

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

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. Public Hearing**
 1. PUBLIC HEARING: Consider Request for a Conditional Use Permit for the Operation of a Religious Institution in the B-1 General Business District (Project No. 18-151); Case of House of God Church
 2. PUBLIC HEARING: Review Site Plan and Conditional Use Permit Allowing Outdoor Storage as a Principal Use at 9500 156th Ave NW; Case of Rain for Rent
 3. PUBLIC HEARING: Review Preliminary Plat for Residential Subdivision (PUD) for Shade Tree Cottages (Case 17-130); Case of Shade Tree Communities, LLC
- 6. Commission Business**
 1. Consider Revised Site Plan Approval of Regency Ponds Self Storage
- 7. Comprehensive Plan Update Items**
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission**5. 1.****Meeting Date:** 10/04/2018**By:** Chris Anderson, Community
Development

Information**Title:**

PUBLIC HEARING: Consider Request for a Conditional Use Permit for the Operation of a Religious Institution in the B-1 General Business District (Project No. 18-151); Case of House of God Church

Purpose/Background:

The City has received an application from House of God (the "Applicant") for a Conditional Use Permit to operate a religious institution on the property located at 5909 167th Ave NW (the "Subject Property"). The Subject Property is zoned B-1 General Business District, which presently does not identify Religious Institutions as either a permitted or conditional use. However, the Planning Commission did conduct a Public Hearing on September 6, 2018 concerning a Zoning Text Amendment that, if adopted by City Council, would identify Religious Institutions as a Conditional Use in both the B-1 and B-2 Business Districts.

Notification:

Staff attempted to notify all property owners within 350 feet of the Subject Property of the requested Conditional Use Permit via standard U.S. mail and published the Notice of Public Hearing in the Anoka County UnionHerald.

Observations/Alternatives:

The Subject Property has an existing, vacant building (formerly a bank) on it that the Applicant is proposing to utilize for their religious institution. Properties to the west and south (across 167th Ave) are both also zoned B-1 General Business District; the property to the east (across Highway 47) is zoned PUD and is part of the golf course; and the property to north is zoned R-1 Residential (Rural Developing). The Subject Property is approximately one (1) acre in size, have a paved parking lot, and is served by a private well and septic system.

The church has approximately eighty (80) members, including children and would primarily hold services on Wednesday evenings and Saturdays. The Site Plan does show thirty-eight (38) parking stalls, which based on the proposed seating and office space, would comply with the minimum parking standards. However, there is not really any room for additional parking on the Subject Property, which, by default, will limit the ability of this religious institution to expand its membership.

The Applicant has already had a walk-through of the building with the Building Official and Fire Marshall to understand what modifications would be necessary based on the change of use (mostly minor items related to exiting and lighting). A compliance inspection of the septic system is required and it is possible that the system will need to be upgraded for capacity and code compliance.

There are existing encroachments into the Highway 47 road right-of-way that will also need to be addressed. The Applicant is aware that the drive-thru canopy and the existing ground sign are both either partially or entirely in the right-of-way and need to be removed.

Alternatives

Alternative #1. Recommend City Council approve Resolution #18-208 granting a Conditional Use Permit for a religious institution on the Subject Property. The proposed use seems reasonable for the Subject Property. There appears to be adequate space for parking to accommodate the existing membership. Only minor interior building modifications will be necessary to accommodate the change in use. The Applicant is aware of the existing

encroachments that would need to be eliminated, which addresses an issue that's been known for sometime now. The only potential concern has to do with future parking accommodations should the congregation grow. However, there is always the possibility of a shared parking agreement with the adjacent property owner, should that be necessary. Staff supports this alternative.

Alternative #2. Recommend City Council deny the requested Conditional Use Permit. Staff does not object to the proposed use of the vacant building on the Subject Property. There appears to be sufficient parking area to accommodate the current size of the congregation. A new user occupying this site will also help eliminate existing encroachments into Highway 47 right-of-way. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs of this request, including the review of the Application.

Recommendation:

Staff recommends approval of Resolution #18-208 granting a Conditional Use Permit for the operation of a religious institution on the Subject Property.

Action:

Motion to recommend City Council approval of Resolution #18-208 granting a Conditional Use Permit for the operation of a religious institution on the Subject Property.

Attachments

[Site Location Map](#)

[Aerial View of Site](#)

[Floor Plan and Site Plan](#)

[Staff Review Letter](#)

[Resolution #18-208: DRAFT Conditional Use Permit](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 10/01/2018

Reviewed By

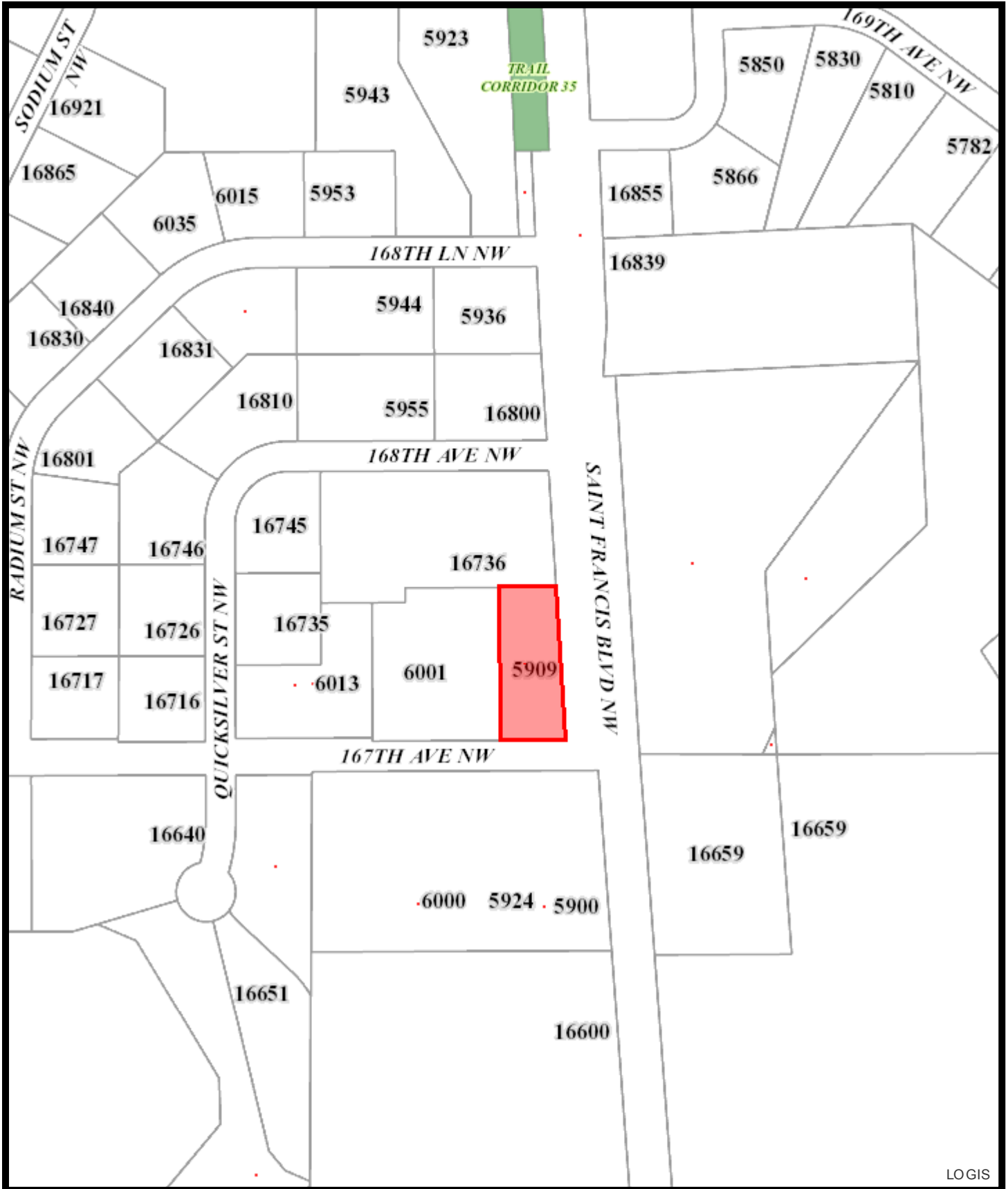
Tim Gladhill

Date

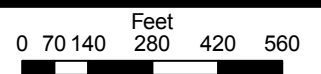
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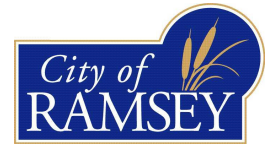
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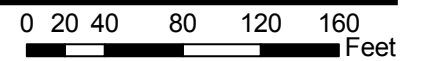
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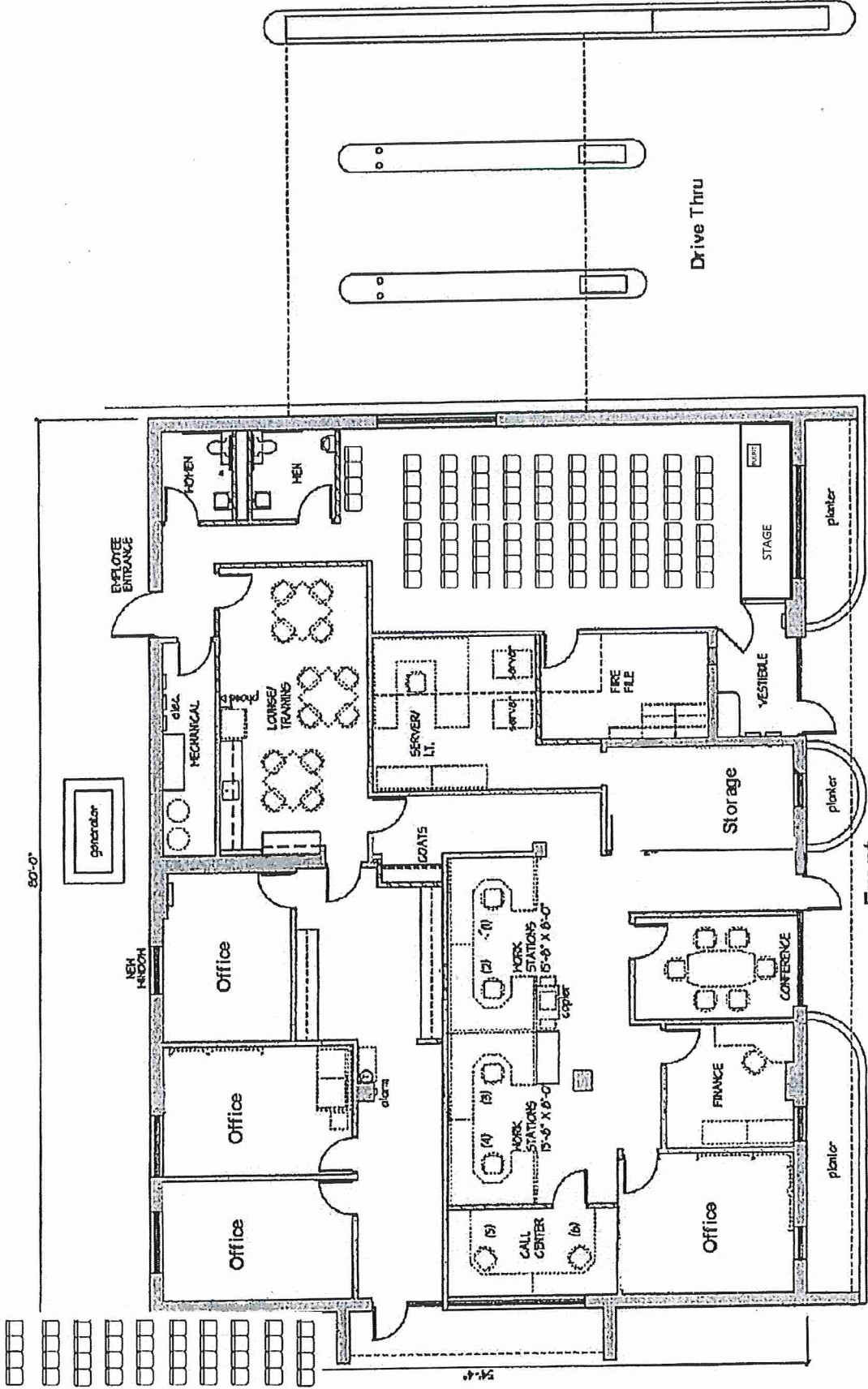
11-32-25-42-0028
5909 167TH AVE NW



Print Date: September 7, 2018



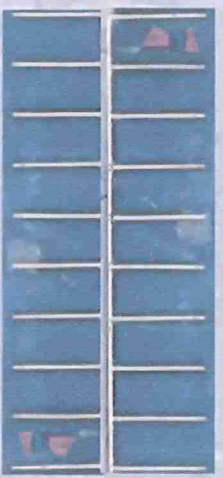
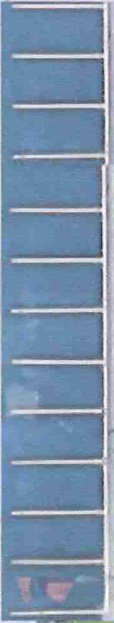
1/18"=1'-0"



MAIN LEVEL PLAN - 4,421 S.F. - PROPOSED FLOOR PLAN

A21

Defense Gun
and Indoor...



Total 38 parking
spots

5909
Aven

Google

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	SEPTEMBER 21, 2018	PROJECT ADDRESS	5909 167 TH AVE NW
PROJECT. TITLE	REVIEW FOR CUP TO ALLOW RELIGIOUS INSTITUTION (CREES MINISTRIES)		
ESCROW #	116589		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson Email: canderson@cityoframsey.com	Phone: 763-433-9817	

Site Plan Review

General. The purpose of this file is to review the Conditional Use Permit application for the operation of a Religious Institution at 5909 167th Ave NW. There is an existing, vacant building (former Landmark Bank building) on the property that would be converted to a church. There are no proposed significant interior building modifications other than what is required by Fire and Building Codes, based on the change in use.

The property is zoned B-1 General Business District. Presently, Religious Institutions are neither a permitted or conditional use in this zoning district; however, the Planning Commission conducted a Public Hearing on September 6, 2018 concerning a proposed Zoning Amendment that, if approved, would identify Religious Institutions as a conditional use in both the B-1 and B-2 zoning districts. Action on this request will be contingent upon whether the aforementioned Zoning Amendment is adopted by the City Council.

This case is being reviewed per City Code Section 117-114 (B-1 General Business District) and Section 117-356 (Commercial and Industrial Off-Street Parking).

Staff provides the following comments for general review of the application:

Land Use and Zoning: The Property is guided for commercial in the Comprehensive Plan and is zoned B-1 General Business District.

Lot Dimensions: The lot approximately one (1) acre in size.

Surfacing: The Applicant is not proposing any changes to the parking lot, with the exception of striping parking stalls. The parking lot is currently paved. No sidewalks exist onsite.

Building Architecture and Changes: There is a single building on the property that is approximately 4,800 square feet in size. No exterior changes are proposed. There is an existing drive-thru canopy as well as an existing ground sign that are both within the public road right of way for Highway 47. Both encroachments must be removed prior to issuance of a Certificate of Occupancy for this new use.

The applicant has already conducted a walk-through with the Building Official and Fire Marshall. There are some minor interior modifications that will be necessary, mostly dealing with lighting and exiting. A compliance inspection of the septic system will need to be completed. It is likely that the septic system will need to be updated and/or replaced, but that won't be known definitively until the compliance inspection is complete.

Waste Storage: There is no waste storage shown onsite nor existing outside the current building. Any enclosure must match the materials of the principal structure.

Fencing: The Applicant is not proposing any fencing onsite. Any fencing would require a Zoning Permit.

Mobility/Parking:

Number of Stalls

City Code Section 117-356 states that churches and theaters require one space for each three seats auditoriums, mortuaries or for each five feet of pew and other places of length assembly. Additionally, there shall be one (1) parking stall for every 300 square feet of office space.

Per the floor plan submitted, there will be eight-four (84) seats in the assembly area. There will also be approximately 2,400 square feet of office space. Based on the commercial off-street parking requirements, there should be thirty-six (36) parking stalls (28 based on the number of chairs and 8 based on the office area).

The Site Plan indicates a total of thirty-eight (38) parking stalls proposed. The applicant has indicated that there are approximately eighty (80) members, including children. The proposed parking does appear to comply with the minimum parking requirements. There is also the potential for some shared parking with the adjacent business (Total Defense) if the times of service do not conflict with their hours of operation. This would require a shared parking agreement to be executed between the two parties.

Note that this site would really restrict the growth/expansion of the congregation size based on available parking.

Dimensions

City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep.

There are no striped stalls on site presently. The Site Plan indicates that all proposed parking would consist of 90 degree stalls, which need to be nine (9) feet in width, eighteen (18) feet deep, and have a twenty-four (24) foot wide drive aisle. The proposed parking does appear to meet the minimum standards of City Code.

Any repaving or restriping of the parking lot will require a zoning permit and conformity to existing code requirements at the time.

Signage: The applicant has not proposed any signage onsite. All signage must receive a sign permit.

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

RESOLUTION #18-208

A RESOLUTION APPROVING A REQUEST FROM HOUSE OF GOD CHURCH FOR A CONDITIONAL USE PERMIT TO ALLOW A RELIGIOUS INSTITUTION IN THE B-1 BUSINESS DISTRICT AT THE PROPERTY LOCATED AT 5909 167TH AVE NW

RECITALS

1. House of God, hereinafter referred to as the “Permittee,” has properly applied for a Conditional Use Permit (“the Permit”) to allow a religious institution in the B-1 General Business District on the property generally known as 5909 167th Ave NW and legally described as follows:

Lot 3, Block 1, Muller Addition, Anoka County, Minnesota

 (“Subject Property”)
2. The City of Ramsey received an application for a Conditional Use Permit from the Permittee on September 5, 2018.
3. That the Subject Property is currently owned by Flagship Bank, who was a part of the application.
4. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on October 4, 2018, and that said public hearings were properly advertised and that the minutes of said public hearings are hereby incorporated by reference.
5. That the Subject Property is approximately 1.02 acres in size and is located within the B-1 General Business District.
6. That the Subject Property abuts 167th Ave to the south and Highway 47 to the east; the properties to the south and west are zoned B-1, the property east of Highway 47 is part of a golf course, and the property to the north is zoned R-1 Residential (Rural Developing).
7. That the Permittee does understand that there is an indoor shooting range operating on the adjacent parcel to the west.
8. That religious institutions are not currently identified as a permitted or conditional use in the B-1 General Business District but the Planning Commission has conducted a Public Hearing (September 6, 2018) regarding a Zoning Text Amendment to identify religious institutions in the B-1 and B-2 Business Districts as a Conditional Use.

9. That the City Council will consider introducing this Zoning Text Amendment Ordinance at their September 25, 2018 meeting and potentially adopt said ordinance at their October 9, 2018 meeting.
10. That the stated intent of the B-1 General Business District is provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Highway Commercial District.
11. That the Permittee has submitted a Site Plan and Floor Plan for the purposes of calculation required parking stalls. The Permittee will need to stripe the parking stalls in accordance with City Code Section 117-356.
12. That the Permittee has submitted a site plan that shows no changes to the exterior of the building and includes thirty-eight (38) parking spaces.
13. That the existing drive-thru canopy and ground sign affiliated with the Subject Property encroach into the public road right-of-way for Highway 47 and need to be removed.
14. That the Subject Property is served by a private well and septic system and that documentation (compliance inspection report) must be submitted to the City demonstrating that there is sufficient capacity to accommodate the proposed change in use. Upgrades to the septic system may be required based on the results of the compliance inspection.
15. That the City of Ramsey Fire Marshal and Building Official have completed a walkthrough of the Subject Property and identified minor modifications/improvements that must be completed based on the change of use (this includes the need for a compliance inspection of the septic system). All required modifications must be completed before a Certificate of Occupancy for the new use will be issued.

FINDINGS OF FACT

1. That a religious institution will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That a religious institution will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That a religious institution will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.
4. That a religious institution will/will not be hazardous to existing or future neighboring uses.
5. That a religious institution will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That a religious institution will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.
7. That a religious institution will/will not involve uses, activities and equipment that will/will not be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

1. That this **Permit** is contingent upon adoption of Ordinance #18-15, which would amend the Conditional Uses in the B-1 General Business District to include religious institutions.
2. That the **Permittee** shall comply with the findings of the inspection and walkthrough with both the Building Official and Fire Marshal to ensure safety and correct measures are taken for the gathering space.
3. That the **Permittee** agrees that all required modifications to the building and possibly the septic system must be completed prior to occupying the building.
4. That the **Permit** allows for a Religious Institution at the **Subject Property**.
5. That the **Permittee** shall apply and receive a new Certificate of Occupancy for the change in use from commercial space to a place of assembly.
6. That the **Permittee** shall apply separately for any outdoor events, celebrations, block parties, or similar events with the City of Ramsey in order to ensure safety near Highway 10.
7. That the **Permittee** shall remove the existing encroachments into the Highway 47 public road right-of-way (this includes all parts of the drive-thru canopy and ground sign) prior to occupying the building on the **Subject Property**.
8. That the **Permittee** shall be responsible for obtaining any applicable permits from the **City** to complete any building modifications or installation of new signage.
9. That the **Permittee** shall provide grading and drainage plans to the City for review and approval prior to any surface parking expansion and/or sidewalk installation.
10. That the **Permittee** shall stripe the required parking stalls and the striping and/or repaving of the parking lot shall meet City requirements at the time of updating.
11. That the **Subject Property** shall have adequate parking for the use before being issued a Certificate of Occupancy.

12. That the **Permittee** agrees there shall be no parking related to the use along any City of Ramsey streets, including 167th Ave NW, or along Highway 47 NW.
13. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
14. That the **Permittee** shall comply with all state, local, and federal regulations.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Acting Mayor

ATTEST:

City Clerk

Regular Planning Commission

5. 2.

Meeting Date: 10/04/2018

By: Chloe McGuire Brigl, Community
Development

Information

Title:

PUBLIC HEARING: Review Site Plan and Conditional Use Permit Allowing Outdoor Storage as a Principal Use at 9500 156th Ave NW; Case of Rain for Rent

Purpose/Background:

The purpose of this case is to review the proposed conditional use permit site plan for Rain for Rent to expand their business onto the currently vacant lot located at 9500 156th Ave NW. The subject property is just over 2.3 acres and is zoned E-1 Employment District. Outdoor storage as a principal use is allowed via conditional use permit in the E-1 District.

Notification:

City Staff attempted to notify all property owners within 350 feet of the Subject Property of the request via U.S. mail.

Observations/Alternatives:

Setbacks

The lot and proposed storage areas meet all dimensional standards of the E-1 Employment district. Parking, storage, and maneuvering setbacks in this district are 20 feet. The applicant is meeting the 20 foot setback.

Code Requirements

Outdoor storage is allowed via conditional use permit as a principal use provided that:

- a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.
- b. This use does not take up parking space or loading area as required for conformity to this chapter.
- c. The provisions of [section 117-51](#) are considered and satisfactorily met.

Staff believes item (c) is met. Items (a) and (b) are addressed separately below:

Storage area is surfaced to control dust and subject to the approval of the zoning administrator.

The applicant is proposing gravel surfacing on the new lot for storage of equipment and vehicles. Staff is not generally supportive of unpaved parking areas, but believes that the applicant and staff may have found a compromise. The applicant has stated that due to the heavy machinery used in the business, gravel is much more efficient and cost-effective, as paved surfaces tend to break easily and need constant repairs. The applicant has proposed rubble strips on the access points off 156th Ave NW, in order to reduce the amount of gravel tracked onto public streets. Staff does feel this meets the requirement, but will turn to Planning Commission for further guidance on the topic.

This use does not take up parking space or loading area as required for conformity to this chapter.

The applicant has stated that they have outgrown their current space. Staff believes this to be true, as there have been code enforcement violations on the main property (9550 156th Ave NW) where the applicant has parked commercial vehicles on the public roadway. Staff does believe that this expansion will allow the applicant to store their vehicles on their own property in a controlled manner. Staff does believe that there is still adequate space for employee vehicles, and that this expansion will allow the business to meet current regulations for off-street parking.

Alternatives

Alternative 1. Recommend Approval of Resolution #18-200 for Site Plan and a Conditional Use Permit at 9500 156th Ave NW. The proposed site plan is largely consistent with the City's zoning ordinance with minor revisions as noted in the staff review memos. The applicant has agreed to additional measures to keep gravel off public roadways and add fencing, which were Staff's initial concerns with the site. Staff is supportive of Alternative 1.

Alternative 2. Recommend Denial of Resolution #18-200, Denying Site Plan and Conditional Use Permit for 9500 156th Ave NW. This would leave a piece of property vacant in the City and prohibit the expansion of Rain for Rent's business. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommends Approval of Resolution #18-200 for Site Plan and a Conditional Use Permit at 9500 156th Ave NW.

Action:

Motion to Recommend Approval of Resolution #18-200 for Site Plan and a Conditional Use Permit at 9500 156th Ave NW allowing Outdoor Storage as a Principal Use contingent upon compliance with the Staff Review and City Engineer approval.

