CLOSET
B108 FREEZER	B123 RECEIVING	C108 STORAGE	D108 STORAGE	D126 SPECIAL SERV. CLASSROOM	D144 STAFF WORK ROOM
B109 PLAYGROUND EQUIPMENT	B124 BUILDING STORAGE	C109 CLASSROOM	D109 CLASSROOM	D127 STORAGE	D145 E.B.D. CLASSROOM
B110 DRY / GENERAL STORAGE	B125 CHAIR STORAGE	C110 CLASSROOM	D110 CLASSROOM	D128 JANITOR CLOSET	D146 S.S.A. CLASSROOM
B111 CUSTODIAL OFFICE	B126 GYM STORAGE	C111 CLASSROOM	D111 CLASSROOM	D129 STAFF TOILET	D147 S.S.A. OFFICE
B112 LOCKER / MAINT	B127 BOILER ROOM	C112 CLASSROOM	D112 CLASSROOM	D130 STAFF TOILET	D148 ELEVATOR
B113 TOILET	B128 ELECTRICAL ROOM	C113 STAIR	D113 STAIR	D131 MSI CLASSROOM	D149 CORRIDOR
B114 KITCHEN	B129 FIRE PUMP	C114 CLASSROOM	D114 CLASSROOM	D132 CLOSET	D150 CORRIDOR
		C115 CLASSROOM	D115 CLASSROOM	D133 SENSORY ROOM	D151 STAIR
		C116 CLASSROOM	D116 CLASSROOM	D134 PASSAGE	
		C117 CLASSROOM	D117 CLASSROOM	D135 TOILET / SHOWER	

NO. ROOM NAME	NO. ROOM NAME
A100 CORRIDOR	A121 CORRIDOR
A101 VESTIBULE	A122 CORRIDOR
A102 GENERAL OFFICE	A123 CORRIDOR
A103 CONFERENCE ROOM	A124 VESTIBULE
A104 WORK ROOM	A125 ART
A105 VOLUNTEER WORK ROOM	A126 KILN
A106 HALLWAY	A127 STORAGE
A107 PRINCIPAL'S OFFICE	A128 ART
A108 ASST. PRINC. OFFICE	A129 MUSIC
A109 ASST. PRINC. OFFICE	A130 STORAGE
A110 COAT CLOSET	A131 MUSIC
A111 STAFF TOILET	A132 GYM VESTIBULE
A112 TOILET	A133 WOMEN'S TOILET
A113 STAFF TOILET	A134 STAIR
A114 NURSE GENERAL OFFICE	A135 TECHNOLOGY CLOSET
A115 NURSE OFFICE	A136 GYM VESTIBULE
A116 COMMUNITY ED. OFFICE	A137 MEN'S TOILET
A117 PHY.ED. OFFICE	A138 TOILET
A118 GYM STORAGE	A139 JANITOR CLOSET
A119 TECHNOLOGY CLOSET	A140 GYMNASIUM
A120 JANITOR CLOSET	A141 GYMNASIUM



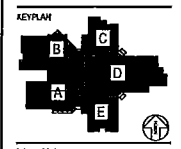
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E101 CLASSROOM	E119 S.S. EVALUATION
E102 CLASSROOM	E120 STORAGE
E103 CONFERENCE ROOM	E121 KINDERGARTEN CLASSROOM
E104 TOILET	E122 TOILET
E105 ELEVATOR MACHINE ROOM	
E106 CONFERENCE ROOM	
E107 F.T.L.A.	
E108 PASSAGE	
E109 KINDERGARTEN CLASSROOM	
E110 TOILET	
E111 KINDERGARTEN CLASSROOM	
E112 TOILET	
E113 KINDERGARTEN CLASSROOM	
E114 TOILET	
E115 STAIR	
E116 KINDERGARTEN CLASSROOM	
E117 TOILET	

1 FIRST FLOOR REFERENCE PLAN  
1/16" = 1'-0"

REVISIONS

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

SIGNATURE / SEAL



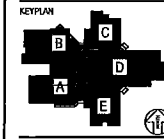
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CHECKED BY DMM  
ISSUED FOR CITY SUBMITTAL  
ISSUE DATE December 7, 2017  
SHEET NAME

FIRST FLOOR REFERENCE PLAN

ATS&R PROJECT NO. 17018  
REVISION NO.

SHEET NUMBER

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



DRAWN BY  
 TDC  
 CHECKED BY  
 DMM  
 ISSUED FOR  
 CITY  
 SUBMITTAL  
 ISSUE DATE  
 December 7, 2017  
 SHEET NAME

SECOND FLOOR  
 REFERENCE PLAN

ATS&R PROJECT NO.  
 17018  
 REVISION NO.

SHEET NUMBER

**A1.2**

- NO. ROOM NAME
- A200 MEZZANINE STAIR
- A201 MECHANICAL MEZZANINE
- A202 MECHANICAL MEZZANINE

- NO. ROOM NAME
- C200 STAIR
- C201 PASSAGE
- C202 HAND WASHING
- C203 BOYS TOILET
- C204 GIRLS TOILET
- C205 F.T.L.A.
- C206 F.T.L.A.
- C207 SPECIAL SERVICES
- C208 STORAGE
- C209 CLASSROOM
- C210 CLASSROOM
- C211 CLASSROOM
- C212 CLASSROOM
- C213 STAIR
- C214 CLASSROOM
- C215 CLASSROOM
- C216 CLASSROOM
- C217 CLASSROOM

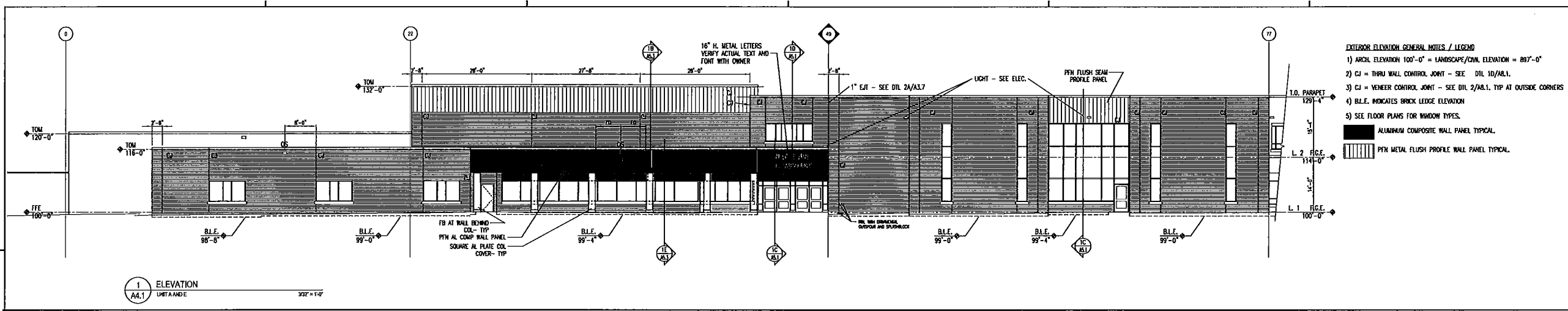
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- D204 GIRLS TOILET
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- D206 F.T.L.A.
- D207 SPECIAL SERVICES
- D208 STORAGE
- D209 CLASSROOM
- D210 CLASSROOM
- D211 CLASSROOM
- D212 CLASSROOM
- D213 STAIR
- D214 CLASSROOM
- D215 CLASSROOM
- D216 CLASSROOM
- D217 CLASSROOM
- D218 CORRIDOR
- D219 CORRIDOR
- D220 JANITOR CLOSET
- D221 RESCUE EQUIPMENT CLOSET
- D222 STAFF TOILET
- D223 STAFF TOILET
- D224 ELECTRICAL ROOM
- D225 CONFERENCE ROOM
- D226 TECHNOLOGY CLOSET
- D227 E.B.D. CLASSROOM
- D228 MECHANICAL ROOM
- D229 STAFF TOILET
- D230 STAFF WORK ROOM
- D231 RESCUE EQUIPMENT CLOSET
- D232 ELEVATOR
- D233 CORRIDOR
- D234 CORRIDOR
- D235 STAIR

- NO. ROOM NAME
- E200 CONFERENCE ROOM
- E200A JANITOR CLOSET
- E201 PASSAGE
- E202 HAND WASHING
- E203 BOYS TOILET
- E204 GIRLS TOILET
- E205 F.T.L.A.
- E206 F.T.L.A.
- E207 SPECIAL SERVICES
- E208 STORAGE
- E209 CLASSROOM
- E210 CLASSROOM
- E211 CLASSROOM
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- E213 STAIR
- E214 CLASSROOM
- E215 CLASSROOM
- E216 CLASSROOM
- E217 COMPUTER LAB

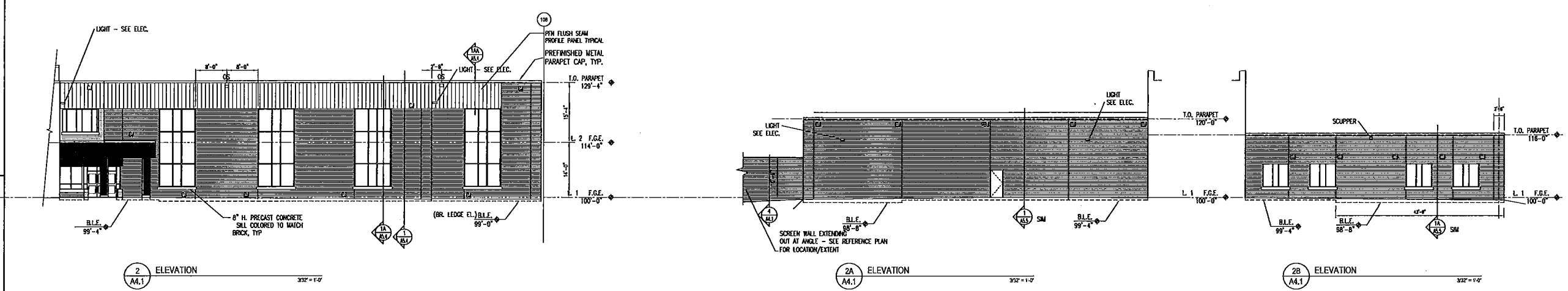
1 SECOND FLOOR REFERENCE PLAN  
 A1.2 1/16" = 1'-0"

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- EXTERIOR ELEVATION GENERAL NOTES / LEGEND**
- 1) ARCH. ELEVATION 100'-0" = LANDSCAPE/CIVIL ELEVATION = 897'-0"
  - 2) CJ = THRU WALL CONTROL JOINT - SEE DTL 10/AB.1.
  - 3) CJ = VENEER CONTROL JOINT - SEE DTL 2/AB.1, TYP AT OUTSIDE CORNERS
  - 4) B.L.E. INDICATES BRICK LEDGE ELEVATION
  - 5) SEE FLOOR PLANS FOR WINDOW TYPES.
- 



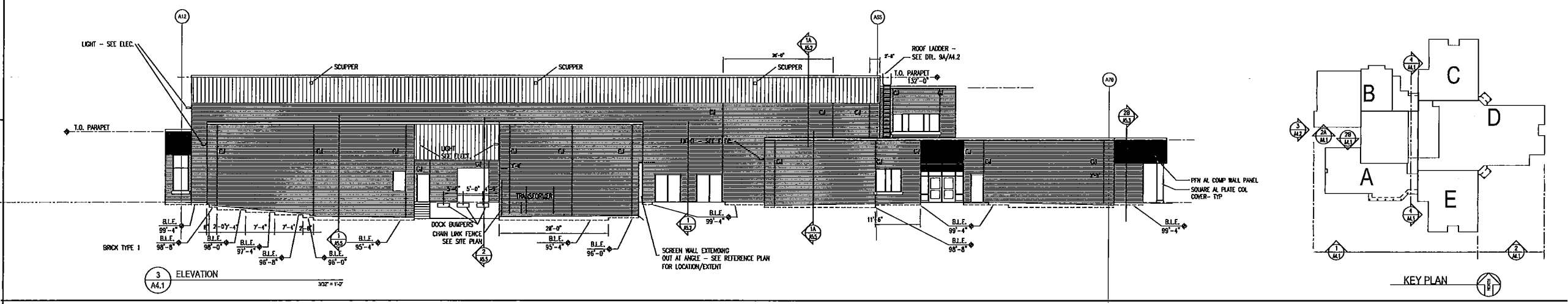
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2 ELEVATION  
 A4.1 UNIT AND E 332'-1 1/2"

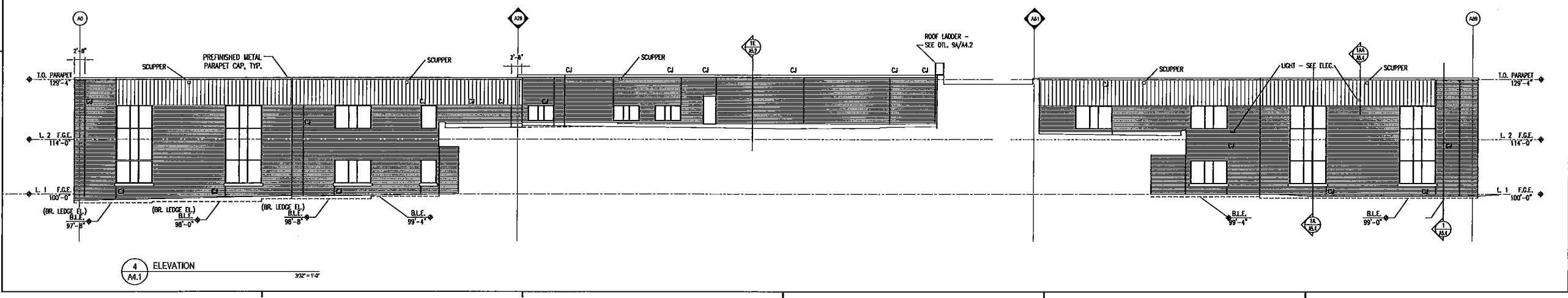
2A ELEVATION  
 A4.1 UNIT AND E 332'-1 1/2"

2B ELEVATION  
 A4.1 UNIT AND E 332'-1 1/2"



3 ELEVATION  
 A4.1 UNIT AND E 332'-1 1/2"

KEY PLAN  
 1/8"



4 ELEVATION  
 A4.1 UNIT AND E 332'-1 1/2"

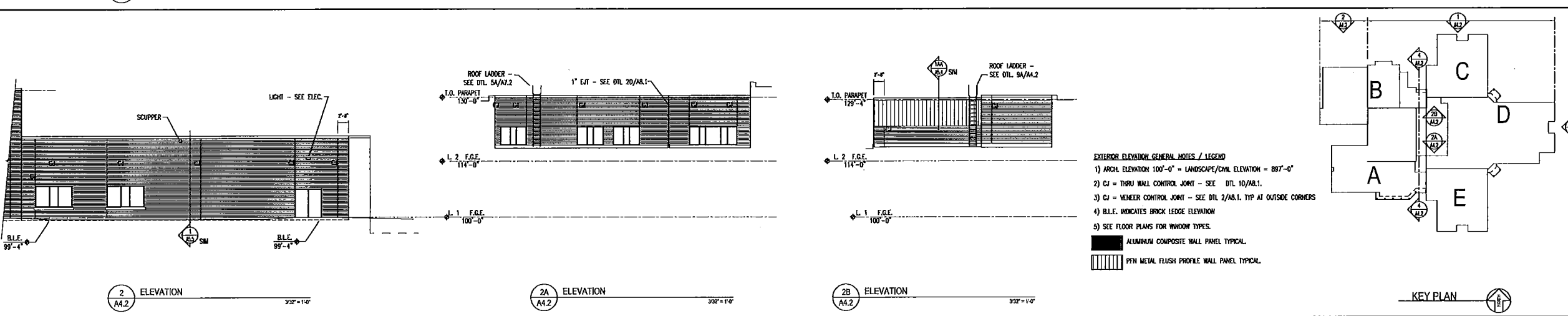
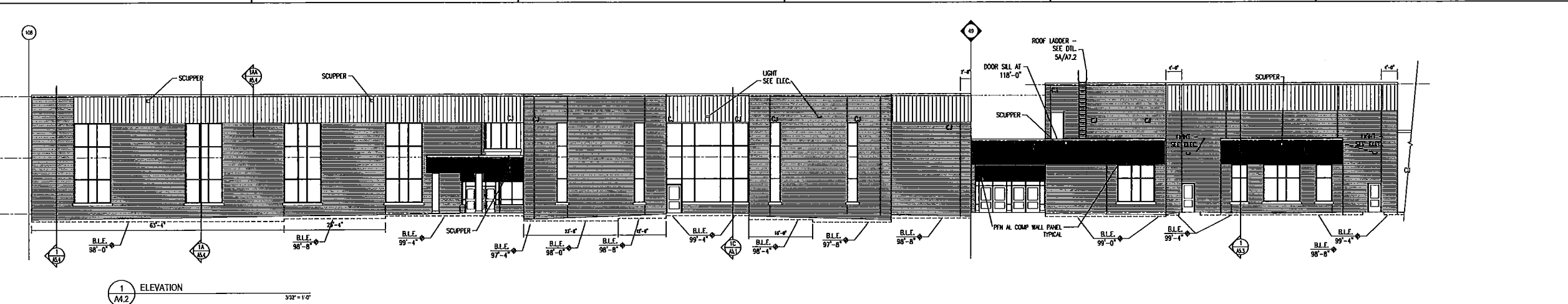
**New Elementary School - Ramsey Site**  
 16961 Nowthen Blvd NW, Ramsey MN 55303  
**Anoka Hennepin Schools**  
 Anoka-Hennepin School District 11  
 2727 N Ferry Street, Anoka MN 55303

**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 Architect under the laws of the State of Minnesota.  
 Signature: David M. Maroney, AIA  
 TYPED OR PRINTED NAME: David M. Maroney, AIA  
 DATE: February 28, 2018  
 LICENSE NUMBER: 20992  
 LICENSE NUMBER: 20992  
 LICENSE NUMBER: 20992

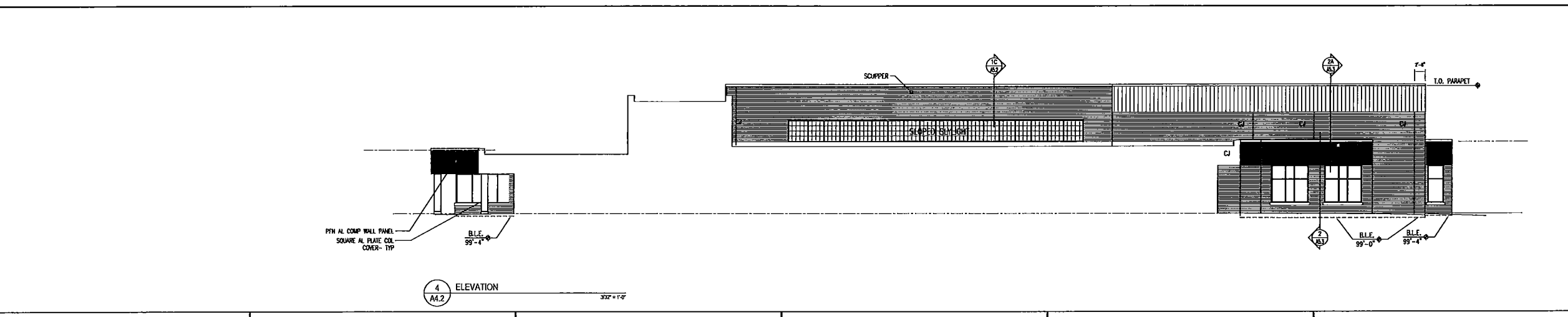
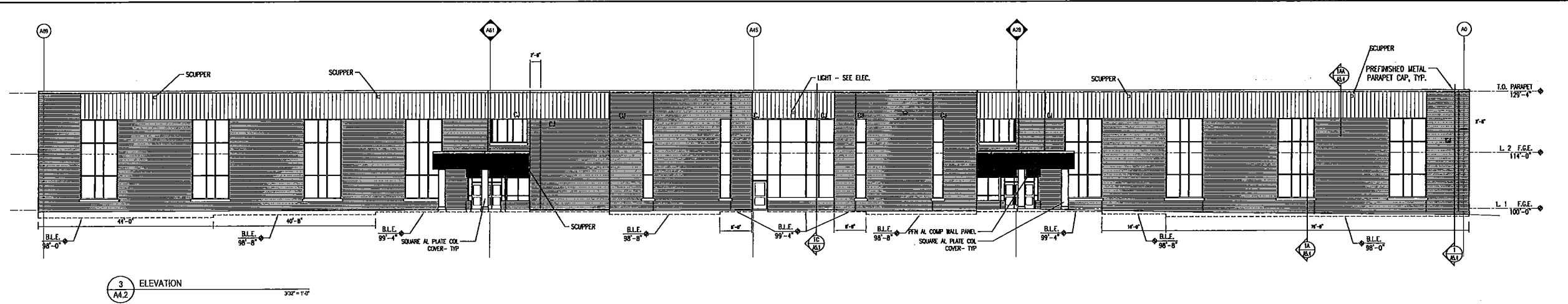
**KEY PLAN**

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 CHECKED BY: DAM  
 ISSUED FOR CONSTRUCTION DOCUMENTS  
 ISSUE DATE: February 28, 2018  
 SHEET NAME: EXTERIOR ELEVATIONS  
 AT&S&R PROJECT NO.: 17018  
 REVISION NO.:  
 SHEET NUMBER:

File: Rchng20171018 Anoka-Hennepin-Ramsey ElemA4.1.dwg Date: Feb 27, 2018 Time: 3:33pm



- EXTERIOR ELEVATION GENERAL NOTES / LEGEND**
- 1) ARCH. ELEVATION 100'-0" = LANDSCAPE/CIVIL ELEVATION = 887'-0"
  - 2) CJ = THRU WALL CONTROL JOINT - SEE DTL. 10/A1.1
  - 3) CJ = VENEER CONTROL JOINT - SEE DTL. 2/A1.1. TYP AT OUTSIDE CORNERS
  - 4) B.L.F. INDICATES BRICK LEDGE ELEVATION
  - 5) SEE FLOOR PLANS FOR WINDOW TYPES.
- ALUMINUM COMPOSITE WALL PANEL TYPICAL  
 PIN METAL FLUSH PROFILE WALL PANEL TYPICAL



File: R:\03\2017\17018 Anoka-Hennepin-Ramsey Elem\A4\A4.2.dwg Date: Feb 27, 2018 Time: 3:33pm

# NEW RAMSEY ELEMENTARY SCHOOL

## 16961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA

**ATS&R**  
 ARCHITECTS ENGINEERS PLANNERS  
 8501 GOLDEN VALLEY ROAD  
 SUITE 300  
 MINNEAPOLIS, MN 55427  
 TEL: 763.545.3731  
 FAX: 763.525.2289  
 WEB: www.atsr.com

CONSULTANTS  
 AIA  
 CONSULTANTS

### ANOKA- HENNEPIN SCHOOLS - ISD 11

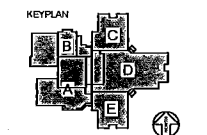
2727 Ferry Street  
 Anoka, MN 55303

REVISIONS  
 CITY UPDATES: 04/18/2018

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 OF PRINTED NAME: JAY R. POMEROY  
 DATE: 02-28-2018  
 DATE: 23543  
 LICENSE NUMBER:

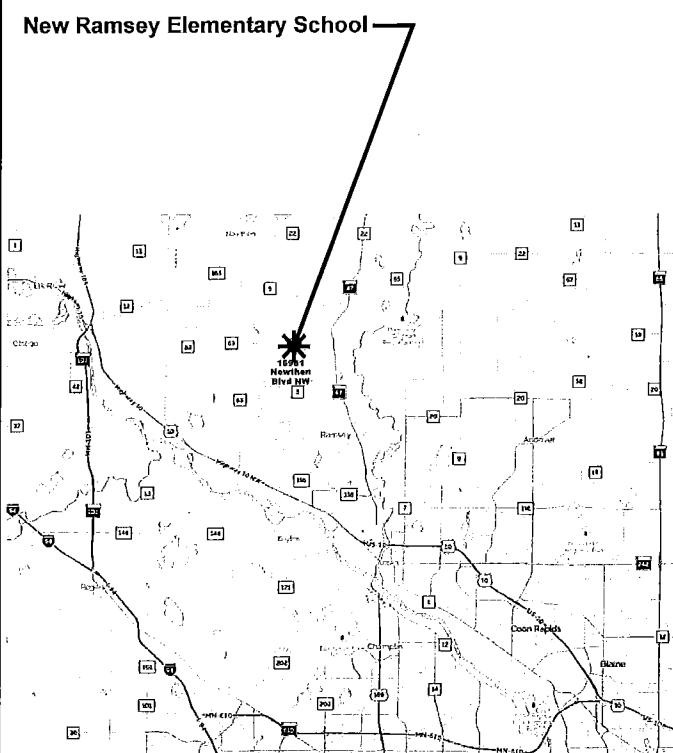


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 CHECKED BY: JRP  
 ISSUED FOR: CONSTRUCTION DOCUMENTS  
 ISSUE DATE: 04/10/2018  
 SHEET NAME: C0.00  
 TITLE: SHEET

PROJECT NO.: AJA - 17119  
 SHEET NUMBER:

**C0.00**

#### VICINITY MAP

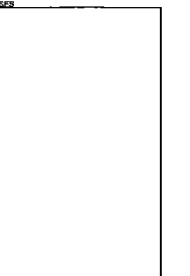


#### GENERAL NOTES

- REFER TO SHEET C1.41- GRADING AND DRAINAGE PLAN (NORTH) FOR RELATED INFORMATION.
- ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
- 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.
- 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.
- INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
- INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
- REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
- REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 91 09 13, FOR EROSION CONTROL REQUIREMENTS. SECTION 31 00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
- 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.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS SHOWN TYPICALLY AS 95.1 OR 95 SHALL BE UNDERSTOOD TO MEAN 905.1 OR 905.
- 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.
- IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. GENERALLY, THE SOFTBALL FIELDS AND OPEN PLAY AREA SHALL BE THE AREA FOR ADJUSTMENT. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
- NO FINISHED SLOPES SHALL EXCEED 3' HORIZONTAL TO 1' VERTICAL (3:1), UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO SHEET L1.11- LANDSCAPING PLAN, FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDED WITH SEED MIX #1.
- WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGES 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.
- FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
- ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
- LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
- A POST CONSTRUCTION TEST WILL BE CONDUCTED ON THE INFILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE NECESSARY AMOUNT OF TIME TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO TESTING TO WITNESS THE RESULTS.
- 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 HCL42 - AND SHALL BE SEEDED OR SODDED. REFER TO SHEET L1.11- LANDSCAPING PLAN, FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDED WITH SEED MIX #1.
- ALL WATERMAIN SHALL HAVE MINIMUM 8'-0" BURY (TOP OF PIPE TO FINISH GRADE).
- 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 16TH AVENUE FOR WATER.
- 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.
- 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.
- 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.
- 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.

