City of Ramsey
Agenda Revised 1/31/18
Regular Planning Commission
Thursday, February 1, 2018
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the January 4, 2018 Planning Commission Meeting Minutes

5. Public Hearing

1. PUBLIC HEARING: Consider Sketch Plan and Zoning Amendment for a Proposed Lot Combination; Case of ACE Solid Waste, Inc.

2. PUBLIC HEARING: Consider Preliminary Plat and Variance Request for Rum River Prairie (Project #17-149); Case of Eric Thomsen

3. PUBLIC HEARING: Consider Preliminary Plat of Affinity at Ramsey (Project No.17-142); Case of Inland Group

4. PUBLIC HEARING: Ordinance #18-001 Amending Lot Width Requirements for Cul-De-Sac lots in the R-1 Rural Developing District

6. Commission Business

1. Receive Update on Home Occupation at 5751 177th Ave NW; Case of Tracer Landscaping LLC

2. Discussion Item: Auto Sales at 6750 Highway 10

3. Discussion Item: Oversized Signage in the COR

4. Select Winning 2017 Photo - 'Life in Ramsey'

7. Comprehensive Plan Update Items

8. Commission/Staff Input

1. Zoning Bulletins

9. Adjournment

Regular Planning Commission **4. 1.**

Meeting Date: 02/01/2018

By: JoAnn Shaw, Community Development

Information

Title:

Approve the January 4, 2018 Planning Commission Meeting Minutes

Purpose/Background:

N/A

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

01.04.18

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	01/26/2018 02:15 PM
Form Started By: JoAnn Shaw		Started On: 01/24/2018 10:05 AM
Final Approval Date: 01/26/2018		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, January 4, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

1. CALL TO ORDER

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

Chairperson Bauer welcomed City Planner McGuire Bergle to the City of Ramsey.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated December 7, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 7, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

Chairperson Bauer called the public hearing to order at 7:03 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the Comprehensive Plan Amendment to reguide the property from Low Density Residential to Public/Quasi Public, Rezoning from R-1 Residential (MUSA) to Public/Quasi Public, and Site Plan for Ramsey Elementary Campus 2. This case is being reviewed based on the standards within the B-1 General Business Zoning District. This is in keeping with the City's past practice for similar projects. Staff provided further comment on the request and recommended approval.

Citizen Input

Commissioner VanScoy commented on the importance of a traffic study and discussed how safety would be of the utmost importance given the fact there could be a large number of children walking to the elementary school from the neighborhood to the west (Brookfield Addition). He asked if a crosswalk was being considered.

Community Development Director Gladhill explained this may or may not be a walkable neighborhood. He noted this determination would be made by the school district. He stated pedestrian safety would have to be addressed by the school district if it was deemed walkable and a traffic signal and crosswalk would have to be pursued. He reported further information on this topic would be available once the traffic study was complete.

Commissioner Surma questioned how the school district would handle getting busses in and out of the school in a safe manner.

Community Development Director Gladhill deferred this question to the school district representatives.

Steve Anderson, School District representative, explained the school was waiting on the traffic study before making any final decision but he anticipated a signal would be installed at 170th. He stated conversations with the County were being held regarding a second controlled intersection. He described the site layout and noted busses would be kept separate from parent cars.

Chairperson Bauer stated an underpass or tunnel under County Road 5 would be much safer than a crosswalk for students walking to and from the school.

Mr. Anderson anticipated students from the Brookfield Addition would be bussed noting a final determination would be made after the School District receives the traffic study.

Chairperson Bauer asked how many staff and teachers would be working out of this building.

Mr. Anderson estimated this school would have 140 staff and support members.

Chairperson Bauer questioned how the building would handle overflow and additional parking for an event that occurred during the school day, given the fact there would only be 20 extra parking spaces.

Mr. Anderson stated typically large events would be held afterschool and overflow parking could run into the overflow/bus area.

Jay Pomeroy, landscape architect for the School District, estimated that 80 to 100 cars could be parked in the overflow/bus area.

Commissioner Nosan anticipated the same signage and crossing guards would be used at this elementary school as was used at the other elementary school in Ramsey, also located on County Road 5. She recommended that a middle turn lane be installed along County Road 5 to allow cars to turn left into the school without holding up traffic.

Mr. Anderson stated he has had conversations with the County regarding traffic flow along County Road 5. He understood some sort semi-four was needed at 170th. He explained that conversations would continue with the Anoka County Highway Department after receiving the results from the traffic study.

Community Development Director Gladhill commented further on the potential semi-four that would be installed at 170th and discussed how this would assist with traffic safety surrounding the school.

Chairperson Bauer questioned if this semi-four was necessary given the fact it traffic in and out of the school would only be heavy two times a day for short periods of time.

Community Development Director Gladhill explained the City would know more about the semi-four once the traffic study was complete. He anticipated that a flashing yellow light would be

installed to assist those turning left into the school. He believed that a traffic light was a better option than no traffic light.

Commissioner Nosan stated a roundabout may be a better option at this intersection as it would slow traffic down.

Commissioner Gengler asked what the capacity would be for this school.

Mr. Anderson explained the school district was anticipating the school would have 750 students with a maximum of 1,000.

Commissioner VanScoy questioned how many students were at the current Ramsey Elementary.

Mr. Anderson stated this numbers was about 1,200 to 1,300 students.

Commissioner Surma inquired if the elementary school could be expanded to have a second floor.

Mr. Anderson explained the School District was proposing a two-story building with room for expansion.

Commissioner VanScoy appreciated the fact that the School District would be separating the vehicle and bus traffic. He stated he supported the overall design of the project and Site Plan.

Ralph Brauer, 14419 Waco Street, stated he appreciated how well the School District works to manage traffic. He explained that it was in the best interest of himself and his family that he resign effective immediately from the Planning Commission. He thanked the City for allowing him to opportunity to serve this community.

Chairperson Bauer thanked Commission Brauer for his years of dedicated service to the City of Ramsey. He offered Commissioner Brauer a standing ovation and was joined by the other members of the Planning Commission.

Carla Thompson, 6210 Green Valley Road, stated her mother's home was just north of the proposed school. She expressed frustration that her mother never received notice of the School District regarding their plans. She believed this was unfair and requested a buffer be put in place to screen the school at the north property line.

Janice Wright, 17105 Nowthen Boulevard, requested the City put a row of evergreen trees along the property line in order to separate her property from the school. She explained she has 42 acres north of the school that she would like to remain quiet.

Community Development Director Gladhill commented on the Site Plan and noted a berm with landscaping was proposed for this property line.

Mr. Anderson stated the School District would be willing to work with the City to install trees and landscaping on the berm to alleviate Ms. Wright's concerns.

Community Development Director Gladhill questioned what the School Districts timeline was for bidding and construction.

Mr. Anderson explained the School District would like to bid the project in February in order to break ground sometime in April.

Chairperson Bauer asked if there were any other contingencies that should be added to this item.

Commissioner Anderson stated he could support the School Districts request noting the berm with landscaping would have to be included.

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

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

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

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #2018-04 Approving the Comprehensive Plan Amendment; Ordinance #2018-03 Rezoning the Subject Property from R-1 Residential (MUSA) to Public/Quasi Public; and Resolution #2018-05 Approving the Site Plan for Ramsey Elementary Campus 2.

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

6. COMMISSION BUSINESS

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

Presentation

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

Commission Business

Commissioner VanScoy thanked staff for the thorough staff report for this Sketch Plan. He stated he was pleased to see how the proposed parking met the City's vision for this area.

Commissioner Nosan requested further information regarding the property lines for the proposed project.

Community Development Director Gladhill reviewed the property lines for the project with the Commission. He noted a portion of the project would be greenway for Municipal Park.

Keith James, Inland Group, thanked the Commission for their time. He thanked staff for the though presentation. He commented on his intent to utilize a three-story building over a parking structure. He explained the development would have 1.5 parking stalls per unit. He provided further comment on the amenities that would be included in the development.

Commissioner Anderson asked if this would be a 55+ age restricted community.

Mr. James reported this was the case.

Commissioner Anderson questioned if the cost for the parking space would be included in the rent.

Mr. James stated it was his intention to have a parking stall, cable, internet, etc. all included in the price of rent.

Commissioner Anderson explained he was very pleased by the proposed exterior building materials and noted they would be a nice fit into this part of the City.

Commissioner Surma requested further information on how the site will be managed.

Mr. James reported the building would be constructed by a contractor and the property would be managed by six or seven full-time employees.

Commissioner Surma recommended the units have sound-deadening measures in order to assist with controlling sound within the units.

Nick Conniff, Kaas Wilson Architects in Minneapolis, explained these R-2 apartments would meet all sound measure requirements within State building code.

Commissioner Surma stated he supported the Site Plan as proposed by Inland Group and asked for further information on the gazebo and four-season porch.

Mr. Conniff discussed these amenities and noted they would be used as sitting areas.

Commissioner Surma requested all vent pipes be painted to match the roof color.

Commissioner Gengler questioned how this development would be separated from the public greenspace.

Mr. James reported there would be a walkway between the two spaces. He provided the Commission with further information on Inland Groups proposed construction timeline noting he hoped to begin construction in July of this year.

Commissioner VanScoy believed the building had a fabulous design and he appreciated how the developer had worked to meet the City's parking requirements. He stated he offered his support to the proposed project.

Commissioner Anderson recommended the Parks Commission review the sidewalk connections from this development to the public green space.

Community Development Director Gladhill reported the Parks Commission would be discussing this valuable trail connections.

Chairperson Bauer thanked Mr. James for addressing the Commission's questions and encouraged him to move forward with his project as presented.

6.02: Receive Update on Variance Request located at 7214 167th Terrace NW; Case of Brandon Sis

Presentation

City Planner Anderson presented the Staff Report stating the purpose of this case is to receive an update on a case previously reviewed by the Planning Commission. No action is being requested, as additional discussions are ongoing. Staff is currently working with the Anoka Conservation District and Lower Rum River Watershed Management Organization to establish a broader solution and noted a wetland delineation would be completed this spring.

7. COMPREHENSIVE PLAN UPDATE ITEMS

7.01: Review Draft Economic Development Chapter of Comprehensive Plan
7.02: Review Draft Natural Resources Chapter of Comprehensive Plan

Community Development Director Gladhill reviewed the draft Economic Development Chapter with the Commission.

City Planner Anderson discussed the draft Natural Resources Chapter of on the Comprehensive Plan with the Commission.

Commissioner Surma recommended that the City address the use of salt on its roadways and that a shift to sand be made.

Commissioner VanScoy recommended the City's drinking water also be a priority within the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

Chairperson Bauer noted he would not be able to attend the February Planning Commission meeting.

Commissioner Anderson stated he would not be able to attend the March or April Planning Commission meetings.

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

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

The regular meeting of the Planning Commission adjourned at 8:47 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 1.**

Meeting Date: 02/01/2018

By: Chris Anderson, Community Development

Information

Title:

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

Purpose/Background:

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

Notification:

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

Observations/Alternatives:

Sketch Plan

The Subject Properties combined are just over ten (10) acres in size. The existing transfer station building is located in the northwest corner of ACE's main campus (6601 McKinley Street NW) and any expansion of that building would be to the north, which would cross the existing property boundary separating the Subject Properties. The proposed plat would simply eliminate the boundary line between the two lots, creating one larger parcel. There are no proposed site improvements associated with this request at this time.

Basalt Street is currently a dirt/gravel road south of 141st Ave. Any future improvements to the northern portion of the Subject Properties would have to gain access from 141st Street, unless the segment of Basalt Street were brought up to current standards (pavement, curb/gutter). This had been conveyed to ACE when City Staff met with them in 2017 to discuss their potential future improvements.

There are some existing drainage and utility easements and a permanent street easement encumbering 14050 Basalt Street. The Final Plat will need to include drainage and utility easements dedicated to the public around the perimeter of the Subject Properties and likely around the two existing stormwater ponds as well (pending input from Engineering Department). The Final Plat should also dedicate public road right-of-way in lieu of the permanent street easement. Both of these are addressed in the Staff Review Letter.

Zoning Amendment

The Subject Properties currently have a split zoning. 14050 Basalt Street is zoned E-1 Employment while 6601 McKinley Street is zoned E-2 Employment. ACE is requesting a Zoning Amendment to rezone the Basalt St property to E-2 Employment to establish a single, uniform zoning designation for the newly created parcel.

Funding Source:

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

Recommendation:

Staff recommends approval of the Sketch Plan and Zoning Amendment, contingent upon compliance with the Staff Review Letter.

Action:

Provide general feedback to the Applicant regarding the Sketch Plan.

-and-

Motion to recommend City Council adopt Ordinance #18-07 rezoning 14050 Basalt Street to E-2 Employment District.

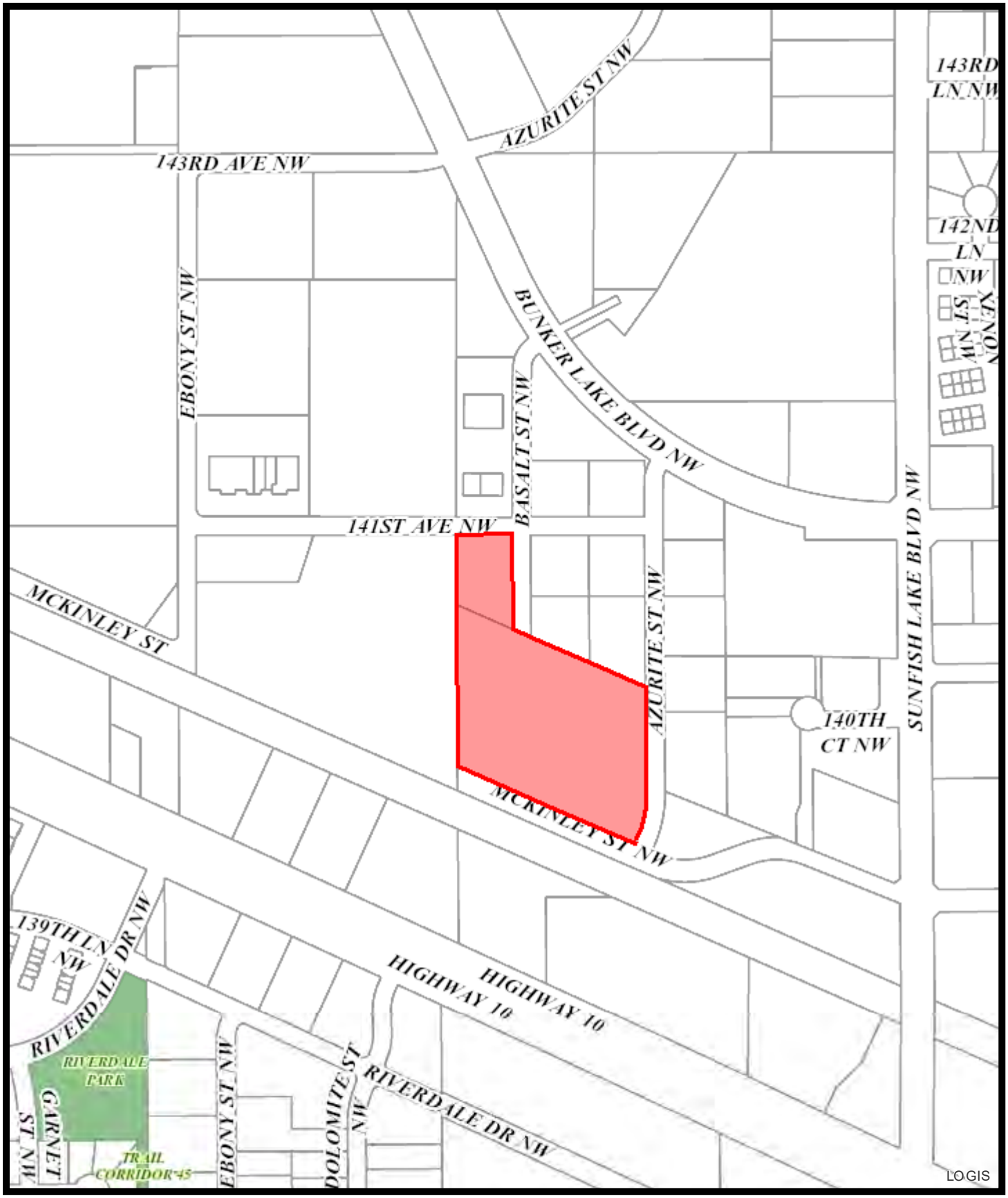
Attachments

Site Location Map
Sketch Plan
Sketch Plan with Mark-Ups
Staff Review Letter
Ord. #18-07: Zoning Amendment

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Chris Anderson		Started On: 01/25/2018 09:24 AM
Final Approval Date: 01/26/2018		

Site Location Map



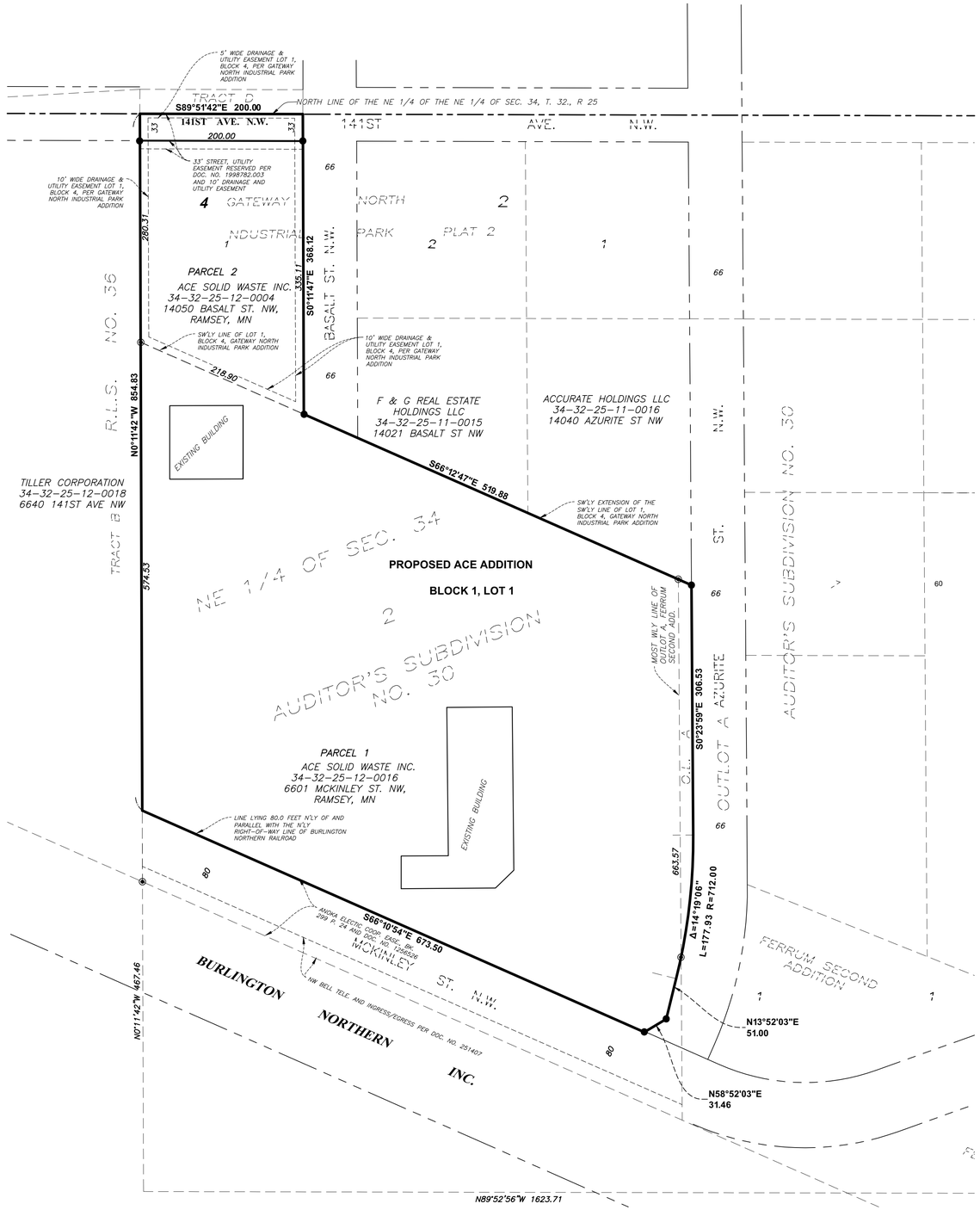
Feet
0 120240 480 720 960

Print Date: January 16, 2018

Plot Date & Time: 3 January 2018 5:39 PM

SKETCH PLAN

ACE ADDITION



EXISTING LEGAL DESCRIPTION

PARCEL 1

That part of the North Half of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said North Half of the Northeast Quarter, thence on an assumed bearing of South 00 degrees 55 minutes 06 seconds East, along the east line of said North Half of the Northeast Quarter, a distance of 1321.75 feet to the northeast corner of Government Lot 4 in said Section 34; thence South 89 degrees 36 minutes 21 seconds West a distance of 1623.71 feet to the intersection with a line marked by judicial land marks set pursuant to Torrens Case No. T-2694; thence North 00 degrees 42 minutes 25 seconds West, along said line and its northerly extension, a distance of 379.86 feet to the intersection with the northerly railroad right-of-way line of the Burlington Northern, Inc., formerly Burlington Northern Railroad Company, said point of intersection being marked by a judicial landmark set pursuant to Torrens Case No. C7-89-6899; thence continue North 00 degrees 42 minutes 25 seconds West, along a line between the last described point of intersection and the southwest corner of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2, a distance of 87.58 feet to the point of intersection with a line lying 80.00 feet northerly of, as measured at right angles, and parallel with said northerly railroad right-of-way line of the Burlington Northern Inc., as marked by judicial land marks set pursuant to said Torrens Case No. C7-89-6899, said point being the actual point of beginning of the land to be described; thence South 66 degrees 41 minutes 37 seconds East, along the southeasterly extension of said parallel line a distance of 673.50 feet to a point 50.20 feet westerly of the most westerly line of Outlot A, FERRUM SECOND ADDITION, as measured along said parallel line; thence North 58 degrees 21 minutes 20 seconds East a distance of 31.46 feet; thence North 13 degrees 21 minutes 20 seconds East a distance of 51.00 feet; thence northerly 27.01 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 02 degrees 10 minutes 25 seconds, more or less, to the point of intersection of said most westerly line of Outlot A, FERRUM SECOND ADDITION, said point being hereinafter referred to as Point "A"; thence North 00 degrees 55 minutes 06 seconds West, along said most westerly line of Outlot A, a distance of 463.49 feet to the point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence North 66 degrees 43 minutes 30 seconds West, along the southwesterly line of said Lot 1, Block 4, and said southeasterly extension thereof, a distance of 721.19 feet to the southwest corner of said Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 00 degrees 42 minutes 25 seconds East a distance of 574.50 feet to said point of beginning.

(Said tract is also known as Lot 2, AUDITOR'S SUBDIVISION NUMBER 30)

And,

That part of Outlot A, FERRUM SECOND ADDITION, Anoka County, Minnesota described as follows:

Beginning at said Point "A" described above; thence North 00 degrees 55 minutes 06 seconds West along said most westerly line of Outlot A, FERRUM SECOND ADDITION, a distance of 463.49 feet to said point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 66 degrees 43 minutes 30 seconds East along said southeasterly extension a distance of 17.55 feet to the point of intersection with a line 66.00 feet westerly of, as measured at right angles, and parallel with the east line of said Outlot A; thence South 00 degrees 55 minutes 06 seconds East along said parallel line a distance of 306.53 feet; thence Southerly 151.24 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 12 degrees 10 minutes 13 seconds, more or less, to the point of beginning.

PARCEL 2

Lot 1, Block 1, GATEWAY NORTH INDUSTRIAL PARK PLAT 2;

(BEING TORRENS PROPERTY)

PROPOSED LEGAL DESCRIPTION

LOT 1, BLOCK 1, ACE ADDITION, CITY OF RAMSEY,
ANOKA COUNTY MN.

CURRENT ZONING

PARCEL 1 - E-2
PARCEL 2 - E-1

PROPOSED ZONING

LOT 1, BLOCK 1, ACE ADDITION - E-2

CURRENT ADDRESSES

6601 MCKINLEY STREET NW, RAMSEY, MINNESOTA 55418.
14050 BASALT ST. WEST, RAMSEY, MINNESOTA 55418.

AREAS

PARCEL 1 AREA = 384,219 S.F. OR 8.820 ACRES
PARCEL 2 AREA = 64,842 S.F. OR 1.628 ACRES
TOTAL AREA TO BE PLATTED = 449,061 S.F. OR 10.309 ±
AREA OF 141ST AVE. WEST PROPOSED TO BE DEDICATED = 6,600 S.F.

OWNER / SUBDIVIDER

ACE SOLID WASTE, INC.
CONTACT-GEOFF STRACT
251 STARKEY STREET
ST. PAUL, MN 55107

SURVEYOR/DESIGNER

WENCK ASSOCIATES
GARY J. BJORKLUND LS
1800 PIONEER CENTER
MAPLE PLAIN, MN 55359

N

0 80 160
SCALE IN FEET

Bearings are based on Anoka County Coordinate System

LEGEND

- ○ SET MONUMENT
- ● FOUND MONUMENT
- ◉ FOUND JUDICIAL LAND MARK

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
1800 PIONEER CTR
MAPLE PLAIN, MN 55359
Ph: 763-479-4200
Fax:

CLIENT NAME
ACE SOLID WASTE, INC.
6601 MCKINLEY STREET NW,
RAMSEY, MINNESOTA 55418

PROJECT TITLE
SKETCH PLAN

DWN BY	CHK'D	APP'D	DWG DATE 03-JAN-2018
GJB	CNA	XXX	SCALE 1" = 80"

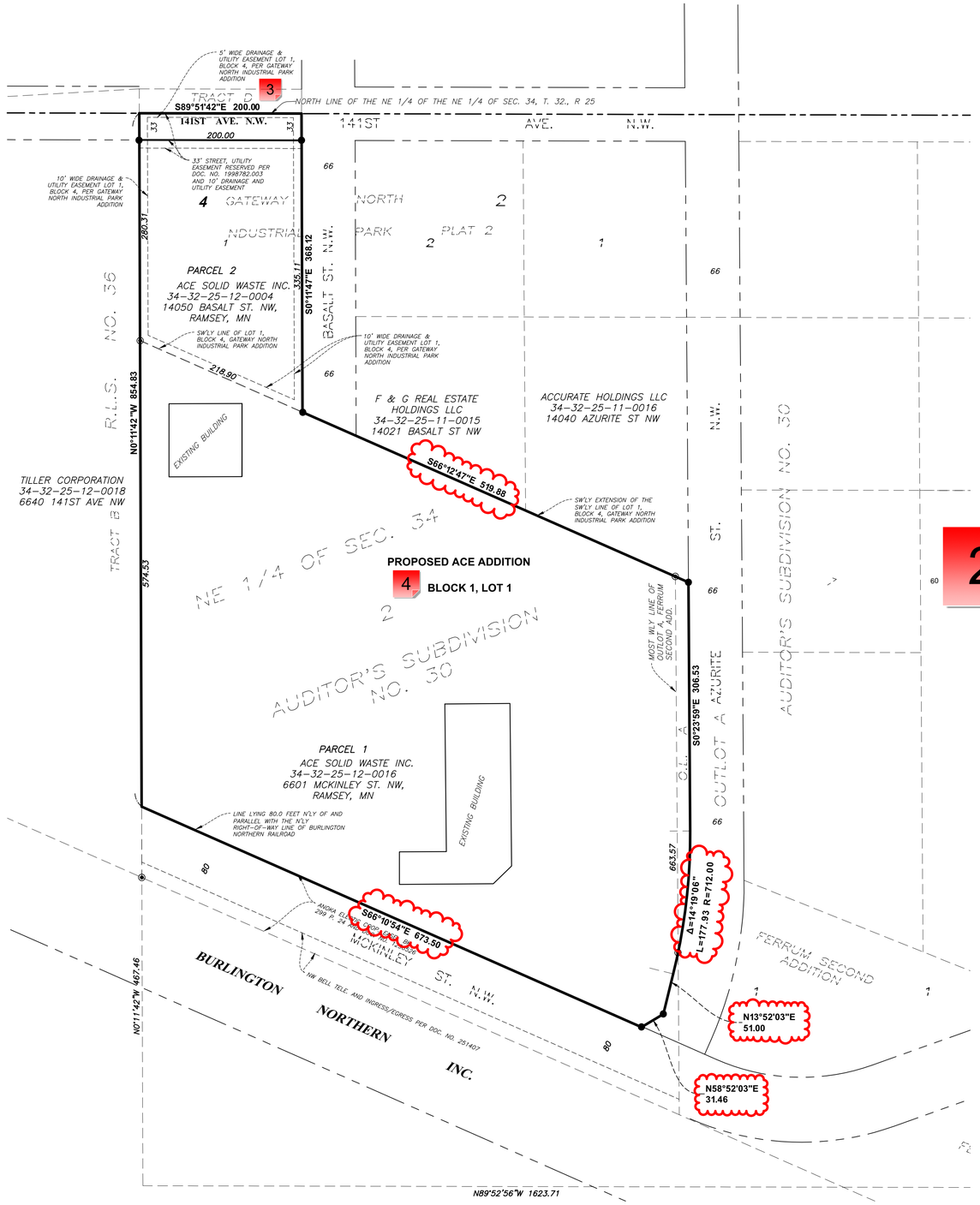
PROJECT NO. 3053-0102
SHEET NO. 1 OF 1

C:\Users\BjoGJB6\Desktop\3053-0102 bndry1.dwg

Plot Date & Time: 3 January 2018 5:39 PM

SKETCH PLAN

ACE ADDITION



EXISTING LEGAL DESCRIPTION

PARCEL 1

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Commencing at the northeast corner of said North Half of the Northeast Quarter, thence on an assumed bearing of South 00 degrees 55 minutes 06 seconds East, along the east line of said North Half of the Northeast Quarter, a distance of 1321.75 feet to the northeast corner of Government Lot 4 in said Section 34; thence South 89 degrees 36 minutes 21 seconds West a distance of 1623.71 feet to the intersection with a line marked by judicial land marks set pursuant to Torrens Case No. T-2694; thence North 00 degrees 42 minutes 25 seconds West, along said line and its northerly extension, a distance of 379.86 feet to the intersection with the northerly railroad right-of-way line of the Burlington Northern, Inc., formerly Burlington Northern Railroad Company, said point of intersection being marked by a judicial landmark set pursuant to Torrens Case No. C7-89-6899; thence continue North 00 degrees 42 minutes 25 seconds West, along a line between the last described point of intersection and the southwest corner of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2, a distance of 87.58 feet to the point of intersection with a line lying 80.00 feet northerly of, as measured at right angles, and parallel with said northerly railroad right-of-way line of the Burlington Northern Inc., as marked by judicial land marks set pursuant to said Torrens Case No. C7-89-6899, said point being the actual point of beginning of the land to be described; thence South 66 degrees 41 minutes 37 seconds East, along the southeasterly extension of said parallel line a distance of 673.50 feet to a point 50.20 feet westerly of the most westerly line of Outlot A, FERRUM SECOND ADDITION, as measured along said parallel line; thence North 58 degrees 21 minutes 20 seconds East a distance of 31.46 feet; thence North 13 degrees 21 minutes 20 seconds East a distance of 51.00 feet; thence northerly 27.01 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 02 degrees 10 minutes 25 seconds, more or less, to the point of intersection of said most westerly line of Outlot A, FERRUM SECOND ADDITION, said point being hereinafter referred to as Point "A"; thence North 00 degrees 55 minutes 06 seconds West, along said most westerly line of Outlot A, a distance of 463.49 feet to the point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence North 66 degrees 43 minutes 30 seconds West, along the southwesterly line of said Lot 1, Block 4, and said southeasterly extension thereof, a distance of 721.19 feet to the southwest corner of said Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 00 degrees 42 minutes 25 seconds East a distance of 574.50 feet to said point of beginning.

(Said tract is also known as Lot 2, AUDITOR'S SUBDIVISION NUMBER 30)

And,

That part of Outlot A, FERRUM SECOND ADDITION, Anoka County, Minnesota described as follows:

Beginning at said Point "A" described above; thence North 00 degrees 55 minutes 06 seconds West along said most westerly line of Outlot A, FERRUM SECOND ADDITION, a distance of 463.49 feet to said point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 66 degrees 43 minutes 30 seconds East along said southeasterly extension a distance of 17.55 feet to the point of intersection with a line 66.00 feet westerly of, as measured at right angles, and parallel with the east line of said Outlot A; thence South 00 degrees 55 minutes 06 seconds East along said parallel line a distance of 306.53 feet; thence Southerly 151.24 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 12 degrees 10 minutes 13 seconds, more or less, to the point of beginning.

PARCEL 2

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(BEING TORRENS PROPERTY)

PROPOSED LEGAL DESCRIPTION

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ANOKA COUNTY MN.

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PARCEL 1 - E-2
PARCEL 2 - E-1

PROPOSED ZONING

LOT 1, BLOCK 1, ACE ADDITION - E-2

CURRENT ADDRESSES

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OWNER / SUBDIVIDER

1

ACE SOLID WASTE, INC.
CONTACT-GEOFF STRACT
251 STARKEY STREET
ST. PAUL, MN 55107

SURVEYOR/DESIGNER

WENCK ASSOCIATES
GARY J. BJORKLUND LS
1800 PIONEER CENTER
MAPLE PLAIN, MN 55359

N

0 80 160
SCALE IN FEET

Bearings are based on Anoka County Coordinate System

LEGEND

- ○ *SET MONUMENT*
- ● *FOUND MONUMENT*
- ◉ *FOUND JUDICIAL LAND MARK*

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
1800 PIONEER CTR
MAPLE PLAIN, MN 55359
Ph: 763-479-4200
Fax:

CLIENT NAME
ACE SOLID WASTE, INC.
6601 MCKINLEY STREET NW,
RAMSEY, MINNESOTA 55418

PROJECT TITLE
SKETCH PLAN

DWN BY	CHK'D	APP'D	DWG DATE
GJB	CNA	XXX	03-JAN-2018
			SCALE 1" = 80'

PROJECT NO. 3053-0102
SHEET NO. 1 OF 1

C:\Users\BjoGJB\Desktop\3053-0102 bndry1.dwg

DL_180125_37684_61976_270174871_1.pdf - Changemark Notes (4 Notes)

1 - No Comment

Created by: Len Linton
On: 01/22/2018 04:13 PM

Engineering does not have any comments on this proposed lot combiination. We wiill have comments when a site plan comes forward.

--------- 0 Replies ---------

2 - Legal Description

Created by: Chris Anderson
On: 01/24/2018 12:19 PM

Check all degrees, minutes, seconds descriptions as they don't appear to match those within the existing legal descriptions.

--------- 0 Replies ---------

3 - Easements to be Vacated

Created by: Chris Anderson
On: 01/24/2018 12:33 PM

All underlying drainage and utility easements should be vacated and then rededicated, where needed, with the Final Plat. The street easement should also be vacated. Area should be dedicated as Right of Way with Final Plat.

Application and fee should be submitted and this can be processed concurrently with the Zoning Amendment and Plat.

--------- 0 Replies ---------

4 - Dedicate Drainage and Utiility Easements

Created by: Chris Anderson
On: 01/24/2018 12:36 PM

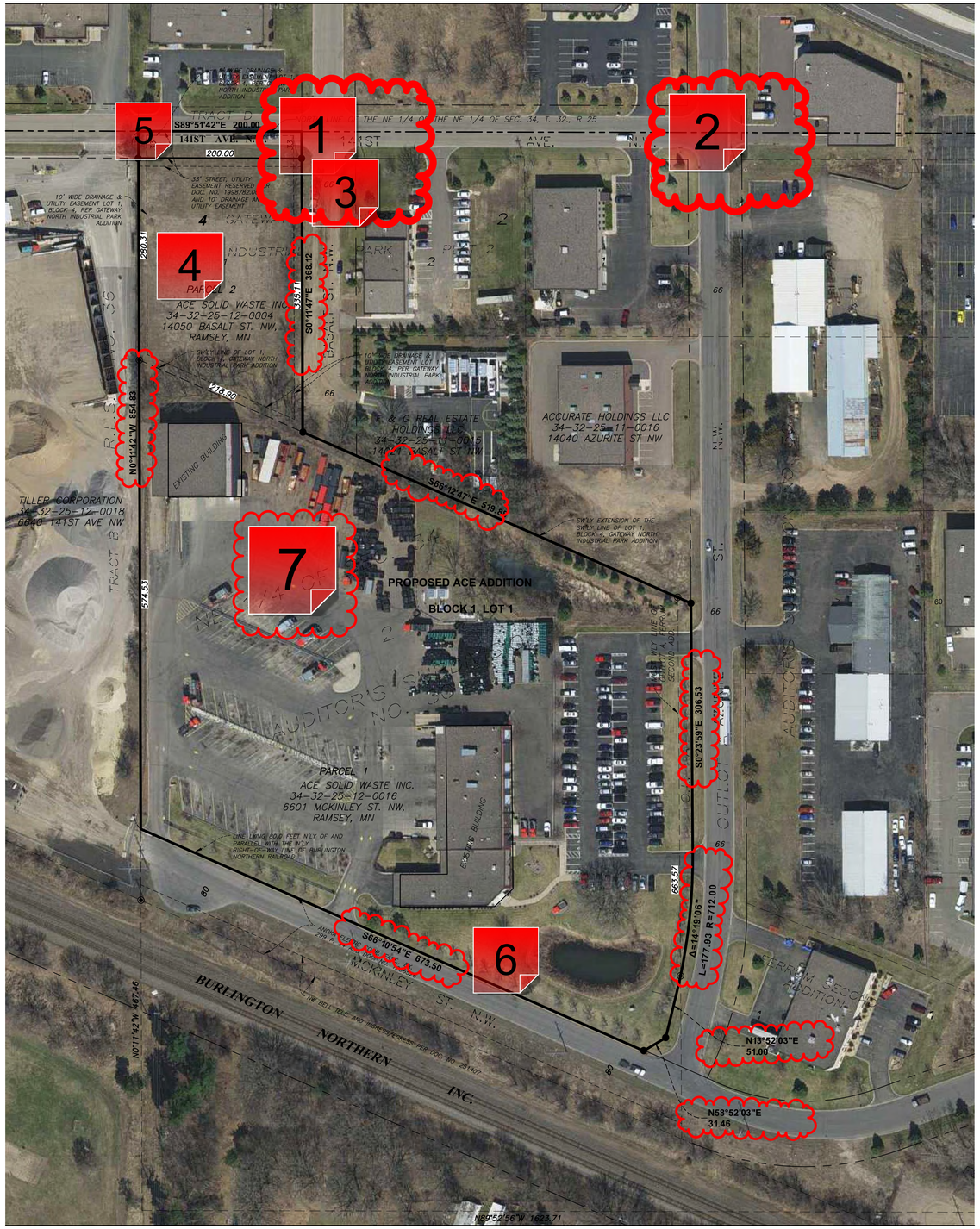
The newly created lot shall have drainage and utility easements dedicated to the public as part of the Final Plat. Easements adjacent to right of way and unplatted areas shall be ten (10) feet in width. The existing stormwater ponds may also need to be encumbered with easement extending at least 16.5 feet beyond edge. Input from the Engineering Department is needed on this aspect.

--------- 0 Replies ---------

Plot Date & Time: 3 January 2018 5:39 PM

SKETCH PLAN

ACE ADDITION



EXISTING LEGAL DESCRIPTION

PARCEL 1

That part of the North Half of the Northeast Quarter, Section 34, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northeast corner of said North Half of the Northeast Quarter, thence on an assumed bearing of South 00 degrees 55 minutes 06 seconds East, along the east line of said North Half of the Northeast Quarter, a distance of 1321.75 feet to the northeast corner of Government Lot 4 in said Section 34; thence South 89 degrees 36 minutes 21 seconds West a distance of 1623.71 feet to the intersection with a line marked by judicial land marks set pursuant to Torrens Case No. T-2694; thence North 00 degrees 42 minutes 25 seconds West, along said line and its northerly extension, a distance of 379.86 feet to the intersection with the northerly railroad right-of-way line of the Burlington Northern, Inc., formerly Burlington Northern Railroad Company, said point of intersection being marked by a judicial landmark set pursuant to Torrens Case No. C7-89-6899; thence continue North 00 degrees 42 minutes 25 seconds West, along a line between the last described point of intersection and the southwest corner of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2, a distance of 87.58 feet to the point of intersection with a line lying 80.00 feet northerly of, as measured at right angles, and parallel with said northerly railroad right-of-way line of the Burlington Northern Inc., as marked by judicial land marks set pursuant to said Torrens Case No. C7-89-6899, said point being the actual point of beginning of the land to be described; thence South 66 degrees 41 minutes 37 seconds East, along the southeasterly extension of said parallel line a distance of 673.50 feet to a point 50.20 feet westerly of the most westerly line of Outlot A, FERRUM SECOND ADDITION, as measured along said parallel line; thence North 58 degrees 21 minutes 20 seconds East a distance of 31.46 feet; thence North 13 degrees 21 minutes 20 seconds East a distance of 51.00 feet; thence northerly 27.01 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 02 degrees 10 minutes 25 seconds, more or less, to the point of intersection of said most westerly line of Outlot A, FERRUM SECOND ADDITION, said point being hereinafter referred to as Point "A"; thence North 00 degrees 55 minutes 06 seconds West, along said most westerly line of Outlot A, a distance of 463.49 feet to the point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence North 66 degrees 43 minutes 30 seconds West, along the southwesterly line of said Lot 1, Block 4, and said southeasterly extension thereof, a distance of 721.19 feet to the southwest corner of said Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 00 degrees 42 minutes 25 seconds East a distance of 574.50 feet to said point of beginning.

(Said tract is also known as Lot 2, AUDITOR'S SUBDIVISION NUMBER 30)

And,

That part of Outlot A, FERRUM SECOND ADDITION, Anoka County, Minnesota described as follows:

Beginning at said Point "A" described above; thence North 00 degrees 55 minutes 06 seconds West along said most westerly line of Outlot A, FERRUM SECOND ADDITION, a distance of 463.49 feet to said point of intersection with the southeasterly extension of the southwesterly line of Lot 1, Block 4, GATEWAY NORTH INDUSTRIAL PARK PLAT 2; thence South 66 degrees 43 minutes 30 seconds East along said southeasterly extension a distance of 17.55 feet to the point of intersection with a line 66.00 feet westerly of, as measured at right angles, and parallel with the east line of said Outlot A; thence South 00 degrees 55 minutes 06 seconds East along said parallel line a distance of 306.53 feet; thence Southerly 151.24 feet, more or less, along a tangential curve concave to the west having a radius of 712.00 feet and a central angle of 12 degrees 10 minutes 13 seconds, more or less, to the point of beginning.

PARCEL 2

Lot 1, Block 1, GATEWAY NORTH INDUSTRIAL PARK PLAT 2;

(BEING TORRENS PROPERTY)

PROPOSED LEGAL DESCRIPTION

LOT 1, BLOCK 1, ACE ADDITION, CITY OF RAMSEY,
ANOKA COUNTY MN.

CURRENT ZONING

PARCEL 1 - E-2
PARCEL 2 - E-1

PROPOSED ZONING

LOT 1, BLOCK 1, ACE ADDITION - E-2

CURRENT ADDRESSES

6601 MCKINLEY STREET NW, RAMSEY, MINNESOTA 55418.
14050 BASALT ST. WEST, RAMSEY, MINNESOTA 55418.

AREAS

PARCEL 1 AREA = 384,219 S.F. OR 8.820 ACRES
PARCEL 2 AREA = 64,842 S.F. OR 1.626 ACRES
TOTAL AREA TO BE PLATTED = 449,061 S.F. OR 10.309 ±
AREA OF 141ST AVE. WEST PROPOSED TO BE DEDICATED = 6,600 S.F.

OWNER / SUBDIVIDER

ACE SOLID WASTE, INC.
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251 STARKEY STREET
ST. PAUL, MN 55107

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CLIENT NAME
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6601 MCKINLEY STREET NW,
RAMSEY, MINNESOTA 55418

PROJECT TITLE			
SKETCH PLAN			
DWN BY: GJB	CHK'D: CNA	APP'D: XXX	DWG DATE: 03-JAN-2018
			SCALE: 1" = 80'
PROJECT NO.: 3053-0102		SHEET NO.: 1 OF 1	

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DL_180125_37684_60916_270242949_0.pdf - Changemark Notes (7 Notes)

1 - Changemark #01

Created by: Tim Frankfurth
On: 01/05/2018 09:30 AM

May want to look at the possibility of stop signs at the intersection if more trucks will be entering/exiting the business on Basalt ST.

--------- 0 Replies ---------

2 - Changemark #02

Created by: Tim Frankfurth
On: 01/05/2018 09:32 AM

May want to look at possible stop signs at this intersection if there is going to be increased traffic to/from the business.

--------- 0 Replies ---------

3 - Road Condition

Created by: Chris Anderson
On: 01/24/2018 04:36 PM

No access points will be permitted on Basalt Street without pavement and curb/gutter per City Code standards.

--------- 0 Replies ---------

4 - Drainage and Utility Easements

Created by: Chris Anderson
On: 01/24/2018 04:38 PM

All underlying drainage and utility easements should be vacated and the dedicate new easements, per city code, with the Final Plat. Easements shall be ten (10) feet in width adjacent to right of way and unplatted lands. Easement may be required over both stormwater ponds as well, but input from the Engineering Department is needed on this aspect.

--------- 0 Replies ---------

5 - Street Easement

Created by: Chris Anderson
On: 01/24/2018 04:39 PM

Street Easement should be vacated and this should be dedicated to the public as right of way with the Final Plat.

--------- 0 Replies ---------

6 - Easement

Created by: Chris Anderson
On: 01/24/2018 04:40 PM

This stormwater pond/wetland shall be encumbered with drainage and utility easement that extends at least 16.5 feet beyond its edge.

--------- 0 Replies ---------

7 - Degrees Minutes Seconds

Created by: Chris Anderson
On: 01/24/2018 04:42 PM

These don't seem to match the legal description. Review and update where necessary all bearings.

--------- 0 Replies ---------

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	**PROJECT ADDRESS**	6601 MCKINLEY ST NW
PROJECT. TITLE	18-100: ACE SOLID WASTE SKETCH PLAN AND ZONING AMENDMENT		
ESCROW #	116117		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

General: The purpose of this file is to review a Sketch Plan and Zoning Amendment related to a proposed subdivision to combine two (2) lots into one and to rezone a portion of the property from E-1 to E-2 so that there is a single zoning district applicable to the newly created parcel. While there are no proposed improvements associated with this request currently, it is Staff's understanding that this is being done in anticipation of a future building expansion with additional parking area. Please note that prior to any future improvements being installed, plans must be submitted for review and approval by the City.

The following revisions and/or clarifications are required on the Sketch Plan prepared by Wenck Associates and dated January 3, 2018 and must also be incorporated into the Final Plat document prior to submittal of that application:

Sketch Plan

- All underlying drainage and utility easements should be vacated with new drainage and utility easements dedicated with the Final Plat.
- The existing thirty-three (33) foot wide street easement (Doc. No. 1998782.003) should be vacated and that area dedicated as right of way on the Final Plat.
- Application, plus applicable fee ($300), shall be submitted, to process the vacation of all existing drainage and utility easements on Parcels 1 & 2 and the street easement described above.
- The Final Plat shall dedicate new drainage and utility easements that are ten (10) feet in width along all property boundaries adjacent to right of way and unplatted lands per City Code Section 177-614(f).
- The existing stormwater ponds may also need to be encumbered with drainage and utility easements that extend at least sixteen and a half feet (16.5') beyond the designated normal water level elevation of the pond. Input from the Engineering Department is still needed to confirm this though.
- Many of the boundary line bearings (shown in degrees, minutes, seconds) do not appear to match the legal description provided on either sheet or a previously recorded Certificate of Survey (dated December 28, 2006). Please review the legal description and bearings and correct discrepancies.
- Note that any future improvements to the property remain subject to review and approval by the City upon submittal of a Site Plan Application and plans.

Zoning Amendment

There is currently a split zoning on the two parcels, one is zoned E-1 Employment District (Parcel 1) and the other is zoned E-2 Employment District (Parcel 2). The submittal includes a request to rezone Parcel 2 to E-2 Employment so that, upon completion of the subdivision, there is a single zoning designation for the new parcel. Staff has no objection to the requested Zoning Amendment as it will still be consistent with the zoning of the surrounding area properties.

ORDINANCE #18-07

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from E-1 Employment District to E-2 Employment District.

Lot 1, Block 4 Gateway North Industrial Park Plat 2, Anoka County, Minnesota

-Or upon recording-

Lot 1, Block 1 ACE Addition

SECTION 2. MAP

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

SECTION 3. EFFECTIVE DATE

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

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

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:

Adoption date:
Publication date:
Effective date:

Regular Planning Commission **5. 2.**

Meeting Date: 02/01/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

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

Purpose/Background:

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

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Sketch Plan Review.

Observations/Alternatives:

The Applicant is requesting Preliminary Plat approval of Rum River Prairie. Properties surrounding all sides of the Subject Property are currently zoned R-1 Residential (Rural Developing) and guided as Rural Developing. The proposed lots would be serviced by individual private utilities (well and septic). The lots being proposed range in size from 1.37 acres to 3.7 acres in size with all but one of the lots being 2.5 acres or greater in size.

A variance to the lot area requirement is being sought for one lot. The proposed lot requiring a variance is similar in size and nature to surrounding parcels in that the proposed property is 1.37 acres and the surrounding properties are 1.03 acres, 1.37 acres, and 0.91 acres in size. The proposed lot appears to be consistent with the adjacent neighborhood. This matter was discussed with the Planning Commission as part of the Sketch Plan review and at that time, there seemed to be general consensus to support a variance because this land was already separated from the rest of the Subject Property by Tiger Street and Armstrong Blvd.

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

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

Alternatives

Alternative 1: Adopt Resolution #18-022 approving the requested variance to lot size and recommend adoption of Resolution #18-023 approving the preliminary plat of Rum River Prairie. Staff believes that the proposed development is reasonable and compatible with the character of the surrounding development. Staff supports Alternative 1.

Alternative 2: Do not approve Resolution #18-022 and thereby deny the request for a variance to lot size. Recommend denial of Resolution #18-023 regarding the preliminary plat of Rum River Prairie and direct the Applicant to revise the proposal to remove the variance request. Staff does not support Alternative 2.

Funding Source:

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

Recommendation:

Staff recommends approval of Resolution #18-022 granting a Variance to lot size and approval of Resolution #18-023 granting Preliminary Plat approval of Rum River Prairie.

Action:

Motion to adopt Resolution #18-022 approving a Variance to lot size and to recommend adoption of Resolution #18-023 approving the Preliminary Plat approval of Rum River Prairie.