Attachments

Site Plan

Planning Technical Review

Landscaping Technical Review

Draft Resolution 18-200

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	09/24/2018 02:31 PM
Tim Gladhill	Tim Gladhill	10/01/2018 02:02 PM
Form Started By: Chloe McGuire Brigl		Started On: 09/10/2018 04:03 PM
Final Approval Date: 10/01/2018		



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

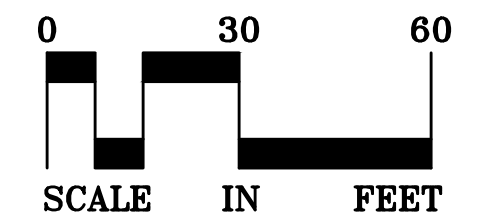
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE DATA

CURRENT ZONING: E-1 EMPLOYMENT DISTRICT
PARKING SETBACK: 20'
BUILDING SETBACK: 35' FRONT YARD
PROPERTY AREA: 100,391 SF 2.305 ACRES
EXISTING IMPERVIOUS AREA: 0 SF 0.00 ACRES - 0.0%
PROPOSED IMPERVIOUS AREA: 66,960 SF 1.537 ACRES - 66.7%



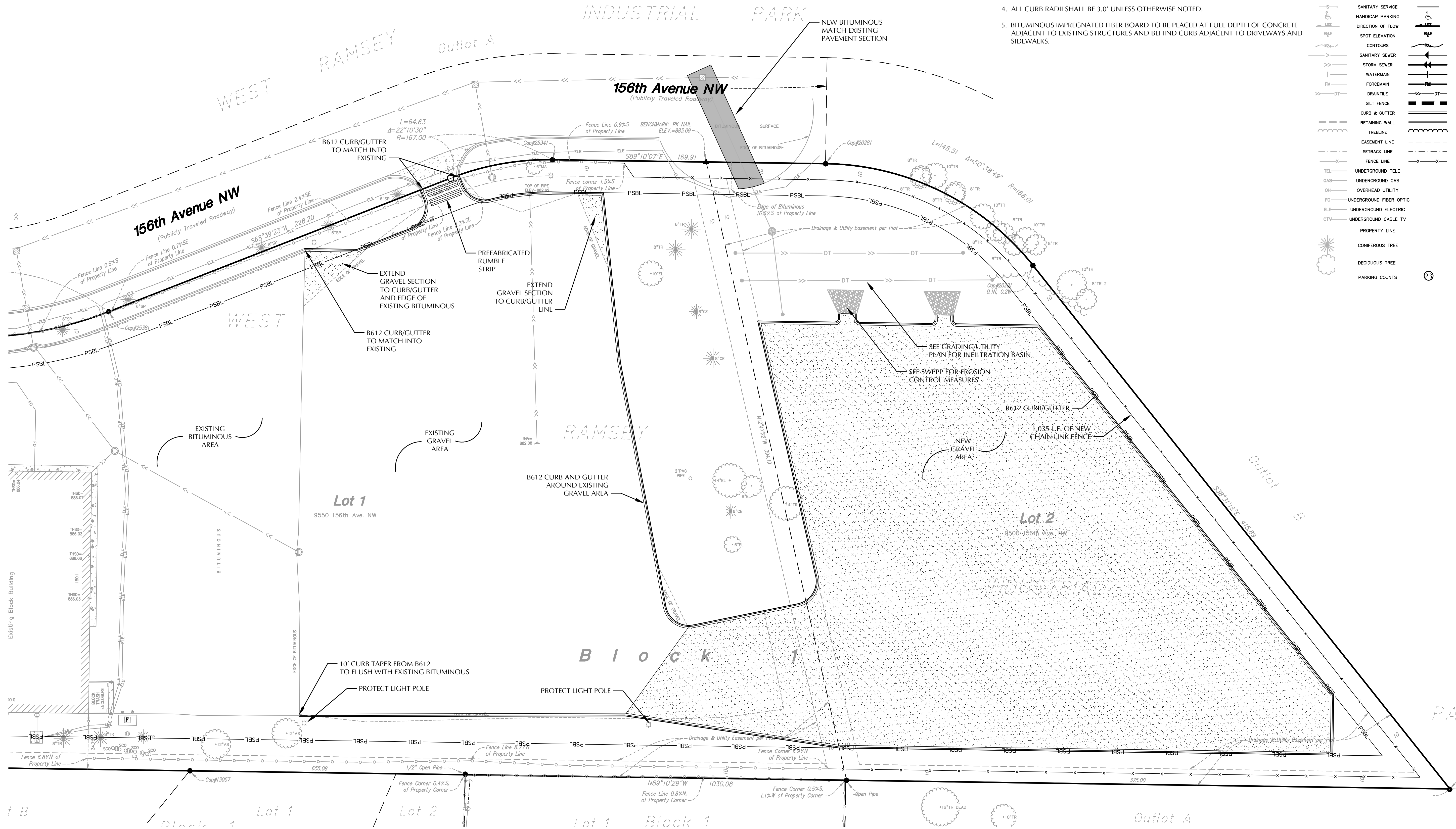
SITE PLAN LEGEND

- GRAVEL STORAGE AREA
- BITUMINOUS PAVEMENT REPLACEMENT

SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.

EXISTING	CIVIL LEGEND	PROPOSED
○	SANITARY MANHOLE	●
○	STORM MANHOLE	●
○	CATCH BASIN	●
○	CULVERT	○
○	HYDRANT	○
○	GATE VALVE	○
○	POST INDICATOR VALVE	○
○	LIGHT POLE	○
○	POWER POLE	○
○	SIGN	○
○	BENCHMARK	○
○	SOIL BORINGS	○
○	WATER MANHOLE	○
○	TELEPHONE MANHOLE	○
○	UTILITY MANHOLE	○
○	ELECTRIC MANHOLE	○
○	WATER SERVICE	○
○	SANITARY SERVICE	○
○	HANDICAP PARKING	○
○	DIRECTION OF FLOW	○
○	SPOT ELEVATION	○
○	CONTOURS	○
○	SANITARY SEWER	○
○	STORM SEWER	○
○	WATERMAN	○
○	FORCE MAIN	○
○	DRAIN TILE	○
○	SILT FENCE	○
○	CURB & GUTTER	○
○	RETAINING WALL	○
○	TREELINE	○
○	EASEMENT LINE	○
○	SETBACK LINE	○
○	FENCE LINE	○
○	UNDERGROUND TELE	○
○	UNDERGROUND GAS	○
○	OVERHEAD UTILITY	○
○	UNDERGROUND FIBER OPTIC	○
○	UNDERGROUND ELECTRIC	○
○	UNDERGROUND CABLE TV	○
○	PROPERTY LINE	○
○	CONIFEROUS TREE	○
○	DECIDUOUS TREE	○
○	PARKING COUNTS	○



RAIN FOR RENT STORAGE ADDITION
Ramsey, MN

RAMSEY LAND COMPANY, LLC
Bakersfield, CA 93309

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION
CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS
09/06/2018 CITY SUBMITTAL

PROFESSIONAL SIGNATURE
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.

License No. PJ Diach - PE 49933
Date

QUALITY CONTROL
Loucks Project No. 18309
Project Lead PJD
Drawn By DDL
Checked By PJD
Review Date 09/06/18

SHEET INDEX

C1-1	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & UTILITY PLAN
C3-2	SWPPP
C3-3	SWPPP
C8-1	DETAIL SHEET
L1-1	LANDSCAPE PLAN

SITE PLAN C2-1

Plotted: 09/06/2018 1:34 PM W:\2018\18309\CADD\DATA\CIVIL_dwg\Sheet Files\C2-1 SITE PLAN

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	SEPTEMBER 24, 2018	PROJECT ADDRESS	9550 154 TH AVE NW
PROJECT. TITLE	RAIN FOR RENT CUP AND SITE PLAN REVIEW		
ESCROW #	116593		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Conditional Use Permit and Site Plan Review

General. The purpose of this file is to review the application submitted by Ramsey Land Company for Rain for Rent expansion on an adjacent property at 9550 154th Ave NW. The application includes site plan review and a conditional use permit for outdoor storage as a primary use. Plans were prepared by Louck's and plans are dated September 6, 2018. The City received the application on September 7, 2018.

This case is being reviewed per City Code Section 117-117 entitled E-1 Employments District.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Commercial and zoned E-1 Employment District. Outdoor and open storage as a principal use is allowed as a Conditional Use in this district provided that:

- a. Storage area is surfaced to control dust and subject to the approval of the zoning administrator.
- b. This use does not take up parking space or loading area as required for conformity to this chapter.
- c. The provisions of [section 117-51](#) are considered and satisfactorily met.

The existing lot has a building and outdoor storage, which is currently unpaved.

Lot Dimensions. The E-1 district has a building setback of 35 feet and a paving/parking setback of 20 feet.

Landscaping. Please refer to the landscaping technical memo.

Streets and Access. The site plan shows the creation of a new access point off 156th Ave NW, a public road that currently ends in a cul-de-sac but will likely continue through to Alpine Drive NW in future years.

Surfacing: The Applicant is proposing surfacing the site with gravel except the first approximately 90 feet off the closest edge of the cul-de-sac, which will act as an infiltration basin. The existing The applicant has proposed adding a prefabricated rubble strip to the existing entrance to reduce the amount of gravel brought onto the city street.

Fencing: The Applicant is proposing 1,035 linear feet of new chain link fencing. The site plan shows the fencing entering into the City cul-de-sac off a new proposed entrance to the site. Staff is not supportive of the fencing in the City cul-de-sac. All fencing must be entirely on the property and outside public roadway.

Lighting: There is no lighting plan.

Review File: LazyDays RV
Preliminary Plat, Final Plat, and Site Plan Review:
July 25, 2018
Page 2 of 2

Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. There is no proposed parking on the new site. Previous code enforcement cases on the site show parking of commercial vehicles related to the business on the City street and City cul-de-sac. The applicant has confirmed that the expansion will remove any parking on City streets, and the applicant has been informed that parking commercial vehicles on the City street instead of the site is not allowed. Staff has added this as a condition of the Conditional Use Permit.

Sidewalks: There are no proposed sidewalks.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	SEPTEMBER 24, 2018	PROJECT ADDRESS	9500 156 TH AVE NW
PROJECT. TITLE	RAIN FOR RENT EXPANSION		
ESCROW #	116593		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Rain for Rent Expansion Plans, prepared by Loucks and dated September 6, 2018:

Required Sheet Revisions

Sheet L1

- City requires a two (2) year warranty on plant materials. After the 2-year period, developer responsible for requesting landscape inspection to verify survival of all plantings. Any trees/shrubs that did not survive, or are not in a healthy condition, shall be replaced before the Landscape Maintenance Surety is released.
- Minimum shrub size at time of planting shall be twenty-four (24) inches. Update Plant Schedule to specify plant size (not just container size).
- Update Plan Sheet to include Tree Planting Detail and Shrub Planting Detail.
- Tree Planting Detail shall specify that the “first set of primary roots shall be at finished grade” and that the top 1/3 of wire basket, twine, and burlap shall be removed.
- Provide more specifics on both seed mixes. What are they? Application rate and method? Etc.

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

RESOLUTION #18-200

A RESOLUTION APPROVING SITE PLAN AND ISSUANCE OF A CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE AS A PRINCIPAL USE ON THE PROPERTY GENERALLY KNOWN AS 9500 156th AVE NW

RECITALS

1. Ramsey Land Company, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit and Site Plan Review to allow outdoor storage as principal use to expand Rain for Rent business on the property legally described as follows:

Lot 2, Block 1 West Ramsey Industrial Park

(the “Subject Property”)

2. That the Subject Property is located within the E-1 Employment District and is surrounded by properties zoned E-1, B-2, and a railroad.
3. The Subject Property is 2.3 acres.
4. That the Permittee operates Rain for Rent on the property generally known as 9550 156th Avenue NW and is proposing to expand those operations and outdoor storage onto the Subject Property as the business has outgrown its current location.
5. That outdoor storage as a principal use is allowed as a Conditional Use in the E-1 Employment District.
6. That the Permittee is proposing a gravel surface for the outdoor storage, and has also proposed rubble strips on the existing access point to reduce gravel tracking onto public roads.
7. That the Permittee has proposed a new access point off 156th Avenue Northwest.
8. That Lot 1, Block 1 West Ramsey Industrial Park is served by private well and septic; and that there are no plans to extend service to the Subject Property.
9. That the proposed paving, parking areas, and storage areas on the Subject Property conform to all applicable setbacks of the E-1 Employment District.
10. That the proposed use would not produce noise, vibrations, air pollution, fire hazard, or noxious emissions that will disturb or endanger neighboring properties.

FINDINGS OF FACT

1. That outdoor storage as a principal use **will/will not** be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
2. That outdoor storage as a principal use **will/will not** substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That outdoor storage as a principal use **will/will not** be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and **will/will not** change the essential character of the area.
4. That outdoor storage as a principal use **will/not** be hazardous to existing or future neighboring uses.
5. That outdoor storage as a principal use **will/will not** impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That outdoor storage as a principal use **will/will not** create excessive additional requirements at public cost for public facilities and services and **will/will not** be detrimental to the economic welfare of the community.
7. That outdoor storage as a principal use **will/will not** involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) and the Site Plan for outdoor storage as a principal use on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for outdoor storage as a principal use on the **Subject Property**.
2. That the **Permittee** shall obtain all necessary permits, including a building permit and a zoning permit, prior to construction of a building or fencing on the **Subject Property**.
3. That the **Permittee** shall comply with all applicable local, state, and federal regulations.
4. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

5. That the **Permittee** shall comply with plans submitted to City prepared by Louck's, dated September 6, 2018.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
7. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
8. That this **Permit** shall automatically expire if the use is not initiated by October 23, 2019.
9. That a compliance certificate for the septic system on the **Subject Property** will be provided to the City before any improvements may take place on the **Subject Property**.
10. That the **Permittee** agrees that there shall be no parking of any vehicles or storage of any items related to the use outside the **Subject Property**. No vehicles or equipment may ever be stored or parked on 156th Avenue NW unless explicitly agreed to by the City.
11. That the **Permit** shall not be issued until final review and approval by the City Engineer, compliance with all comments in ProjectDox, and compliance with staff review letters.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23 of October, 2018

PROPERTY OWNER

Ramsey Land Company, hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____ Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared Ramsey Land Company, 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

Regular Planning Commission

5. 3.

Meeting Date: 10/04/2018**By:** Chloe McGuire Brigl, Community
Development

Information**Title:**

PUBLIC HEARING: Review Preliminary Plat for Residential Subdivision (PUD) for Shade Tree Cottages (Case 17-130); Case of Shade Tree Communities, LLC

Purpose/Background:

The purpose of this case is to review a preliminary plat application for Shade Tree Cottages made by Shade Tree Communities, LLC (The Applicant) for a 35 home subdivision off Nowthen Boulevard and Potassium Street. The site was previously granted preliminary and final plat approval for a subdivision via Planned Unit Development (PUD) in 2005, but the final plat has since expired. Since the previous approval, City Code requirements for lot size and wetland setbacks have changed. The PUD zoning remains on the parcel, though the underlying zoning was R-1 (MUSA).

Notification:

Staff attempted to notify all Property Owners within a 700 foot radius of the Subject Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

Staff also held a public workshop on the topic on February 1, 2018.

Observations/Alternatives:**Summary**

The proposed subdivision has 34 detached townhomes, one single family home, and one lot for the remainder of the site which encompasses the wetlands, public trails, and common spaces. The proposed detached townhomes do not meet any of the requirements of the underlying zoning, but do meet the requirements for an R-3 zoning except the requirement for a 20 foot separation between buildings.

The Planning Commission and City Council were informally introduced to this preliminary plat and the City held a workshop on February 1, 2018, which included a mailing to adjacent neighbors. At this workshop, residents as a whole seemed agreeable to the project, with landscaping between the existing neighborhood and proposed homes. Residents also seemed agreeable to the upgrading of Potassium Street. Residents were concerned about public trails, crossing signals, landscaping, protection of the wetlands during construction, and mailbox locations.

Density

The proposed net density on the 28 acre site is approximately 3 units per acre. This is the allowed density in the R-1 MUSA district. The net density is lower than expected due to the large acreages of wetlands onsite. Although the density is within acceptable ranges, individual lot sizes are smaller than the required minimum lot size. The Developer has applied for a Planned Unit Development to request flexibility in zoning standards.

PUD

The applicant has requested to keep the PUD zoning and must essentially reapply for the PUD. Because of this, Planning Commission and City Council have some discretion whether or not to grant the PUD based on if they feel the public purpose has been met. The requirements for a PUD are laid out in the attached review memo. The intent of the Planned Unit Development District is to provide a district that will encourage:

- Flexibility in land development in order to make better use of new techniques in building design and construction and land development.
- Housing affordable to all income groups.
- More efficient use of public infrastructure.
- Energy conservation through the use of more efficient building designs and through the clustering of buildings and land uses.
- Preservation of desirable land characteristics and open space and protection of sensitive environmental features such as steep slopes, poor soils and trees.
- More effective and efficient use of land, open space and public facilities through the mixing of land uses and assembly and development of land in larger lots.

Staff feels that this PUD proposal does protect the natural environment and makes efficient use of space. However, the private trails proposed onsite do not meet the requirements for a PUD, and shall be provided as Public Trails in order for the project to qualify as a PID. Staff also does not have information on the affordability of the proposed homes. The applicant has agreed to architectural controls by the City, similar to those in the COR, for the townhomes in order to meet the requirements for a PUD.

Potassium Street

As proposed, Potassium Street is a 24 foot public road, improved from a gravel road. The applicant has requested a cost-share on this road with the City. The City Council previously responded to an unofficial request for a cost-share. The applicant must provide a detailed cost-share breakdown for the City Council to respond to.

Alternatives

Alternative 1: Approve Resolution 18-209 granting preliminary plat approval for Shade Tree Cottages. This would bring the preliminary plat forward for final approval by the City Council. This would be the last time the Planning Commission can weigh in on the plat, as final plats directly route to the City Council. Staff supports this alternative.

Alternative 2: Deny Resolution 18-209 for Shade Tree Cottages preliminary plat. This would halt the project and the applicant could not submit for another year, unless major changes are made to the proposed preliminary plat.

Alternative 3: Table the project until the next Planning Commission. This is an option if the Planning Commission feels there are major changes that need to be made to the preliminary plat, additional information that needs to be gathered by the applicant or staff, or if the Planning Commission needs more time to address resident concerns. Staff could support this alternative if the Planning Commission feels major changes need to be made.

Funding Source:

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

Recommendation:

Staff Recommends Approval of Resolution 18-209 Granting Preliminary Plat for Shade Tree Cottages, contingent upon revisions in the Staff Report and ensuring internal trails are public trails.

Action:

Motion to recommend City Council approve Resolution 18-209 granting Preliminary Plat for Shade Tree Cottages, contingent upon revisions in the Staff Report and ensuring internal trails are public trails.

Attachments

Site Location Map

Plan Set

Staff Review

Form Review

Inbox

Chris Anderson

Tim Gladhill

Form Started By: Chloe McGuire Brigl

Final Approval Date: 10/01/2018

Reviewed By

Chris Anderson

Tim Gladhill

Date

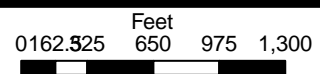
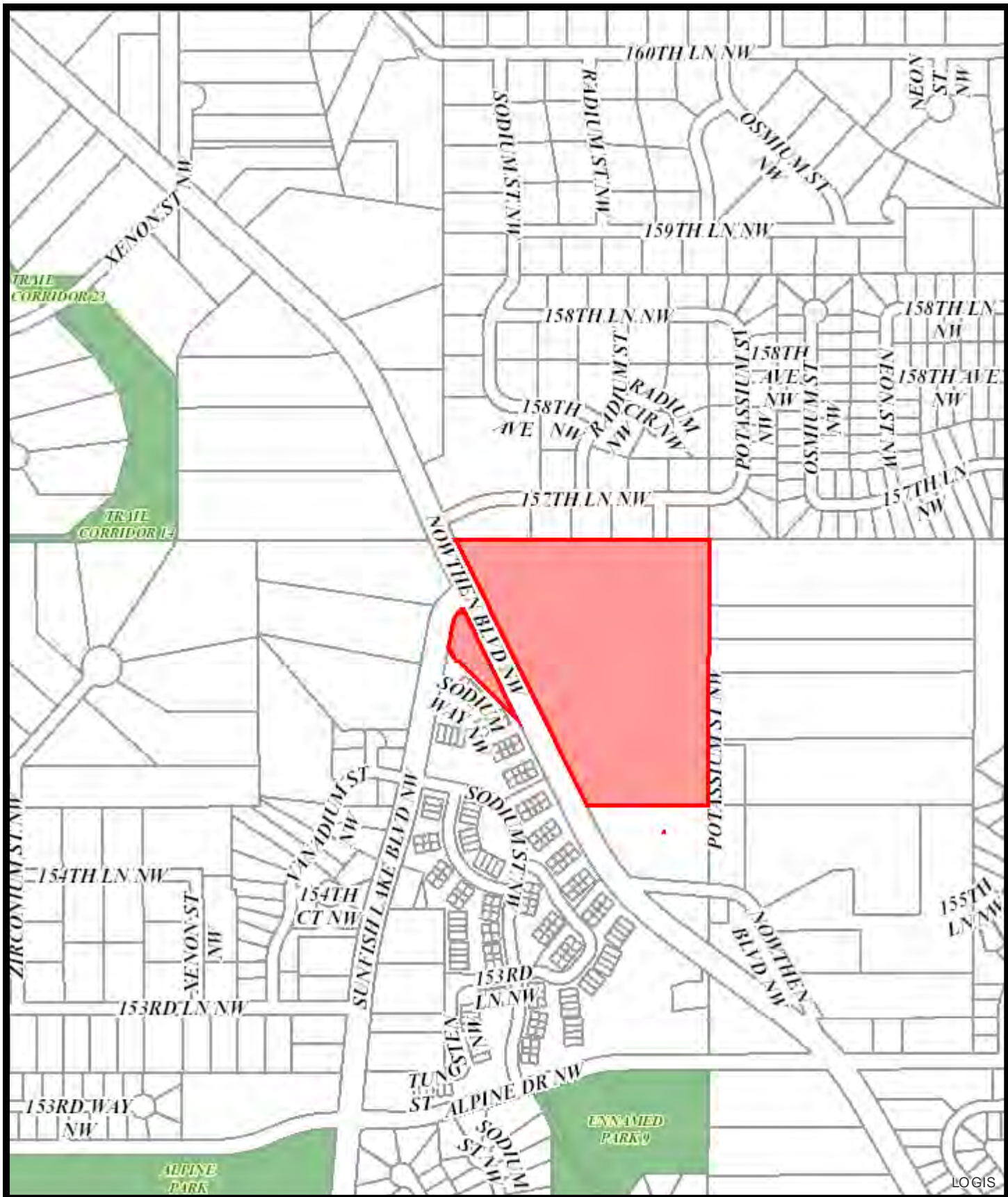
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Site Location Map

Shade Tree Cottages

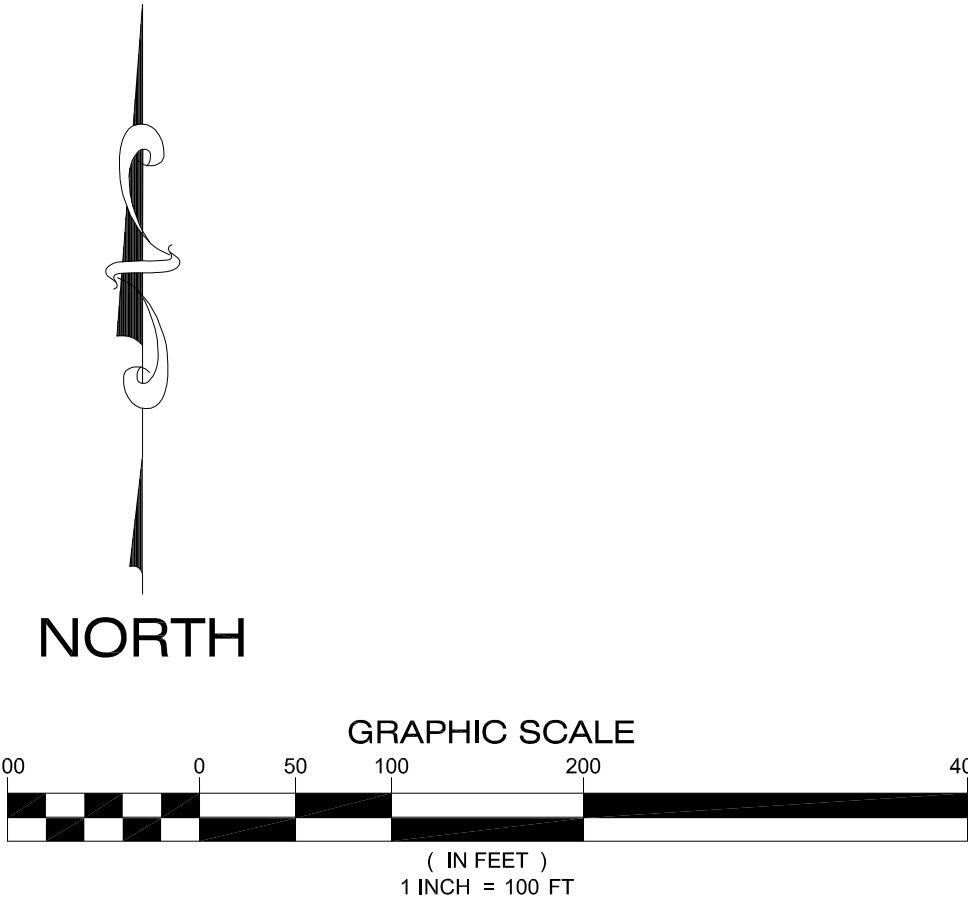
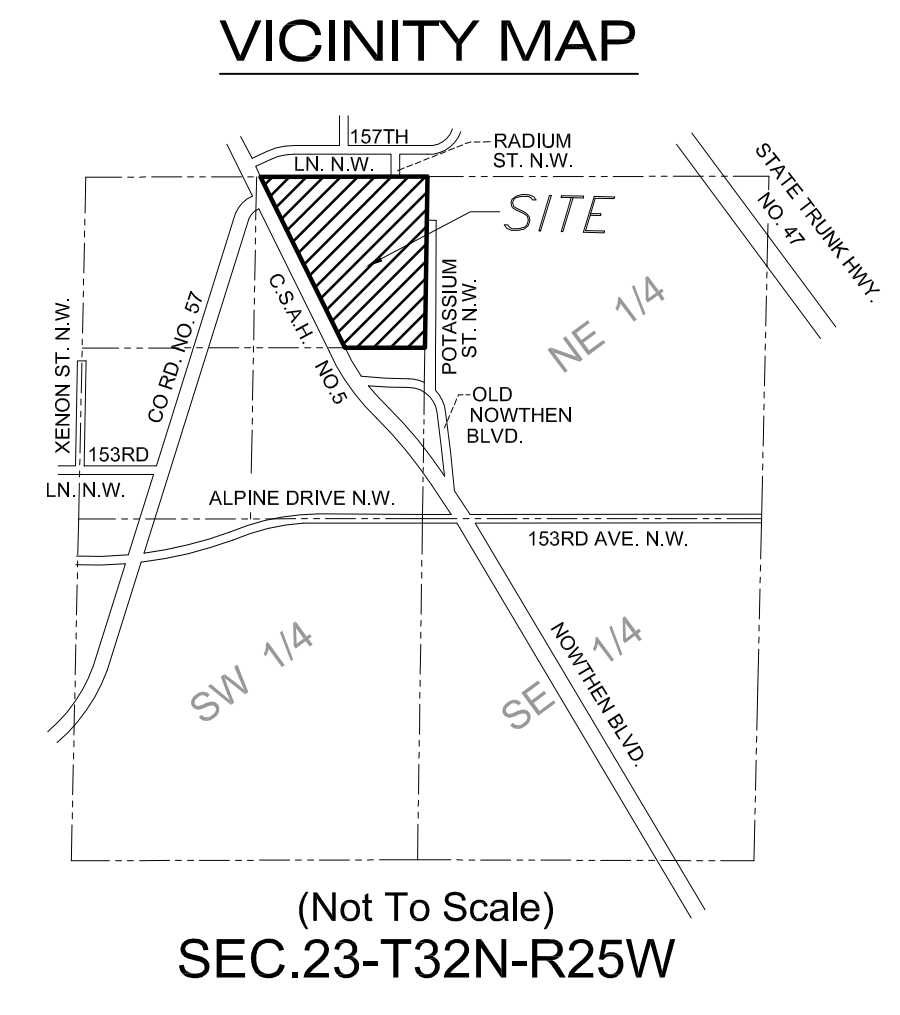
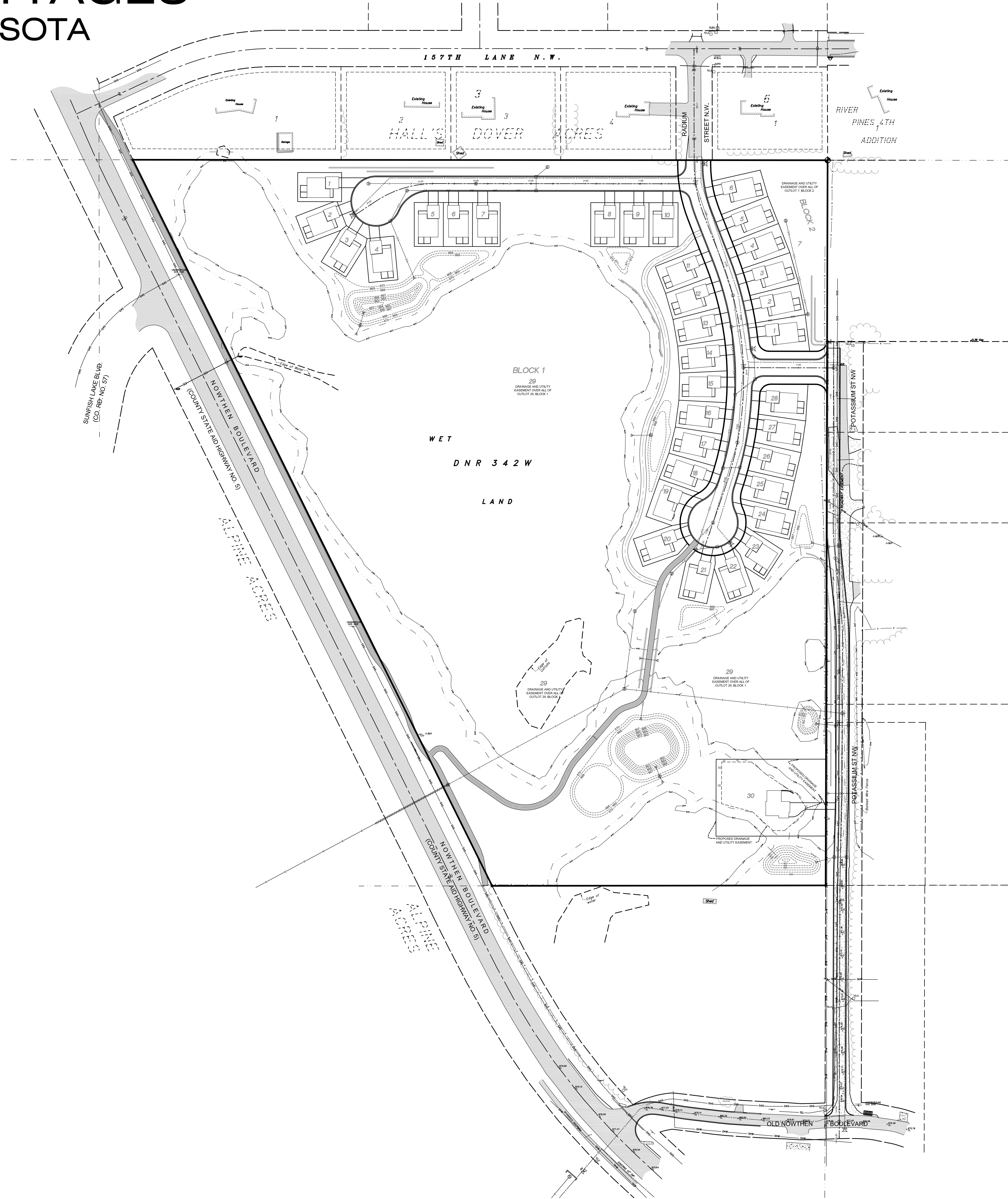