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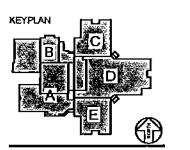


REVISIONS  
 CITY UPDATES: 04/18/2018

**NEW RAMSEY ELEMENTARY SCHOOL**  
 1896T NOWTHEN BLVD NW, RAMSEY, MINNESOTA  
**Anoka Hennepin Schools**  
 Anoka-Hennepin School District 11  
 2727 N Ferry Street, Anoka MN 55303

**SIGNATURE / SEAL**  
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**DRAWN BY**  
 JAY R. POMEROY  
**TYPED OR PRINTED NAME**  
 02-28-2018  
**DATE**  
 23843  
**LICENSE NUMBER**



**DRAWN BY**  
 CLG  
**CHECKED BY**  
 JRP  
**ISSUED FOR**  
 CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
 02/20/2018  
**SHEET NAME**

**SITE REFERENCE PLAN**

**PROJECT NO.**  
 AJA - 17119  
**SHEET NUMBER**

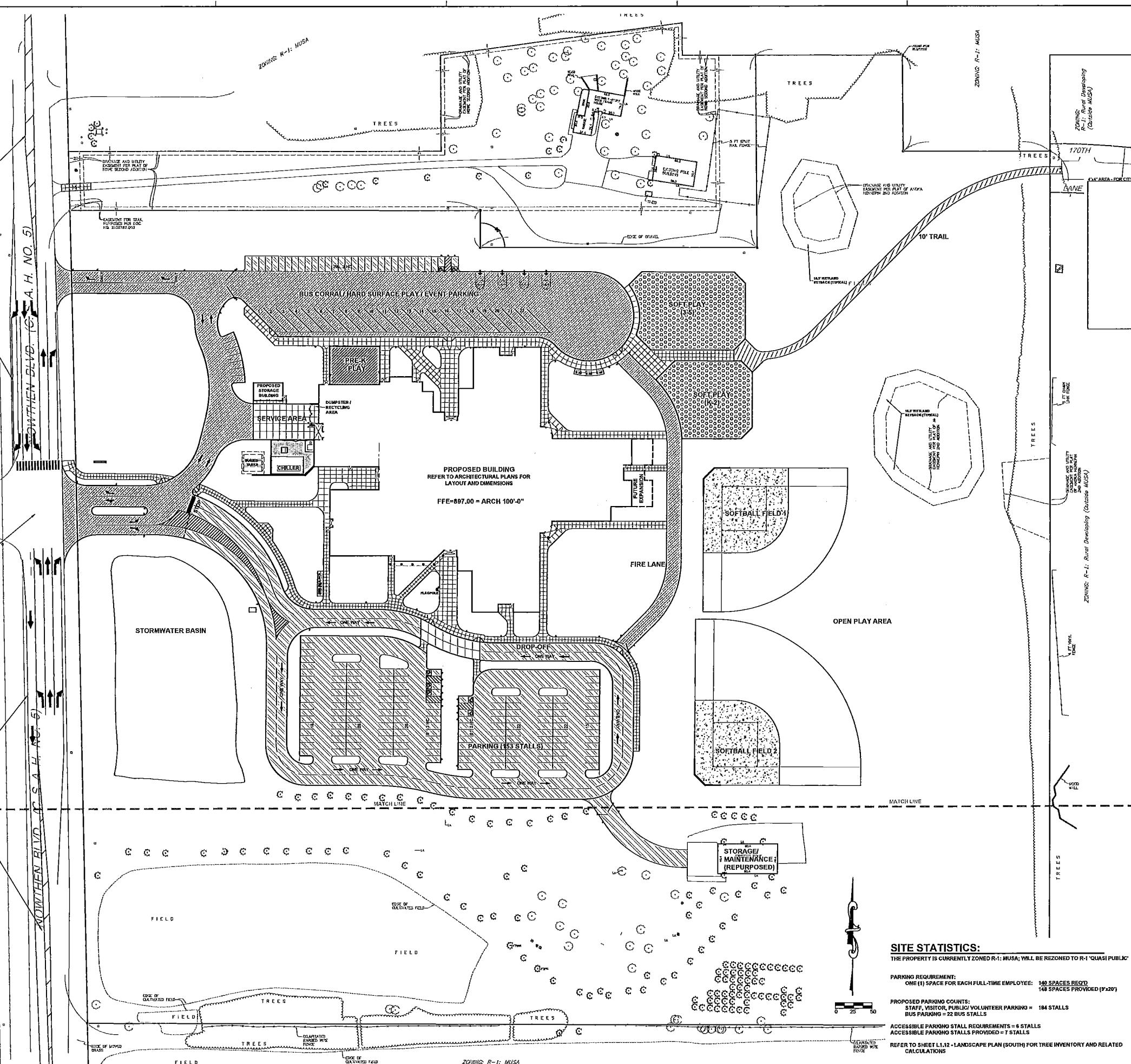
CONCEPTUAL LAYOUT FOR NOWTHEN BOULEVARD

**NOTES:**

- PER TRAFFIC STUDY (1-19-2018), AT A MINIMUM PROVIDE:
1. DEDICATED SOUTHBOUND LEFT TURN LANE AND A NORTHBOUND RIGHT TURN LANE AT SCHOOL ACCESS DRIVE AND 170TH AVENUE.
  2. POST A SCHOOL SPEED ZONE ON NOWTHEN BOULEVARD REDUCING SPEED LIMIT FROM 555 MOH TO 35 MPH DURING SCHOOL PEAK HOURS.
  3. PROVIDE A CROSSWALK CONNECTION ACROSS NOWTHEN BOULEVARD (NORTHSIDE OF INTERSECTION) WITH ADULT CROSSING GUARD.

4-WAY TRAFFIC SIGNAL

CONCEPTUAL LAYOUT FOR NOWTHEN BOULEVARD



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

**PARKING REQUIREMENT:**  
 ONE (1) SPACE FOR EACH FULL-TIME EMPLOYEE: 140 SPACES REQ'D  
 148 SPACES PROVIDED (P&207)

**PROPOSED PARKING COUNTS:**  
 STAFF, VISITOR, PUBLIC/VOLUNTEER PARKING = 184 STALLS  
 BUS PARKING = 22 BUS STALLS

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

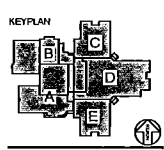
REFER TO SHEET L1.12 - LANDSCAPE PLAN (SOUTH) FOR TREE INVENTORY AND RELATED CALCULATIONS

**NEW RAMSEY ELEMENTARY SCHOOL**  
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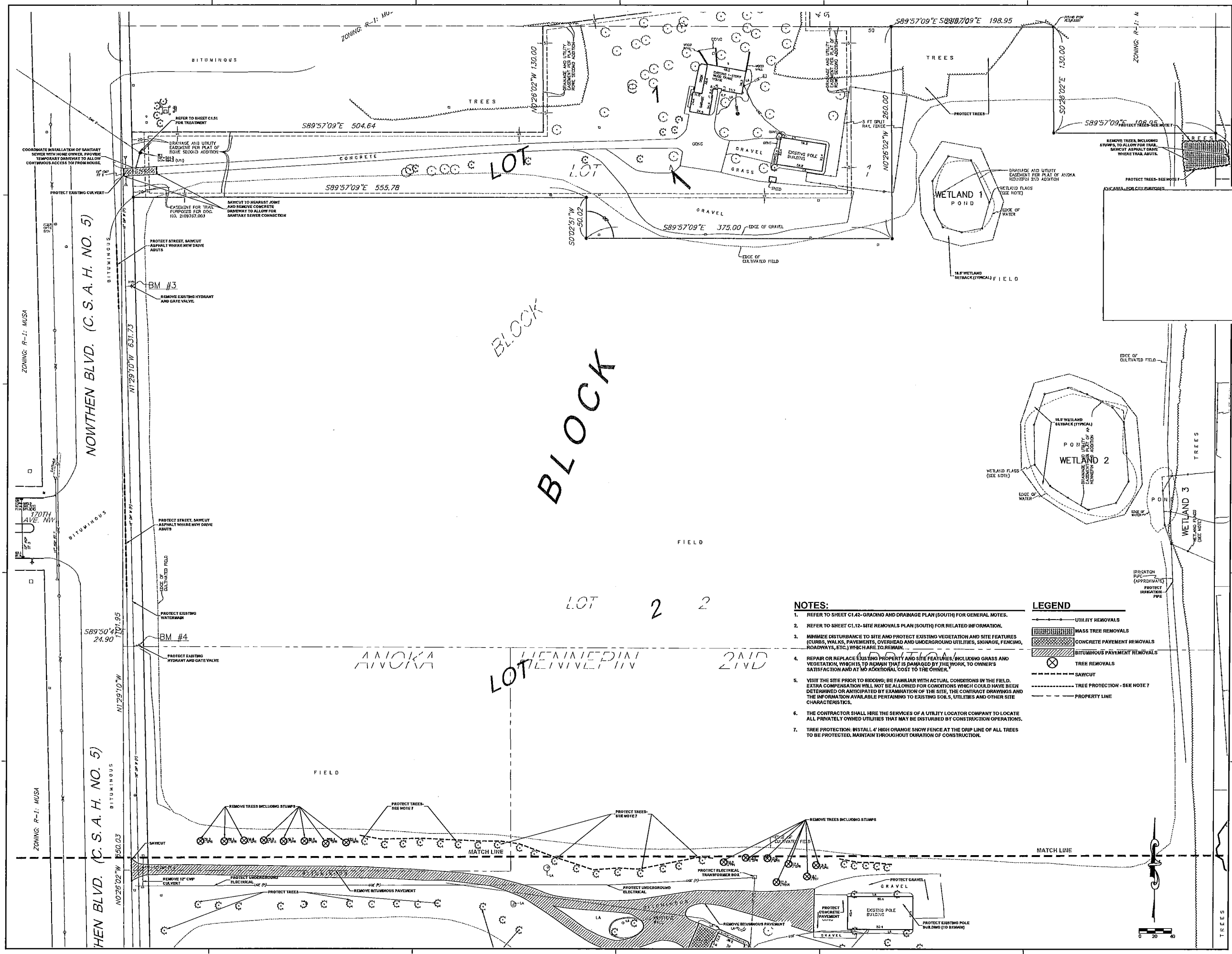
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**DATE:** 02-28-2018  
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**DRAWN BY:** CLG  
**CHECKED BY:** JRP  
**ISSUED FOR:** CONSTRUCTION DOCUMENTS  
**ISSUE DATE:** 02/28/2018  
**SHEET NAME:** SITE REMOVALS PLAN (NORTH)  
**PROJECT NO.:** AJA - 17118  
**SHEET NUMBER:**



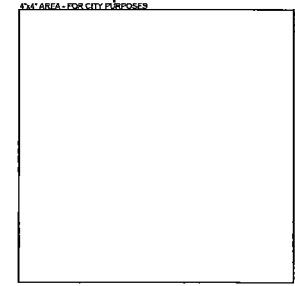
**NOTES:**

- REFER TO SHEET C1.42-GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
- REFER TO SHEET C1.12-SITE REMOVALS PLAN (SOUTH) FOR RELATED INFORMATION.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.
- TREE PROTECTION: INSTALL 4' HIGH ORANGE SNOW FENCE AT THE DRIP LINE OF ALL TREES TO BE PROTECTED, MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.

**LEGEND**

- UTILITY REMOVALS
- MASS TREE REMOVALS
- CONCRETE PAVEMENT REMOVALS
- BITUMINOUS PAVEMENT REMOVALS
- TREE REMOVALS
- SAWCUT
- TREE PROTECTION - SEE NOTE 7
- PROPERTY LINE





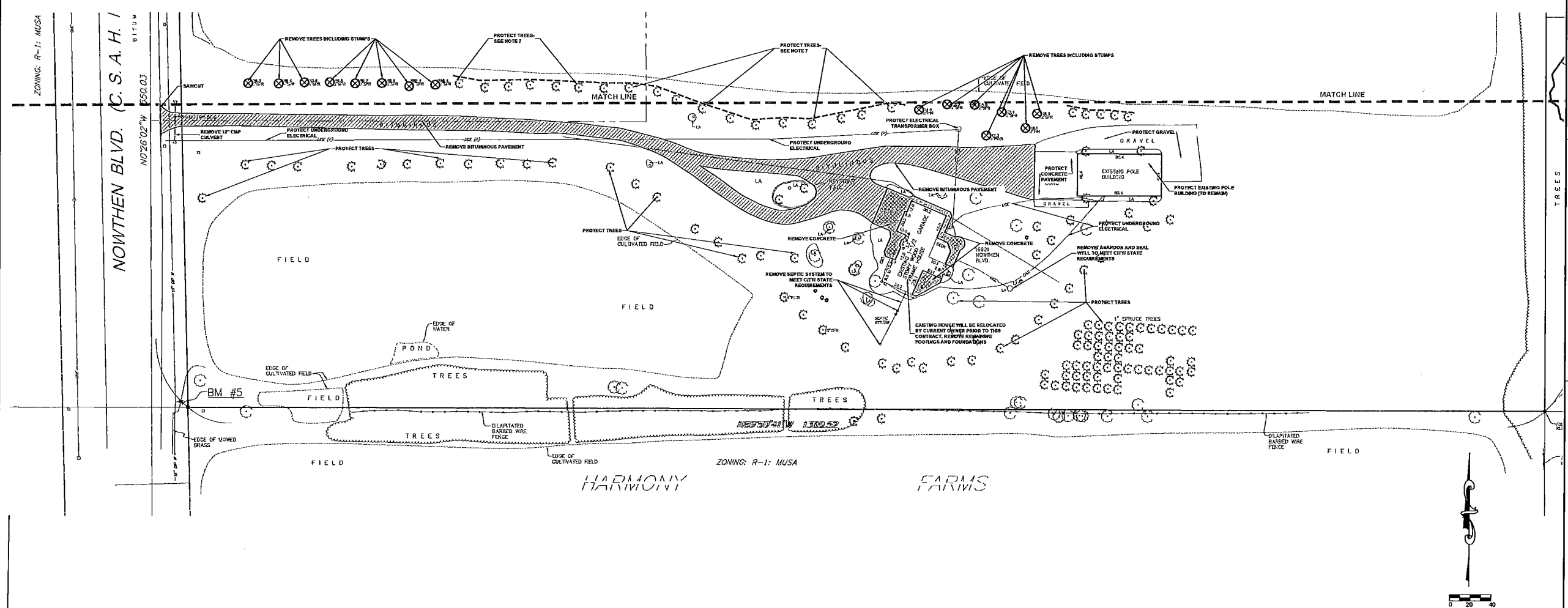
REVISIONS  
CITY UPDATES: 04/18/2018

**NOTES:**

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2. REFER TO SHEET C1.11- SITE REMOVALS PLAN (NORTH) FOR RELATED INFORMATION.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.
7. TREE PROTECTION: INSTALL 4' HIGH ORANGE SNOW FENCE AT THE DRIP LINE OF ALL TREES TO BE PROTECTED, MAINTAIN THROUGHOUT DURATION OF CONSTRUCTION.

**LEGEND**

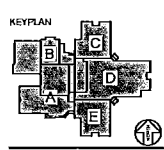
- UTILITY REMOVALS
- [Hatched Box] MASS TREE REMOVALS
- [Hatched Box] CONCRETE PAVEMENT REMOVALS
- [Hatched Box] BITUMINOUS PAVEMENT REMOVALS
- (X) TREE REMOVALS
- - - SAWCUT
- - - TREE PROTECTION - SEE NOTE 7
- - - PROPERTY LINE



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**SIGNATURE / SEAL**  
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Signature: [Signature]  
JAY R. POWEROY  
TITLE OR PRINTED NAME  
02-28-2018  
DATE  
23543  
LICENSE NUMBER



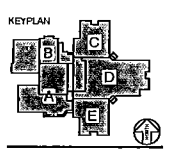
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**ISSUED FOR**  
CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
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**SHEET NAME**  
SITE REMOVALS PLAN (SOUTH)  
**PROJECT NO.**  
AJA - 17118  
**SHEET NUMBER**

REVISIONS  
 CITY UPDATES: 04/18/2018

**NEW RAMSEY ELEMENTARY SCHOOL**  
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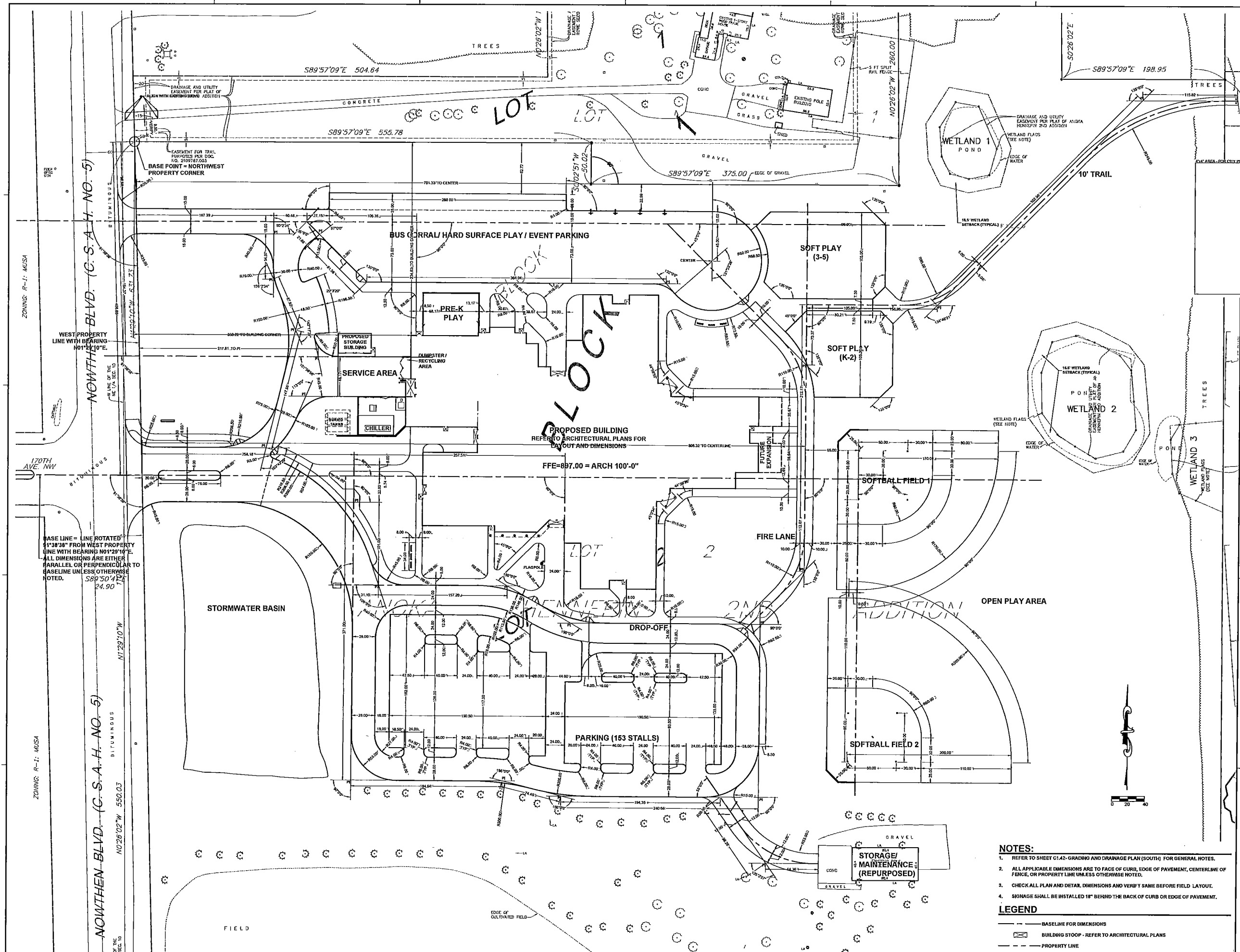
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 CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
 07/28/2018  
**SHEET NAME**

**81% LAYOUT PLAN**

**PROJECT NO.**  
 AJA - 17118  
**SHEET NUMBER**

**C1.21**



- NOTES:**
- REFER TO SHEET C1.02- GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
  - ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
  - SIGNAGE SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.