Attachments

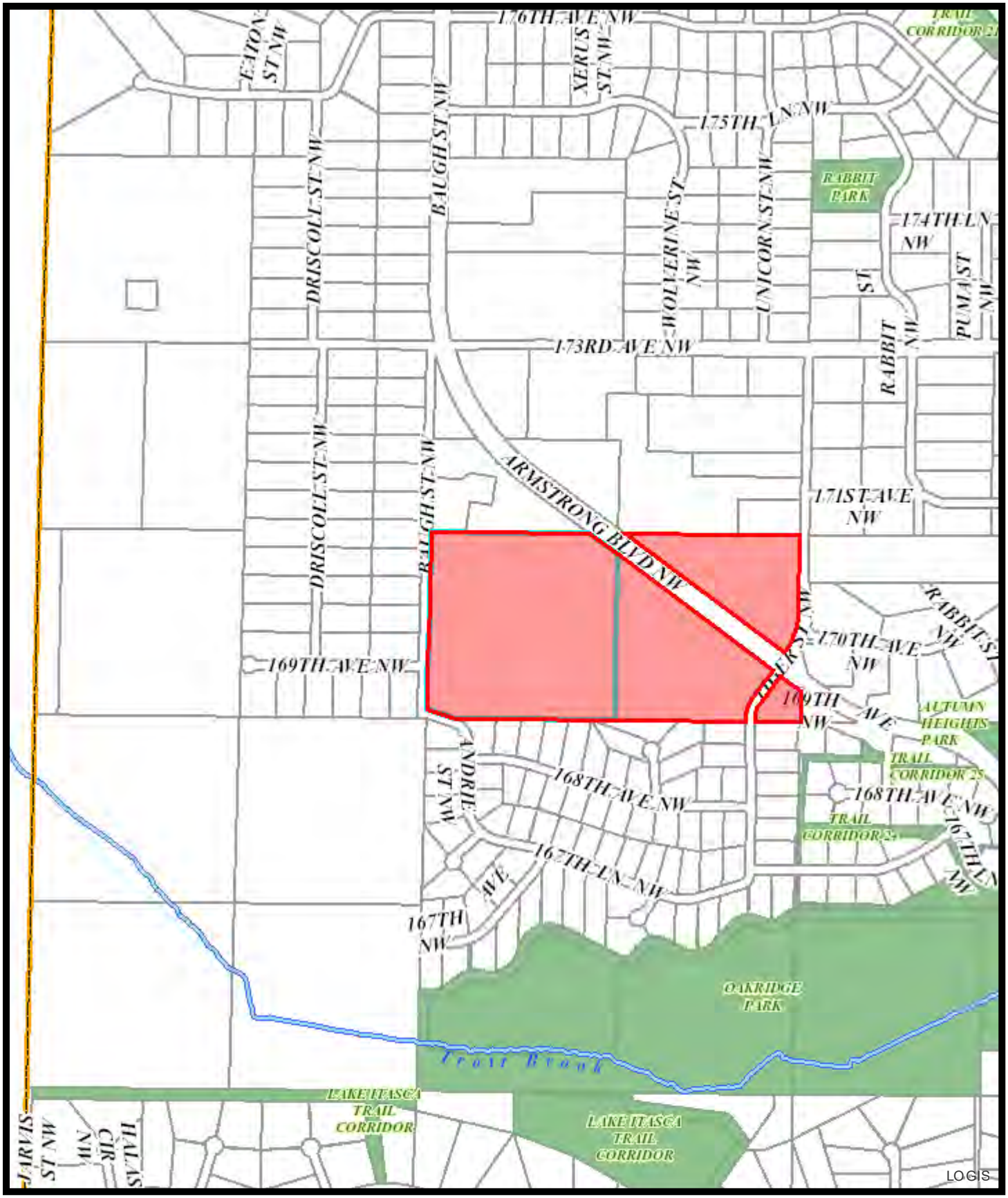
Site Location Map
Preliminary Plat
Complete Plan Set
Combined Tech Reports
Resolution #18-022: Variance
Resolution #18-023: Preliminary Plat

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Eric Maass		Started On: 01/16/2018 11:40 AM
Final Approval Date: 01/26/2018		

07-32-25-13-0001

Site Location Map



Feet
0 230460 920 1,380 1,840

Print Date: October 12, 2017

PRELIMINARY PLAT OF:

RUM RIVER PRAIRIE

OWNER/DEVELOPER

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

PROPERTY DESCRIPTION

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

NOTE

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

NET DENSITY

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

ZONING

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

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

South – PUD: Planned Unit Development

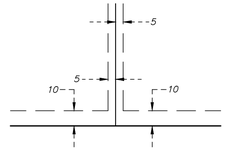
SETBACKS

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

LOT AREA TABULATION

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

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

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

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

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

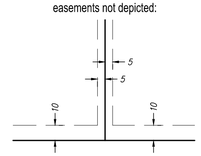
OWNER/DEVELOPER

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

STREET LENGTHS

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

Standard Drainage & Utility easements not depicted:



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

LINE TYPE & SYMBOL LEGEND

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

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

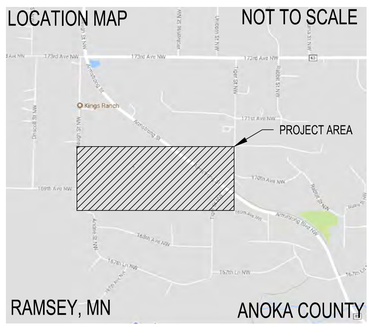
BUILDING PAD LEGEND

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

BUILDING PAD LEGEND

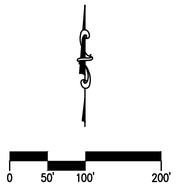
F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT
SWO	SPLIT ENTRY WALKOUT BASEMENT (5 COURSE)
FLO	FULL BASEMENT LOOKOUT ON COURSE 5
MLO	MODIFIED (NON STANDARD) LOOKOUT BASEMENT VARIABLE 5-12 COURSE BASEMENT

LOCATION MAP — NOT TO SCALE



SHEET INDEX

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



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

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

DESIGNED BJH
DRAWN BJH
CHECKED ..

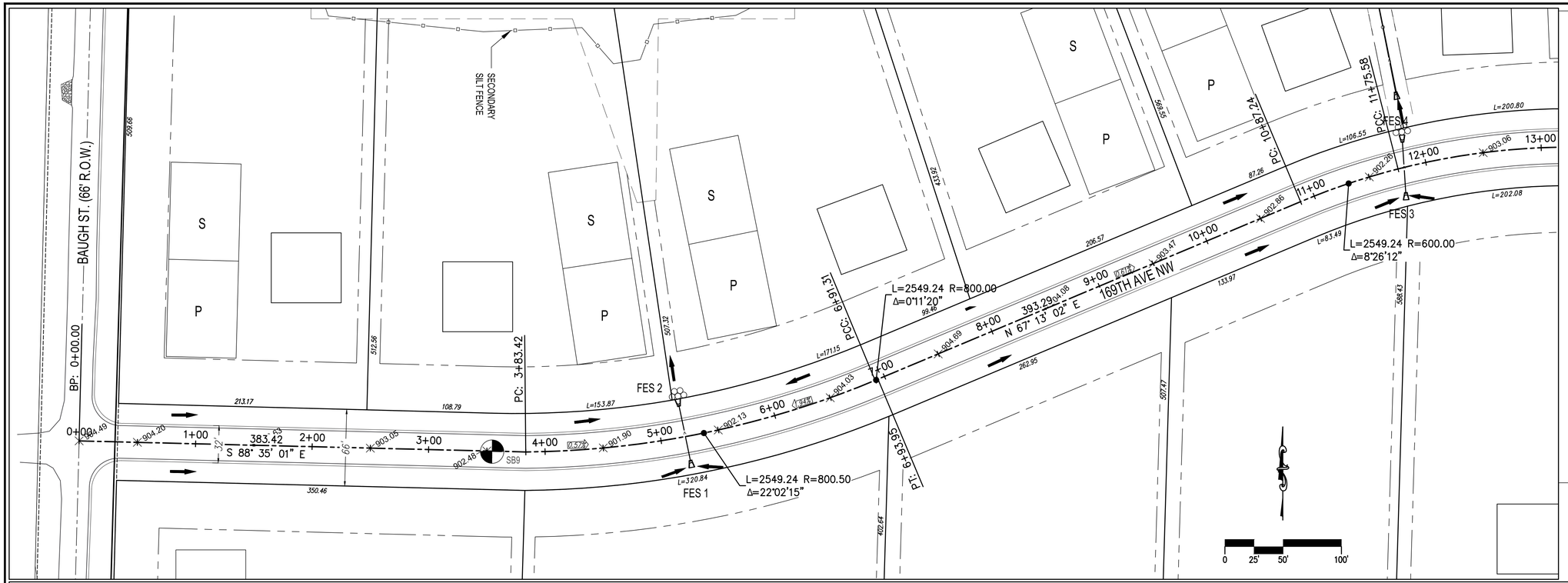
LHB PERFORMANCE DRIVEN DESIGN.
LHBcorp.com 21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

RUM RIVER PRAIRIE DEVELOPMENT

COVER SHEET

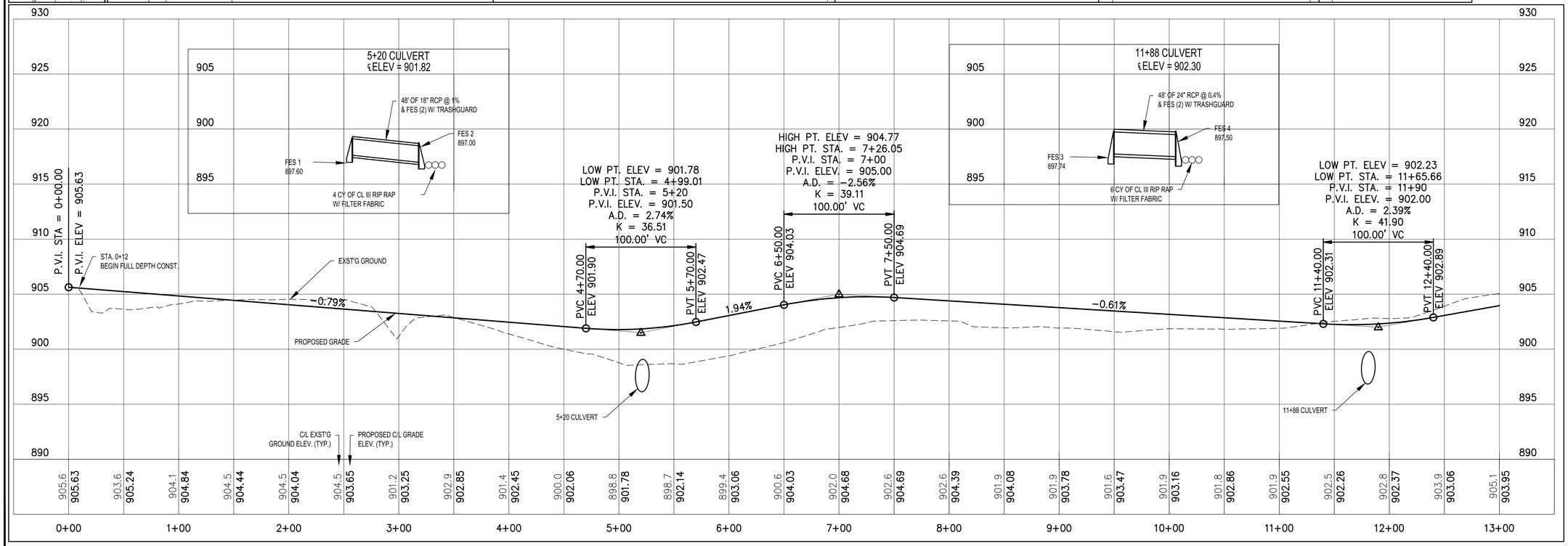
SHEET CO

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



LINE TYPE & SYMBOL LEGEND

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



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

DESIGNED BJH
DRAWN BJH
CHECKED ..

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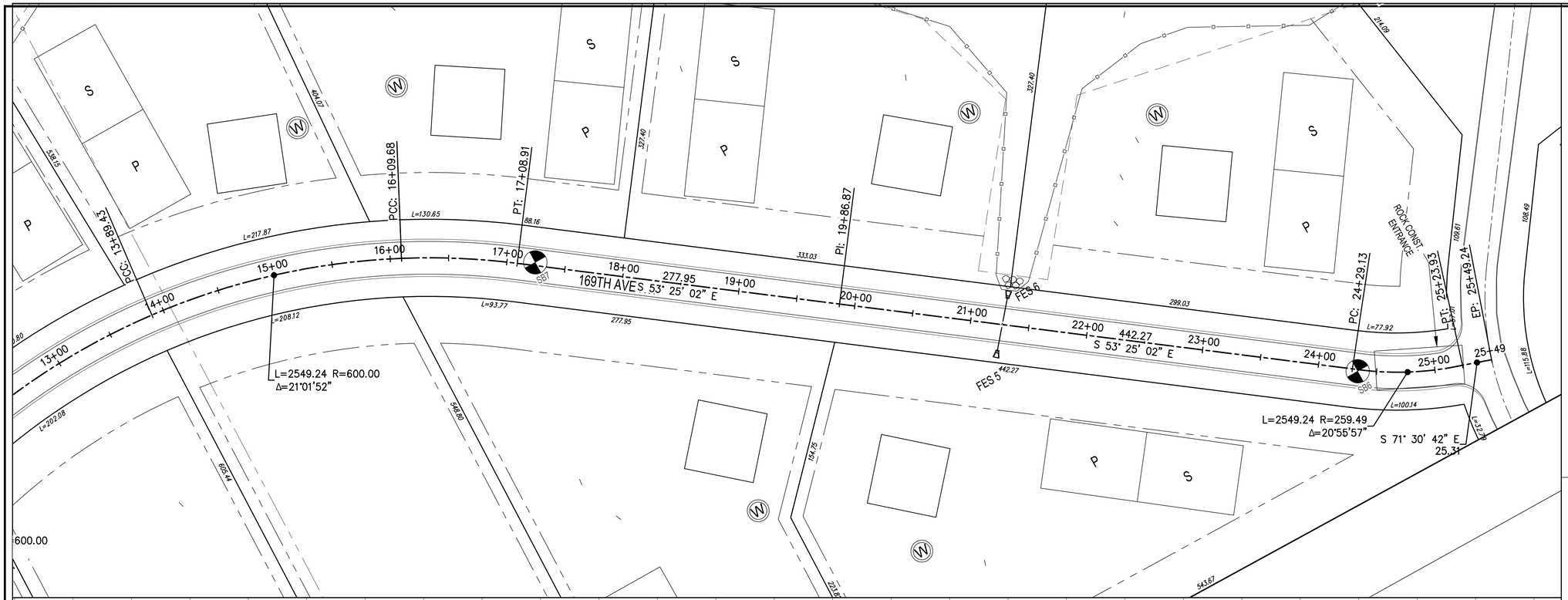
LHBcorp.com 21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

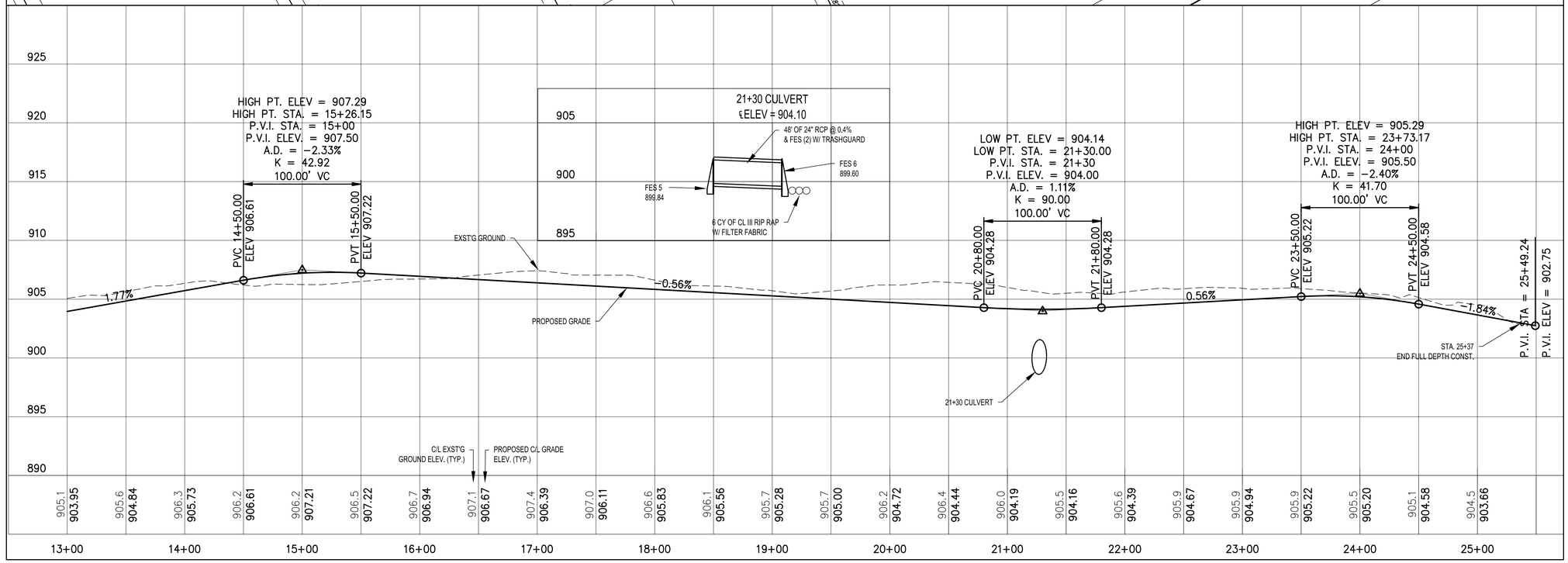
RUM RIVER PRAIRIE DEVELOPMENT

ROAD PLAN & PROFILE

SHEET C1

PLOT DATE: 12/29/2017 10:47:04 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plat 12-21-17.dwg





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0 25' 50' 100'

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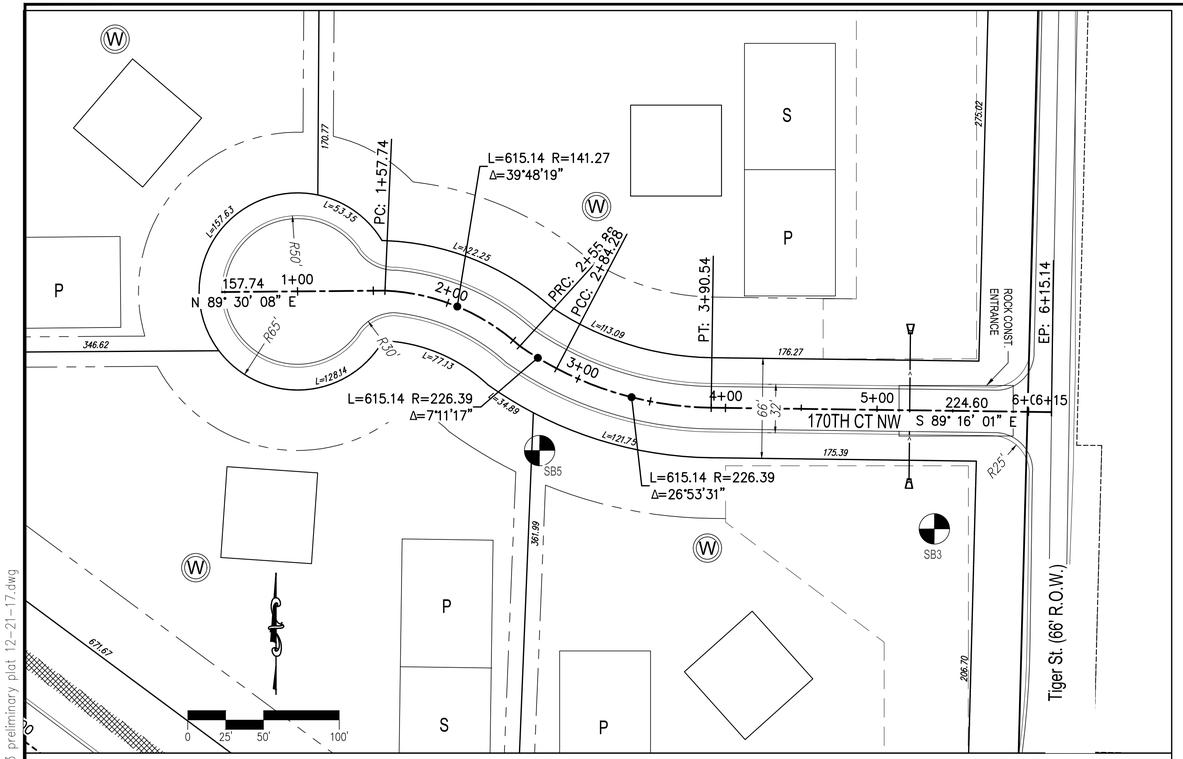
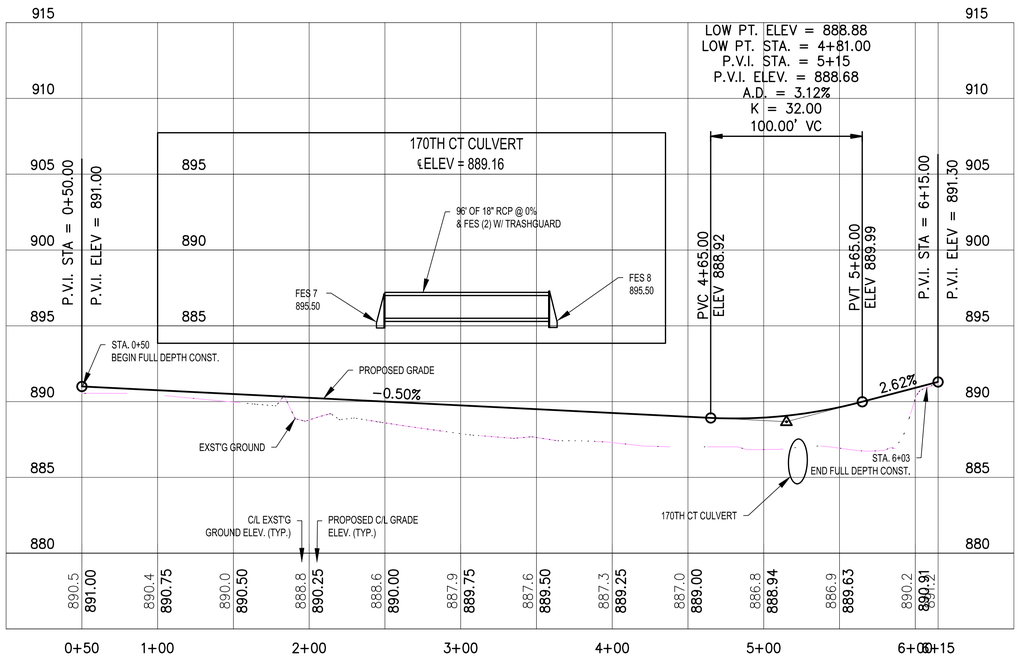
RUM RIVER PRAIRIE DEVELOPMENT

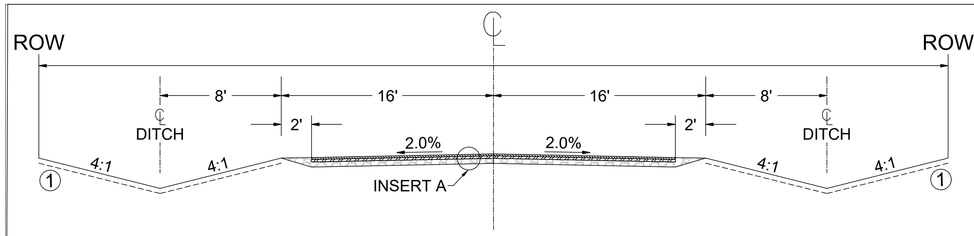
ROAD PLAN & PROFILE

SHEET C2

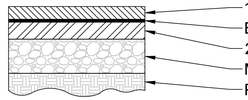
PLOT DATE: 12/29/2017 10:47:42 AM FILE: C:\Users\bjhunin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163 preliminary plat 12-21-17.dwg







INSERT A:



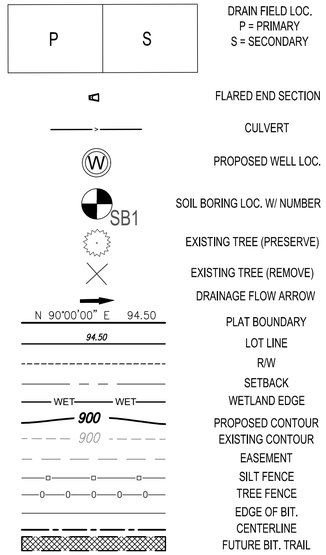
1.5" TYPE SP 12.5 WEARING COURSE MIXTURE
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS.
   SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

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

LINE TYPE & SYMBOL LEGEND



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RUM RIVER PRAIRIE DEVELOPMENT

ROAD PLAN & PROFILE

SHEET C3

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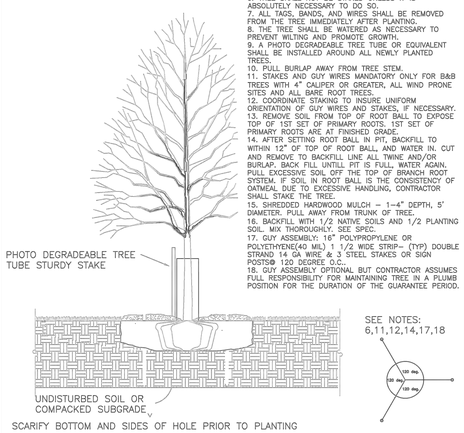
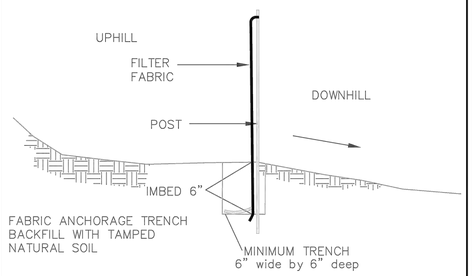
THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

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



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

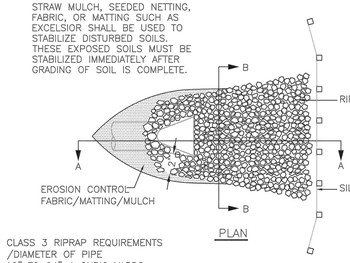


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

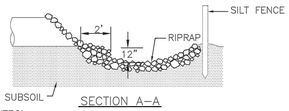
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
		CITY PLATE No. ERO–1

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



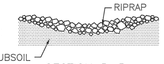
PLAN

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



SECTION A–A

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

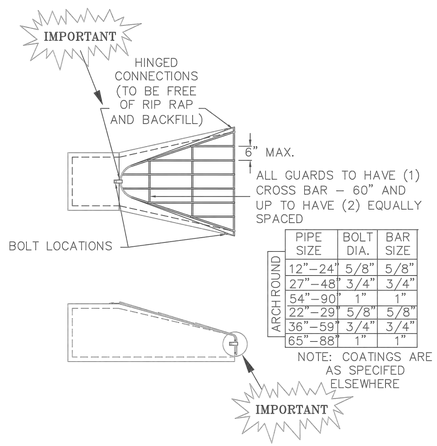


SECTION B–B

RIP–RAP AT R.C.P. OUTLET
NO SCALE

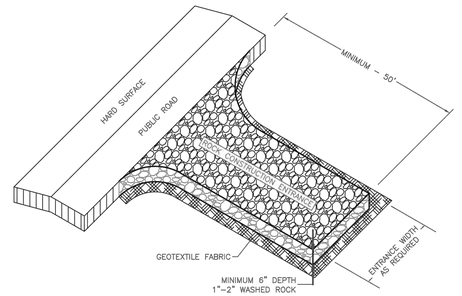
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3

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



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

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



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

NOT TO SCALE

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

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

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

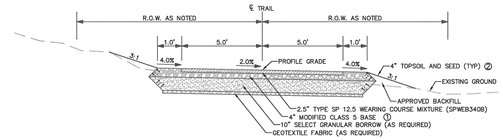
APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26

MNDOT 2016 SPEC

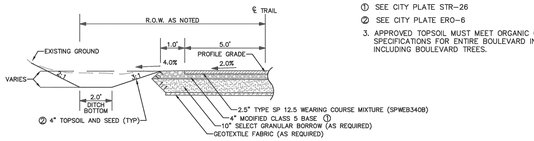
MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G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

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

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



TYPICAL SECTION

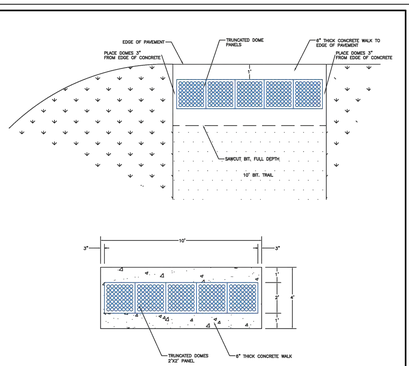


DITCH SECTION

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

NOTE: NOT TO SCALE

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


EDGE OF PAVEMENT
PLACE DOMES 3" FROM EDGE OF CONCRETE
TRUNCATED DOME PANELS
6" THICK CONCRETE WALK TO EDGE OF PAVEMENT
PLACE DOMES 3" FROM EDGE OF CONCRETE
SAWCUT BIT. FULL DEPTH
10" BIT. TRAIL
3"
12"
3"
4'
4'
4'

LINE TYPE & SYMBOL LEGEND

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	TREE FENCE
	EDGE OF BIT.
	CENTERLINE
	FUTURE BIT. TRAIL

POND NOTES

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

BOTTOM OF PONDS SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN PONDS.

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

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

ACCESS TO PONDS SHALL BE MAINTAINED VIA EASEMENTS.

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

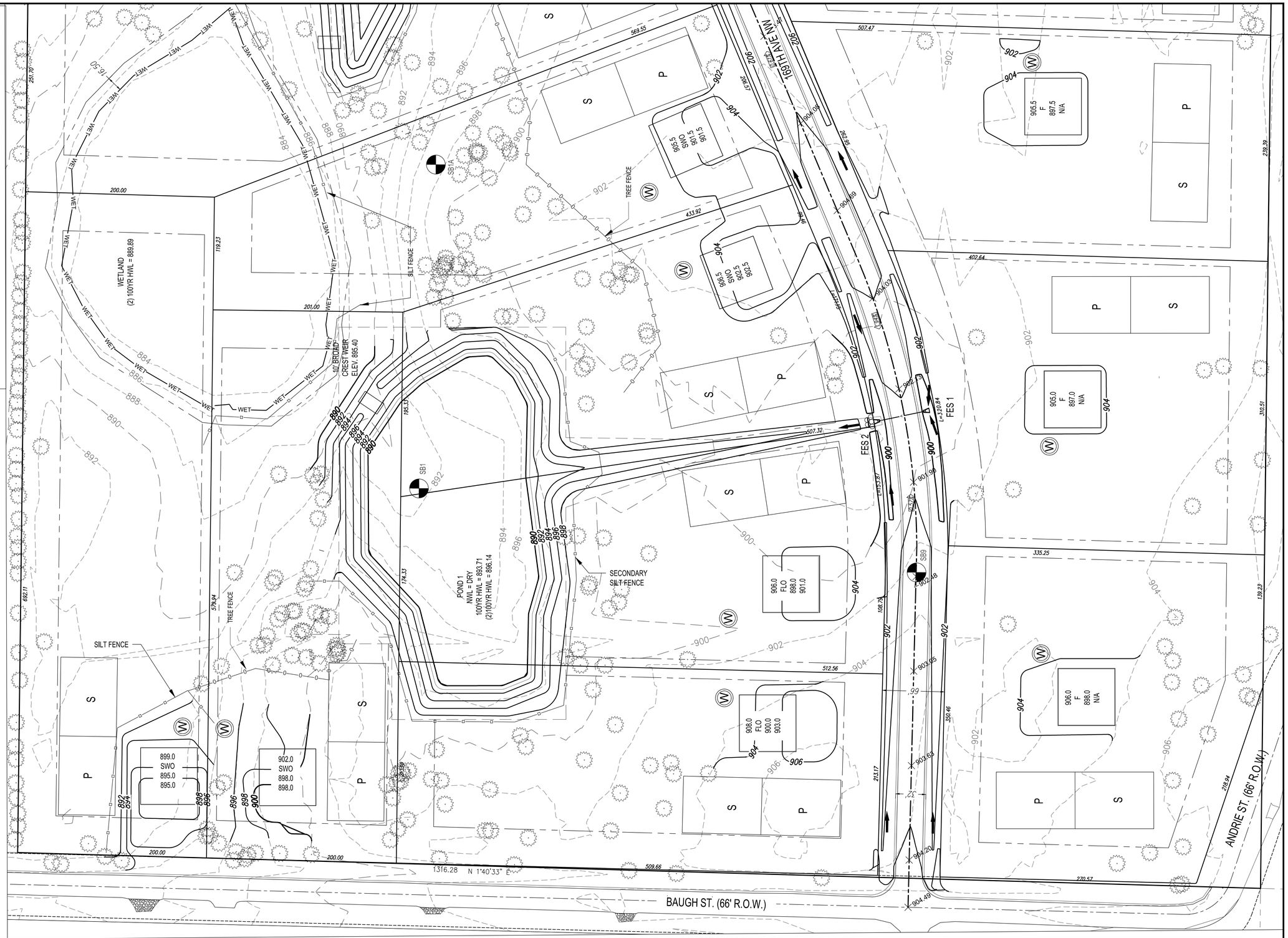
NOTE: NO ACTIVITY, OTHER THAN POND CONSTRUCTION, SHALL BE ALLOWED IN THE INFILTRATION POND AREAS.

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

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

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

0 25' 50' 100'



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CHECKED	..

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RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G1

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

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

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

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

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

0 25' 50' 100'

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

FUTURE 10' BITUMINOUS TRAIL

169TH AVE NW

SECONDARY SILT FENCE

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

(10' BROAD CREST WEIR ELEV. 892.80

FES 3

FES 4

908.0 F 900.0 N/A

909.0 F 901.0 N/A

910.0 FLO 905.0 902.0

905.0 FWO 897.0 897.0

905.5 F 897.5 N/A

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

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

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RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G2

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

0 25 50 100

LINE TYPE & SYMBOL LEGEND

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

POND NOTES

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

BOTTOM OF PONDS SHALL NOT BE COMPACTED.

NO TOPSOIL TO BE PLACED IN PONDS.

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

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

ACCESS TO PONDS VIA EASEMENTS.

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

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

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

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

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

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

S 1°29'54" W 1316.15

170TH CT NW

SECONDARY SILT FENCE

ROCK CONST. ENTRANCE

TRUNCATED DOME PER STR-28

FUTURE 10' BITUMINOUS TRAIL

EX. 18"CULVERT

10' BROAD CREST WEIR ELEV. 899.0

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

POND 3 NWL = DRY 100YR HWL = 899.31

TREE FENCE

169TH AVE NW

FES 6

FES 5

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

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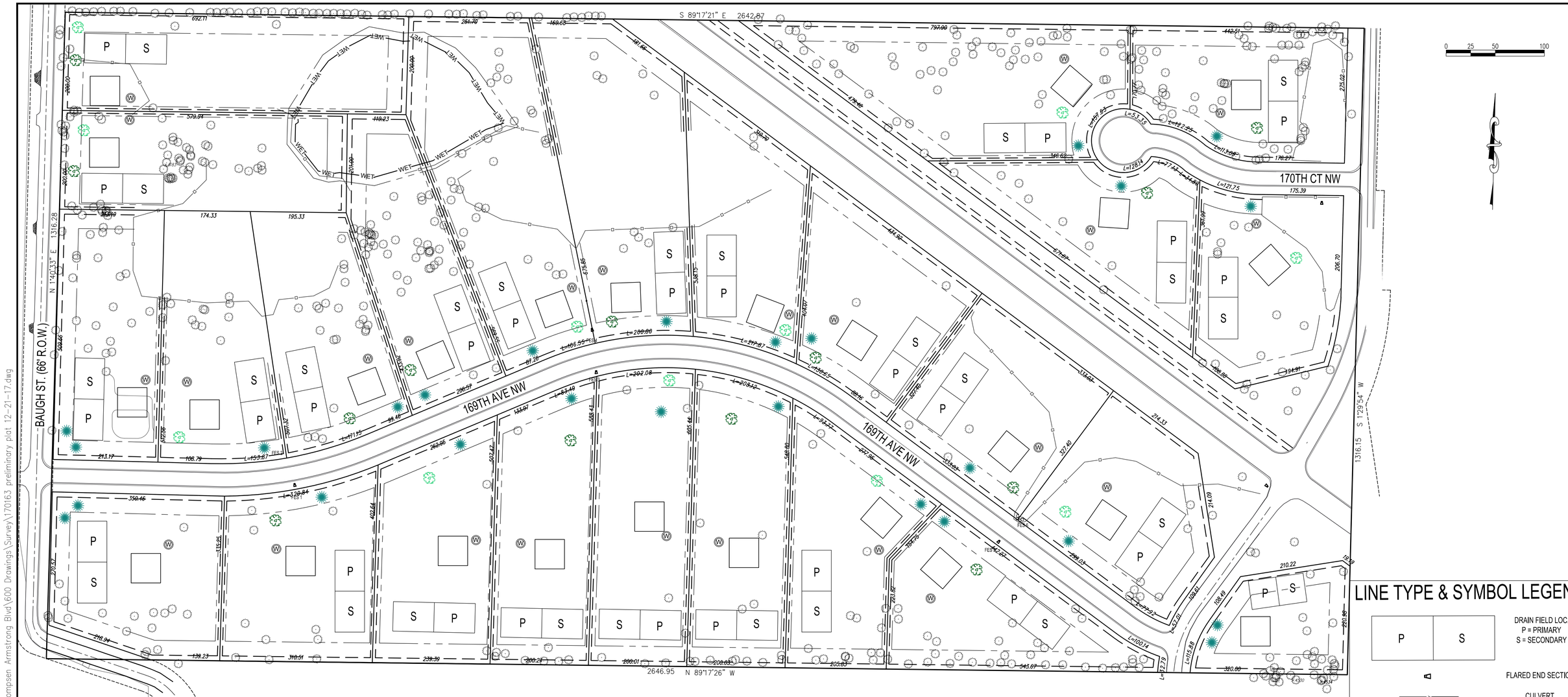
RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN

SHEET G3



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

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

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

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

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

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

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

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

PLANTING REQUIREMENTS

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

CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 6'

- MINIMUM 25% DECIDUOUS AND CONIFEROUS

PROPOSED CONIFEROUS TREES/QTY

DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA)	26 EACH

PROPOSED DECIDUOUS TREES/QTY

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

LINE TYPE & SYMBOL LEGEND

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

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RUM RIVER PRAIRIE DEVELOPMENT

TREE PLANTING PLAN

SHEET L1

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

PRELIMINARY PLAT OF:

RUM RIVER PRAIRIE

OWNER/DEVELOPER

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

PROPERTY DESCRIPTION

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

NOTE

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

NET DENSITY

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

ZONING

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

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

South – PUD: Planned Unit Development

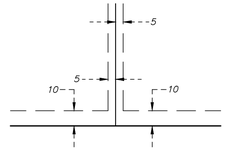
SETBACKS

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

LOT AREA TABULATION

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

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

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

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

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

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

1. GENERAL

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

2. ADMINISTRATIVE REQUIREMENTS

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

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

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

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

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

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

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

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

3. CONSTRUCTION ACTIVITY REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NAME/TITLE:
_____

MAINTENANCE PLAN: N/A

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

5. REGULATORY AGENCIES AND PERMITS

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

1) ANOKA COUNTY
2) CITY OF RAMSEY

6. DESCRIPTION OF THE CONSTRUCTION ACTIVITY / SWPPP COMPONENTS

A. NARRATIVE:

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

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

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

RAMSEY, MN

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

NO	DATE	ISSUED FOR

NO	DATE	REVISION

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

SIGNATURE: _____

TYPED OR PRINTED NAME: _____

DATE: _____ REG. NO.: _____

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PROJECT NAME:
RUM RIVER PRAIRIE DEVELOLPMENT

DRAWING TITLE:
SWPPP NARRATIVE

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

SW1

SWPPP NARRATIVE (CONT.)

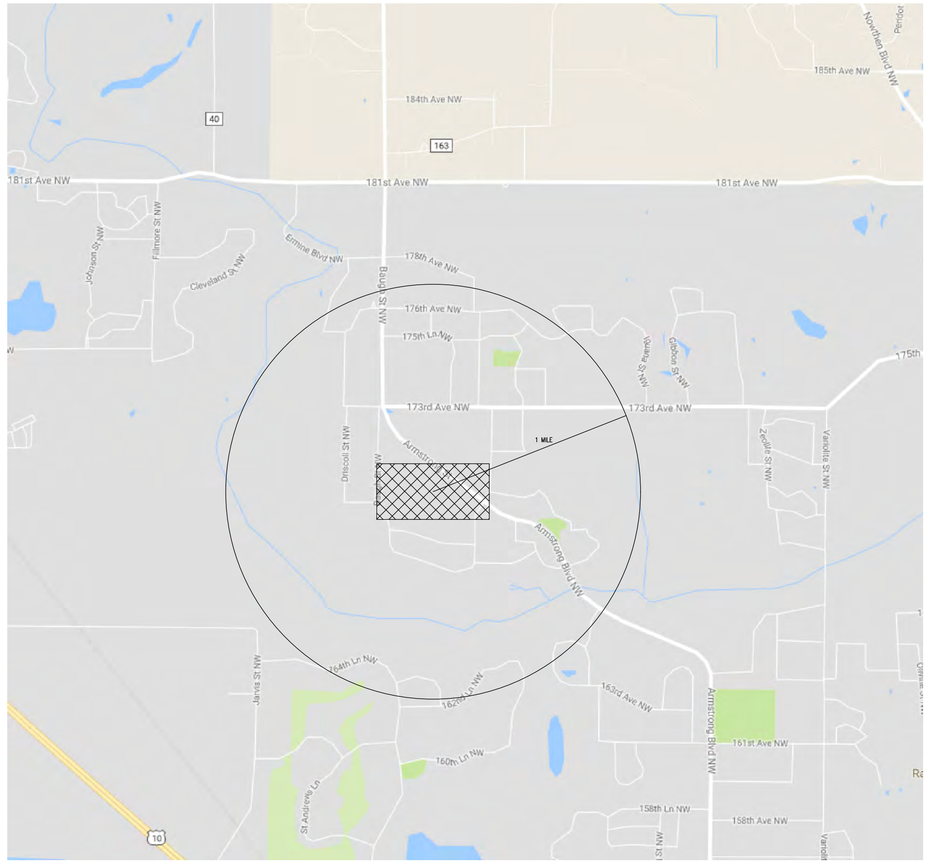
7. PROCEDURES FOR ESTABLISHING ADDITIONAL BMPS FOR SITE CONDITIONS DURING CONSTRUCTION
   A. IF ANY DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL OR REDUNDANT BMPS MUST BE INSTALLED BY THE CONTRACTOR TO ELIMINATE THE OVERLOADING CONDITION.

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

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

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

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



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16521 ROYAL RD.
RAMSEY, MN 55303

RAMSEY, MN

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

NO	DATE	ISSUED FOR

NO	DATE	REVISION
1		

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

SIGNATURE: _____

TYPED OR PRINTED NAME: _____

DATE: _____ REG. NO.: _____

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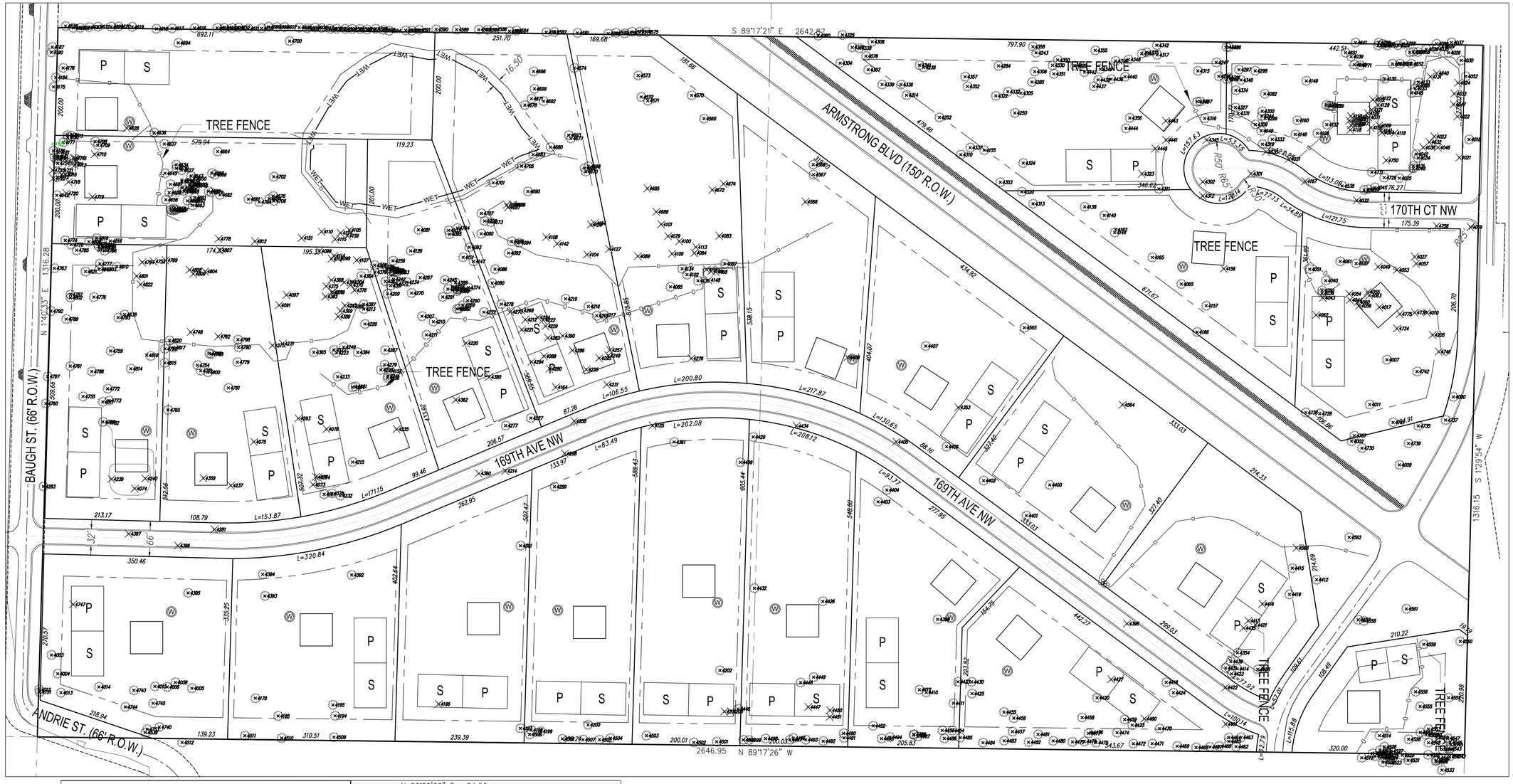
PROJECT NAME:
RUM RIVER PRAIRIE DEVELOLPMENT

DRAWING TITLE:
SWPPP NARRATIVE AND EXHIBIT

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

SW2



LINE TYPE & SYMBOL LEGEND

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

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

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

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

DESIGNED BJH
DRAWN BJH
CHECKED ..

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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T1

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

SAVED TREES

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

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

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

DESIGNED BJH
DRAWN BJH
CHECKED ..

LHB PERFORMANCE DRIVEN DESIGN.
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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T2

PLOT DATE: 12/29/2017 10:55:05 AM FILE: C:\Users\bjhurin\Desktop\170163 Eric Thompsen Armstrong Blvd\600 Drawings\Survey\170163_preliminary plat_12-21-17.dwg

TREES REMOVED
HOME CONSTRUCTION

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

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

TREES REMOVED
PONDS

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

TREES REMOVED
ROADS

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

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

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

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

DESIGNED BJH
DRAWN BJH
CHECKED ..

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RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T3

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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

Preliminary Plat & Variance Submittal Review

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

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

Staff provides the following comments that require revision:

CO:

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

L1:

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

Preliminary Plat:

1. Include trail easement along northern and southern sides of Armstrong Boulevard.
2. Remove contours on Preliminary Plat page.
3. Revise each lot to remove the Block it is within and simply do one large "Block" text for each of the proposed blocks.

Staff provides the following comments for general review of applications:

General. The Preliminary Plat proposes re-platting two parcels, PID No. 07-32-25-14-0001 and 07-32-25-13-0001 (together, the "Subject Property"), one of which is bisected by Armstrong Boulevard, into twenty-five

(25) single family residential lots. Four (4) of the lots would be accessed by a new public road off of Tiger Street NW, an additional eighteen (18) lots would gain access off of a proposed roadway identified as 169th Avenue, one (1) lot would gain access off of Tiger Street NW, and the final two (2) lots would gain access off of Baugh Street, which is an existing public street.

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

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

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

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

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

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

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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

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

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

Sheet L1

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

Sheet T1

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

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

Sheet G1-G3

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

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

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

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

General Comments

Notes must only appear on one (1) sheet.
Text must not appear over other text, line work or symbols. Break lines under text.
Add notes to the plan set:
Hours of construction are 7:00 am to 10:00 pm. No equipment may be started before 7:00 am. Site work on Saturday requires 72 hour advance notice for approval. Sunday work of any kind requires City Council approval. Meetings are on the 2nd and 4th Tuesdays. Requests must be submitted one week before the meeting for inclusion on the agenda.

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

C0

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

Existing Conditions Sheet (to be added)

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

C1, C2, C3

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

G1, G2, G3

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

SW1, SW2

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

STORMWATER REPORT

Existing conditions

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

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

Proposed conditions

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

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

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

RESOLUTION #18-022

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE LOT AREA SIZE REQUIREMENT FOR LOT 1 BLOCK 4 RUM RIVER PRAIRIEAND DECLARING TERMS OF SAME.

RECITALS

1. Rum River Prairie, LLC, hereafter referred to as "the Permittee", properly applied for a variance to lot size for Lot 1 Block 4 Rum River Prairie at the following described property located in the City of Ramsey:

   Unplatted Ramsey Township SE ¼ of the NE ¼ Section 7-32-25, Anoka County, MN

   Or Upon Recording described as:

   Lot 1, Block 4, Rum River Prairie, Anoka County, MN

   (the 'Subject Property');

2. That the Permittee submitted an application for a variance on December 18, 2017.

3. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on February 1, 2018 and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

4. That the Subject Property is zoned R-1 Residential (Rural Developing) and is approximately 59,677 square feet (1.37 acres) in size.

5. That the Subject Property is surrounded by properties also zoned R-1 Residential (Rural Developing).

6. That the Subject Property is guided as Low Density Residential on the Future Land Use Map as are the surrounding properties.

7. That the Subject Property is generally located east of Tiger Street NW and south of Armstrong Blvd NW.

8. That Section 117-111 (d) of the Ramsey City Code establishes a minimum lot size of 2.5 acres for properties zoned R-1 Residential (Rural Developing).

9. That the Applicant is requesting a variance to allow a lot that is 1.37 acres in size.

10. That the proposed lot is below the minimum required areas for lot size.

11. That the plight is due to circumstances unique to the Subject Property, as the parcel is a remnant area due to road configuration.

12. That the adjacent properties range in size from 1.03 acres to 1.37 acres, which are similar in size to the proposed lot.

13. That the plight was not created by the Permittee.

FINDINGS OF FACT

1. That the proposed use will/will not adversely impact traffic in the area.

2. That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.

3. That the proposed use will/will not be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.

4. That the proposed use will/will not create additional requirements at public cost for public facilities and services.

5. That the proposed use will/will not be detrimental to the economic welfare of the community.

6. That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

8. That the proposed use will/will not be in accordance with the objectives of the intent of Section 117-53 (Variances) of the City Code.

NOW THEREFORE, BE IT RESOLVED BY THIS PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:
That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to lot size for Lot 1, Block 4 Rum River Prairie contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.

2. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

3. That the **Permittee** shall obtain all necessary permits and approvals prior to commencing any construction on the **Subject Property**, including a Building Permit.

4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

5. That this **Variance** shall automatically expire if the use is not initiated by February 1, 2019 and recording of the Final Plat of Rum River Prairie shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 1st day of February, 2018.