SHADE TREE COTTAGES

CITY OF RAMSEY, MINNESOTA

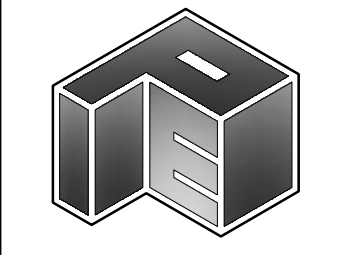
~for~

SHADE TREE COMMUNITIES, LLC.
1696 229TH LANE
EAST BETHEL, MN 55005
(612) 812-9656



SHEET INDEX

G.001	COVER SHEET
C.001	GRADING & DRAINAGE PLAN
C.002	GRADING & DRAINAGE PLAN
C.003	UTILITY PLAN - STORM SEWER
C.004	UTILITY PLAN - STORM SEWER
C.005	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C.006	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C.007	DETAILS
V.001	SITE PLAN
V.002	SITE PLAN
V.003	PRELIMINARY PLAT
V.004	PRELIMINARY PLAT
V.005	TREE INVENTORY & PROTECTION PLAN
V.006	TREE INVENTORY & PROTECTION PLAN
V.007	TREE INVENTORY & PROTECTION PLAN



SITE PLANNING & ENGINEERING
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

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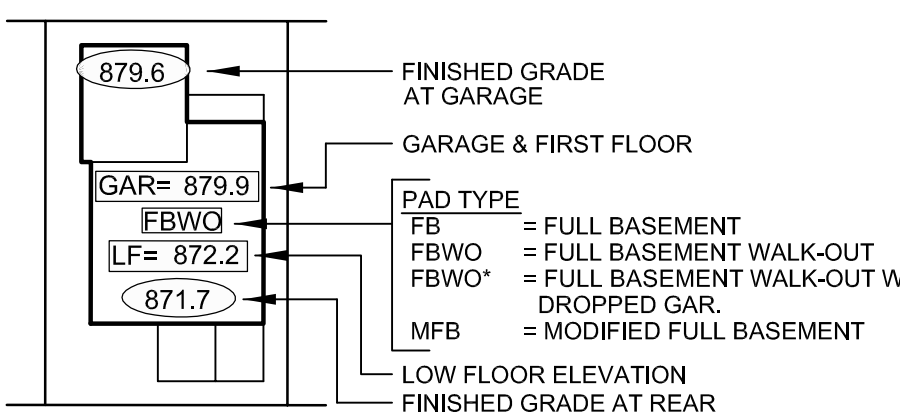
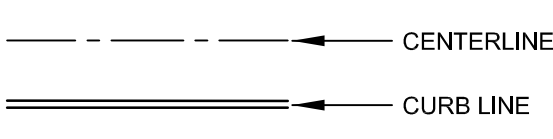
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PRELIMINARY
ADAM GINKEL
Date: 09.06.2018 License No. 43963

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
COVER SHEET
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

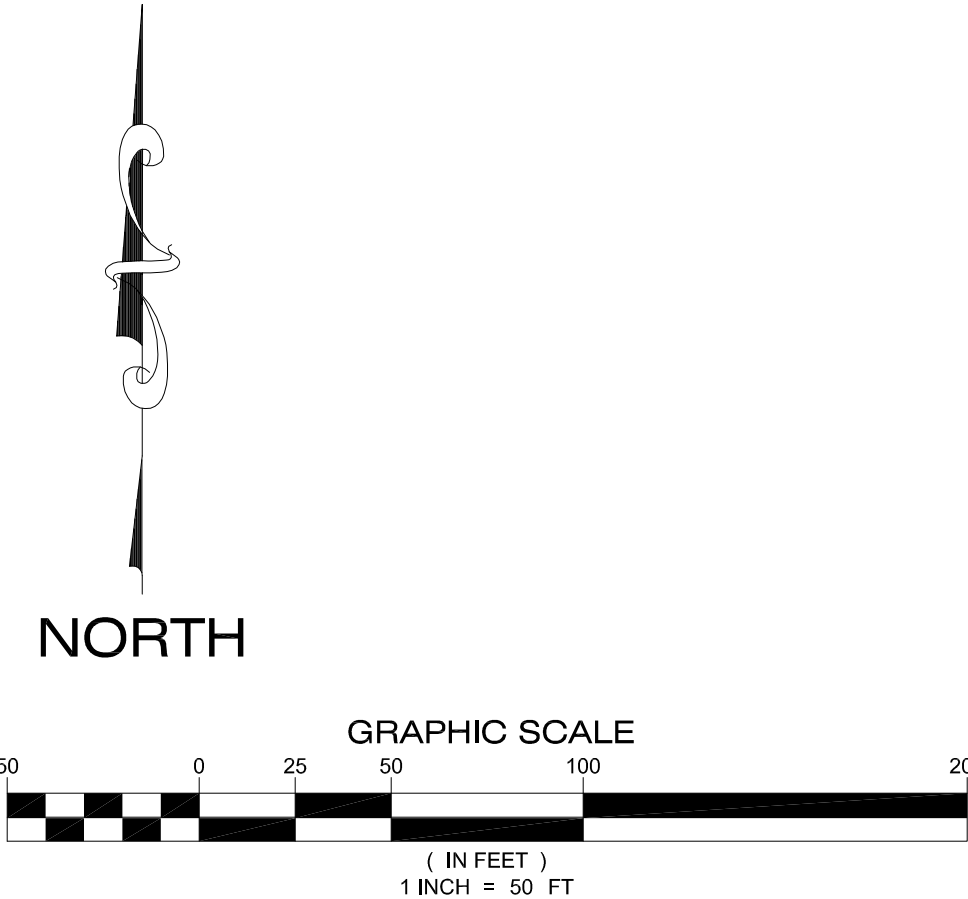
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G.001

LOT	BLOCK	HOUSE TYPE	GARAGE ELEV.	100-YEAR FLOOD ELEVATION			STR. C-L GRADE	SOURCE	YARD SLOPES		
				LOWEST FLOOR	LOWEST OPENING	STR. C-L GRADE			FRONT	BACK	
1	1	FBWO	882.1	874.4	874.4	CDS	W1	866.2	6.0%	11%	
2	1	FBWO	881.8	874.1	874.1	CDS	W1	866.2	6.5%	13%	
3	1	FBWO	881.5	873.8	873.8	CDS	POND 1	870.0	5.9%	11%	
4	1	FBWO	881.3	873.6	873.6	CDS	POND 1	870.0	5.7%	6%	
5	1	FBWO	881.0	873.6	873.6	CDS	POND 1	870.0	5.1%	6%	
6	1	FBWO	880.7	873.0	873.0	CDS	POND 1	870.0	6.3%	3%	
7	1	FBWO	879.9	872.2	872.2	CDS	POND 1	870.0	6.7%	7%	
8	1	FBWO	881.7	874.3	874.3	CDS	BASIN 2	872.1	4.7%	9%	
9	1	FBWO	883.6	875.9	875.9	CDS	BASIN 2	872.1	5.9%	10%	
10	1	FBLO	885.3	877.6	880.1	CDS	BASIN 2	872.1	6.3%	15%	
11	1	FBLO	884.6	876.9	879.4	CDS	W1	866.2	2.2%	7%	
12	1	FBWO	884.2	876.5	876.5	CDS	W1	866.2	2.2%	5%	
13	1	FBWO	883.8	876.1	876.1	CDS	W1	866.2	2.6%	13%	
14	1	FBWO	883.3	875.6	875.6	CDS	W1	866.2	2.2%	15%	
15	1	FBWO	882.4	875.0	875.0	CDS	BASIN 4	869.5	1.8%	8%	
16	1	FBWO	881.0	873.3	873.3	CDS	BASIN 4	869.5	3.4%	6%	
17	1	FBWO	879.5	871.8	871.8	CDS	BASIN 4	869.5	3.4%	9%	
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21	1	FBWO	878.0	870.3	870.3	CDS	BASIN 5	867.9	7.1%	8%	
22	1	FBWO	878.0	870.3	870.3	CDS	BASIN 5	867.9	7.3%	9%	
23	1	FBWO	878.0	870.3	870.3	CDS	W3	866.5	6.4%	15%	
24	1	FBWO	878.3	870.6	870.6	CDS	BASIN 6	867.8	5.2%	11%	
25	1	FBLO	878.5	870.8	873.3	CDS	BASIN 6	867.8	4.2%	8%	
26	1	FBLO	880.0	872.3	874.8	CDS	BASIN 6	867.8	5.4%	5%	
27	1	FBLO	881.2	873.6	876.1	CDS	BASIN 6	867.8	4.6%	5%	
28	1	FB	882.6	874.9	882.6	CDS	BASIN 6	867.8	5.4%	5%	
29	1					OUTLOT					
30	1	FBWO*	875.5	868.5	868.5	CDS	W3	866.5	7.8%	5%	
1	2	MFB	885.2	878.2	885.6	CDS	N/A	--	7.4%	6%	
2	2	MFB	885.5	878.5	885.9	CDS	N/A	--	7.4%	6%	
3	2	MFB	885.8	878.8	886.2	CDS	N/A	--	7.4%	5%	
4	2	MFB	886.2	879.2	886.6	CDS	N/A	--	7.4%	8%	
5	2	MFB	886.6	879.6	887.0	CDS	N/A	--	7.4%	10%	
6	2	MFB	887.0	880.0	887.4	CDS	N/A	--	7.1%	8%	

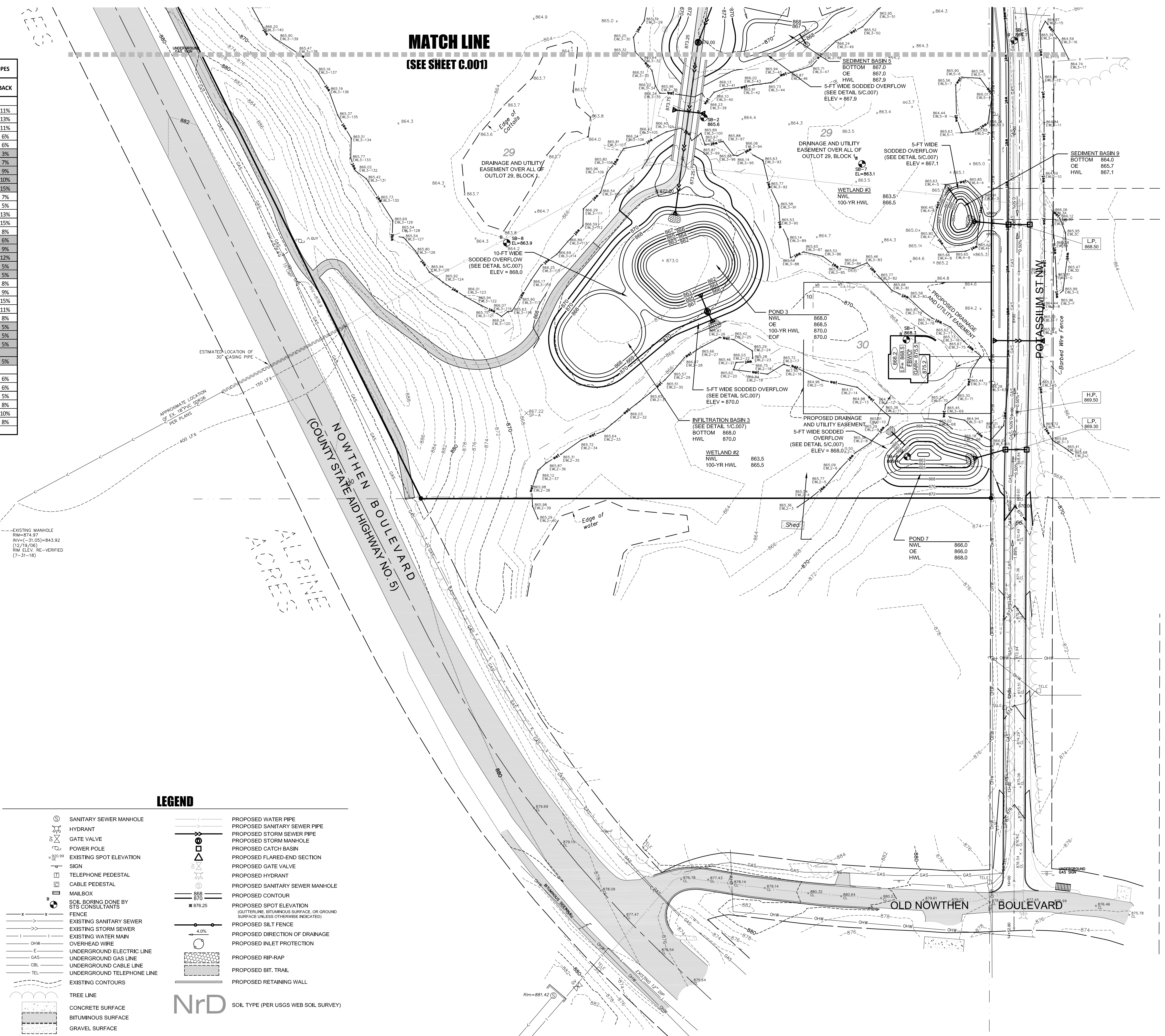
FB FULL BASEMENT
 FBWO FULL BASEMENT WALK-OUT
 FBWO* FULL BASEMENT WALK-OUT W/ DROPPED GARAGE (1 COURSE)
 FBLO FULL BASEMENT LOOK-OUT
 MFB MODIFIED FULL BASEMENT



TYPICAL LOT LAYOUT



LEGEND	
	SANITARY SEWER MANHOLE
	HYDRANT
	GATE VALVE
	POWER POLE
	EXISTING SPOT ELEVATION SIGN
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	MAILBOX
	SOIL BORING DONE BY STS CONSULTANTS
	FENCE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND TELEPHONE LINE
	EXISTING CONTOURS
	TREE LINE
	CONCRETE SURFACE
	BITUMINOUS SURFACE
	GRAVEL SURFACE
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	PROPOSED SILT FENCE
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED INLET PROTECTION
	PROPOSED RIP-RAP
	PROPOSED BIT. TRAIL
	PROPOSED RETAINING WALL
	Soil Type (PER USGS WEB SOIL SURVEY)



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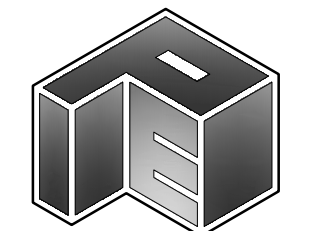
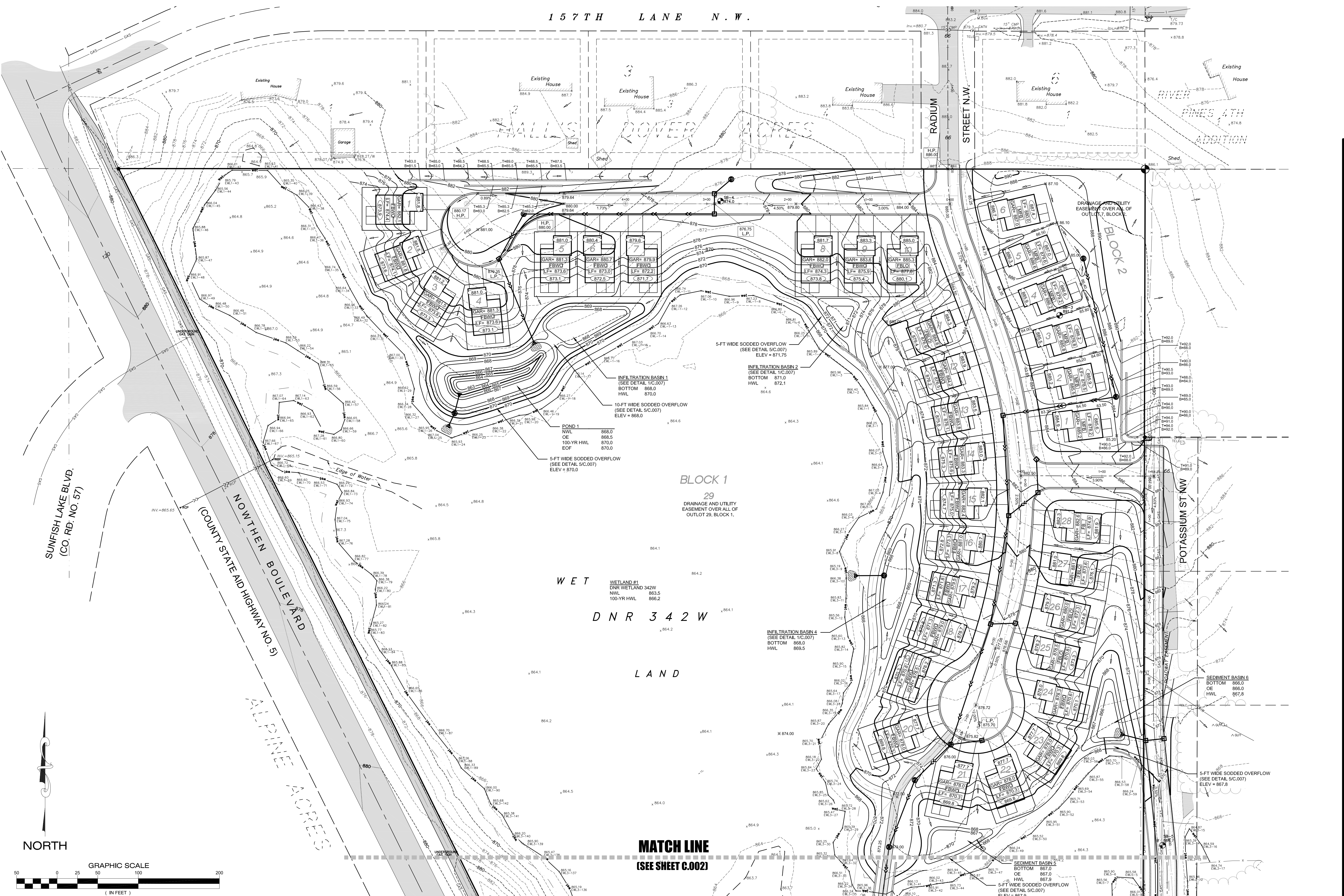
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
 ADAM GINKEL
 License No. 43963
 Date: 09-06-2018

SHADE TREE COTTAGES
 CITY OF RAMSEY, MN
GRADING & DRAINAGE PLAN
 PREPARED FOR: SHADE TREE COMMUNITIES, LLC

157TH LANE N.W.



PLowe
ENGINEERING, INC.
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SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

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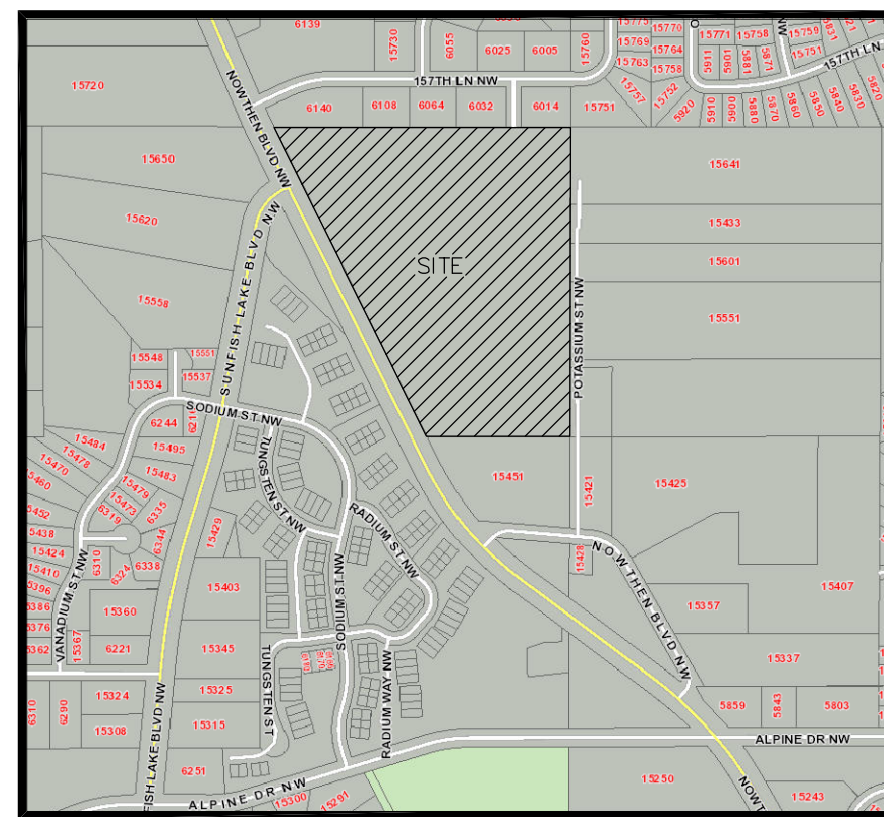
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SHADE TREE COTTAGES
CITY OF RAMSEY, MN
GRADING & DRAINAGE PLAN
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.001

VICINITY MAP

PART OF SEC. 23, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA
(NO SCALE)

OWNER AND SUBDIVIDER

SHADE TREE COMMUNITIES, LLC.
1696 229TH LANE
EAST BETHEL, MN 55005
(612) 812-9656

CIVIL ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE N.E. SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

SURVEYOR

E.G. RUD & SONS, INC.
6776 LAKE DRIVE N.E. SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

PROPERTY DESCRIPTION

All that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying east of the Eastern Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota.