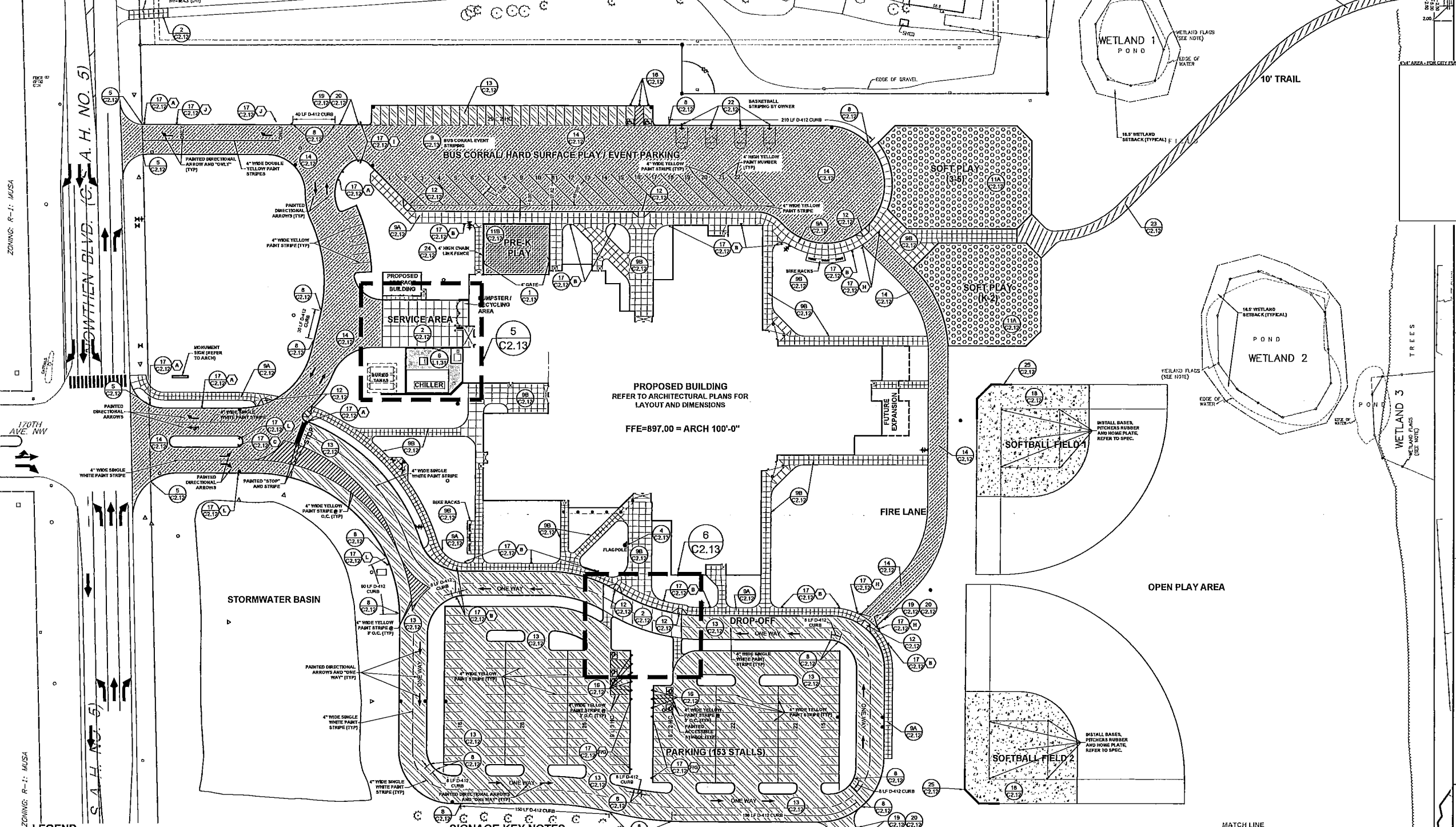
- LEGEND**
- BASELINE FOR DIMENSIONS
  - BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
  - PROPERTY LINE

BASE LINE = LINE ROTATED 11°38'38" FROM WEST PROPERTY LINE WITH BEARING N01°29'10"E. ALL DIMENSIONS ARE EITHER PARALLEL OR PERPENDICULAR TO BASELINE UNLESS OTHERWISE NOTED.  
 589°50'47" W  
 24.90'



**NOTES:**

- REFER TO SHEET C1.42-GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
- CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
- SIGNAGE SHALL GENERALLY BE INSTALLED 18" BEHIND THE BACK OF CURB.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 4" OF TOPSOIL. -REFER TO DETAIL 11C1.42- AND SHALL BE SODDED OR SEEDED.
- 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.
- 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.

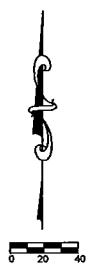


**LEGEND**

	PROPOSED CONCRETE WALK/ SLAB		PROPOSED TRAFFIC CONTROL SIGN
	PROPOSED LIGHT DUTY PAVEMENT		SIGNAGE KEY NOTE
	PROPOSED MEDIUM DUTY PAVEMENT		PROPOSED MANHOLE (MH)
	PROPOSED HEAVY DUTY PAVEMENT		PROPOSED CATCH BASIN (CB)
	PROPOSED SOFT PLAY AREA		PROPOSED FLARED END SECTION (FES)
	PROPOSED PRE-K PLAY AREA		PROPOSED HYDRANT (HYD)
	PROPOSED LANDSCAPE ROCK BED		PROPOSED GATE VALVE (GV)
	PROPOSED CHAIN LINK FENCING		PROPOSED FLAGPOLE
	PROPOSED PAINTED CURB		PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
	PROPOSED AGLINE		PROPERTY LINE
			LIGHT POLE - REFER TO ELECTRICAL PLANS

**SIGNAGE KEY NOTES**

- (A) STOP
- (B) NO PARKING FIRE LANE
- (C) BUSES AND DELIVERY VEHICLES - LEFT ONLY
- (D) DO NOT ENTER
- (E) ~~SPEED LIMIT 15~~ NOT USED
- (F) VISITOR PARKING (RIGHT)
- (G) VISITOR PARKING (LEFT)
- (H) SERVICE AND EMERGENCY VEHICLES ONLY
- (I) BUSES ONLY DURING SCHOOL HOURS
- (J) RIGHT ONLY
- (K) STRAIGHT - LEFT / RIGHT ONLY
- (L) KEEP RIGHT



**LEGEND**

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

**NOTES**

1. REFER TO SHEET C1.02-GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.

**ATS&R**  
 ARMSTRONG TORSHE SLOD & RYDEN INC.  
 ARCHITECTURE  
 PLANNING  
 ENGINEERING  
 ENVIRONMENTAL  
 LANDSCAPE ARCHITECTURE

8501 GOLDEN VALLEY ROAD  
 SUITE 300  
 MINNEAPOLIS, MN 55427

TEL: 763.545.3731  
 FAX: 763.525.3288  
 WEB: www.atsr.com

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 2018

CONSULTANTS

**AJA**  
 ARCHITECTURE  
 JENNIFER A. JENSEN  
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 225 W. WASHINGTON ST.  
 SUITE 200  
 ANOKA, MN 55303

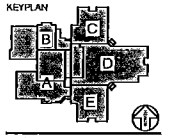
CITY UPDATES: 04/10/2018

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**DESIGNED BY**  
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 THIRD OR PRINTED NAME  
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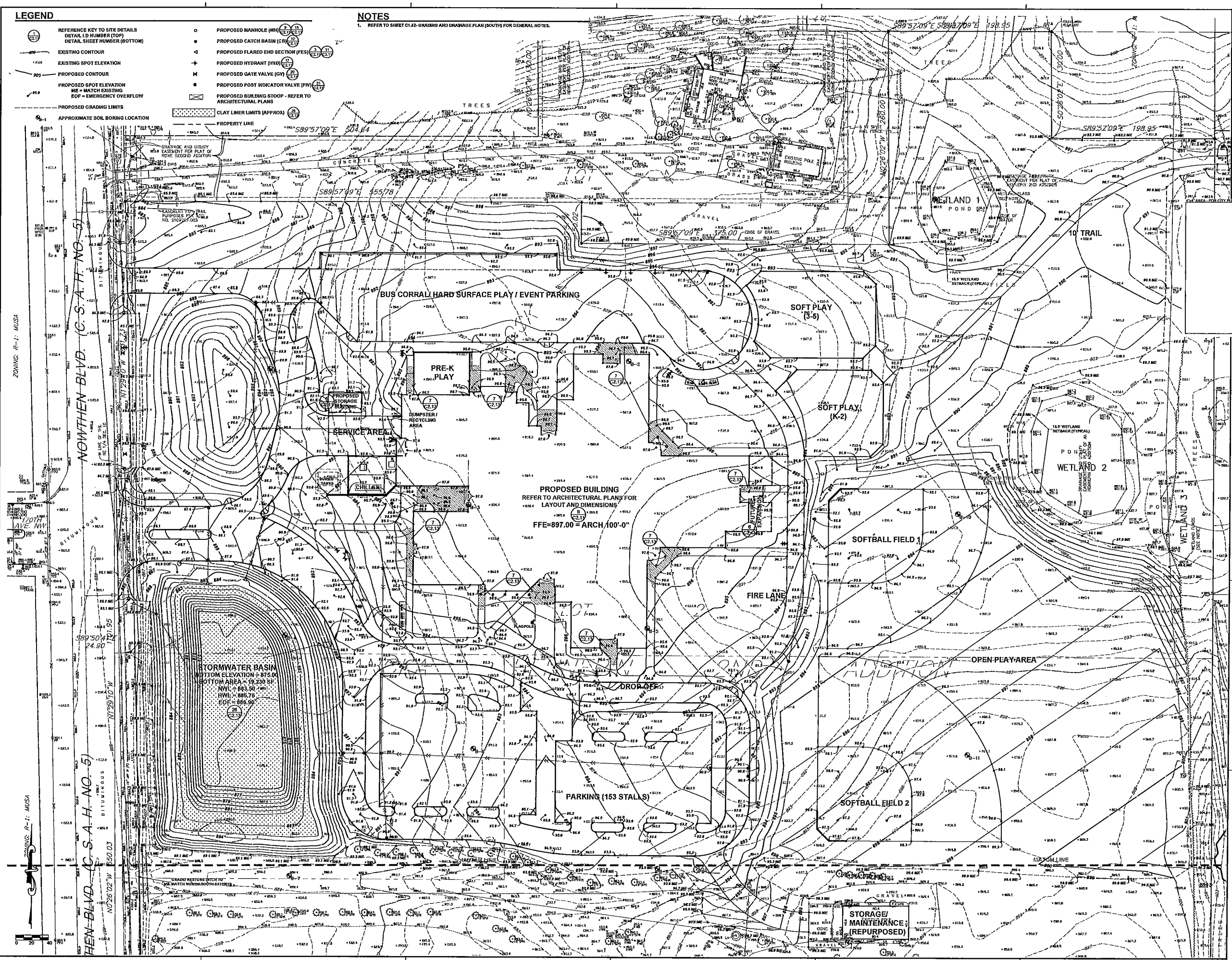
**SHEET NAME**

**GRADING AND DRAINAGE PLAN (NORTH)**

**PROJECT NO.**  
 AJA - 1118

**SHEET NUMBER**

**C1.41**



**LEGEND**

- ① REFERENCE KEY TO SITE DETAILS  
DETAIL LD NUMBER (TOP)  
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- ME = MATCH EXISTING  
EOP = EMERGENCY OVERTFLOW
- PROPOSED GRADING LIMITS
- APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- ⊥ PROPOSED FLARED END SECTION (FES)
- ⊥ PROPOSED HYDRANT (HYD)
- M PROPOSED GATE VALVE (GV)
- ⊥ PROPOSED POST INDICATOR VALVE (PIV)
- ⊠ PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- ▨ CLAY LINER LIMITS (APPROX)
- PROPERTY LINE

**GENERAL NOTES**

1. REFER TO SHEET C1.41- GRADING AND DRAINAGE PLAN (NORTH) FOR RELATED INFORMATION.
2. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING LAYOUT.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NEEDED PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
5. 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.
6. INSTALL CONTROL FENCING AND BARRICADES AS NECESSARY TO PROTECT THE PUBLIC.
7. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
8. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
9. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
10. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND STOOP DIMENSIONS AND LAYOUT.
11. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 81.93, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.09.00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
12. 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.
13. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
14. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
15. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
16. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
17. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 65.1 OR 65 SHALL BE UNDERSTOOD TO MEAN 655.1 OR 655.
18. 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.
19. IT IS INTENDED THAT EARTHWORK CUT VS. FILL BALANCE ON SITE, GENERALLY, THE SOFTBALL FIELDS AND OPEN PLAY AREA SHALL BE THE AREA FOR ADJUSTMENT. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
20. NO FINISHED SLOPES SHALL EXCEED 3' HORIZONTAL TO 1' VERTICAL (3:1), UNLESS OTHERWISE NOTED.
21. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGRICULTURE, SHALL RECEIVE AT LEAST 4" OF TOPSOIL. AND SHALL BE SEEDED OR SOODED. REFER TO SHEET L1.11- LANDSCAPING PLAN, FOR SOO AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEED WITH SEED MIX #1.
22. WHERE NEY 500 MEETS EXISTING 500, EXISTING 500 EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, IMPROV STRAIGHT EDGE. AUGER OR UNREIN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW 500 SURFACE TO BE FLUSH WITH EXISTING.
23. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOIL ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
24. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
25. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
26. A POST CONSTRUCTION TEST WILL BE CONDUCTED ON THE INFILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE NECESSARY AMOUNT OF TIME TO DRAIN. THE COON CREEK WATERSHED DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO TESTING TO WITNESS THE RESULTS.
27. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGRICULTURE, SHALL RECEIVE AT LEAST 4" OF TOPSOIL - REFER TO DETAIL MCL42 - AND SHALL BE SEEDED OR SOODED. REFER TO SHEET L1.11- LANDSCAPING PLAN, FOR SOO AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEED WITH SEED MIX #1.
28. ALL WATERMAIN SHALL HAVE MINIMUM 8" R-1 BURY (TOP OF PIPE TO FINISH GRADE).

**MNDOT 2016 SPEC**

REQUIREMENT	RANGE	TEST METHOD
MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
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 2014
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 PLATE NO. ERO-6 STANDARD DETAILS: TOPSOIL REQUIREMENTS

**TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS**

**% PASSING**

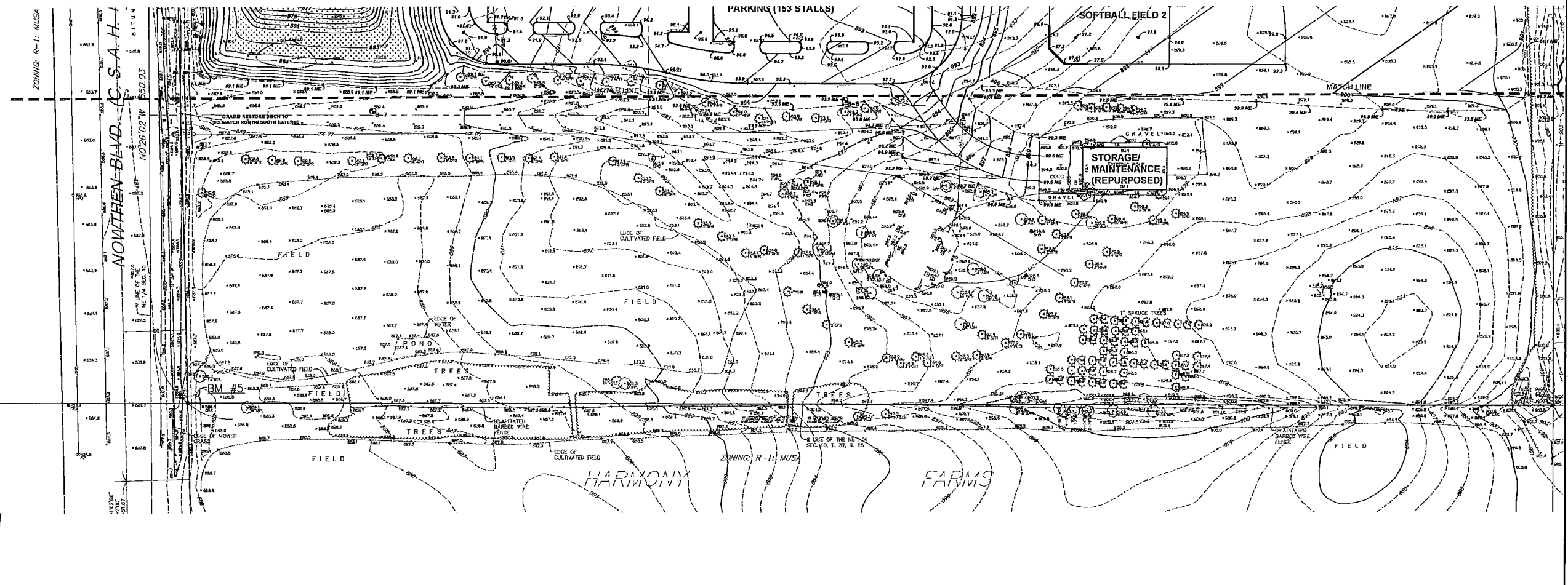
1"	100
3/4"	90 - 100
3/8"	50 - 80
No. 4	35 - 70
No. 10	20 - 60
No. 40	10 - 35
No. 200	5 - 10

NOTES:  
 1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS OF 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 USED IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2013 STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS CITY PLATE NO. STR-26

1 C1.42 TOPSOIL REQUIREMENTS

2 C1.42 MODIFIED CLASS 5 SPECIFICATIONS



**ATS&R**  
 ANATOLIO TORRES SWOLD & RYDEN INC.  
 ANATOLIO TORRES SWOLD & RYDEN INC.  
 8501 GOLDEN VALLEY ROAD  
 SUITE 300  
 MINNEAPOLIS, MN 55427  
 TEL: 763.545.3731  
 FAX: 763.525.3289  
 WEB: www.atsr.com

CONSULTANTS  
 ANATOLIO TORRES SWOLD & RYDEN INC.  
 ANATOLIO TORRES SWOLD & RYDEN INC.

REVISIONS  
 CITY UPDATES: 04/18/2018

NEW RAMSEY ELEMENTARY SCHOOL  
 19961 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:**   
**TYPED OR PRINTED NAME:** JAY B. POMEROY  
**DATE:** 02-28-2018  
**DATE:** 2/28/18  
**LICENSE NUMBER:**

**KEYPLAN**

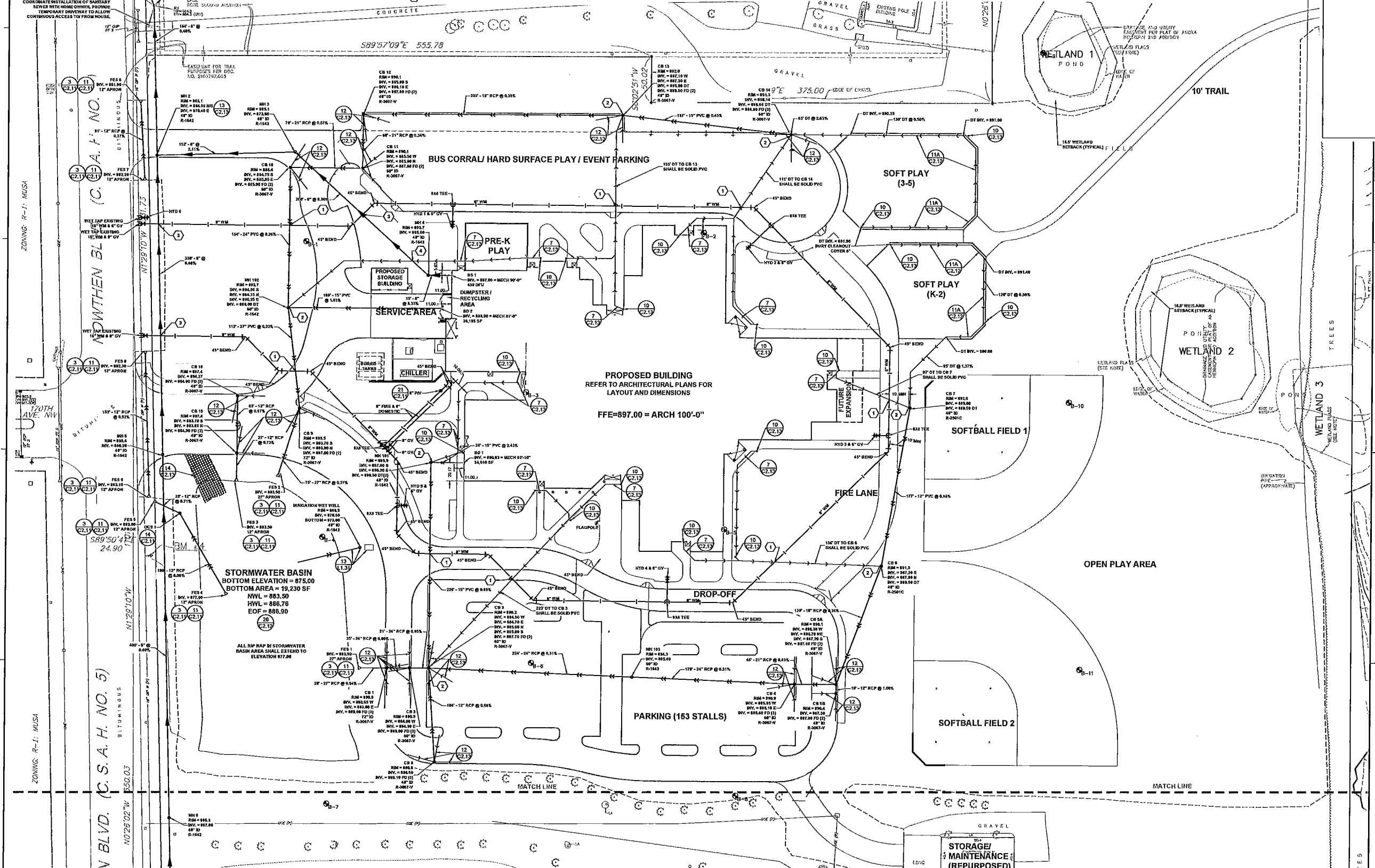
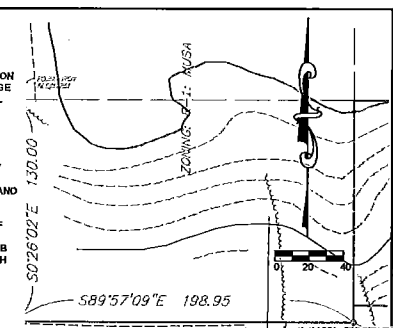
**DRAWN BY:** CLG  
**CHECKED BY:** JRP  
**ISSUED FOR:** CONSTRUCTION DOCUMENTS  
**ISSUE DATE:** 02/28/2018  
**SHEET NAME:** GRADING AND DRAINAGE PLAN (SOUTH)  
**PROJECT NO.:** AJA - 17119  
**SHEET NUMBER:**

**LEGEND**

- REFERENCE KEY TO SITE DETAILS  
DETAIL ID NUMBER (TOP)  
DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION  
ME = MATCH EXISTING  
EOF = EMERGENCY OVERFLOW
- PROPOSED GRADING LIMITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPOSED POST INDICATOR VALVE (PIV)
- ① PROVIDE MINIMUM 24" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH
- ② CONNECT DRAIN TILE TO CB / MH AND PROVIDE BACKWATER VALVE
- ③ PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
- PROPERTY LINE
- ④ SANITARY SEWER SHALL CROSS UNDER PROPOSED WATERMAIN WITH MINIMUM 18" VERTICAL SEPARATION AT CROSSING.
- ⑤ PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING

**NOTES**

1. REFER TO SHEET C1.42- GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
2. ALL 8" WATERMAIN PIPE SHALL BE DIP CLASS B2 AND ALL 6" WATERMAIN PIPE SHALL BE DIP CLASS S2. ALL WATERMAIN SHALL HAVE MINIMUM 8" OF BURIED PIPE TO FRESH GRADE. DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-98B.
3. ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 26), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
4. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D2004, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
5. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:  
a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.  
b. ACCEPTABLE MANUFACTURERS / PRODUCTS:  
i. FERROG "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"  
ii. PRESS-SEAL "WATERSTOP GROUING RINGS"  
iii. OR APPROVED EQUAL.
6. WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
7. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
8. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
9. 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.
10. 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 CUTTER. CURB AND CUTTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.