PERMITTEE

Rum River Prairie LLC, a limited liability corporation under the laws of the state of Minnesota, hereby acknowledges receipt of this **Variance** and that s/he has reviewed the conditions of this **Variance** and have agreed that to comply with the terms of this **Variance**.

By:_____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Eric Thomsen, the _____ of Rum River Prairie LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY

By:_____ By:_____
Planning Commission Chair City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Randy Bauer and Jo Ann M. Thieling, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Jo Ann M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

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

RESOLUTION # 18-023

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RUM RIVER PRAIRIE

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

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

(the 'Subject Property');

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

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

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

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

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

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

1) That the Ramsey City Council hereby grants preliminary plat approval of Rum River Prairie in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff Review Letter dated January 25, 2018.
    b) The Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **5. 3.**

Meeting Date: 02/01/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

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

Purpose/Background:

The purpose of this case is to review an application for preliminary plat and site plan approval of Affinity at Ramsey, a one hundred and seventy-five (175) unit apartment development on the property generally located at the southwest corner of Center Street and Ramsey Parkway. The Developer, Inland Group of Spokane, Washington, is focusing this development on ages 55+. The parcel is legally described as Outlot Q, Ramsey Town Center Addition, Anoka County, Minnesota

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Preliminary Plat and Site Plan review.

Observations/Alternatives:

Generally speaking, the proposed 175 unit apartment development appears to comply with the COR-1 downtown zoning requirements as outlined in the staff review memos.

The City Council approved by resolution at its January 2018 meeting the proposed sketch site plan. However as part of that approval the City Council did request that a 3D rendering be provided of the building facade along Ramsey Parkway as well as enhanced architectural features along the first floor of the proposed structure which is where the parking garage is proposed to be located. Staff is working with the Applicant on these contingencies.

Alternatives

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

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

Funding Source:

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

Recommendation:

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

Action:

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

Attachments

Site Location Map

Plan Set

Tech Reports Combined

Resolution #18-032 Approving Preliminary Plat for Affinity at Ramsey

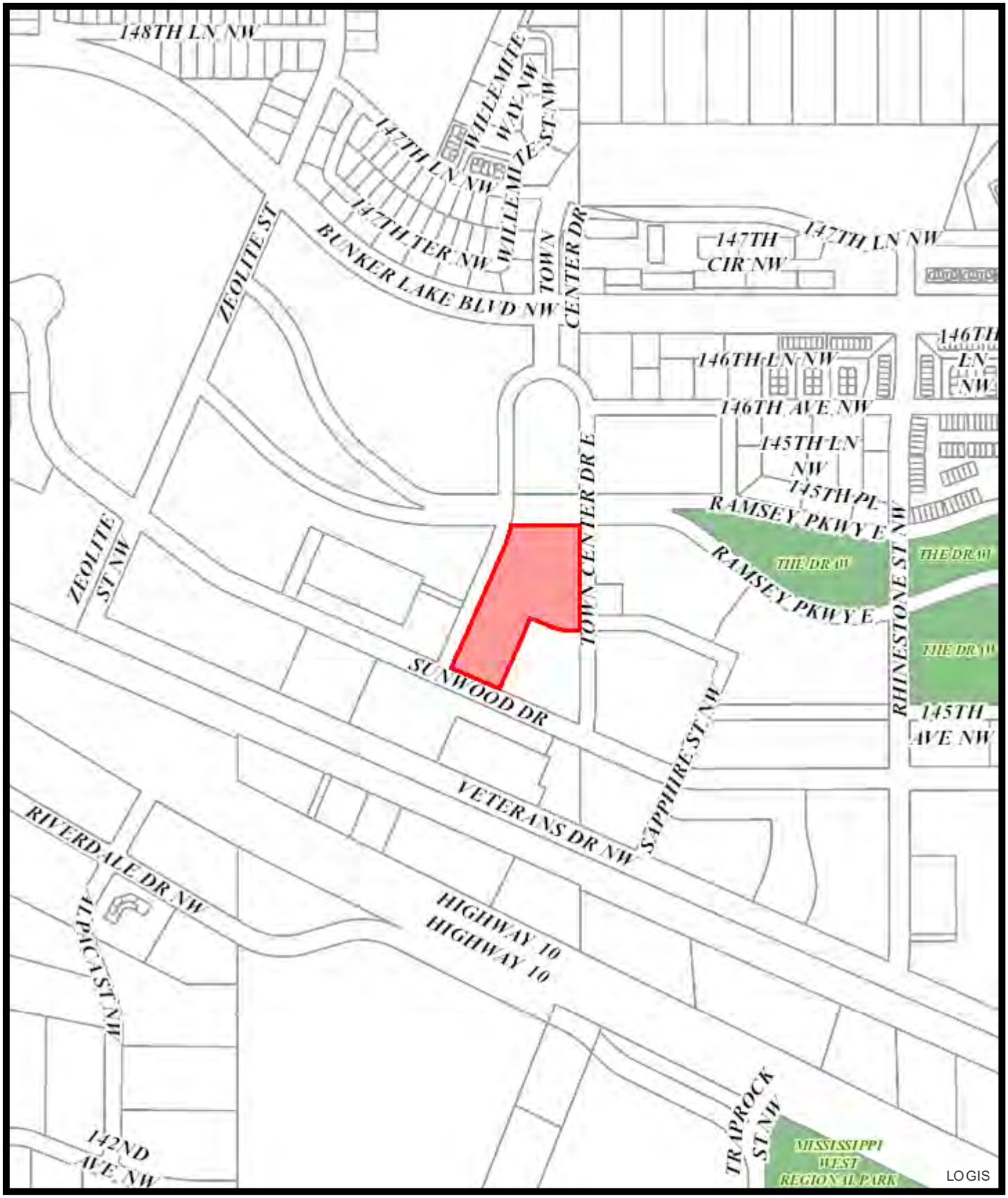
Resolution #18-033 Approving Site Plan for Affinity at Ramsey

Center Street Analysis

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Eric Maass		Started On: 01/16/2018 11:47 AM
Final Approval Date: 01/26/2018		

Site Location Map



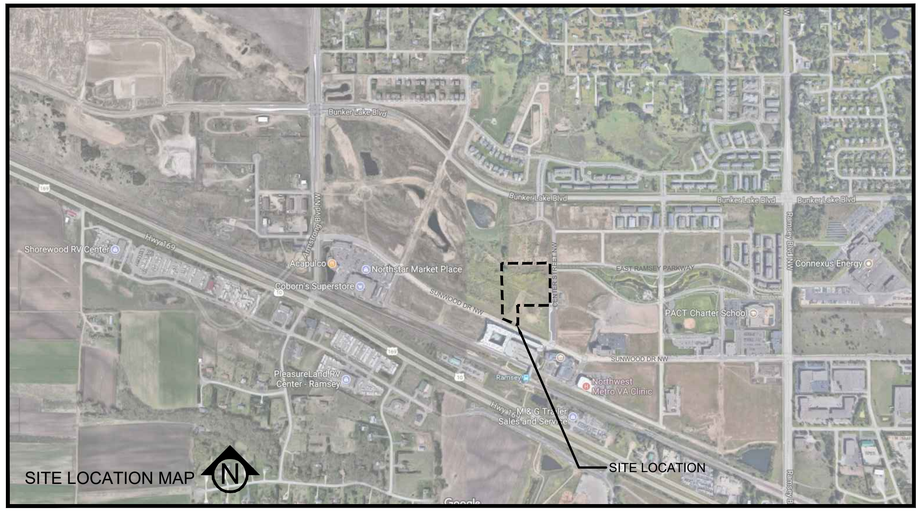
Print Date: December 14, 2017

SHEET INDEX	
SHEET NUMBER	**SHEET TITLE**
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS
E1.1	Site lighting plan
E1.2	Site lighting cut sheets
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
Materials	Materials Board Exterior Finish
Prelim	Prelim Plat 1 of 2
Prelim	Prelim Plat 2 of 2
SD-100	Arch Cover Sheet
SD-101	Arch level 1 plan
SD-102	Arch level 2 plan
SD-103	Arch level 3 plan
SD-104	Arch level 4 plan
SD-105	Arch Exterior Elevations
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

AFFINITY AT RAMSEY

RAMSEY, MINNESOTA

ISSUED FOR: SITE PLAN SUBMITTAL



ARCHITECT:

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

DEVELOPER / PROPERTY OWNER:

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

ENGINEER / LANDSCAPE ARCHITECT:

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

SURVEYOR:

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

GEOTECHNICAL ENGINEER:

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

MASTER LEGEND:

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

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

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

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(651) 454-0002 LOCAL

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
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C1.0	REMOVALS PLAN
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C4.0	UTILITY PLAN
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SW1.5	SWPPP - ATTACHMENTS

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

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

TITLE SHEET

C0.0

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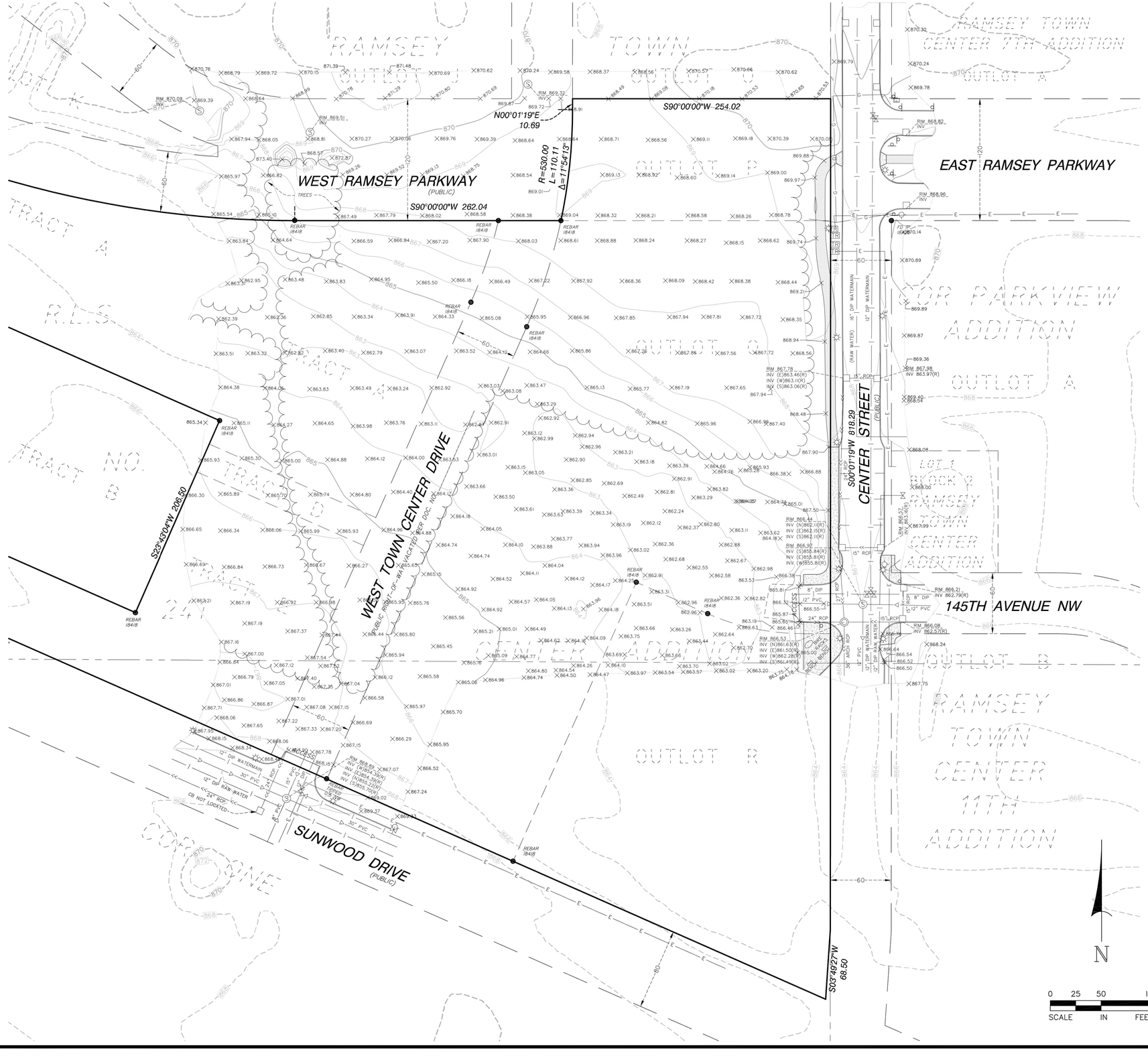


LEGAL DESCRIPTION

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

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

Torrens Property (Certificate of Title No. 135286)

NOTES

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

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

3. The basis of bearings is assumed.

4. All distances are in feet.

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

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

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

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

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

LEGEND

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

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

SITE SURVEY

C0.1

1/9/18 Labeled "Raw Water" per city comments
1/3/18 Added Lidar contours and title commitment legal description
12/6/17 Added Utility Quality Level note and Outlot P
12/1/17 Revised East Town Center Drive to Center Street

ALLIANT ENGINEERING

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

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

DENNIS B. OLMSTEAD
Print Name

FOR REVIEW
Signature

Date License Number

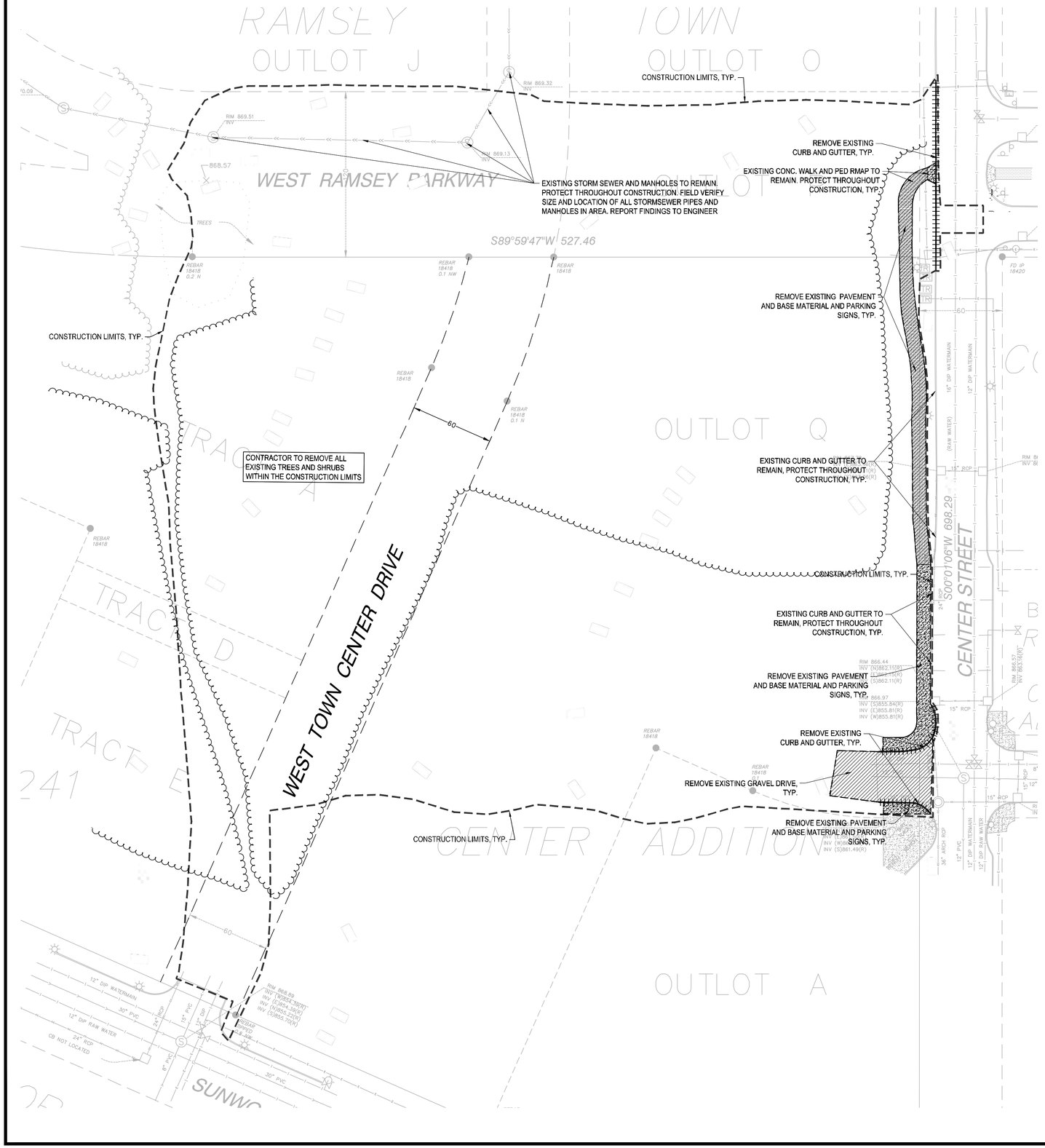
AFFINITY AT RAMSEY TOWN CENTER

ADDRESS NOT ASSIGNED

RAMSEY, MINNESOTA

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

Drawing name: x:\2017\170155\survey\alta\170155alta.dwg Jan 09, 2018 - 2:15pm



REMOVAL NOTES:

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

CITY OF RAMSEY REMOVAL NOTES:

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

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

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

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

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

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

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

Matthew R. Pavek
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PROJECT NO.: 17226

REMOVALS PLAN

C1.0

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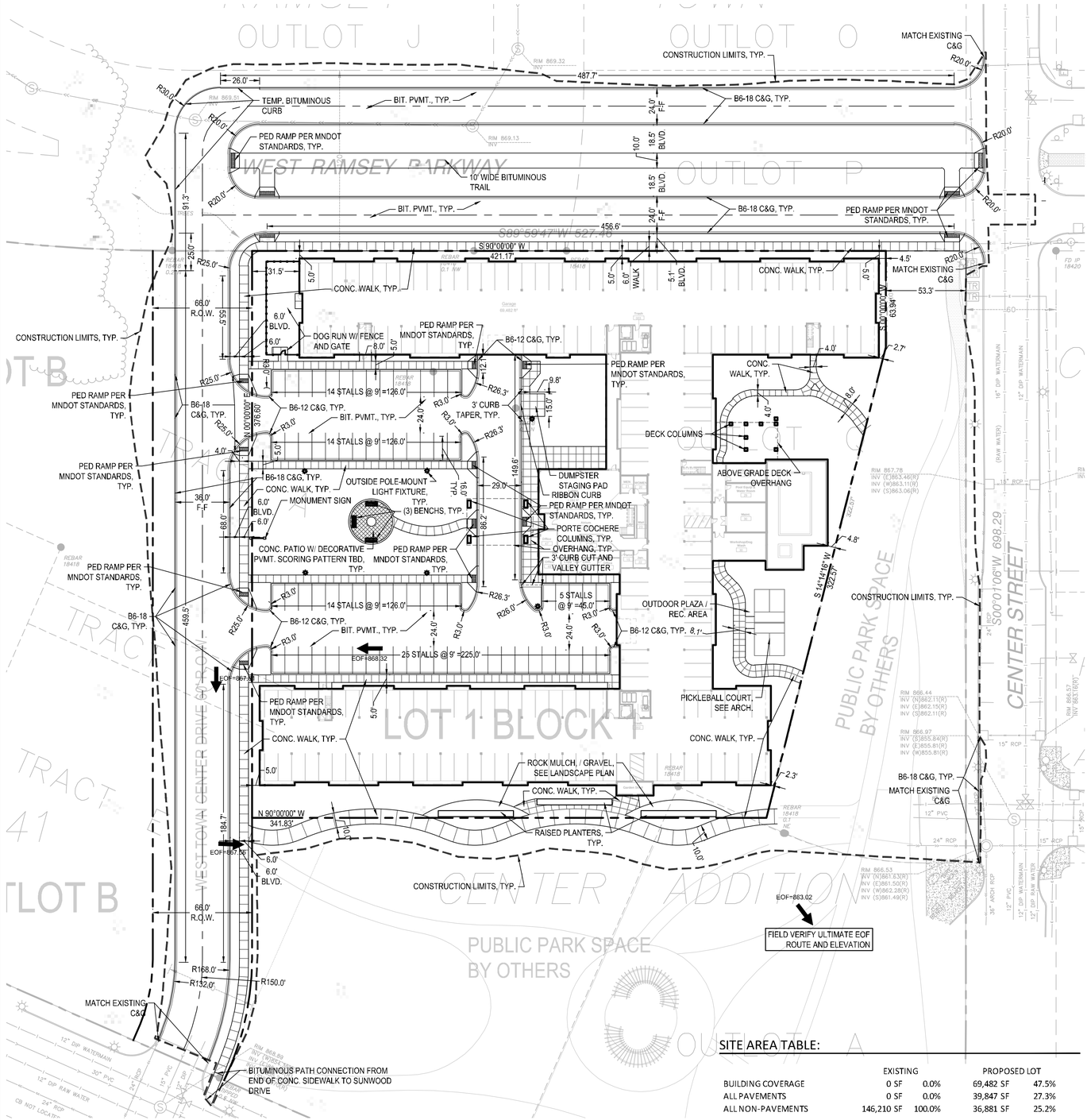

SITE LAYOUT NOTES:

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

COR 1 ZONING TABLE:

COR1 Development Standards

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

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- EOF=1135.52 EMERGENCY OVERFLOW
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

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(651) 454-0002 LOCAL

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

SITE AREA TABLE:

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

PARKING TABLE:

PARKING SCHEDULE

COMMENTS	COUNT	TYPE
Exterior	72	
Interior	173	
Total	244	

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. HOURS OF CONSTRUCTION ARE 7:00AM TO 10:00PM. NO EQUIPMENT MAY BE STARTED BEFORE 7:00 AM. SITE WORK ON SATURDAY REQUIRES 72 HOUR ADVANCE NOTICE FOR APPROVAL. SUNDAY WORK REQUIRES CITY COUNCIL APPROVAL. MEETINGS ARE THE 2ND AND 4TH TUESDAYS. REQUESTS MUST BE SUBMITTED ONE WEEK BEFORE FOR INCLUSION ON THE AGENDA.

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SITE PLAN

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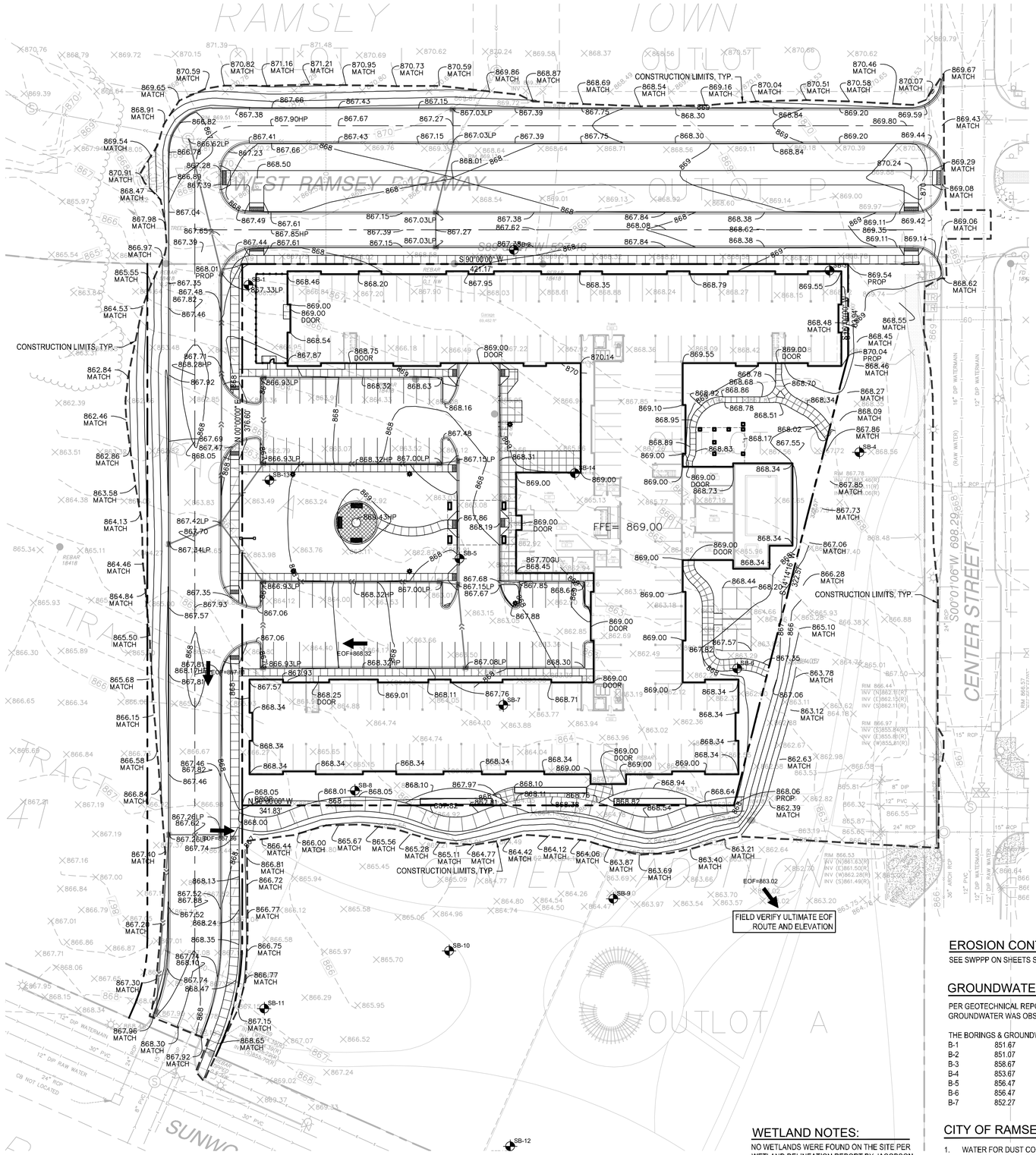

GENERAL GRADING NOTES:

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

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

GROUNDWATER INFORMATION:

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

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

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

WETLAND NOTES:

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

CITY OF RAMSEY GRADING NOTES:

1. WATER FOR DUST CONTROL IS AVAILABLE AT THE CITY FILL STATION LOCATED AT 141ST AND JASPAR ST. WATER FOR DUST CONTROL OR CONSTRUCTION USES MAY NOT BE TAKEN FROM HYDRANTS

GRADING PLAN LEGEND:

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

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GRADING PLAN

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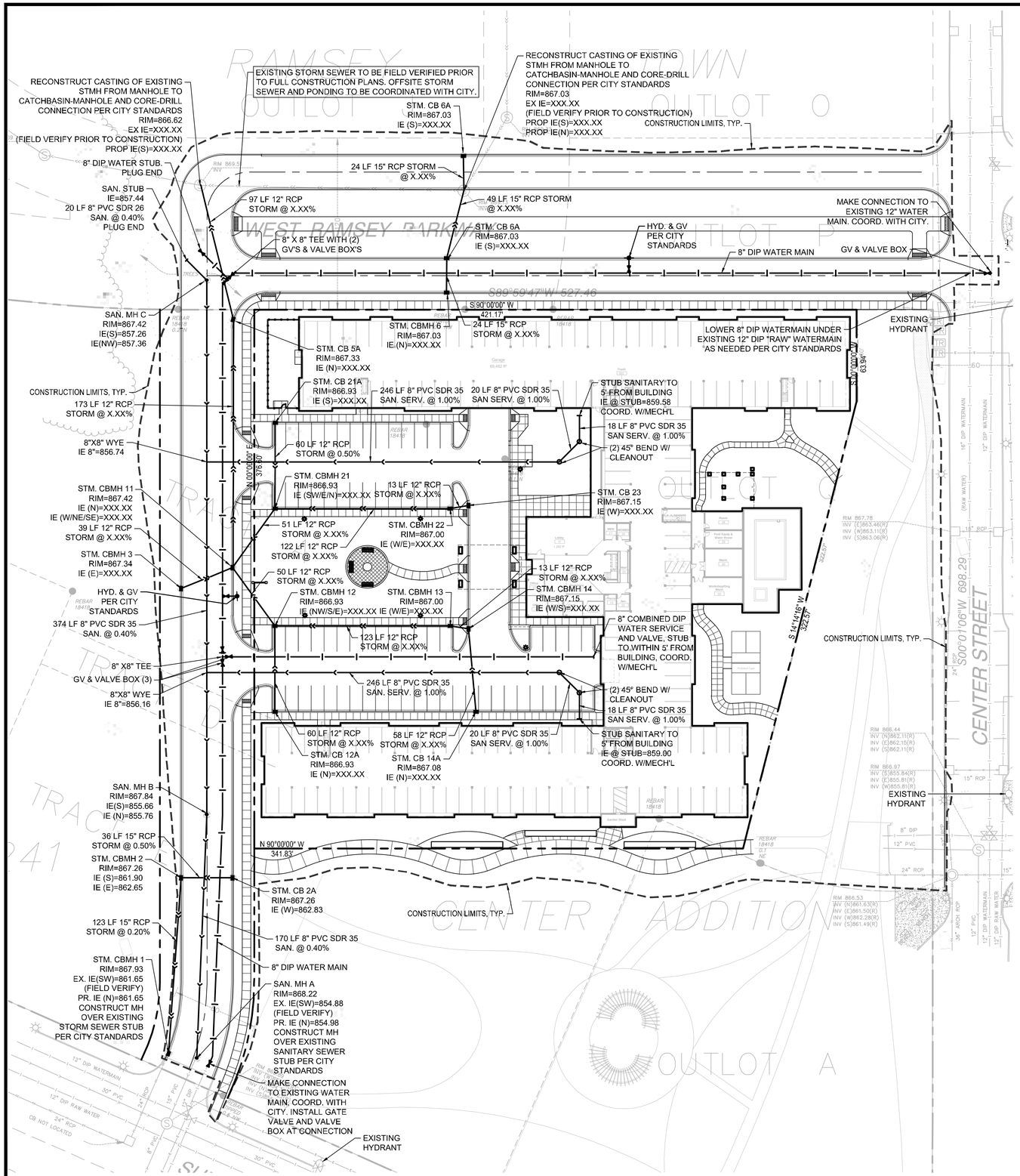

GENERAL UTILITY NOTES:

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

CITY OF RAMSEY UTILITY NOTES:

1. ALL VALVES BECOME THE PROPERTY OF THE CITY AFTER CONNECTION TO THE CITY SYSTEM. CONTRACTORS ARE NOT AUTHORIZED TO OPERATE VALVES AND HYDRANTS AFTER THEY ARE CONNECTED TO THE CITY SYSTEM.
2. ALL DIP WATERMAIN 8" OR LARGER SHALL BE CLASS 52

UTILITY LEGEND:

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

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UTILITY PLAN

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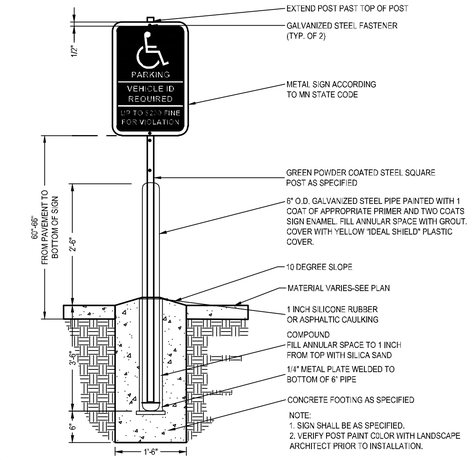
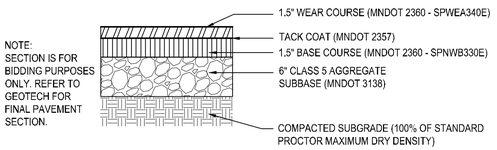
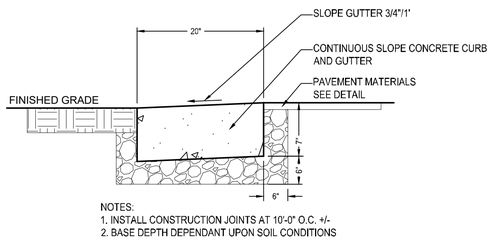


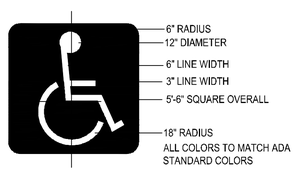
1 ACCESSIBLE SIGN AND POST
NTS



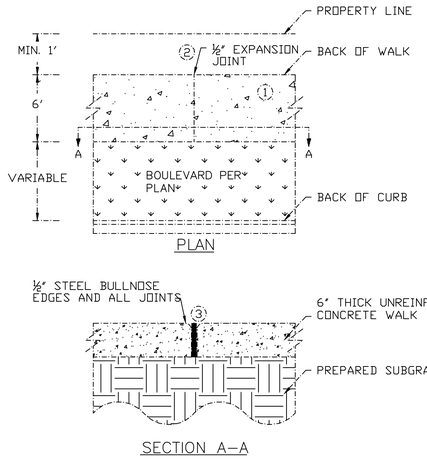
2 LIGHT DUTY BITUMINOUS PAVEMENT
NTS



3 RIBBON CURB
NTS



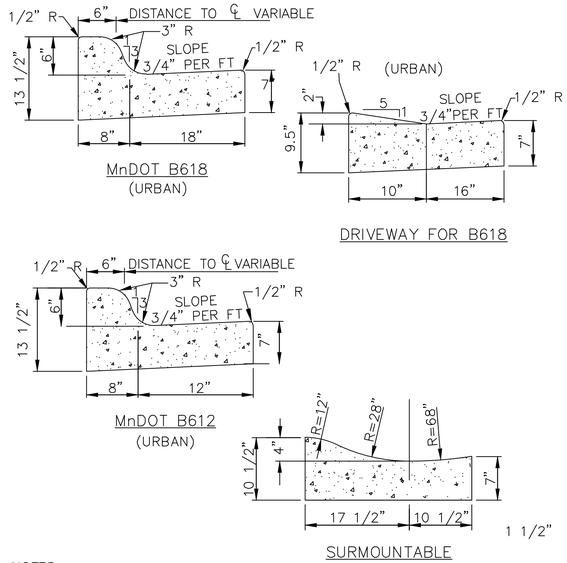
4 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



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

NOT TO SCALE

5 CONCRETE WALK
NTS

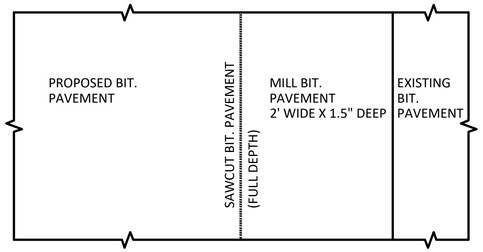


NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

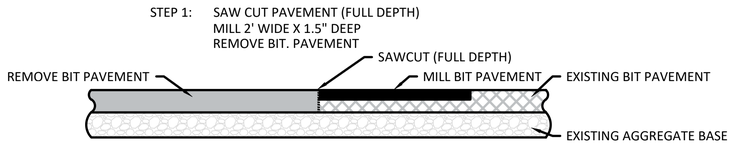
6 CURB AND GUTTER
NTS

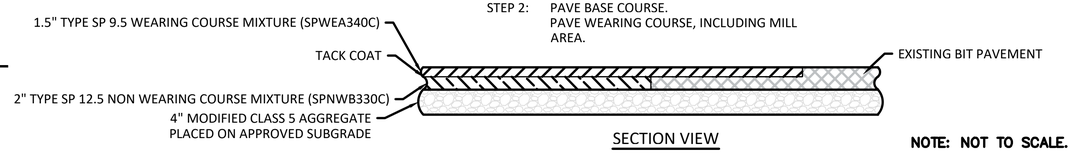
NOTES:

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



PLAN VIEW

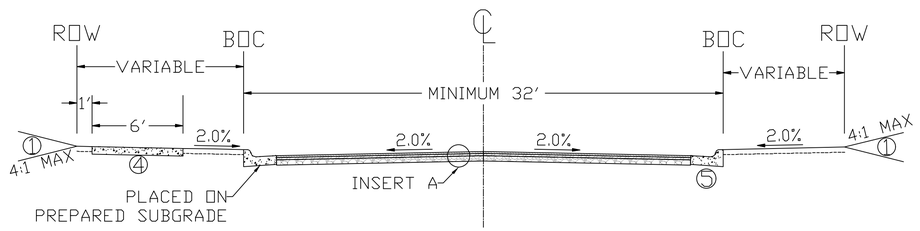




SECTION VIEW

NOTE: NOT TO SCALE.

7 STREET TIE-IN
NTS



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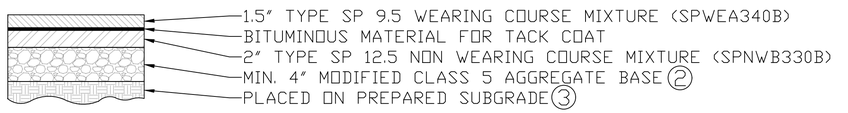

REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

8 STREET SECTION
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RAMSEY, MN 55303

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

CIVIL DETAILS

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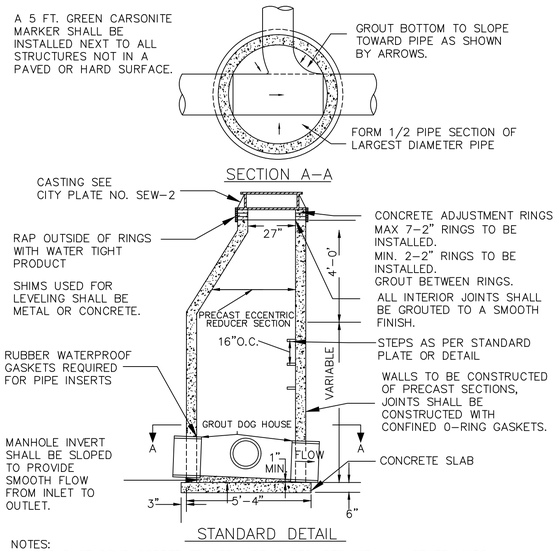
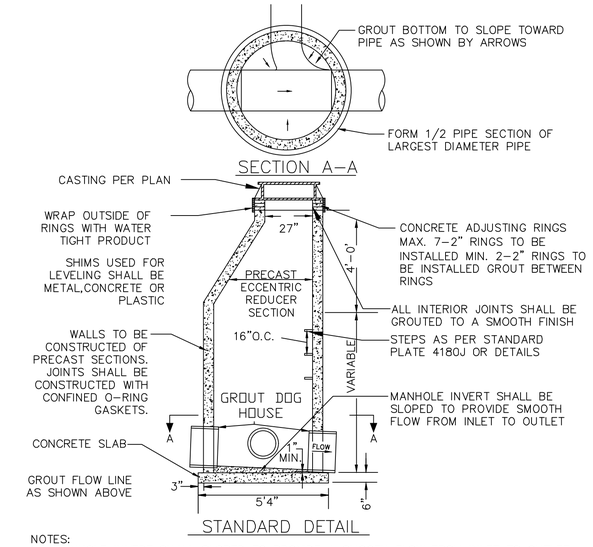


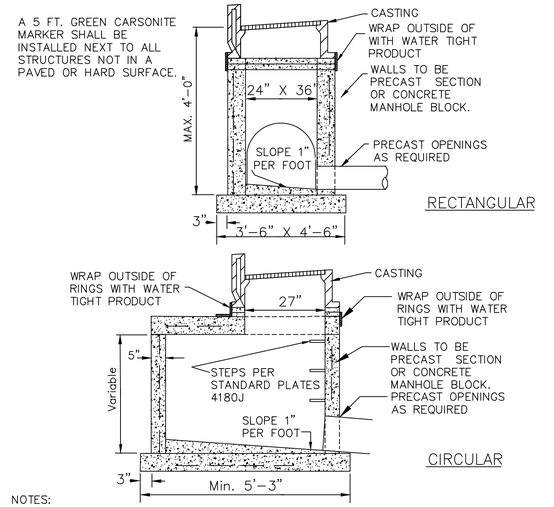
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

1 SANITARY SEWER MANHOLE
NTS



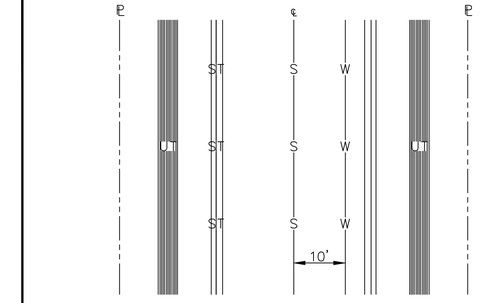
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

2 STORM SEWER MANHOLE
NTS



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

4 CATCH BASIN
NTS



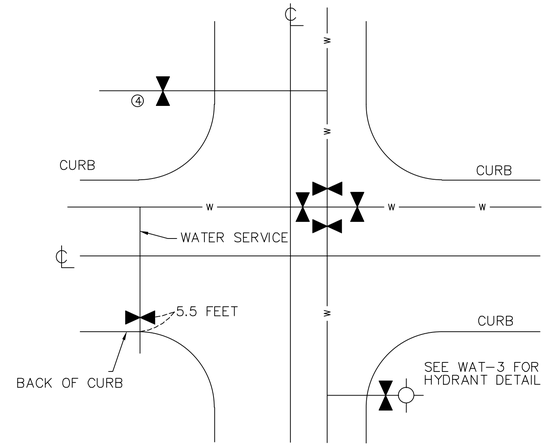
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

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

UTILITY LOCATIONS
N.T.S.

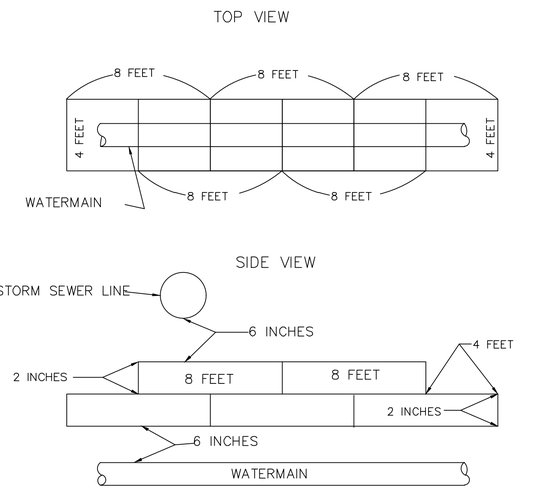
APPROVED DATE 7–96		STANDARD DETAILS UTILITY LOCATIONS CITY PLATE No. UTL–1

5 TYPICAL UTILITY LOCATIONS
NTS



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

3 WATERMAIN VALVE CONNECTION
NTS



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

6 UTILITY INSULATION
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Matthew R. Pavek
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REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

CIVIL DETAILS

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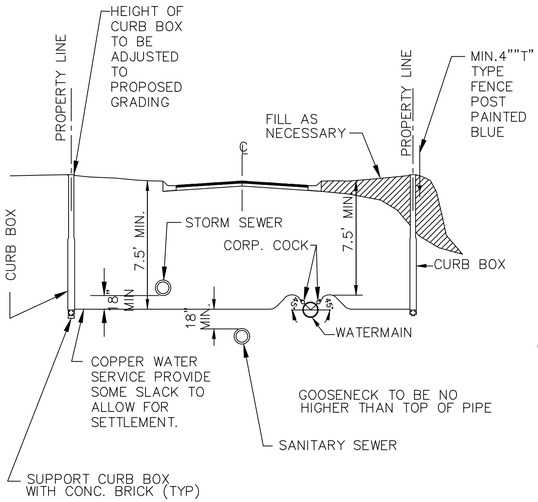

WATER SERVICE

NTS

4 WATERMAIN VALVE CONNECTION
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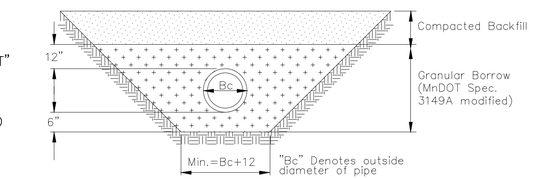
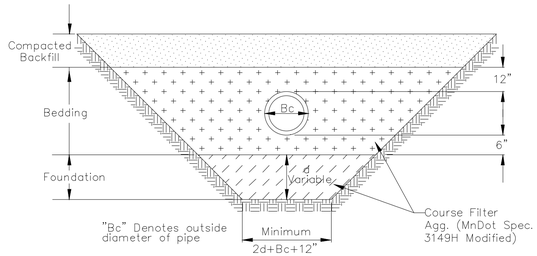
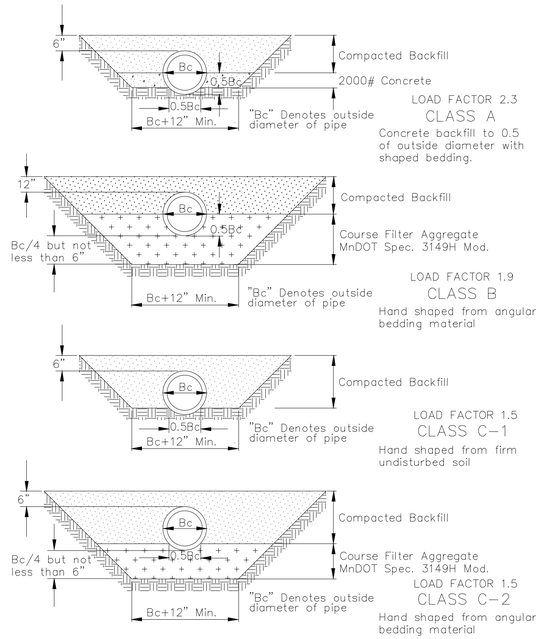


PIPE FOUNDATION & BEDDING IN GOOD SOILS

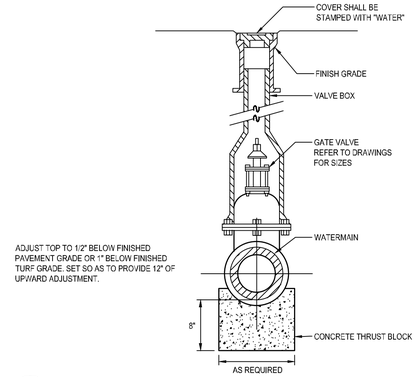


PIPE FOUNDATION & BEDDING IN POOR SOILS

3 PIPE BEDDING - PVC
NTS

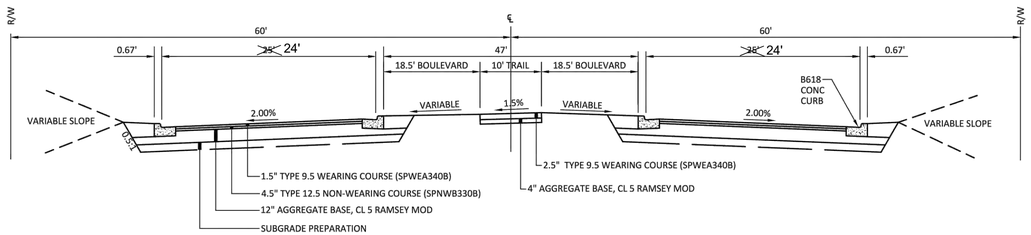


1 PIPE BEDDING - RCP & DIP
NTS

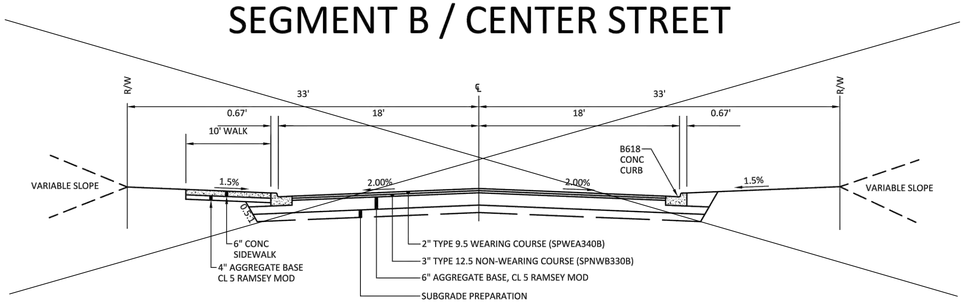


2 GATE VALVE BOX
NTS

SEGMENT A-1 & A-2 / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



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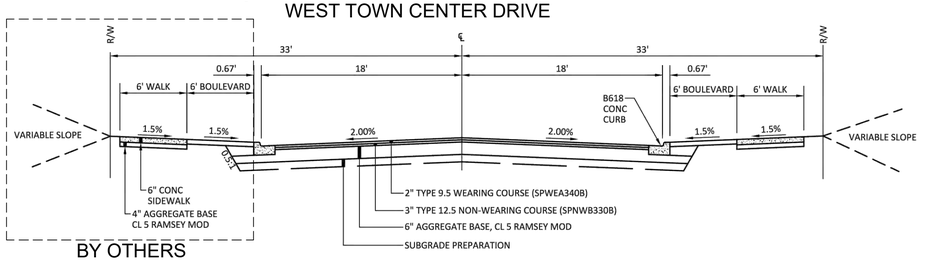
CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 16 - TYPICAL SECTIONS
DECEMBER 2017

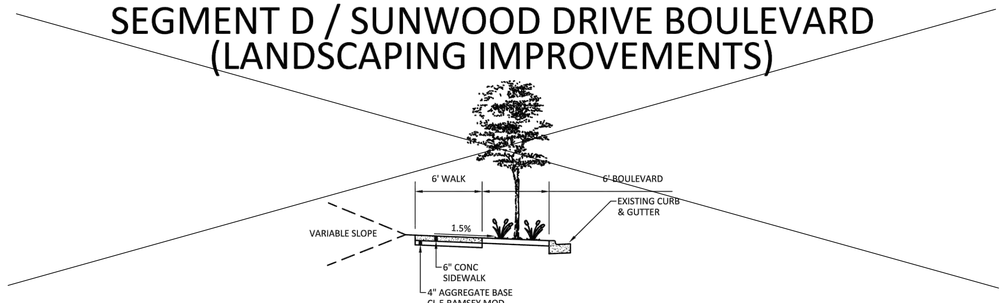
SEGMENT C & E / ~~XENOLITH STREET~~ & YOLITE STREET NW

WEST TOWN CENTER DRIVE



BY OTHERS

SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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

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REVISION SUMMARY

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1/15/18	SITE PLAN SUBMITTAL R1

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CIVIL DETAILS

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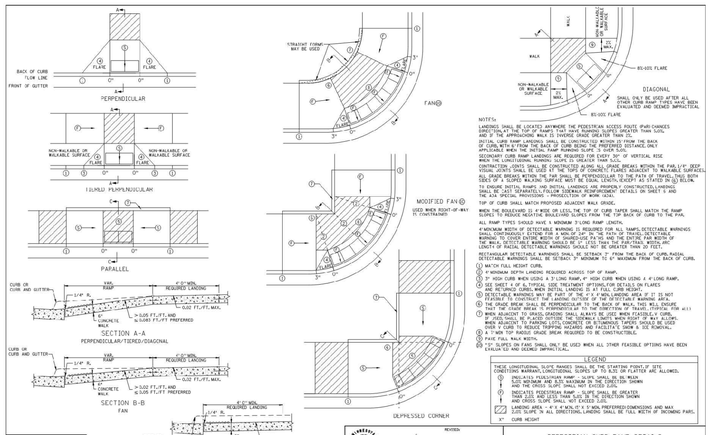