DENSITY COMPUTATIONS

TOTAL AREA SITE AREA	28.41± ACRES
PROPOSED SINGLE UNIT TOWNHOME LOTS	34
PROPOSED SINGLE FAMILY LOTS	1
PROPOSED RIGHT OF WAY AREA	1.30± ACRES
UPLAND AREA	15.3± ACRES
GROSS DENSITY	1.23± UNITS/ACRE
NET UPLAND DENSITY	2.3± UNITS/ACRE

ZONING AND SETBACKS

CURRENT ZONING: PUD- PLANNED UNIT DEVELOPMENT WITH R-1 SINGLE FAMILY UNDERLYING

PROPOSED ZONING: PUD- PLANNED UNIT DEVELOPMENT

PROPOSED PUD SINGLE UNIT TOWNHOME SETBACKS:
(LOTS 1-28, BLOCK 1 & LOTS 1-6, BLOCK 2)

FRONT STREET:	25 FEET FROM CURB
SIDE STREET:	25 FEET FROM CURB
SIDE YARD:	15 FEET BETWEEN BUILDINGS
PLAT BOUNDARY:	30 FEET FROM PLAT BOUNDARY
WETLANDS AND STORMWATER PONDS:	16.5 FEET

PROPOSED PUD SINGLE FAMILY LOT SETBACKS:
(LOT 30, BLOCK 1)

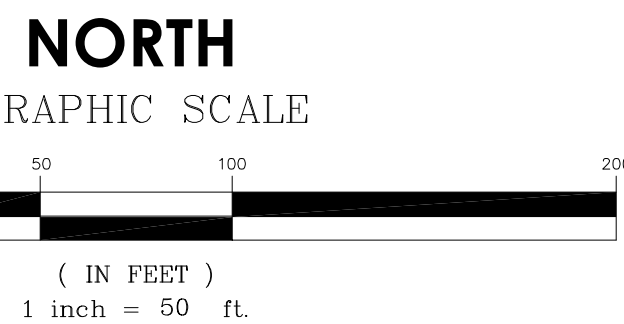
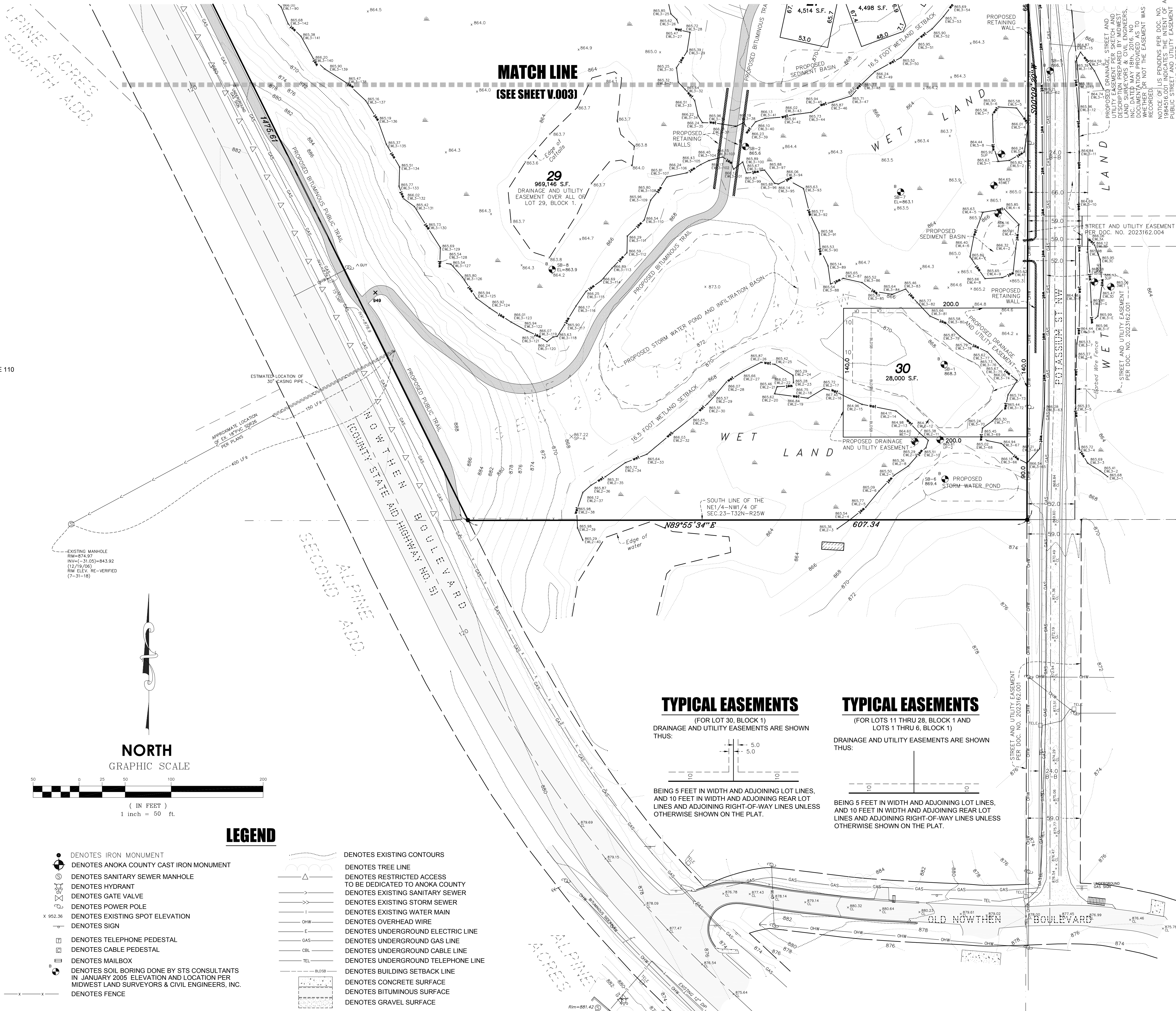
FRONT STREET:	30 FEET
HOUSE SIDE YARD:	10 FEET
GARAGE SIDE YARD:	6 FEET
REAR YARD:	30 FEET
WETLANDS AND STORMWATER PONDS:	16.5 FEET

MINIMUM LOT AREA 10,800 S.F.
MINIMUM LOT WIDTH 70 FEET AT SETBACK LINE

OVERALL PROPOSED PUD DEVELOPMENT REQUIREMENTS
DENSITY 3 UNITS PER ACRE (NET)

NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Contours and topography shown are a combination of plans prepared by MIDWEST Land Surveyors and Civil Engineers, Inc. 4-25-05 and field work completed by E.G. Rud & Sons, Inc. on July 31st, 2018.
- Wetlands were field located by E.G. Rud & Sons, Inc. on 11-07-17 and additional wetlands located on July 31st, 2018.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain). According to Flood Insurance Rate Map Community No. 270881 Panel 0170 Suffix E, Map Number 27003C0170E by the Federal Emergency Management Agency, effective date December 18, 2015.
- This survey was based on Title Commitment File No. 1808-1549-CC, prepared by Liberty Title, Inc. as issuing agents for Old Republic National Title Insurance Company, dated August 31st, 2018.
- Wetland Delineation done by Jacobson Environmental, PLLC in November of 2017. Additional wetlands were delineated in July of 2018.
- The proposed cul-de-sac length for 157th Ave N.W. (Private Street) is 588.3 feet. The proposed cul-de-sac length for Radium Street N.W. (Public Street) is 289.9 feet.
- Proposed location of Storm water Basins and Ponds provided by Plowe Engineering, Inc. on 9-05-18.

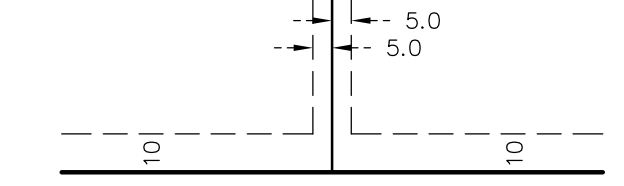


LEGEND

- DENOTES IRON MONUMENT
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES MAILBOX
- DENOTES SOIL BORING DONE BY STS CONSULTANTS IN JANUARY 2005 ELEVATION AND LOCATION PER MIDWEST LAND SURVEYORS & CIVIL ENGINEERS, INC.
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES RESTRICTED ACCESS TO BE DEDICATED TO ANOKA COUNTY
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

TYPICAL EASEMENTS

(FOR LOT 30, BLOCK 1)
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

TYPICAL EASEMENTS

(FOR LOTS 11 THRU 28, BLOCK 1 AND LOTS 1 THRU 6, BLOCK 1)
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

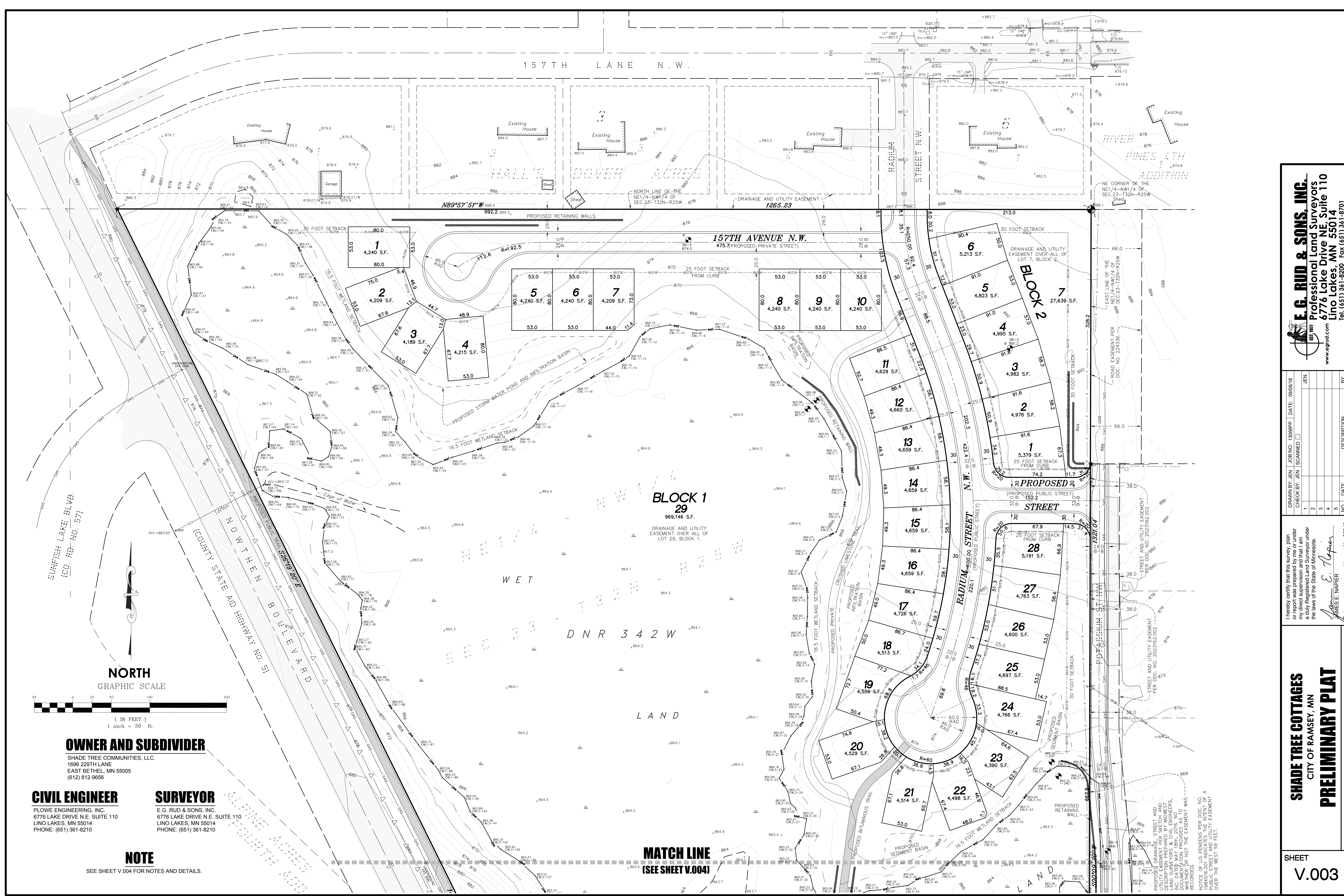
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

DRAWN BY: JEN	JOB NO.: 13066PP	DATE: 09-06-18
CHECK BY: JEN	SCANNED	
1	JEN	
2		
3		
4		
5		
NO.	DATE	DESCRIPTION
BY		

I hereby certify that this survey, plan or report 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.
James E. Napier
JAMES E. NAPIER License No. 25343
Date: 09-06-18

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
PRELIMINARY PLAT
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
V.004



157TH LANE N.W.

157TH AVENUE N.W.
475.7 (PROPOSED PRIVATE STREET)

BLOCK 2

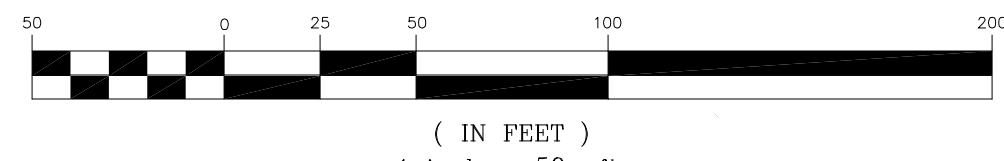
BLOCK 1
29
969,146 S.F.
DRAINAGE AND UTILITY
EASEMENT OVER ALL OF
LOT 29, BLOCK 1.

PROPOSED STREET

RADIUM STREET
240.1 (PROPOSED PUBLIC STREET)

POTASSUM STREET

NORTH
GRAPHIC SCALE



OWNER AND SUBDIVIDER

SHADE TREE COMMUNITIES, LLC.
1696 229TH LANE
EAST BETHEL, MN 55005
(612) 812-9656

CIVIL ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE N.E. SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

SURVEYOR

E.G. RUD & SONS, INC.
6776 LAKE DRIVE N.E. SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

NOTE

SEE SHEET V.004 FOR NOTES AND DETAILS.

MATCH LINE
(SEE SHEET V.004)

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1			JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report 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.
James E. Napier
JAMES E. NAPIER License No. 25343
Date: 09-06-18

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
PRELIMINARY PLAT
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
V.003

157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

157TH AVENUE N.W.
(PROPOSED PRIVATE STREET)

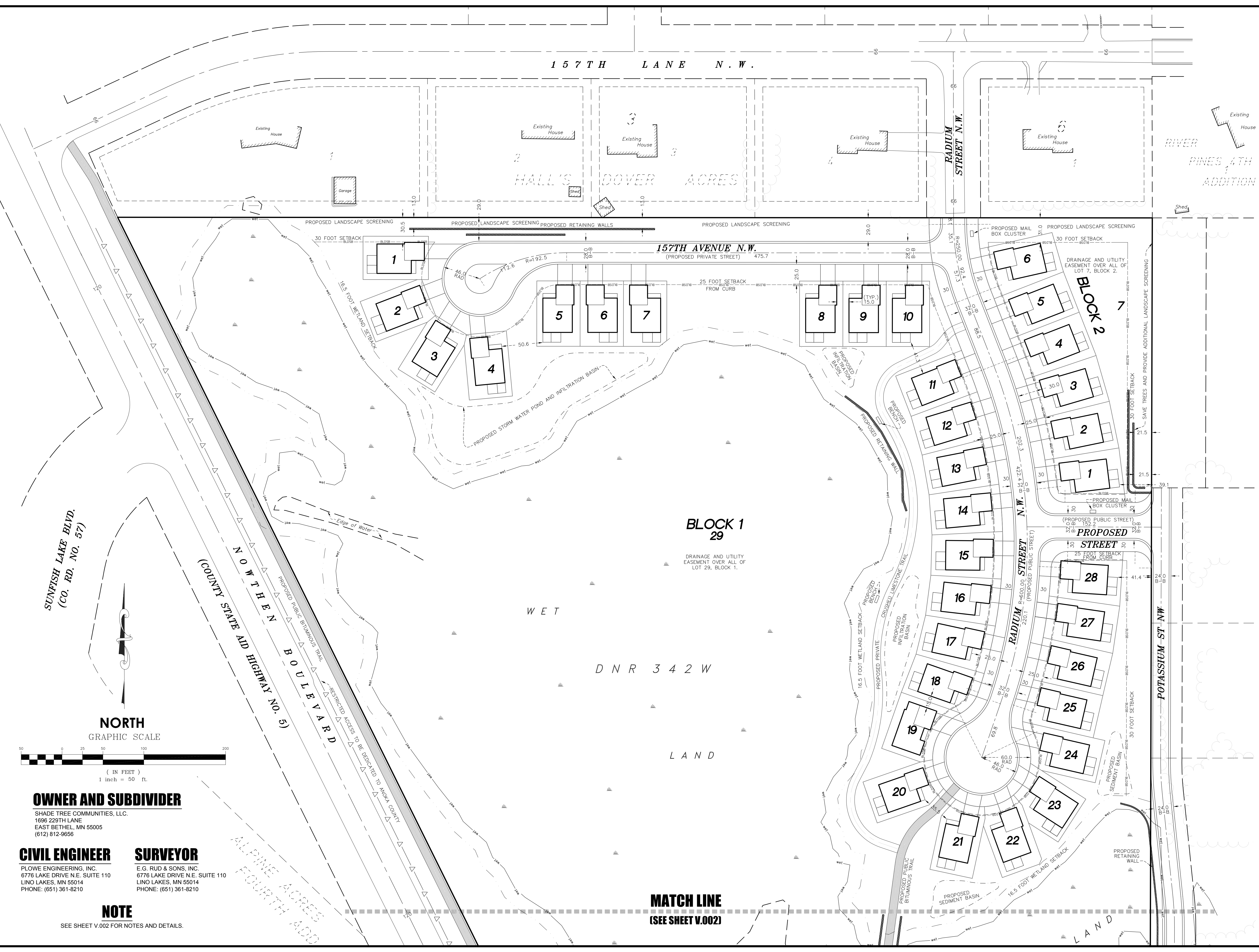
BLOCK 1
29

DRAINAGE AND UTILITY
EASEMENT OVER ALL OF
LOT 29, BLOCK 1.

DNR 342W

LAND

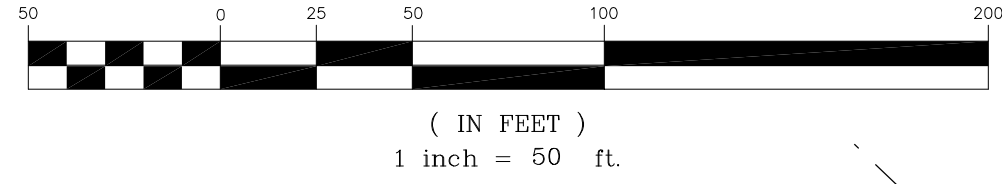
MATCH LINE
(SEE SHEET V.002)



SUNFISH LAKE BLVD.
(CO. RD. NO. 57)

NORTH
BOLIVARD
(COUNTY STATE AID HIGHWAY NO. 5)

NORTH
GRAPHIC SCALE



OWNER AND SUBDIVIDER
SHADE TREE COMMUNITIES, LLC.
1696 229TH LANE
EAST BETHEL, MN 55005
(612) 812-9656

CIVIL ENGINEER
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE N.E., SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

SURVEYOR
E.G. RUD & SONS, INC.
6776 LAKE DRIVE N.E., SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

NOTE
SEE SHEET V.002 FOR NOTES AND DETAILS.

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1	JEN		JEN
2			
3			
4			
5			

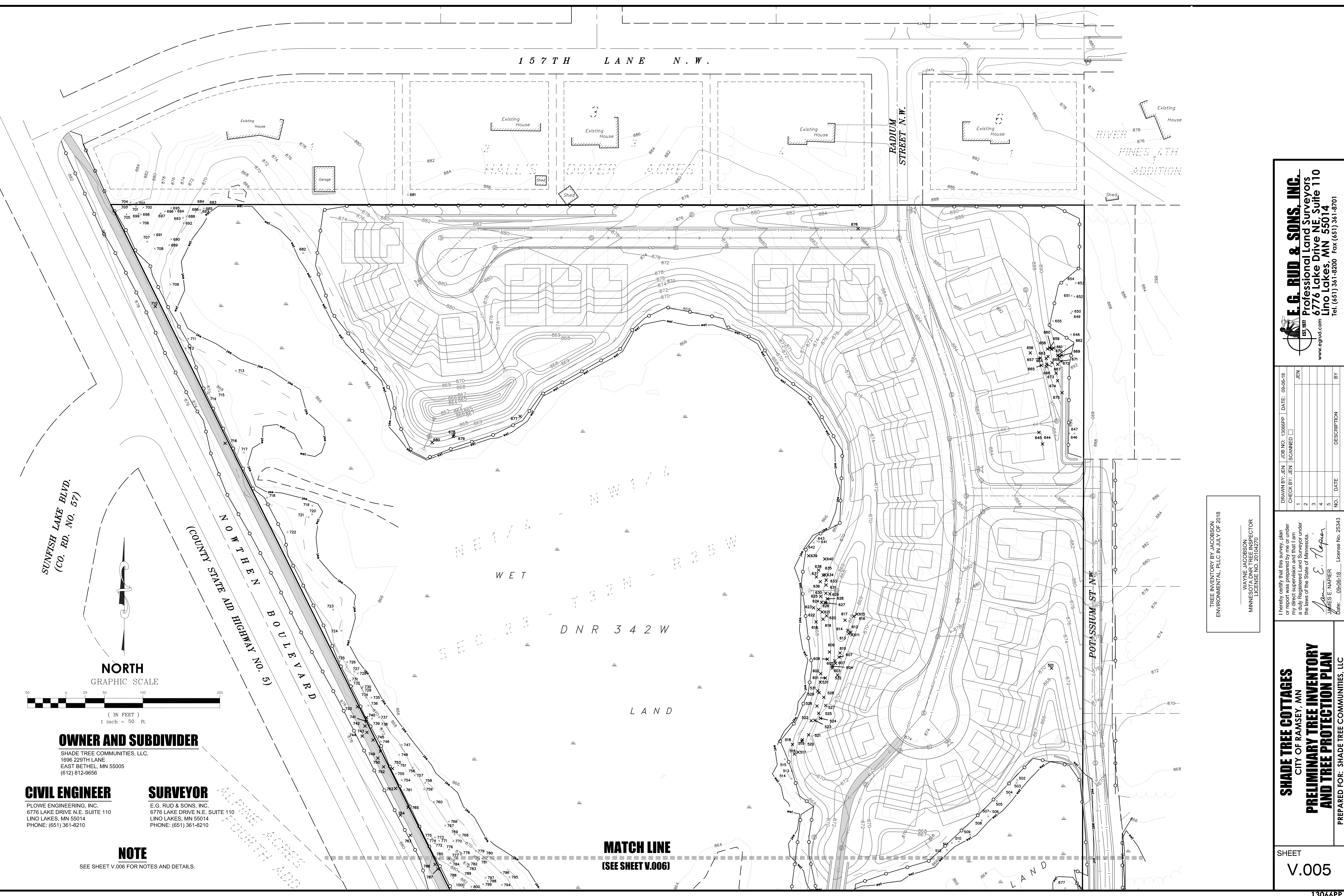
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
James E. Napier
JAMES E. NAPIER
Date: 09-06-18 License No. 25343