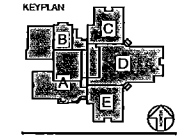


REVISIONS  
CITY UPDATES: 04/18/2018

**NEW RAMSEY ELEMENTARY SCHOOL**  
18961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA  
**Anoka Hennepin Schools**  
Anoka-Hennepin School District 11  
2727 N Ferry Street, Anoka MN 55303

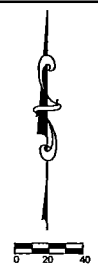
**SIGNATURE/SEAL**  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
*David A. Rey*

**SIGNATURE**  
DAVID A. REY  
**TYPED OR PRINTED NAME**  
02-28-2018  
**DATE**  
48180  
**LICENSE NUMBER**



**DRAWN BY**  
CLG  
**CHECKED BY**  
JRP  
**ISSUED FOR**  
CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
02/28/2018  
**SHEET NAME**  
SITE UTILITY PLAN (NORTH)

**PROJECT NO.**  
AJA - 1118  
**SHEET NUMBER**

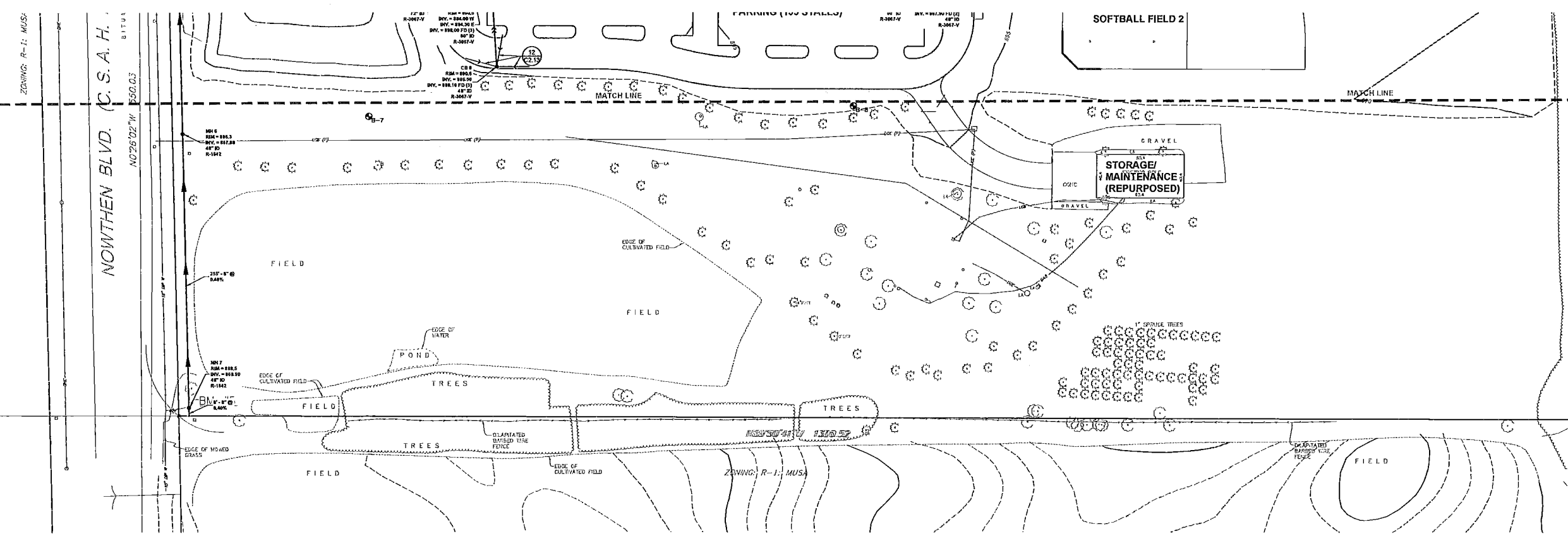


**LEGEND**

- |  |                                                                                         |  |                                                                                                                     |
|--|-----------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------|
|  | REFERENCE KEY TO SITE DETAILS<br>DETAIL LD NUMBER (TOP)<br>DETAIL SHEET NUMBER (BOTTOM) |  | PROPOSED WATERMAIN (12" 12.1)                                                                                       |
|  | EXISTING CONTOUR                                                                        |  | PROPOSED MANHOLE (MH) (12" 12.1)                                                                                    |
|  | EXISTING SPOT ELEVATION                                                                 |  | PROPOSED CATCH BASIN (CB) (12" 12.1)                                                                                |
|  | PROPOSED CONTOUR                                                                        |  | PROPOSED FLARED END SECTION (FES) (12" 12.1)                                                                        |
|  | PROPOSED SPOT ELEVATION<br>ME = MATCH EXISTING<br>EOP = EMERGENCY OVERFLOW              |  | PROPOSED HYDRANT (HYD) (12" 12.1)                                                                                   |
|  | PROPOSED GRADING LIMITS                                                                 |  | PROPOSED GATE VALVE (GV) (12" 12.1)                                                                                 |
|  | PROPOSED SANITARY SEWER                                                                 |  | PROPOSED POST INDICATOR VALVE (PIV) (12" 12.1)                                                                      |
|  | PROPOSED STORM SEWER                                                                    |  | PROVIDE MINIMUM 24" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH |
|  | PROPERTY LINE                                                                           |  | CONNECT DRAIN TILE TO CB / MH AND PROVIDE BACKWATER VALVE (12" 12.1)                                                |
|  |                                                                                         |  | PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS                                                              |
|  |                                                                                         |  | SANITARY SEWER SHALL CROSS UNDER PROPOSED WATERMAIN WITH MINIMUM 18" VERTICAL SEPARATION AT CROSSING.               |
|  |                                                                                         |  | PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING                                                                 |

**NOTES**

- REFER TO SHEET C1-A2- GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
- ALL 8" WATERMAIN PIPE SHALL BE DIP CLASS 62 AND ALL 6" WATERMAIN PIPE SHALL BE DIP CLASS 63. ALL WATERMAIN SHALL HAVE MINIMUM 6" BURY (TOP OF PIPE TO FINISH GRADE). DIP SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 1248-98B.
- 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.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIL) WITH FLEXIBLE WATER TIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
- FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
  - IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
  - ACCEPTABLE MANUFACTURERS' PRODUCTS:
    - FERRO, "CONCRETE MAINHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
    - PRESS-SEAL, "WATERTOP" GROUTING RINGS"
    - OR APPROVED EQUAL.
- WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MAINHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
- ANY MAINHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAIN TILE 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).
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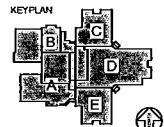


REVISIONS  
CITY UPDATES: 04/18/2018

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.

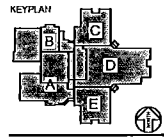
DAVID A. REY  
TYPED OR PRINTED NAME  
02-28-2018  
DATE  
49186  
LICENSE NUMBER



DRAWN BY  
CLG  
CHECKED BY  
JRP  
ISSUED FOR  
CONSTRUCTION DOCUMENTS  
ISSUE DATE  
02/28/2018  
SHEET NAME  
SITE UTILITY PLAN (SOUTH)  
PROJECT NO.  
AJA - 1118  
SHEET NUMBER

**NEW RAMSEY ELEMENTARY SCHOOL**  
19961 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 Landscaper/Architect under the laws of the State of Minnesota.  
**JAY E. POMEROY**  
JAY E. POMEROY  
TYPE OR PRINTED NAME  
02-28-2018  
DATE  
23543  
LICENSE NUMBER

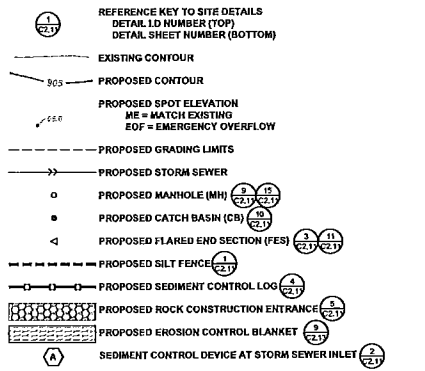


**DRAWN BY**  
CLG  
**CHECKED BY**  
JRP  
**ISSUED FOR**  
CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
02/08/2018  
**SHEET NAME**  
SEDIMENT AND EROSION CONTROL PLAN (SWPPP)  
**PROJECT NO.**  
AJA - 1119  
**SHEET NUMBER**

**APPROXIMATE EROSION CONTROL DEVICE QUANTITIES**

- SILT FENCE = 6500 L.F.
- SEDIMENT CONTROL LOG = 110 L.F.
- ROCK CONSTRUCTION ENTRANCES = 180 C.Y.
- EROSION CONTROL BLANKET = 7,420 S.Y.
- SEDIMENT CONTROL DEVICE AT STORM SEWER INLET = 17

**LEGEND**



**NOTES**

1. REFER TO SHEET C1.42- GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
2. REFER TO SWPPP NARRATIVE (SECTION 01 89 13) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
3. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
4. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
5. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
6. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
7. SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST, ACCEPTABLE PRODUCTS:
  - A. YIMCO TOP SLAB™ MODEL RD 27.
  - B. INFRASAF® SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SCS'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SCS'S SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHROUD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A DEGRADABLE SOCK. DANDY BAGS OR DANDY BAG HD DISTRIBUTED BY BROCK WHITE COMPANY, ST. PAUL, MN (816) 847-8950. DANDY BAG SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
  - C. TEMPORARY SEEDING
  - D. INFRASAF® DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC., DISTRIBUTED BY ESS BROTHERS, 9350 COUNTY ROAD 19, CORCORAN, MN 55357 DCS'S SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
  - E. OR APPROVED EQUAL.
8. PERIMETER EROSION CONTROL DEVICES (SILT FENCE, ROCK ENTRANCE, INLET PROTECTION, ETC.) INSTALLED BY THE CONTRACTOR SHALL BE INSPECTED BY THE CITY PRIOR TO ANY LAND DISTURBING ACTIVITIES. CONTRACTOR MUST PROVIDE 24 HOUR NOTICE TO THE CITY FOR INSPECTION.

**EXCERPT FROM THE SWPPP NARRATIVE**

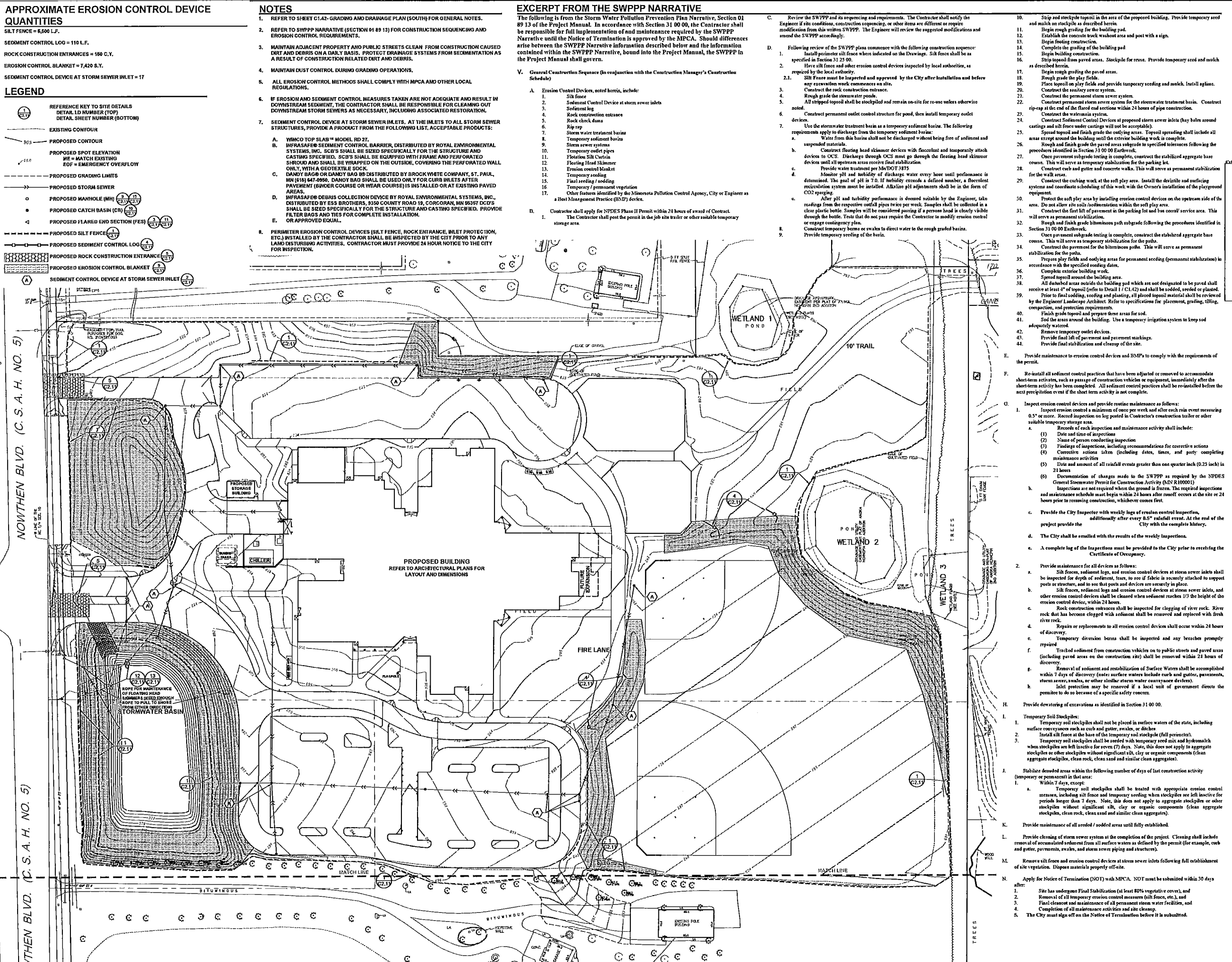
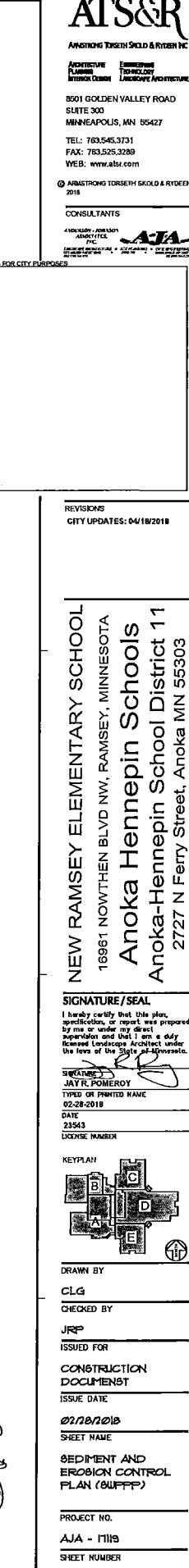
The following is from the Storm Water Pollution Prevention Plan Narrative, Section 01 89 13 of the Project Manual. In accordance with Section 31.00 00, the Contractor shall be responsible for full implementation of and maintenance required by the SWPPP Narrative until the Notice of Termination is approved by the MPCA. Should differences arise between the SWPPP Narrative information described below and the information contained within the SWPPP Narrative, bound into the Project Manual, the SWPPP in the Project Manual shall govern.

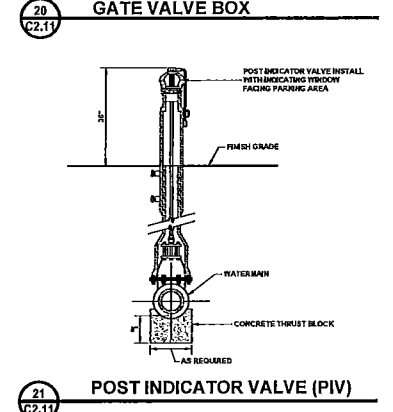
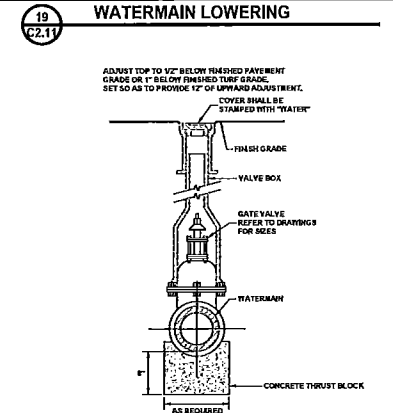
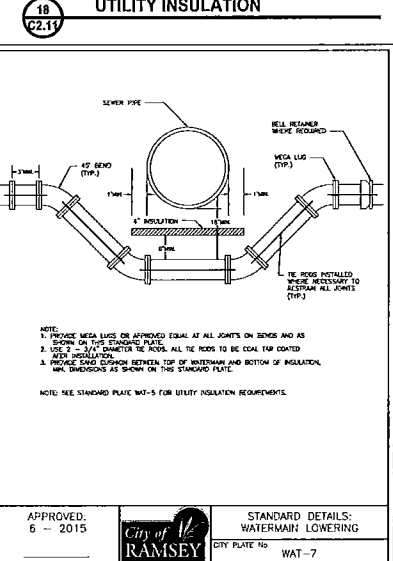
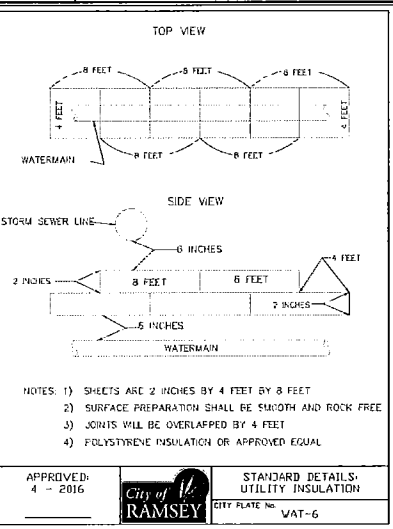
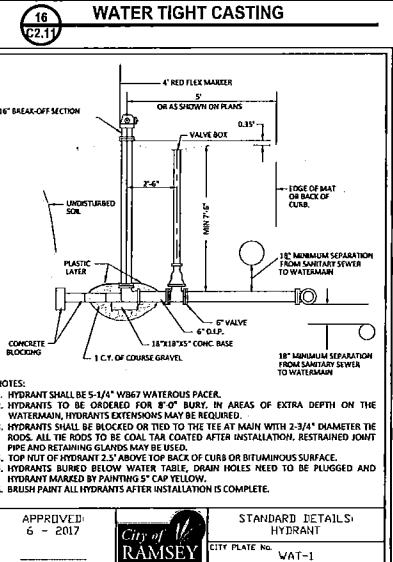
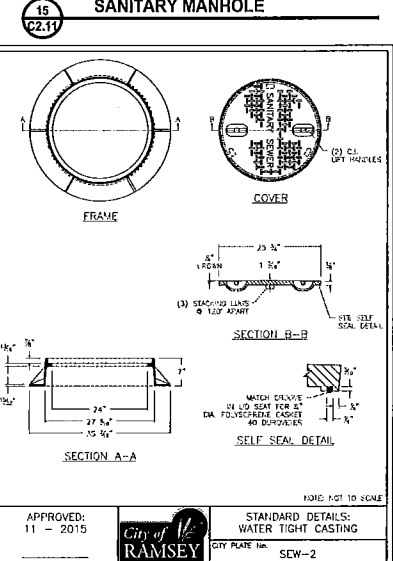
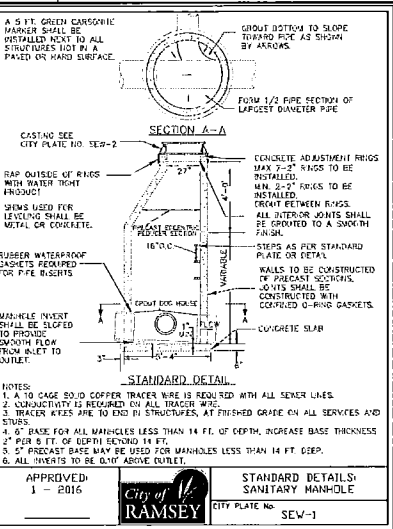
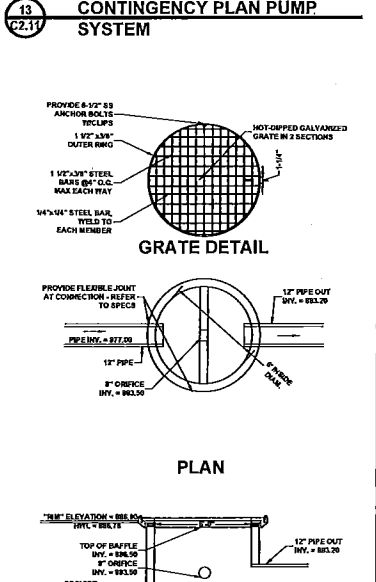
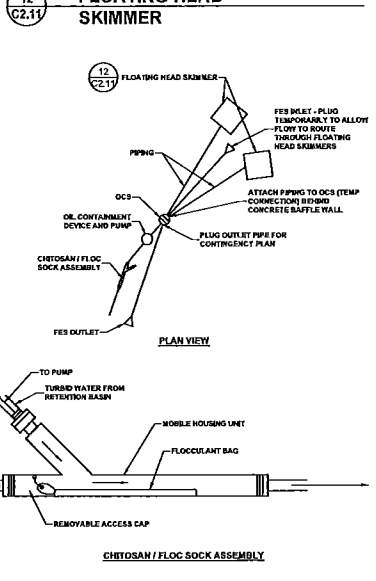
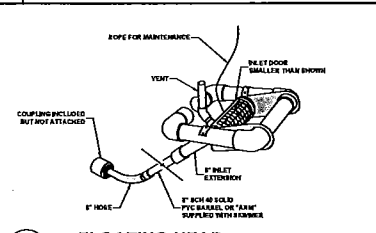
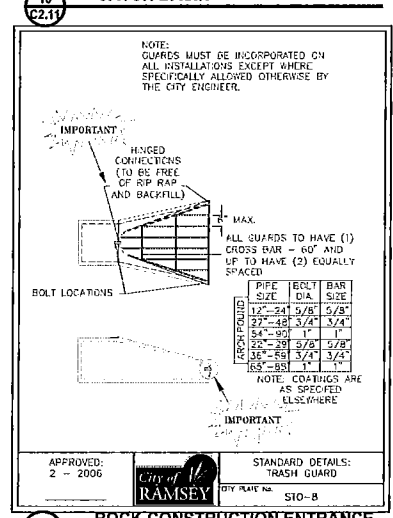
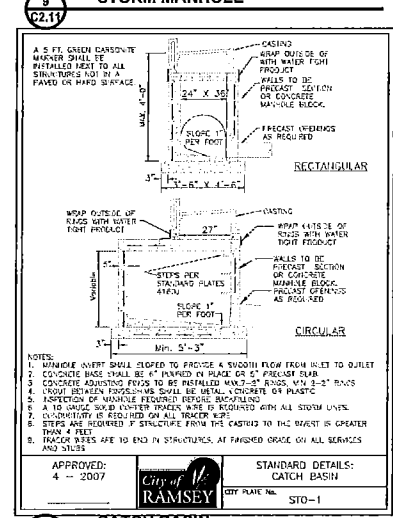
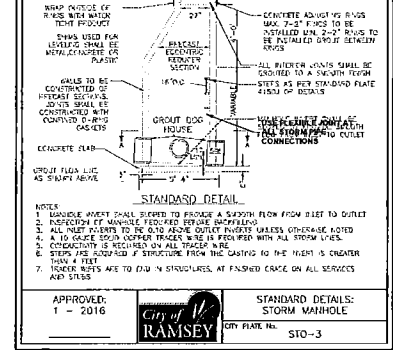
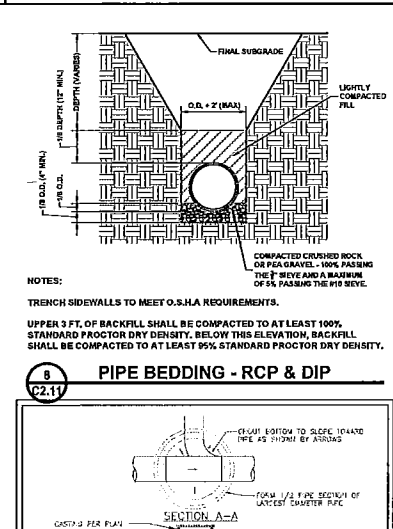
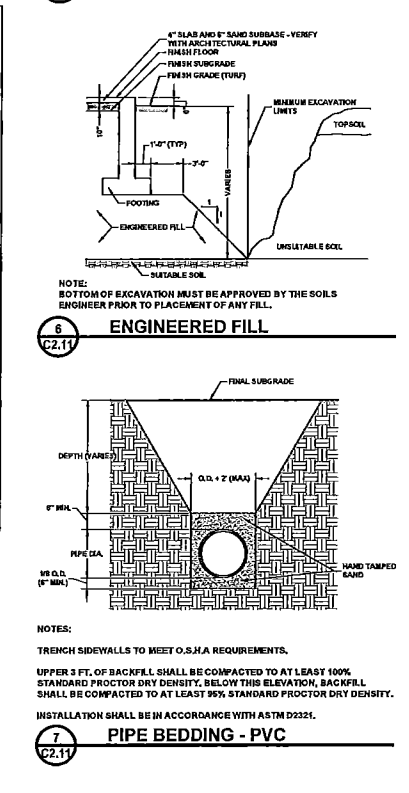
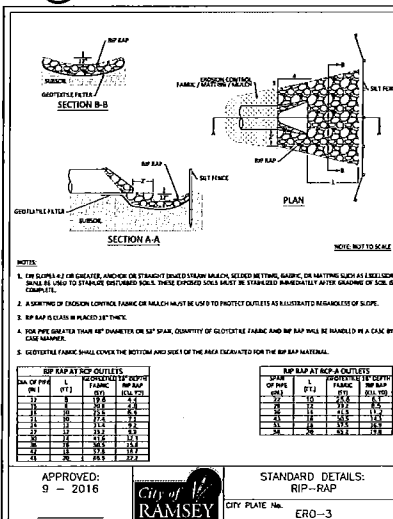
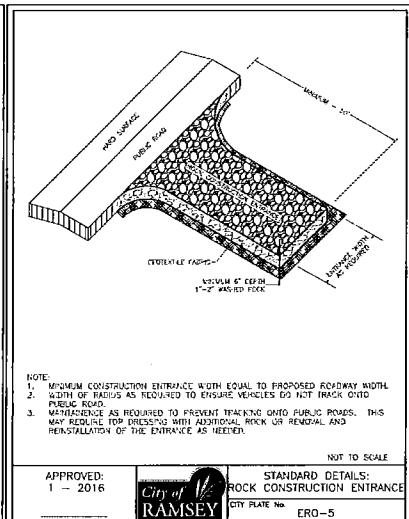
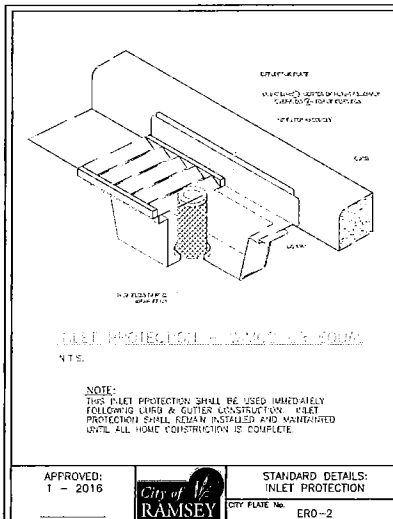
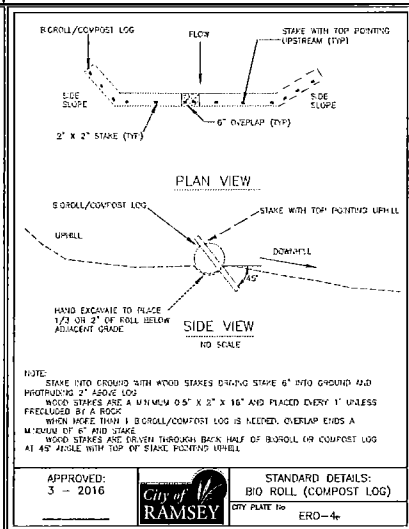
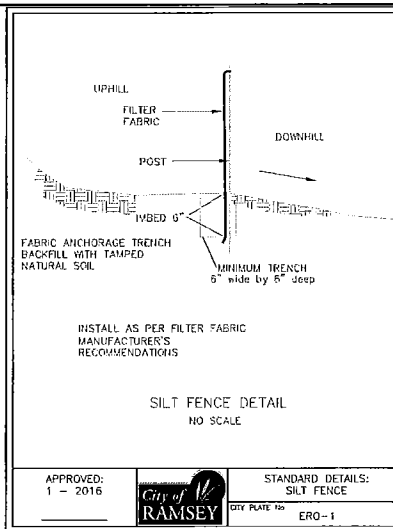
V. General Construction Sequence (in conjunction with the Construction Manager's Construction Schedule)