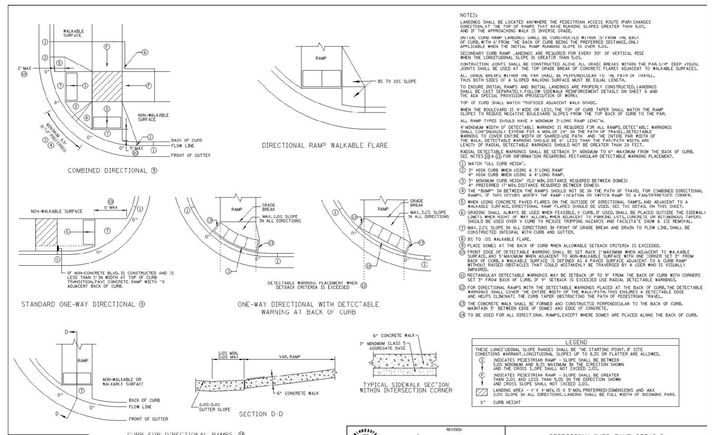

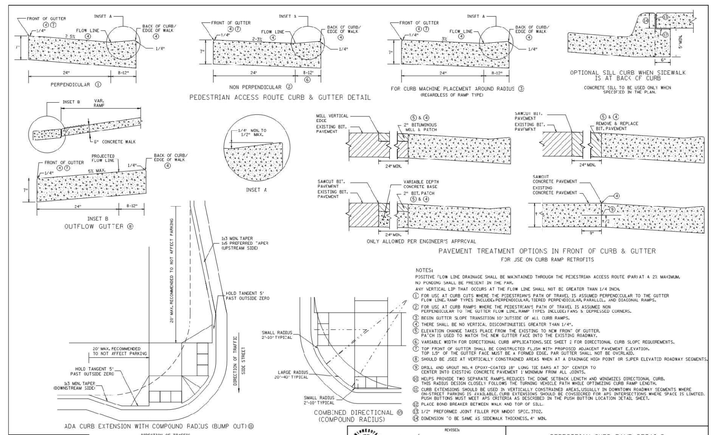

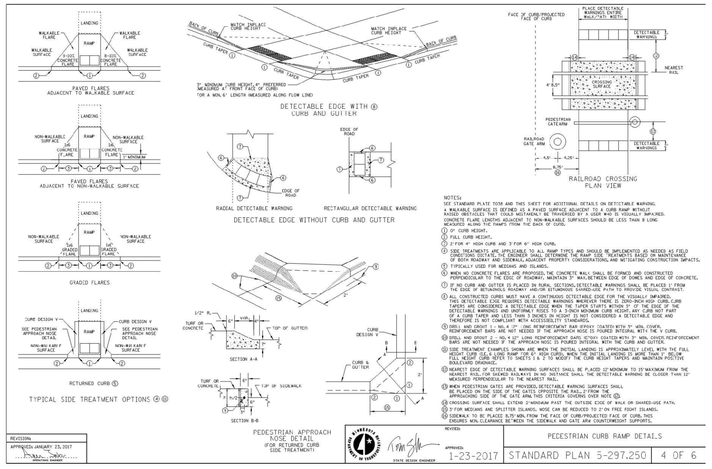

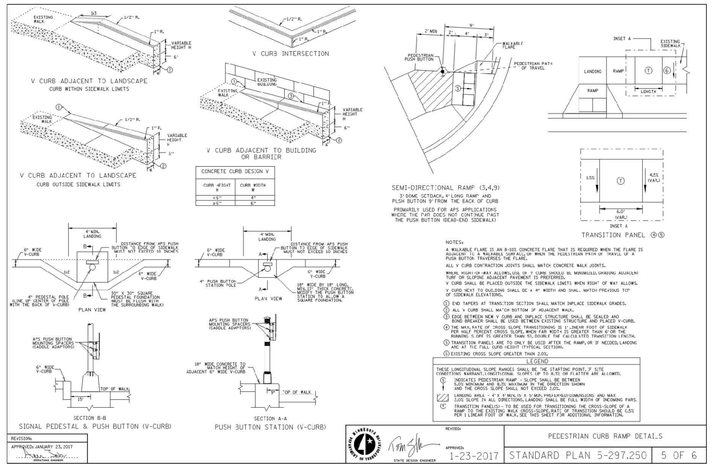

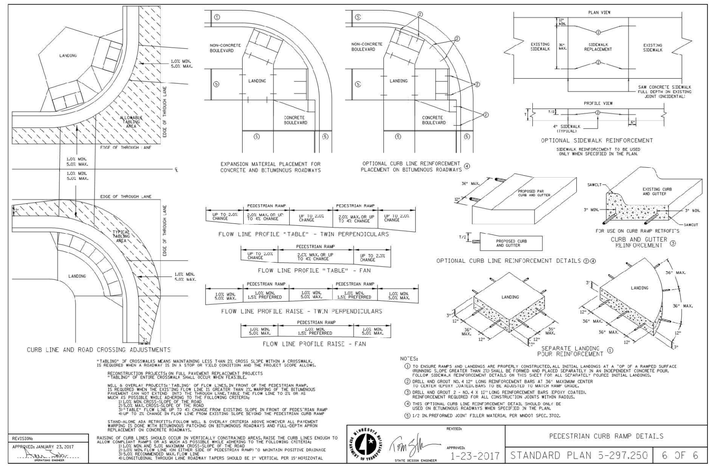

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REVISION SUMMARY

DATE	DESCRIPTION

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SITE NOTES

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

ELECTRIC GENERAL NOTES

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

LIGHTING FIXTURE SCHEDULE

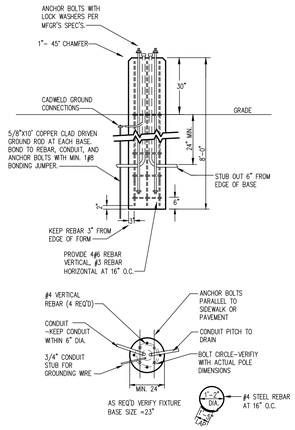
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	18	SMALL WALL PACK	–
BB	LED	26	MEDIUM WALL PACK	–
CC	LED	18	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	78	POLE MOUNT FIXTURE, TYPE III OPTICS	–
EE	LED	78	POLE MOUNT FIXTURE, TYPE IV OPTICS	–
FF	LED	70	DECORATIVE POST MOUNT FIXTURE, TYPE V OPTICS	–

NOTES:

LIGHTING LEGEND

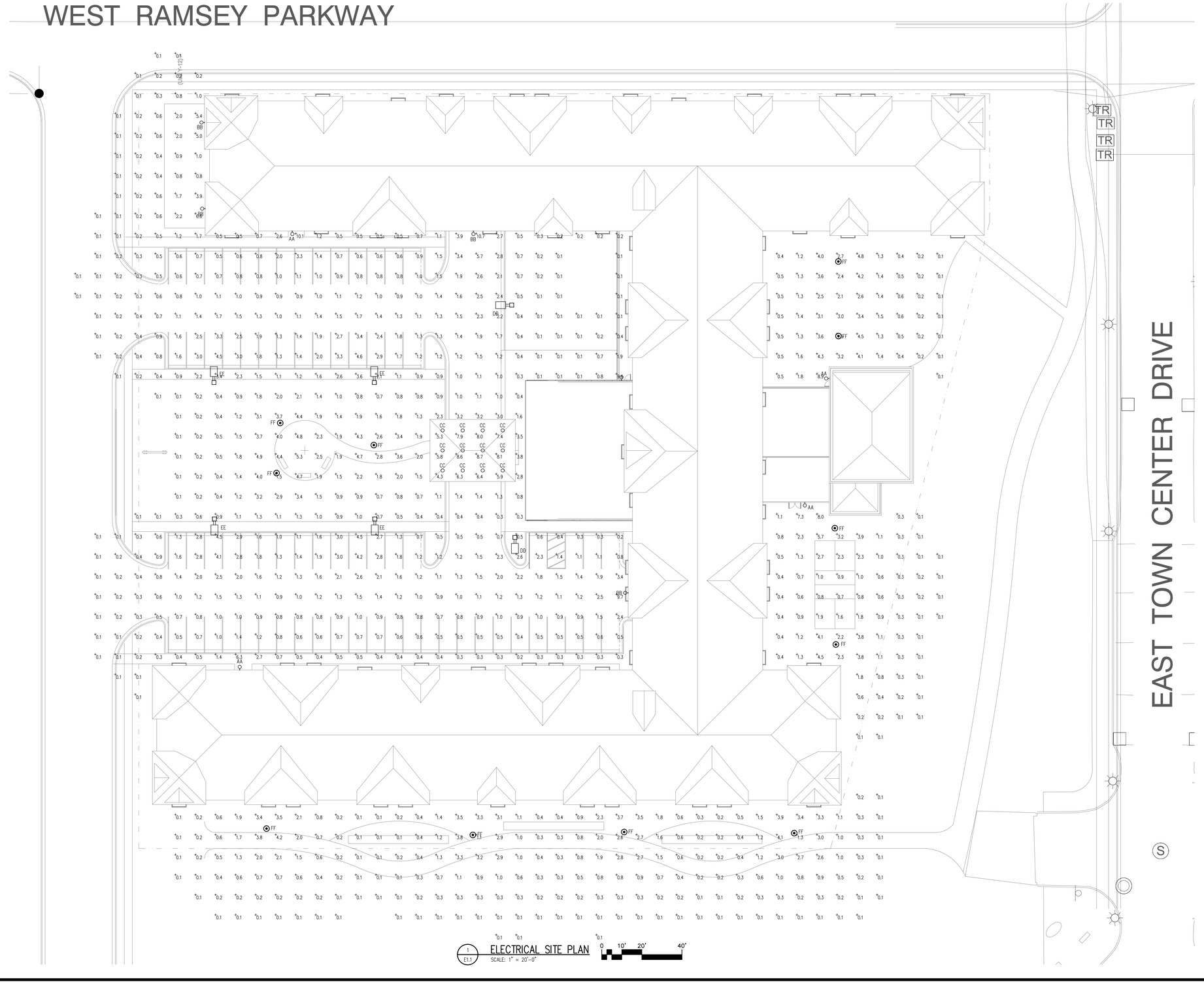
- RECESSED 2x4 FLUORESCENT FIXTURE
- RECESSED 2x2 FLUORESCENT FIXTURE
- INDICATES NIGHTLIGHT FIXTURE
- INDICATES EMERGENCY FIXTURE
- INDICATES EMERGENCY/NIGHTLIGHT FIXTURE
- SURFACE MOUNT 1x4 FLUORESCENT FIXTURE
- HIGH BAY 2x4 FLUORESCENT FIXTURE
- SURFACE WALL MOUNTED FLUORESCENT FIXTURE
- SURFACE CEILING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

- $ — SINGLE POLE SWITCH
- $2 — 2-POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- $P — SWITCH W/PILOT LIGHT
- OS1 — WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR
- OS2 — WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR
- (OS) — CEILING MOUNTED OCCUPANCY SENSOR
- NL — INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
- A,B — INDICATES LIGHT FIXTURE SWITCH-LEGS
- P-X — INDICATES PANEL AND CIRCUIT NUMBER
- (1) — INDICATES LIGHT FIXTURE TYPE
- EX — INDICATES EXISTING FIXTURE
- RL — INDICATES RELOCATED FIXTURE
- TC — INDICATES FIXTURE CONTROLLED BY TIMECLOCK
- EM — INDICATES EMERGENCY FIXTURE



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

2 / E1.1 POLE BASE DETAIL
NOT TO SCALE



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'

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

REVISION DESCRIPTION: NAME: DATE:

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

CORPORATE OFFICE
400 Technology Drive E.
Suite A
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8482

BRANCH OFFICE
3320 Baker Street
Suite 101
Rice Lake, WI 54868
Tel 715-301-5277

A·C/a Auth Consulting/associates

PROJECT:
PROPOSED PROJECT FOR:
AFFINITY
RAMSEY, MN

ELECTRICAL SITE PLAN

SHEET NO.
E1.1

TYPE AA

WPLED18

RAB LIGHTING

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

Color: Bronze | Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

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

LED Info

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

Technical Specifications

Listings

UL Listing: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

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

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000179

LED Characteristics

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

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

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

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

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

Electrical

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

THD: 10.3% at 120V

Construction

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

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

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

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

Reflector: Semi-specular, vacuum-metallized polycarbonate.

Gaskets: High-temperature silicone gaskets

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

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

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

Other

California Title 24: WPLED18 with available photocell options comply with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 24W. Use WPLED18 (-PCS or -PCSU) to RAB ordering system to add a photocell.

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

Patents: The design of WPLED18 is protected by US patent D658,540, Canada patent 136280, and China patent CN301640064S.

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

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

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

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WPLED18

RAB LIGHTING

Technical Specifications (continued)

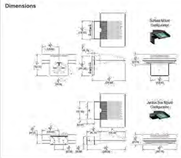
Other

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Optical

BUG Rating: B1 U0 G0

Dimensions



Ordering Matrix

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

Features

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

Replacement: Replaces 150W Metal Halide.

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TYPE BB

WPLED26

RAB LIGHTING

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

Color: Bronze | Weight: 7.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.26A
208V:	0.16A
240V:	0.14A
277V:	0.12A
Input Watts:	30W
Efficiency:	89%

LED Info

Watts:	26W
Color Temp:	5000K
Color Accuracy:	70 CRI
L70 Lifespan:	100000
Lumens:	2,682
Efficacy:	90 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

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

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170

LED Characteristics

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

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

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

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

Construction

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

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

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

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

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

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

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

Electrical

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

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

Other

California Title 24: See WPLED26PC for a 2013 California Title 24 compliant model.

Patents: This WPLED design is protected by U.S. Pat. D634478, Canada Pat 134878, China Pat. CN301640894S.

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

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

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

GSA Schedule: Suitable in accordance with FAR Subpart 25.4

Equivalency: Equivalent to 175W Metal Halide

Optical

BUG Rating: B1 U0 G0

BUG Rating: B1 U0 G0

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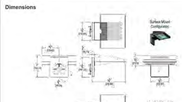
WPLED26

RAB LIGHTING

Dimensions



Features

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

Ordering Matrix

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

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TYPE CC

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

Type
Project
Catalog No.
Lamp/Wattage

NLOPAC-R6509
AC Opal LED Series Surface Mounted LED

Source: 1050 Lumen / 15 Watt

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

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

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

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

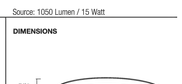
ELECTRICAL SYSTEM
Input: 120V
Lumen Output: 1050m
CRI: 90+
Power Consumption: 15 Watts
Dimmable
CCT: 2700K, 3000K, 4000K

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

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

DIMMING:
Click Here to check complete dimmer list at www.NoraLighting.com in the "Compatibility" page under "Resources" tab.

DIMENSIONS



NLOPAC-R6509
TRIMMETER 7-3/8"
DEPTH 7/8"

LABELS & LISTINGS:
Energy Star Listed.
cULus Wet Listed.
5 Year Limited Warranty on the Opal Series.

Catalog No.	CCT	Finish
☐ NLOPAC-R6509	☐ 27A = 2700K ☐ 30A = 3000K ☐ 40A = 4000K	☐ W = White ☐ BZ = Bronze ☐ N = Natural Metal

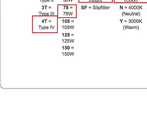
NLOPAC-59RECKT - Torsion spring kit for mounting to 5" or 6" recessed housing.

Example: NLOPAC-R6509030AW - AC OPAL 30K White

TYPE DD - SINGLE HEAD

ALED3T78

RAB LIGHTING



Specification grade area lights available with IES Type IV distribution. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze | Weight: 30.4 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.66A
208V:	0.41A
240V:	0.35A
277V:	0.30A
Input Watts:	78W
Efficiency:	89%

LED Info

Watts:	78W
Color Temp:	5100K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	6,811
Efficacy:	88 LPW

Technical Specifications

Optical

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

BUG Rating: B1 U0 G2

Replacement: Replaces 250W Metal Halide.

Construction

IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and lift the area.

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

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

Cold Weather Starting: The minimum starting temperature is -4ºF/-40ºF

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

Effective Projected Area: EPA = 0.75

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

Reflector: Specular vacuum-metallized polycarbonate.

Gaskets: High-temperature silicone gaskets,

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

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

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

LED Characteristics

LEDs: Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

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

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

Electrical

Driver: Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD: 5.3% at 120V, 13.3% at 277V

Surge Protection: 4kV

Surge Protector: ALED3T8 is available with a 6kV surge protector (SPE). SPE available .

Listings

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

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

UL Listing: Suitable for wet locations as a downlight.

Ordering Matrix

Family	Options	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	4T	78					
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W 78 = 78W 115 = 115W 135 = 135W 150 = 150W 125 = 125W 105 = 105W 159 = 159W	Blank = Pole Mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Grey W = White	Blank = 120-277V ABB = 480V (not available for 150W)	Blank = No Option -PC = 120V Button Photocell (Pole mount models only) -PC2 = 277V Button Photocell (Pole mount models only) -PC1 = 120-277V Twistlock Photocell (Pole mount models only) -PCT4 = 480V Twistlock Photocell (Pole mount models only) -PCS = 120V Swivel Photocell -PCS2 = 277V Swivel Photocell -PCS4 = 480V Swivel Photocell -IW02 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) -IW04 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)

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ALED3T78

RAB LIGHTING

Technical Specifications (continued)

Other

California Title 24: See ALED4T78PCS, ALED4T78PCSE, or ALED4T78PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility: Compatible with Round Poles with a diameter of 2.5" to 6"

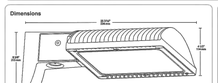
Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents: The ALED design is protected by patents in the U.S. Pat, 668,370, Canada Pat. 144956, China ZL201230100104.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Optical

BUG Rating: B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED	2T = Type II 3T = Type III 4T = Type IV	360 = 360W 260 = 260W 150 = 150W 125 = 125W 105 = 105W 78 = 78W	Blank = Arm SF = Slipfitter	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White RD = Gray	Blank = 120-277V 480 = 480V (Only 260W & 260W)	Blank = No Photocell -PC = 120V Button -PC2 = 277V Button -PCS = 120V Swivel -PCS2 = 277V Swivel -PCT = 120-277V Twistlock -PCT4 = 480V Swivel -PCT4 = 480V Twistlock	Blank = No Dimming -D10 = Dimmable	Blank = No Bi-Level -BL = Bi-Level

FIELD MODIFY TO 19' HEIGHT

PS4-11-20D2

RAB LIGHTING

Square tolled poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze | Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info

Type:	N/A
Watts:	0W
Shape/Size:	N/A
Base:	N/A
ANSI:	N/A
Hours:	N/A
Lamp Lumens:	N/A
Efficacy:	N/A

Ballast Info

Type:	N/A
120V:	N/A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	0W

Technical Specifications

Listings

CSA Listed: Suitable for wet locations.

Construction

Shaft: 46,000 p.s.i. minimum yield.

Hand Holes: Reinforced with grounding lug and removable cover

Base Plates: Slotted base plates 36.0(h) p.s.i.

Shipping Protection: All poles are shipped in individual corrugated cartons to prevent finish damage.

Color: Bronze powder coating.

Height: 20 FT.

Weight: 137 lbs

Gauge: 11

Wall Thickness: .109"

Shaft Size: 4".

Hand Hole Dimensions: 3" x 5"

Bolt Circle: 8 1/2".

Base Dimension: 8".

Anchor Bolt: Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates: WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available

Pre-Shipped Anchor Bolts: Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:
.75MPH 8.3 ft_CAG lb
80MPH 5.8 ft_(160 lb
90MPH 3.6 ft_(110 lb
.90MPH 3.6 ft_(110 lb
100MPH 2.2 ft_(75 lb
110MPH 1.0 ft_(45 lb
120MPH 0.2 ft_(20 lb

Other

Terms of Sale: Pole Terms of Sale is available .

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PS4-11-20D2

RAB LIGHTING

Dimensions

Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for safety wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

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TYPE EE - SINGLE HEAD

ALED4T78

RAB LIGHTING

Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze | Weight: 31.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type:	Constant Current
120V:	0.66A
208V:	0.41A
240V:	0.35A
277V:	0.30A
Input Watts:	77W
Efficiency:	N/A

LED Info

Watts:	78W
Color Temp:	5000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	10157
Efficacy:	132 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations as a downlight.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000170X

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

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

LED Characteristics

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

LEDs: Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

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

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending thermal management system distributes with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area: EPA = 0.75

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

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

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

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

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

Mounting: Universal mounting arm compatible for hole spacing patterns from 1" to 5.72" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector: Specular vacuum-metallized polycarbonate

Gaskets: High temperature silicone gaskets.

Finish: Formulated for high-durability and long lasting color.

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

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

Electrical

Driver: Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD: 5.1% at 120V, 13.2% at 277V

Surge Protection: 4kV

Surge Protector: ALED78 is available with a 6kV surge protector (SPE). SPE available .

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PS4-11-20D2

RAB LIGHTING

Dimensions

Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for safety wiring access
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- Custom manufactured for each application

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ALED4T78

RAB LIGHTING

Technical Specifications (continued)

Other

California Title 24: See ALED4T78PCS, ALED4T78PCSE, or ALED4T78PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Compatibility: Compatible with Round Poles with a diameter of 2.5" to 6"

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

Patents: The ALED design is protected by patents in the U.S. Pat, 668,370, Canada Pat. 144956, China ZL201230100104.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating: B1 U0 G2

Dimensions

Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Options	Wattage	Mounting	Color Temp	Finish	Driver Options	Photocell Options
ALED	4T	78					
	2T = Type II 3T = Type III 4T = Type IV	50 = 50W 78 = 78W 115 = 115W 135 = 135W 150 = 150W	Blank = Pole Mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Grey W = White	Blank = 120-277V ABB = 480V (not available for 150W)	Blank = No Option -PC = 120V Button Photocell (Pole mount models only) -PC2 = 277V Button Photocell (Pole mount models only) -PC1 = 120-277V Twistlock Photocell (Pole mount models only) -PCT4 = 480V Twistlock Photocell (Pole mount models only) -PCS = 120V Swivel Photocell -PCS2 = 277V Swivel Photocell -PCS4 = 480V Swivel Photocell -IW02 = Multi-Level Motion Sensor 20 ft. (Only available 0-10V dimming models) -IW04 = Multi-Level Motion Sensor 40 ft. (Only available 0-10V dimming models)

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FIELD MODIFY TO 19' HEIGHT

PS4-11-20D2

RAB LIGHTING

Square tolled poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze | Weight: 137.0 lbs

Project:	Type:
Prepared By:	Date:

Lamp Info

Type:	N/A
Watts:	0W
Shape/Size:	N/A
Base:	N/A
ANSI:	N/A
Hours:	N/A
Lamp Lumens:	N/A
Efficacy:	N/A

Ballast Info

Type:	N/A
120V:	N/A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	0W

Technical Specifications

Listings

CSA Listed: Suitable for wet locations.

Construction

Shaft: 46,000 p.s.i. minimum yield.

Hand Holes: Reinforced with grounding lug and removable cover

Base Plates: Slotted base plates 36.0(h) p.s.i.

Shipping Protection: All poles are shipped in individual corrugated cartons to prevent finish damage.

Color: Bronze powder coating.

Height: 20 FT.

Weight: 137 lbs

Gauge: 11

Wall Thickness: .109"

Shaft Size: 4".

Hand Hole Dimensions: 3" x 5"

Bolt Circle: 8 1/2".

Base Dimension: 8".

Anchor Bolt: Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates: WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available

Pre-Shipped Anchor Bolts: Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:
.75MPH 8.3 ft_CAG lb
80MPH 5.8 ft_(160 lb
90MPH 3.6 ft_(110 lb
.90MPH 3.6 ft_(110 lb
100MPH 2.2 ft_(75 lb
110MPH 1.0 ft_(45 lb
120MPH 0.2 ft_(20 lb

Other

Terms of Sale: Pole Terms of Sale is available .

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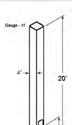
PS4-11-20D2

RAB LIGHTING

Dimensions



Features

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Type FF

LED LEXINGTON DECORATIVE AREA LIGHTS (XLXM3)

RAB LIGHTING

US patent 7624456, 7992293, & 8423180 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Solid high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI.

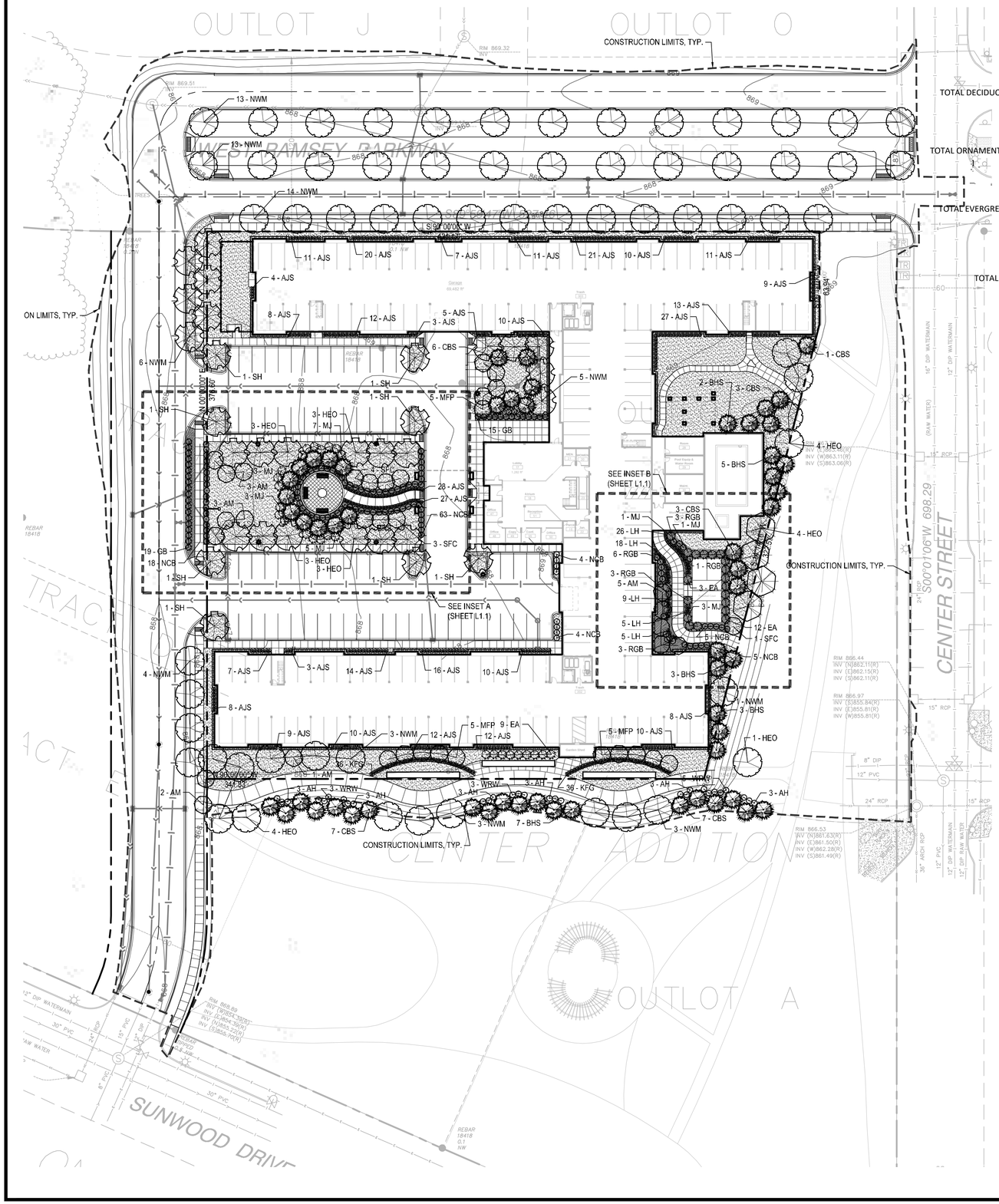
DISTRIBUTION/PERFORMANCE - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One piece housing/support frame is die-cast aluminum. Post top access cover and support arms are die-cast aluminum. Housing is sealed with an extruded silicone gasket.

HOUSING TOP CAP - Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electropl



PLANT SCHEDULE - ENTIRE SITE

TOTAL DECIDUOUS TREES: 72
TOTAL ORNAMENTAL TREES: 37
TOTAL EVERGREEN TREES: 58
TOTAL SHRUBS: 225

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
NWM	39	NEW WORLD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SH	8	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
HEO	25	SWAMP WHITE OAK	Quercus 'Bicolor'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL TREES				
MFP	15	SHADBLOW SERVICEBERRY	Amelanchier canadensis	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
SFC	8	STARLITE FLOWERING CRAB	Malus 'Jetfire'	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
AM	14	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandifolia	2" CAL.	B&B	STRAIGHT LEADER. FULL FORM
		EVERGREEN TREES				
BHS	31	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
CBS	27	COLORADO SPRUCE	Picea pungens	6' HT.	B&B	STRAIGHT LEADER. FULL FORM
		SHRUBS - CONIFEROUS & EVERGREEN				
EA	24	EMERALD ARBORVITAE	Thuja occidentalis 'Smaragd'	24" HT.	CONT.	
MJ	23	MEDORA JUNIPER	Juniperus scopulorum	24" HT.	CONT.	
		SHRUBS - DECIDUOUS				
NCB	99	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
AH	18	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Anabelle'	24" HT.	CONT.	
WRW	11	WINE AND ROSES WEIGELA	Weigela florida 'Wine and Roses'	24" HT.	CONT.	
GB	34	GLOSSY BLACK CHOKEBERRY	Aronia melonocarpa	24" HT.	CONT.	
RGB	16	ROUNDLEAF SERVICEBERRY	Amelanchier sanguinea	24" HT.	CONT.	
		PERENNIALS & GRASSES				
AJS	356	AUTUMN JOY SEDUM	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
LH	63	LOYALIST HOSTA	Hosta 'Loyalist'	#1	CONT.	
KFG	72	KARL FOERSTER FEATHER REED GRASS	Calmagrostis x acutiflora 'Karl Foester'	#1	CONT.	

LANDSCAPE NOTES:

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

LANDSCAPE CALCULATIONS

PROPOSED LANDSCAPE:

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

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

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

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA, DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA, DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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(651) 454-0002 LOCAL

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

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

LANDSCAPE PLAN

L1.0

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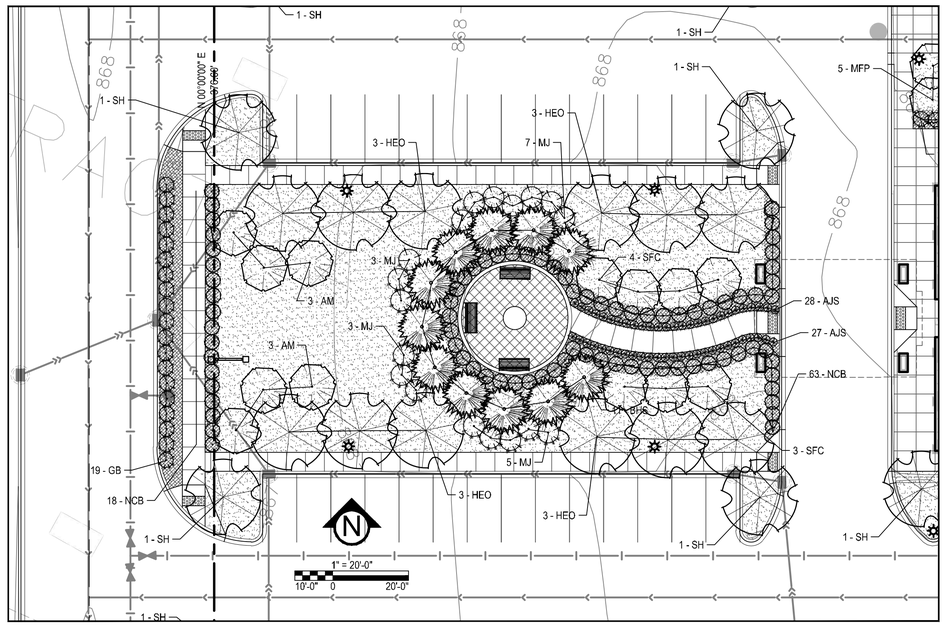
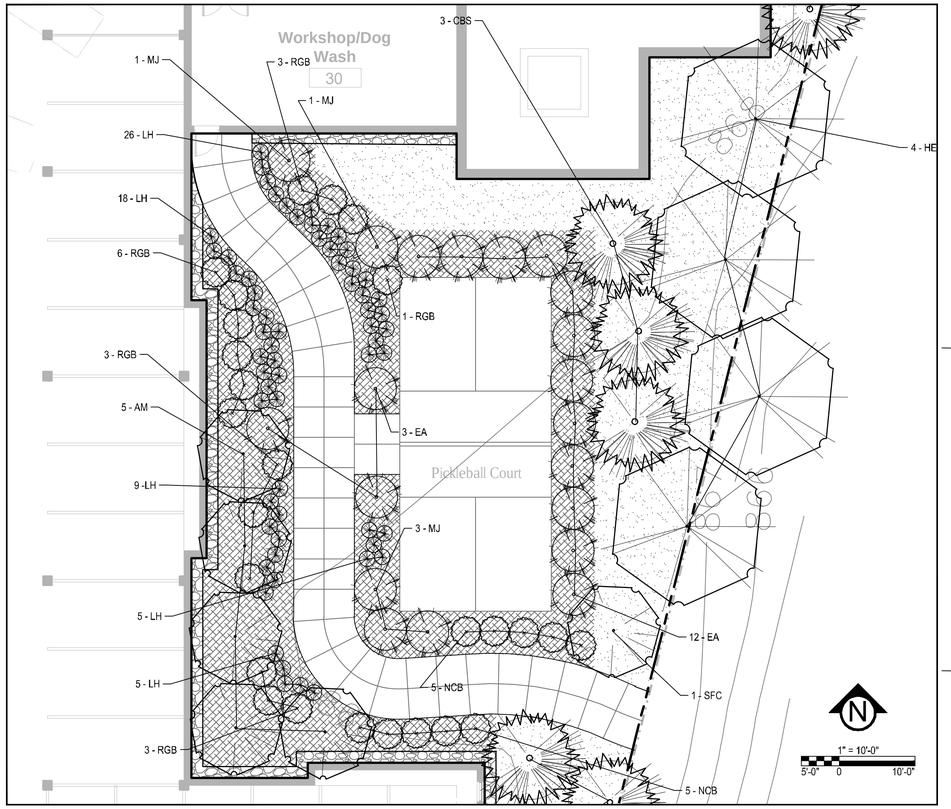
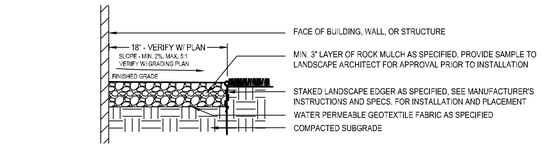
INSET A



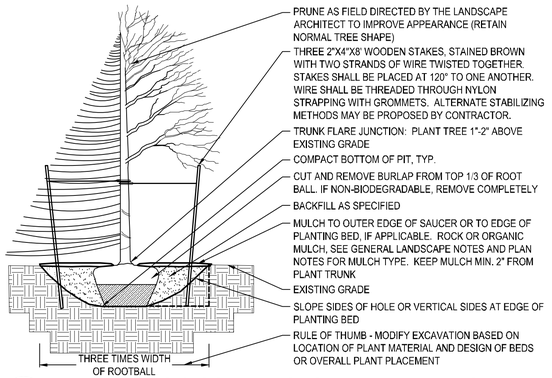
INSET B





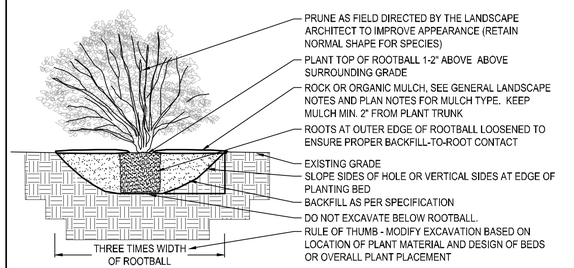
1 AGGREGATE MAINTANENCE STRIP

NTS



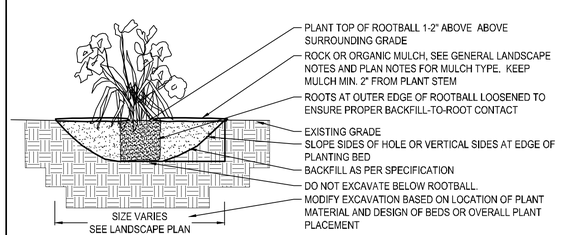
2 DECIDUOUS & CONIFEROUS TREE PLANTING

NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING

NTS



4 PERENNIAL BED PLANTING

NTS

CITY NOTES:

1. IRRIGATION SYSTEM MUST BE EQUIPPED WITH BOTH A RAIN SENSOR AND AT LEAST ONE WATER EFFICIENT TECHNOLOGY SUCH AS A SOIL MOISTURE SENSOR(S), SMART CONTROLLER, ET SENSOR, ETC.
2. CONTRACTOR SHALL ONLY PRUNE DEAD/BROKEM/MISSHAPEN BRANCHES.
3. ONCE THE LANDSCAPE PLAN IS APPROVED BY THE CITY THERE SHALL BE NO MODIFICATIONS TO THE PLANT SCHEDULE WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY.
4. A "PRE-PLANTING MEETING WITH CITY STAFF SHALL OCCUR ON-SITE, PRIOR TO ANY INSTALLATION OF BOULEVARD TREES. CONTRACTOR SHALL CONTACT THE CITY AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE TO SCHEDULE THIS MEETING.
5. THE CITY REQUIRES A TWO (2) YEAR WARRANTY PERIOD FROM THE DATE THAT THE CITY ACCEPTS THE PLANTINGS AS INSTALLED PER THE APPROVED LANDSCAPING PLAN.
6. FOUR (4) INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATION SHALL BE APPLIED TO ALL DISTURBED AREAS, INCLUDING BOULEVARDS, NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACES (BUILDING, PARKING LOT,WALKWAYS, ETC.)

IRRIGATION NOTES:

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

LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, SAMPLES REQUIRED
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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

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St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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EVENING BLUE Main Exterior

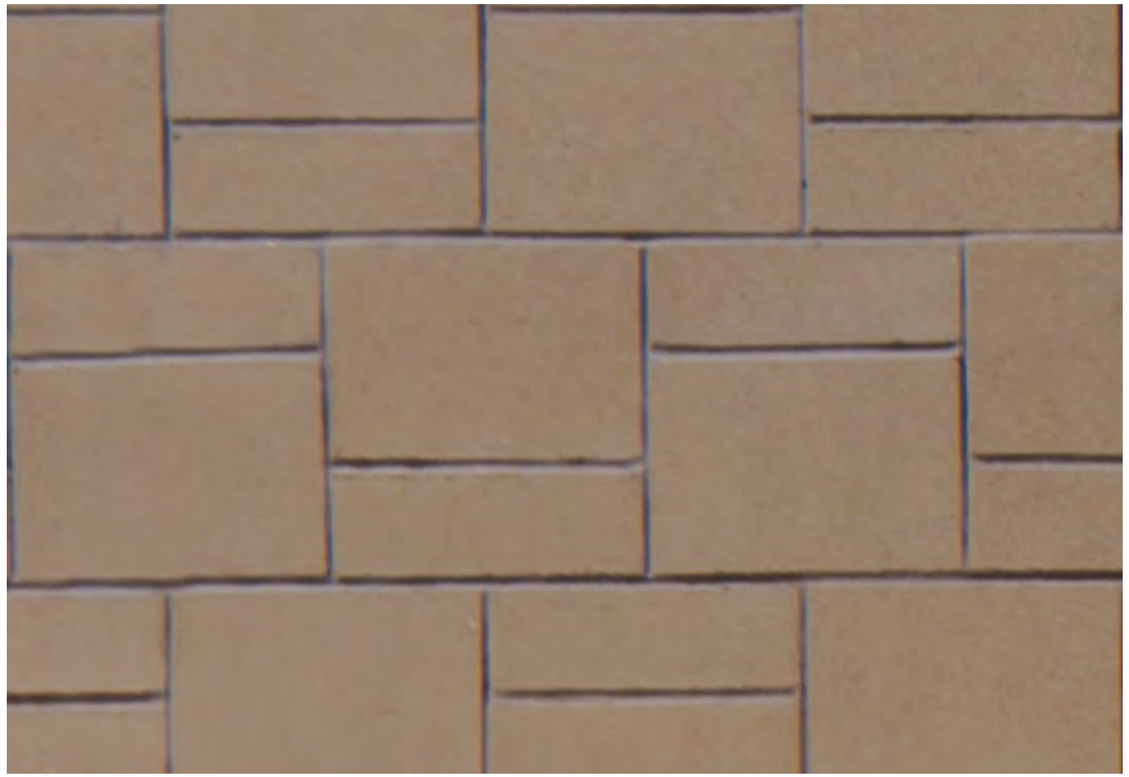
COBBLE STONE Accent

ARCTIC WHITE Trim

CFB SIDING COLORS

BRICK

ASPHALT SHINGLES



ASHLAR PATTERN SPEC-BRIK

SOFFITS, GUTTERS
AND DOWNSPOUTS

STONE SILL

ALUMINUM BALCONIES/CANOPIES

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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

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

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

AND

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

AND

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

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

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

Signed:

By: _____

STATE OF _____

COUNTY OF _____

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

_____

_____

Notary Public, _____ County, _____

My Commission Expires _____

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

Dated this _____ day of _____, 20___.

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

STATE OF MINNESOTA

COUNTY OF HENNEPIN

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

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

City of Ramsey, Minnesota

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

City Council, City of Ramsey, Minnesota

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

County Surveyor

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

By: _____
Larry D. Hoium
Anoka County Surveyor

County Auditor/Treasurer

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

_____
Property Tax Administrator

By: _____, Deputy

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

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

_____
County Recorder/Registrar of Titles

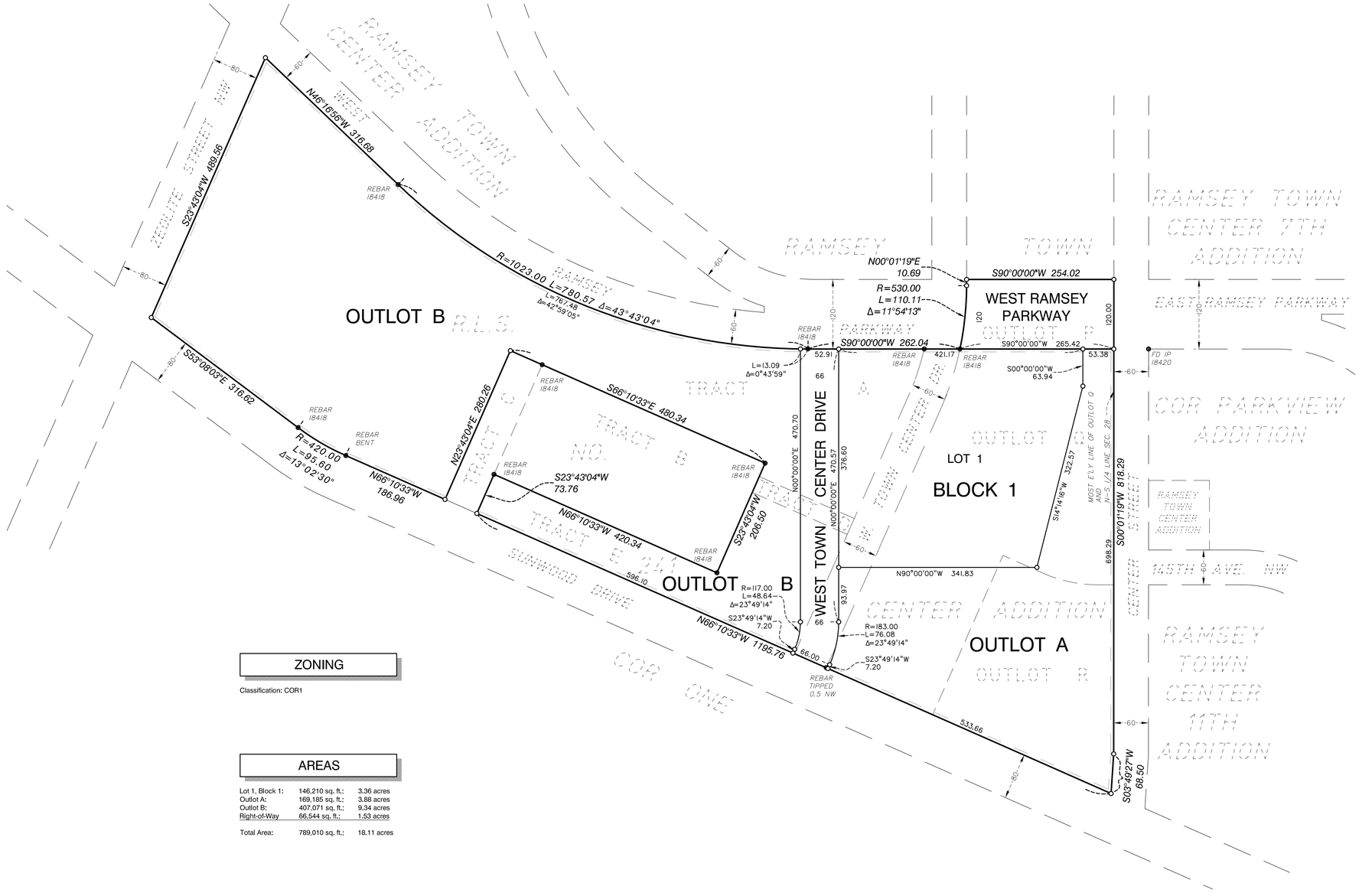
By: _____, Deputy

ALLIANT
ENGINEERING

PRELIMINARY PLAT OF

AFFINITY AT RAMSEY TOWN CENTER

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



OWNER/SUBDIVIDER

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

ENGINEER

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

SURVEYOR

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

ARCHITECT

Kaas Wilson Architects
1301 American Boulevard East
Bloomington, MN 55425

THE MOST EASTERLY LINE OF OUTLOT Q, RAMSEY TOWN CENTER ADDITION, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF S00°01'19"W.

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

ZONING

Classification: COR1

AREAS

Lot 1, Block 1:	146,210 sq. ft.;	3.36 acres
Outlot A:	169,185 sq. ft.;	3.88 acres
Outlot B:	407,071 sq. ft.;	9.34 acres
Right-of-Way	66,544 sq. ft.;	1.53 acres
Total Area:	789,010 sq. ft.;	18.11 acres

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

ALLIANT ENGINEERING

Affinity at Ramsey

Ramsey, MN 55303

Exterior Wall Finish Schedule

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

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

Total Gross Area

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

Parking Schedule

Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	

Residential Unit Mix

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

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St. Louis Park, MN 55416
P: 763.213.3944

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

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

Project:
Affinity at Ramsey
Ramsey, MN 55303

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

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Cover Sheet

SD_100

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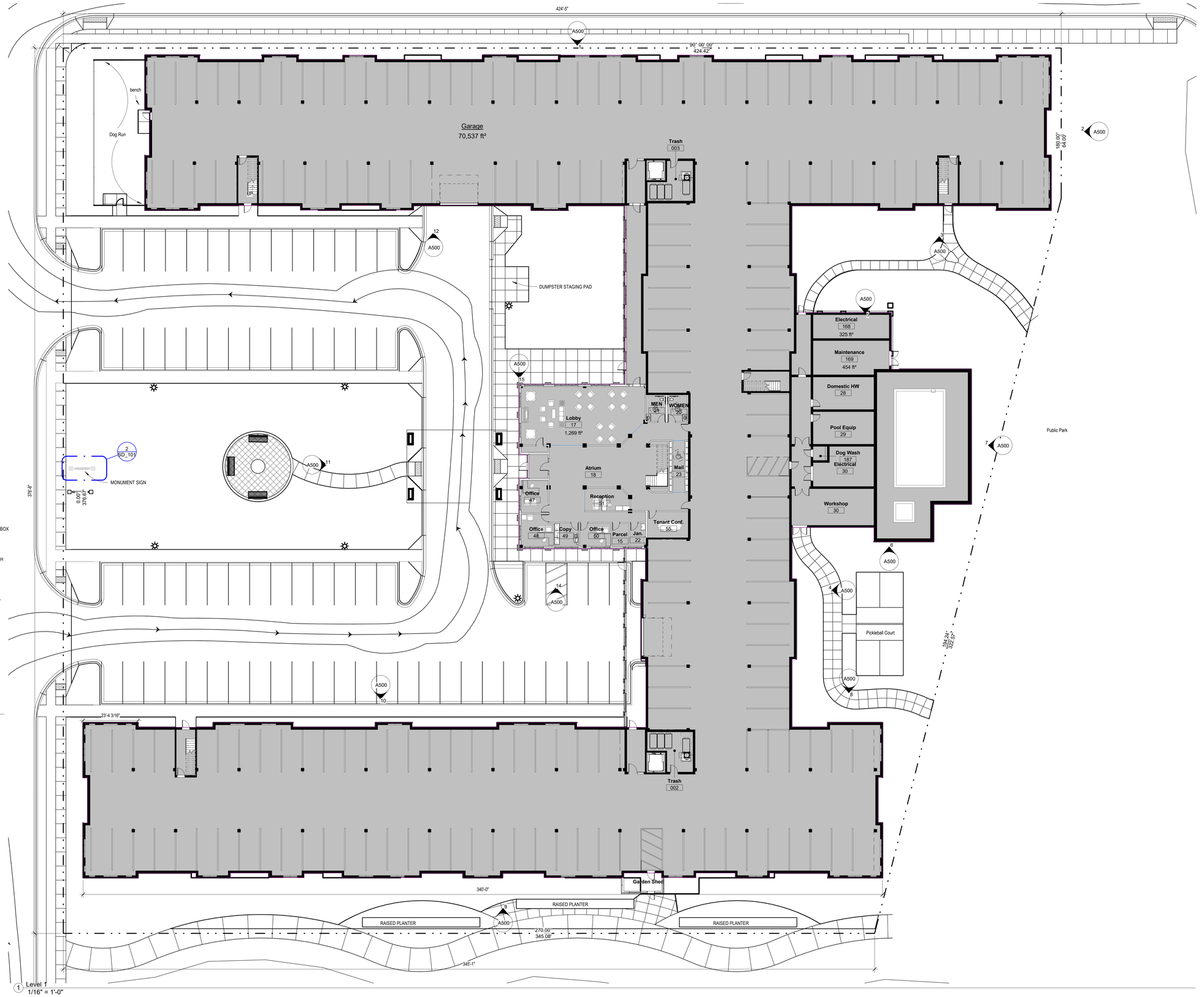
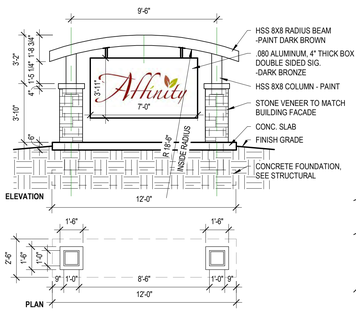
Parking Schedule		
Comments	Count	Type
Exterior	71	
Interior	173	
Grand total	244	





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

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

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Project:
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Spokane, WA 99201

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Level 1 Plan

As indicated

SD_101

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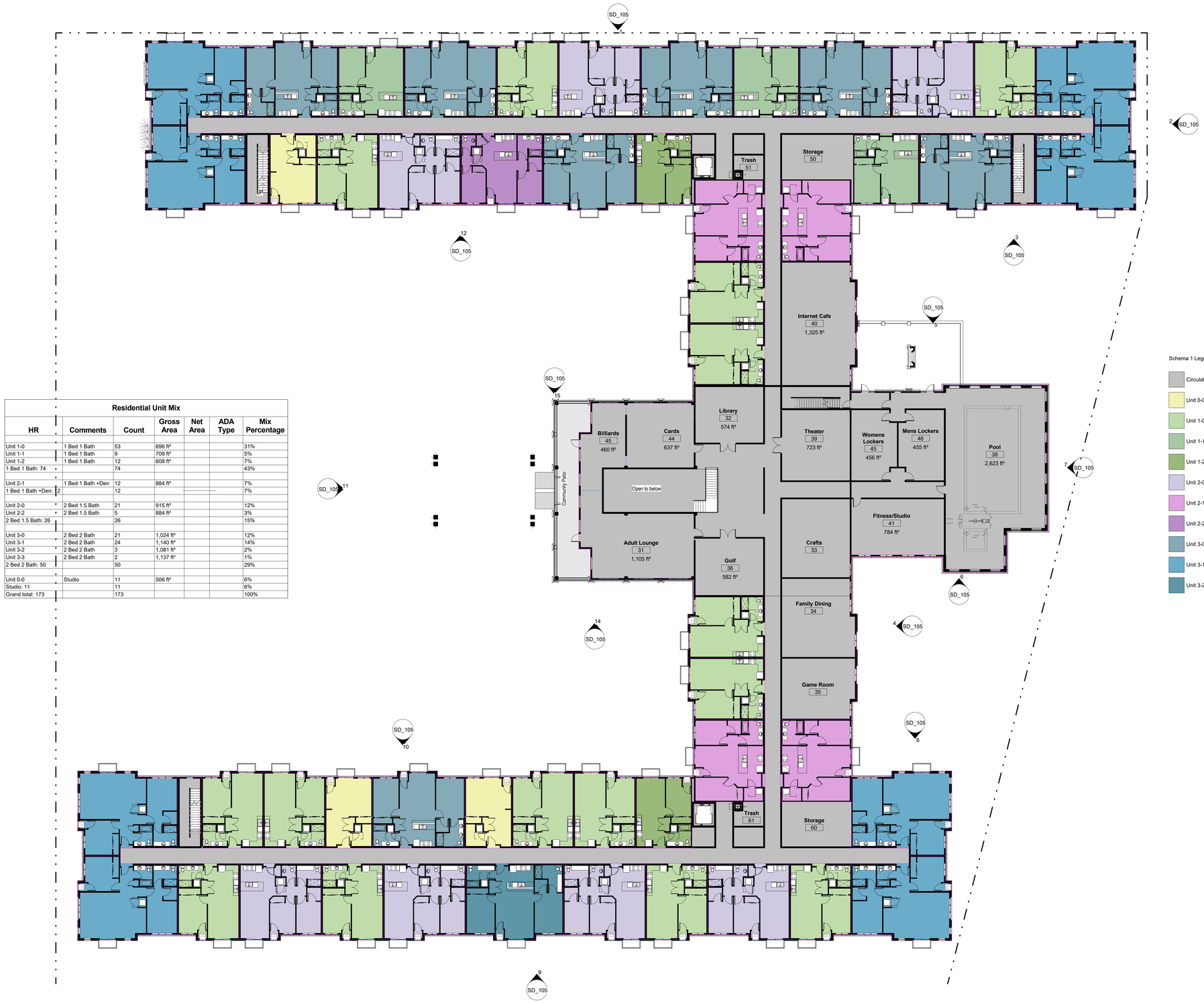

Residential Unit Mix						
HR	Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	1 Bed 1 Bath	9	709 ft²			5%
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1 Bed 1 Bath: 74		74				43%
Unit 2-1	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath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

Schema 1 Legend

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

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

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Structural: BKBM
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Minnneapolis, MN, 55429
P: 763.843.0420

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

Project:
Affinity at Ramsey
Ramsey, MN 55303

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

Project Number 17083

Date

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Date

Revision

Rev. No.