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
SITE PLAN

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
V.001

TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS
501	Bur Oak	2		Remove	669	Red Oak	4		Remove	744	Bur Oak	1		Off Site/Trail	845	Scots Pine	13		Saved	945	Red Oak	6		Saved
502	Red Oak	16		Remove	670	Red Oak	2		Remove	745	Red Oak	16		Off Site/Trail	846	Box Elder	9		Saved	946	Bur Oak	5		Saved
503	Red Oak	8		Saved	671	Red Oak	2		Remove	746	Red Oak	10		Saved	847	Quaking Aspen	12		Saved	947	Bur Oak	12		Saved
504	Red Cedar	5		Saved	672	Red Oak	4		Remove	747	Red Oak	12		Saved	848	Quaking Aspen	8		Saved	948	Bur Oak	18		Saved
505	Red Oak	10		Saved	673	Red Oak	2		Remove	748	Red Oak	8		Saved	849	Quaking Aspen	8		Saved	949	Red Cedar	5		Trail
506	Red Oak	7		Saved	674	Red Oak	2		Remove	749	Red Oak	10		Off Site/Trail	850	Quaking Aspen	12		Saved	950	Red Cedar	4		Saved
507	Red Oak	12		Saved	675	Bur Oak	5		Remove	750	Red Oak	5		Off Site/Trail	851	Quaking Aspen	12		Saved	951	Bur Oak	14		Saved
508	Red Oak	14		Saved	676	Quaking Aspen	7		Saved	751	Red Oak	16		Saved	852	Box Elder	8		Saved	952	Bur Oak	14		Saved
509	Red Oak	12		Saved	676	Scots Pine	12		Street	752	Red Cedar	5		Off Site/Trail	853	Quaking Aspen	13		Saved	953	Bur Oak	6		Saved
510	Red Oak	13		Saved	677	Quaking Aspen	12		Pond	753	Red Oak	15	Poor Condition	Trail	854	Quaking Aspen	8		Saved	954	Bur Oak	14		Saved
511	Quaking Aspen	8		Saved	677	Red Cedar	6		Saved	754	Red Oak	10		Saved	855	White Spruce	12		Saved	955	Bur Oak	5		Saved
512	Quaking Aspen	10		Saved	678	Quaking Aspen	28		Saved	755	Bur Oak	2		Saved	856	Bur Oak	5		Saved	956	Bur Oak	2		Saved
513	Bur Oak	16		Saved	678	Quaking Aspen	13	Very Poor Condition	Pond	756	Bur Oak	4		Saved	857	Bur Oak	12		Saved	957	Bur Oak	2		Saved
514	Red Oak	3		Saved	679	Red Oak	2		Saved	757	Bur Oak	3		Saved	858	Red Oak	10		Saved	958	Bur Oak	11		Saved
515	Red Oak	11		Saved	679	Quaking Aspen	14		Pond	758	Red Oak	2		Saved	859	Bur Oak	6		Saved	959	Bur Oak	2		Saved
516	Bur Oak	10		Remove	680	Red Oak	6		Saved	759	Red Oak	12		Saved	860	Bur Oak	3		Saved	960	Bur Oak	6		Saved
517	Red Oak	16		Trail	680	Quaking Aspen	12	Poor Condition	Pond	760	Red Oak	12		Saved	861	Red Oak	21		Saved	961	Bur Oak	10		Saved
518	Bur Oak	5		Remove	681	Red Oak	3		Pond	761	Red Oak	11		Saved	862	Scots Pine	7		Saved	962	Box Elder	8		Saved
519	Bur Oak	9		Trail	681	Siberian Elm	9		Off Site	762	Box Elder	12	Poor Condition	Off Site/Trail	863	White Spruce	5		Saved	963	Bur Oak	2		Saved
520	Bur Oak	5		Trail	682	Red Oak	3		Pond	763	Red Oak	3		Off Site/Trail	864	White Spruce	5	Very Poor Condition	Saved	964	Bur Oak	12		Saved
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522	Bur Oak	5		Trail	683	Red Oak	2		Pond	765	Red Oak	18		Off Site/Trail	866	Bur Oak	3		Saved	966	Bur Oak	12		Saved
523	Bur Oak	11		Trail	683	Quaking Aspen	10		Saved	766	Green Ash	8	Very Poor Condition	Saved	867	White Oak	12		Saved	967	Bur Oak	8		Saved
524	Bur Oak	10		Remove	684	Red Oak	1		Pond	767	Green Ash	8	Very Poor Condition	Saved	868	Bur Oak	1		Saved	968	Bur Oak	14		Saved
525	Bur Oak	12		Trail	684	White Spruce	4		Saved	768	Bur Oak	16		Saved	869	Quaking Aspen	14		Saved	969	Bur Oak	2		Saved
526	Bur Oak	2		Trail	685	Red Oak	2		Off Site	769	Bur Oak	12		Saved	870	Quaking Aspen	13		Saved	970	Bur Oak	5		Saved
527	Bur Oak	5		Remove	685	Red Oak	7		Saved	770	Bur Oak	7		Saved	871	Box Elder	8		Saved	971	Bur Oak	2		Saved
528	Bur Oak	2		Trail	686	Red Oak	1		Off Site	771	Bur Oak	9		Saved	872	Quaking Aspen	14		Saved	972	Bur Oak	11		Saved
529	Bur Oak	11		Trail	686	Red Oak	3		Saved	772	Red Oak	8		Saved	873	Quaking Aspen	16		Saved	973	Red Oak	14		Saved
531	Bur Oak	1		Trail	687	Red Oak	3		Off Site	773	Red Oak	17		Saved	874	Bur Oak	2		Pond	974	Red Oak	12		Saved
531	Bur Oak	1		Trail	687	Red Oak	6		Saved	774	Red Oak	11	Very Poor Condition	Saved	875	Red Oak	6		Pond	975	Bur Oak	11		Saved
532	Bur Oak	14		Pond	688	Red Cedar	4		Off Site	775	Box Elder	16		Saved	876	Box Elder	10		Pond	976	Bur Oak	9		Saved
601	Bur Oak	4		Trail	688	Bur Oak	8		Saved	776	Red Oak	6		Saved	877	Box Elder	8		Pond	977	Red Oak	11		Saved
602	Bur Oak	9		Trail	689	Red Oak	1		Off Site	777	Red Oak	6		Saved	878	Red Oak	6		Saved	978	Bur Oak	2		Saved
603	Bur Oak	9		Remove	689	Bur Oak	13		Saved	778	Red Oak	10		Saved	879	Red Oak	24		Saved	979	Bur Oak	15		Saved
604	Bur Oak	5		Remove	690	Red Oak	5		Off Site	779	Red Oak	11		Saved	880	Quaking Aspen	8		Saved	980	Bur Oak	4		Saved
605	Bur Oak	7		Pond	690	Bur Oak	7		Saved	780	Red Oak	11		Saved	881	Red Oak	9		Saved	981	Red Oak	13		Saved
607	Bur Oak	6		Pond	691	Red Oak	3		Off Site	781	Bur Oak	2		Saved	882	Bur Oak	12		Saved	982	Bur Oak	11		Saved
607	Bur Oak	12		Pond	691	Bur Oak	1		Saved	782	Red Oak	13		Saved	883	Red Oak	8		Saved	983	Bur Oak	2		Saved
608	Red Oak	6		Trail	692	Red Oak	7		Off Site	783	Bur Oak	13		Saved	884	Bur Oak	7		Saved	984	Bur Oak	12		Saved
609	Bur Oak	7		Trail	692	Bur Oak	1		Saved	784	Red Oak	14		Saved	885	Red Oak	11		Saved	985	Bur Oak	12		Saved
610	Bur Oak	8		Pond	693	Cottonwood	25		Off Site	785	Red Oak	14		Saved	886	Red Oak	10		Saved	986	Bur Oak	16		Saved
611	Red Oak	10		Remove	693	Bur Oak	15		Saved	786	Bur Oak	3		Off Site/Trail	887	Quaking Aspen	9		Saved	987	Bur Oak	5		Saved
612	Red Oak	11		Remove	694	Red Oak	5		Off Site	787	Red Oak	10	Poor Condition	Off Site/Trail	888	Quaking Aspen	11		Saved	988	Bur Oak	0		Saved
613	Red Oak	5		Pond	694	Bur Oak	14		Saved	788	Bur Oak	12		Saved	889	Green Ash	8		Saved	989	Siberian Elm	10		Off Site/Trail
614	Red Oak	9		Pond	695	Red Oak	4		Off Site	789	Bur Oak	13		Saved	890	Red Oak	5		Saved	990	Box Elder	9	Very Poor Condition	Saved
615	Red Oak	4		Remove	695	Bur Oak	9		Saved	790	Red Oak	14		Saved	891	Bur Oak	9		Saved	991	Bur Oak	15		Saved
616	Quaking Aspen	12		Pond	696	Red Oak	2		Off Site	791	Bur Oak	2		Saved	892	Red Oak	8		Saved	992	Bur Oak	3		Saved
617	Red Oak	12		Pond	696	Bur Oak	8		Saved	792	Bur Oak	5		Saved	893	Box Elder	8		Off Site	993	Bur Oak	4		Saved
618	White Spruce	8		Remove	697	Red Oak	6		Off Site	793	Bur Oak	5		Saved	894	Box Elder	8		Off Site	994	Bur Oak	4		Saved
619	Scots Pine	13		Trail	697	Black Cherry	9	Very Poor Condition	Saved	794	Bur Oak	4		Saved	895	White Oak	13		Off Site	995	Bur Oak	2		Saved
620	Scots Pine	13		Trail	698	Red Oak	4		Off Site	795	Red Oak	18		Saved	896	Black Cherry	8		Saved	996	Bur Oak	3		Saved
621	Scots Pine	9		Trail	698	Bur Oak	6		Saved	796	Bur Oak	10		Saved	897	Bur Oak	13		Saved	997	Bur Oak	4		Saved
622	Scots Pine	10		Remove	699	Red Oak	2		Off Site	797	Bur Oak	13		Saved	898	Bur Oak	7		Saved	998	Bur Oak	4		Saved
623	White Spruce	9		Remove	699	Bur Oak	2		Saved	798	Red Oak	15		Saved	899	Bur Oak	5		Saved	999	Siberian Elm	15		Saved
624	Scots Pine	9		Trail	700	Red Oak	4		Off Site	799	Bur Oak	11		Saved	900	Box Elder	20		Saved	1000	Bur Oak	5		Saved
625	Scots Pine	10		Trail	700	Bur Oak	14		Saved	800	Red Oak	5		Saved	901	Red Oak	18		Saved					
626	Scots Pine	6		Trail	701	Bur Oak	13		Saved	801	Red Oak	11		Off Site	902	Bur Oak	5		Saved					
627	Scots Pine	10		Trail	702	Green Ash	13		Saved	802	Red Oak	2		Off Site	903	Bur Oak	7		Saved					
628	Scots Pine	8		Trail	703	Bur Oak	5		Saved	803	Red Oak	2		Off Site	904	Bur Oak	2		Saved					
629	Scots Pine	12		Trail	704	Bur Oak	7		Saved	804	American Elm	8		Off Site	905	Red Oak	5		Saved					
630	Scots Pine	11		Trail	705	Siberian Elm	8		Saved	805	Red Oak	6		Off Site	906	Hackberry	8		Saved					
631	Scots Pine	10		Trail	706	Bur Oak	7		Saved	806	Red Oak	2	Very Poor Condition	Off Site	907	Red Oak	18		Saved					
633	Scots Pine	11		Trail	707	Box Elder	8		Saved	807	Red Oak	4		Off Site	908	Red Oak	7		Saved					
634	Scots Pine	10		Remove	708	Siberian Elm	13		Saved	808	Red Oak	4		Off Site	909	Bur Oak	13		Saved					
635	Scots Pine	9		Remove	709	Box Elder	13		Saved	809	Red Oak	2		Off Site	910	Bur Oak	4		Saved					
636	Scots Pine	13		Remove	710	Box Elder	12		Off Site/Trail	810	Red Oak	5		Off Site	911	Bur Oak	18		Saved					
637	White Spruce	15	Poor Condition	Remove	711	Box Elder	10		Saved	812	Red Oak	1		Off Site	912	Red Oak	16		Saved					
638	Scots Pine	15		Remove	712	Box Elder	11		Saved	813	Red Oak	3		Off Site	913	Mulberry	8		Saved					
639	White Spruce	16	Very Poor Condition	Remove	713	Box Elder	15		Saved	814	Red Oak	2		Off Site	914	Red Oak	18		Saved					
640	Scots Pine	15		Remove	714	Siberian Elm	31		Saved	815	Red Oak	8		Off Site	915	Red Oak	30		Saved					
641	White Spruce	10		Saved	715	Box Elder	22		Saved	816	Red Oak	3		Off Site	916	Red Oak	4		Saved					
642	White Spruce	14		Saved	716	Box Elder	12		Off Site/Trail	817	Red Oak	2		Saved	917	Bur Oak	12		Saved					
643	White Spruce	12		Saved	717	Box Elder	21		Saved	818	Red Oak	8		Saved	918	Red Oak	18		Saved					
644	Bur Oak	1		Remove	718	Box Elder	15		Saved	819	Red Oak	12		Saved	919	White Oak	18		Saved					
645	Red Oak	7	</																					



157TH LANE N.W.

RADIUM STREET N.W.

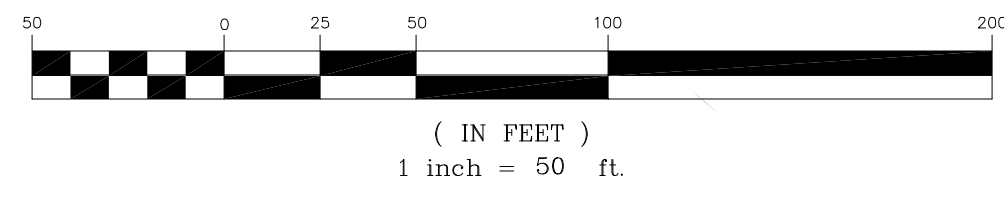
SUNFISH LAKE BLVD.
(CO. RD. NO. 57)

NORTH N BOULEVARD
(COUNTY STATE AID HIGHWAY NO. 5)

WET LAND
DNR 342 W
SEC 23 T 32 N R 25 W

POTASSIUM ST NW

NORTH
GRAPHIC SCALE



OWNER AND SUBDIVIDER

SHADE TREE COMMUNITIES, LLC.
1696 229TH LANE
EAST BETHEL, MN 55005
(612) 812-9656

CIVIL ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE N.E., SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

SURVEYOR

E.G. RUD & SONS, INC.
6776 LAKE DRIVE N.E., SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210

NOTE

SEE SHEET V.006 FOR NOTES AND DETAILS.

MATCH LINE
(SEE SHEET V.006)

TREE INVENTORY BY JACOBSON
ENVIRONMENTAL, PLLC IN JULY OF 2018

WAYNE JACOBSON
MINNESOTA DNR TREE INSPECTOR
LICENSE NO. 20104270

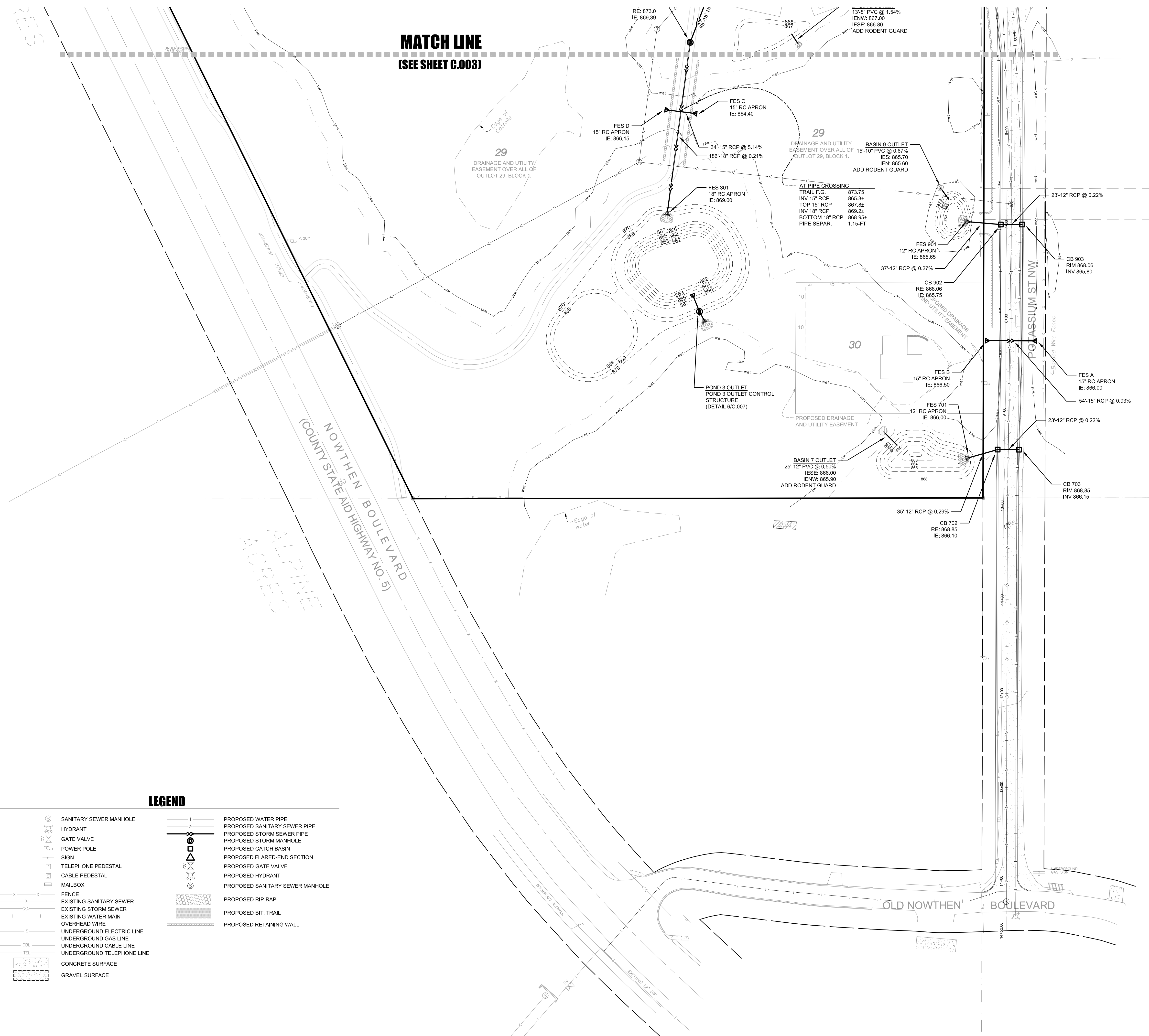
NO.	DATE	DESCRIPTION	BY
1			JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report 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.
James E. Napier
JAMES E. NAPIER
Date: 09-06-18 License No. 25343

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
**PRELIMINARY TREE INVENTORY
AND TREE PROTECTION PLAN**
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

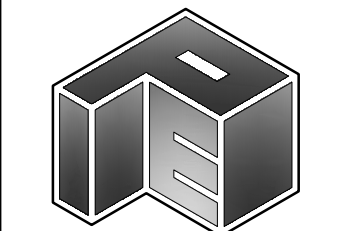
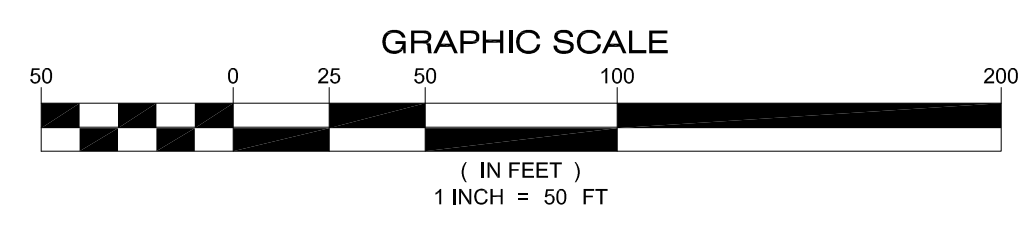
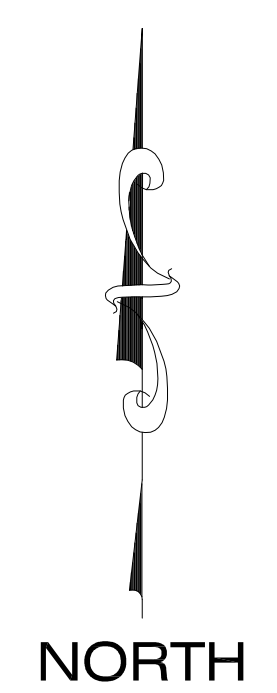
SHEET
V.005

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com



LEGEND

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| | SANITARY SEWER MANHOLE | | PROPOSED WATER PIPE |
| | HYDRANT | | PROPOSED SANITARY SEWER PIPE |
| | GATE VALVE | | PROPOSED STORM SEWER PIPE |
| | POWER POLE | | PROPOSED STORM MANHOLE |
| | SIGN | | PROPOSED CATCH BASIN |
| | TELEPHONE PEDESTAL | | PROPOSED FLARED-END SECTION |
| | CABLE PEDESTAL | | PROPOSED GATE VALVE |
| | MAILBOX | | PROPOSED HYDRANT |
| | FENCE | | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER | | PROPOSED RIP-RAP |
| | EXISTING STORM SEWER | | PROPOSED BIT, TRAIL |
| | EXISTING WATER MAIN | | PROPOSED RETAINING WALL |
| | OVERHEAD WIRE | | |
| | UNDERGROUND ELECTRIC LINE | | |
| | UNDERGROUND GAS LINE | | |
| | UNDERGROUND CABLE LINE | | |
| | UNDERGROUND TELEPHONE LINE | | |
| | CONCRETE SURFACE | | |
| | GRAVEL SURFACE | | |



SITE PLANNING & ENGINEERING
PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
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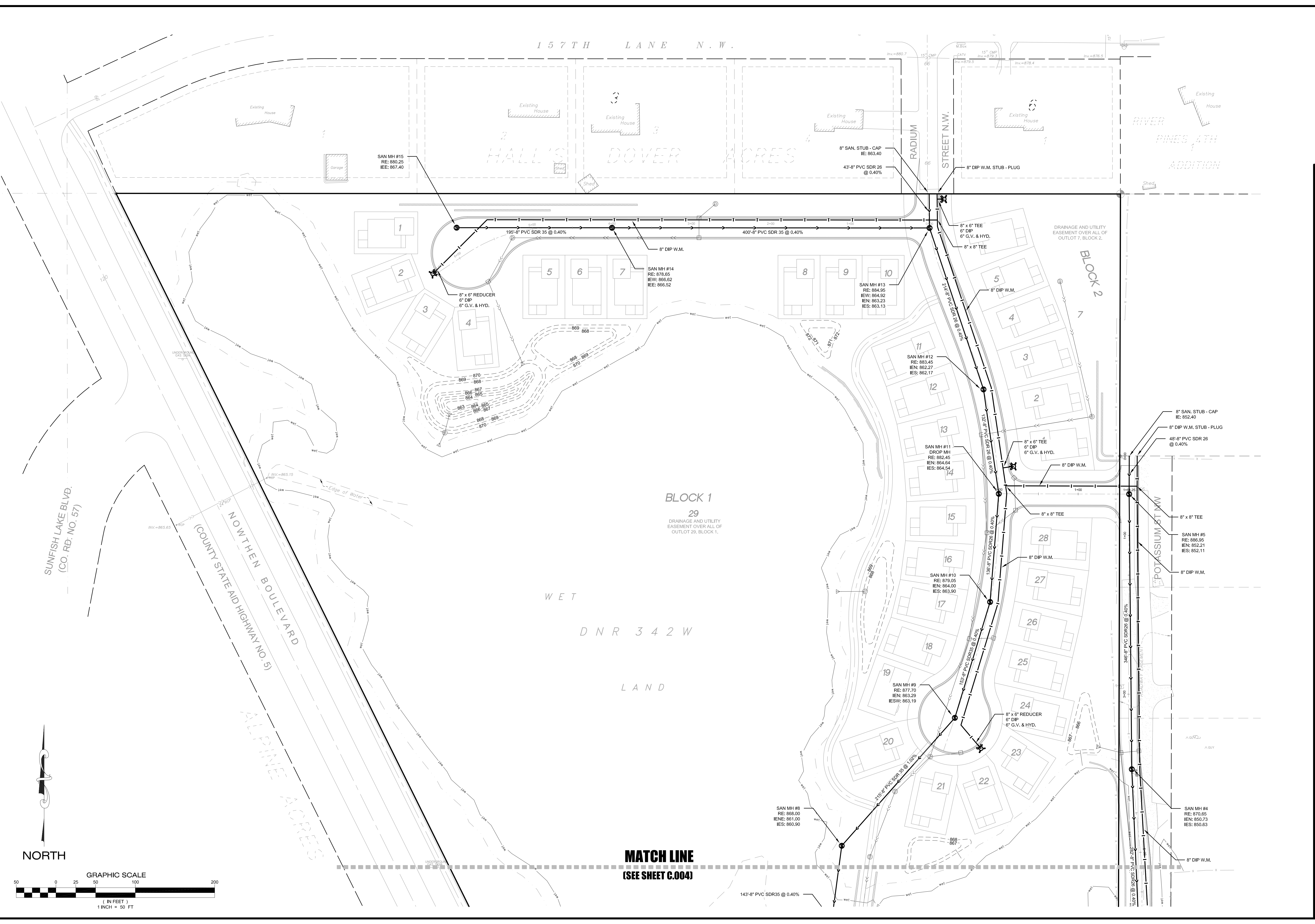
DRAWN BY: AG CHECK BY: AG JOB NO.: 18-1794 DATE: 09-06-18

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

PRELIMINARY
 ADAM GINKEL
 License No. 43963
 Date: 09.06.2018

SHADE TREE COTTAGES
 CITY OF RAMSEY, MN
UTILITY PLAN - STORM SEWER
 PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.004



157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

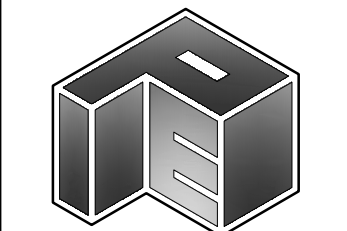
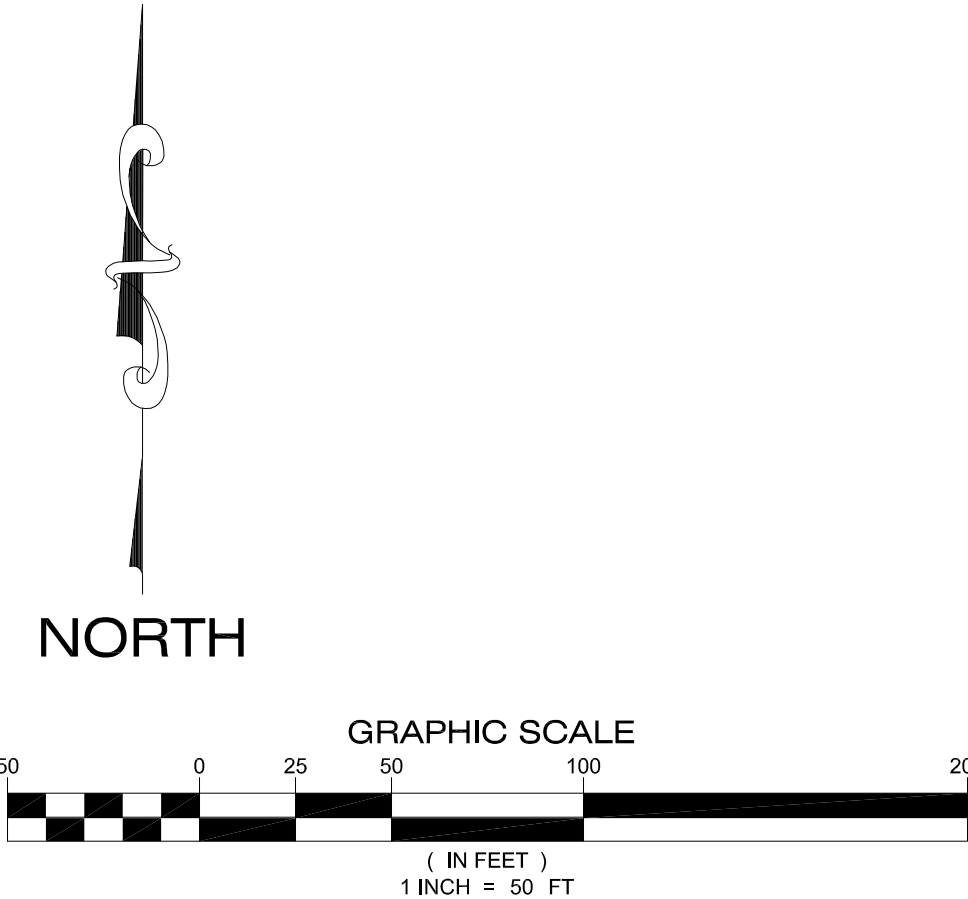
SUNFISH LAKE BLVD. (CO. RD. NO. 57)
 NOW THEN BOULEVARD
 (COUNTY STATE AID HIGHWAY NO. 5)
 ALPINE ACRES

BLOCK 1

29 DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT 29, BLOCK 1.

W E T
 D N R 3 4 2 W
 L A N D

MATCH LINE
 (SEE SHEET C.004)



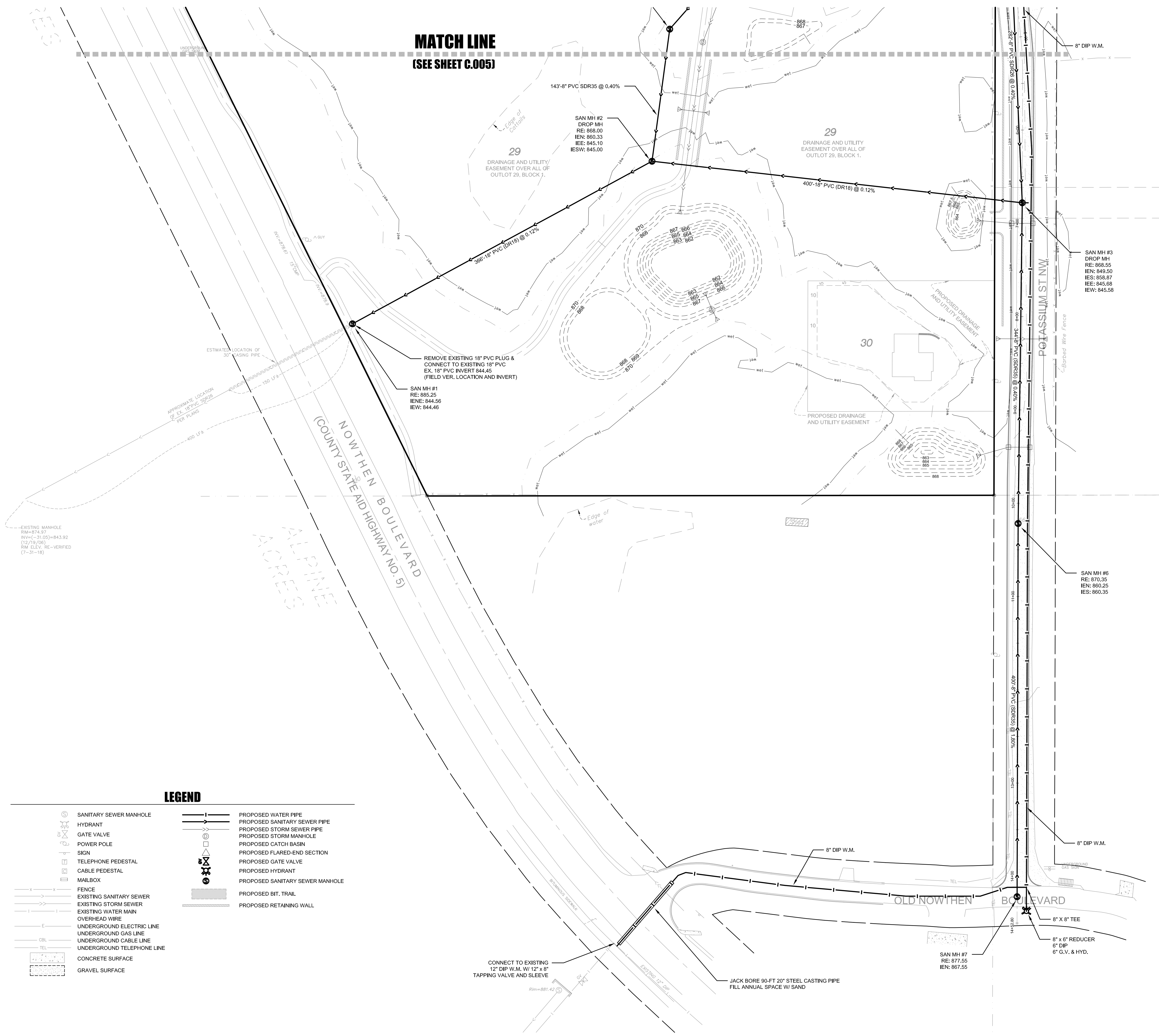
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 ENGINEERING, INC.
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 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
 ADAM GINKEL
 License No. 43963
 Date: 09.06.2018

SHADE TREE COTTAGES
 CITY OF RAMSEY, MN
UTILITY PLAN - SANITARY & WATER
 PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.005