- A. Erosion Control Devices, noted herein, include:
  1. Silt fence
  2. Sediment Control Device at storm sewer inlets
  3. Sediment log
  4. Rock construction entrance
  5. Rock check dams
  6. Rip rap
  7. Storm water treatment basin
  8. Storm sediment basin
  9. Storm sewer systems
  10. Temporary outlet pipes
  11. Floation 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 conformed 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.
  - 2.1. Silt Fence must be inspected and approved by the City after installation and before any excavations work commences on site.
  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 basin. The following requirements apply to discharge from the temporary sediment basin:
    - a. Water from this basin shall not be discharged without being free of sediment and suspended materials.
    - b. Construct floating head skimmer device with flocculant and temporarily attach devices until all upstream areas receive final stabilization.
    - c. Provide water treatment per MNDOT 7475.
    - 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 CO<sub>2</sub> sequestration.
    - 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 person can see clearly visible through the bottle. Tests that do not pass require the Contractor to modify erosion control or engage contingency plan.
    - f. Construct temporary berms or walls to direct water to the rough graded basins.
    - g. Provide temporary seeding of the basin.

10. Strip and stockpile topsoil in the area of the proposed building. Provide temporary seed and mulch on stockpiles as described in Section 31.00 00.
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 signage.
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 slip-up at the end of the barrel end sections within 24 hours of pipe construction.
23. Construct the watermain system.
24. Construct Sediment Control Devices at proposed storm sewer inlets (day bales around curbs and silt fence under castings will not be acceptable).
25. Spread topsoil and finish grade the existing 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 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 building.
29. Construct the curbing work at the soft play area. Install the drainage 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 fill of pavement in the parking lot and bus corridor 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 existing 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 1 / C1.42) and shall be sodded, seeded or planted.
39. Prior to final sodding, seeding and planting, all spread topsoil material shall be reviewed by the Engineer/Landscaper/Architect. Refer to specifications for placement, grading, silt, compaction, and protection requirements.
40. Finish grade topsoil and prepare three 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 fill of pavement and pavement markings.
44. Provide final stabilization and cleanup of the site.





REVISIONS  
CITY UPDATE: 04/18/2018

NEW RAMSEY ELEMENTARY SCHOOL  
19861 NORTHEN BLVD NW, RAMSEY, MINNESOTA  
**Anoka Hennepin Schools**  
Anoka-Hennepin School District 11  
2727 N Ferry Street, Anoka MN 55303

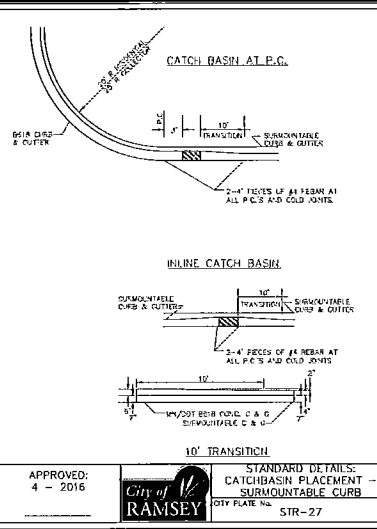
SIGNATURE/SEAL  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

SIGNATURE  
DAVID A REY  
TYPED OR PRINTED NAME  
02-28-2018  
DATE  
40180  
LICENSE NUMBER

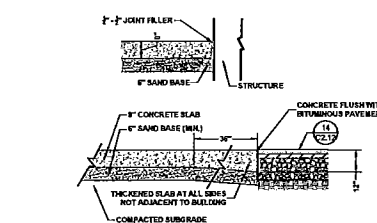
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CLG  
CHECKED BY  
JRP  
ISSUED FOR  
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ISSUE DATE  
02/28/2018  
SHEET NAME  
SITE DETAILS

PROJECT NO.  
AJA - 1119

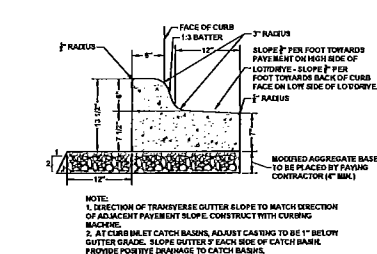
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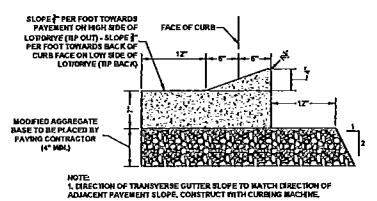
**1 C2.12 CATCH BASIN PLACEMENT - SURMOUNTABLE CURB**



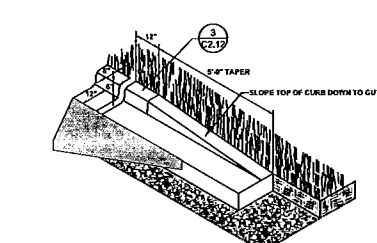
**2 C2.12 LOADING DOCK SLAB**



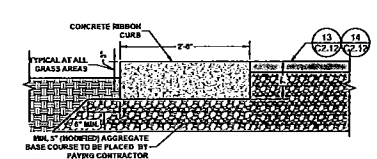
**3 C2.12 B-612 CURB AND GUTTER**



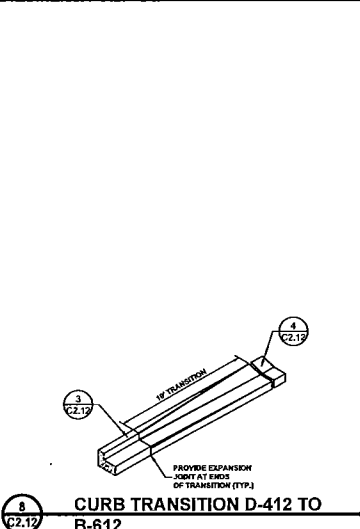
**4 C2.12 D-412 CURB & GUTTER**



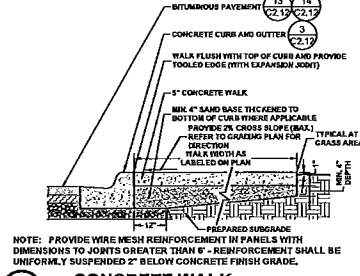
**5 C2.12 B-612 CURB TERMINATOR**



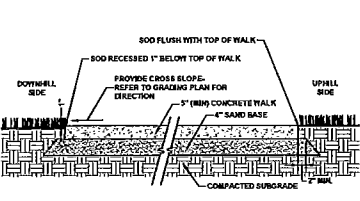
**6 C2.12 CONCRETE RIBBON CURB**



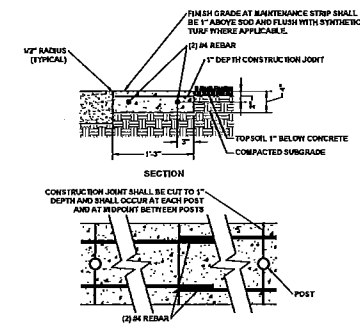
**8 C2.12 CURB TRANSITION D-412 TO B-612**



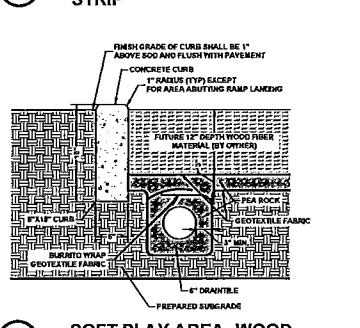
**9A C2.12 CONCRETE WALK**



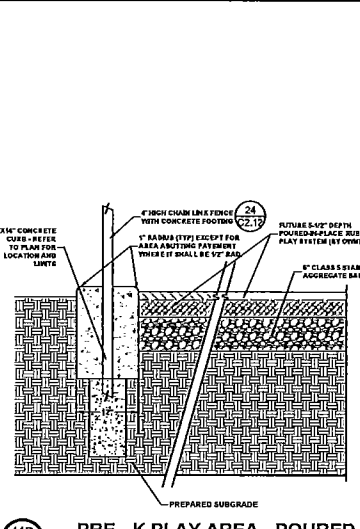
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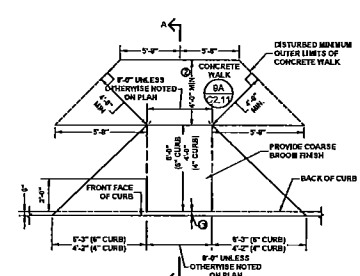
**10 C2.12 CONCRETE MAINTENANCE STRIP**



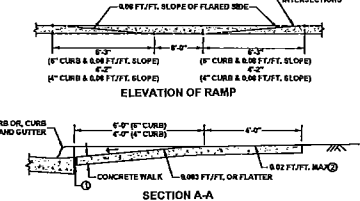
**11A C2.12 SOFT PLAY AREA- WOOD FIBER MATERIAL**



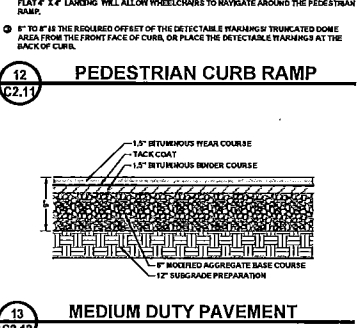
**11B C2.12 PRE-K PLAY AREA - POURED IN-PLACE RUBBER**



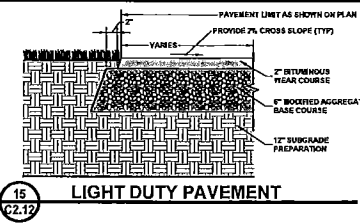
**12 C2.12 PEDESTRIAN CURB RAMP**



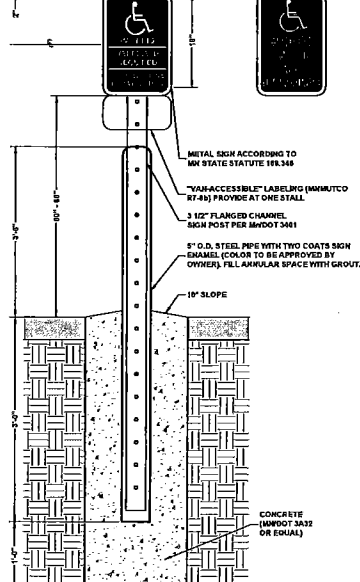
**13 C2.12 MEDIUM DUTY PAVEMENT**



**14 C2.12 HEAVY DUTY PAVEMENT**



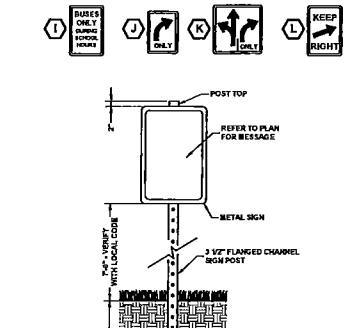
**15 C2.12 LIGHT DUTY PAVEMENT**



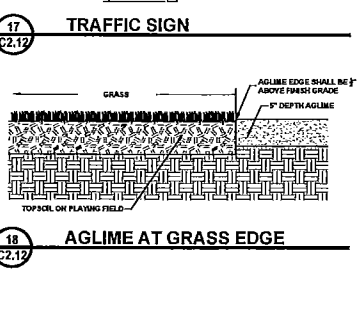
**16 C2.12 ACCESSIBLE PARKING SIGN AND POST WITH BOLLARD**



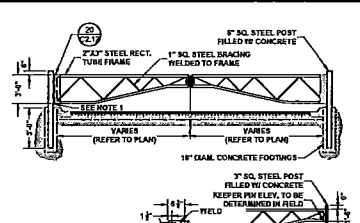
**17 C2.12 TRAFFIC SIGN**



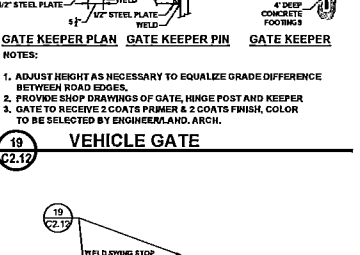
**18 C2.12 AGLIME AT GRASS EDGE**



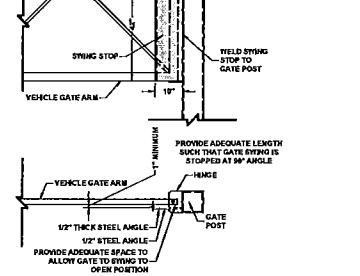
**22 C2.12 BASKETBALL HOOP**



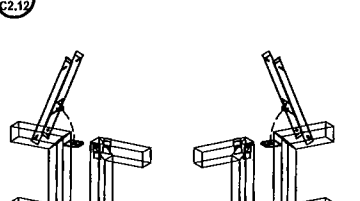
**19 C2.12 GATE KEEPER PLAN**



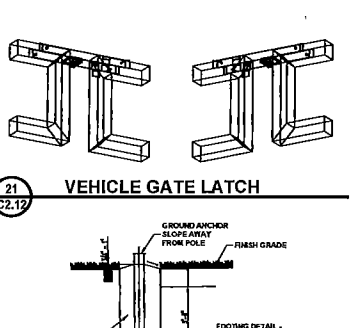
**19 C2.12 VEHICLE GATE**



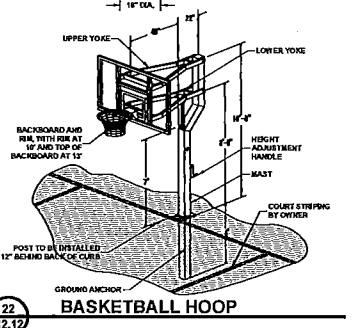
**20 C2.12 VEHICLE GATE SWING STOP**



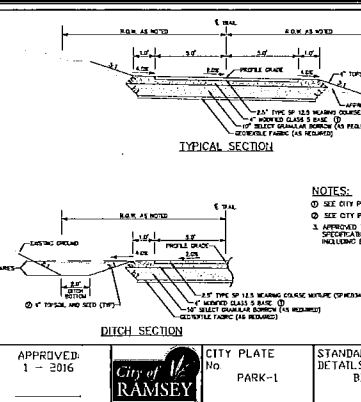
**21 C2.12 VEHICLE GATE LATCH**



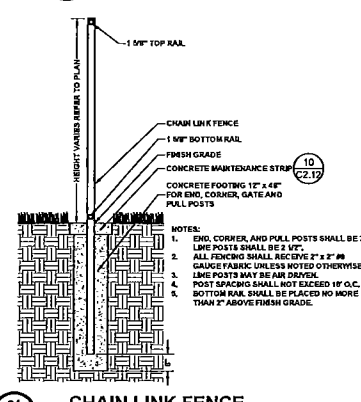
**25 C2.12 BACKSTOP**



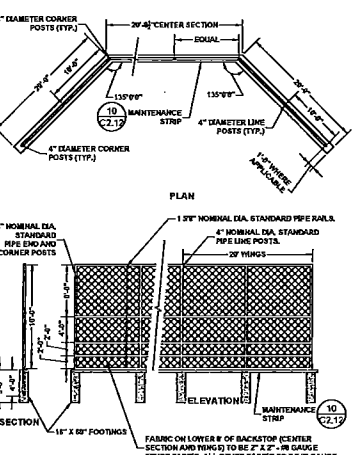
**26 C2.12 SECTION AT STORM WATER TREATMENT BASINS**



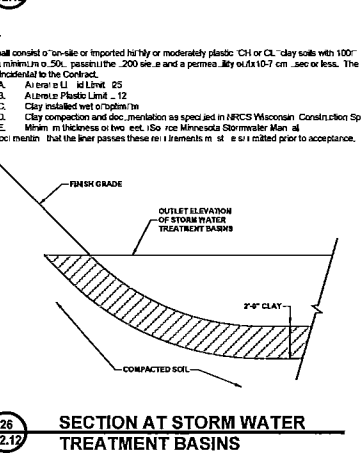
**23 C2.12 BITUMINOUS TRAIL (CITY)**



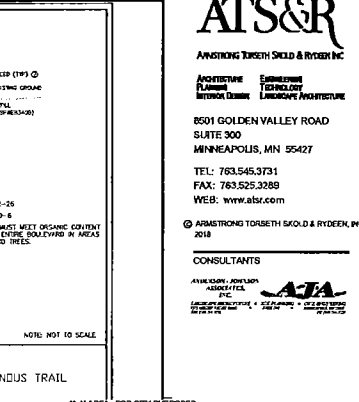
**24 C2.12 CHAIN LINK FENCE**



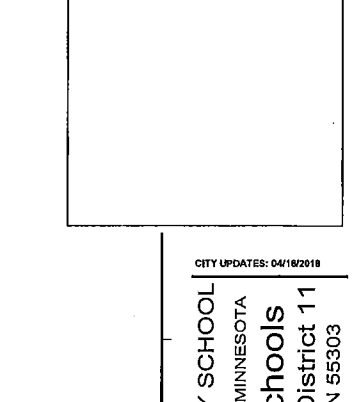
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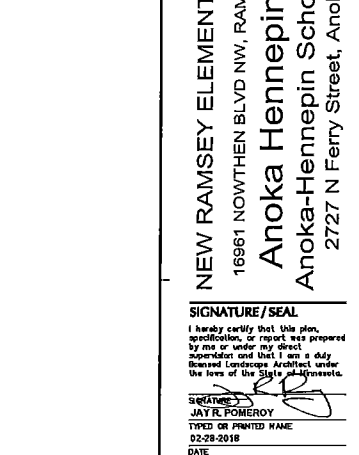
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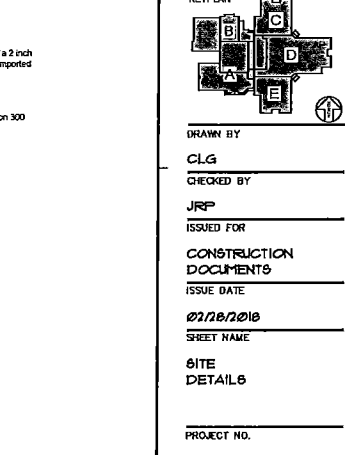
**23 C2.12 CITY PLATE**



**24 C2.12 CHAIN LINK FENCE**



**25 C2.12 BACKSTOP**



**26 C2.12 SECTION AT STORM WATER TREATMENT BASINS**

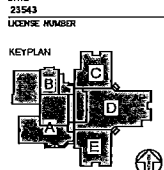
CITY UPDATES: 04/18/2019

**NEW RAMSEY ELEMENTARY SCHOOL**  
 19961 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:  
 02-28-2018  
 DATE:  
 21543  
 LICENSE NUMBER