Level 2 Plan

1/16" = 1'-0"

SD_102

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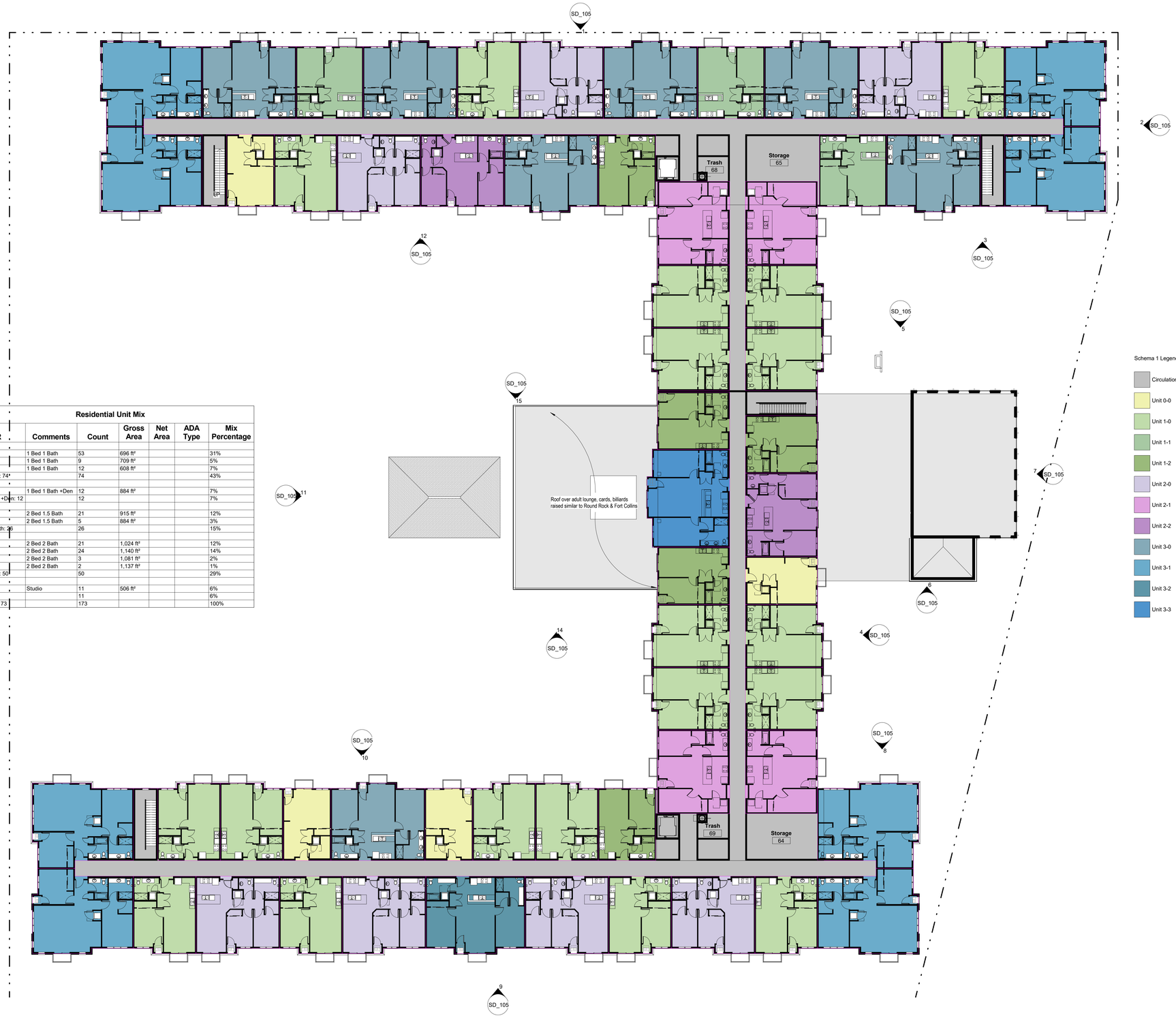

Residential Unit Mix

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

Schema 1 Legend

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

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

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Project Number 17083

Date

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Date

Revision

Rev. No.

Level 3 Plan

1/16" = 1'-0"

SD_103

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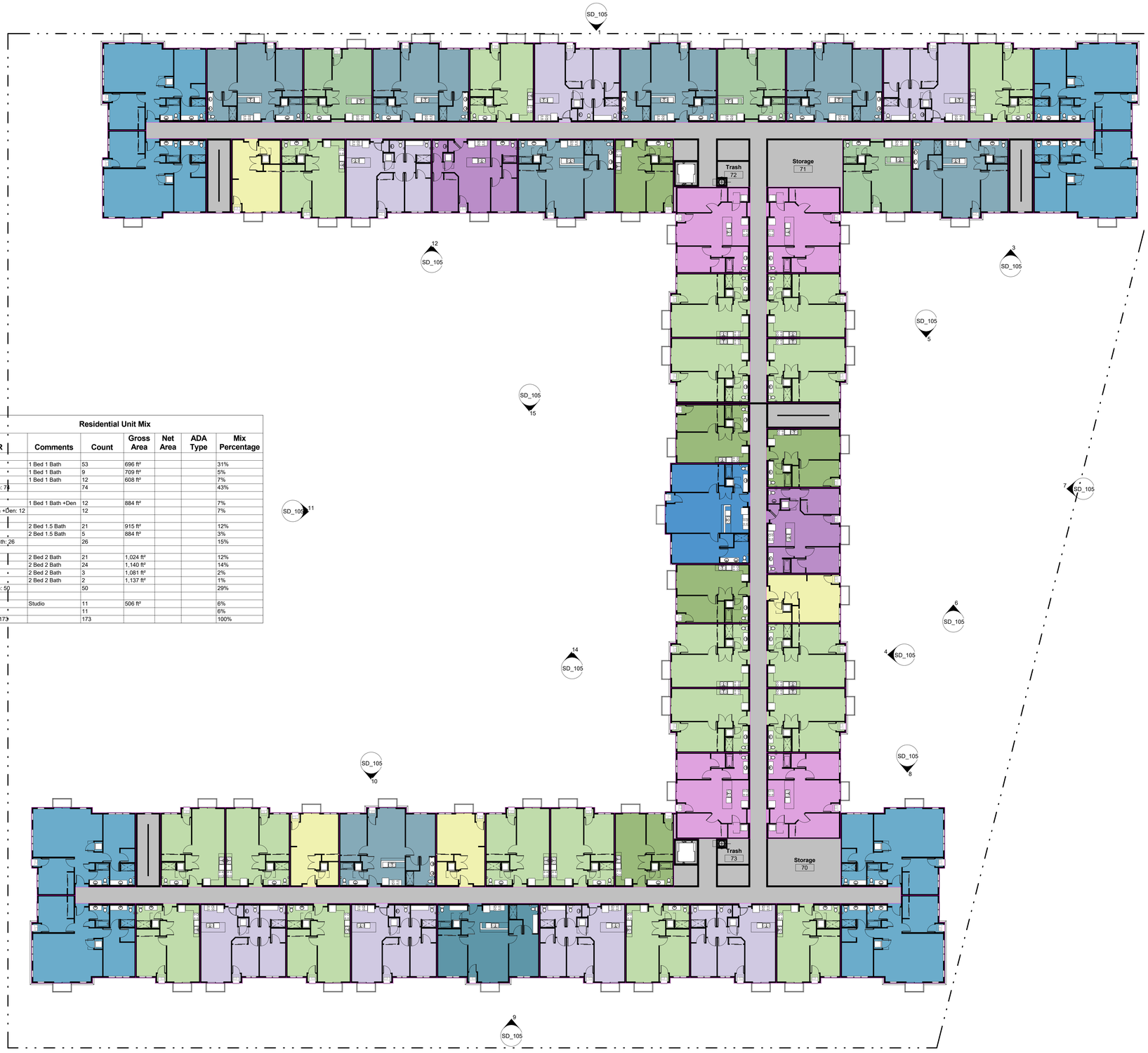

Residential Unit Mix

HR		Comments	Count	Gross Area	Net Area	ADA Type	Mix Percentage
Unit 1-0	*	1 Bed 1 Bath	53	696 ft²			31%
Unit 1-1	*	1 Bed 1 Bath	9	709 ft²			5%
Unit 1-2	*	1 Bed 1 Bath	12	608 ft²			7%
1 Bed 1 Bath: 73			74				43%
Unit 2-1	*	1 Bed 1 Bath +Den	12	884 ft²			7%
1 Bed 1 Bath +Den: 12			12				7%
Unit 2-0	*	2 Bed 1.5 Bath	21	915 ft²			12%
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2 Bed 2 Bath: 50			50				29%
Unit 0-0	*	Studio	11	506 ft²			6%
Studio: 11			11				6%
Grand total: 173			173				100%

Schema 1 Legend

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

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

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Project Number 17083

Date

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Date

Revision

Rev. No.

Level 4 Plan

1/16" = 1'-0"

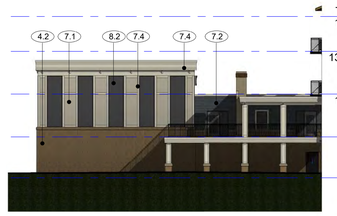
SD_104

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

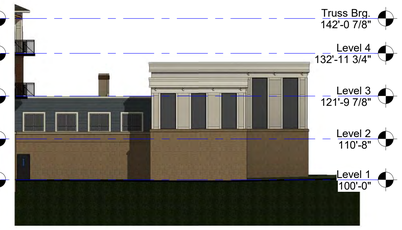
2 Typical End Elevation
1/16" = 1'-0"

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

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



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



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

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

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

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

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

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

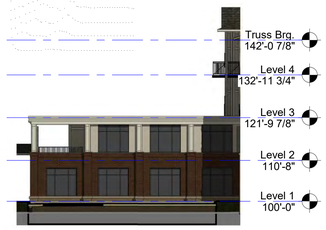
Exterior Material Tag Key

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

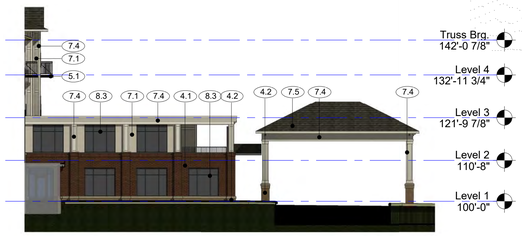
Exterior Wall Finish Schedule

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

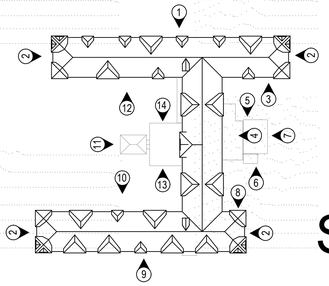
12 South Elevation - 1
1/16" = 1'-0"



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



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



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Structural: BKBM
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Minnneapolis, MN, 55429
P: 763.843.0420

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

Project: Affinity at Ramsey
Ramsey, MN 55303

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

Project Number 17083

Date

NOT FOR CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations

As indicated

SD_105

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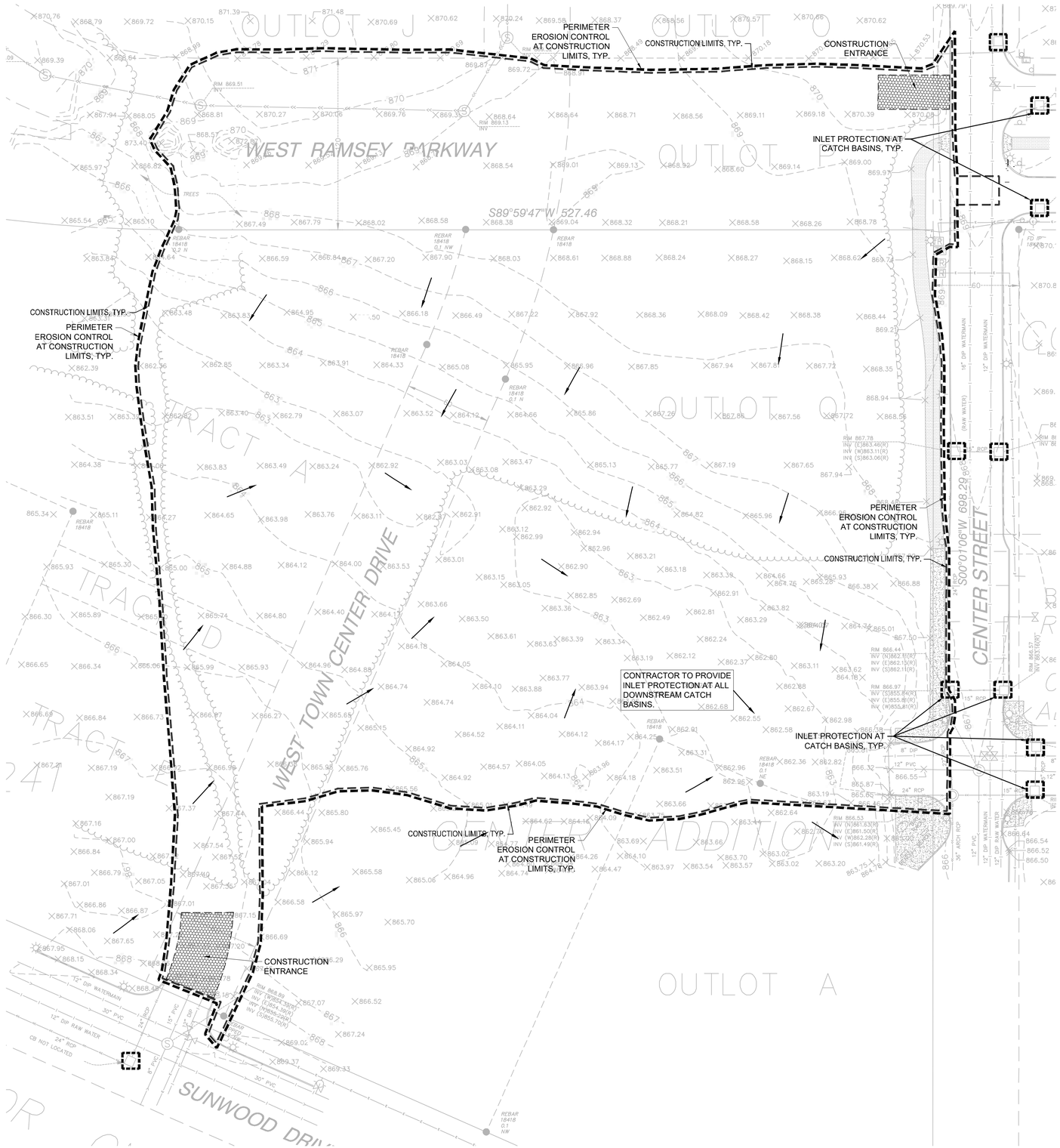

SWPPP NOTES:

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

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

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

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

CITY OF RAMSEY EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

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

LEGEND:

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

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(651) 454-0002 LOCAL

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

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Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SWPPP - EXISTING CONDITIONS

SW1.0

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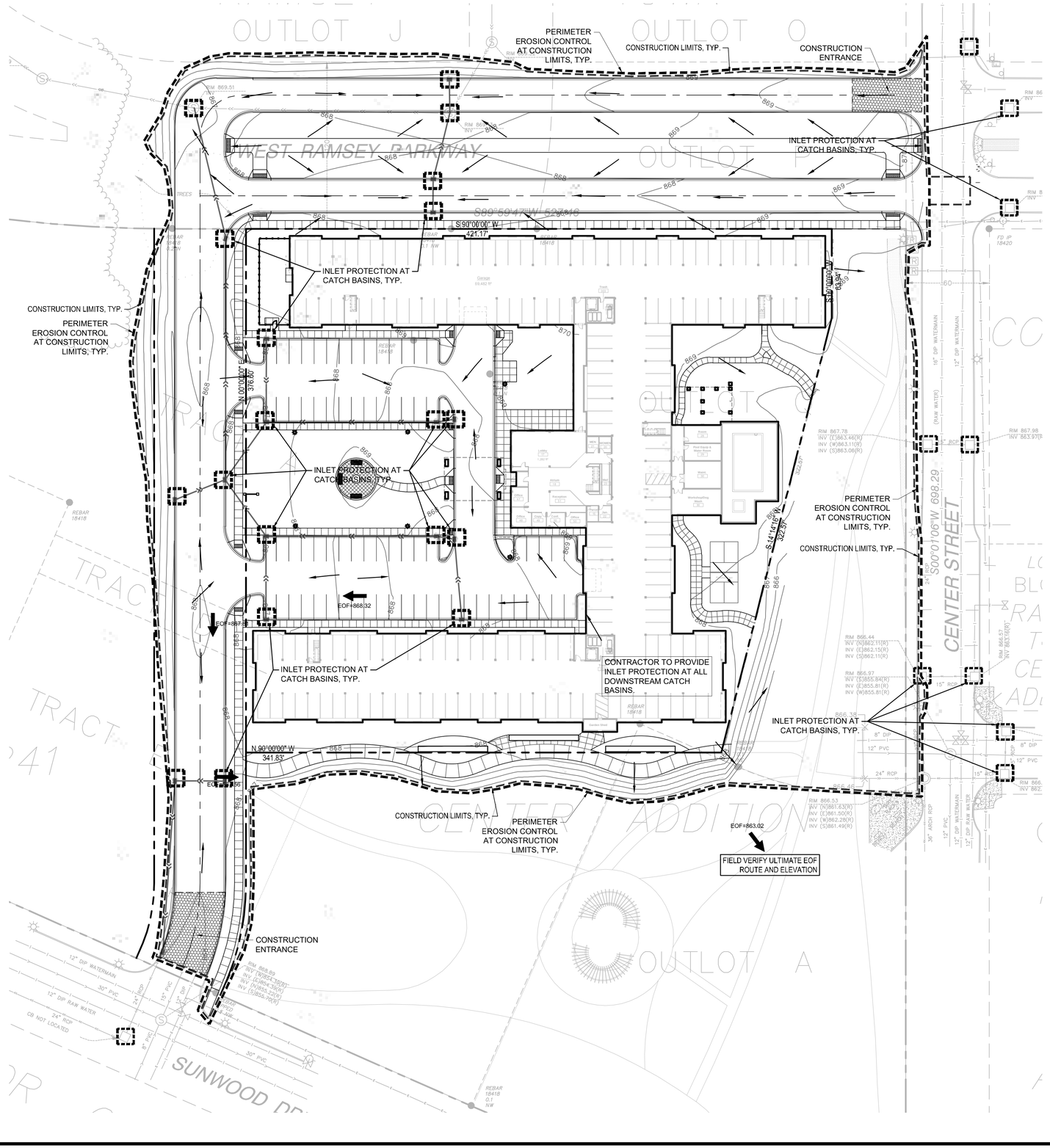

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2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

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

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

CITY OF RAMSEY EROSION CONTROL NOTES:

1. SEDIMENT BIO ROLLS MUST BE INSTALLED AS NOTED ON THE DETAIL. THE CITY WILL ORDER REPLACEMENT WITH SILT FENCE IF THE INSTALLATION IS NOT PER THE DETAIL, I.E., SUBGRADE NOT SCOOPED OUT, INADEQUATE STAKE SPACING OR MOVEMENT BY CONSTRUCTION EQUIPMENT.
2. A COPY OF THE INSPECTION REPORT TO BE EMAILED TO THE CITY AFTER EVERY WEEKLY INSPECTION OR POST RAINFALL INSPECTION
3. SUBMIT A FULL SET OF INSPECTION REPORTS PRIOR TO RECEIVING THE CERTIFICATE OF OCCUPANCY.
4. CONSTRACTOR SHALL HAVE A PICKUP TYPE SEWER ON SITE OR AVAILABLE WITHIN 3 HOURS AFTER NOTIFICATION FROM CITY THAT SWEEPING IS REQUIRED.
5. EXTERNAL WASHING OF TRUCKS AND CONSTRUCTION VEHICLES WILL NOT BE PERMITTED ON SITE. THE SITE IS IN THE DRINKING WATER PROTECTION AREA FOR THE MUNICIPAL WATER SUPPLY.
6. VEHICLE FUELING SHALL TKAE PLACE INSIDE AN IMPERMEABLE CONTAMINATION AREA.
7. THIS SITE IS IN THE DRINKING WATER SOURCE MANAGEMENT AREA AND INFILTRATION IS NOT PERMITTED. THE CITY IS DEVELOPING AN INFILTRATION MITIGATION AREA AND THE DEVELOPER WILL MAKE A FINANCIAL CONTRIBUTION TO THE INFILTRATION MITIGATION FUND.

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

LEGEND:

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

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SWPPP - PROPOSED CONDITIONS

SW1.1

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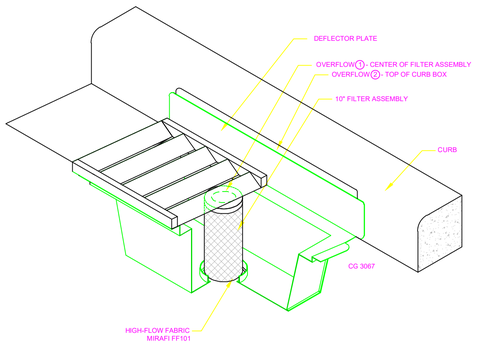
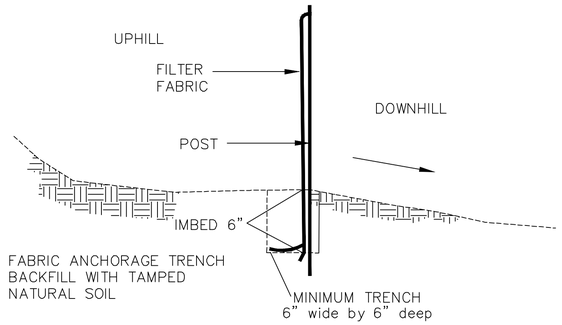


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

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

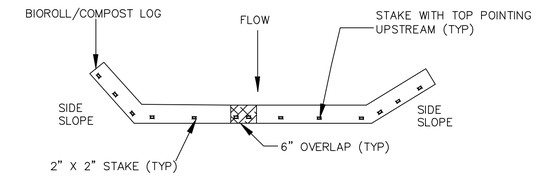
1 CURB INLET PROTECTION
NTS



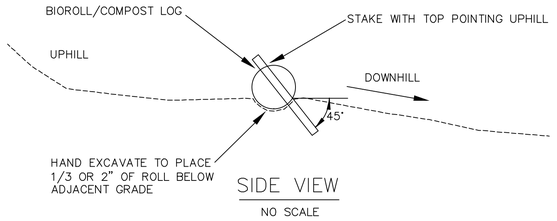
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

2 SILT FENCE
NTS



PLAN VIEW



SIDE VIEW
NO SCALE

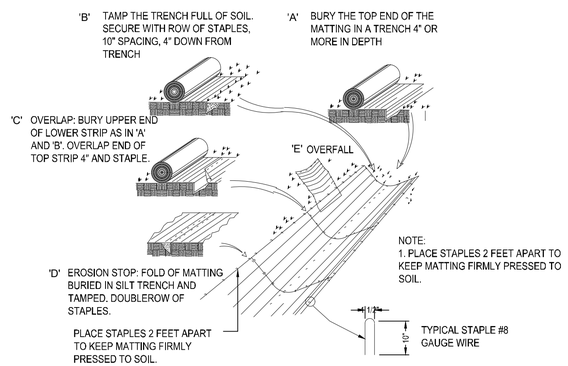
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH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

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

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

NOT TO SCALE

4 STABILIZED CONSTRUCTION ACCESS
NTS



5 EROSION BLANKET
NTS

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DATE 12/06/17 LICENSE NO. 44263

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REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - DETAILS

SW1.2

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GENERAL SWPPP REQUIREMENTS AND NOTES:

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

PART III STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP (PART III.A)

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

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

RECORDS RETENTION (PART III.E):

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

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

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

SWPPP IMPLEMENTATION RESPONSIBILITIES:

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

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

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

EROSION PREVENTION (PART IV.B):

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

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

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

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

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

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

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

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

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

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

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

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

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

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

SEDIMENT CONTROL (PART IV.C):

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

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

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

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

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

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

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

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

DEWATERING AND BASIN DRAINING (PART IV.D):

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

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

INSPECTIONS AND MAINTENANCE (PART IV.E):

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

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

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

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

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

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

POLLUTION PREVENTION MANAGEMENT (PART IV.F):

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

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

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

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

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

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

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

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

FINAL STABILIZATION (PART IV.G):

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

TRAINING (PART III.A.2)

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

OWNER INFORMATION

OWNER:

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

CONTACT: ROBERT KETNER
509-321-3204
ROBERTK@INLANDCONSTRUCTION.COM

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

	EXISTING		PROPOSED LOT	
BUILDING COVERAGE	0 SF	0.0%	69,482 SF	47.5%
ALL PAVEMENTS	0 SF	0.0%	39,847 SF	27.3%
ALL NON-PAVEMENTS	146,210 SF	100.0%	36,881 SF	25.2%
TOTAL SITE AREA	146,210 SF	100.0%	146,210 SF	100.0%
	3.36 AC		3.36 AC	
IMPERVIOUS SURFACE				
EXISTING CONDITION	0 SF	0.0%		
PROPOSED CONDITION LOT	109,329 SF	74.8%	109,329 SF	74.8%
DIFFERENCE (EX. VS PROP.)	109,329 SF	74.8%		
IMPERVIOUS TOTAL	109,329 SF	74.8%		
EROSION CONTROL QUANTITIES				
DISTURBED AREA	292,789 SF			
SILT FENCE/BIO-ROLL	2,550 LF			
EROSION CONTROL BLANKET	0 SF			
INLET PROTECTION DEVICES	±32 EA			

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

SWPPP CONTACT PERSON

CONTRACTOR:

TBD

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

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

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE CITY OF RAMSEY IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE REGIONAL STORMWATER FEATURES SERVING THE SITE.

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

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

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

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

PROJECT NARRATIVE:

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

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

N/A

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

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

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

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

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

Matthew R.

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

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

Attachment A:
SWPPP Site Specific Document

Stormwater Pollution Prevention Plan (SWPPP)

To comply with the General Stormwater Permit for Construction Activity

Doc Type: Stormwater Pollution Prevention Plan

Construction Activity Information

Project name: Affinity Ramsey

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

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

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

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

Method of collection of latitude/longitude:

☐ GPS ☒ Online tool ☐ USGS Topographic map

All cities where construction will occur: Ramsey

All counties where construction will occur: Anoka

All townships where construction will occur: —

Project size (number of acres to be disturbed): 6.0

Project type:

☒ Residential ☐ Commercial/Industrial ☐ Road construction

☐ Residential and road construction ☐ Other (describe): —

Cumulative impervious surface:

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

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

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

Receiving waters

Water body ID*	Name of water body	Type (ditch, pond, wetland, lake, stream, river)	Special water? (See Stormwater Permit Appendix A)	Impaired Water?** (See Stormwater Permit Appendix A)
07010206-805	MISSISSIPPI RIVER	RIVER	☒ Yes ☐ No	☒ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No
			☐ Yes ☐ No	☐ Yes ☐ No

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

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

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

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

General Construction Project Information

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

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

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

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General Site Information (III.A)

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

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

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

   SEE PAGE SW1.3

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

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

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

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

   N/A

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

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

   N/A

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

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

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

   If no, skip to Training.

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

   If yes:

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

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

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

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N/A

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

   N/A

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

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

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

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

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

   REGIONAL PONDS. THESE WILL BE CONSTRUCTED BYTHE CITY PRIOR TO THE TIME OF CONSTRUCTION.

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

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

   IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

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

   N/A

Erosion Prevention Practices (IV.B)

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

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

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

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

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

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

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

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

   FINAL STABILIZATION OF SWALES WILL BE SOD.

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

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RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

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

   DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

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

   N/A – NO DITCHES ON SITE

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

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

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

   N/A

10. If applicable, describe additional erosion prevention BMPs to be implemented at the site to protect planned infiltration areas

    MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREA.

Sediment Control Practices (IV.C)

Describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including curb and gutter systems

1. Describe Methods to be used for down gradient perimeter control:

   SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE.

2. Describe Methods to be used to contain soil stockpiles:

   SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.

3. Describe Methods to be used for storm drain inlet protection:

   SEE INLET PROTECTION DETAILS.

4. Describe Methods to minimize vehicle tracking at construction exits and street sweeping activities:

   THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.

5. Describe Methods, If applicable, additional sediment controls (e.g., diversion berms) to be installed to keep runoff away from planned infiltration areas when excavated prior to final stabilization of the contributing drainage area:

   SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.

6. Describe methods to be used to minimize soil compaction and preserve top soil (unless infeasible) at this site:

   LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED.

7. Describe plans to preserve a 50-foot natural buffer between the project's soil disturbance and a surface water or plans for redundant sediment controls if a buffer is infeasible:

   DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.

8. Describe plans for use of sedimentation treatment chemicals (e.g., polymers, flocculants, etc.) see Part IV.C.10 of the permit:

   N/A

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9. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location or 5 acres or more if the site is within 1 mile of a special or impaired water? ☐ Yes ☒ No

   If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Part III.C of the permit.

   N/A

Dewatering and Basin Draining (IV.D)

1. Will the project include dewatering or basin draining? ☒ Yes ☐ No

   If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Part IV. D of the permit):

2. Will the project include use of filters for backwash water? ☐ Yes ☒ No

   If yes, describe how filter backwash water will be managed on the site or properly disposed (see Part III.D.3. of the permit):

Additional BMPs for Special Waters and Discharges to Wetlands (Appendix A, Parts C and D)

1. **Special Waters.** Does your project discharge to special waters? ☐ Yes ☒ No
2. If proximity to bedrock or road projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, then other treatment such as grassed swales, smaller ponds, or grit chambers is required prior to discharge to surface waters. Describe what other treatment will be provided.

   N/A

3. Describe erosion and sediment controls for exposed soil areas with a continuous positive slope to a special waters, and temporary sediment basins for areas that drain five or more acres disturbed at one time.

   N/A

4. Describe the undisturbed buffer zone to be used (not less than 100 linear feet from the special water).

   N/A

5. Describe how the permanent stormwater management system will ensure that the pre and post project runoff rate and volume from the 1, and 2-year 24-hour precipitation events remains the same.

   N/A

6. Describe how the permanent stormwater management system will minimize any increase in the temperature of trout stream receiving waters resulting in the 1, and 2-year 24-hour precipitation events.

   N/A

7. **Wetlands.** Does your project discharge stormwater with the potential for significant adverse impacts to a wetland (e.g., conversion of a natural wetland to a stormwater pond)? ☐ Yes ☒ No

   If Yes, describe the wetland mitigation sequence that will be followed in accordance with Part D of Appendix A.

   N/A

Inspections and Maintenance (IV.E)

Describe procedures to routinely inspect the construction site:

- Once every seven (7) days during active construction and,
- Within 24 hours after a rainfall event greater than 0.5 inches in 24 hours, and within seven (7) days after that.

Inspections must include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.

INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B – CONSTRUCTION

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STORMWATER INSPECTION CHECKLIST."

Pollution Prevention Management Measures (IV.F)

1. Describe practices for storage of building products with a potential to leach pollutants to minimize exposure to stormwater:

   ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

2. Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials:

   ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE.

3. Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including restricted access and secondary containment:

   ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

4. Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

   ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

5. Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

   SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

6. Describe spill prevention and response for fueling and equipment or vehicle maintenance:

   EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

7. Describe containment and disposal of vehicle and equipment wash water and prohibiting engine degreasing on the site:

   ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

8. Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

   ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

Final Stabilization (IV.G)

1. **Describe method of final stabilization (permanent cover) of all disturbed areas:**

   FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.

2. **Describe procedures for completing final stabilization and terminating permit coverage (see Part IV.G.1-5):**

   UPON FINAL STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

Documentation of infeasibility: (If Applicable)

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kaas wilson architects

Inland Group

PROJECT
AFFINITY AT RAMSEY
RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION
1/15/18	SITE PLAN SUBMITTAL R1

PROJECT NO.: 17226

SWPPP
- ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

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

ATTACHMENT B: Construction Stormwater Inspection Checklist

Construction Stormwater Program

Doc Type: Permitting Checklist

Note: This inspection report does not address all aspects of the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater permit (Permit) issued on August 1, 2013. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the permit requirements.

Facility Information

Site name: _____

Facility address: _____ Permit number: _____

City: _____ State: _____ Zip code: _____

Inspection Information

Inspector name: _____ Phone number: _____

Date (mm/dd/yyyy): _____ Time: _____ ☐ am ☐ pm

Is the inspector certified in sediment and erosion control and it is documented in the Stormwater Pollution Prevention Plan (SWPPP)? ☐ Yes ☐ No

Is this inspection routine or in response to a storm event: _____

Rainfall amount (if applicable): _____

Is site within one aerial mile of special or impaired water? ☐ Yes ☐ No

If yes, follow Appendix A and other applicable permit requirements.

Note: If NA is selected at any time, specify **why** in the comment area for that section.

Erosion Control Requirement (Part IV.B)

	Yes	No	NA
1. Soil stabilization where no construction activity for 14 days? (7 days were applicable)	☐	☐	☐
2. Has the need to disturb steep slopes been minimized?	☐	☐	☐
3. All ditches stabilized 200' back from point of discharge within 24 hours? (Not mulch)	☐	☐	☐
4. Are there erosion BMP's for onsite stockpiles?	☐	☐	☐
5. Are appropriate BMP's installed protecting inlets/outlets?	☐	☐	☐

6. Do pipe outlets have energy dissipation?	☐	☐	☐

Comments:

Sediment Control Requirement (Part IV.C.)

	Yes	No	NA
1. Perimeter control installed on all down gradient perimeters?	☐	☐	☐
2. Perimeter control trenched in where appropriate?	☐	☐	☐
3. 50 Foot-natural buffer maintained around all surface waters?	☐	☐	☐
If No, have redundant sediment controls been installed?	☐	☐	☐
4. Inlet protection on all catch basins and culvert inlets?	☐	☐	☐
5. Vehicle tracking Best Management Practices (BMPs) at all site exits?	☐	☐	☐
6. All tracked sediment removed within 24 hours?	☐	☐	☐
7. Are all infiltration systems staked and marked to avoid compaction?	☐	☐	☐
8. Are all infiltration areas protected with a pretreatment device?	☐	☐	☐
9. Do all stockpiles have perimeter control?	☐	☐	☐

Comments:

Maintenance-Erosion and Sediment Control BMPs (Part IV.E.)

	Yes	No	NA
1. Are all previously stabilized areas maintaining 80% ground cover?	☐	☐	☐
2. Any ditch erosion observed?	☐	☐	☐
3. Perimeter Control – Has sediment reached one half the height of the device?	☐	☐	☐
4. Are inlet protection devices maintained and functioning properly?	☐	☐	☐

Comments:

Other

	Yes	No	NA
1. Are all materials that can leach pollutants under cover?	☐	☐	☐

2. Has access been restricted to onsite hazardous materials?	☐	☐	☐
3. Does on-site fueling only occur in a contained area?	☐	☐	☐
4. Are all solid wastes being properly disposed of?	☐	☐	☐
5. Is the concrete washout area completely contained?	☐	☐	☐
6. Is the concrete washout area marked with a sign?	☐	☐	☐

Comments:

7. Were any discharges seen during this inspection, sediment, water, or otherwise? ☐ Yes ☐ No

   If yes, state the exact location of all points of discharge. Photograph the discharge and describe the discharge (color, odor, foam, oil sheen, etc). How will it be removed? How did the discharge happen? How much was discharged? How will it be stopped, and how long will it take to stop? Is the discharge going into an adjacent site? Was the discharge a sediment delta? If yes, will the delta be recovered within 7 days?

8. Will a permanent stormwater management system be utilized in this project as required and in accordance with Part III.D of the permit? Describe:

9. Is any dewatering occurring on site? ☐ Yes ☐ No

   If yes, where? What BMP is being used? How much water is being dewatered? Is the water clear? Where is the water being discharged to?

10. Is a copy of the SWPPP located on the construction site? ☐ Yes ☐ No
11. Has the SWPPP been followed and implemented on site? ☐ Yes ☐ No
12. Is a sedimentation basin required for this project as specified in the permit? ☐ Yes ☐ No

    If yes, are they maintained as specified in the permit? ☐ Yes ☐ No

13. Is the topsoil on this project being preserved? ☐ Yes ☐ No

    If yes, explain how the topsoil is being preserved. If not, explain why it was infeasible.

14. Are all infiltration systems marked to avoid compaction? ☐ Yes ☐ No

    Do all infiltration areas have pretreatment devices? ☐ Yes ☐ No

15. Description of areas of non-compliance noted during the inspection, required corrective actions, and recommended date of completion of corrective actions:

16. Proposed amendments to the SWPPP:

17. Potential areas of future concern:

18. Additional comments:

Disclosures:

- After discovery, the permit requires many of the deficiencies that may be found in this checklist be corrected within a specified period of time. See permit for more details.
- This inspection checklist is an option for small construction sites. Large construction sites and linear projects require more extensive/more location specific inspection requirements.
- The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs as well as erosion prevention and sediment control BMPs until another Permittee has obtained coverage under this Permit according to Part II.B.5., or the project has undergone Final Stabilization and a Notice of Termination has been submitted to the MPCA.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C

STORMWATER MANAGEMENT FACILITY
MAINTENANCE SCHEDULE

1. All stormwater retention, detention and treatment basins must be inspected at least once a year to determine that basin retention and treatment characteristics are adequate. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent or dry storage volume by 25 percent of its original design volume. Based on this inspection, if a stormwater basin requires sediment cleanout, the basin will be restored to its original design contours and vegetated state within one year of the inspection date.

2. All outlet structures, culverts, outfall structures and other stormwater facilities for which maintenance requirements are not otherwise specified herein must be inspected in the spring, summer and fall of each year. Within 30 days of the inspection date, all accumulated sediment and debris must be removed such that each stormwater facility operates as designed and permitted. Contributing drainage areas must be kept clear of litter and vegetative debris, inflow pipes and overflow spillways kept clear, inlet areas kept clean, and undesirable vegetation removed. Erosion impairing the function or integrity of the facilities, if any, will be corrected, and any structural damage impairing or threatening to impair the function of the facilities must be repaired.

3. Volume control facilities and contributing drainage areas must be inspected every three months during the operational period (between spring snowmelt and first substantial snowfall) and monitored after rainfall events of 1 inch or more to ensure that the contributing drainage area is clear of litter and debris, inflow pipes and overflow spillways are clear, inlet areas are clean, undesirable vegetation is removed and there is no erosion impairing or threatening to impair the function of a facility. If sediment has accumulated in a infiltration feature, within 30 days of inspection deposited sediments must be removed, the infiltration capacity of the underlying soils must be restored, and any surface disturbance must be stabilized. Inspection must ensure that sediment traps and forebays are trapping sediment and that more than 50 percent of the storage volume remains, the contributing drainage area is stable

(i.e., no erosion is observed), and inlets and outlet/overflow spillways are in good conditions with no erosion. Maintenance techniques used must protect the infiltration capacity of the practice by limiting soil compaction to the greatest extent possible (e.g., by using low-impact earth-moving equipment).

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RAMSEY, MN 55303

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

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

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

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
12/06/17	SITE PLAN SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17226

SWPPP - ATTACHMENTS

SW1.5

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 25, 2018	**PROJECT ADDRESS**	CORNER OF CENTER STREET NW AND 146TH AVENUE NW
PROJECT. TITLE	FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-576-4306 Email: EMaass@wsbeng.com		

Final Plat Review

General. The purpose of this file is to review the official Preliminary Plat application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above.

This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 1 Mixed Use Core. This subdistrict is intended to be the most urban of all sub-districts in The COR. The compact and higher density blocks that define this subdistrict encourage a mix of uses, with a continuous built edge along street frontage. Innovative parking strategies support this mix, providing easy access to destination shopping, restaurant and entertainment venues. This district requires a minimum density of 15 units per acre. As proposed, the density achieved would be 51.8 units per acre.

Lot Dimensions. There is no minimum lot size in The COR 1 Mixed Use Core subdistrict. The minimum lot width is 20 feet, measured at the building setback line, and the minimum lot depth is 80 feet. The proposed lot is 3.38 acres in size and the proposed outlots are 3.90 acres and 9.38 acres in size.

Setbacks and Dimensional Standards.

The COR1 Subdistrict	
Required	**Proposed**
Minimum Lot Width: 20 feet	424 feet 5 inches
Minimum Lot Depth: 80 feet	378 feet 8 inches
Build to Line: 5 feet	5 feet
Building Height: 1-4 stories	4 stories

Streets and Utilities. The Applicant is working with the City's engineering team as it relates to street development and associated utilities. Please refer to the Engineering tech review memo for specifics.

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

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

Site Plan Review

Necessary Plan Revisions:

1. 3-D rendering that shows an elevation view of the building along Ramsey Parkway.
2. Additional architectural features along the first floor parking area.
3. If the dumpster staging pad is going to be used to store a dumpster for any period of time it should be full enclosed. Materials of the enclosure must match the materials of the principal structure.

General. The purpose of this file is to review the official Site Plan application made by Affinity at Ramsey, LLC. The applicant is requesting approval for one (1) residential lot and two (2) outlots. The development would consist of a 175 unit apartment complex that would be restricted to tenants age 55 and above.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. Plans also show a concrete sidewalk along the interior of the project adjacent to the parking areas and structure as well as concrete sidewalks along Ramsey Parkway, and West Town Center Drive.

Building Architecture: The proposed structure is four (4) stories in height and shows a mixture of proposed façade materials. Those materials include brick, stone sills, aluminum balconies, cement fiber board siding in three colors (evening blue, cobble stone, and arctic white) as well as ashlar pattern spec-brik. The COR1 Mixed Use Core architecture requirements state that overall building design is an important consideration, but emphasis on first floor façade treatments is essential to encourage street-level activity and enhance the pedestrian experience. Emphasis will be on great design along public street frontage.

Waste Storage: The Applicant is proposing to locate the trash enclosure inside of the building however a dumpster staging pad is shown on the plan set. The staging area may need to be enclosed if the intent of the staging pad is to store a trash dumpster. The enclosure must match the materials of the principal structure.

Fencing: The Applicant is proposing a black vinyl coated aluminum fence along an interior dog run area. No other fencing is being proposed.

Lighting: The photometric lighting plan produced by Berd Electric shows twenty-three (23) lighting fixtures within the interior of the proposed development. In addition, the lighting plan shows downcast lighting fixtures in conformance with City Code requirements. City Code requires that lighting used to illuminate any off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that only minimal illumination will spread beyond the bounds of the project and illuminate the first few feet of West Town Center Drive and the public plaza area to the east of the project area.

The Applicant will be preparing a street lighting plan in accordance with the COR design frameworks lighting plan.

Mobility/Parking: City Code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. The plans provided show 72 exterior parking stalls and 123 interior parking stalls located within the first floor of the proposed structure. The Design Framework for The COR indicate that a minimum of 1 parking spot per 1 dwelling unit and a maximum of 2 parking spots per dwelling unit be provided. The applicant is proposing a total of 195 parking stalls for a total of 175 units. All shown drive aisles adhere to the requirements and the principal structure is residential in nature and as a result staff is comfortable with the proposed compact stalls.

Signage: The plan set shows a monument sign adjacent to the access off of West Town Center Drive which will require a separate review and sign permit. The Applicant has provided information regarding the sign that includes the language on the signage as well as the overall design and dimensions. As proposed it appears to meet the requirements of the sign ordinance.

Landscaping and Streetscape. A tech report regarding landscaping and streetscape requirements was produced and presented to the City's Environmental Policy Board (EPB). Staff and members of the EPB were generally supportive of the landscaping plan as presented with a few alterations to the plan set required where are detailed in the landscaping tech report dated January 25, 2018.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 13, 2017 REVISED: JANUARY 25, 2018	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	AFFINITY AT RAMSEY		
ESCROW #	116093		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 3 of the Sub-District Framework – COR1 Mixed Use Core in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which is outlined in the Master Streetscape Plan.

We offer the following comments regarding the Civil Plans, prepared by Civil Site Group and dated December 6, 2017, revised January 15, 2018, as it relates to The COR Design Framework (note that bold text indicates comments provided previously and strikethrough text indicates items that have been corrected):

Sheet C2.0:

- **Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).
- ~~Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.~~
- **Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).

Sheet C5.0:

- All sidewalks within the public realm (within right-of-way) shall be broom finished with alternating brush strokes per panel.

Sheet L1.0:

- **Boulevard width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).

- ~~Sidewalk width along Ramsey Parkway must be adjusted to six (6) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.~~
- **Sidewalk width along the north/south street must be adjusted to ten (10) feet per Table 3 of the Sub-District Framework – COR1 Mixed Use Core.** (revise on all subsequent pages as well).
- ~~Heritage Oak is only hardy to zone 5. Replace with a more location appropriate species. If oak is desired, Bicolor Oak would be recommended.~~
- ~~Amur Maple is a prohibited species and must be replaced. Please refer to the Ramsey Tree Book for potential alternative species.~~
- ~~Mountain Frost Pear is an uncommon species and may prove challenging to obtain. An alternative species should be contemplated.~~
- ~~Japanese Barberry is a prohibited shrub species and both proposed varieties must be replaced with an alternative species.~~
- ~~Four (4) inches of topsoil meeting the City's specification shall be applied to all disturbed areas, including boulevards, not otherwise improved with impervious surfaces (building, parking lot, walkways, etc.).~~
- ~~Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.~~
- ~~Scale appears to be 1" = 40' but is labeled as 1" = 20', please correct.~~
- **There are a number of instances where text is not legible, please adjust to ensure that text is not overlapped with other text or lines.**
- ~~The City requires a two (2) year warranty period from the date that the City accepts the plantings as installed per the approved landscaping plan.~~
- ~~A 'Pre-Planting' meeting with City Staff shall occur onsite, prior to any installation of boulevard trees. Contractor shall contact the City at least forty-eight (48) hours in advance to schedule this meeting.~~
- ~~Once the Landscape Plan is approved by the City, there shall be no modifications to the Plant Schedule without first obtaining approval of the City.~~
- There are too many New World Red Maples proposed, especially with the addition of landscaping within the center median. Either the species within the center median or in the boulevard along Ramsey Parkway must be changed to provide more diversity (the following would be acceptable: Valley Forge Elm, Bitternut Hickory, Boulevard Linden, Northern Catalpa, or Ginkgo).
- The species of the proposed trees along the north/south street must be changed (options include Princeton Elm, Accolade Elm, Skyline Honeylocust, Kentucky Coffeetree, Black Alder, or single-stem River Birch).

Sheet L1.1:

- ~~Only prune out dead/broken/misshapen branches.~~
- **Boulevard trees shall not have branching beginning at a height less than six (6) feet from grade.** Add this note to plan set.

- ~~Boulevard areas shall be irrigated as well.~~
- ~~Irrigation system must be equipped with both a rain sensor and at least one water efficient technology such as soil moister sensor(s), smart controller, ET sensor, etc.~~

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

RESOLUTION #18-032

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL FOR AFFINITY AT RAMSEY

WHEREAS, Affinity at Ramsey, LLC hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Outlot Q, Part of Outlot R and West Town Center Drive, Ramsey Town Center Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 19, 2017, the City received an application and plans from Affinity at Ramsey, LLC for Preliminary Plat Review for Affinity at Ramsey; and

WHEREAS, on November 2, the Planning Commission reviewed a concept plan of the proposed development; and

WHEREAS, on December 12, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 9, 2018, the City Council adopted Resolution #18-016 approving the sketch plan;

WHEREAS, on February 1, 2018, the Planning Commission reviewed the Preliminary Plat for Affinity at Ramsey; and

WHEREAS, on February 27, 2018, the City Council reviewed the Preliminary Plat for Affinity at Ramsey; and

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

That the City Council of the City of Ramsey does approve the Preliminary Plat for Affinity at Ramsey, contingent upon compliance with the City Staff Review Letter dated January 25, 2018, approval by the City Engineer, and the Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of August, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #18-033

RESOLUTION GRANTING SITE PLAN APPROVAL FOR AFFINITY AT RAMSEY

WHEREAS, Affinity at Ramsey, LLC hereafter referred to as "Developer", properly applied for site plan approval of the following described property located in the City of Ramsey:

Outlot Q, Part of Outlot R and West Town Center Drive, Ramsey Town Center Addition, Anoka County, Minnesota

(Subject Property)

WHEREAS, on December 19, 2017, the City received an application and plans from Affinity at Ramsey, LLC for site plan review for Affinity at Ramsey; and

WHEREAS, on November 2, the Planning Commission reviewed a concept plan of the proposed development; and

WHEREAS, on December 12, 2017, the Environmental Policy Board reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 4, 2018, the Planning Commission reviewed the proposed site plan as a sketch plan; and

WHEREAS, on January 9, 2018, the City Council adopted Resolution #18-016 approving the sketch plan;

WHEREAS, on February 1, 2018, the Planning Commission reviewed the site plan for Affinity at Ramsey; and

WHEREAS, on February 27, 2018, the City Council reviewed the site plan for Affinity at Ramsey; and

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

That the City Council of the City of Ramsey does approve the Site Plan for Affinity at Ramsey, contingent upon compliance with the City Staff Review Letter dated January 25, 2018, approval by the City Engineer, and the Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of February, 2018.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK

Real People. Real Solutions.