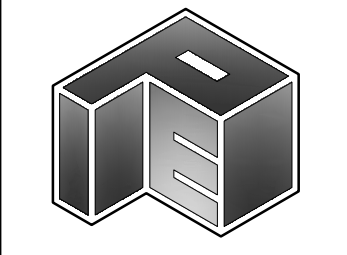
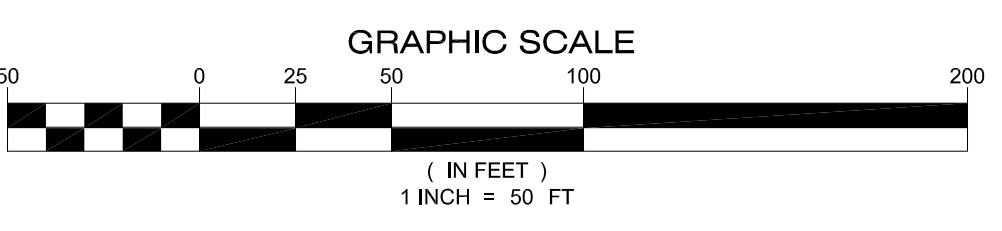
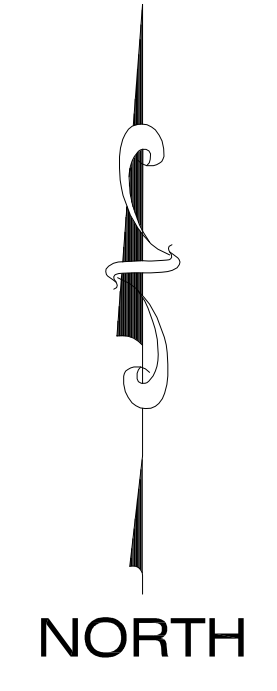


MATCH LINE
(SEE SHEET C.005)

EXISTING MANHOLE
RM=874.97
INVERT: 31.05)=843.92
(12/18/06)
RM ELEV. RE--VERIFIED
(7-31-16)

LEGEND

- | | | | |
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| | SANITARY SEWER MANHOLE | | PROPOSED WATER PIPE |
| | HYDRANT | | PROPOSED SANITARY SEWER PIPE |
| | GATE VALVE | | PROPOSED STORM SEWER PIPE |
| | POWER POLE | | PROPOSED STORM MANHOLE |
| | SIGN | | PROPOSED CATCH BASIN |
| | TELEPHONE PEDESTAL | | PROPOSED FLARED-END SECTION |
| | CABLE PEDESTAL | | PROPOSED GATE VALVE |
| | MAILBOX | | PROPOSED HYDRANT |
| | FENCE | | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER | | PROPOSED BIT, TRAIL |
| | EXISTING STORM SEWER | | PROPOSED RETAINING WALL |
| | EXISTING WATER MAIN | | |
| | OVERHEAD WIRE | | |
| | UNDERGROUND ELECTRIC LINE | | |
| | UNDERGROUND GAS LINE | | |
| | UNDERGROUND CABLE LINE | | |
| | UNDERGROUND TELEPHONE LINE | | |
| | CONCRETE SURFACE | | |
| | GRAVEL SURFACE | | |



SITE PLANNING & ENGINEERING
PLOWE
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6776 LAKE DRIVE
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LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

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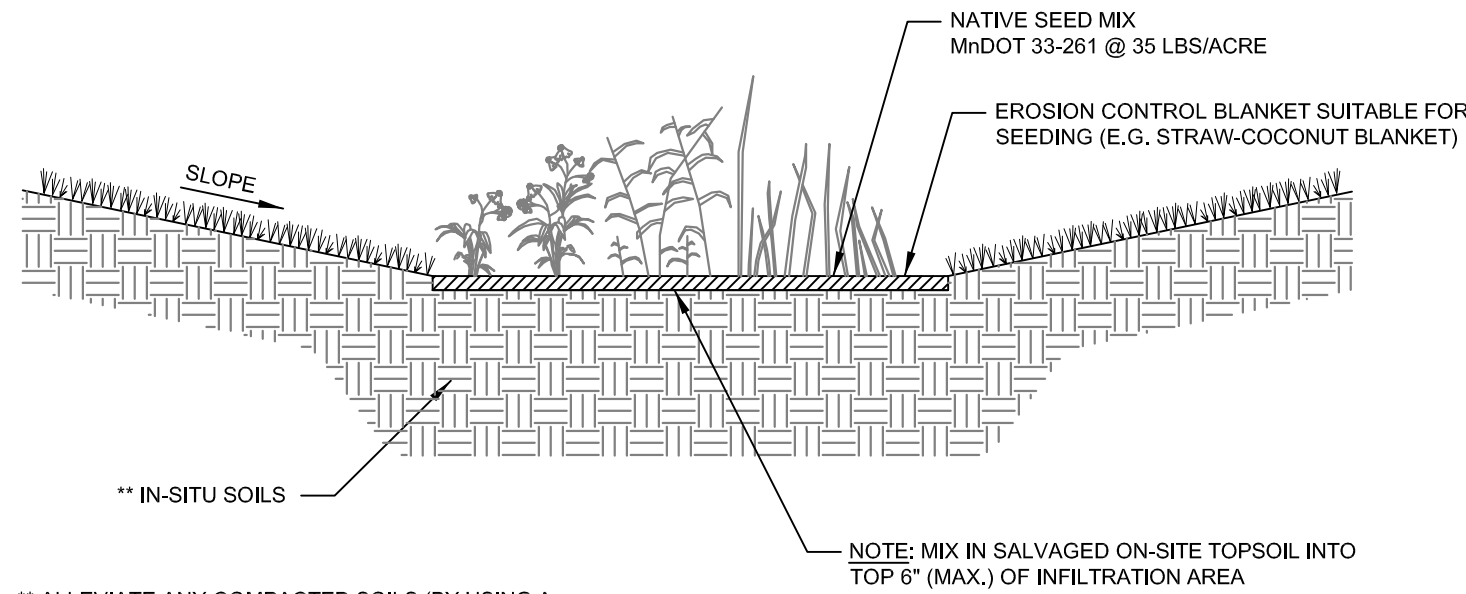
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL
Date: 09.06.2018 License No. 43963

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
UTILITY PLAN - SANITARY & WATER
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.006

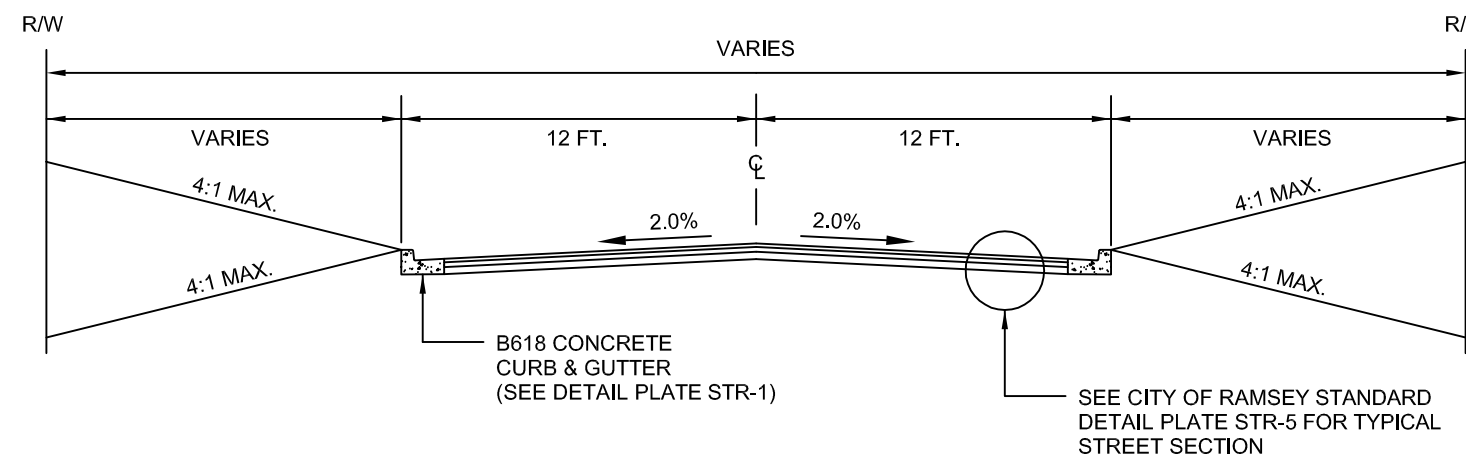
INFILTRATION AREAS NOTES:

1. CONTRACTOR TO FIELD CHECK FOR CLAY OR POOR INFILTRATION SOILS DURING CONSTRUCTION
 - 1.1. IF CLAY OR POOR INFILTRATION SOILS ARE PRESENT, CONTRACTOR SHALL REMOVE SAID SOILS IN SUCH A MANNER AS TO MINIMIZE CONSTRUCTION VEHICLE TRAFFIC OVER INFILTRATION AREA
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES)
3. NO MINING OF SANDY SOILS ALLOWED IN INFILTRATION AREAS
4. PROTECT INFILTRATION AREAS FROM RUN-OFF DURING ALL CONSTRUCTION ACTIVITIES
5. EXCAVATE INFILTRATION AREAS TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS

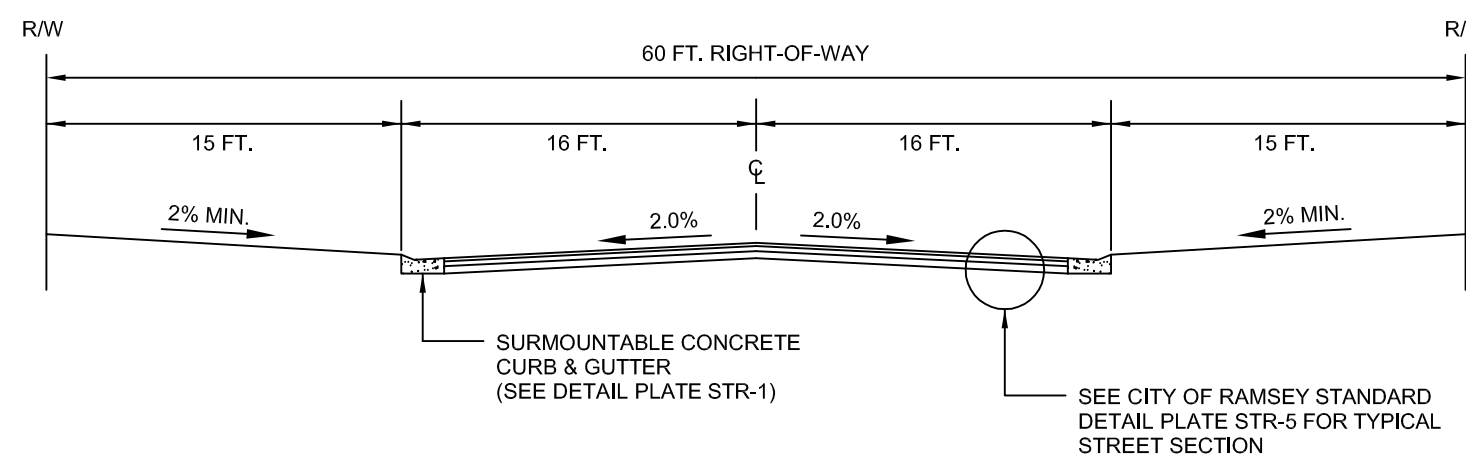


CONTACT CITY OF RAMSEY ENGINEERING DEPARTMENT A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION OF INFILTRATION BASIN OR IF SOILS REMOVAL IS NEEDED (SEE NOTE #1 ABOVE)

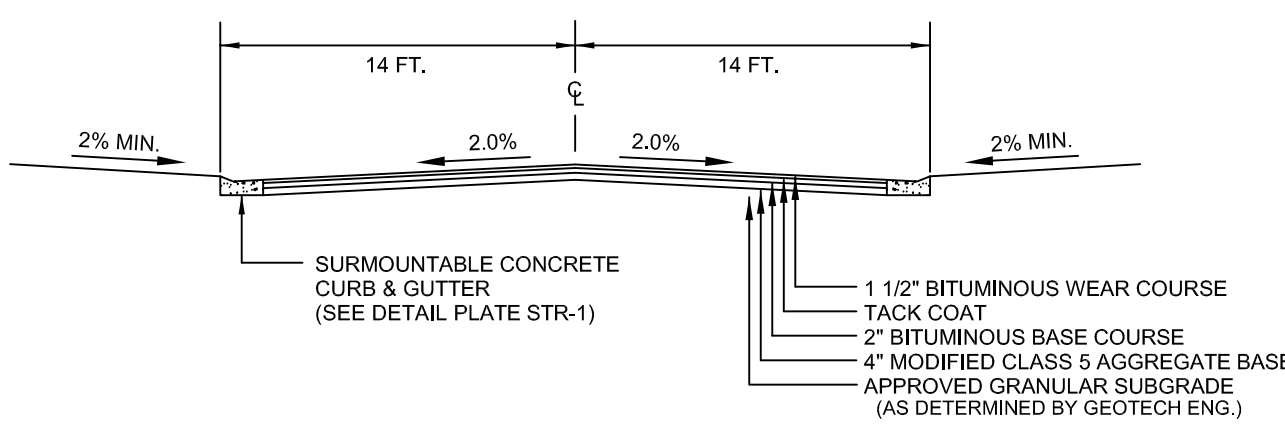
1 INFILTRATION BASIN
C.007 N.T.S.



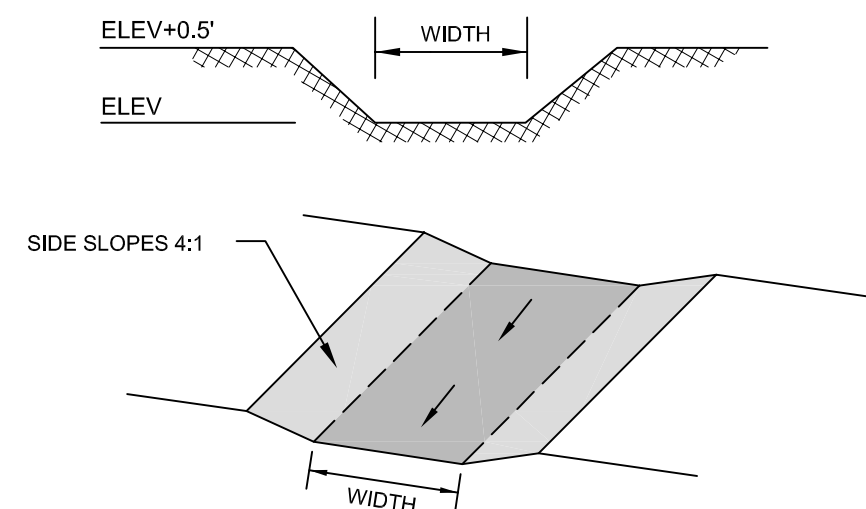
2 TYPICAL STREET SECTION
C.007 N.T.S.



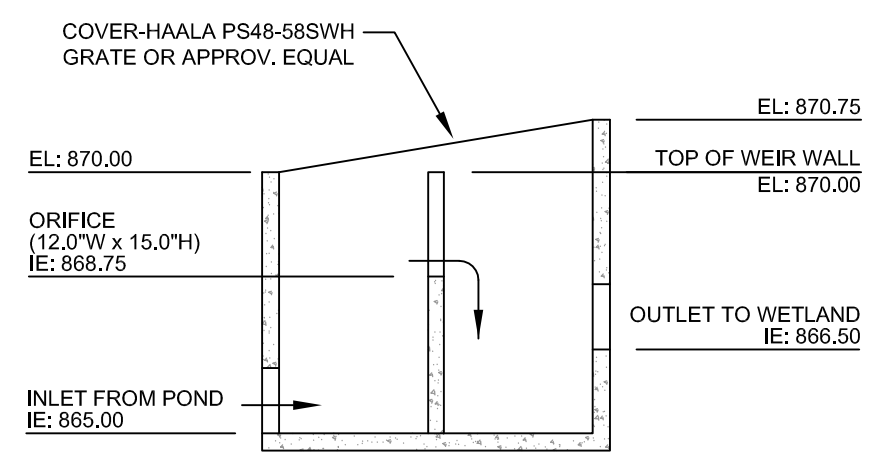
3 TYPICAL STREET SECTION
C.007 N.T.S.



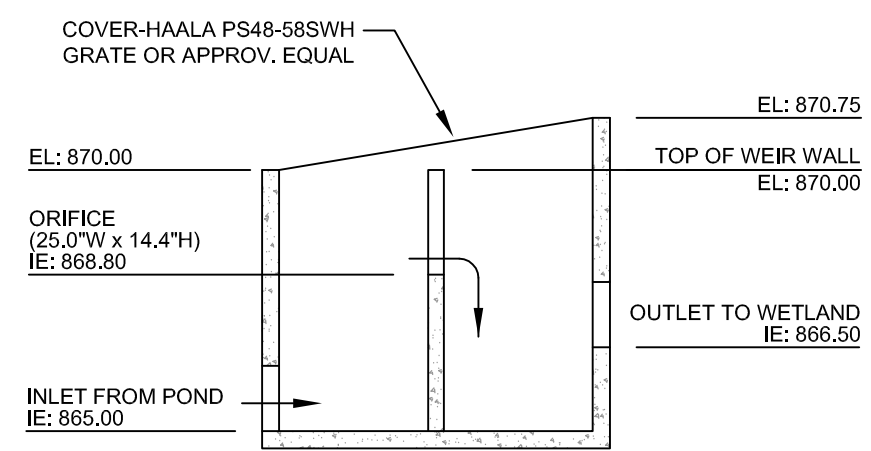
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C.007 N.T.S.



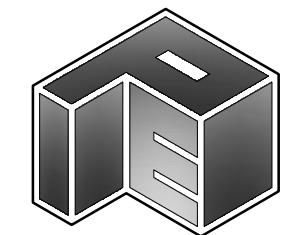
5 SODDED OVERFLOW
C.007 N.T.S.



6 POND 3 OUTLET STRUCTURE
C.007 N.T.S.



7 POND 1 OUTLET STRUCTURE
C.007 N.T.S.



SITE PLANNING & ENGINEERING

PLOWE

ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

ADAM GINKEL
Date: 09.06.2018 License No. 43963

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
DETAILS

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.007

157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

RADIUM STREET N.W.

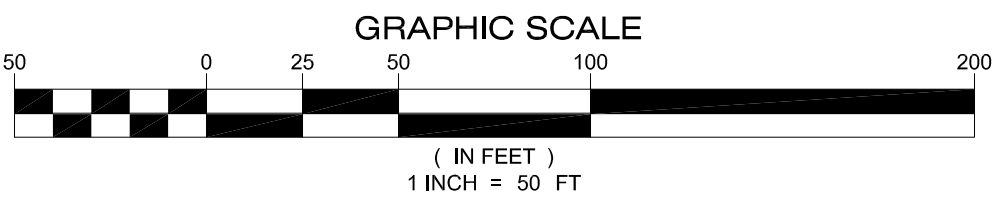
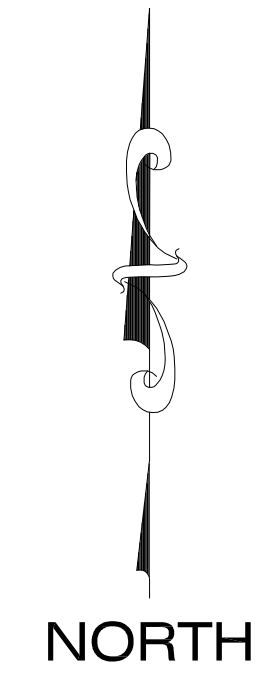
BLOCK 2

BLOCK 1

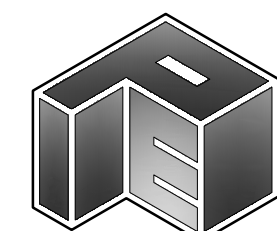
29 DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT 29, BLOCK 1.

WET LAND DNR 342W

SUNFISH LAKE BLVD. (CO. RD. NO. 57)
NOW THEN BOULEVARD
(COUNTY STATE AID HIGHWAY NO. 5)
ALPINE ACRES



MATCH LINE
(SEE SHEET C.004)



SITE PLANNING & ENGINEERING

PLOWE

ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

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PRELIMINARY
ADAM GINKEL
Date: 09.06.2018 License No. 43963

SHADE TREE COTTAGES
CITY OF RAMSEY, MN
UTILITY PLAN - STORM SEWER
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET
C.003

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	SEPTEMBER 25, 2018	PROJECT ADDRESS	EAST OF NOWTHEN BLVD WEST OF POTASSIUM ST NORTH OF OLD NOWTHEN BLVD
PROJECT. TITLE	PRELIMINARY PLAT – SHADE TREE COTTAGES		
ESCROW #	116588		
DEPARTMENT:	Community Development: Planning Division		
REVIEWER:	Name: Chloe McGuire Brigl Phone: 763-433-9821 Email: CMcGuire@CityofRamsey.com		

Summary of Required Changes

- All trails must be public. Trails should loop back to Nowthen Boulevard.
- Applicant should provide staff information on affordability of detached townhomes so staff can effectively evaluate PUD.
- The applicant should provide a detailed proposal of the proposed cost-share between the City and the applicant to upgrade Potassium Street.

Preliminary Plat & Variance Submittal Review

General. The proposed subdivision is a 36 lot subdivision, with 34 detached townhome lots, one single family lot, and one lot covering all wetlands which is entirely drainage and utility easement.

Site. All that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 32, Range 25, lying east of the Easterly Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota. The lot is located on the east side of Nowthen Blvd NW, north of Old Nowthen Blvd, and west of Potassium St NW. The site is approximately 28.41 Acres.

History. A previous PUD was approved in 2005 and rezoned the parcel from R-1 (MUSA) to PUD. The property has remained as PUD even though the PUD has since expired.

Streets and Access. The Applicant is proposing the following streets and roadways.

Street Name	Road Type	Street Width
157 th Avenue NW	Private Road	28 feet
Radium Street NW	Public Road	32 feet
Public Road (Unnamed) connecting Radium and Potassium	Public Road	32 feet
Potassium Street NW	Public Road	24 feet

As part of this project, Potassium Street must be upgraded from a gravel road to a paved, public road. The applicant has proposed a cost-share with the City.

Proposed Lots. The current zoning is PUD. Typically, in this situation, staff would defer back to the original, or underlying zoning, to review lot sizes and setbacks. The original zoning, before this site was rezoned to PUD in 2005, was R-1 MUSA. There are two distinct characteristics within the development; traditional detached single-family and small-lot detached single-family/detached townhomes. The townhome lots do not meet these requirements, as the minimum lot size is smaller than the underlying Zoning District.

Separate review for each standard is below.

Detached Townhomes. Block 1, Lots 1 – 28 and Block 2, Lots 1-6.

NOTE: This style home would ordinarily be located within the R-2 Residential District. The proposed homes generally meet the minimum standards of the R-2 Residential District.

Requirement	Current Requirement	Proposal	Conforming Status
Lot Size	10,800 square feet		Non-Conforming
Density	3 u/acre 4u/acre w/PUD	3.34 units/acre*	CONFORMING
Lot Width	80 feet	53 feet	Non-Conforming
Front Yard Setback	30 feet	11 feet	Non-Conforming
Rear Yard Setback	30 feet	17 feet	Non-Conforming
Side Yard Setback	6 (uninhabitable) 10 feet (habitable)	8 feet	Non-Conforming
Max lot coverage	35%	< 35%	Conforming

* Measuring development area only; not entire parcel

Detached Single-Family Review. Block 1, Lot 30.

Requirement	Current Requirement	Met?
Lot Size	10,800 square feet	Yes – 28,000 sq. ft.
Density	3 u/acre	Yes 3 u/acre
Lot Width	80 feet	Yes
Front Yard Setback	30 feet	Yes (65 feet)
Rear Yard Setback	30 feet	Yes (90 feet)
Side Yard Setback	6 (uninhabitable) 10 feet (habitable)	Yes (33 feet)
Max lot coverage	35%	Yes (<10%)

Trails. Public bituminous trails are shown along Nowthen Boulevard and through the site connecting to Radium St NW. Private trails are shown behind the homes along the wetland. Staff feels that in order for the applicant to receive a PUD approval for this project, all trails must be public and must loop back to Nowthen Blvd in order to create a public purpose.

Grading and Drainage Plans. Please see Engineering Comments with regard to grading and drainage.

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.

Proposed PUD Setbacks.

PROPOSED ZONING: PUD- PLANNED UNIT DEVELOPMENT

PROPOSED PUD SINGLE UNIT TOWNHOME SETBACKS:

(LOTS 1-28, BLOCK 1 & LOTS 1-6, BLOCK 2)

FRONT STREET:	25 FEET FROM CURB
SIDE STREET:	25 FEET FROM CURB
SIDE YARD:	15 FEET BETWEEN BUILDINGS
PLAT BOUNDARY:	30 FEET FROM PLAT BOUNDARY
WETLANDS AND STORMWATER PONDS:	16.5 FEET

PROPOSED PUD SINGLE FAMILY LOT SETBACKS:

(LOT 30 , BLOCK 1)

FRONT STREET:	30 FEET FROM RIGHT-OF-WAY
HOUSE SIDE YARD:	10 FEET
GARAGE SIDE YARD:	6 FEET
REAR YARD:	30 FEET
WETLANDS AND STORMWATER PONDS:	16.5 FEET

Planned Unit Development Review

Analysis Per City Code Section 117-123.

(a) Intent. The intent of the Planned Unit Development District is to provide a district that will encourage:

- 1) Flexibility in land development in order to make better use of new techniques in building design and construction and land development.
- 2) Housing affordable to all income groups.
- 3) More efficient use of public infrastructure.
- 4) Energy conservation through the use of more efficient building designs and through the clustering of buildings and land uses.
- 5) Preservation of desirable land characteristics and open space and protection of sensitive environmental features such as steep slopes, poor soils and trees.
- 6) More effective and efficient use of land, open space and public facilities through the mixing of land uses and assembly and development of land in larger lots.

Staff Comment on item (a):

- Staff feels items 3, 4, 5, and 6 are met.
- Staff does not have information on affordability levels of new homes in relation to item 2.
- Staff feels that item 1 could be met with strict architectural review, similar to that of the COR guidelines.

(b) Criteria. Every proposal presented to the city for rezoning to Planned Unit Development District (*PUD*), shall be accompanied by a preliminary site plan as provided in subsection (k)(1) of this section. The city shall consider the following criteria and objectives in reviewing the *PUD*:

- 1) A high quality of design and design compatible with surrounding land uses, both existing and planned.
- 2) A wider range of housing types, price ranges and styles than could be accomplished under existing zoning.
- 3) Public amenities, facilities and open spaces that are greater than the minimum requirements of existing zoning and determined to be in the public good.
- 4) Compatibility with the purposes and intents of this chapter and the city's comprehensive plan, specifically residential density requirements. Increases in density may be allowed, provided that traffic patterns will not be adversely affected and that public facilities are adequate.
- 5) Provision for a minimum of 20 percent public open space and/or 50 percent private open space protected by adequate covenants running with the land or by conveyances or dedications. Credit for public open space shall be given pursuant to the following schedule:
 - a. Woodlands, steep slopes, prairie and grasslands: 100 percent credit.
 - b. Water features and wetlands: 50 percent credit.
 - c. Private open space may include yard space, street boulevards, and other private common areas.
- 6) The proposal shall exercise no substantial detrimental influence on the market value of surrounding properties.
- 7) The proposal shall show a favorable economic impact on the community at large.
- 8) The proposal shall not adversely impact natural features such as wetlands, water features, woodlands, and steep slopes.