DRAWN BY: CLG

CHECKED BY: JRP

ISSUED FOR: CONSTRUCTION DOCUMENTS

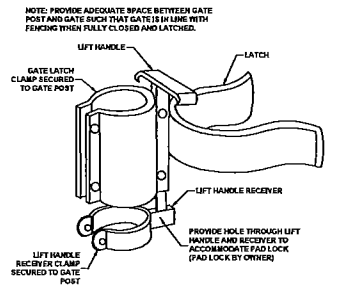
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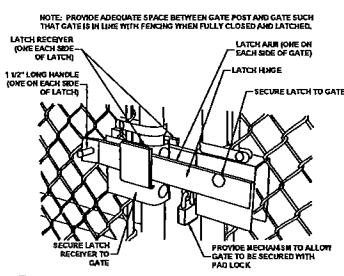
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PROJECT NO: AJA - 11113

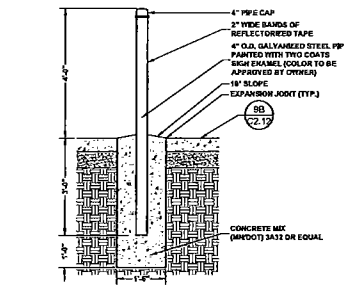
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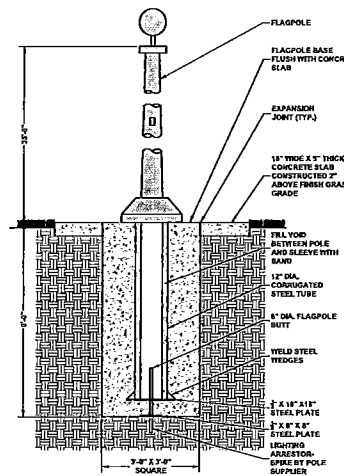
**1 SINGLE SWING GATE LATCH**  
C2.13



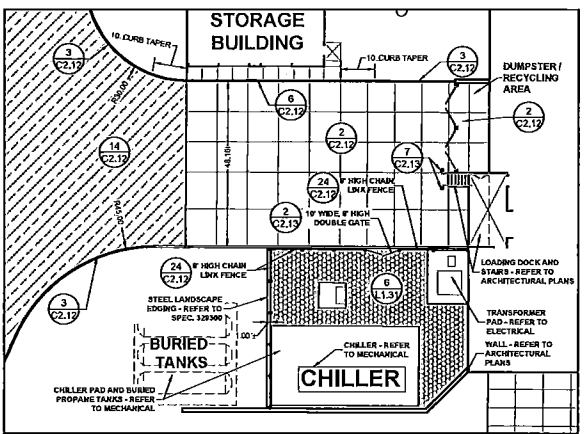
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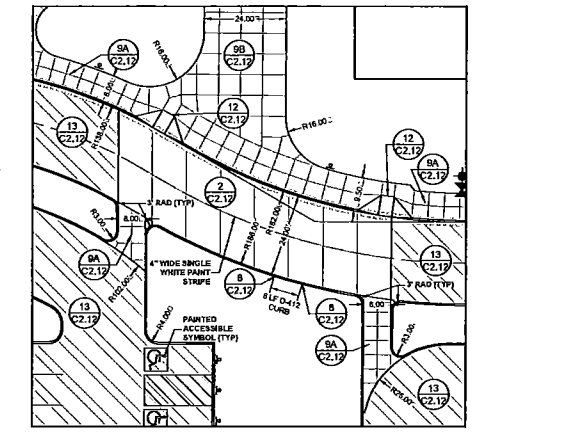
**3 BOLLARD**  
C2.13



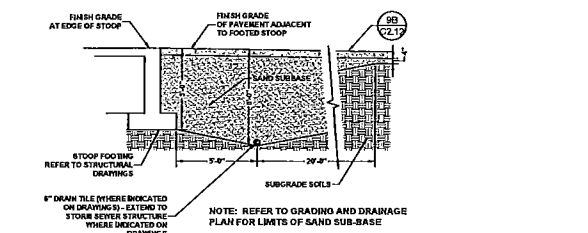
**4 FLAG POLE**  
C2.13



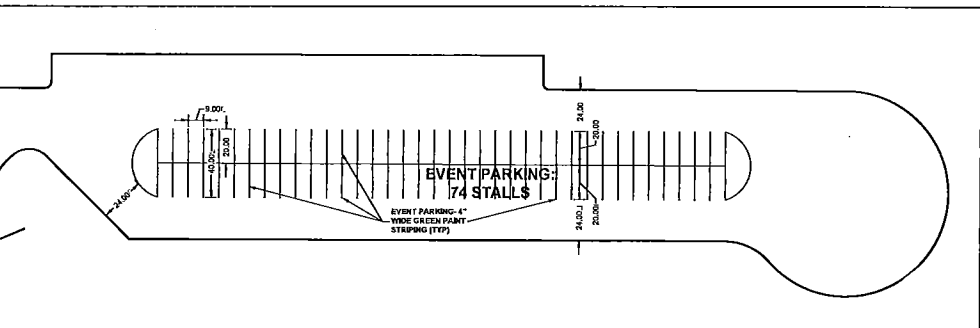
**5 LOADING DOCK**  
SCALE: 1" = 20'



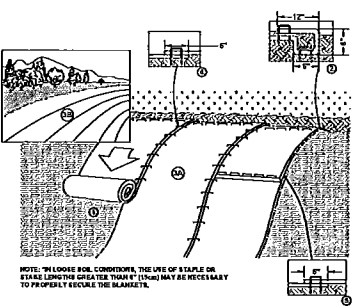
**6 PARKING LOT DROP OFF AREA**  
SCALE: 1" = 20'



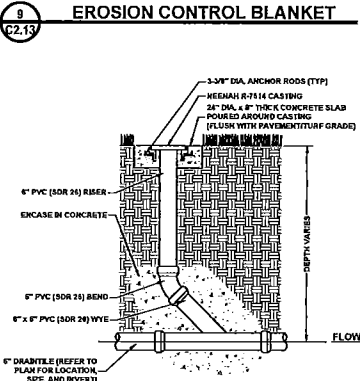
**7 SAND SUBBASE/ DRAIN TILE AT DOORS & FROST FOOTED STOOPS**  
C2.13



**8 BUS CORRAL - EVENT STRIPING**  
SCALE: 1" = 40'



- 9 EROSION CONTROL BLANKET**  
C2.13
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4\"/>



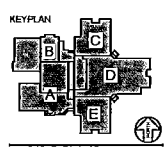
**10 DRAINTILE CLEANOUT (C.O.)**  
C2.13

REVISIONS

**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  
**TYPE OF PRINTED NAME**  
02-28-2018  
**DATE**  
21543  
**LICENSE NUMBER**



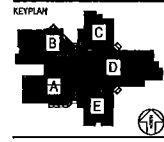
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CLG  
**CHECKED BY**  
JRP  
**ISSUED FOR**  
CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
02/28/2018  
**SHEET NAME**  
SITE DETAILS

**PROJECT NO.**  
AJA - 17113  
**SHEET NUMBER**

REVISIONS

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

SIGNATURE / SEAL



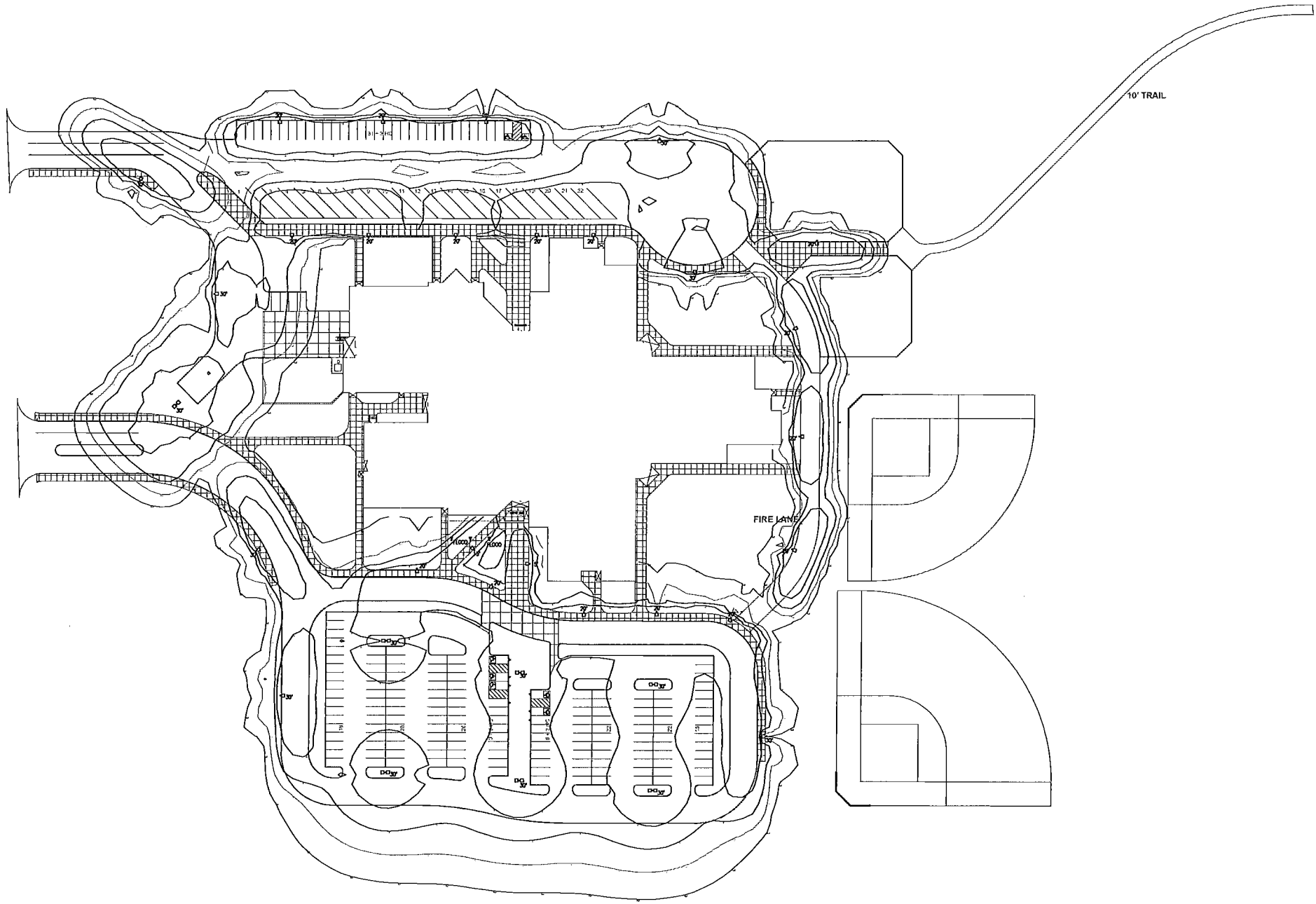
DRAWN BY  
 RGE  
 CHECKED BY  
 N ACHINA  
 ISSUED FOR  
 CITY  
 SUBMITTAL  
 ISSUE DATE  
 December 7, 2017  
 SHEET NAME

ELECTRICAL  
 SITE PLAN

ATS&R PROJECT NO.  
 17018  
 REVISION NO.

SHEET NUMBER

E1.1



**E1.1** ELECTRICAL SITE PLAN  
 1" = 50'-0"

North Star  
 Run/Chance (F1)  
 Average = 2.14  
 Maximum = 7.5  
 Minimum = 0.2  
 Avg/Wr Ratio = 10.39  
 Max/Wr Ratio = 37.50

South Star  
 Run/Chance (F2)  
 Average = 2.51  
 Maximum = 7.5  
 Minimum = 0.7  
 Avg/Wr Ratio = 3.59  
 Max/Wr Ratio = 10.71

**NOTES**

1. REFER TO SHEET C1.42-GRADING AND DRAINAGE PLAN (SOUTH) FOR GENERAL NOTES.
2. REFER TO SHEET L1.12-LANDSCAPING PLAN (NORTH) FOR RELATED INFORMATION INCLUDING PLANT SCHEDULE.
3. REFER TO SHEET L1.21-IRRIGATION PLAN FOR RELATED WORK.

**LEGEND**

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

**ATS&R**  
 ANTHONY TORRETH SKOLD & RYDEK, INC.  
 ARCHITECT  
 PLANNING  
 ENGINEERING  
 DESIGN  
 LANDSCAPE ARCHITECTURE

5501 GOLDEN VALLEY ROAD  
 SUITE 300  
 MINNEAPOLIS, MN 55427  
 TEL: 763.545.3731  
 FAX: 763.525.3289  
 WEB: www.atsr.com

CONSULTANTS  
 A.J.A. ARCHITECTS  
 P.C.  
 LANDSCAPE ARCHITECTS

REVISIONS  
 CITY UPDATES: 04/19/2018

NEW RAMSEY ELEMENTARY SCHOOL  
 16961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA  
**Anoka Hennepin Schools**  
 Anoka-Hennepin School District 11  
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 CLG

CHECKED BY  
 JRP

ISSUED FOR  
 CONSTRUCTION DOCUMENTS

ISSUE DATE  
 02/28/2018

SHEET NAME  
 LANDSCAPE PLAN (NORTH)

PROJECT NO.  
 AJA - 17115

SHEET NUMBER  
 L1.11

DATE  
 02-28-2018

DATE  
 02-28-2018

DATE  
 02-28-2018

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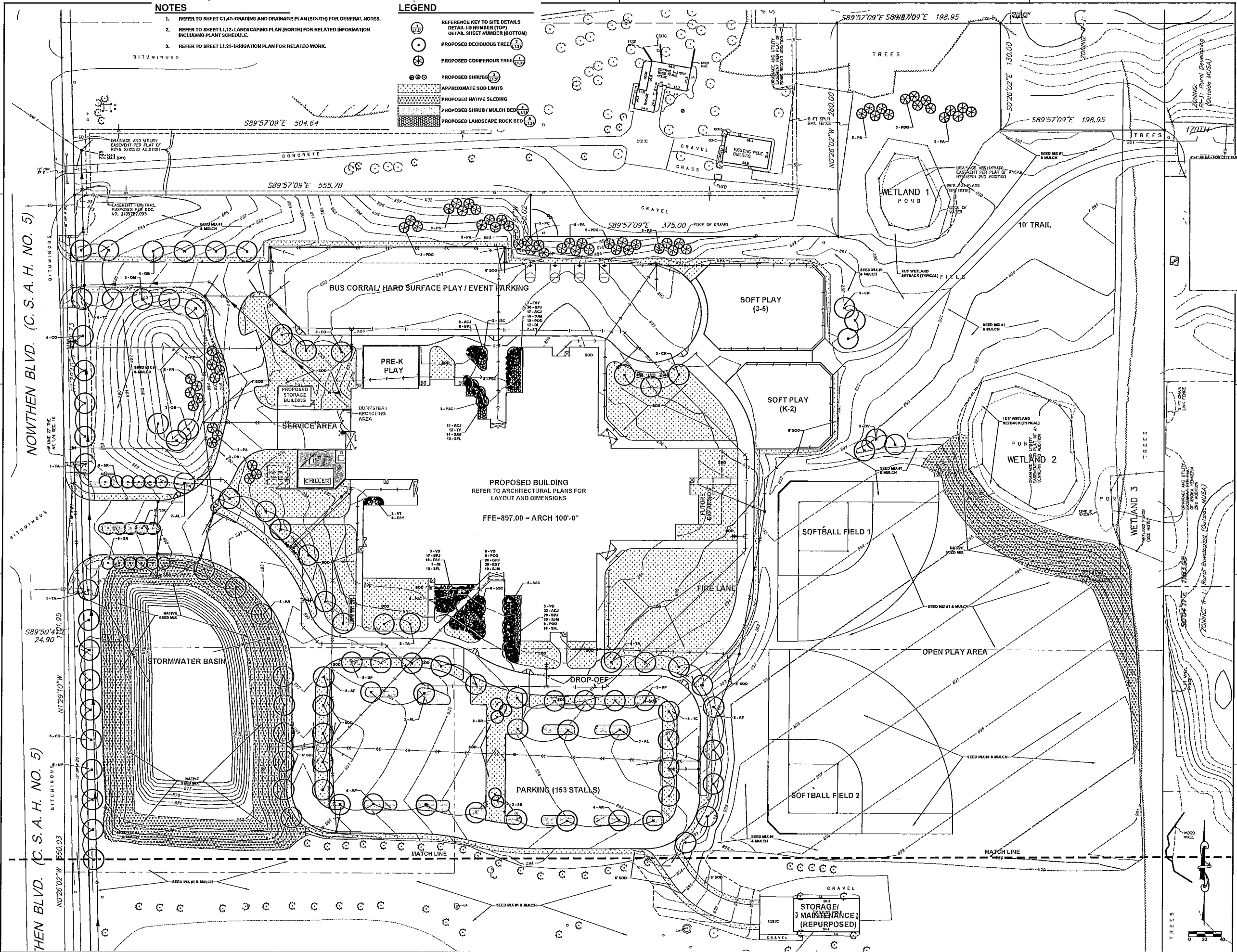
DATE  
 02-28-2018

DATE  
 02-28-2018

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 02-28-2018

DATE  
 02-28-2018

DATE  
 02-28-2018



**TREE CALCULATION**

BUILDING FOOTPRINT = 90,400 SQ.FT. ±  
SITE PERIMETER = 5,355 LINEAR FEET OF PROPERTY LINE

- DECIDUOUS/ CONIFEROUS TREE REQUIREMENT:  
1.1. SITE PERIMETER = 5,355 LINEAR FEET OF PROPERTY LINE / 50 LF = 108 DECIDUOUS/ CONIFEROUS TREES REQ'D
- SHRUB REQUIREMENT:  
2.1. BUILDING FOOTPRINT = 90,400 SF / 300 SF = 302 SHRUBS REQ'D

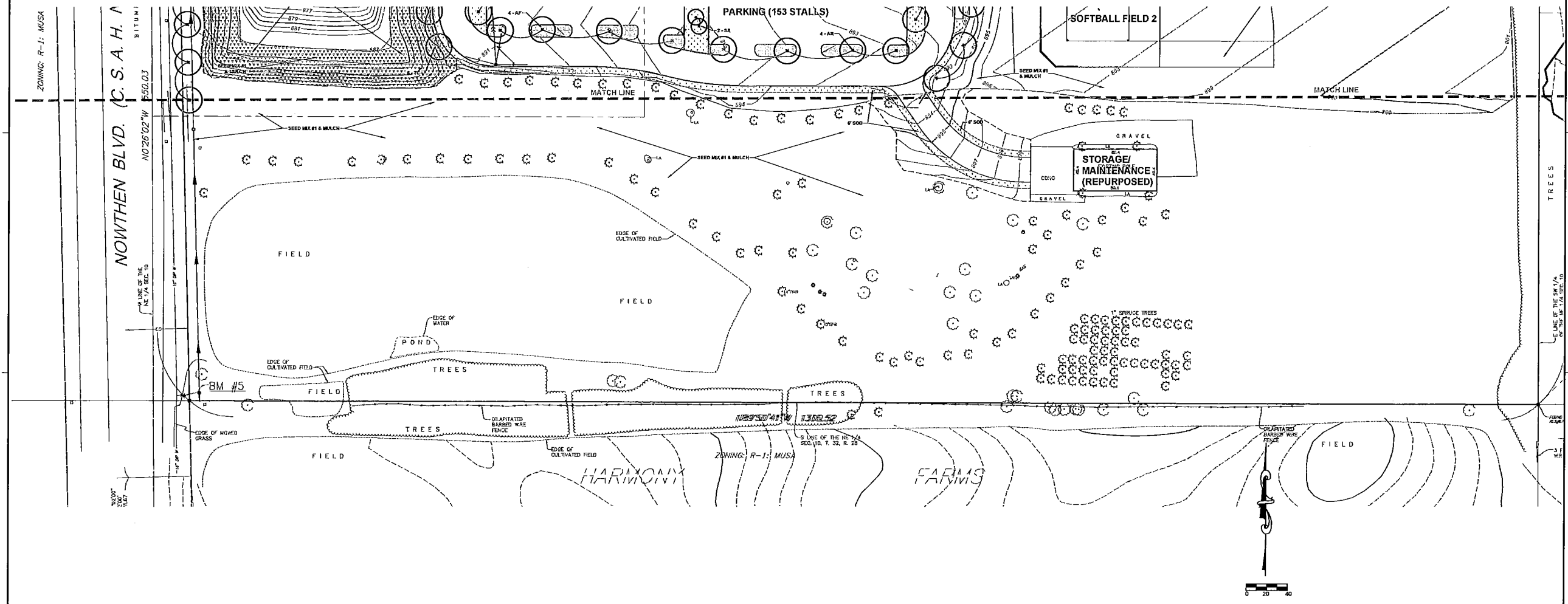
**NOTES**

- REFER TO SHEET L1.11 - LANDSCAPING PLAN (NORTH) FOR RELATED INFORMATION.
- REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- LANDSCAPE ARCHITECT MUST INSPECT AND APPROVE FINISH GRADING BEFORE CONTRACTOR PROCEEDS WITH SODDING AND SEEDING.
- 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 18LL1.12 - AND SHALL BE SODDED OR SEEDED.
- 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.
- 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.
- BEGIN TURF ESTABLISHMENT IMMEDIATELY AFTER SODDING OR SEEDING, REFER TO SPECIFICATION FOR PROCEDURE.
- ALL TREES AND SHRUBS SHALL RECEIVE 4" DEPTH OF CLEAN SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- 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 8'. ALL TREES TO BE BALLED AND BURLAPPED.
- REFER TO SHEET L1.21 - IRRIGATION PLAN, FOR RELATED WORK.