Center Street Area Analysis

Located within the COR

City of Ramsey

DECEMBER 2017

DRAFT

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW #206
Ramsey, MN 55303
P: 763-433-2851
F: 763-427-0833

EXECUTIVE SUMMARY

The Ramsey City Council and Ramsey Economic Development Authority (EDA) have identified the need to prepare for further development of the COR. The City has identified an area of publicly owned land located west of Center Street NW for a potential apartment complex and City park. The area is generally located north of Sunwood Drive NW, east of Xenolith Street NW, South of Ramsey Parkway and west of Center Street NW.

This analysis included examining the feasibility of constructing the required supporting public infrastructure, and developing preliminary design layout plans in this area of the COR.

A portion of the public improvements adjacent to the area were completed in 2004 along Sunwood Drive NW and in 2014 along Center Street NW. The street and utility improvements completed include construction of a 30-inch trunk sanitary sewer main in Sunwood Drive, an extension of 12-inch sanitary sewer in Center Street, and an extension of 12-inch watermain in Center Street.

Future improvements required to serve the study area include:

- Construction of Ramsey Parkway west from Center Street NW to Xenolith Street NW,
- Construction of Ramsey Parkway west from Xenolith Street NW to Zeolite Street,
- Expansion of Center Street NW north to Ramsey Parkway,
- Construction of Xenolith Street NW,
- Construction of Yolite Street NW between Ramsey Parkway and Sunwood Drive,
- Extension of an 8-inch sanitary sewer line along Xenolith Street NW,
- Looping an 8-inch water main along Xenolith Street and Ramsey Parkway,
- Relocation of a 15-inch trunk sanitary sewer line along Ramsey Parkway,
- Use of a regional rate control basin to maintain existing storm water flow rates in the COR,
- Construction of a 30-inch regional pond outlet pipe along Yolite Street NW,
- Installation of street lighting, trails/sidewalks, and landscaping consistent with City Policy, and
- Obtaining of ROW required for improvements during the platting process.

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,652,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

The costs are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal).

The information presented in this report is intended to allow for discussions with property owners and developers, as well as allow the City to begin considering funding options

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I. INTRODUCTION

The Ramsey City Council and Ramsey Economic Development Authority (EDA) have identified the need to prepare for further development of the COR. The City has identified an area of publicly owned green space located west of Center Street NW for a potential apartment complex and City park. Appendix A includes the COR Development Plan 6.0 (05.15.2012). Appendix B includes figures referenced throughout this study, Figure 1 depicts the general location of the study area associated with this analysis. Figure 2 depicts the individual street segments analyzed.

The Center Street study area is one component (approximately 22 acres) of a larger green-field area ready for development (approximately 87 acres). The larger area includes property designated for traditional retail/commercial development, along with high-density residential uses. The City anticipates a portion of the Center Street study area to be developed into a City park area (See Figure 3).

The primary roadway system serving this area of the COR is Bunker Lake Boulevard to the north and Sunwood Drive NW to the south. This analysis includes examining the feasibility of constructing supporting public infrastructure in, and adjacent to, the study area.

II. STUDY CONTENT

The purpose of this analysis is to determine the necessary public infrastructure and associated costs required to allow land within the study area to develop. Roadways included in the study are as follows:

- Ramsey Parkway from Center Street NW to Zeolite Street NW,
- Center Street NW from the existing developed section north to Ramsey Parkway,
- Xenolith Street NW from Sunwood Drive to Ramsey Parkway, and
- Yolite Street NW from Sunwood Drive to Ramsey Parkway.

Figure 2 in Appendix B depicts the roadway segments included in this analysis.

Our analysis consists of four separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layout** – Provides a graphical depiction of the public roadways and utilities,
- **Regional Storm Water Analysis** – Defines conceptual storm water ponding needs and building pad elevations,
- **Preliminary Project Cost Estimates –** Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

III. BASE DATA AND GUIDANCE

Prior to initiating the study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimations and design should include: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted as forecasting and design work is completed.
- Regional storm water considerations should be included in the study

IV. GENERAL DISCUSSION

While the primary focus of the analysis is related to identifying the public infrastructure required to serve development, additional considerations can influence decision-making. The following items were considered throughout the course of the analysis.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within the COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the master plan roadway alignments, and also shows new ROW required for future public improvements.

National Wetland Inventory

The National Wetland Inventory (NWI) shows three wetland areas within the study area. These areas are shown in Figure 5 in Appendix B.

The City has planned in advance for wetland impacts that may occur within a portion of the COR. In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands.

The mitigation plan was titled “On-Site Wetland Mitigation and Replacement Plan” and provided for the construction of four replacement wetlands. We anticipate the City will provide that documentation to developers as they begin to consider development options.

Segment Improvements

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed initially are shown in Figure 2 in the Appendix, and include:

- **Segment A-1:**
  - Extension of Ramsey Parkway from Center Street NW to Xenolith Street NW.
    - Extend the existing typical section from the east (Figures 10 & 16).
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segment A-2:**
  - Extension of Ramsey Parkway from Xenolith Street NW to Zeolite Street NW.
    - Extend the existing typical section from the east (Figures 11 & 16).
  - Extension of sanitary sewer, storm sewer and watermain.
    - Reroute existing 15-inch sanitary sewer to new alignment.
- **Segment B:**
  - Extension of Center Street NW to Ramsey Parkway.
    - Extend the existing typical section from the south (Figures 12 & 16).
  - Extension of storm sewer as needed for roadway drainage.
- **Segments C1 and C2:**
  - Construction of Xenolith Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 13 & 17).
  - Extension of sanitary sewer, storm sewer and watermain.
- **Segments D1, D2, D3 and D4:**
  - Construction of sidewalk and plantings along the north side of Sunwood Drive.
    - Extend the existing boulevard layout used east of Sapphire Street NW (Figures 14 & 17).
  - Extension of irrigation for planting areas.
- **Segment E:**
  - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
    - 36-foot roadway with two 6-foot sidewalks on either side (Figures 15 & 17)
  - Extension of watermain.
  - Extension of storm sewer for regional pond outlet.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation State Aid: Sunwood Drive NW is a State Aid route,
- Minnesota Pollution Control Agency: NPDES Storm Water Permit,
- Minnesota Pollution Control Agency: Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Recent Improvements

Improvements to the area were completed in 2004, 2005 & 2014. The street and utility improvements completed at that time included:

- 2004: Construction of a 30-inch sanitary sewer trunk main and the installation of a 12-inch watermain along Sunwood Drive NW.
- 2005: Extension of 18-inch sanitary sewer along the anticipated West Ramsey Parkway alignment from Zeolite Street to Yolite Street NW, then along Yolite Street to Sunwood Drive.
- 2014: Extension of 12-inch watermain along Center Street from Sunwood Drive to Ramsey Parkway. A 12-inch sanitary sewer main was also installed along Center Street from Sunwood Drive to 145th Avenue NW.

All of the improvements completed at the time were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans.

V. UNDERSTANDING PREVIOUS IMPROVEMENTS

Significant planning was completed prior to completion of the improvements constructed in 2004, 2005, and 2014. Understanding the thoughts behind previous improvements can help avoid omissions when considering future improvements.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the study area. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. The remaining roadway was then constructed as a temporary street section with bituminous curb and a bituminous trail for a distance of approximately 220-feet to Ramsey Parkway.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Bituminous Trails

A 10-foot wide bituminous trail was constructed in the wide median of Ramsey Parkway east of Center Street. A continuation of the trail was also constructed along the west side of Center Street to allow for a connection to the 10-foot concrete walk near 145th Avenue NW.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve the COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway. This main then followed the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains adjacent to the study area have capacity to provide service to the study area.

Water Distribution and Supply Improvements

12-inch Watermain has been installed in all three streets adjacent to the study area (Sunwood Drive, Center Street, and Zeolite Street). All of the trunk mains installed included provisions for service to the study area in the form of 8-inch lateral watermain services.

The elevated storage for the City of Ramsey is adequate to provide fire flow to the study area. The distribution system was also found to be adequate to serve the study area.

Storm Water Management

A storm sewer system was previously constructed in Sunwood Drive and Center Street NW. The system directed roadway runoff to regional ponds located to the east and south of the study area.

A storm sewer system comprised of 33-inch to 42-inch has been installed directly north of the study area in what was previously named West Town Center Drive. The planned roadway alignment was revised in the 2012 COR master plan, and a portion of the constructed storm sewer system lies within the boundaries of the regional pond. When the pond is constructed, a portion of this storm sewer will most likely be removed.

Drainage for the study area is planned to flow north from Sunwood Drive and west from Center Street to a regional pond located north of Ramsey Parkway and west of Center Street. The outlet for the regional pond currently discharges to an open area located on the south side of the future Ramsey Parkway. The storm water then flows overland to a pipe near the Sunwood Drive and Yolite Street intersection. The pond outlet is anticipated to ultimately include a discharge pipe from the regional pond to the Sunwood Drive storm sewer. This pipe will most likely be extended along the future Yolite Street.

We assume the regional pond will be constructed in phases as properties develop. No cost analysis was performed related to construction of the pond.

VI. ADDITIONAL ANALYSIS

As a portion of this analysis, we reviewed City Comprehensive Plans for sanitary sewer and water main needs for the study area and completed a rough site grading review of the City park area. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer and Water Main

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridor.

All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction should include 8-inch watermain to complete looping in the study area. In the case that a high water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 6 in Appendix B depicts sanitary sewer and Figure 7 depicts the water main improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff within the study area is planned to flow north from Sunwood Drive and west from Center Street NW to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely to be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive.

In the interim condition, a swale should be constructed from the pond to the Sunwood Drive storm sewer pipe. The pipe should be uncovered and an apron installed until such time as the final pond outlet pipe is fully constructed.

The existing hydraulic model was refined, and detail added, to allow for the analysis of storm water within the entire COR area. Preliminary storm water management conditions and requirements where then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The pond footprint used in the analysis is as shown in the 2012 COR master plan. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 8 shows the general shape and location of the pond used in the analysis.

After reviewing record drawings and ALTA surveys, it was found that there is no emergency overflow (EOF) for the study area or for the proposed regional pond. Because of this, a back-to-back 100-year storm event was modeled to determine the anticipated elevation water could reach if the outlet should ever clog.

Cost estimates were not developed for the regional pond construction or private site storm sewer conveyance.

Site Grading

Existing hydraulic modeling was refined, and detail added, to analyze storm water conditions for future development scenarios. The regional pond elevation will be used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional pond could reach an elevation of 865.5 during a 100-year back-to-back storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest building pad elevation be a minimum of 1-foot above the high water level. Based on that requirement, the minimum building elevation should be 866.5.

Figure 9 depicts the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 1 foot of fill to meet minimum elevations required.

A new City park, located directly adjacent to Center Street NW, is in the planning stages at the City. The costs associated with importing fill for this parcel have been included in the alternate cost analysis section of this report.

Street Lighting

The costs included for street lighting were derived from recent projects within the City of Ramsey and are considered to be reasonable costs associated with providing street and pedestrian lighting along the corridors. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard. The costs provided are considered conservative and may be reduced depending upon the types of developments proposed and the density of lighting required.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. Cost estimates were prepared which include a 10-foot bituminous trail along the extension of Ramsey Parkway to Zeolite Street.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 10-17 in the Appendix show these layouts and typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Bituminous trails and lighting were included, but other features, such as trees, shrubs, decorative features and monuments are not included in the estimated project costs. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

An alternative was also reviewed in the Ramsey Parkway median. A bio-retention basin was considered along the entire median to provide pre-treatment to the storm water prior to discharging into the regional pond. The base cost for Ramsey Parkway includes a 10-foot bituminous trail in the median with an alternative cost calculated for the cost difference between the two median options.

Right of Way and Easements

Locations of right of way needs are depicted on the figures based on roadway and trail sections. The exact areas will need to be determined during the platting process. We assumed that the right of ways would be dedicated as a portion of the development process and no costs are included in the project costs for acquisitions. Vacation of the existing platted right of ways that are no longer needed are also not included in the project costs.

Anoka County Regional Trail

The Central Anoka County Regional Trail follows Bunker Lake Boulevard, and currently terminates at Ramsey Boulevard. The trail had been proposed to follow Ramsey Boulevard to the south, crossing TH 10 and connecting to the Anoka County's Mississippi West Regional Park. A new alignment is now being proposed, which ultimately takes advantage of the proposed Mississippi Skyway for crossing TH 10. The new alignment follows Bunker Lake Boulevard further to the west, before turning south at Center Street. The trail then follows Center Street through much of the COR, connecting to the transit station on the north side of TH 10.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VII. COST CONSIDERATIONS

Costs estimates were developed for each improvement type. These estimates are based on past bid pricing and similar projects completed previously. The segments are depicted on Figure 2 in Appendix B. All costs presented in the following pages are 2018 costs.

Improvement	Segment A-1	Segment A-2	Segment B	Segment C-1
Roadway	$ 361,000	$ 713,000	$ 150,000	$ 171,000
Trails/Sidewalks	$ 32,000	$ 64,000	$ 35,000	$ 75,000
Street Lighting	$ 22,000	$ 43,000	$ 13,000	$ 17,000
Storm Sewer	$ 118,000	$ 234,000	$ 35,000	$ 43,000
Trunk Storm Sewer	$ 43,000	$ 0	$ 0	$ 0
Watermain	$ 122,000	$ 241,000	$ 57,000	$ 98,000
Sanitary Sewer	$ 78,000	$ 47,000	$ 0	$ 77,000
Trunk San Sewer	$ 0	$ 172,000	$ 0	$ 0
Total Costs	$ 776,000	$ 1,514,000	$ 290,000	$ 481,000

Improvement	Segment C-2	Segment E
Roadway	$ 67,000	$ 223,000
Trails/Sidewalks	$ 30,000	$ 98,000
Street Lighting	$ 7,000	$ 22,000
Storm Sewer	$ 17,000	$ 119,000
Trunk Storm Sewer	$ 0	$ 0
Watermain	$ 38,000	$ 127,000
Sanitary Sewer	$ 31,000	$ 27,000
Trunk San Sewer	$ 0	$ 0
Total Costs	$ 190,000	$ 616,000

Segments D-1, D-2, D-3 and D-4 include trails, sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

Segment	Location	Estimated Cost
D-1	Zeolite Street to Yolite Street	$ 204,000
D-2	Yolite Street to Xenolith Street	$ 198,000
D-3	Xenolith Street to Center Street	$ 176,000
D-4	Center Street to Sapphire Street	$ 113,000
Total		$ 691,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, street lighting, lateral sanitary sewer and water main improvements is estimated at $3,652,000.

The total trunk related improvements for sanitary sewer and storm sewer is estimated at $215,000.

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Lane is estimated at $691,000.

General Cost Estimating Assumptions

- Dewatering needed for sewer and water installation.
- Fill required for all roadways.
- Borrow material cost does not assume use of regional pond excavation.
- Aggregate base cost does not assume use of City stockpile.

Segment A-1 Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost.
- Sanitary assumed to extend to midpoint of last parcels serviced by sewer line.

Segment A-2 Assumptions

- Relocation of 18-inch trunk sanitary sewer into future Ramsey Parkway alignment included in trunk sanitary sewer cost.
- Sanitary assumed to extend to midpoint of last parcels serviced by sewer line.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Additional Assumptions

- No costs associated with construction of individual storm water ponds, as it is anticipated the regional pond will address all storm water runoff requirements. We assumed the region pond would be constructed incrementally, as individual parcels develop. The regional pond will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area.
- Park Fill is the estimated cost to grade the proposed City park parcel, fill the site to an elevation equal to the adjacent streets, place 4 inches of topsoil and seed and mulch the entire site. The estimated project cost to fill the site, topsoil, seed, and hydromulch is approximately $231,000.

Alternatives Analysis

An alternate cost analysis was performed to determine the difference in cost if a bioretention basin was constructed along the median in Ramsey Parkway, in lieu of the bituminous trail currently being considered. The bio-retention basin is not required to meet water quality volume requirements, but instead to perform pre-treatment and create a native plantings and landscaping feature.

It is estimated that creating a swale along the median with landscaping would result in a cost savings of approximately $10 per foot when compared to the installation of a 10-foot bituminous trail and sod.

VIII. COST ALLOCATION ALTERNATIVES

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items

would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

While the street lights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements.

Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and
- Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: COR EXHIBIT

THE COR

RAMSEY, MINNESOTA

DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM

DEVELOPMENT PLAN 6.0

05.15.2012

APPENDIX B: FIGURES

BOLTON & MENK

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Email: Ramsey@bolton-menk.com
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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 1 - AREA OF STUDY
DECEMBER 2017

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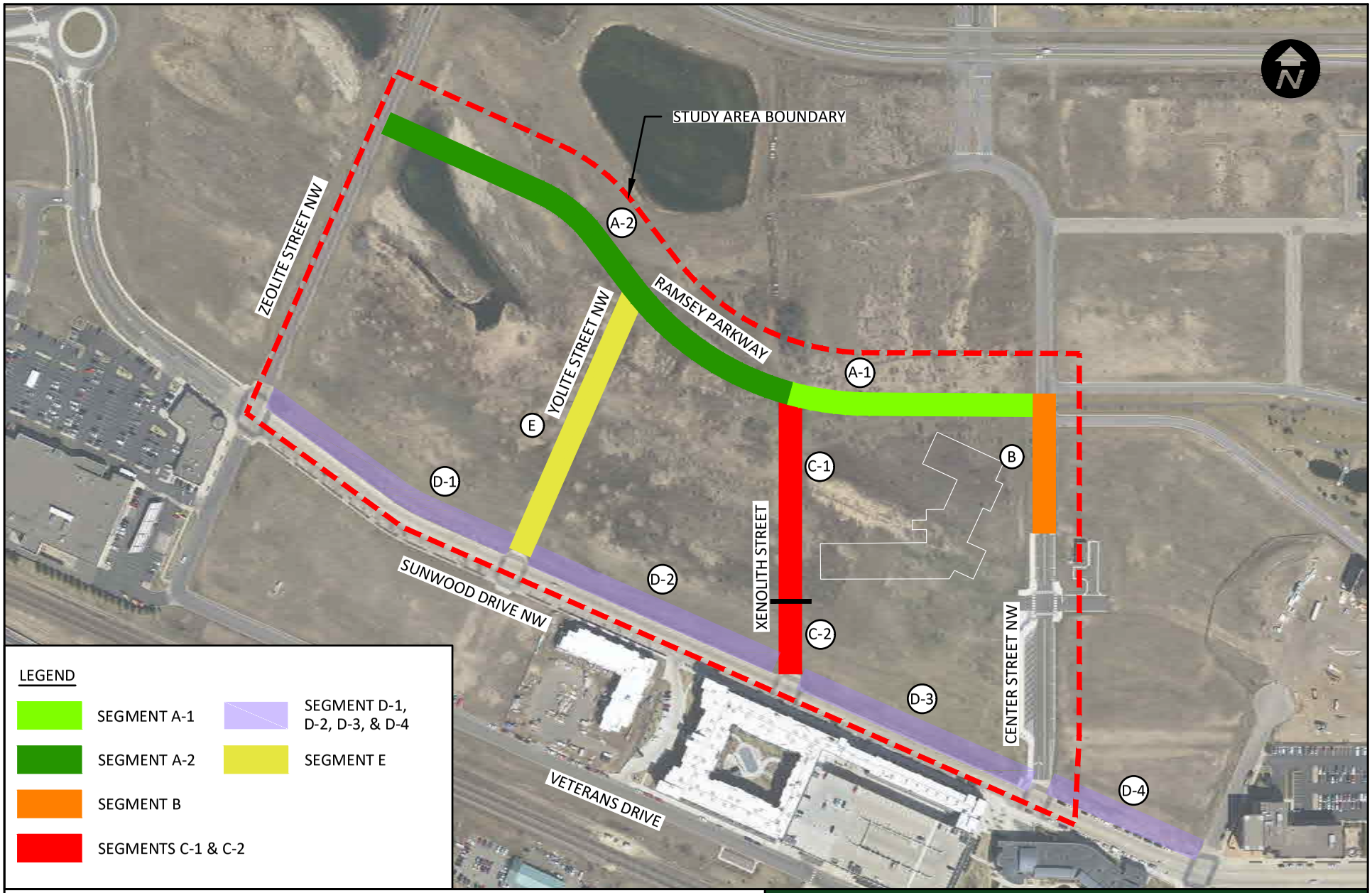

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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 2 - ROAD SEGMENTS

DECEMBER 2017

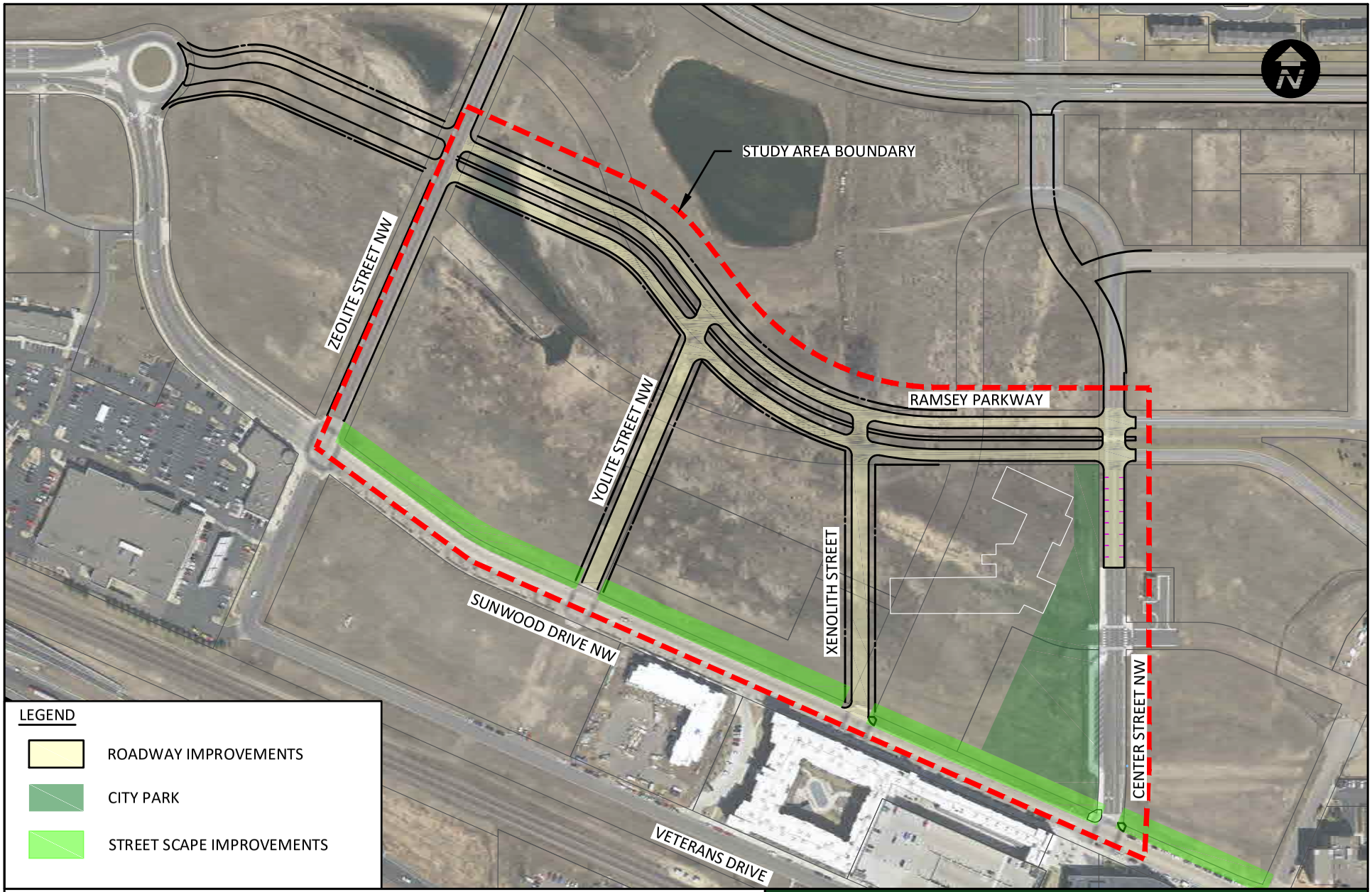

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FIGURE 3 - GEOMETRICS
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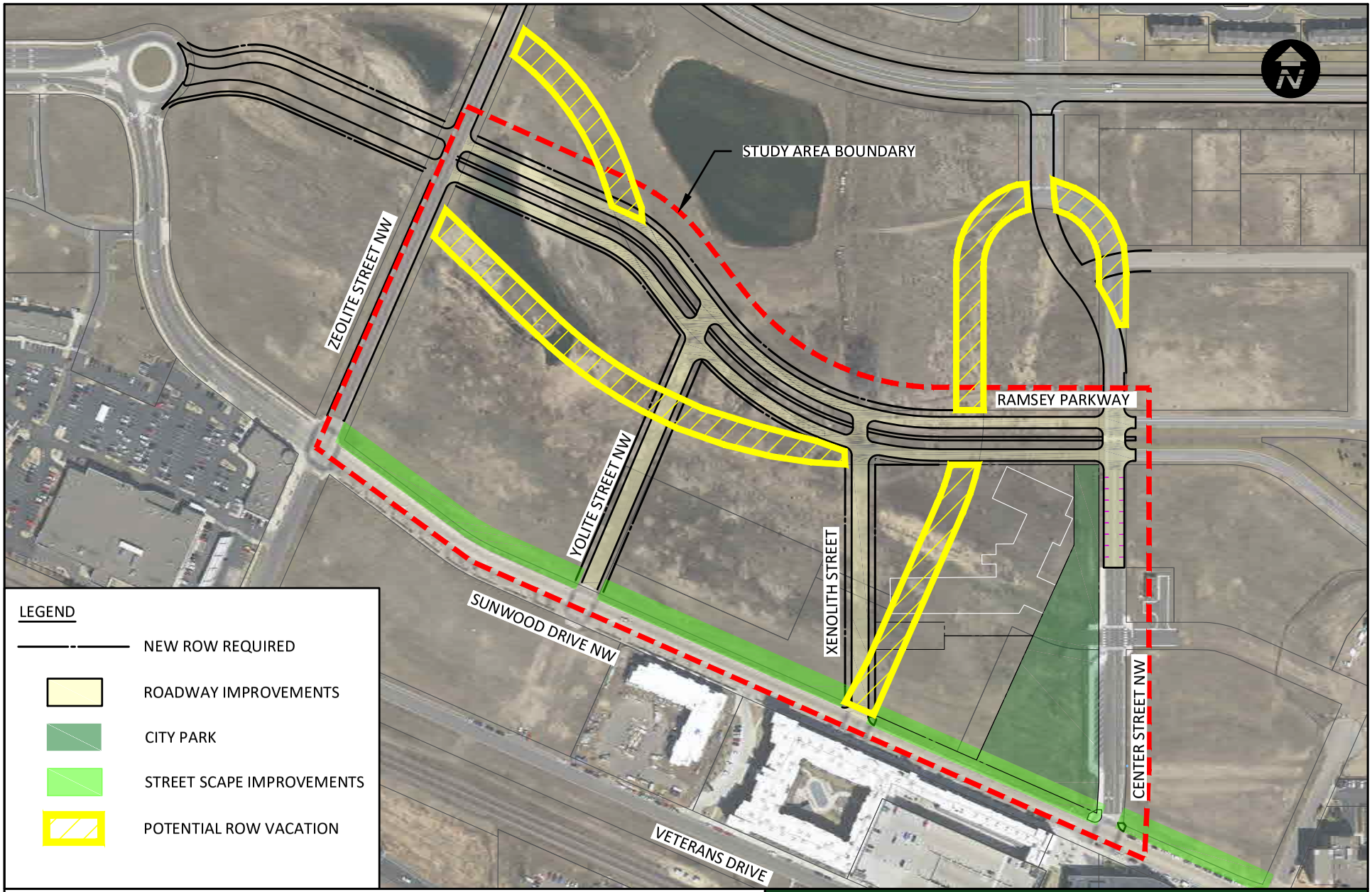

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CENTER STREET AREA ANALYSIS
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FIGURE 4 - RIGHT OF WAY LAYOUT

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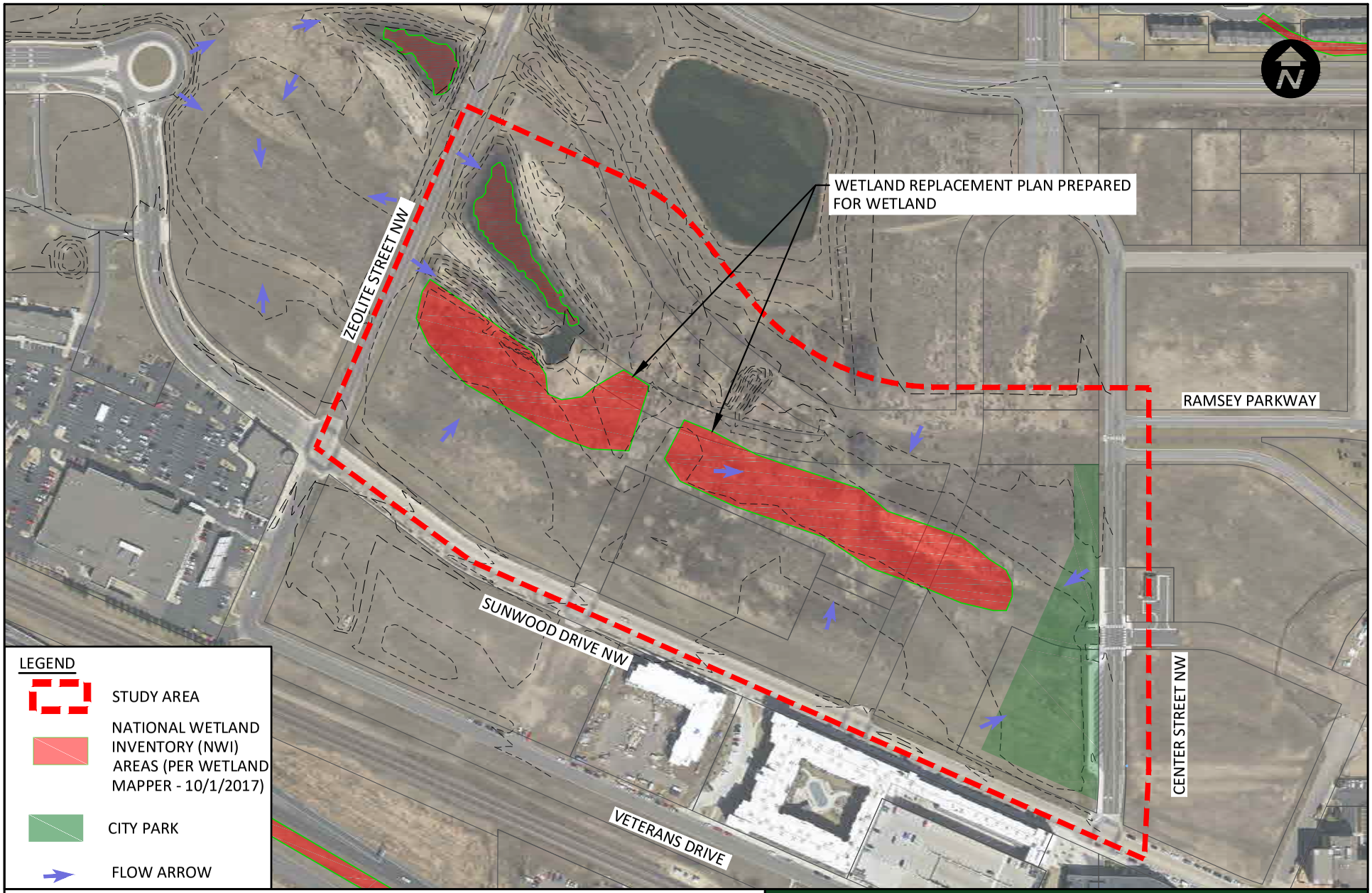

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FIGURE 5 - NATIONAL WETLAND INVENTORY
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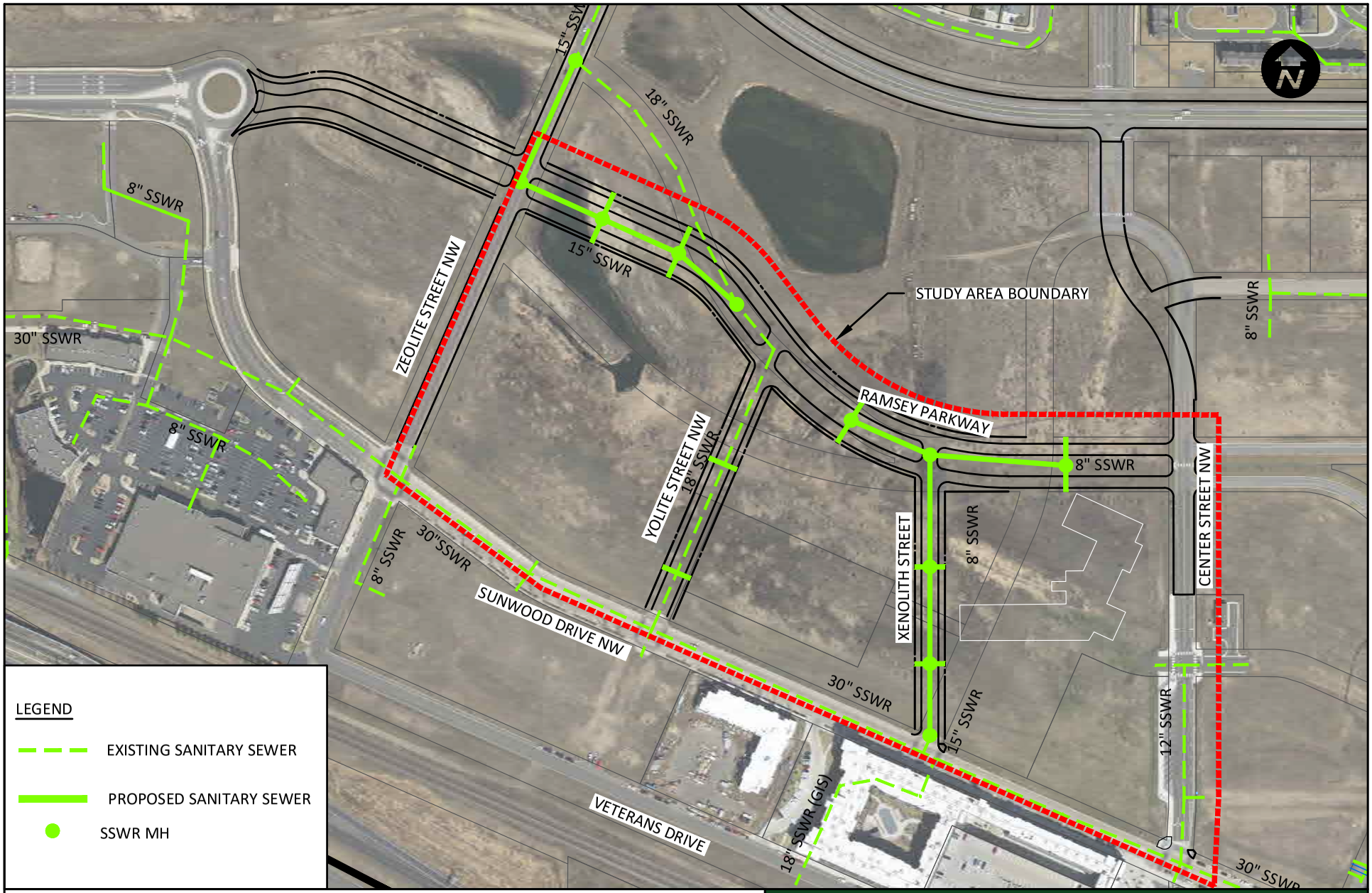

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CENTER STREET AREA ANALYSIS
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FIGURE 6 - SANITARY SEWER
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CITY OF RAMSEY, MINNESOTA
FIGURE 7 - WATERMAIN
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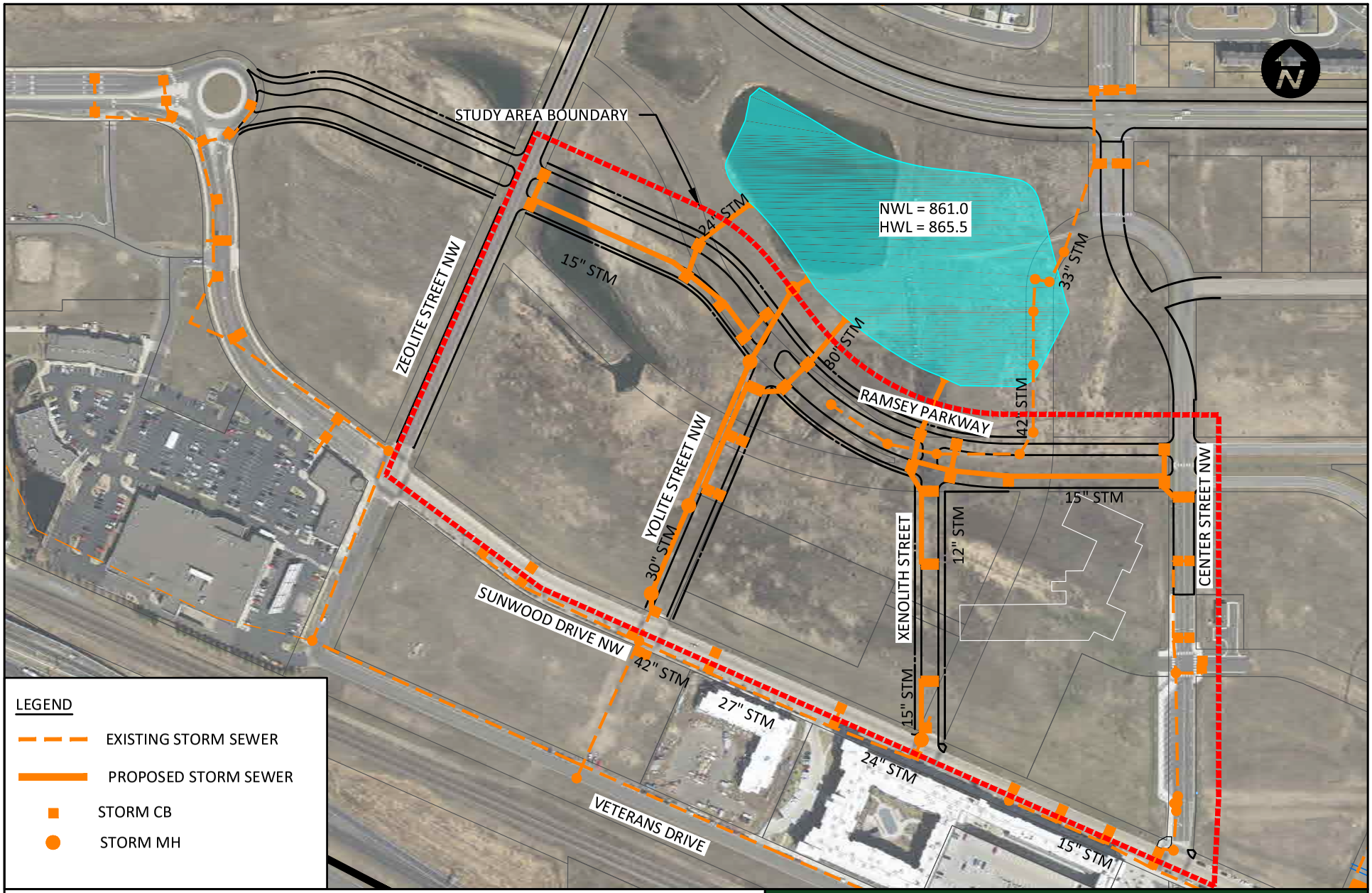

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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 8 - STORM SEWER
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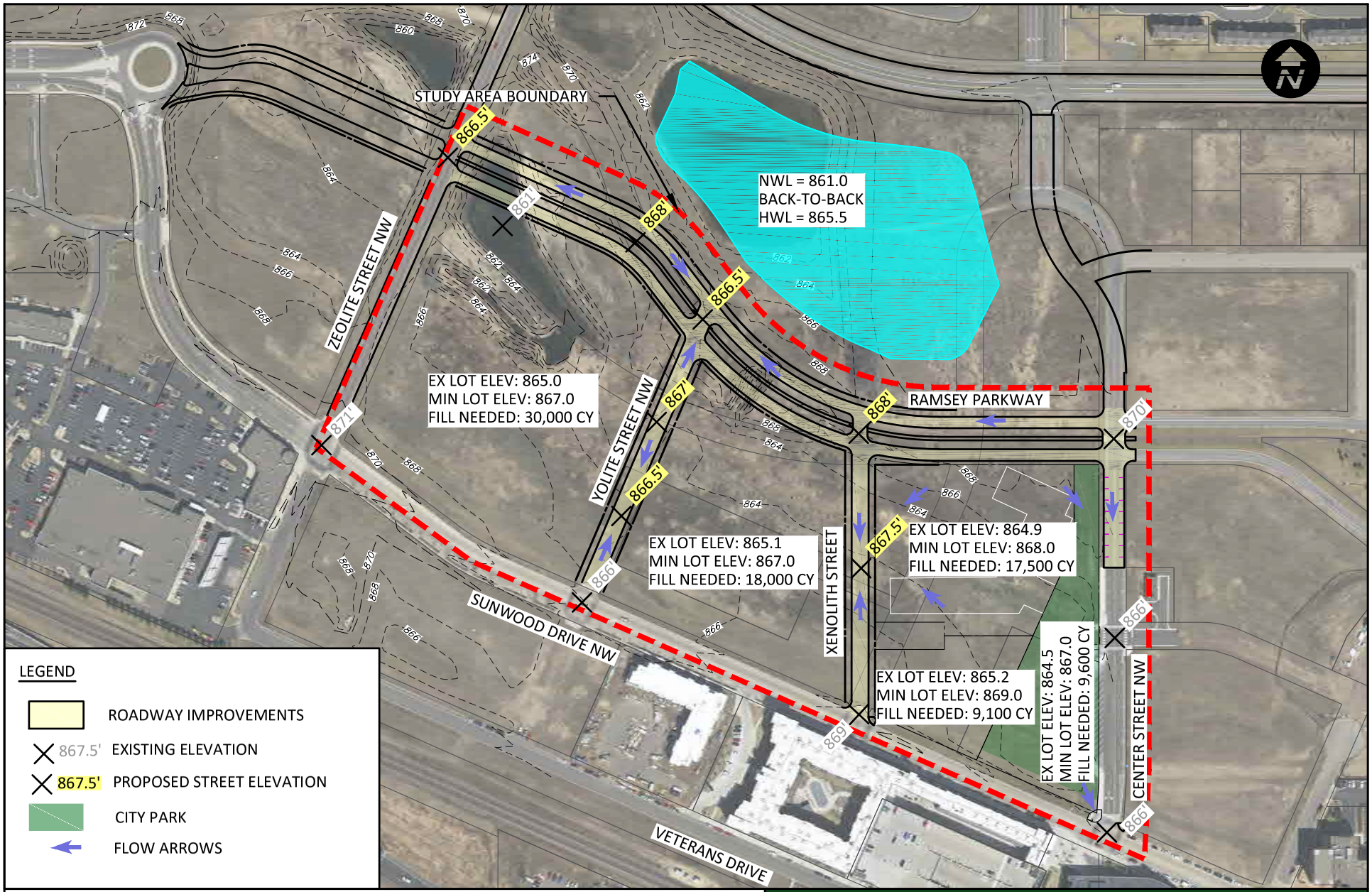

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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 9 - SITE GRADING

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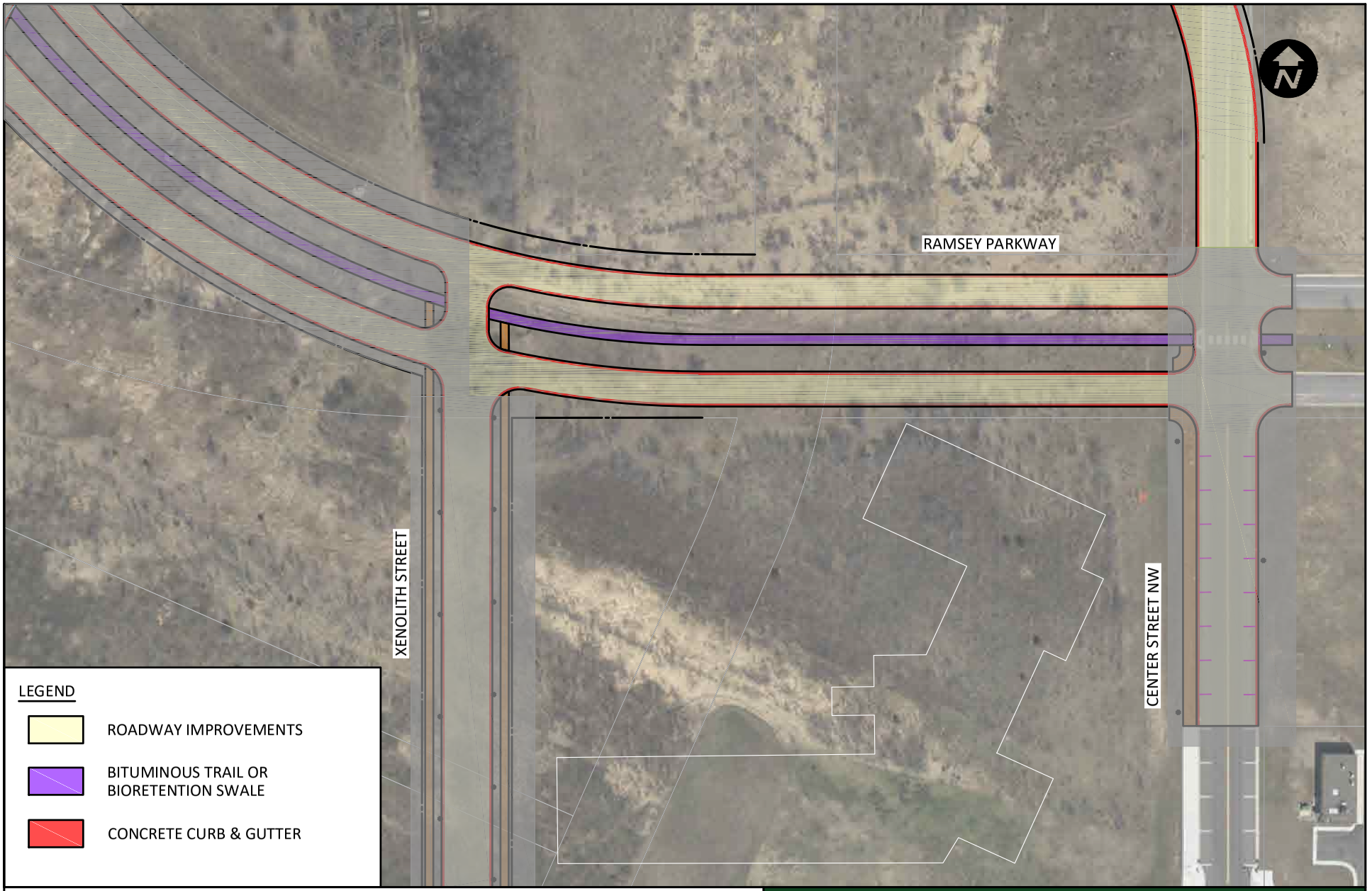

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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 10 - SEGMENT A-1 GEOMETRICS
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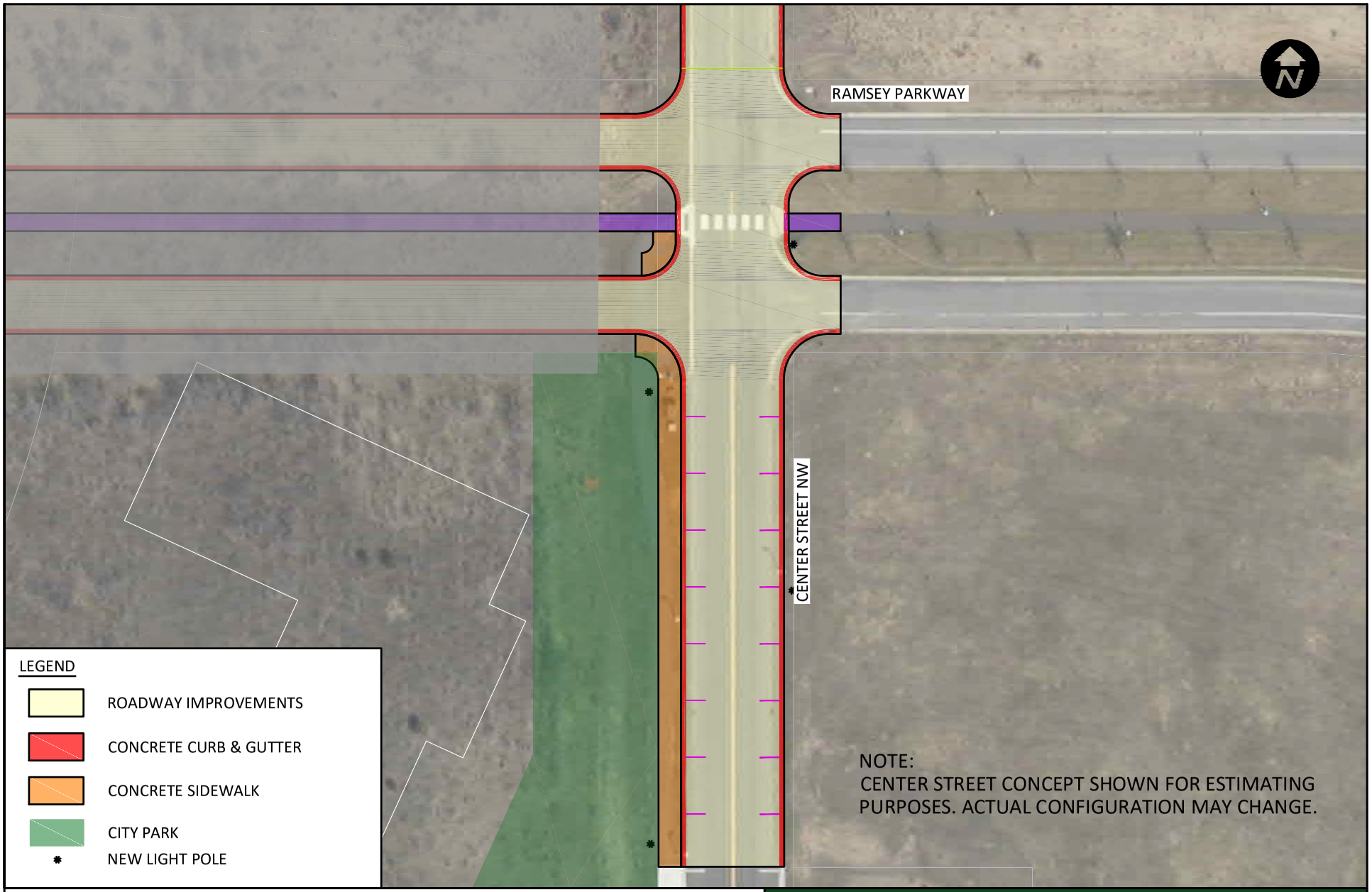
CITY OF RAMSEY, MINNESOTA
FIGURE 11 - SEGMENT A-2 GEOMETRICS
DECEMBER 2017