- 9) The proposal shall protect and preserve scenic qualities to the greatest extent possible.
- 10) The proposal shall not impose any undue burden on public services and facilities, including fire and police protection, schools, streets, water systems, sanitary sewer systems and storm sewer systems.
- 11) The proposal is designed in such a way to form a desirable and unified environment within its own boundaries, and also will not be detrimental to future land uses in the surrounding areas.
- 12) The proposal is consistent with all other applicable city and state regulations.

Staff Comments on Item (B):

- Staff believes items 4, 5, 6, 7, 8, 9, 10, 11, and 12 are met.
- Staff believes item 1 could be met through strict architectural guidelines.
- Staff does not have information on item 2, but the PUD features 2 housing types, with 34 detached townhomes and one single family lot.
- Item 3 is not currently met, but could be met by updating the private trails to public trails that meet the parks and trails requirements. This trail should be looped back to the public trail along Nowthen Boulevard.

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

RESOLUTION #18-209

**RESOLUTION GRANTING PRELIMINARY PLAT
APPROVAL OF SHADE TREE COTTAGES**

WHEREAS, Shade Tree Communities, LLC, hereafter referred to as “Developer”, properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

All that part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 32, Range 25, lying east of the Easterly Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota.

PID: 23-32-25-21-0002

(the ‘Subject Property’);

WHEREAS, the City of Ramsey held a public workshop on February 1, 2018 and;

WHEREAS, the City of Ramsey approved a Planned Unit Development and Final Plat for Shade Tree Cottages in 2005 that has since expired; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) reviewed the preliminary plat on _____; and

WHEREAS, the Economic Development Authority reviewed the preliminary plat on _____; and;

WHEREAS, the City of Ramsey received a Preliminary Plat on September 6, 2018; and

WHEREAS, the Developer will be upgrading and improving Potassium Street; and

WHEREAS, on October 4, 2018 the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, the City Council reviewed the preliminary plat on October 23, 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 Cottages at the COR in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with the Staff Review Letter dated September 25, 2018.
 - b) Compliance with all Staff Review Comments in ProjectDox.
 - c) 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:

None

and the following abstained:

None

and the following were absent:

Existing Vacancy

Existing Vacancy

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

Acting Mayor

ATTEST:

City Clerk

Regular Planning Commission

6. 1.

Meeting Date: 10/04/2018

By: Tim Gladhill, Community Development

Information

Title:

Consider Revised Site Plan Approval of Regency Ponds Self Storage

Purpose/Background:

In 2017, the City approved an indoor self-storage facility at the intersection of Bunker Lake Boulevard and Ramsey Boulevard. To date, construction has not commenced. The original Developer has chosen to sell the project to a different Developer. The new Developer has chosen to slightly modify the approved site plan. Generally speaking, all previous contingencies of approval have been satisfied. The project must still go through Building Permit Review.

Notification:

Notification is not required.

Observations/Alternatives:

Attached to this case is the original case to the City Council. Also attached are revised summary sheets for the proposed revised site plan. The plans are largely the same, with changes in the phasing plan. There are minor modifications to the layout, but nothing of significance.

- Removal of exterior garage doors
- Elimination of one building
- Increase in setback to adjoining residential neighborhood

Funding Source:

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

Recommendation:

Staff recommends approval of the request.

Action:

Motion to recommend that the City Council approved the revised site plan for Regency Ponds Self-Storage.

Attachments

Revised Plans

Previous Case

Form Review

Inbox

Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 10/01/2018

Reviewed By

Tim Gladhill

Date

10/01/2018 03:30 PM
Started On: 10/01/2018 02:51 PM

PROJECT

RAMSEY STORAGE

NEW CONSTRUCTION
 14725 RAMSEY BLVD
 RAMSEY, MINNESOTA

ISSUED SET 09/24/18

REVISIONS

DATE NO

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

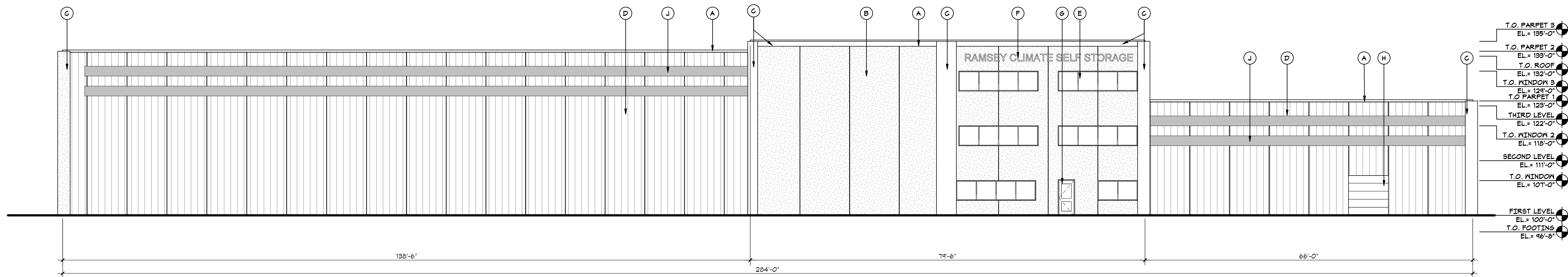
Name _____

Reg No. _____ Date 09/24/18

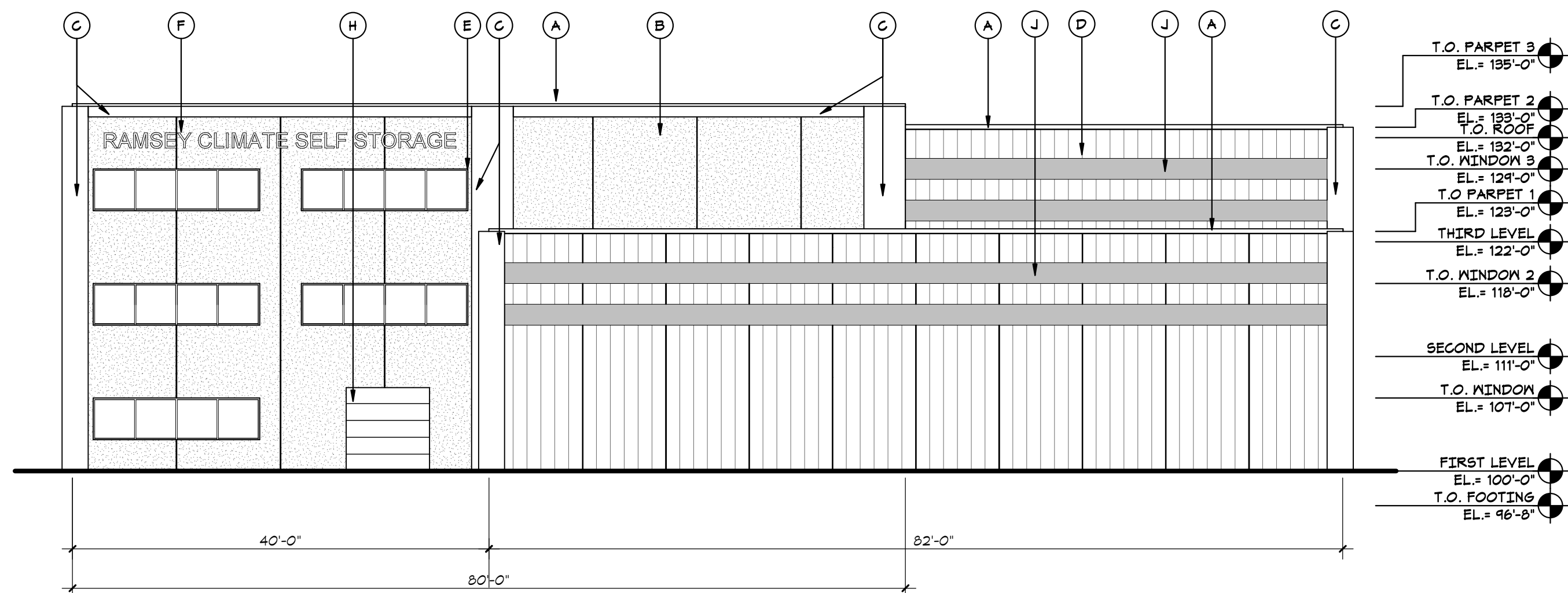
EXTERIOR ELEVATIONS

Drawn By: KMJ Checked By: TRM

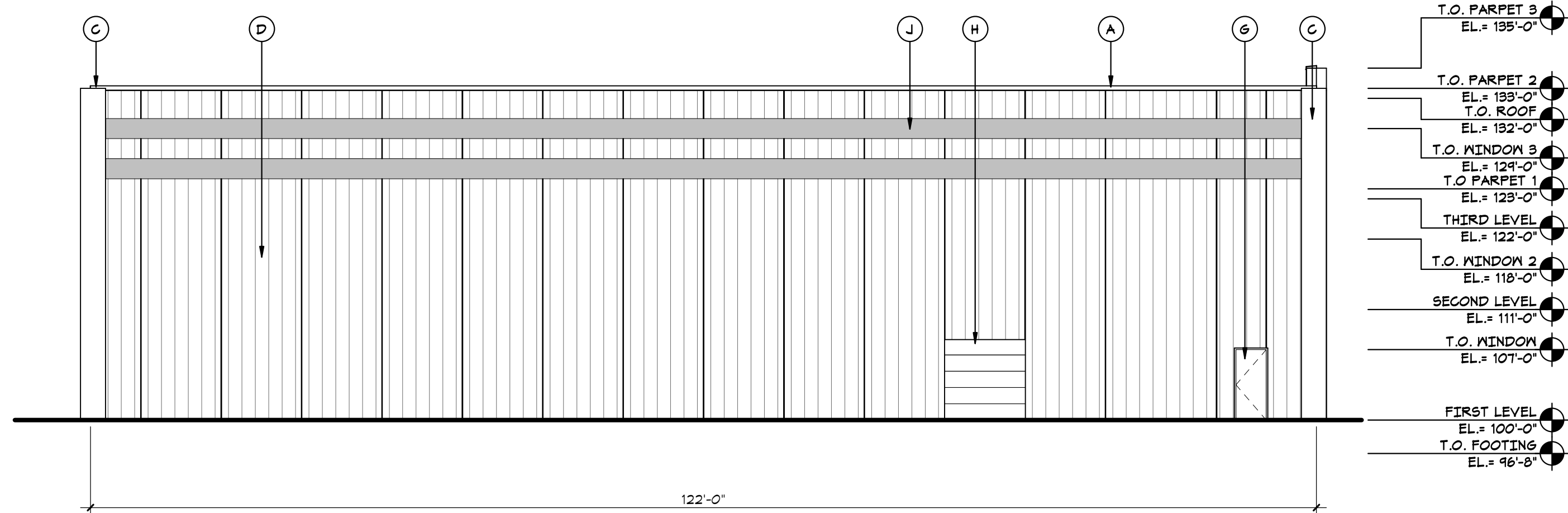
A3.1



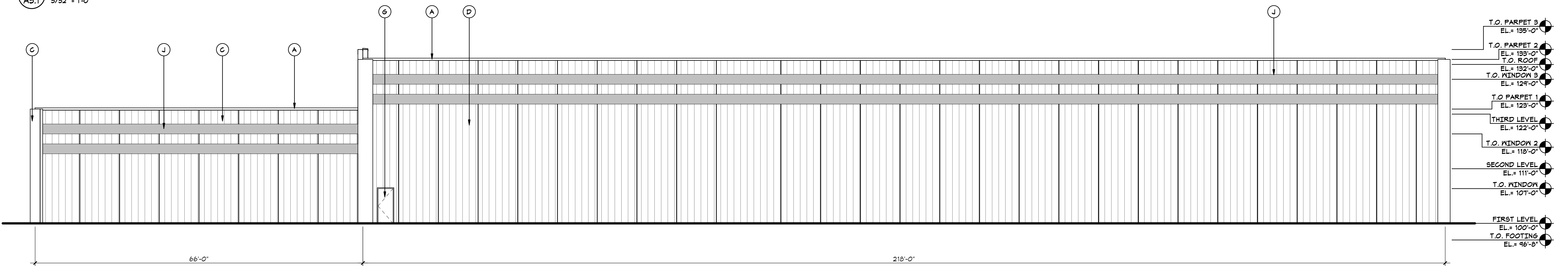
1 SOUTH ELEVATION
 A3.1 3/32" = 1'-0"



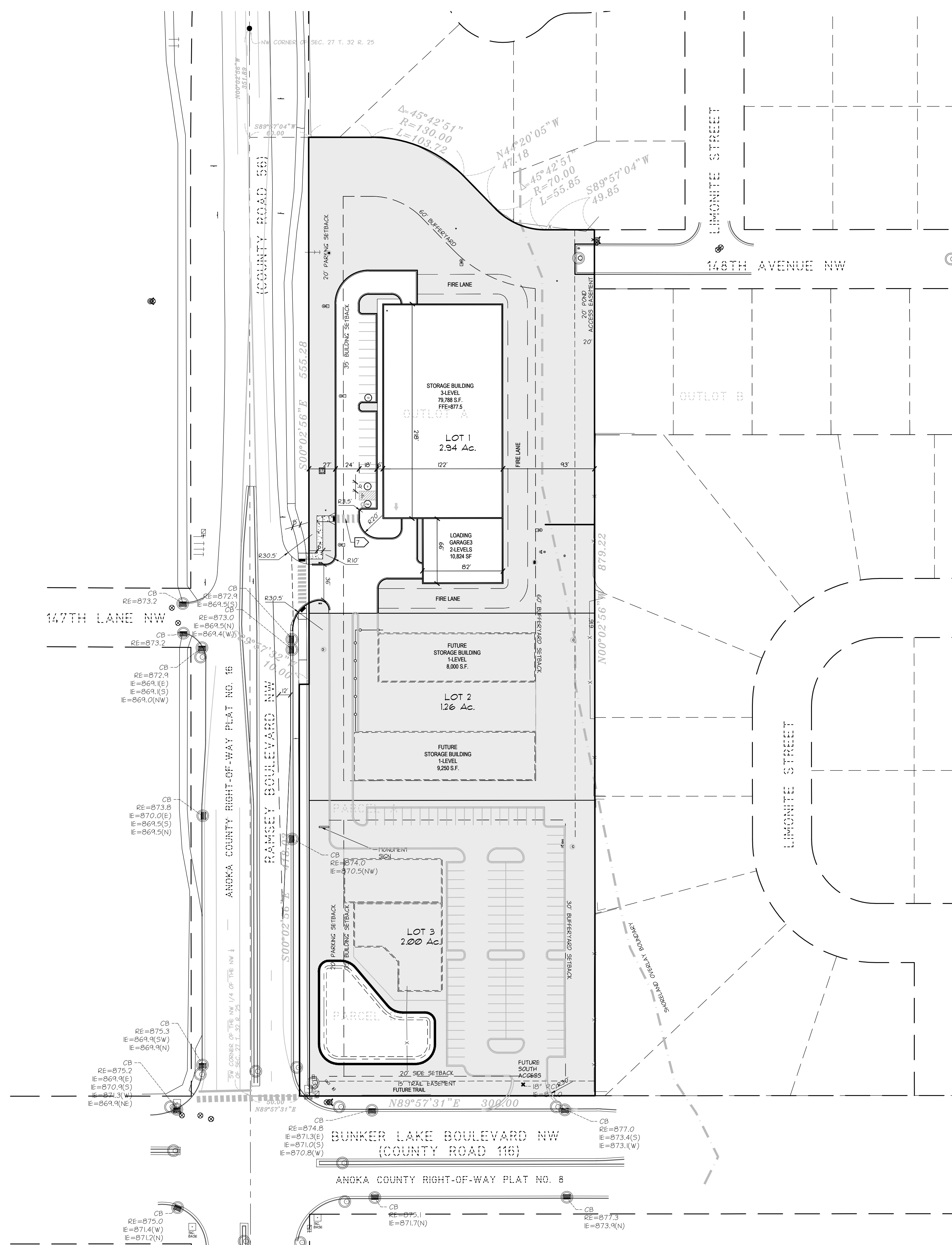
2 EAST ELEVATION
 A3.1 3/32" = 1'-0"



3 WEST ELEVATION
 A3.1 3/32" = 1'-0"



4 NORTH ELEVATION
 A3.1 3/32" = 1'-0"



LEGEND

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

GENERAL NOTES

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

SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- ENGINEER TO PROVIDE ALL UTILITY STAKING, CURB AND GUTTER STAKING ETC... SEE GENERAL NOTE 1/ SHEET C4.1
- BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
- DELINEATE CROSSWALK WITH 2' X 8' STRIPES 4' ON CENTER

LOT SUMMARY

LOT 1	= 193,842 SQ.FT./-	4.45 AC./-
LOT 2	= 76,230 SQ.FT./-	1.75 AC./-
ROW (RAMSEY BLVD)	= 4,890 SQ.FT./-	0.096 AC./-
TOTAL SITE AREA	= 274,962 SQ.FT./-	6.3 AC./-
TOTAL GREEN SPACE AREA = 183,256 SF		4.2 AC = 66.7%

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING	
90,612 SF TOTAL	
90,612 SF/1000 = 90.61 (0.2) = 18 STALLS	
TOTAL PARKING STALLS REQUIRED	18 EA.

PROVIDED PARKING:

STANDARD STALLS (9x18)	19 EA.
HANDICAP STALLS (9x18)	1 EA.
TOTAL PARKING STALLS PROVIDED	20 EA.

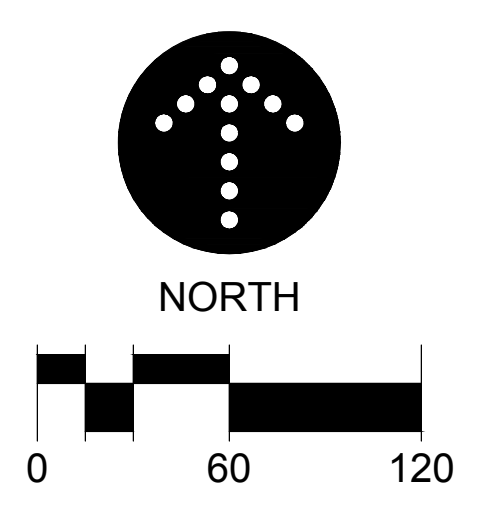
ZONING AND SETBACK SUMMARY

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

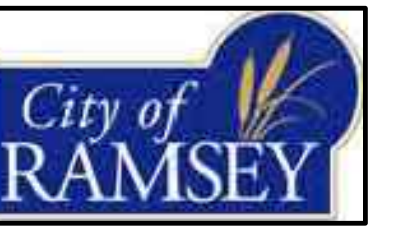
LOT SIZE	E-1		B-1	
	MIN. LOT AREA	1.0 ACRE	0.5 ACRE	
MIN. LOT WIDTH	200 FT	100 FT		
MIN. LOT DEPTH	N/A	150 FT		

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

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



NK MINI STORAGE
11736 177TH STREET WEST
LAKEVILLE, MINNESOTA 55044
TEL (952)236-9424



RAMSEY MINI STORAGE
RAMSEY, MN

SURVEY NOTES

1. IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM ON NOVEMBER 2015 EXPRESSLY FOR THIS PROJECT.
2. THE BEARING BASIS OF THIS SURVEY IS THE ANOKA COUNTY COORDINATE SYSTEM.
3. PARCEL AREA: 274381.17 SQ. FT. OR 6.299 ACRES

PROPERTY DESCRIPTION

PARCEL A: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FIVE (25), THAT IS DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH POINT IS TWO HUNDRED NINE (209) FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER (NW 1/4 OF NW 1/4) AS MEASURED ALONG SAID WEST LINE; THENCE PROCEEDING EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING WEST AND PARALLEL TO FIRST COURSE TO THE WEST LINE OF SAID SECTION; THENCE PROCEEDING SOUTH ALONG THE WEST LINE OF SAID SECTION TO POINT OF COMMENCEMENT, EXCEPT ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

AND

PARCEL B: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 OF NW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FIVE (25), THAT IS DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH POINT IS TWO HUNDRED NINE (209) FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER (NW 1/4 OF NW 1/4) AS MEASURED ALONG SAID WEST LINE; THENCE PROCEEDING EAST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION FOR A DISTANCE OF TWO HUNDRED NINE (209) FEET; THENCE PROCEEDING WEST AND PARALLEL TO FIRST COURSE TO THE WEST LINE OF SAID SECTION; THENCE PROCEEDING NORTH ALONG THE WEST LINE OF SAID SECTION TO POINT OF COMMENCEMENT, EXCEPT ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16.

AND

OUTLOT A, REGENCY POND, ANOKA COUNTY, MINNESOTA
ABSTRACT PROPERTY

REVISION HISTORY

DATE	REVISION	REVIEW
12.07.15	SKETCH PLAN SUBMITTAL	EBL

PROJECT MANAGER REVIEW

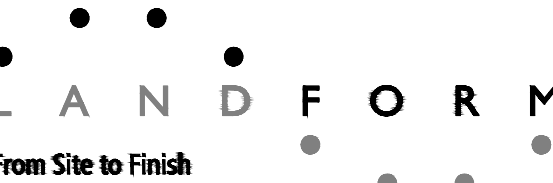
BY EBL DATE 12.07.2015

CERTIFICATION

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.

Signature: *EBL*
Date: 12.07.15
License No: 4976

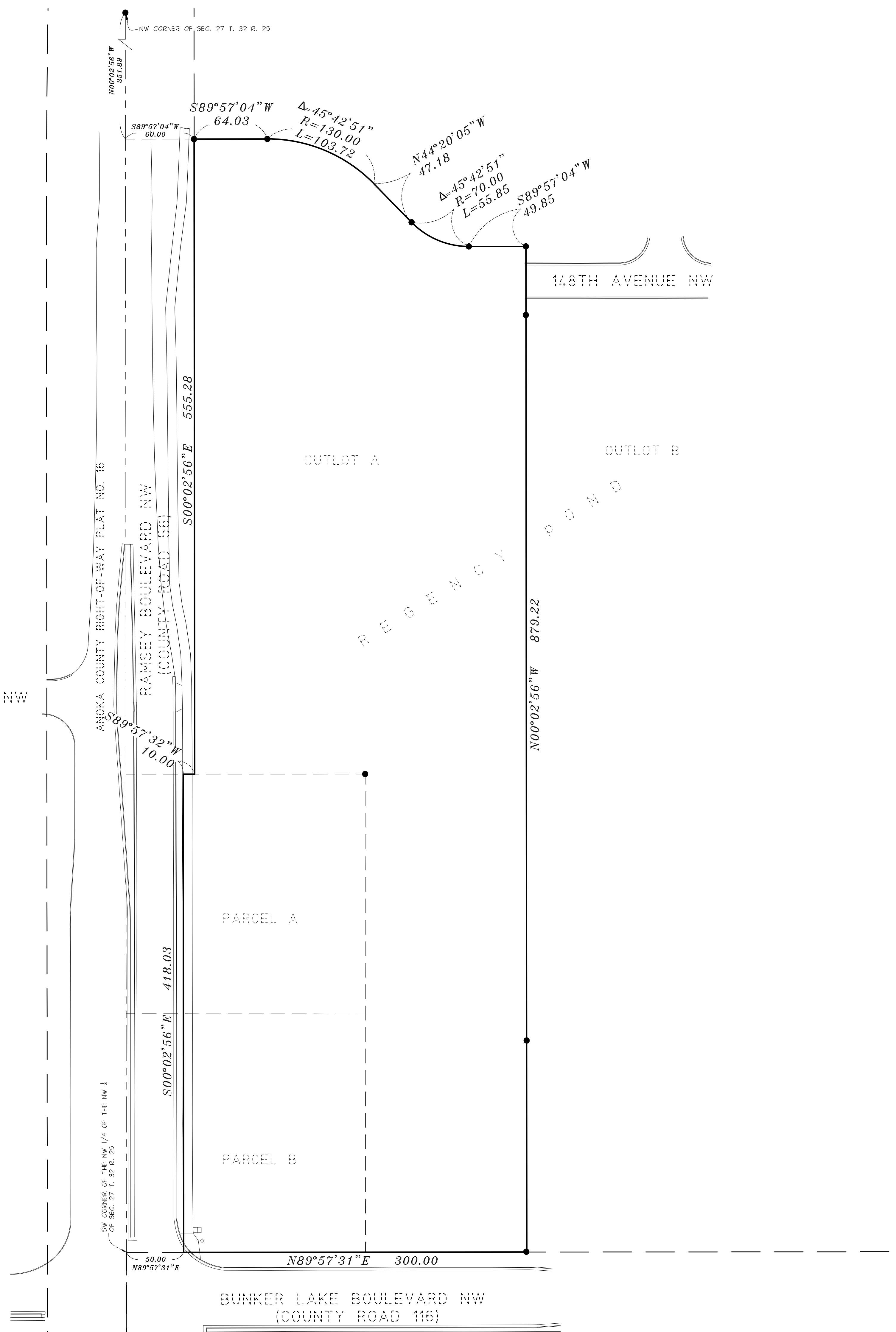
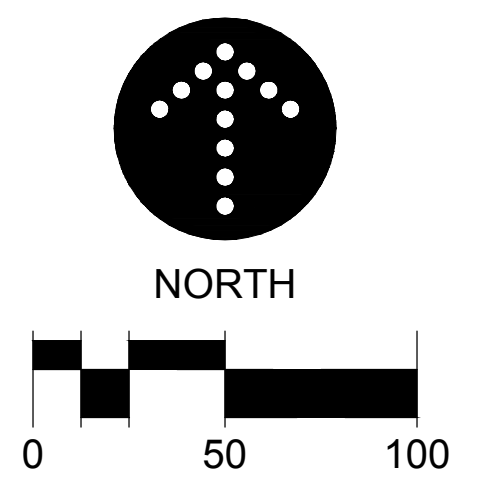
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

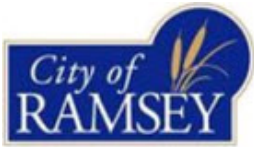


105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME VEBKRRZ15001
PROJECT NO. KRZ15001

CERTIFICATE OF SURVEY





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

CC Regular Session

7.1.

Meeting Date: 02/28/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Request for Zoning Amendment, Comp Plan Amendment, Preliminary and Final Plat, and Site Plan for Regency Commons (Project No. 16-108); Case of National Self Storage, LLC

Purpose/Background:

The City has received an application for approval of a Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Preliminary Plat, and Final Plat approval for Regency Commons. The project proposes to consolidate PID #s 27-32-25-22-0006, 27-32-25-22-0003, and 27-32-25-22-0002 (combined, the "Subject Property") into two (2) lots, one of which would be developed with a self-storage facility and the second would be available for future commercial development. The Planning Commission previously review the Sketch Plan for this project in November of 2016 and reviewed the above identified applications in addition to a variance at its February 2nd 2017 meeting. The Planning Commission approved a variance to the shoreland overlay district regarding the maximum allowed impervious area, and recommended approval of the requested Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Preliminary Plat, and Final plat as presented.