**LEGEND**

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

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	ROOT
<b>DECIDUOUS SHADE TREES</b>					
AF	FALL FESTA MAPLE	Acer saccharum 'Ballerina'	14	2-1/2" cal	B&B
AL	EMERALD LUSTRE MAPLE	Acer platanoides 'Pond'	12	2-1/2" cal	B&B
AR	OCTOBER GLORY MAPLE	Acer rubrum 'October Glory'	4	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
OK	KENTUCKY COFFEETREE	Gymnocladus dioica	3	2-1/2" cal	B&B
OV	IRONWOOD	Ostrya virginiana	3	2-1/2" cal	B&B
OB	SWAMP WHITE OAK	Quercus bicolor	7	2-1/2" cal	B&B
OH	BUR OAK	Quercus macrocarpa	3	2-1/2" cal	B&B
TA	SHERRY LINDEN	Tilia americana 'Mackenzie'	8	2-1/2" cal	B&B
TC	GREENSPINE LINDEN	Tilia cordata 'Greenspire'	14	2-1/2" cal	B&B
LP	PATRIOT ELM	Ulmus X 'Patriot'	15	2-1/2" cal	B&B
			88		
<b>CONIFEROUS TREES</b>					
PA	NORWAY SPRUCE	Picea abies	13	6'	B&B
POG	BLACK HILLS SPRUCE	Picea glauca densata	13	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	15	6'	B&B
PS	WHITE PINE	Pinus strobus	13	6'	B&B
			64		
<b>ORNAMENTAL TREES</b>					
PSG	PINK SPINES GRAB	Nakus 'Pink Spine'	11	2" cal	B&B
SSG	SPRINK SNOW GRAB	Malus 'Spring Snow'	15	2" cal	B&B
SR	JAPANESE TREE LILAC CLUMP	Syringa reticulata	17	2" cal	B&B
			47		
<b>SHRUBS</b>					
POD	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'Donna May'	31	#2	Cont.
DI	DWARF BUSH HONEY SUCKLE	Diervilla bicolor	19	#5	Cont.
SJM	DAKOTA GOLD CHARM SPREA	Spiraea japonica 'Merlyan'	62	#2	Cont.
SFL	FIRE LIGHT SPREA	Spiraea x 'Fire Light'	52	#2	Cont.
ACJ	ANDROMEDA COMPACT JUNPER	Juniper horizontalis 'Plumosa Compacta'	48	#2	Cont.
BJP	BLUE PRINCE JUNPER	Juniper horizontalis 'Blue Prince'	95	#2	Cont.
ESY	EMERALD SPREADER YEW	Taxus cuspidata 'Monksh'	49	#2	Cont.
TY	TALANTON YEW	Taxus x media 'Tanlon'	19	#3	Cont.
VY	COMPACT FABER CRANBERRY BUSH	Viburnum bicolor 'Valley Compact'	3	#5	Cont.
VD	BLUE MUFFIN VIBURNUM	Viburnum dentatum 'Christina'	14	#5	Cont.
			392		

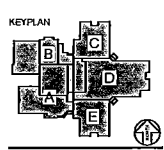


REVISIONS  
CITY UPDATES: 04/18/2018

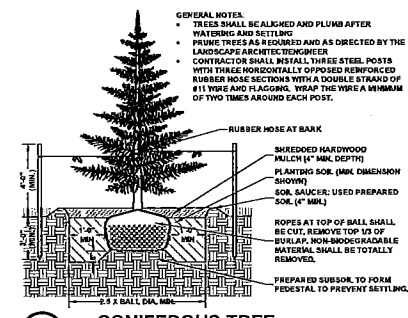
NEW RAMSEY ELEMENTARY SCHOOL  
18961 NOWTHEN BLVD NW, RAMSEY, MINNESOTA  
**Anoka Hennepin Schools**  
Anoka-Hennepin School District 11  
2727 N Ferry Street, Anoka MN 55303

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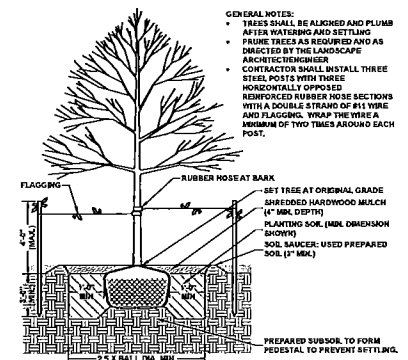
SIGNATURE: JAY R. POMEROY  
TYPED OR PRINTED NAME: JAY R. POMEROY  
DATE: 02-28-2018  
DATE: 2/28/18  
LICENSE NUMBER:



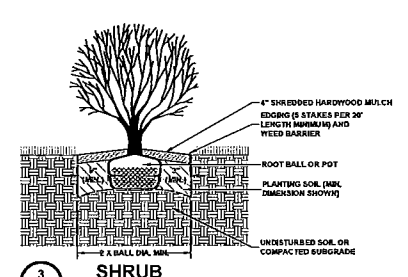
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**CHECKED BY:** JRP  
**ISSUED FOR:** CONSTRUCTION DOCUMENTS  
**ISSUE DATE:** 02/28/2018  
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**PROJECT NO.:** AJA - 17119  
**SHEET NUMBER:**



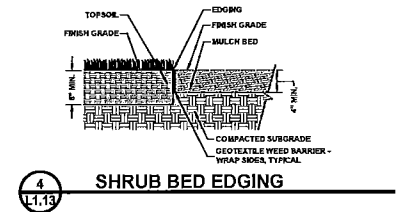
**1 CONIFEROUS TREE**  
L1.13



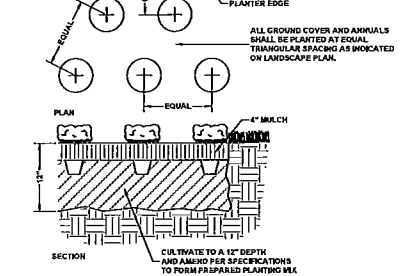
**2 DECIDUOUS TREE**  
L1.13



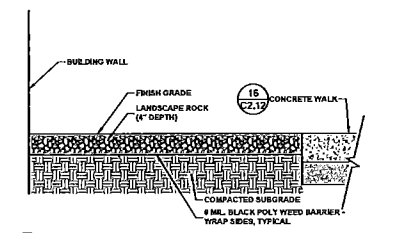
**3 SHRUB**  
L1.13



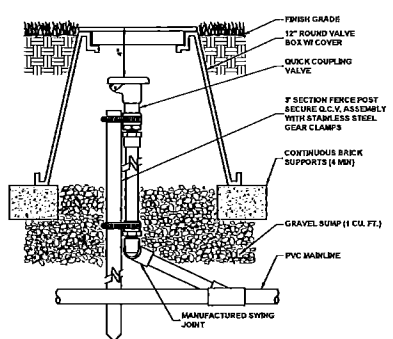
**4 SHRUB BED EDGING**  
L1.13



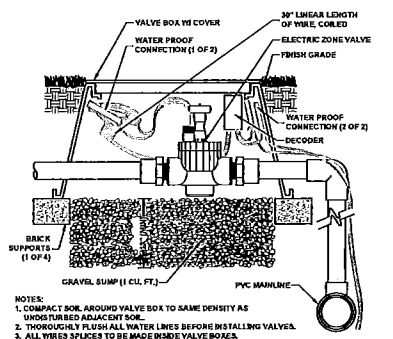
**5 GROUND COVER AND PERENNIALS**  
L1.13



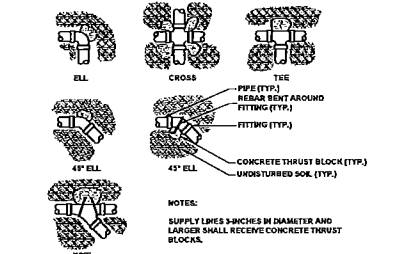
**6 LANDSCAPE ROCK BED**  
L1.13



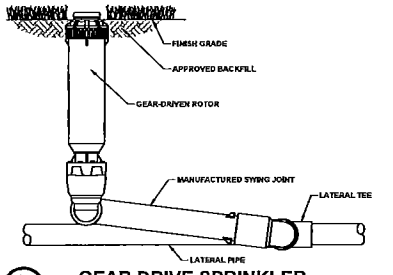
**7 QUICK COUPLER**  
L1.13



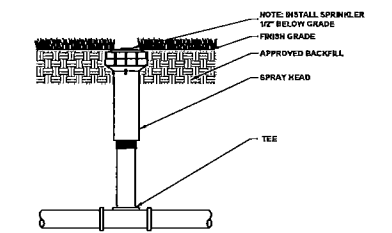
**8 DECODER / VALVE BOX AND SUMP**  
L1.13



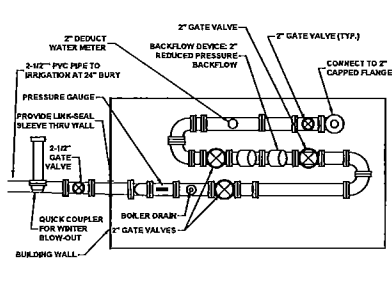
**9 THRUST BLOCK (IRRIGATION LINES ONLY)**  
L1.13



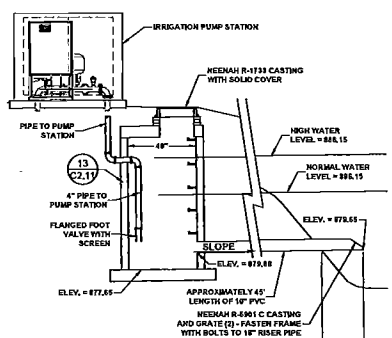
**10 GEAR DRIVE SPRINKLER**  
L1.13



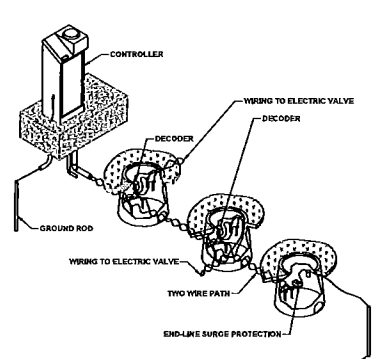
**11 SPRAY HEAD SPRINKLER**  
L1.13



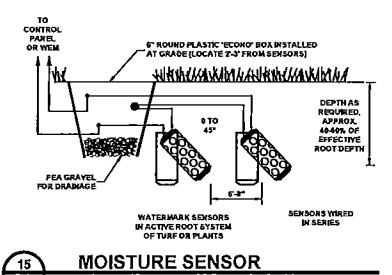
**12 IRRIGATION SERVICE CONNECTION TO BUILDING**  
L1.13



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



**14 IRRIGATION WIRING DIAGRAM**  
L1.13



**15 MOISTURE SENSOR**  
L1.13

MNDOT 2016 SPEC

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

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

APPROVED: 1 - 2016  
CITY OF RAMSEY  
CITY PLATE No. ERO-6  
STANDARD DETAILS: TOPSOIL REQUIREMENTS

**16 TOPSOIL REQUIREMENTS**  
L1.13

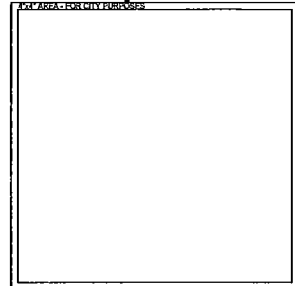
TABLE A  
MODIFIED CLASS 5 SPECIFICATIONS

SIZE	% 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 MEETS THE REQUIREMENTS OF TABLE A.  
3. IN THE EVENT THAT RECYCLED MATERIAL IS USED IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003  
CITY OF RAMSEY  
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS  
CITY PLATE No. STR-26

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



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

**SIGNATURE / SEAL**

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SIGNATURE \_\_\_\_\_

TYPED OR PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_

LICENSE NUMBER \_\_\_\_\_

**REVISIONS**

NO.	DESCRIPTION

DRAWN BY \_\_\_\_\_

CHECKED BY \_\_\_\_\_

JRP

ISSUED FOR \_\_\_\_\_

AGENCY REVIEW \_\_\_\_\_

ISSUE DATE \_\_\_\_\_

12/08/2011

SHEET NAME \_\_\_\_\_

DETAIL 6

ATS&R PROJECT NO. \_\_\_\_\_

T1119

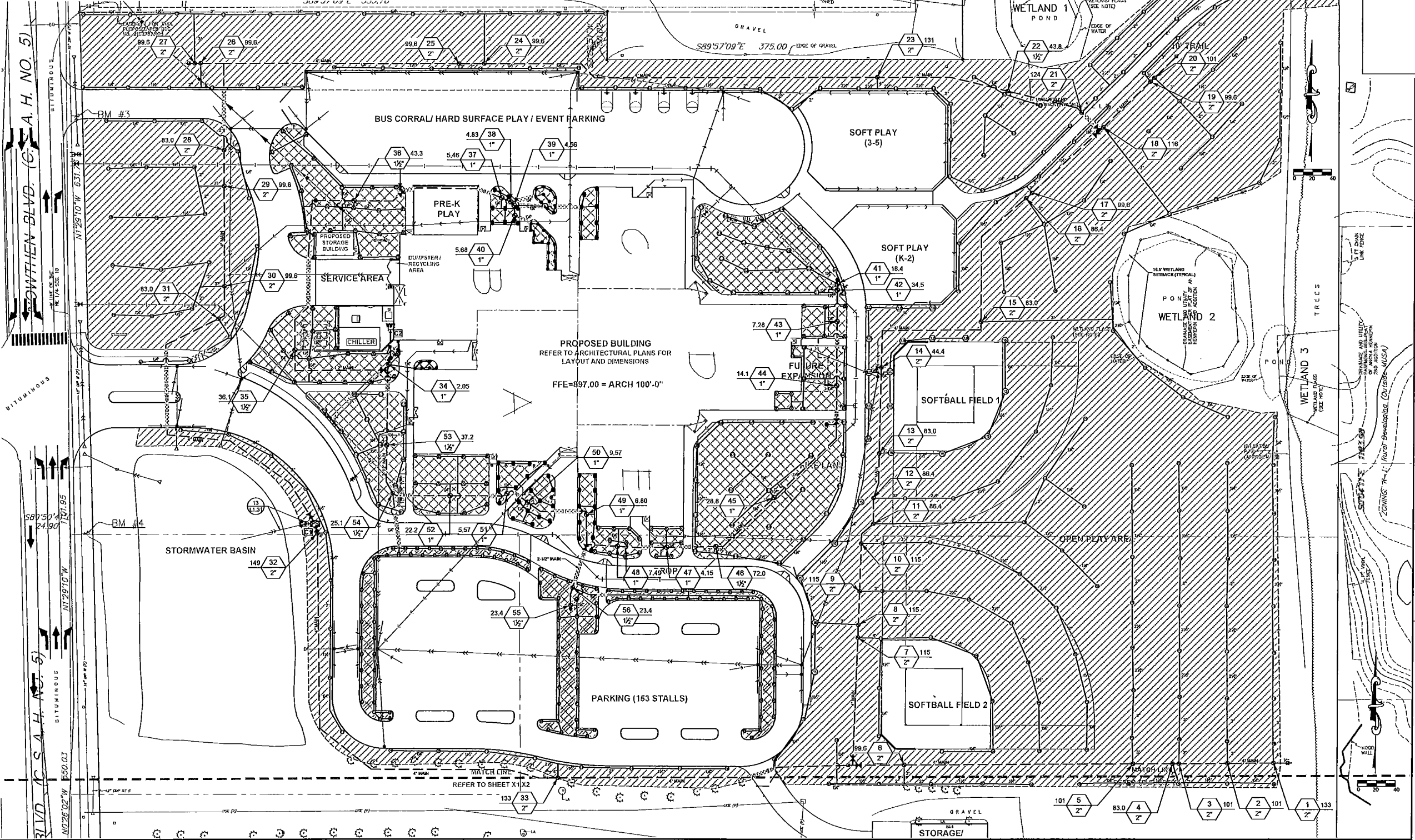
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**NOTES**

- REFER TO SHEET C142 - GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
- REFER TO SHEET L1.11 AND L1.12 - LANDSCAPING PLANS FOR RELATED INFORMATION.
- IRRIGATION SYSTEM IS DESIGNED FOR 60 (4") PSI AT THE BASE OF HEADS ON POND SYSTEM AND 50 (4") PSI AT THE BASE OF HEADS ON BUILDING SYSTEM. NOTIFY ENGINEER/LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS.
- WATER SOURCE FOR POND SYSTEM: WATER WILL BE AVAILABLE FROM PROPOSED 4" CAPPED FLANGE FROM THE POND PUMP STATION.
- WATER SOURCE FOR THE BUILDING SYSTEM (ZONES 33-49): WATER WILL BE AVAILABLE FROM PROPOSED 3" CAPPED FLANGE INSIDE THE MECHANICAL ROOM.
- LAYOUT WORKS AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE ENGINEER PRIOR TO INSTALLATION.
- COORDINATE INSTALLATION WITH THE WORK OF OTHERS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS, HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE ENGINEER.
- CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
- LATERAL PIPING SHALL BE A MINIMUM OF 12 INCHES DEEP AND MAINLINE PIPING A MINIMUM OF 18 INCHES DEEP. ENGINEER SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
- ALL MAINLINE PIPING SHALL BE PVC (SDR 21 CLASS 200). LATERAL LINE PIPING FOR BALL FIELDS SHALL BE PVC (SDR 26 / 160 PSI).
- ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER AT AREAS OUTSIDE OF BALL FIELDS SHALL BE PVC (SDR 26 CLASS 160).
- ALL PIPE WITH NO SIZE LABEL SHALL BE 1".
- ALL SPRINKLERS SHALL BE AS NOTED ON LEGEND.
- ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
- ALL RISERS, BACKFLOW PREVENTORS AND HOSE BIBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
- CONTROL VALVE WIRES SHALL BE #14 GAUGE U.F.U.L. JACKETED DECODER CABLE APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-WIRE CONNECTORS (DBT), OR APPROVED EQUAL.
- PLACE ALL VALVES IN APPROVED VALVE BOXES.
- USE TEFLON TAPE ON ALL THREADED JOINTS.
- CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
- CONDUCT AND DEMONSTRATE TO OWNER THE WINTERIZATION AND SPRING START-UP PROCESS IN THE FALL OF COMPLETION.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY TO MAKE THE SYSTEM FULLY FUNCTIONAL.
- IRRIGATION CONTRACTOR TO COORDINATE WITH CONSTRUCTION MANAGER TO PROTECT EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ELECTRIC LINES PRIOR TO INSTALLATION OF IRRIGATION.
- PROVIDE SOIL-"CLIK"™ SOIL MOISTURE SENSORS INCLUDING MOOULE AND PROBES. PROVIDE SIX (6) PROBES -LOCATIONS TO BE DETERMINED BY LANDSCAPE ARCHITECT.

**LEGEND**

- REFERENCE KEY TO SITE DETAILS  
DETAIL L.D. NUMBER (TOP)  
DETAIL SHEET NUMBER (BOTTOM)
- 4" MAIN IRRIGATION MAINLINE (NUMBER INDICATES PIPE SIZE)
  - 1.14" IRRIGATION PVC LATERAL PIPING (NUMBER INDICATES PIPE SIZE)
  - IRRIGATION ZONE LABEL  
X = CLOCK DESIGNATION/STATION NUMBER  
Y = VALVE SIZE  
Z = VALVE FLOW (GPM)
  - ISOLATION GATE VALVE
  - QUICK COUPLER
  - PROPOSED CONTROLLER LOCATION
  - PUMP STATION LOCATION
  - IRRIGATION TURF HEADS:  
HUNTER I-40  
HUNTER I-20  
HUNTER I-28 w/ SHORT RADIUS NOZZLE  
HUNTER MP1900  
HUNTER MP2000  
HUNTER MP3000  
HUNTER MP1000 - 12" POP  
HUNTER MP800SR
  - SLEEVING UNDER ALL PAVED AREAS/CROSSINGS
  - PROPERTY LINE



**ATS&R**  
ARMSTRONG TORSETH SCHEID & RYDEN INC.  
ARCHITECTURE ENGINEERING  
PLANNING LANDSCAPE ARCHITECTURE  
8001 GOLDEN VALLEY ROAD  
SUITE 300  
MINNEAPOLIS, MN 55427  
TEL: 763.545.3731  
FAX: 763.525.3289  
WEB: www.atsr.com  
© ARMSTRONG TORSETH SCHEID & RYDEN, INC.  
2018  
CONSULTANTS  
AIA  
LANDSCAPE ARCHITECTURE

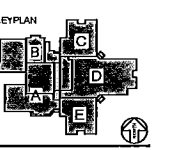
**REVISIONS**

NO.	DESCRIPTION

**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

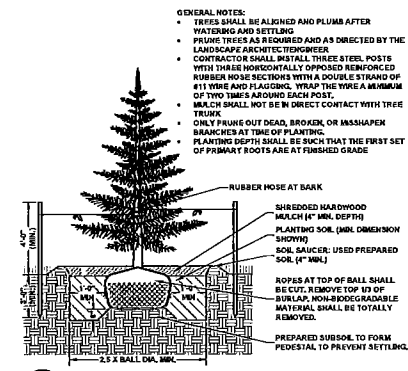
**SIGNATURE / SEAL**  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

**DRAWN BY**  
JAY R. POMEROY  
**TYPED OR PRINTED NAME**  
02-28-2018  
**DATE**  
23543  
**LICENSE NUMBER**

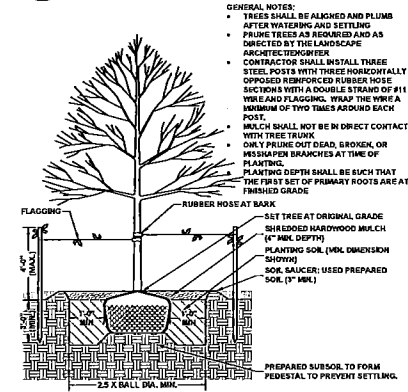


**DRAWN BY**  
CLG  
**CHECKED BY**  
JRP  
**ISSUED FOR**  
CONSTRUCTION DOCUMENTS  
**ISSUE DATE**  
01/20/2018  
**SHEET NAME**

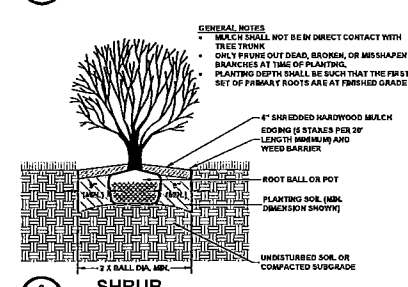
**IRRIGATION PLAN**  
**PROJECT NO.**  
AJA - 1118  
**SHEET NUMBER**



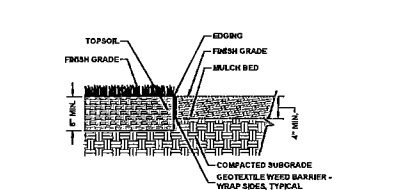
**1 CONIFEROUS TREE**  
L1.31



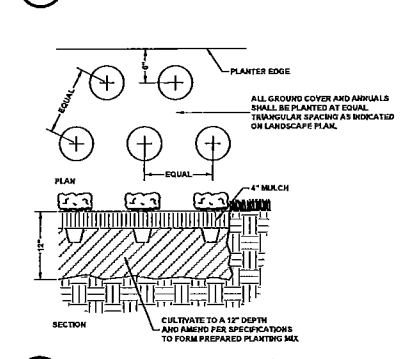
**2 DECIDUOUS TREE**  
L1.31



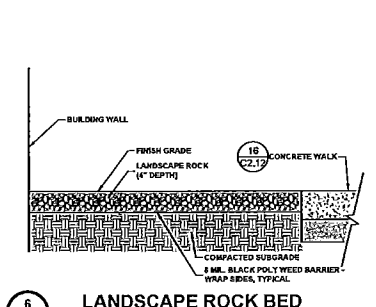
**3 SHRUB**  
L1.31



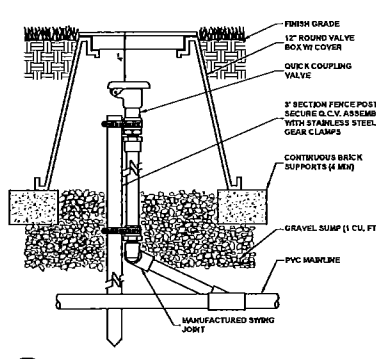
**4 SHRUB BED EDGING**  
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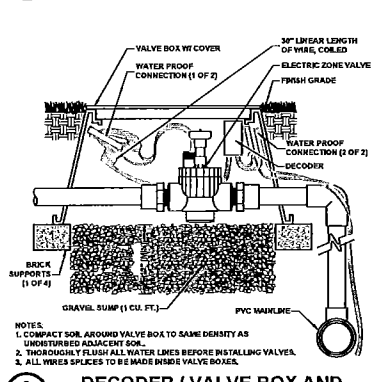
**5 GROUND COVER AND PERENNIALS**  
L1.31



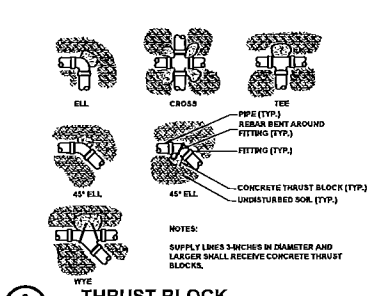
**6 LANDSCAPE ROCK BED**  
L1.31



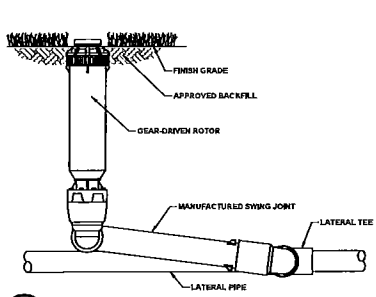
**7 QUICK COUPLER**  
L1.31



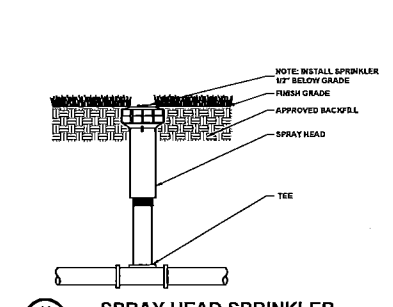
**8 DECODER / VALVE BOX AND SUMP**  
L1.31