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CITY OF RAMSEY, MINNESOTA
FIGURE 12 - SEGMENT B GEOMETRICS
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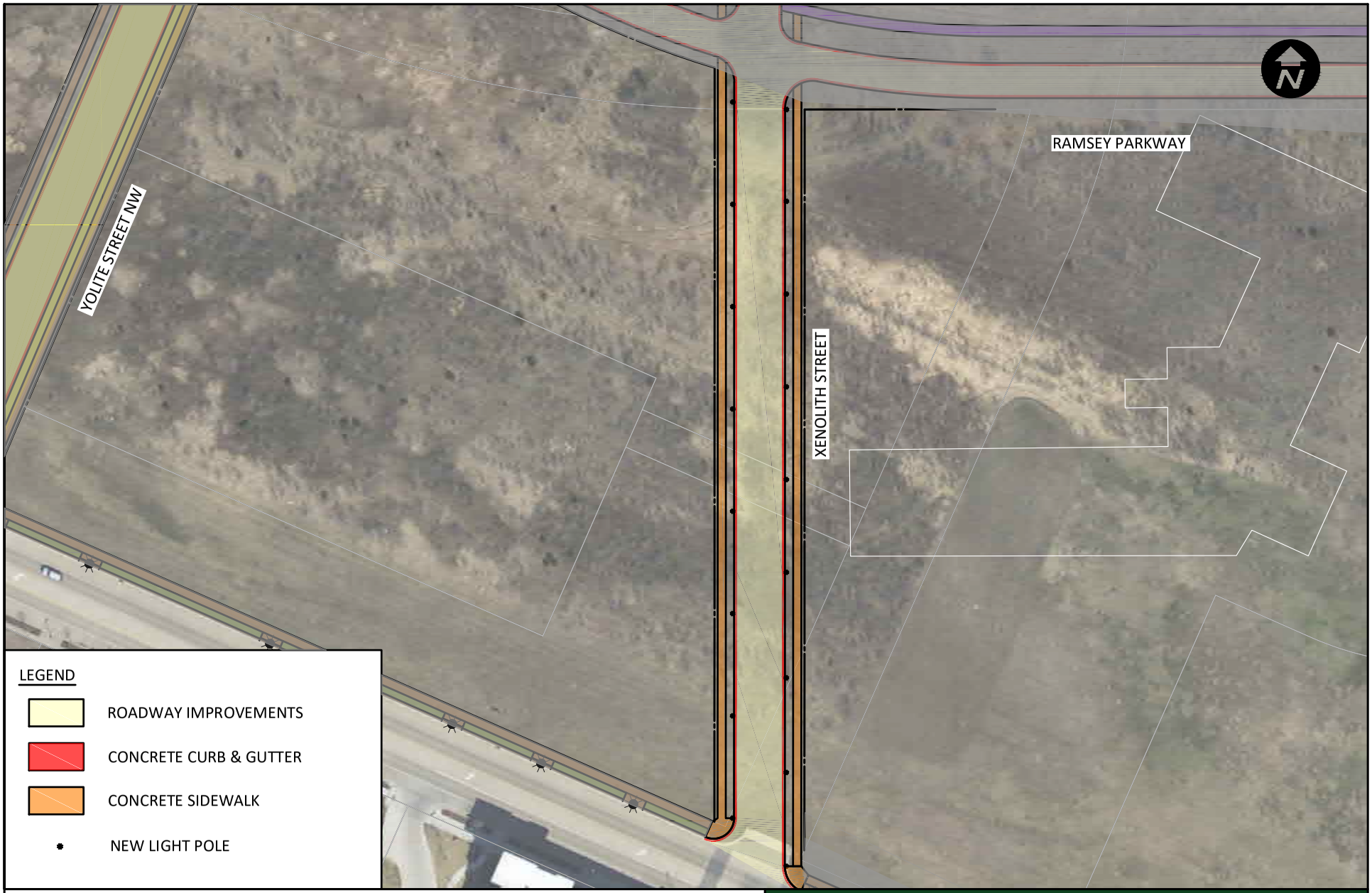

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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 13 - SEGMENT C GEOMETRICS
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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 14 - SEGMENT D LANDSCAPING
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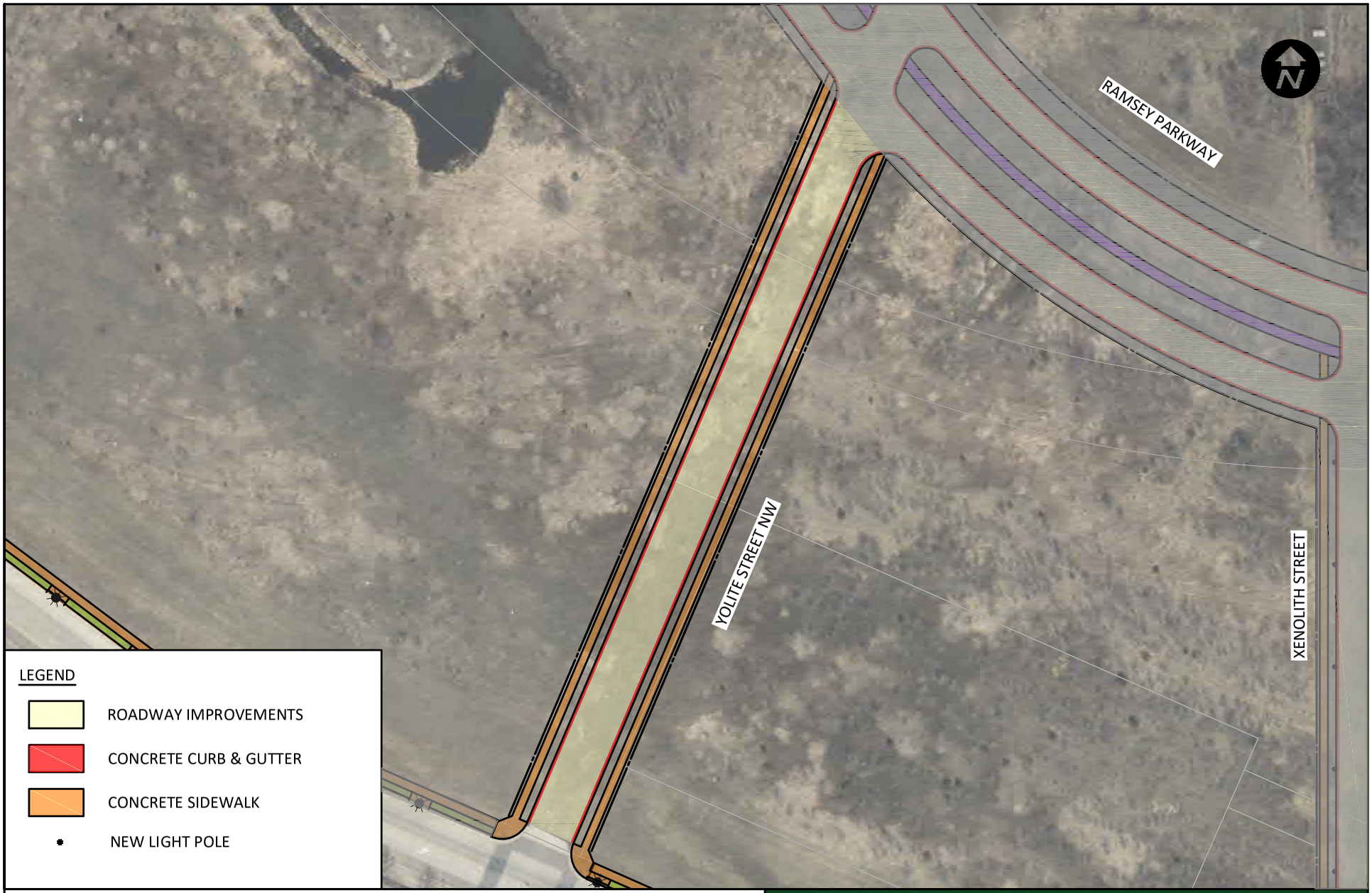

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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 15 - SEGMENT E GEOMETRICS
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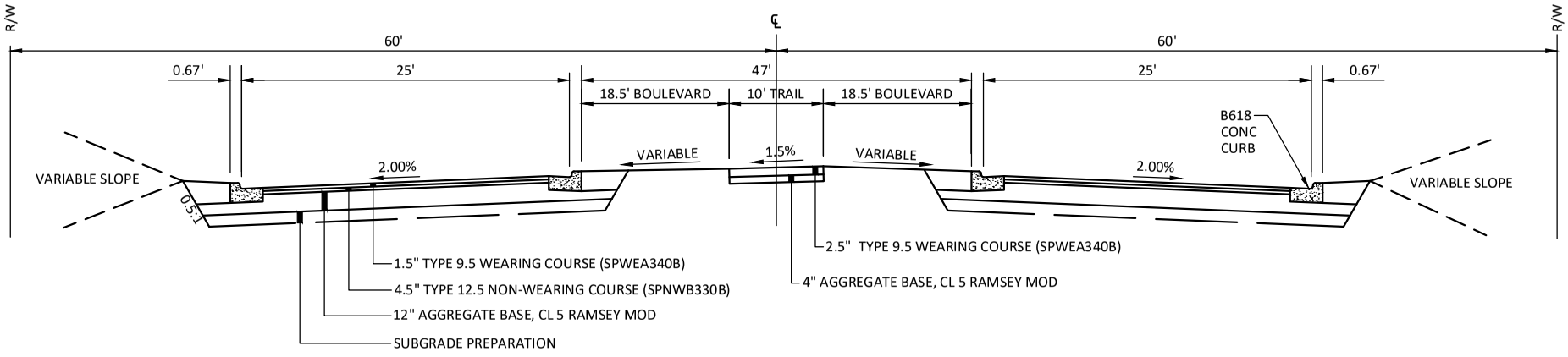
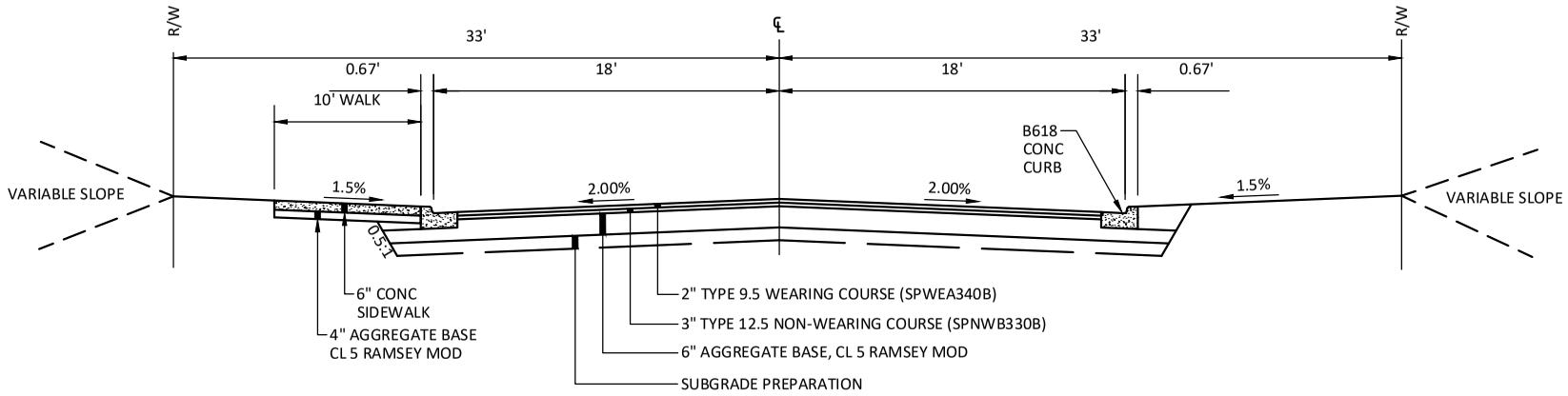
SEGMENT A-1 & A-2 / RAMSEY PARKWAY



SEGMENT B / CENTER STREET



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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 16 - TYPICAL SECTIONS
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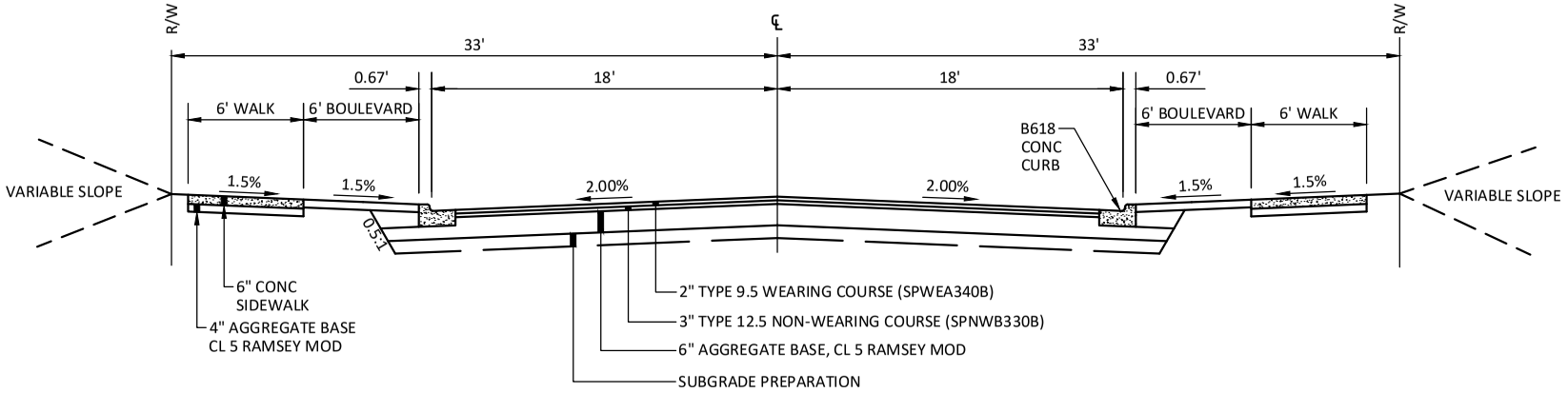
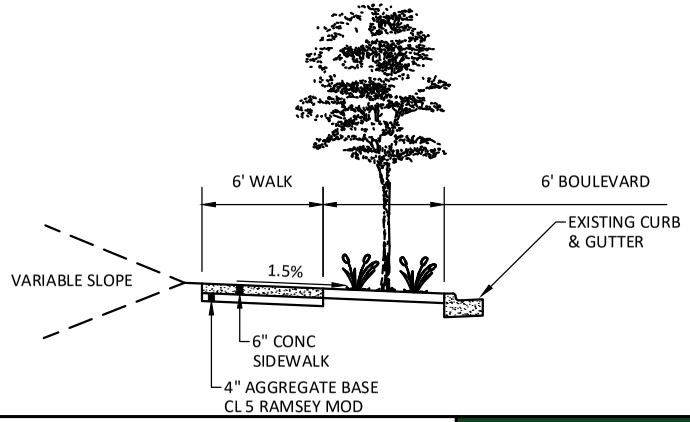
SEGMENT C & E / XENOLITH STREET & YOLITE STREET NW



SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



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CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
FIGURE 17 - TYPICAL SECTIONS
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Regular Planning Commission **5. 4.**

Meeting Date: 02/01/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

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

Purpose/Background:

The purpose of this case is for the Planning Commission to review and consider a proposed amendment to reduce the required lot width standards from 200 feet to 100 feet for lots zoned R-1 Rural Developing and located on a Cul-De-Sac.

Notification:

City Staff published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

Alternative 1: Recommend adoption of Ordinance #18-01 amending the lot width requirement for lots zoned R-1 Rural Developing and located on a cul-de-sac. The Planning Commission reviewed a proposal to amend the lot width requirements for cul-de-sac lots in the R-1 Rural Developing district and directed staff to draft an ordinance amendment accordingly. Staff supports this alternative.

Alternative 2: Recommend adoption of Ordinance #18-01 amending the lot width requirement for lots zoned R-1 Rural Developing and located on a cul-de-sac with a revision to the suggested revised lot width of 100 feet. Staff is not opposed to this alternative but does believe that a lot width of 100 feet is appropriate.

Alternative 3: Do not recommend adoption of Ordinance #18-01. Staff does not support this alternative.

Funding Source:

Costs associated with this case are the responsibility of the City.

Recommendation:

Staff recommends approval of Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District.

Action:

Motion to recommend adoption of Ordinance #18-01 Amending the Lot Width Requirement for Cul-De-Sac lots in the R-1 Rural Developing District.

Attachments

Ordinance #18-01

Lot Widths on Cul-De-Sac (Rural Developing Lots) Purpose & Policy

December 7, 2017 Planning Commission Meeting Minutes (Draft)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/18/2018 07:41 AM

Form Started By: Eric Maass Started On: 01/10/2018 11:16 AM

Final Approval Date: 01/18/2018

ORDINANCE #18-01

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING ARTICLE II DIVISION 4 (SUBDIVISION) SECTION 117-111 (R-1 RESIDENTIAL DISTRICT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-111. – R-1 Residential District is amended as follows:

(d) *R-1 bulk standards.* Lot widths for lots zoning R-1 Rural Developing and located on a cul-de-sac shall have a minimum width of 100 feet.

SECTION 2. EFFECTIVE DATE

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

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

_____
Mayor

ATTEST:

_____
City Administrator

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

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www.cityoframsey.com

Policy Framework – Lot Widths on Cul-De-Sacs (Rural Developing Lots)

Purpose:

The purpose of this policy framework is to begin the steps to amend City Code related to minimum lot width for newly created lots within the R-1 Residential (Rural Developing) District. The City's minimum standards have proven a practical difficulty in compliance with nearly all proposed residential subdivisions in this district.

Policy:

The City of Ramsey will prepare an ordinance amending City Code to change the minimum lot width for lots in the R-1 Residential (Rural Developing) District to 100 feet. All other lots in the R-1 Residential (Rural Developing) District shall continue to be required to have a minimum lot width of 200 feet.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated October 12, 2017

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

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

4.01.2: Planning Commission Meeting Minutes Dated November 2, 2017

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

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

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

Presentation

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

Citizen Input

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

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

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

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

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

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

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

Commissioner VanScoy recommended that all outdoor storage be screened.

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

Commissioner Anderson supported the inclusion of this language.

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

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

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

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

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

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

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

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

Commission Business

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

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

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

Public Hearing

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

Presentation

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

Citizen Input

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

Consulting Planner Maass reported this was the case.

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

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

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

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

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

Commission Business

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

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

6. COMMISSION BUSINESS

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

Presentation

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

Commission Business

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

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

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

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

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

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

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

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

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

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

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

Mr. Gadaskin reported this building would be repainted.

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

Commissioner VanScoy asked how the site would be accessed.

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

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

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

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

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

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

Commissioner Nosan requested further information on the proposed frontage road.

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

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

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

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

Presentation

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

Commission Business

Commissioner Brauer requested further information on Potassium Street.

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

Commissioner VanScoy asked if Potassium Street was a public roadway.

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Nosan suggested there be better transitioning between the lots.

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

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

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

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

6.03: Review Rum River Hills Redevelopment Concept

Presentation

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

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

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

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

Commission Business

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

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

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

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

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

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

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

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

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

Commissioner VanScoy questioned how the new development would be accessed.

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

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

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

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

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

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

Presentation

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

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

Commission Business

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

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

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

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

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

Consulting Planner Maass reported this was the case.

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

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

7. COMPREHENSIVE PLAN UPDATE ITEMS

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

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

7.03: Review Draft Land Use Chapter of Comprehensive Plan

7.04: Review Remaining Schedule for Comprehensive Plan Update

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

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

Chairperson Bauer questioned of the population projections were accurate.

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

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

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

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

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

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

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

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

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 02/01/2018

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

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

Purpose/Background:

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

Notification:

While not required at this time, Staff did notify adjacent property owners that the home occupation would be discussed at this meeting.

Observations/Alternatives:

Staff was first made aware of the home occupation when it received calls from adjacent property owners regarding traffic and outdoor storage being generated as a result of the home occupation. Staff responded to that complaint by completing an inspection. During the inspection staff noted a trailer which was parked on the side of the road that appeared to have had a bobcat stored on it as there was dirt tracked onto the roadway. A picture is included in the attachments of this case. Staff also noted a large gravel parking surface, a second trailer, and two pickup trucks.

As a result of the site inspection, Staff sent the property owner the City's Home Occupation questionnaire to determine the appropriate next steps. The property owner indicated on the questionnaire that no deliveries are made to the property, but that his two employees did come to the property each day to carpool or drive equipment to the days job site. They also would come to the property to pick up paychecks. The property owner also has equipment associated with the business parked outside that constitutes outdoor storage. Staff informed the property owner that in order to operate as he currently was, that a Home Occupation Permit would have to be reviewed by the Planning Commission and City Council.

Employees to the Home:

At that time the property owner elected to no longer have the employees come to the home and instead met the employees on the project site and any equipment needed the next day, the employee was to drive home and bring with them the following day. This eliminated the employees coming to the property.

Outdoor Storage:

The property owner indicated that the company has a total of 5 pieces of equipment associated with the businesses as well as a personal vehicle which has company advertising. A list of the equipment is provided below. Currently the equipment is parked outdoors but the intent of the property owner is to construct an accessory building in the spring that would house all of the equipment.

1. Ford F-250 (2 of them - 1 of which is the owner/operators personal vehicle)
2. Ford F-550 Dump Truck

3. Flatbed trails (2 of them)
4. Skidsteer

Conclusion:

The Planning Commission should consider whether or not the large parking area and the possibility of loading and unloading of equipment constitutes as exterior evidence of the home occupation assuming that an accessory building is in fact constructed that would house all of the associated equipment. If it is the opinion of the Planning Commission that exterior evidence would remain than it should indicate as such and Staff will carry that opinion forward to the City Council. Opinion of the Planning Commission and City Council will dictate whether or not Staff requires the property owner to pursue a formal home occupation permit.

Funding Source:

At this time costs associated with this case are being covered by the City. If a formal home occupation permit application is submitted in the future, all costs would be the responsibility of the Applicant.

Recommendation:

No formal recommendation is needed at this time. However, Staff is seeking the opinion of the Planning Commission as it relates to the existing home occupation and its adherence to the City's Home Occupation Ordinance specifically as it relates to exterior evidence. Staff does believe the home occupation is operating at a larger scale ordinarily found within a residential district.

Action:

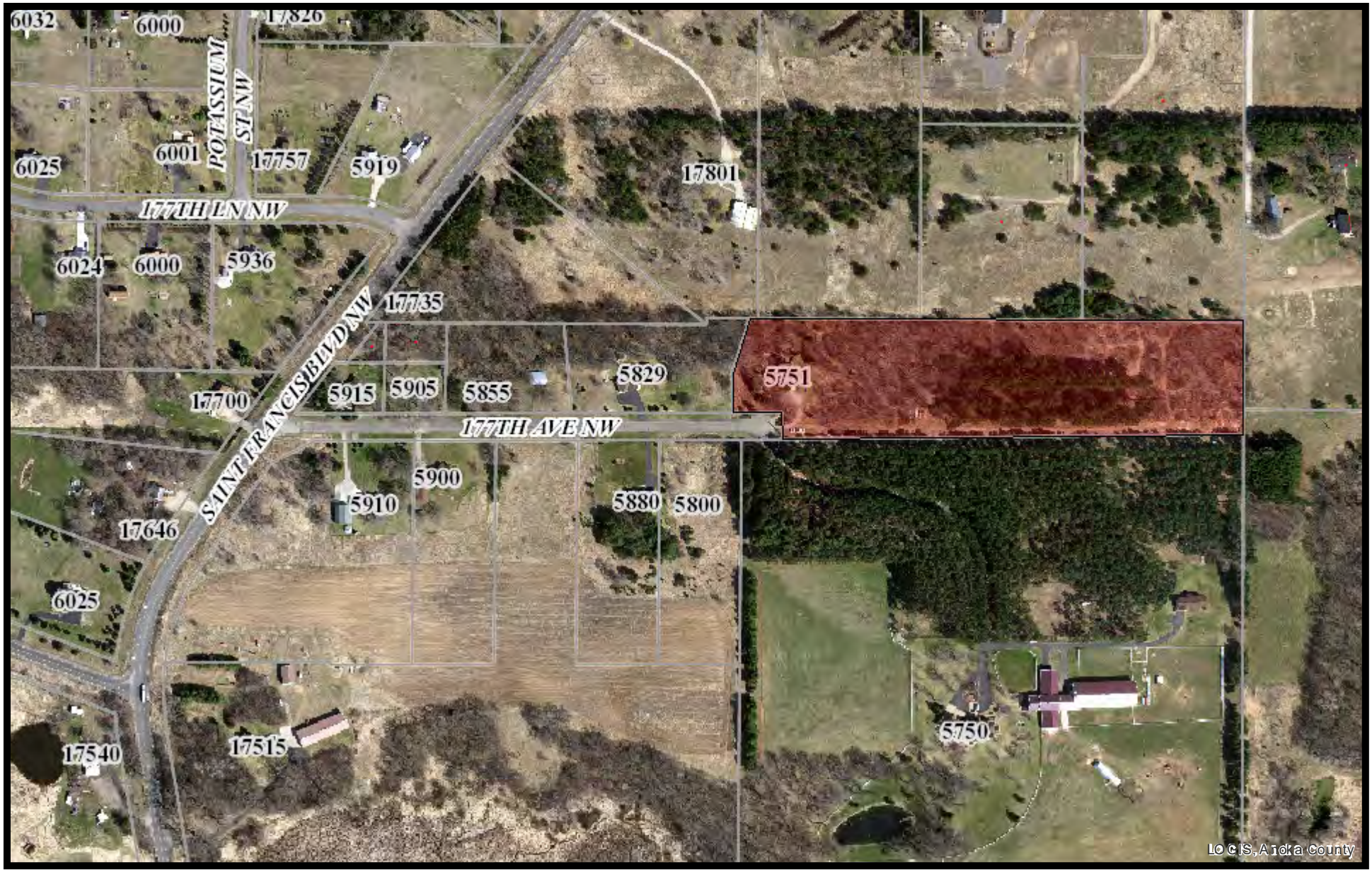
No formal action is requested at this time.

Attachments

Site Location Map
Completed Home Occupation Questionnaire
Site Inspection Photo 1
Site Inspection Photo 2
Site Inspection Photo 3
Site Inspection Photo 4
Site Inspection Photo 5
City Code Section 117-351 Home Occupations

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/18/2018 07:46 AM
Form Started By: Eric Maass		Started On: 01/16/2018 11:31 AM
Final Approval Date: 01/18/2018		



Print Date: January 16, 2018

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OCT 16 2017
BY:

#2

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Sunday, October 15, 2017 6:31:29 PM
Last Modified:	Sunday, October 15, 2017 8:39:02 PM
Time Spent:	02:07:33
IP Address:	68.47.81.212

Page 1: Supplemental Questionnaire

Q1 What is the address of the parcel in question?

Address — **5751 177th ave nw**

Q2 Does the (will the) Home Occupation owner live in the home on the property? — **Yes**

Q3 Does the Home Occupation owner rent or own the Property? — **Own**

Q4 Will any part of the occupation be conducted in the home? — **Yes,**
If so, what activities will be conducted in the home and in which room(s)?:
All laptop work, wherever I want to do the work that particular day.

Q5 What is the gross square footage of the living area of the home?

2250

Q6 How much of that area will be used for the occupation?

Laptop sitting on my lap.

Q7 Will an attached garage or any detached accessory building or garage be used for the occupation? — **No**

Q8 Will there be at least 400 square feet of garage space reserved for the indoor residential parking and storage related to the residential use on the property? — **Yes**

Q9 Will any structural additions or alterations to home or garages be required for this occupation? — **No**

Q10 Will you employ persons that do not live in the home on the property? **No**

Q11 If you employ non-resident employees, how many will work on the Property?

zero

Q12 If you employ non-resident employees, how many will work off-site and not arrive on the Property?

Two

Q13 If you employ non-resident employees and they work off-site, will in be necessary at any point for these employees to come to the Property?

Yes they may come for a check or to carpool.

Q14 Will any customers or clients come to the Property? **No**

Q15 How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period, including employees, customers, deliveries, etc.?

We have zero customers coming to our property, zero deliveries and 2 trucks that leave in the morning and come back at night Mon thru Fri, April-Nov.

Q16 Will any vehicles, other than your private vehicle(s), be used in connection with the home occupation?

Yes,
If so, provide number, size, and type of vehicles.:
2, Ford f250 Truck, Ford f550
dump

Q17 Do you intent to store supplies and/or materials on the site?

No,
Please describe items to be stored and were.:
Our house and yard is under construction so all materials on site are being used for this.

Q18 Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services?

No

Q19 What is your contact information (the person filling out this form)?

Name	**Travis Longfield**
Company	**Tracer Landscape and Concrete INC**
Address	**5751 177th ave nw**
City/Town	**Ramsey**
State/Province	**Minnesota**
ZIP/Postal Code	**55303**
Email Address	**travis@tracercompanies.com**
Phone Number	**7634641691**

2404CTG
Trailer

tracer

F250
G5292

tracer

Sec. 117-351. - Home occupations.

Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods within the city, and in order to guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home occupation uses. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts. Applications for a home occupation permit shall be processed administratively by the zoning administrator; or when circumstances necessitate, in accordance with the processing procedure established for conditional use permits in section 117-51. Home occupation permits may be suspended or revoked pursuant to the procedure established in section 117-51.

(1) *Requirements.* Home occupations that operate under the following parameters shall be exempt from a permit. If a home occupation operates beyond the conditions below or if the home occupation creates conditions described in subsection (2), a permit shall be required.

a. The home occupation shall be clearly incidental and secondary to the residential use of the premises, and shall result in no incompatibility with or disturbance to the surrounding area.

b. The owner of the home occupation shall occupy the dwelling unit on the site of the home occupation.

c. Home occupation operations are restricted to the dwelling unit, attached or detached garages or accessory buildings. If the owner of a home occupation is conducting operations in a detached accessory building, said accessory building must be located on the same parcel as the owners dwelling unit, or a parcel immediately adjacent to the owner's dwelling, to which the owner also has fee title.

d. The area set aside for the home occupation in the dwelling unit shall not exceed 20 percent of the gross living area of the dwelling unit.

e. The area set aside for the home occupation in attached or detached accessory buildings or garages shall not exceed total accessory building space or height allowed on the site of the home occupation, as established in section 117-349.

f. A minimum of 400 square feet of garage or accessory building space shall be maintained as a primary residential garage for indoor parking of vehicles and equipment.

g. There shall not be any exterior evidence of the existence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise, with the following exceptions:

1. One motor vehicle affiliated with the home occupation, either meeting the definition of a commercial vehicle or any vehicle having lettering or advertising for said home occupation, shall be allowed to be stored or parked outside on the site of the home occupation in accordance with section 117-355.

2. One piece of commercial equipment affiliated with the home occupation shall be allowed to be stored or parked on the site of the home occupation in accordance with section 117-355.

h. There shall be no interior signs or display which are visible from outside the dwelling unit or accessory building where the home occupation is operated nor any exterior business signs or displays unless otherwise permitted in article II, division 8 of this chapter, with the following exception:

1. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the home or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

i. The home occupation shall not generate excessive vehicular traffic (customers, employees, deliveries, etc.) in the residential neighborhood. Excessive vehicular traffic for purposes of this section is defined as in excess of any combination of eight round-trip customer/client visits and/or deliveries per standard eight hour day and no more than one on the premises at any given time. For the purposes of this section, one customer/client visit shall be considered to include any number of persons arriving in a single vehicle. One round-trip visit per eligible employee shall also be allowed and is not counted toward the customer/client visits. An increase at a rate of 25 percent is permitted if the subject property has access from a county, state, or MSA street.

j. The home occupation does not serve as headquarters or as a dispatch center where employees come to the site and are then dispatched to other locations.

k. The receipt or shipment of deliveries shall be limited to those made by the USPS and/or an express shipping service that is characteristic of service to a residential neighborhood.

l. The home occupation shall not constitute a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the fire marshal or zoning administrator.

m. The home occupation shall not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale, or any other objectionable uses as determined by the zoning administrator.

n. The home occupation shall not change the fire rating of a structure nor require exterior alterations or modifications that change the residential character or appearance of the dwelling unit or accessory building to a commercial nature.

(2) *Administrative home occupation permit required.* Home occupations that include one or more of the following practices or operational methods shall require a home occupation permit that is subject to the review and approval of the zoning administrator.

a. The home occupation employs persons, which includes but is not limited to co-owners, partners, and employees), that do not live in the dwelling unit on the property but conduct work on the property.

1. The owner of a home occupation on a parcel less than three acres in size may employ a maximum of one person that does not reside in the dwelling unit on the property but does conduct work on the property. The owner of a home occupation on a parcel three acres or greater in size may employ a maximum of three persons that do not reside in the dwelling unit on the property but do conduct work on the property.

2. Off-street parking for the dwelling unit occupants and any nonresident employees is provided in accordance with section 117-355.

b. The home occupation involves operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the site of the home occupation. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway on the site of the home occupation.

c. Retail sales are conducted on the site. Retail sales at the site shall be limited to products that are ancillary to the home occupation and shall be displayed or stored indoors.

(3) *Conditional use.* Home occupations that propose to operate beyond the scope of the parameters in subsection (1) and/or (2) of this section shall be processed in accordance with the procedures established for conditional use permits in section 117-51, with the exception of recording the home occupation permit should it be approved by city council.

(4) *Nuisance prevention.* In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these guidelines, the city staff or city

council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.

(5) *Inspections.* There may be one or more inspections each year by the zoning administrator or his designee of any property covered by a home occupation permit. In addition, the zoning administrator and/or his designee, shall have the right at any time, upon reasonable request, 48 hours' notice shall be considered reasonable, to enter and inspect the premises covered by said permit for safety and compliance purposes.

(6) *Term of home occupation permits.* Home occupation permits granted by this section shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (7) of this section.

(7) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of article provisions.*

a. Should a home occupation permit holder die or move to a new location, the existing permit shall be automatically terminated. Except that in the case of death, should a surviving spouse or child, residing at the same address or receiving title to the property desire to continue the home occupation, written notice to that effect shall be given to the zoning administrator and the council may authorize continuation of that permit without further hearing.

b. A home occupation permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the zoning administrator. All such revocation hearings, publication, and notice requirements shall be the same as for conditional use permits in accordance with section 117-51.

c. Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain a home occupation permit as required herein. The business may continue pending final determination of the application. Should the zoning administrator or council deny the application for a home occupation permit the use shall immediately cease at such residential premises.

(Code 1978, § 9.11.04; Ord. No. 73-05, 5-21-1973; Ord. No. 03-30, 9-15-2003; Ord. No. 03-54, 1-19-2004; Ord. No. 08-14, § 2, 5-13-2008; Ord. No. 15-03, § 2, 2-24-2015)

Regular Planning Commission **6. 2.**

Meeting Date: 02/01/2018

By: Chloe McGuire Brigl, Community Development

Information

Title:

Discussion Item: Auto Sales at 6750 Highway 10

Purpose/Background:

The City has been approached by a party interested in conducting motor vehicle sales/service on the property located at 6750 Highway 10 NW (the "Subject Property"). The Subject Property is located in the B-2 Highway Business District and is approximately 1.32 acres. There are several interrelated questions regarding surfacing and the lawful, non-conforming designation that have come up that Staff wanted to review with the Planning Commission before providing direction to the prospective Applicant.

A Conditional Use Permit shall be required for this use. The question at hand is to also allow the expansion of a lawful, non-conforming use (storage on an unimproved surface) to allow the storage of motor vehicles staged for service.

Notification:

N/A

Observations/Alternatives:

Site

The Subject Property is currently occupied by Son Watersports. The use of the Subject Property has been for sales/storage of marine equipment (boats) dating back prior to when City Code was amended to identify that as a conditional use. Thus, the boats sales is considered lawful, non-conforming. A more recent City Code amendment allows seasonal storage of boats on an unimproved surface in the rear yard from September 1 though May 31. Thus, it appears that the boat storage would also be considered lawful, non-conforming.

Use of Unimproved Surface

As previously noted, boats are being stored on an unimproved surface in the rear yard of the Subject Property (with a few in what would be considered the side yard). A question has arisen as to whether motor vehicles could be displayed/stored in this same area. Staff believes that City Code is pretty clear that motor vehicles must be parked/displayed on an improved surface consisting of pavement and curb and gutter. However, the question to the Planning Commission is to allow expansion of a lawful, non-conforming use by Conditional Use Permit.

Nonconforming Structures and Uses

Whenever a lawful nonconforming use of a structure or land or occupancy is discontinued for a continuous period of one year, any future use of said structure or lands shall be made to conform with the provisions of this chapter. Boat sales have been occurring on the Subject Property for a number of years now. There is no disputing that that is a lawful, non-conforming use. However, there is a question about whether that designation would carry over to motor vehicle sales. Staff considers motor vehicle sales to be a distinctly different type of use that boat sales and therefore believes that a Conditional Use Permit would be necessary to conduct motor vehicle sales on the Subject Property.

Key Questions

1. Seasonal storage of boats on an unimproved surface (from September 1 through May 31) is permitted; should that be extended to allowing motor vehicles on an unimproved surface based on the existing use?

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

N/A

Action:

No formal action is required, Staff is looking for general discussion and feedback on this topic to guide what, if any, further work is needed.

Attachments

Site Location Map

Site Plan

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/26/2018 11:54 AM
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Chloe McGuire Brigl		Started On: 01/24/2018 11:50 AM
Final Approval Date: 01/26/2018		

34-32-25-13-0003
6750 HIGHWAY 10 NW

Site Location Map

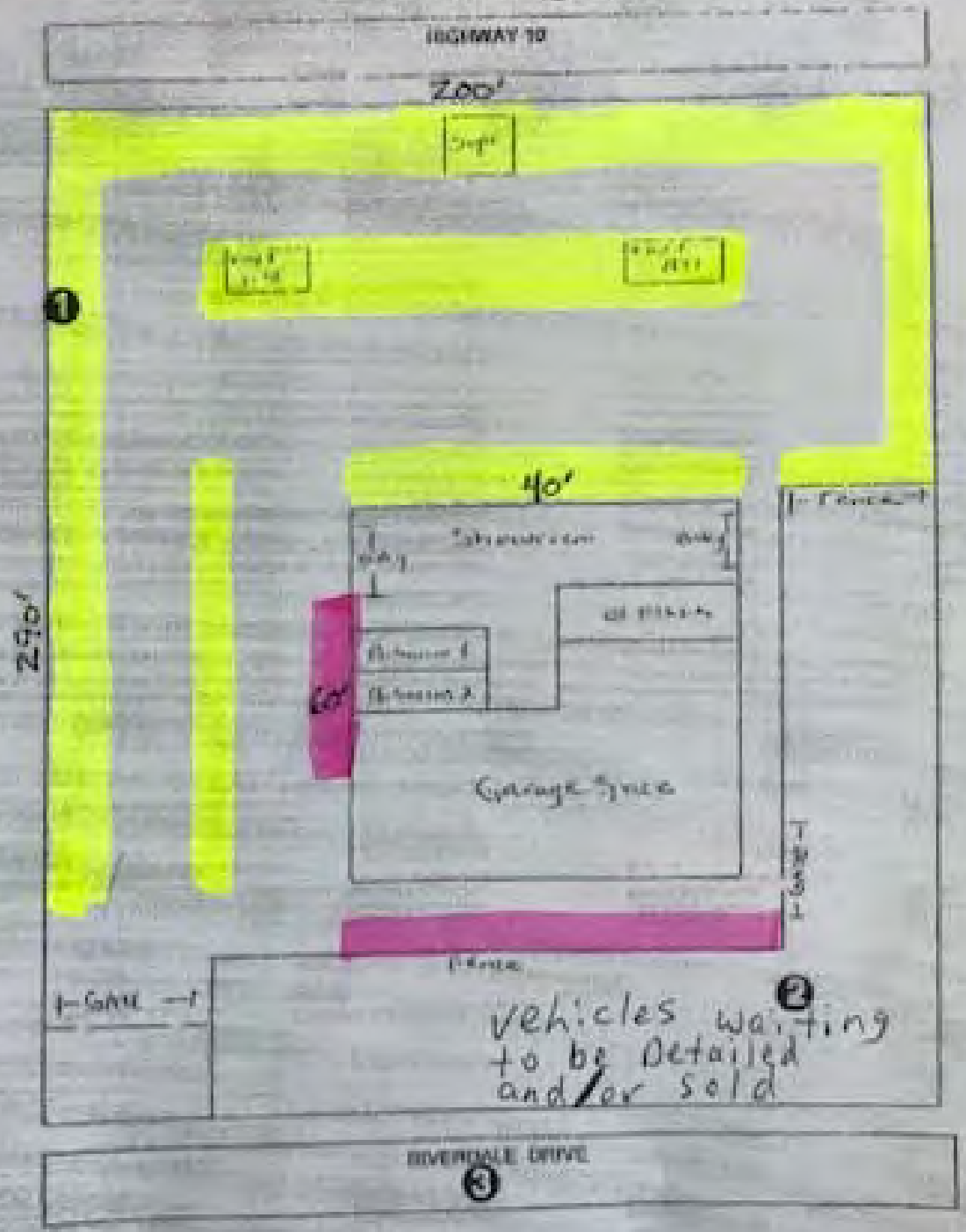
Print Date: January 26, 2018

22 Properties, LLC
6750 Hwy 10

SITE PLAN

= Auto Sales Vehicles

= Customer/Employee Parking
Detailing Vehicles



GROSS SITE AREA = 58,000 SQUARE FEET (1.33 ACRES)

Regular Planning Commission **6. 3.**

Meeting Date: 02/01/2018

By: Chloe McGuire Brigl, Community Development

Information

Title:

Discussion Item: Oversized Signage in the COR

Purpose/Background:

Members of the City Council and public wanted to visit the topic of over-sized signage in the COR to potentially develop City standards in-line with the mission of the COR. This is a discussion topic only.

Notification:

N/A

Observations/Alternatives:

COR Design Framework - Signage. The intention of the COR Design Framework Signage Regulations is to allow flexibility and creativity, maintain design concepts of The COR. The following outlines specific signage standards for large signs.

Community Signs

- Master Plan allows 3 off-site community signs whose locations are already identified
- A community sign is an off-site sign with development name and key tenants, sometimes public information
- Community signs are located at: NW corner of Highway 10 and Ramsey Blvd, the future transit plaza, and NW corner of Highway 10 and Armstrong Blvd
- Community signs are allowed to be up to 300 square feet and 30 feet tall
- Free standing pylon signs over 6 feet in height except Community Signs

Gateway Signs

- Gateway signs are planned at entrances to The COR
- Gateway signs can be 50 square feet and up to 10 feet tall
- Retail gateway signs can be 150 square feet and up to 12 feet tall

Existing Regulations: Sign Regulations, Division 8

Ground sign. There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measure in section 117-463(c) of this section.

Existing Regulations: Armstrong Boulevard Interchange Overlay District

A district for purposes of allowing additional signage in a specified area, described as all commercially zoned property located within 750 feet of the Centerline of Highway 10 and extending to the Centerline of Traprock Street and extending to the Centerline of Llama Street. Parcels located within The COR District are exempted from this overlay district, as sign regulations for that district are located in a separate section of City Code.

Permitted freestanding signs under previous section 117-519(a) (business use signs), and located within the

Armstrong Boulevard Interchange Overlay District as defined by this section, shall be allowed to a height of not more than 50 feet and an area of not greater than 150 square feet. Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.

Signs less than 50 feet and 150 square feet are approved by staff. Conditional Use Permit (CUP) required for signs greater than 50 feet or 150 square feet. Signs up to 75 feet allowed.

COR District Signage
Desired: Helpful signage, flexible sign options, clear and attractive signage, simple process, limited over-sized signs
Undesired: Forest of signs, signs blocking visibility, signs that are too large or unattractive, multiple signs per block

Key Discussion Topics

1. Should we apply the Armstrong Overlay District regulations to the COR?
2. Should we create a new overlay district with new height maximums and an updated process for administrative approval?
3. Should there be new regulations for the COR?
    1. Limit the total square footage of signage in the COR?
    2. Allow administrative approval of first 50+ foot sign per City block?
    3. Limit what types of businesses can request over-sized signage?
    4. Require a CUP if the sign is a certain size? If there is another sign on the block? If the signage is on certain streets?

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

N/A

Action:

No formal action is required, Staff is looking for general discussion and feedback on this topic to guide what, if any, further work is needed.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/26/2018 10:06 AM
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Chloe McGuire Brigl		Started On: 01/24/2018 09:57 AM
Final Approval Date: 01/26/2018		

Regular Planning Commission **6. 4.**

Meeting Date: 02/01/2018

By: Kathy Schmitz, Administrative Services

Information

Title:

Select Winning 2017 Photo - 'Life in Ramsey'

Purpose/Background:

As a member of a City of Ramsey board/commission, you are invited to participate in the voting process for the 2017 photo contest. The photo contest was implemented to gather photos to supplement the City's Comprehensive Plan and the Parks System Plan, as well as City publications.

All entries were submitted in four categories to be judged by the relevant board/commission:

- Industry and Commerce – **Economic Development Authority**
  - Votes are due by *Wednesday, February 7, 2018, 4:30 pm*
- Life in Ramsey – **Planning Commission**
  - Votes are due by *Wednesday, January 31, 2018, 4:30 pm*
- Nature of Ramsey – **Environmental Policy Board**
  - Votes are due by *Friday, February 23, 2018, 4:30 pm*
- Parks and Trails – **Park and Recreation Commission**
  - Votes are due by *Wednesday, February 7, 2018, 4:30 pm*
- *Grand Prize* – ***City Council***
  - Votes are due by *Monday, February 26, 2018, 4:30 pm*

Notification:

The 2017 Ramsey Photo Contest was advertised via several venues over the past year.

Observations/Alternatives:

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

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

Ranked choice voting will be used. Each commission is given a PDF that includes the top photos from their respective category. The provided title, date, and location are included. Names will not be provided until final awards are given.

Voting process:

1. Review PDF of top photos selected for your category.

2. Select your top three photos, ranked 1-3, based on creativity, quality, composition, and expression of category theme.
    a. Photos ranked "1" receive 3 points, "2" receive 2 points, and "3" receive 1 point.
    b. The photo with the most points in each category will receive the award of first prize in the category.
3. Submit your votes to Tillery Bailey, tbailey@cityoframsey.com, 763-576-4309. If desired, paper copies of votes can be returned to City Hall. *Votes must be submitted at least one business day before your February meeting, by 4:30 pm.*
    a. You must specify which photo is ranked as 1-3 by *TITLE* so staff can tally an accurate vote.
4. The three photos earning the highest amount of points from each category will move to City Council to determine the overall grand-prize winner. The same ranked choice voting system will apply.
5. All winners may be announced at the City Council meeting on February 27, 2018.

(Ideas, suggestions, or questions on a potential future photo contest may be directed to Mark Riverblood.)

Funding Source:

Prize money is from the Park and Recreation operations line item within the General Fund Budget.

Recommendation:

Voting will be done by individual Commissioners—Staff will 'announce' and show the winning photo(s) at the meeting.

Action:

No action required at the meeting/based upon discussion.

Attachments

Contest flyer

Photo entries - Life in Ramsey

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	01/23/2018 10:06 AM
Grant Riemer	Grant Riemer	01/23/2018 10:59 AM
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: Kathy Schmitz		Started On: 01/22/2018 03:01 PM
Final Approval Date: 01/26/2018		

Ramsey Parks & Recreation presents:

2017 Ramsey Photo Contest

Showcase what you love about Ramsey!

The City of Ramsey is holding a Photo Contest in search for beautiful photos from the community to supplement the City's Comprehensive Plan and the Parks Master Plan. Submit your photos that highlight what you love about life in Ramsey! Winners will be announced in February 2018.

Categories include: Nature of Ramsey, Parks and Trails, Industry and Commerce, and Life in Ramsey.

Prepare

- Read and review all contest rules at cityoframsey.com/PhotoContest
- Submit photos by 4:30 pm on Tuesday, January 2, 2018.
- Complete an entry form for each photo submitted.
- Complete photograph release form for photos that show recognizable faces.
- Email digital entries and accompanying forms to PhotoContest@cityoframsey.com

Awards

- Photos will be evaluated based on creativity, quality, composition, and expression of category theme.
- Overall grand-prize of $100. First runner-up in each of the four categories with a prize of $50 each.
- Winning photos will be featured in City publications

To learn more: cityoframsey.com/PhotoContest

For more information:

tbailey@cityoframsey.com
763-576-4309

City of RAMSEY

Planning Commission
Life in Ramsey: Celebrating the community through events, recreation, arts, culture, sports, and gathering places, etc.

- Review PDF of top photos selected for your category.
- Select your top three photos, ranked 1-3, based on creativity, quality, composition, and expression of category theme.
  - Photos ranked “1” receive 3 points, “2” receive 2 points, and “3” receive 1 point.
  - The photo with the most points in each category will receive the award of first prize in the category.
- Submit your votes to Tillery Bailey, tbailey@cityoframsey.com, 763-576-4309. If desired, paper copies of votes can be returned to City Hall. Votes must be submitted by Wednesday, January 31, 4:30 pm.
  - *You must specify which photo is ranked as 1-3 by TITLE so staff have an accurate vote.*
- The three photos earning the highest amount of points from each category will be forwarded to City Council to determine the overall grand-prize winner.
  - The top three photos for your category will be presented at your February meeting.
- All winners will be announced at the February 27 City Council meeting.

Warm February Day on the Deck, February 2017, Alpaca Street

Resting in the Grass, April 2016, Alpaca Street

Fun in the Snow, December 2016, Alpaca Street

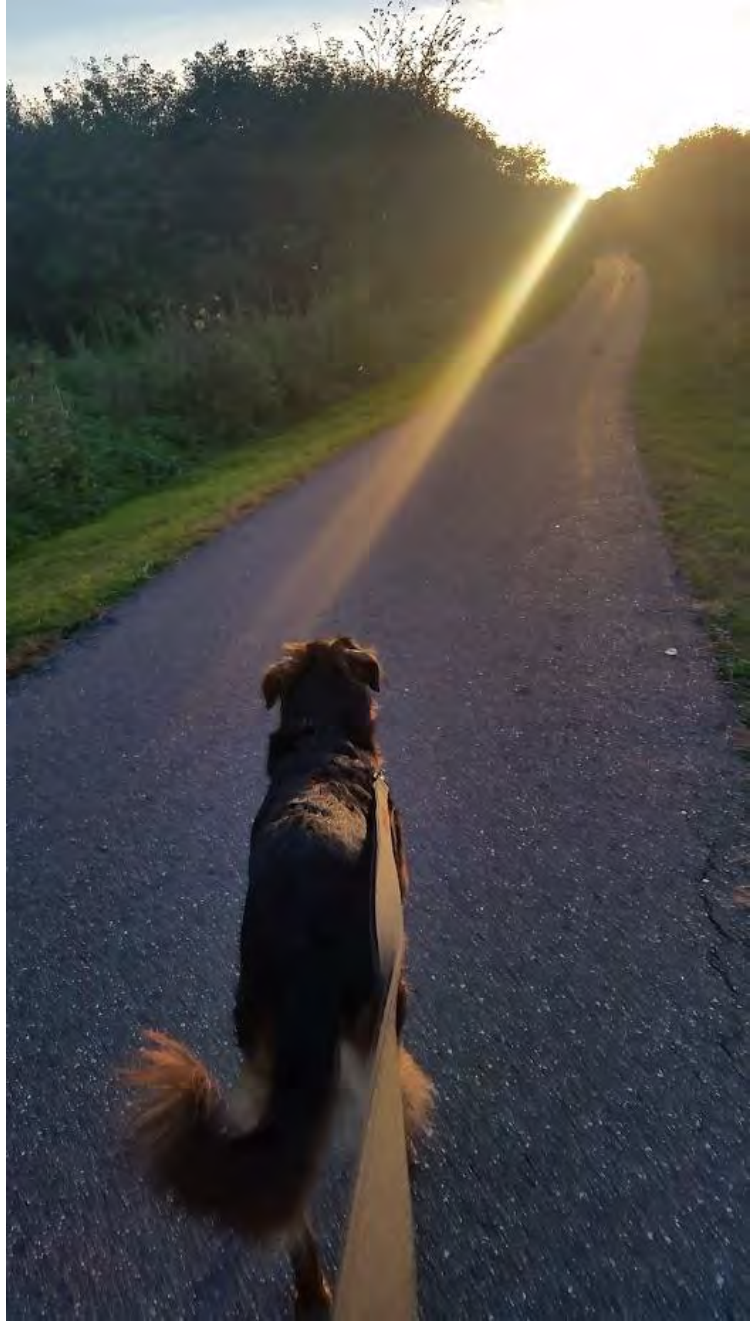
Team Huddle, June 2017, Central Park

Bears in the Backyard, May 2017, Juniper Ridge Drive

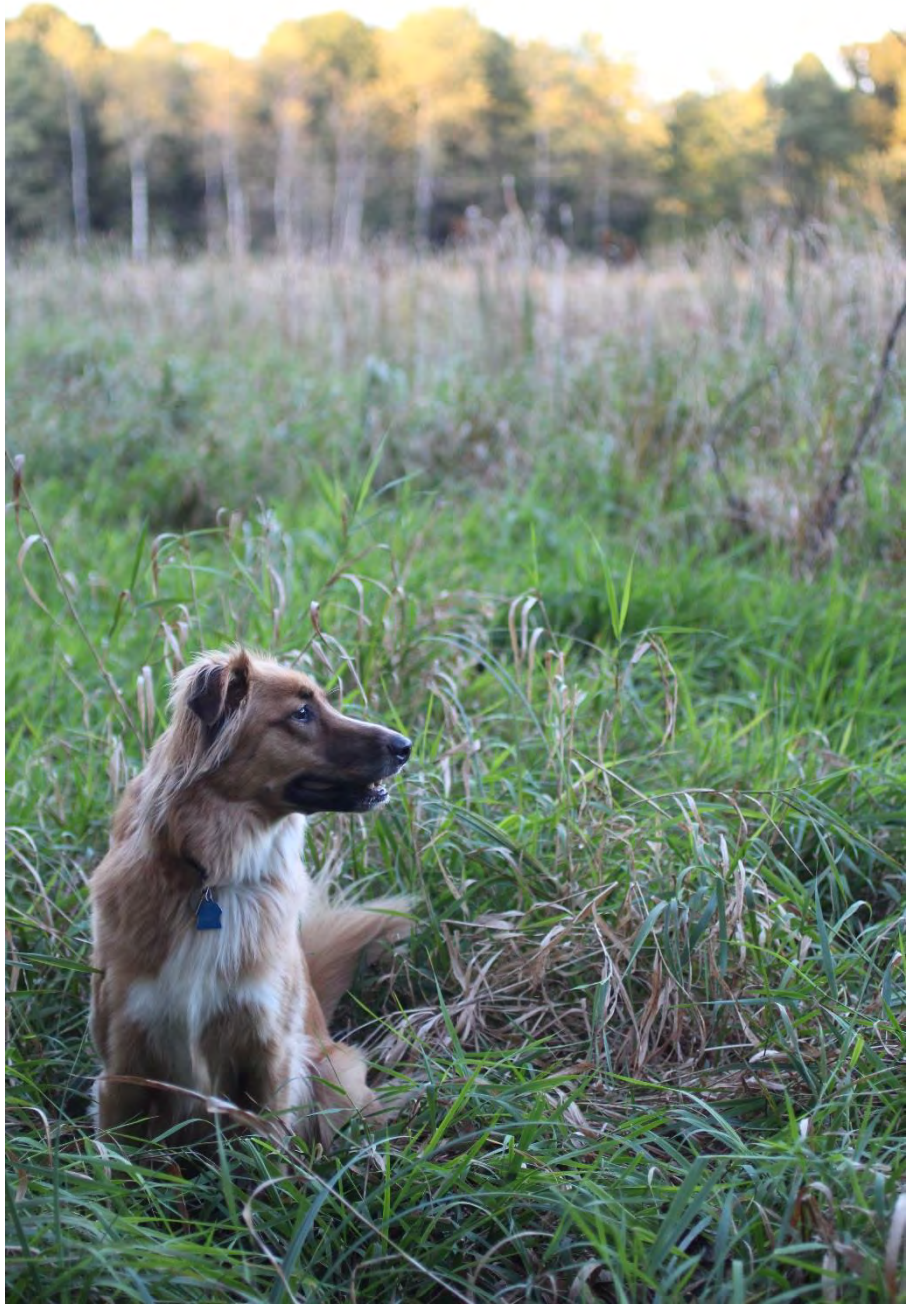
Spring Color, May 2017, Juniper Ridge Drive

Summer Dinner, July 2017, Juniper Ridge Drive

Free Lunch, June 2017, Juniper Ridge Drive



End of the Day Walk, October 2016, Elmcrest Park



Mylo in the Fields, June 2015, Xenon Street

Cole in Ramsey, March 2017, Alpine Park

River Dogs Life, Mississippi River at Rivlyn Avenue

Regular Planning Commission **8. 1.**

Meeting Date: 02/01/2018

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed are zoning bulletins for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletins

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	01/26/2018 12:51 PM
Form Started By: JoAnn Shaw		Started On: 01/24/2018 10:05 AM
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Zoning Bulletin

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Mat #42078479

Preemption—County ordinance requires shooting facilities to obtain permit

Shooting range owner argues ordinance is preempted by state law governing firearms regulation

Citation: *Kitsap County v. Kitsap Rifle and Revolver Club, 405 P.3d 1026 (Wash. Ct. App. Div. 2 2017)*

Contributors

Corey E. Burnham-Howard

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WASHINGTON (11/21/17)—This case addressed the issue of whether a county ordinance requiring shooting facilities to obtain an operating permit was preempted by state law, which explicitly preempted the entire field of "firearms regulation." It also addressed whether that county ordinance violated the Second Amendment to the United States Constitution.

The Background/Facts: In September 2014, Kitsap County adopted Ordinance No. 515-2014, which established a new chapter to the Kitsap County Code ("KCC") entitled "Firearms Discharge." That chapter, KCC 10.25 required all existing and proposed shooting facilities to obtain an operating permit within 90 days of the ordinance's effective date, and provided that the failure to obtain a permit would result in closure of the facility. It also required shooting facilities to meet detailed standards.

The Kitsap Rifle and Revolver Club (the "Club"), which operated a shooting range in the County, failed to submit an application for an operating permit by the deadline and informed the County that it did not intend to apply for a permit. The County then filed a legal action against the Club. The County asked the court to declare that the Club was in violation of KCC 10.25, and asked the court to enjoin the Club from operating its shooting facility until it received a permit. In that legal action, the Club argued that KCC 10.25 was invalid or unenforceable on various grounds, including that: (1) KCC 10.25 was preempted by state statutory law, RCW 9.41.290, which expressly provides that state law "fully occupies and preempts the entire field of firearms regulation . . . including [the discharge of firearms]"; and (2) KCC 10.25 violated the Second Amendment to the United States Constitution (and its similar state constitutional counterpart—Article 1, section 24 of the Washington Constitution), which guarantees the right to bear arms.

Finding no material issues of fact in dispute and deciding the matter on the law alone, the trial court ultimately granted summary judgment in favor of the County. The court ruled that RCW 9.41.290 did not preempt KCC 10.25 because KCC 10.25 was not a firearms regulation. The court also summarily rejected the Club's argument that KCC 10.25 violated the constitutional right to bear arms. The court thus concluded that KCC 10.25 was enforceable against the Club's shooting facility and that operation of the facility without an operating permit was a violation of KCC 10.25.

The Club appealed.

DECISION: Judgment of Superior Court affirmed.

The Court of Appeals of Washington, Division, 2, concluded that KCC 10.25 was not preempted by RCW 9.41.290, and was valid and enforceable against the Club.

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In so concluding, the court first held that RCW 9.41.290 did not apply here because KCC 10.25 was not a firearms regulation. The court reached this finding based on several supporting factors. First, the court noted that RCW 9.41.290 did not make any reference to the regulation of shooting facilities, and thus, the court concluded that there was no indication that the legislature intended to preempt local ordinances requiring shooting facilities to obtain operating permits. Second, the court noted that KCC 10.25 did not expressly regulate the discharge of firearms (or a person's ability to discharge a firearm), but only regulated "shooting facilities." Third, the court noted that RCW 9.41.290 expressly acknowledged that local governments may enact laws and ordinances relating to firearms as long as they are "authorized by state law . . . and consistent with this chapter." The court found that KCC 10.25's requirement that a shooting facility obtain an operating permit was "an exercise of the County's police power that [was] authorized under state law." Fourth, the court noted that state supreme court cases addressing RCW 9.41.290 had "limited the scope of preemption" and what was viewed as a "firearms regulation."

Moreover, the court held that even if RCW 9.41.290 did apply, KCC 10.25 fell within the exception to preemption in RCW 9.41.300(2)(a), which allowed for local regulation of the discharge of firearms "where there is a likelihood that humans, domestic animals, or property will be jeopardized." Looking at the stated purposes for adoption of KCC 10.25, the court found that it was "enacted to address the reasonable likelihood that the operation of shooting ranges would jeopardize humans and property," and thus fell within the exception to preemption in RCW 9.41.200(2)(a).

Finally, the court also concluded that KCC 10.25 did not violate the Second Amendment of the United States Constitution, or Article 1, section 24 of the Washington Constitution. The court explained that for Second Amendment challenges, courts must: (1) determine whether the challenged law burdens conduct protected by the Second Amendment; and if so, (2) then apply the appropriate level of scrutiny. Here, finding that the County presented no significant argument on whether KCC 10.25 implicated the Second Amendment, the court assumed, without deciding, that it did. Next, finding the Ninth Circuit and "a majority of other circuit courts" applied "intermediate scrutiny" to firearms regulation, the court here did so as well. The court explained that a law survives intermediate scrutiny "if it is substantially related to an important government purpose." Here, the court found that the County had an important government interest in public safety—"ensuring that shooting facilities do not endanger people or property." And, the court found that KCC 10.25 substantially related to that interest, as the permit required facilities to meet certain standards involving safety issues. Accordingly, the court concluded that KCC 10.25 did not violate the Second Amendment.

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See also: *Watson v. City of Seattle, 189 Wash. 2d 149, 401 P.3d 1 (2017).*

See also: *District of Columbia v. Heller, 554 U.S. 570, 128 S. Ct. 2783, 171 L. Ed. 2d 637 (2008).*

Case Note:

Although the right to bear arms is protected by both the United States and Washington Constitutions, those rights are not identical, and, the court noted that the state right had to be interpreted separately from its federal counterpart. In doing that, the appellate court here found that KCC 10.25 was also a "reasonable regulation" that did not violate Article 1, Section 24 of the Washington Constitution.

Repeal of Regulations—Board of County Commissioners gives express approval for town's rezoning of annexed property, and then rescinds that approval

Property owner contends board lacked authority to rescind the approval

Citation: *Waterman Family Limited Partnership v. Boomer, 2017 WL 5559857 (Md. 2017)*

MARYLAND (11/20/17)—As a question of first impression (i.e., the first time addressed by the courts), this case addressed the issue of whether a Maryland county may rescind its approval of a municipality's rezoning of annexed land.

The Background/Facts: Waterman Family Limited Partnership ("Waterman") owned approximately 148 acres of land in Queen Anne's County (the "County"). Waterman's land was zoned "Countryside" ("CS"). In June 2014, Waterman asked the Town of Queenstown (the "Town") to annex the property to the Town and to rezone the property to "Planned Regional Commercial" ("PRC"). (Under Maryland law, a municipality can annex unincorporated land contiguous to the municipality's boundaries if certain procedures are followed.) (See Maryland Code, Local Government Article ("LG") §§ 4-403, 4-404.)

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In September 2014, the Town Commissioners voted to annex Waterman's property, and in October 2014 they voted to approve Waterman's requested rezoning. The Town's new PRC zoning classification was "substantially different" from the County's prior CS classification, allowing for a "substantially higher density" than the CS classification. Under Maryland law, LG § 4-416(b), although a municipality that has planning and zoning authority has exclusive jurisdiction over the planning and zoning in any area that the municipality annexes, that authority is subject to the proviso that, for a period of five years after annexation, the municipality may not allow development of the annexed land for uses "substantially different" from that authorized under the county zoning applicable to the property prior to the annexation. That proviso is subject to the exception that the county may give "express approval" for the new municipal zoning before the five-year period expires. Accordingly, Waterman's property could not be developed with that higher density within five years after annexation, unless the County gave its express approval to the new PRC zoning classification. The Town Commissioners thus made the effectiveness of the rezoning ordinance for Waterman's property contingent in part on the County's approval of the rezoning.

On November 25, 2014, the Board of County Commissioners (the "County Commissioners") gave express approval for the Town's rezoning of the annexed Waterman property. However, at that time, the County government happened to be in a period of transition as a result of November 2014 elections. On December 2, 2014, the newly elected County Commissioners took office. On December 9, 2014, the newly elected County Commissioners rescinded the resolution that their predecessors had passed to approve the rezoning of Waterman's property.

Waterman then filed legal actions appealing the rescission and asking the Circuit Court to declare the resolution rescinding rezoning approval to be void. The Town joined those actions, and the actions were consolidated.

The Circuit Court held that the County Commissioners had "no statutory right of reconsideration" once the County had granted express approval waiving the five-year delay under LG § 4-416. The Circuit Court declared that the County resolution rescinding approval had "no legal force and effect."

The County then asked the Circuit Court to reconsider its decision, which the Circuit Court denied. The County then appealed.

The Court of Special Appeals reversed the Circuit Court's judgment. The Court of Special Appeals held that although LG § 4-416 itself did not explicitly provide that a county may rescind approval of a new zoning classification of land recently annexed by a municipality, the Mary-

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land Constitution generally authorized the county commissioners of a home rule county to repeal public local law by resolution, as occurred here.

Waterman and the Town filed a petition for a writ of *certiorari*, which the Court of Appeals of Maryland granted.

DECISION: Judgment of Court of Special Appeals affirmed.

The Court of Appeals of Maryland agreed that neither the text nor the legislative history of LG § 4-416 explicitly provided that a county could rescind approval of a new zoning classification of land recently annexed by a municipality. However, the court found that, under the common law, county commissioners had the authority to rescind such approval, and that nothing in the text or legislative history of LG § 4-416 indicated an intent to preclude a county from exercising whatever authority the county may have under existing law to rescind an action taken by its governing body.

The court found that, under the common law, as a general rule, "the governing body of a local government 'has the right to reconsider its actions and ordinances, and adopt a measure or ordinance that has previously been defeated or rescind one that has been previously adopted before the rights of third parties have vested.' " The court said that general principle was "related to the idea that a legislative body ordinarily lacks authority to restrict the legislative activities of its successors." Were it otherwise, explained the court, "legislative action would be frozen in time with local officials unable to react to changed circumstances or to pursue policies presently preferred over those previously adopted."

Consistent with that common law authority, the court noted that the Maryland Constitution explicitly confers authority on a code home rule county—like the County here—to repeal a public local law (as the Court of Special Appeals had found). (See Maryland Constitution, Article XI-F.) The parties here had debated whether the County resolution rescinding Waterman's rezoning approval was a "public local law" under Maryland. The Court of Appeals found it unnecessary to decide that question to resolve the case, since it had determined that the County Commissioners had common law authority to rescind the resolution. However, the court did say that it would "be inclined to agree" with the Court of Special Appeals that the County resolution at play here was a public local law of the County.

For those reasons, the Court of Appeals concluded that the County had the authority to rescind its assent to the Town's rezoning of Waterman's property in conjunction with the Town's annexation of the property. Accordingly, under LG § 4-406, the new PRC zoning classification for the property would not become effective until five years after annexation, unless the County should approve the rezoning in the interim.

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See also: *Dal Maso v. Board of County Com'rs of Prince George's County, 182 Md. 200, 34 A.2d 464 (1943).*

See also: *State v. Fisher, 204 Md. 307, 104 A.2d 403 (1954).*

Case Note:

Another party—Queen Anne's Conservation Association—also joined the County's appeals.

Case Note:

Notably, here there was no contention that Waterman or the Town had taken any action reliant on the County resolution approving the rezoning during the two-week interval before the new Board of County Commissioners rescinded it.

Case Note:

In its decision, the court noted that the general power of a governing body to rescind a prior law or policy on a matter subject to its jurisdiction "may be constrained in particular circumstances, as when a party has acquired a vested right in the governing body's prior policy decision." However, said the court, "[a]bsent such circumstances, the governing body retains the option of changing its mind."

Authority/Public and low-income housing—Property owner asks zoning board of appeals to waive deed restrictions to allow for residential use

Property owner and zoning board of appeals dispute whether board has authority under affordable housing law to waive deed restrictions

Citation: *135 Wells Avenue, LLC v. Housing Appeals Committee, 478 Mass. 346, 84 N.E.3d 1257 (2017)*

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MASSACHUSETTS (11/13/17)—This case addressed the issue of whether a local zoning board of appeals had the power to alter a land's deed restrictions.

The Background/Facts: 135 Wells Avenue, LLC ("Wells") owned a 6.3-acre parcel of land (the "Parcel") in the City of Newton (the "City"). The Parcel was located in an area known as Wells Avenue Office Park (the "Office Park"), which was in a limited manufacturing zoning district and was subject to a restrictive covenant owned by the City. Among other things, the City's deed restrictions on the Parcel precluded any residential use.

Wells sought to construct a 334-unit residential rental unit complex on the Parcel, with 84 of the units (25%) reserved as affordable housing pursuant to Massachusetts statutory law, G.L. c. 40B §§ 20-23.

Under G.L. c. 40B, a developer who seeks to build a housing development that contains at least 25% affordable housing (intended for those earning less than 80% of the medium income in the area) may apply directly to the zoning board of appeals of a local municipality for a "comprehensive permit," rather than applying to each individual agency that typically would have control over some subset of the necessary permits. (See G.L. c. 40B § 21.) Under G.L. c. 40B, the municipality's zoning board of appeals "has authority to review the application in its entirety, to override local requirements or regulations, and to issue 'permits or approvals' to the same extent, and with the same authority, as any of those local agencies."

In furtherance of its proposed development, in May 2014, Wells sought from the City's aldermen a "modification, waiver, or release of the deed restriction" to permit a residential use and to allow development in a "nonbuild zone." At the same time, Wells applied to the City's zoning board of appeals ("ZBA") for a comprehensive permit under G.L. c. 40B to build the proposed residential rental complex. In its G.L. c. 40B application, Wells requested that the ZBA "waive" the deed restrictions and permit the proposed residential use.

In November 2014, the aldermen declined to modify the deed restrictions. In January 2015, the ZBA ruled that it lacked authority under G.L. c. 40B to waive or modify the deed restriction.

Thereafter, Wells appealed to the Massachusetts Department of Housing and Community Development ("HAC"). HAC affirmed the ZBA's decision that the ZBA lacked authority to amend the deed restriction.

Wells then sought judicial review of the HAC decision in land court. The land court judge also concluded that neither the ZBA nor the HAC had the authority under G.L. c. 40B to require the City to amend the deed restriction so as to allow the requested residential use.

Wells then appealed to the Appeals Court and also sought direct ap-

pellate review. The Supreme Judicial Court of Massachusetts allowed the application for direct appellate review.

On appeal, Wells argued that G.L. c. 40B provides zoning boards of appeals with the authority to amend restrictive covenants. Wells pointed to G.L. c. 40B, § 21, which provides in relevant part:

> The board of appeals . . . shall have the same power to issue permits or approvals as any local board or official who would otherwise act with respect to such application, including but not limited to the power to attach to said permit or approval conditions and requirements with respect to height, site plan, size or shape, or building materials.

Wells maintained that the amendment to the restrictive covenant that it was seeking the "functional equivalent of a 'permit[ ] or approval[ ]" with the meaning of G.L. c. 40B. Wells contended that the meaning of the phrase "permits or approvals" encompassed modification to a restrictive covenant. Wells argued that the phrase "permits or approvals," in this context, included "amendments to a restrictive covenant where, as here, the provisions in the restrictive covenant are similar to those applicable to a zoning decision . . . ." Wells further contended that "there are distinct differences in kind between a property interest that is an affirmative easement and a property interest that is a negative easement," and thus that the City had less of an ownership right to them. Finally, Wells suggested that the deed restrictions were not, in fact, a legitimate property interest, but, rather, merely zoning restrictions.

DECISION: Judgment of land court affirmed.

The Supreme Judicial Court of Massachusetts held that the ZBA did not have the power to alter the deed restrictions.

In so holding, the court concluded that, contrary to Wells' contentions, modification to a restrictive covenant was "a fundamentally different action" from the types of "permits or approvals" that G.L. c. 40B authorized a local zoning board to undertake.

Wells had pointed to dictionary definitions of "permits" and "approvals," but the court found that the language of G.L. c. 40B, § 21, itself "defined the term 'permits or approvals' " in that the statute: "delineate[d] the types of local agencies that [could grant permits or approvals (i.e., 'local board[s] or official[s]'), and then enumerate[d] the types of authorizations that fall within the statutory meaning of permits or approvals (e.g., 'conditions and requirements with respect to height, site plan, size or shape, or building materials')."

Wells had contended that the amendments to the restrictive covenant would be the functional equivalent of "permits or approvals" "because they [were] functionally the same as authorizations that have been deemed permits or approvals in other contexts." Wells pointed to past amendments made to the restrictive covenant by the City aldermen. Wells argued that the process of applying for an amendment involved

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an application to the aldermen, who serve essentially as a "local board," "a review procedure, and the issuance of an authorization that affects the way that land may be used, similar to the process for seeking G.L. c. 40B approval." The court, however, found it "clear" that "the alderman's allowance of prior amendments to the restrictive covenants were not the functional equivalent of permits or approvals" because: "the aldermen were not sitting as a local permitting authority when allowing the amendments pursuant to G.L. c. 40, § 3, and the amendments, which affected a real property interest held by the [C]ity, were not the same types of permissions as regulations concerning 'building construction and design, siting, zoning, health, safety, [or] environment.' "

Moreover, rejecting Wells' argument that a negative easement was "somehow qualitatively different from a positive easement in terms of ownership rights," the court stated that "both affirmative and negative easements are to be treated, equally, as easements."

Further, rejecting Wells' suggestion that the deed restrictions were not, in fact, a legitimate property interest, but, rather, merely zoning restrictions, the court stated that "[d]espite their similarity to zoning provision, the deed restrictions are a property interest, a restrictive covenant on land, that [could] not be abrogated any any act by a zoning board."

See also: *Zoning Bd. of Appeals of Groton v. Housing Appeals Committee, 451 Mass. 35, 883 N.E.2d 899 (2008).*

Case Note:

Wells had also presented an alternative argument that the restrictive covenant was invalid because the nature of the property had changed such that the covenant no longer provided the benefit intended when it was purchased. The court rejected that argument finding that, although the Park was not supporting any manufacturing uses and was thus not being used for the price purpose for which the restrictive covenant was created, the restrictions still provided a valuable benefit to the City in that it restricted all residential use of land, "while maintaining an active economic district, protecting certain areas as open space, and maintaining buffer zones which protect[ed] the [a local river] from encroaching development."

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Zoning News from Around the Nation

MARYLAND

Frederick County officials are reportedly working to draft a compromise ethics reform bill for the upcoming General Assembly session. Currently, "the law prohibits members of the County Council and county executive from accepting campaign donations from people who have pending zoning applications." Current law also "requires the officials to disclose any ex parte communications about applications while they are pending." Under the proposals being considered, reform would include a prohibition on campaign donations from people who work for applicants seeking zoning changes, which would include attorneys, architects, engineers and traffic consultants. Another proposal being considered would add candidates from the Planning Commission to the prohibition.

Source: *The Frederick News-Post*; *www.fredericknewspost.com*

MISSOURI

The City of Springfield is considering a bill aimed at regulating short-term rentals. Among other things, the bill would require owners to obtain annual business licenses and certificates of occupancy. The bill would also institute distance requirements between different short-term rentals in certain areas of the city. The bill will undergo public comment in January and is expected to be presented by the city's Planning and Zoning Commission to the City Council in February.

Source: *Springfield News-Leader*; *www.news-leader.com*

PENNSYLVANIA

An inclusionary zoning bill is being considered by the Philadelphia City Council. The bill "aims to promote affordable housing by mandating developers to set aside about 10 percent of units for affordable housing in properties featuring nine or more units. In lieu of affordable housing, developers could pay between $11,000 and $30,000 per unit into the Philadelphia Housing Trust Fund, depending on specifications of the project." Reportedly, proponents of the bill believe it will help alleviate the city's affordable housing crises, while opponents worry the bill will "leav[e] developers more vulnerable to additional costs, possibly pushing them out of the market entirely."

Source: *Billy Penn; https://billypenn.com*

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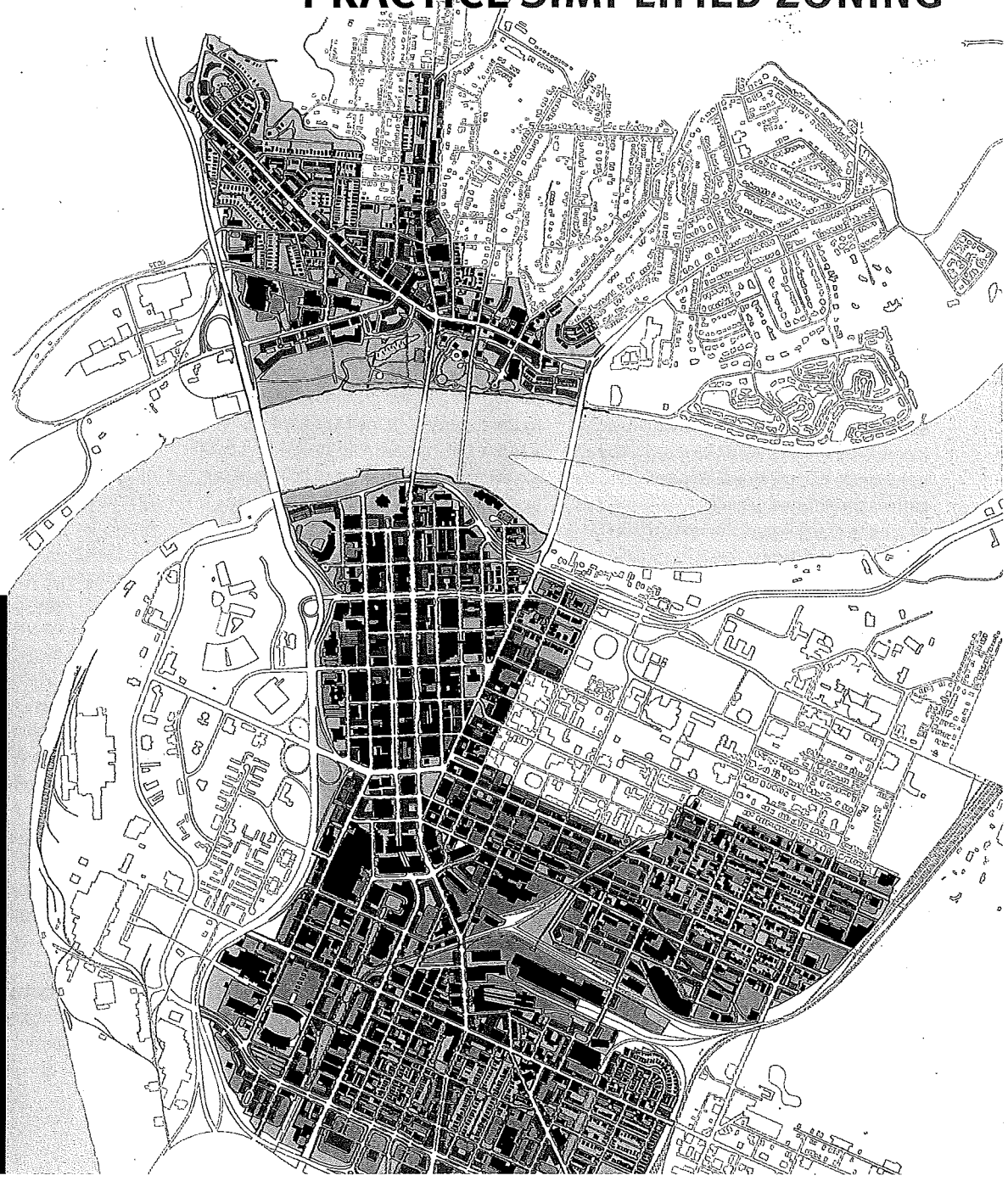

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Why Can't We Make Zoning Simpler?

By Lee D. Einsweiler

Zoning is perhaps the most important tool cities and counties have at their disposal to control the form and character of new development. The trouble is that many current zoning codes frustrate efforts to build projects that appear consistent with the local vision for community growth and change.

They include impediments and barriers, such as restrictive use lists, lot area, and setback standards that do not match the underlying pattern of development, density restrictions, and other controls on housing choice that generate exclusionary communities, and onerous processes that do not improve the quality of development.

Zoning often cannot keep pace with new ideas in the marketplace. For example, many ordinances do not adequately accommodate alternative energy facilities such as solar and wind energy systems, trending commercial uses such as cat cafes or doggie day care, or tactical urban projects such as temporary pop-ups, right-of-way encroachments, and installations.

Zoning has accreted over time, like oysters layering on top of their predecessors. In 1946, Los Angeles was regulated by a 96-page Zoning Code, while today's code has swollen to more than 800 pages. And the current effort (titled re:code LA) will likely expand that page count, for reasons discussed further below.

We know better. At least we should. So why can't we make zoning simpler and remove these impediments and barriers? The following material will cover a bit of history to ground us all in how we got here, followed by a discussion of current ongoing efforts to simplify zoning. Some guiding principles for rethinking our reform efforts are provided, along with a series of techniques worth considering as your community heads toward the simplification of its zoning.

HOW DID ZONING GET SO COMPLICATED?

Zoning began with two key purposes: (1) ensuring nearby uses were not harmful to each other and (2) managing building bulk to improve public health. This led to Euclidean zoning, with its focus on separation of uses (often to the extent that zoning is found to be exclusionary). It also set the tone for today's form-based codes (beginning with the early 20th century ziggurat skyscrapers generated by New York City's zoning).

Early Complications

As communities began to adopt zoning, the simple systems for separating residential, commercial, and industrial areas began to splinter into more and more districts. These new districts were often established to differentiate the character across the community—more types of residential areas were identified, separating building types like apartments from single-family homes (which later became a mechanism that has generated serious equity issues in many communities). As the forms of residential were split up, so to, the types of commercial areas were separated (often based on scale). Individual uses were relegated to specific locations in the community, and the combinations of use and form began to multiply the total number of districts established.

The expansion of the total available zoning districts and uses was complemented by the expansion of the uses to which zoning was applied. Specifically, aesthetics became a more significant issue, and zoning began to specify far more detailed design standards for new development. Processes for review started to vary by zoning district or project type as well, further complicating the original concept.

In the 1950s and '60s, in an effort to move away from these strict systems, the concept of planned unit development (allowing for a master plan approved by the legislative body) grew in importance. The master plan was a vehicle that could serve communities well by allowing flexibility to mix uses and housing types once again. The separation and bulk regulations of Euclidean zoning could be modified through the master planning process. It was also touted as a way to reduce the impact on the environment through design that took existing character of the land into account. Unfortunately, in many cases, the city councils and county commissions were not well informed on planning or environmental issues, and these master planned communities often were vast areas of a single housing type surrounding a golf course. The addition of the PUD tool rarely led to elimination of any existing districts—it simply added to the zoning palette.

Many communities tried to pin down the master plan's flexibility by adding point systems that required the applicant to earn their development rights through sound planning. While this was a sensible response to a potential excess of flexibility available to applicants, it complicated the planning process. These point systems have since fallen by the wayside in most communities, although some landscaping point systems continue to function to this day.

By the 1970s, Lane Kendig's performance zoning (in which external impacts caused by a use were the focus of regulation) had become the flavor of the day. One lasting legacy of his work was the concept of landscape buffers, to be established between uses based on the degree of incompatibility. In some communities, this was extended to the extreme of buffering "like from like" (placing landscape buffers around all multifamily projects, for instance, even where they abutted another multifamily development. Full-blown performance systems like Bucks County, Pennsylvania's, were rare, since implementing them often involved a significant understanding of math and engineering, not the typical planner's strongest subjects.

These efforts were focused on curing ills created by prior efforts. Today, most codes hybridize these elements, using a combination of tools where they fit best. However, it's fair to say that none of these techniques has ever really managed to simplify zoning over the last 100 years.

CURRENT APPROACHES TO SIMPLIFICATION

The trend toward new approaches continues today. There are a variety of potential contenders—all suggesting they offer the path to simplification and ease of use.

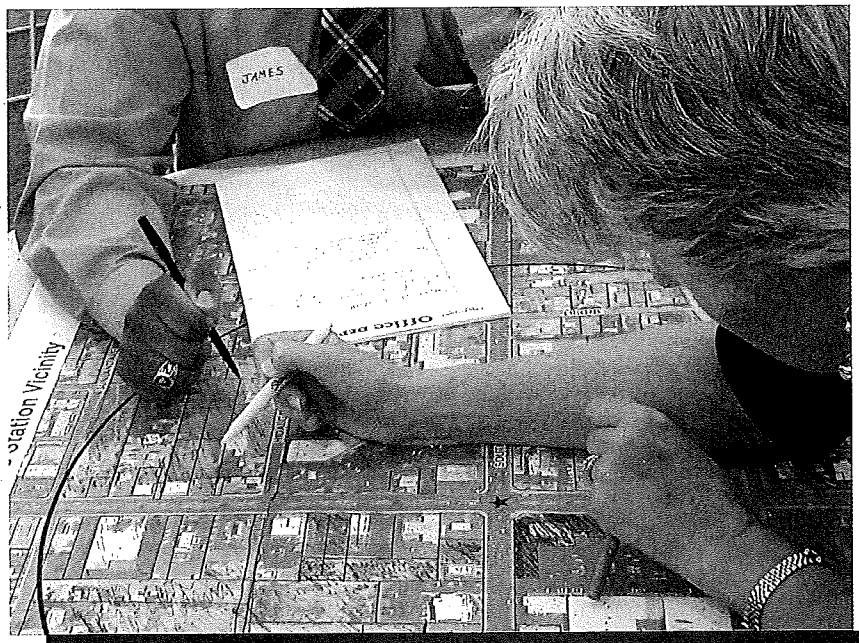
Form-Based Codes

Today's most common zoning innovation is the form-based code, our latest silver bullet,

in which a prescriptive code ensures good urbanism without the need for additional public input during development review (formbasedcodes.org). A form-based code, as the name suggests, is intended to focus attention on the urban form of the community, downplaying the need for the typically intense use regulations applied in Euclidean zoning. The other key element of the form-based code is that it brings together a focus on private development in relation to the public realm (the space from the face of one building, across the street and sidewalk to the other building across the way). This is intended to assure that land use and multimodal transportation issues are taken into account together. The code document is typically highly illustrated, and uses simple tables to display what was once conveyed through paragraphs of legalese. The form-based code is typically the result of detailed planning, often conducted with the general public through a charrette process, which enhances the ease of adoption of new zoning in many communities.

The challenge is that many citizens feel as though their input on each development project is critical to the final quality and neighborhood fit, even where detailed planning has already occurred. In many cases, this challenge is compounded by politicians that believe they have been elected to determine the individual outcomes of development projects. This reluctance to let go often leads to great zoning districts that are subject to the same old review processes. In some communities, this leads to adoption as an overlay or parallel code (in which both old and new zoning can be selected by applicants), rather than committing to the new model of zoning. This reduces predictability, one of the key elements of a form-based code, and increases the complexity for staff when explaining the rules.

When viewed in light of simplification efforts, one final challenge associated with form-based codes is that they do not typically remove any existing zoning from the books, just add to the existing content. Also, by establishing multiple systems in place in the same community, they can be confusing as well.



Ryan Scherzinger, AICP, © American Planning Association

A community charrette process can help to build support for adopting a form-based code or related techniques.

Lean Urbanism

The "lean urbanism" movement is all about making small incremental changes and tactical projects possible (leanurbanism.org). It aims to reduce both the extent of development standards applied to smaller projects, along with streamlining the review for those projects. In communities that apply a public review and comment process to the majority of their development approvals, it can be just as costly and challenging to move through the approval process with a small-scale project as a large one. This often impacts local property owners, who come to believe they cannot get through the approval process on their own. The end result is that these high-discretion communities often find their developers are outsiders to the community that often bring a focus on short-term gains over long-term planning goals. Lean urbanism is focused on enabling local, small-scale changes, expanding opportunities for young entrepreneurs, makers, immigrants, and others typically pushed out of the development system.

It's important to note that many communities already apply variable thresholds to exempt smaller projects or make them more affordable. This often includes simplified subdivision review, reduced stormwater obligations, and in the case of renovation or adaptive reuse, even reduced building code requirements. However, every community could use a review of the ease with which small-scale projects can be achieved.

It's not clear whether lean urbanism should be considered a zoning reform movement, since it does not impact all project types, but rather has its specific focus on the small-scale activities. From this perspective, it may serve better as an economic development policy of the community, implemented not only through zoning, but all kinds of permitting including business licensing and street vending.

Once again, from the perspective of simplifying zoning, it may do so, but also likely creates a two-tier system (small versus large), instead of simplifying the entire system for all.

'Pink Zones'

The pink zone concept of reducing red tape (eliminating bureaucratic processes that hamper activity) is often applied in selected areas as a pilot or test case. While uncommon in high-pressure markets, it is common in low-demand communities. Detroit is preparing new zoning that proposes to enhance development opportunity by getting at the low-hanging fruit along commercial corridors through tools like reducing parking requirements and allowing more by-right uses, in exchange for changes to design standards such as streetscape improvements.

See also the concept of a Relaxed Zoning Overlay, intended for declining cities, where an increased use list (such as adding urban agriculture and corner stores to an existing neighborhood) is intended to spark activity in the market (*Zoning Practice*, September 2011: planning.org/media/document/9006924). Both ideas are intended to simplify zoning through the reduction of standards and the streamlining of processes.

Unfortunately, if experience from other communities is any guide, once development takes off in a pink zone, it will be reined in once again by demands for higher standards, more conditional uses, and more cumbersome review. Also, as a pilot project, one can hope it impacts the entire community eventually, otherwise it is just another layer of complexity (albeit a useful one).

GUIDING PRINCIPLES FOR ZONING REFORM

Here's our chance. Let's set some guiding principles for every new zoning effort.

Start with a Policy Foundation

Set the goals and vision in a *plan*. All too often, zoning projects are asked to apply new features to an area without any policy guidance or support. Zoning is a tool (or toolkit) that is applied to implement planning and vision. Without this base of support, it is all too easy to forget why we have the zoning rules.

Zone Like We Mean It

Zoning impacts the value of property in a way that planning seldom does. This means the exercise is more serious for property owners (or would-be property owners) than any planning project. Yet planners rarely attempt to explain the "why" of zoning. We simply use the same tools we see in other communities, snagged off the internet and sometimes combined in ways that work at cross-purposes. We should always have a sound reason for every rule we impose. Where we cannot enforce a rule, we should not apply it.

Consider the Golden Rule:

- Try to think about the potentially impacted next-door neighbor. Are the trade-offs of some localized impact worth the outcome for the community as a whole?
- Think about others in the community who might like an opportunity to develop something similar. Are they given an equal chance at enhancing the community through development, or are they locked out? Let's ensure equity is a part of the planning and zoning discussion.

Match Regulations to Existing Patterns

All too often, zoning ignores underlying patterns of platting or development. Many communities have applied suburban lot area minimums over the top of traditional urban development patterns, leading to widespread nonconformities and frequent variance requests. Where existing patterns are acceptable to the community (and not meant to be transformed to another pattern), let's right-size the development regulations to allow reconstruction and enhancement of these traditional patterns.

Be More Flexible About Use

Consolidate uses to the maximum feasible extent. There are a variety of tools for managing uses, including use standards for performance and scale. Let's not get caught up in naming and defining every use in the known universe to ensure we have placed it in the perfect location—the market is pretty good at that! And let's focus on the real impacts, not perceived ones. Often, the use is not the problem. A bail bond establishment is really just an office. However, it is frequently the amount and garishness of its signage, or the perception of its users, that leads us to severely limit its location options. Let's also consider existing impact mitigation tools. Your community likely already has rules for impacts such as noise, glare, and property maintenance, along with an existing code enforcement process outside of zoning that can be relied upon. We should try not to duplicate that in zoning.

Be More Flexible About Housing Types

Let's resurrect the historic development patterns that are so often beloved in our older communities. Let's learn not to fear mixing housing types in urban neighborhoods—small apartment buildings can live pleasantly alongside duplexes, fourplexes, and single-family homes in many neighborhoods. Let's return to providing those "missing middle" housing options the market is craving.

Quit with the Studies

Even after we have planned (and built infrastructure) for a certain level of development, we often study it to death when a site is proposed to be developed. Once the comprehensive plan has established a general intensity for an area, and the community has provided public facilities to serve it, why are we continually studying every development to determine whether it should move forward?

Consider Simple Rules to Convert Suburban Form to Urban

Do we really need as much suburban form as we have developed on the fringes of our communities? Is a mall really better than a shopping street? As the market begins to modify the patterns of development that we have established over the past 50 years, can we use simple rules ("build to" instead of setback, for example), to begin to convert our suburban forms into more urban settings?

Try to Differentiate the Real from the Perceived

When it comes to urban development, we so often deal with perceptions of how uses or development patterns impact our communities that we cannot have any meaningful discussion of alternatives. We panic when perceived problem uses are allowed near our homes, when we should be focusing on the elimination of any externalities associated with the use. The U.S. has a tendency to pour amber over its suburban single-family neighborhoods,

many of which are less than 50 years old. Do we really need this "nanny state" approach to the places we live in? Could we have at least some portion of the community with a mix of uses and housing types?

TECHNIQUES FOR SIMPLIFICATION

The following are some potential ways to achieve simplification in your community. While you may not employ every technique, we should all aspire to a constant whittling away of the nanny-state aspects of our zoning.

Managing Uses

Rethink your uses. Gather them into broad categories whenever possible. Make a place for every use somewhere in your community (no, you don't have to accommodate nuclear waste facilities, but almost everything else should be allowed somewhere). Use your planning processes to think through where uses are allowed, then use conditions to manage any remaining impacts likely to be created by a use (stick to the real, not perceived, impacts). Add only objective use-specific standards; avoid "undesirability" if it cannot be described in unique physical or operational characteristics that trigger use-specific standards.

Imposing Minimum Elements of Good Form

One of the most difficult conversations to have with the community and developers is what the rules ought to include. Focusing on the minimal elements necessary to achieve good developed form is critical. We all too often control the tiniest details (such as through "pattern books" or architectural standards outside of historic districts). While the architecture of by-right development may not be the best, at least the building will be in the right place. This approach has improved the urban form in Nashville, Tennessee, for example, while keeping its hands off of architectural details. Would we all be better off with the original 1986 Seaside Urban Code consisting of one page (albeit a very large page)?

Applying Scale

Doing a better job of prescriptively managing the scale of our urban form allows disparate elements to play nicely together. A small

Jimmy Dominico, Pixabay.com (CCo 1.0)

Nashville's approach of imposing minimal elements of good form to by-right development has helped to improve its urban form.

Meghan Stromberg, © American Planning Association

Managing the scale of the local urban form is an effective way of managing disparate elements. The grocery store pictured here is the ground floor of a contextual residential development.

corner store can be a boon to a neighborhood, creating a walkable alternative to a trip across the city. A large house can successfully accommodate more residents, so let's allow for continued upkeep of these historic forms by allowing more units within the existing building. Thinking about managing scale and keeping it in context is key. A corner grocery in a fourplex is a successful scale, but so is a full grocery on the ground floor of a high rise. Let's think through these scale issues, and manage them more often with form controls and less through use restrictions.

Ditching Cumulative Zoning

It's long past time for us all to move away from cumulative (or cascading) zoning. Every district is *not* a consolidation of all the less intense uses plus some new more intense ones. We're smarter than that.

Reducing or Eliminating Parking Requirements

There's been a lot published on parking in recent years, but we're still requiring too much in most cases.

See "Eliminating Parking Minimums" in the June 2017 issue of *Zoning Practice* (planning.org/media/document/9125905) and get your community in alignment.

Improving Process

If we plan well, with special regard to development form, we should be able to let loose of the exaction-filled, time-consuming processes for development review that have accreted over the years. Streamlining development review (and clarifying exactions and tax policy so that we don't have to mix the two) by allowing by-right development to the maximum extent possible is a key opportunity for simplification (see *Zoning Practice,* April 2016: planning.org/media/document/9100319). Where there are common approaches to a challenging issue, let's pre-approve them (this may include blanket encroachments for projecting signs, or preapproved site plans for housing of a certain type on a certain lot size). Preapproved elements make investment easier.

Let's also coordinate our triggers (when parking, lighting, landscaping, streetscaping, and other site elements must be improved). Pre-thinking these issues to allow for ease of use and clarity is important assistance for the front-line plan reviewers (see *Zoning Practice,* May 2017: planning.org/media/document/9100319). And let's allow for reasonable nonconforming structures and sites to be expanded and improved. Allowing for phased development using the nonconforming rules is a vast improvement over planned development or other similar processes. While offering expedited review would seem a useful process for moving select projects through more quickly, any process improvements should be applied to *all* projects, not just those with the ability to pay higher fees.

Enhancing the Document.

The content of your regulations can be simplified without ever changing the policy behind them. No matter what, approaching your rules by writing in "plain English" and including tables and graphics that ease the use of the document is a key step (see *Zoning Practice,* January 2015: planning.org/media/document/9117686). Some communities have focused on the modularity of their codes. Denver, for example, duplicates material in each context, but as a user, you only need a smaller portion of the zoning book to understand the rules applied to your property. As computers become a more important part of development review, this

SIMPLIFICATION TECHNIQUES, PROS AND CONS

Technique	Pro	Con
Managing uses	Consolidation allows for easier change in use, which means quicker market responsiveness	Many communities cannot politically avoid singling out uses for special treatment
Imposing minimum elements of good form	Ensures that buildings are in the right place	Requires community agreement on what good form is applying scale
Applying scale	Allows for richer mixing of uses and housing types, reduces trips	Scary to folks who have always lived in single-use, car-oriented places
Ditching cumulative zoning	Allows carefully tailoring districts to their intended forms and uses	Moves away from traditional thinking about land use and land value
Reducing or eliminating parking requirements	Eliminates excess pavement, allows buildings to be closer together for walkability	May require parking on adjacent public streets
Improving process	Reduces time (and therefore cost) of development approval	May be perceived as reducing community input
Enhancing the document	Easier to read in plain English with illustrations	May require skills (page layout and illustration) beyond those that local planners are trained in

document organization issue may fade (more pages may be easier to use) (see *Zoning Practice,* October 2017: planning.org/media/document/9006882).

CHALLENGES: IT'S NOT ALWAYS ZONING'S FAULT!

There are a variety of reasons why we don't seem to be able to simplify zoning. It's almost always easier to just add a new layer on top, without rethinking the layers below, and so often this is just what we do. Of course, any planning and zoning exercise is subject to the political system that must "own" the results. In many communities, the issue is complicated by fiscal woes that seldom place planning at the top of the funding list.

Politics

Always a contender. Sound planning policy is always subject to approval by the political system, and if your community does not have a rational way to discuss land-use policy, then simplifying your zoning will remain a huge challenge. In addition, if short time horizons are all your community is willing to discuss, you will never achieve truly sound planning practices (because they consistently require looking to the longer term).

It takes bold leadership to truly change a community's planning and zoning system, which makes complete reform projects a rarity (often created by the combination of a strong mayor and a great planning director). Only with this willingness to hold strong to an ideal of reform can the various layers of zoning be stripped away, and their essence as plan implementation tools reemerge.

Bad Planning

All too often, it's not bad zoning that creates equity and fairness issues, it is the planning implemented by the regulations that is to blame. If planning is inequitable or overly complex, then the toolkit used to implement it will follow suit. Good, simple, strategic planning is likely to lead to simplified zoning.

Clarity and community buy-in for planning policy means regulations are welcomed as the tools to achieve the plan, not threats to ownership rights. Not allowing hot-button issues to consume all of the air in your community is also a challenge. A tradition of successful planning will allow the community to get beyond the one squeaky wheel of the month to handle larger issues.

Blunt Tools

We all too often only see part of the toolkit available for plan implementation. Since zoning is often the most powerful tool that planners have control over, it is frequently applied in too broad a fashion, even though other tools (financial or regulatory, but not land-use driven) will better serve the community.

Inadequate Staffing

Without enough planners to implement your new, simpler regulations, the community will still be challenged to produce swift, effective development review. And in many cases, it is not the planning review that occurs too slowly, but engineering and other internal or external reviews. And yet zoning often takes the hit for these other entities and their work (one solution for this issue is an online permit review system that helps folks see where their permit is stuck).

Keep it Legal

Some places simply do not have the authority to operate in a manner consistent with best practice. In places with restrictions on taxation authority, such as California, the exaction process has stepped up to take over something most states believe should be handled through property taxes. Until improved regulatory authority exists in those settings, some of the reforms described in this piece will not be allowed.

IN SUMMARY

Most practitioners believe the most important issues to be resolved by zoning relate to the externalities generated by a specific development in a specific location. These range from glare and noise to traffic and stormwater runoff. Of course, these issues differ from place to place and site to site.

A community with no room for greenfield development often has a higher tolerance for the impacts associated with infill than a location on the fringe with room to spare. And a community with high market demand can afford stricter controls than one with little economic activity.

Clearly, every community's approach must be customized to the situation at hand—not every simplification technique makes sense in every community. But remember, every community has the option to simplify its zoning, whether through piecemeal changes or an entire zoning reform project. Tying zoning to sound planning is the most important of all (even more important than a simple code with no policy basis).

It has all been said before . . . but here's your chance to take the time and energy required to improve and simplify your zoning. Point out the advantages of a simpler code (in ease of use and administration). Clarify your community's desired limits on market intervention. Hey—take a risk! It's only zoning.

ABOUT THE AUTHOR

Lee D. Einsweiler is principal and cofounder of Code Studio, a planning and plan implementation firm in Austin, Texas. His zoning work began with early redevelopment efforts in South Florida, and has since grown to include projects in almost every state in the U.S., ranging in scale from small area and corridor planning and zoning to citywide zoning update projects. He has taught plan implementation at the University of Texas at Austin, and spoken on zoning at conferences across the U.S. and in Australia.

Cover: Chattanooga Illustrative Plan, courtesy Code Studio

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WHAT ARE THE BEST APPROACHES TO SIMPLIFYING A COMPLICATED ZONING CODE?

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