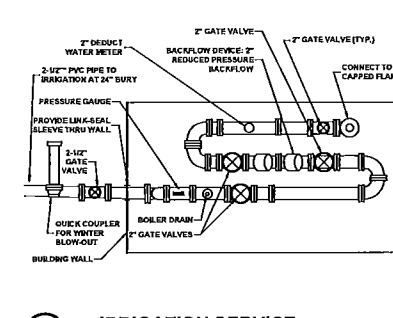
**9 THRUST BLOCK (IRRIGATION LINES ONLY)**  
L1.31



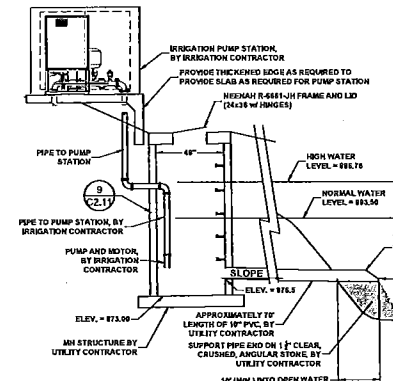
**10 GEAR DRIVE SPRINKLER**  
L1.31



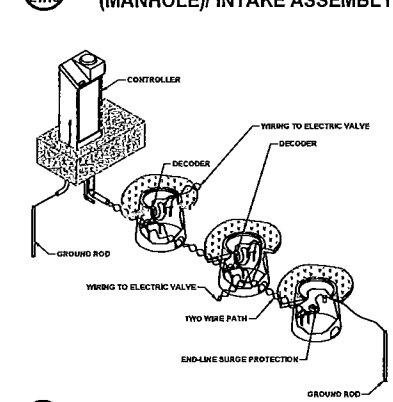
**11 SPRAY HEAD SPRINKLER**  
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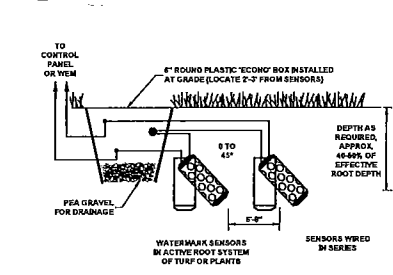
**12 IRRIGATION SERVICE CONNECTION TO BUILDING**  
L1.31



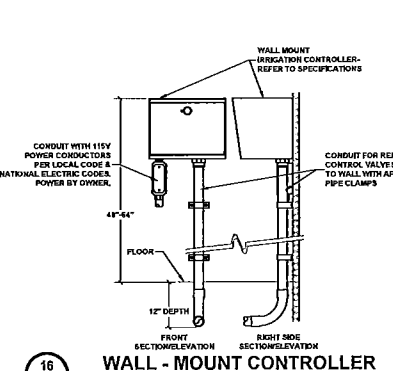
**13 IRRIGATION WELL WELL (MANHOLE) INTAKE ASSEMBLY**  
L1.31



**14 IRRIGATION WIRING DIAGRAM**  
L1.31



**15 MOISTURE SENSOR**  
L1.31



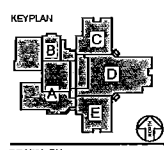
**16 WALL-MOUNT CONTROLLER**  
L1.31

REVISIONS

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

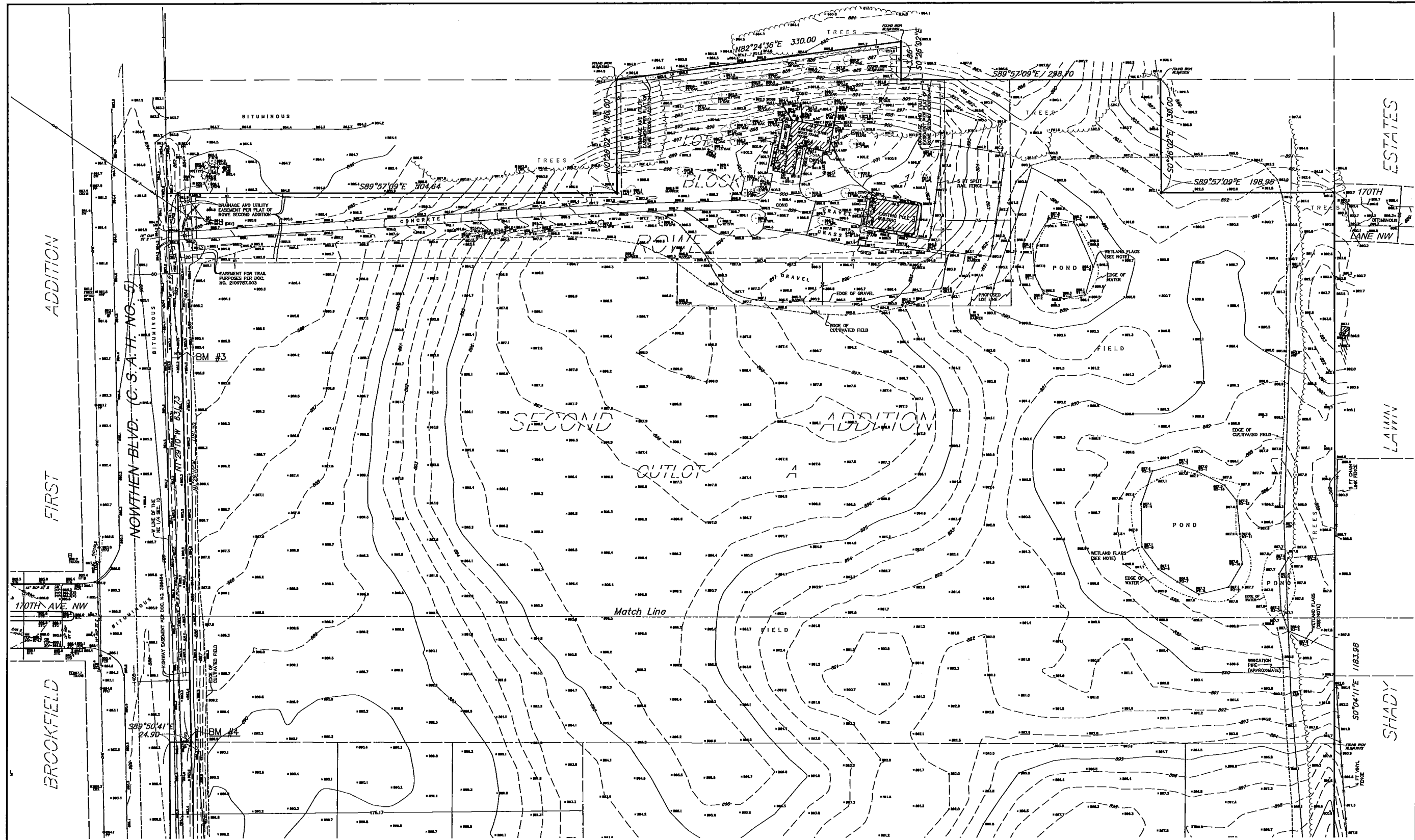
SIGNATURE/SEAL  
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

SIGNATURE  
JAY H. POMEROY  
TYPED OR PRINTED NAME  
02-28-2018  
DATE  
23543  
LICENSE NUMBER



DRAWN BY  
CLG  
CHECKED BY  
JRP  
ISSUED FOR  
CONSTRUCTION DOCUMENTS  
ISSUE DATE  
02/28/2018  
SHEET NAME  
SITE DETAILS

PROJECT NO.  
AJA - 17119  
SHEET NUMBER



**LEGEND.**

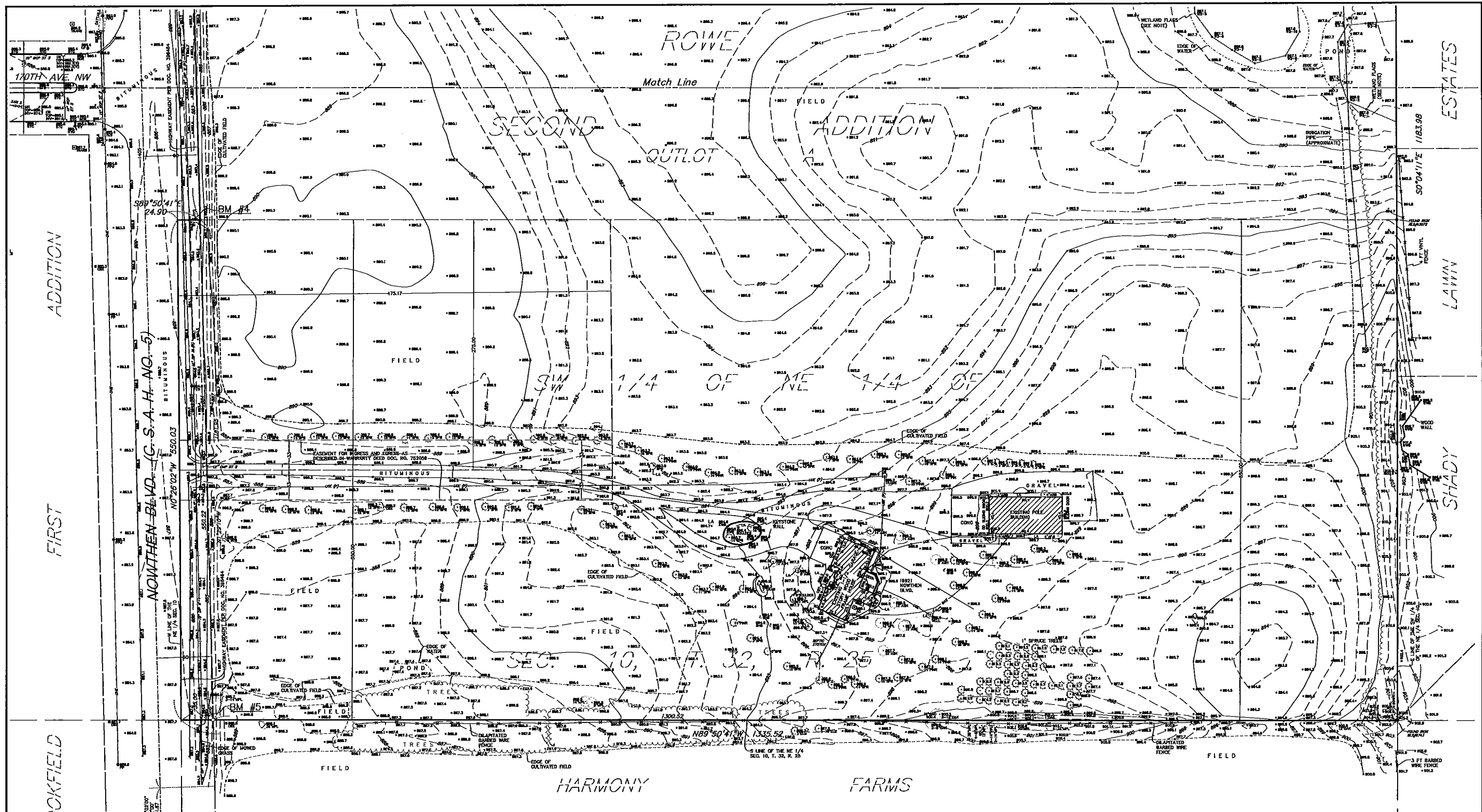
- |      |                                                                                   |       |                                             |       |                                        |
|------|-----------------------------------------------------------------------------------|-------|---------------------------------------------|-------|------------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

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 17th day of March, 2017  
 SUNDE LAND SURVEYING, LLC.  
 By: *John J. Sunde*  
 John J. Sunde, P.L.S. Minn. Lic. No. 44900



SEE SHEET 2 FOR PROPERTY DESCRIPTION AND NOTES

Revision	BY	DATE
Drawing Title: BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: ANOKA-HENNEPIN PUBLIC SCHOOL DISTRICT RAMSEY SCHOOL SITE		
<b>SUNDE LAND SURVEYING</b>		Minn. Office: 9001 East Hennepin Freeway (200) - Suite 118 Bloomington, Minnesota 55425-3433 Branch Office: Chgopt, Minnesota 218-888-8287
Project: 2017-040	By: JCS/BJT	Date: 3/17/2017
Tomcat: 22	Sheet: 23	Section: 10
File: 201704002.dwg		Sheet: 1 of 2



ADDITION  
 FIRST  
 BROOKFIELD

ESTATES  
 LAMIN  
 SHADY

**BENCH MARKS (BM)**  
(NAVD 88)

- Benchmark set in covered tube approximately 65 feet west of centerline of C.S.A.H. No. 5 and 55 feet south of centerline of 167th Ave. NW. Anoka County Benchmark No. 2087 (not shown on survey). Elevation = 888.60 feet
- Top of west end of concrete culvert for Trott Brook. Anoka County Benchmark No. 3078 (not shown on survey). Elevation = 867.97 feet
- Top of top nut of first fire hydrant north of 170th Ave. NW on east side of C.S.A.H. No. 5 (Northtown Blvd.). Elevation = 884.22 feet
- Top of top nut of first fire hydrant south of 170th Ave. NW on east side of C.S.A.H. No. 5 (Northtown Blvd.). Elevation = 885.99 feet
- Top of top nut of second fire hydrant south of 170th Ave. NW on east side of C.S.A.H. No. 5 (Northtown Blvd.). Elevation = 887.53 feet

**GENERAL NOTES**

- Survey coordinate basis: Anoka County Coordinate System (NAD 83, 1996 Ad.)
- Wetlands shown hereon is an pre delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, March 6, 2017.

**UTILITY NOTES**

- UTILITY Information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked on file by those utility companies whose locators responded to our Gopher State One Call, ticket number 170580296.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- Private utilities are shown as marked by Hance Locating Services, Inc. on March 3, 2017. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

**DESCRIPTION OF PROPERTY SURVEYED**

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

And

(Per Warranty Deed Document No. 1443054)

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

And

(Per Warranty Deed Document No. 752059)

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

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

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

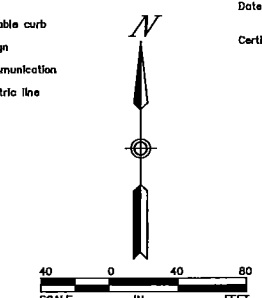
**LEGEND**

o	Denotes iron monument set marked with P.L.S. No. 44900	MH	Denotes manhole
•	Denotes found iron monument marked with P.L.S. No. 19430, unless otherwise noted.	OD	Denotes overhead door
AC	Denotes air conditioner	OHE	Denotes overhead electric line
AGP	Denotes above ground pipe(s)	(P)	Denotes per plan
AIS	Denotes advertisement/information sign	PP	Denotes power pole
BE	Denotes building entrance	PPU	Denotes power pole with underground utility
BH	Denotes bestial catch basin	RCP	Denotes reinforced concrete pipe
CB	Denotes catch basin	RD	Denotes roof drain
CBX	Denotes control box	SAR S	Denotes sanitary sewer
CM	Denotes corrugated metal pipe	SFC	Denotes water spigot
COL	Denotes building column	STC	Denotes top of surmountable curb
CONC	Denotes concrete	ST S	Denotes storm sewer
DB	Denotes decorative brick pavers	TCS	Denotes traffic control sign
DIP	Denotes ductile iron pipe	TRANS	Denotes transformer
EM	Denotes electric meter	UGC	Denotes underground communication line
FES	Denotes fire end section	UGE	Denotes underground electric line
GM	Denotes gas meter	W	Denotes water line
GP	Denotes guard post	WST	Denotes wood steps
GW	Denotes guy wire	WV	Denotes water valve
HH	Denotes hand hole	WVB	Denotes wood wall base
HFH	Denotes fiber optic hand hole	ARB	Denotes Arborvitae
HYD	Denotes fire hydrant	BIR	Denotes Birch tree
KWB	Denotes keyhole wall base	CRAB	Denotes Crabapple tree
LA	Denotes landscaping	MPL	Denotes Maple tree
LP	Denotes light pole	PNR	Denotes Red Pine tree
MB	Denotes mailbox	SHB	Denotes shrub
		SPR	Denotes Spruce tree
		TR	Denotes deciduous tree

**AREA**

Gross: 1,660,492 sq. ft. or 38.120 acres.  
 Net: (Excludes Highway Easement per Document No. 398464) 1,644,022 sq. ft. or 37.742 acres

Dated this 17th day of March, 2017  
 Certified by: *Alisa J. Carlson*  
 Alisa J. Carlson, P.L.S. Min. Lic. No. 44900



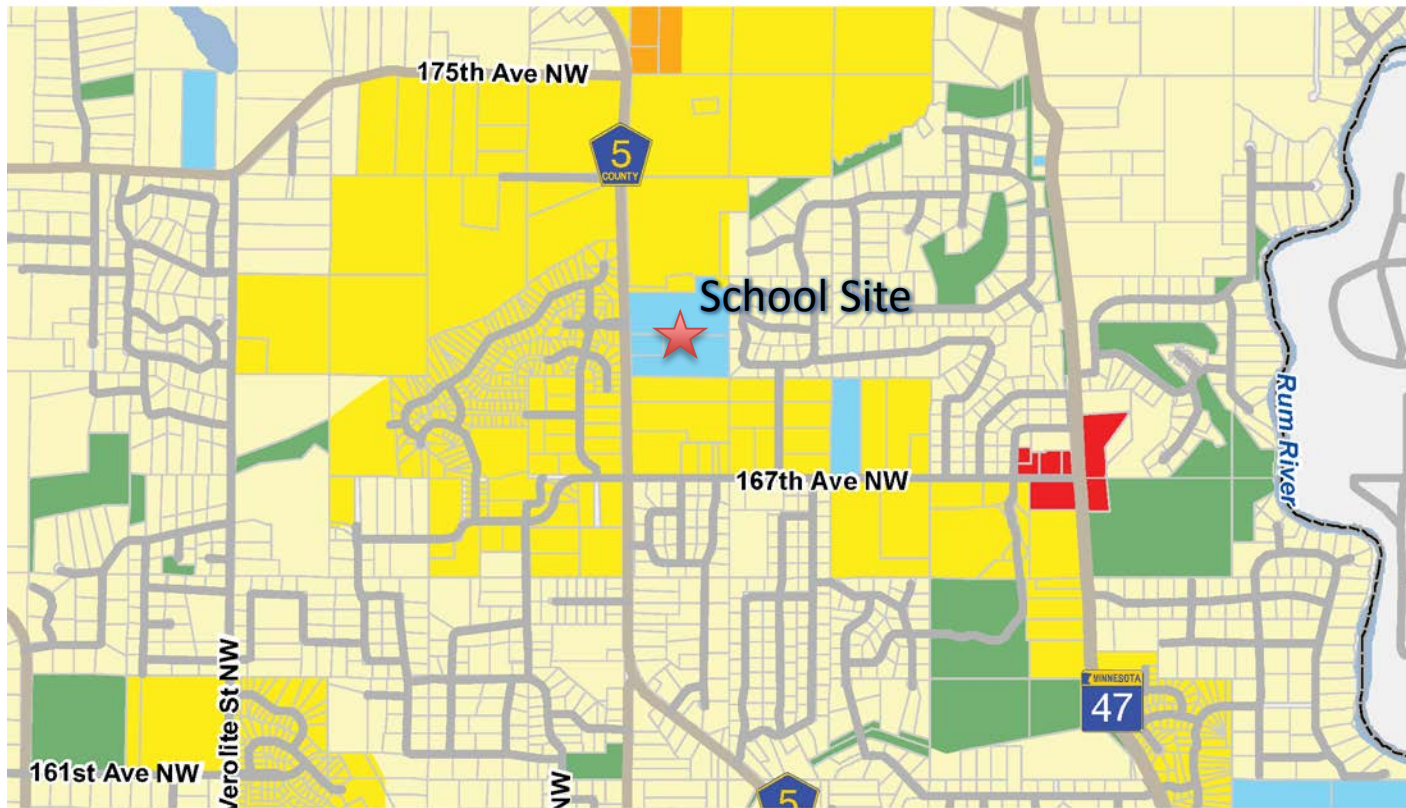
**SUNDE LAND SURVEYING**  
 9001 East Broadwing Freeway (29th) - Suite 115  
 Bloomington, Minnesota 55425-3438  
 952-841-2400 (Fax: 952-808-9328)  
 www.sunde.com  
 Branch Office: Cloquet, Minnesota 516-169-8327

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

Project: 2017-040 Date: 03/17/17  
 Township: 32 Range: 25 Section: 10  
 Date: 3/17/2017  
 Sheet: 2 of 2

# PLANNED LAND USE

## NEW ELEMENTARY SCHOOL AREA



**CITY OF RAMSEY LAND USE APPLICATION**  
**TECHNICAL REVIEW FILE**

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

**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 170<sup>th</sup> 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 167<sup>th</sup> Avenue NW and Nowthen Boulevard in addition to 170<sup>th</sup> 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)**

<b>DATE</b>	DECEMBER 21, 2017	<b>PROJECT ADDRESS</b>	EAST OF NOWTHEN BLVD AT 170 <sup>TH</sup> AVE
<b>PROJECT TITLE</b>	RAMSEY ELEMENTARY SCHOOL		
<b>ESCROW #</b>	115884		
<b>DEPARTMENT:</b>	Engineering		
<b>TECHNICAL REVIEWER:</b>	Name: Leonard Linton Phone: 763 433-9834 Email: <a href="mailto:llinton@ci.ramsey.mn.us">llinton@ci.ramsey.mn.us</a>		

The City is in receipt of a site plan for a proposed new elementary school to be located east of Nowthen Blvd at 170<sup>th</sup> 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 2<sup>nd</sup> and 4<sup>th</sup> 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 be 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**

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

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 170<sup>th</sup> 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.

**Economic Development Authority (EDA)**

5. 1.

**Meeting Date:** 05/10/2018

**By:** Katie Schmidt, Administrative Services

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**Title:**

Business Retention and Expansion Update

**Purpose/Background:**

The purpose of this case is to provide a rolling update on the City's BR&E program. The goal for 2018 is to complete 24 formal business visits.

- Goal Per Year: 24
- Original Target list, 44
- Completed visits, 14
- Pending/ scheduled visits, 2
- Contact made, no response, 28
- Contact yet to be made, 0

Below is the current schedule. If you are interested in attending a business visit, please email Katie Schmidt --an Outlook Meeting Invite will be sent.

- SimpliPhyEd, Wednesday, May 30 at 2:00pm
- RJM and General Paper, Thursday, June 7 at 12:30pm

NOTE: The schedule could change, changes will only be communicated through Outlook if you have indicated you will be attending the business visit.

**Notification:**

NA

**Observations/Alternatives:**

NA

**Funding Source:**

NA

**Recommendation:**

NA

**Action:**

NA

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**Attachments**

*No file(s) attached.*

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**Form Review**

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	04/29/2018 12:29 PM
Kurt Ulrich	Kurt Ulrich	05/03/2018 03:42 PM

Form Started By: Katie Schmidt  
Final Approval Date: 05/03/2018

Started On: 04/23/2018 09:20 AM

**Economic Development Authority (EDA)**

**5. 2.**

**Meeting Date:** 05/10/2018

**Submitted For:** Kurt Ulrich, Administrative Services

**By:** Patrick Brama, Administrative Services

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**Title:**

Update on Refilling Position: Assistant City Administrator/ Economic Development Manger

**Purpose/Background:**

City Administrator Ulrich would like to provide an update to the EDA regarding the soon to be vacated Assistant City Administrator/ Economic Development Manager position. The subject will be discussed with the City Council in work session on 05/08.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 05/07/2018

**Reviewed By**

Kurt Ulrich

**Date**

05/07/2018 02:50 PM

Started On: 05/07/2018 02:44 PM