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:

The proposed project is generally consist with the Zoning and Future Land Use maps; however, due to the consolidation of three (3) lots into two (2), the realigned property boundaries result in the need for the Zoning Amendment and Comprehensive Plan Amendment. The proposed self-storage facility is designed with exterior materials that are consistent with the E-1 Employment District standards and it also complies with the building coverage and height standards as well. The proposed improvements appear to comply with all other E-1 Employment District standards; the requested variance is to an overlay district standard.

The Preliminary and Final Plats also appear to meet the minimum bulk standards for both the E-1 Employment District and the B-1 Business District. Any necessary revisions are outlined in the Staff Review Letter. As had been discussed at the November Planning Commission meeting, the Applicant has provided a Landscape Plan that shows a bermed, landscaped bufferyard along the eastern boundary. There are three (3) different species of evergreen trees proposed within this area, with deciduous trees mixed in, which should provide a good buffer between the two uses.

The Engineering Department is in the process of reviewing the grading, drainage, erosion control, utility, and street plans and will provide a separate addendum to the Staff Review Letter with any necessary corrections/revisions to the plan set.

City Staff did meet with the Applicant shortly after the November Planning Commission meeting to discuss alternatives for 148th Ave. The Public Works Superintendent agreed to eliminate the requirement for a cul-de-sac under the following three (3) conditions (which the Applicant had agreed to):

- The City's standard residential road section, complete with curb, extend three (3) feet past sanitary manhole located in road centerline on 148th Ave leading into the east side of the property. Curbing matching existing conditions must be installed on all three (3) sides of the road extension.
- A twenty foot (20') maintenance easement granted to the City along the eastern property line, with no additional trees planted in easement. This easement is needed to provide access for maintenance to existing storm water structures.
- A written agreement, drafted by Developer and reviewed and approved by the City, to allow snow storage on Subject Properties from the dead end on 148th Ave. **Note**-most of the snow should be retained in the 20' maintenance easement, but in years with high snow volumes, it may be necessary to store the snow on private property. These conditions have been incorporated into the Staff Review Letter.

The City Council introduced ordinance number 17-05 at its meeting on February 14th, and that ordinance is now available for adoption.

Alternative 1: Approve the Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Preliminary Plat and Final Plat requests. The proposed project appears to comply with the bulk standards in E-1 and B-1 zoning districts, the rezoning and re-guiding requests are due to a realignment of property boundaries rather than a proposed inconsistent use. The Applicant appears to have incorporated comments received during the Sketch Plan review into the plan set. Staff is supportive of this alternative contingent upon compliance with the Staff Review Letter.

Alternative 2: Approve the Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Preliminary Plat and Final Plat requests with amendments. This alternative would be based upon discussion at the meeting and if any necessary revisions/additions were identified by the City Council.

Alternative 3: Do not approve the Zoning Amendment, Comprehensive Plan Amendment, Site Plan, Preliminary Plat and Final Plat. As previously noted, the proposed project appears consistent with provisions of City Code (with any necessary revisions outlined in the Staff Review Letter) and it appears that the Applicant attempted to address comments by the Planning Commission during review of the Sketch Plan. Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission has recommended approval of the project.

Subsequent to Planning Commission review, the City received official comment from Anoka County Highway Department. Anoka County prefers that the Ramsey Boulevard access be shifted to the north and the Bunker Lake Boulevard access be eliminated. However, Anoka County understands that the site is constrained and cannot force each scenario. Of key importance is the relocation of the Ramsey Boulevard access, which would have the effect of eliminating the smaller of the two buildings on the site. The City Council is legally able to approve the site plan as presented. However, plans will be required to be revised to incorporate the requested turn lanes as outlined in the Anoka County Review Letter.

Staff recommends the following actions, all contingent upon compliance with the Staff Review Letter and review and approval by Anoka County Highway Department:

- City Council adopt Ordinance #17-05 to rezone the Subject Property to E-1 Employment District and B-1 Business District; and
- City Council adopt Resolution #17-02-036 granting a Comprehensive Plan Amendment to re-guide the Subject Property as Business Park and Commercial, contingent upon approval by the Metropolitan Council; and
- City Council adopt Resolution #17-02-037 granting Site Plan approval; and

- City Council adopt Resolutions #17-02-038 and #17-02-039 approving the Preliminary and Final Plat approval.

Action:

Motion to waive the charter requirement to read the ordinance aloud and to adopt Ordinance #17-05 to rezone the Subject Property to E-1 Employment District and B-1 Business District.

Roll Call

- Councilmember Kuzma
- Councilmember Williams
- Councilmember Riley
- Councilmember Shryock
- Councilmember Letourneau
- Councilmember Johns
- Mayor Strommen

-and-

Motion to take the following actions, contingent upon compliance with the Staff Review Letter:

- Adopt Resolution #17-02-036 granting a Comprehensive Plan Amendment to re-guide the Subject Property as Business Park and Commercial, contingent upon approval by the Metropolitan Council; and
- Adopt Resolution #17-02-037 granting Site Plan approval; and
- Adopt Resolutions #17-02-038 and #17-02-039 approving the Preliminary and Final Plat approval.

Attachments

- Site Location Map
- Application Document
- Civil Plans for Site
- Building Elevations
- Planning Commission Meeting Minutes Dated November 3, 2016
- Staff Review Letter
- Rezoning Ordinance
- Res. 17-02-036: Comp Plan Amendment
- Res. 17-02-037: Site Plan
- Res. 17-02-038: Preliminary Plat
- Res. 17-02-039: Final Plat
- Anoka County Highway Comments

Form Review

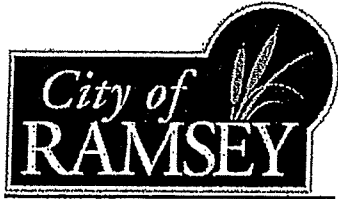
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Chris Anderson	Eric Maass	02/07/2017 02:57 PM
Chris Anderson	Eric Maass	02/07/2017 03:16 PM
Chris Anderson	Eric Maass	02/07/2017 04:10 PM
Tim Gladhill	Eric Maass	02/07/2017 04:15 PM
Chris Anderson	Jo Thieling	02/09/2017 01:21 PM
Tim Gladhill	Jo Thieling	02/09/2017 01:21 PM
Chris Anderson	Jo Thieling	02/09/2017 01:21 PM
Tim Gladhill	Tim Gladhill	02/23/2017 09:48 AM
Kurt Ulrich	JoAnn Shaw	02/23/2017 12:04 PM
Chris Anderson	Chris Anderson	02/23/2017 12:20 PM

Tim Gladhill
Kurt Ulrich
Form Started By: Eric Maass
Final Approval Date: 02/23/2017

Tim Gladhill
Kurt Ulrich

02/23/2017 12:49 PM
02/23/2017 03:08 PM
Started On: 02/03/2017 12:25 PM

PREVIOUS CASE



RECEIVED
 JAN 05 2017
 BY: _____

Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input checked="" type="checkbox"/> Plat – Preliminary Plat	<input checked="" type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input checked="" type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Troy Halvorson C/O National Self Storage		
Street Address:	2827 107th Avenue NE		
City, State, ZIP:	Blaine, MN 55449		
Home Phone:	(763) 898-7212	Work Phone:	
Email:	t.halver2@aol.com	Fax Number:	
Name of Business (if applicable):	National Self Storage, LLC		
Business Address (if applicable)	Same as above.		
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	Unassigned (27-32-25-22-0006) and 14725 Ramsey BLVD NW (27-32-25-22-0003, 27-32-25-22-0002)
PIN	27-32-25-22-0006, 27-32-25-22-0003, 27-32-25-22-0002
Legal Description	See attached
Zoning District	E-1 Employment and B-1 General Business

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information
(If different than Applicant)

Name:	First Minnesota Bank		
Street Address:	11431 Jefferson Court N		
City, State, ZIP:	Champlin, MN 55316		
Home Phone:	N/A	Work Phone:	763-488-1568
Email:	chuckb@firstmnbank.com	Fax Number:	763-488-3735

Please provide a detailed description of your request and attached a copy of a scaled site plan
See attached narrative and plans.

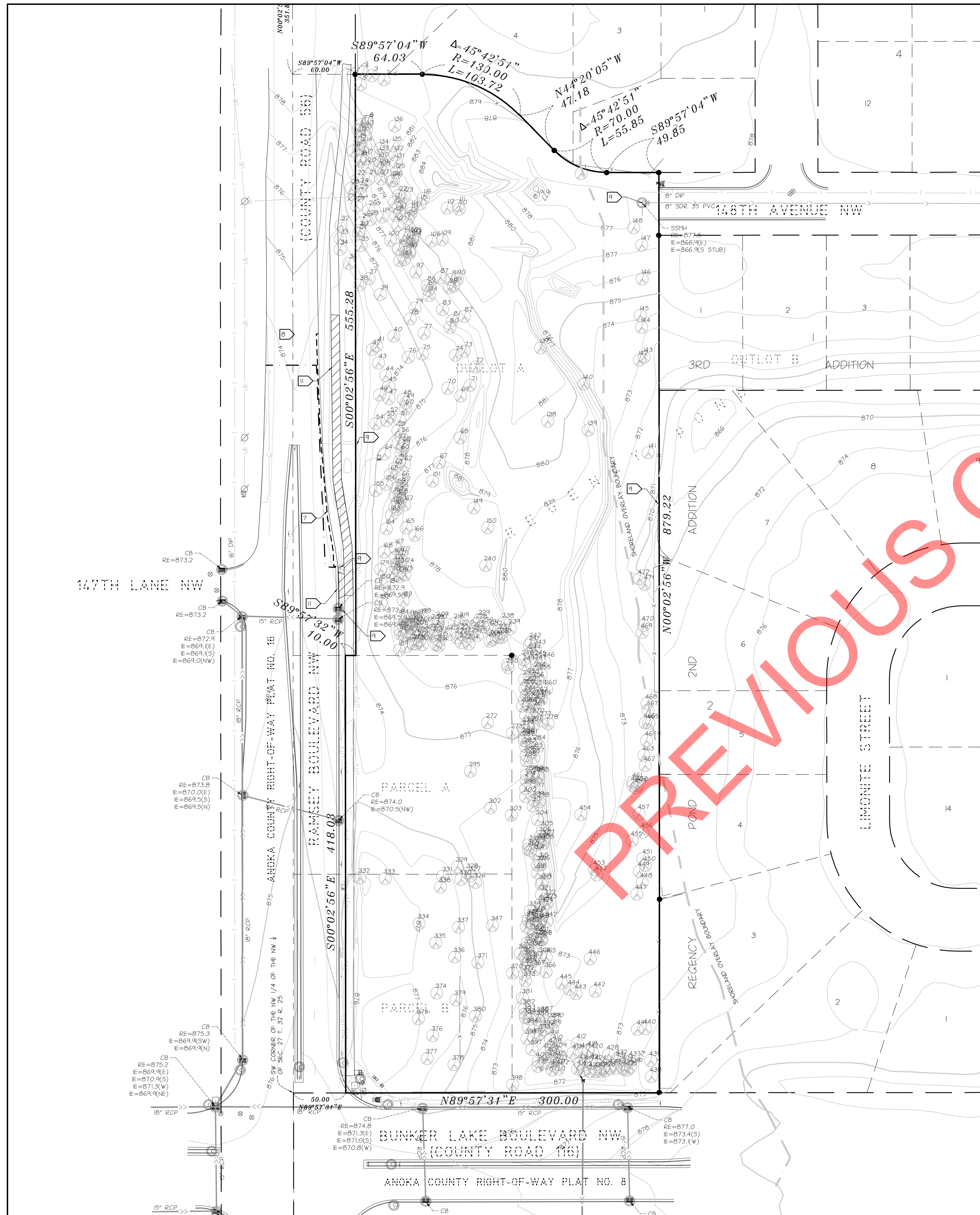
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature	<i>Troy Halverson</i>	Co-Applicant Signature	
Printed Name	Troy Halverson	Printed Name	
Title	<i>President</i>	Title	
Date	<i>12-15-2016</i>	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	<i>Charles C. Blair</i>
Printed Name	First Minnesota Bank	Printed Name	Charles C. Blair
Title		Title	Executive Vice President
Date	December 15, 2016	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.



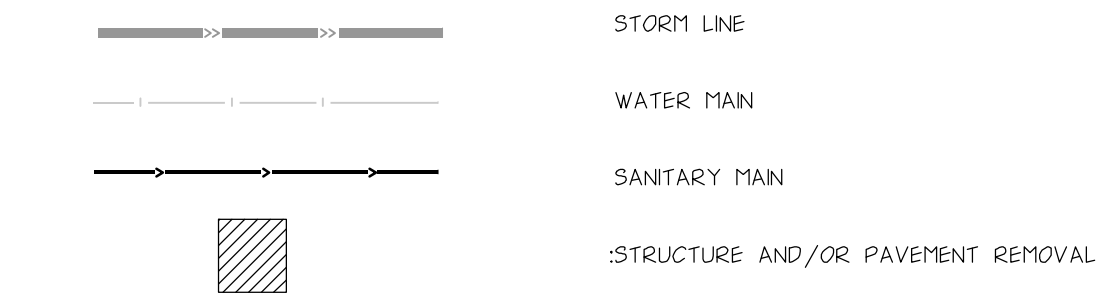
EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON DECEMBER 07, 2015, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY SERVICE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- SEE SHEETS L1.1 AND L1.2 FOR TREE PRESERVATION PLAN.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, PAVING, CURBING, WALKWAYS, AND APRONS, WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

LEGEND



DEVELOPER

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

MUNICIPALITY



PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

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

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXX

PROJECT MANAGER REVIEW

BY XX DATE XXX/XXX/XX

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 License No: 19976
 Signature shown in the location of original. Web signed copy of this plan on file with the Minnesota State Board of Professional Engineers, LLC office and is available upon request.

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SITE PLAN SUBMITTAL
01-03-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C101NSS001.DWG
PROJECT NO. NSS16001

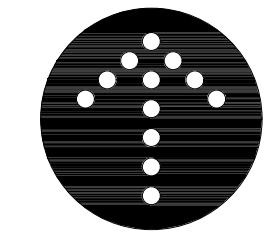
EXISTING CONDITIONS AND DEMOLITION

C1.1

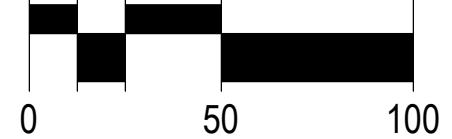
SHEET NO. 2/15
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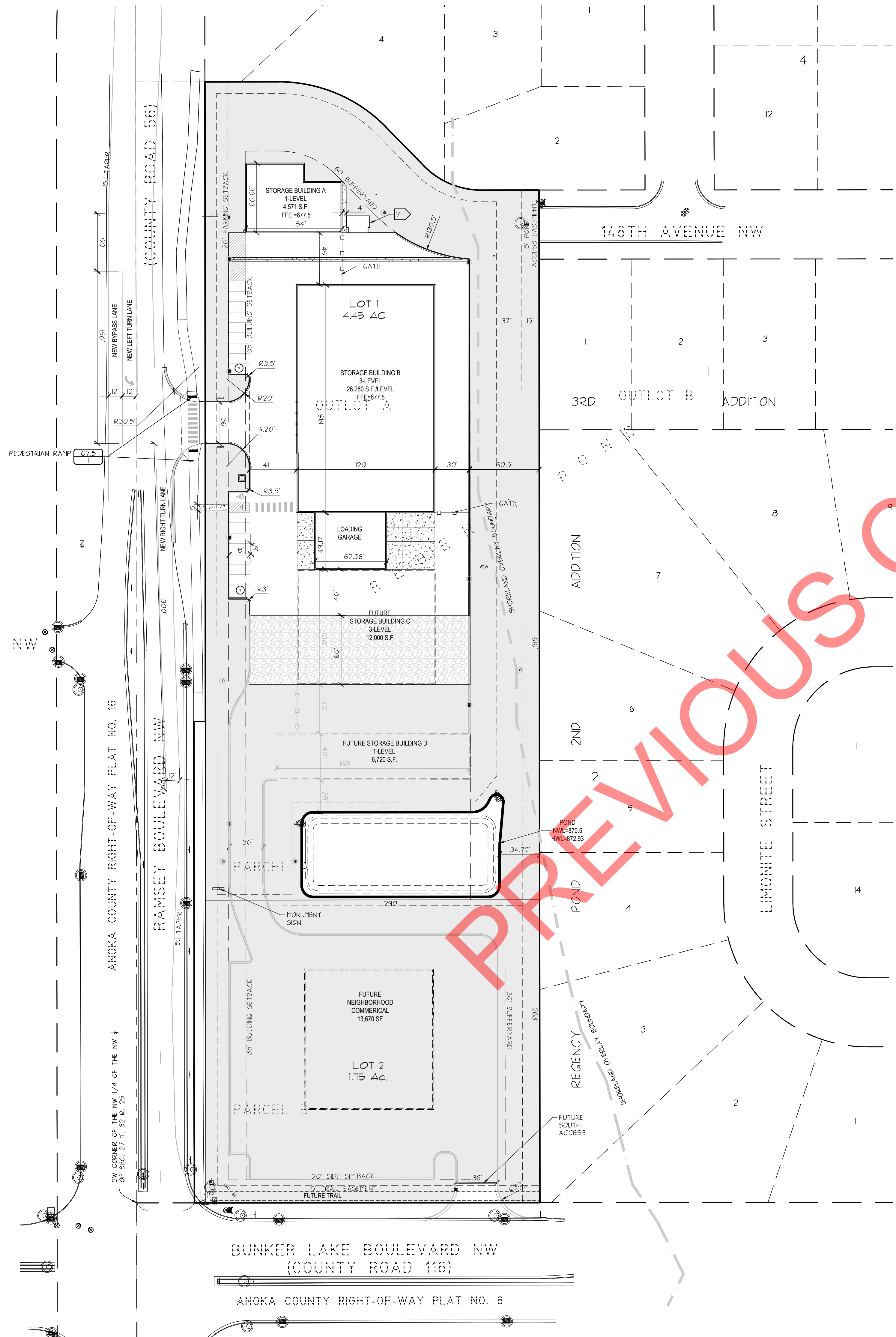


Know what's Below.
Call before you dig.



NORTH





- GENERAL NOTES**
- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- SITE PLAN NOTES**
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
 - THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
 - BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.
 - TRASH/RECYCLING AREAS: SEE ARCHITECTURAL DRAWINGS.
- GREEN SPACE (LANDSCAPE AREA)
 - CLASS 5 GRAVEL

LOT SUMMARY

LOT 1	= 193,842 SQ.FT./-	4.45 AC./-
LOT 2	= 76,230 SQ.FT./-	1.75 AC./-
ROW (RAMSEY BLVD)	= 4,180 SQ. FT./-	0.096 AC./-
TOTAL SITE AREA	= 274,351 SQ.FT./-	6.3 AC./-
TOTAL GREEN SPACE AREA	= 171,764 SF	3.94 AC = 63.5%

PARKING SUMMARY

REQUIRED PARKING:

0.2 STALLS PER 1000 SF OF BUILDING	
77,350 SF TOTAL	
77,350 SF/1000 = 77.35 (0.2) = 16 STALLS	
TOTAL PARKING STALLS REQUIRED	16 EA.

PROVIDED PARKING:

STANDARD STALLS (9x18)	17 EA.
HANDICAP STALLS (9x18)	1 EA.
TOTAL PARKING STALLS PROVIDED	18 EA.

LOT 1 AREA SUMMARY

EXISTING:

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

PROPOSED:

PERVIOUS	108,902 S.F.	56.2%
IMPERVIOUS	84,940 S.F.	43.8%
TOTAL (4.45 AC)	193,842 S.F.	100.0%

PROPOSED BUILDING FOOTPRINT

IMPERVIOUS	30,851 S.F.	15.9%
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LOT 2 AREA SUMMARY

EXISTING:

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

PROPOSED:

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

ZONING AND SETBACK SUMMARY

THE PROPERTY IS CURRENTLY ZONED : E-1 EMPLOYMENT DISTRICT, B-1 BUSINESS
 PROPOSED ZONING : E-1 (LOT 1) B-1 BUSINESS (LOT 2)

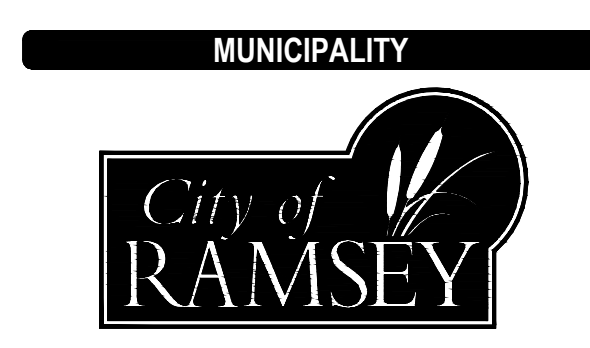
MINIMUM LOT SIZE (E-1):
 LOT AREA = 1 AC.
 LOT WIDTH = 200 FT.

MINIMUM LOT SIZE (B-1):
 LOT AREA = 0.5 AC.
 LOT WIDTH = 100 FT.
 LOT DEPTH = 150 FT.

SETBACK REQUIREMENTS:
 FRONT YARD = 35 FT.
 REAR = 35 FT.
 SIDE INTERIOR = 20 FT.
 FROM RESIDENTIAL = 60 FT.
 FROM ROADS = 60 FT. + FRONT SETBACK

PARKING AND DRIVEWAY REQUIREMENTS:
 FRONT = 20 FT.
 SIDE/STREET = 20 FT.
 FROM RESIDENTIAL = 40 FT. -OFF STREET PARKING

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C2.6	UTILITIES
C2.7	CIVIL CONSTRUCTION DETAILS
C2.8	CIVIL CONSTRUCTION DETAILS
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PROJECT MANAGER REVIEW
 BY: XX DATE: XXXXXX

CERTIFICATION

I hereby certify that this plan was prepared or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Randall C. Heald
 License No: 19976

Signature shown in the location of original. Wet signed copy of this plan on file in the office of the Professional Services, LLC office and available upon request.

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL
 01-03-2017

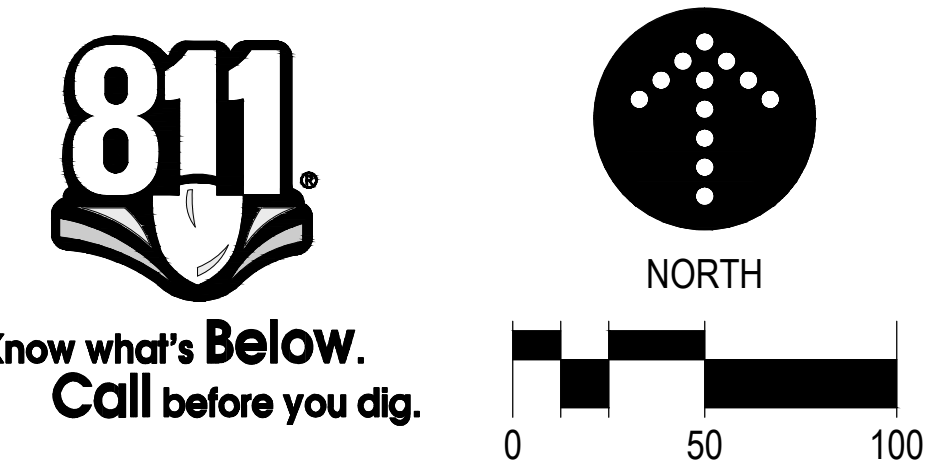
LANDFORM
 From Site to Finish

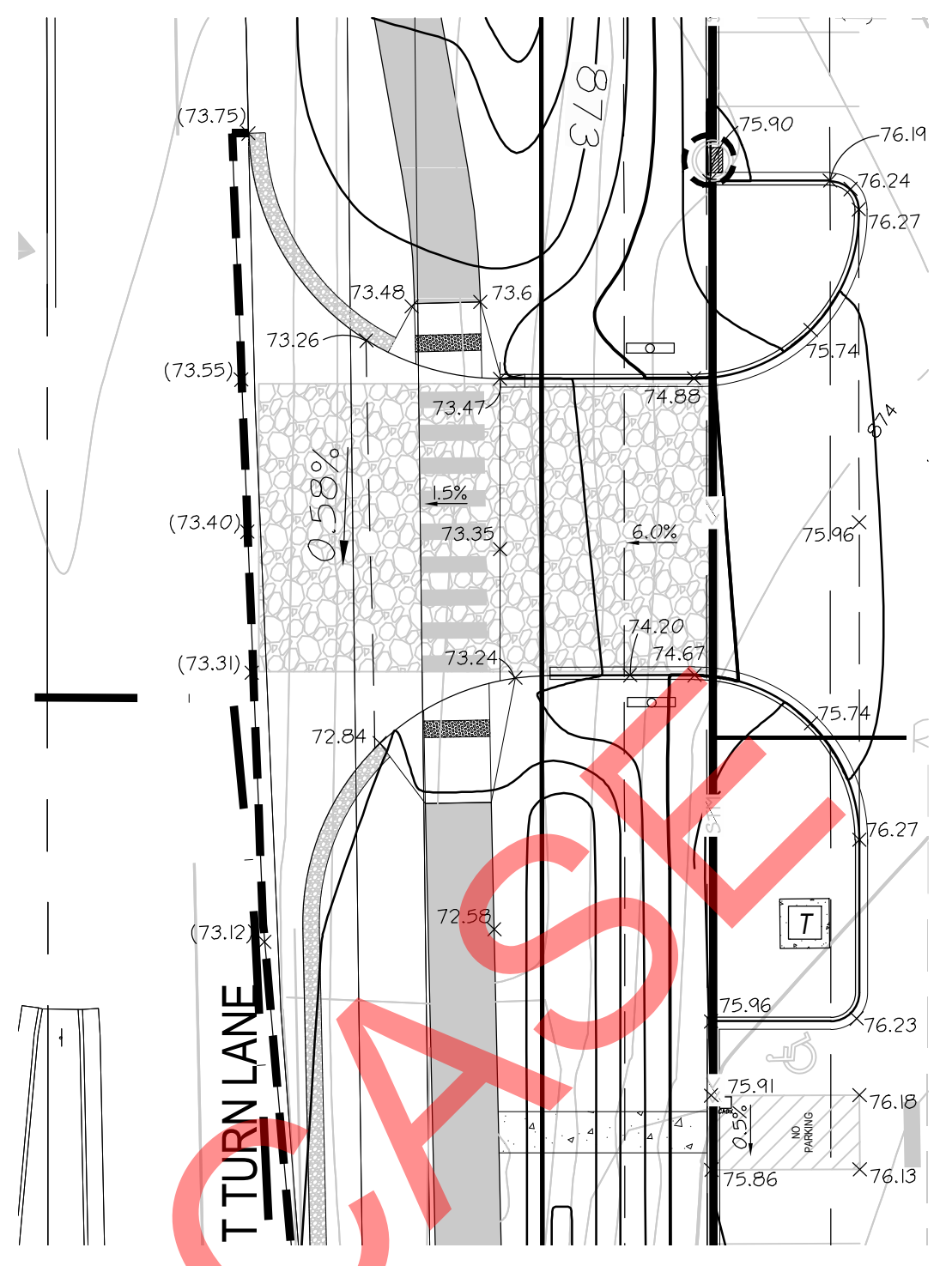
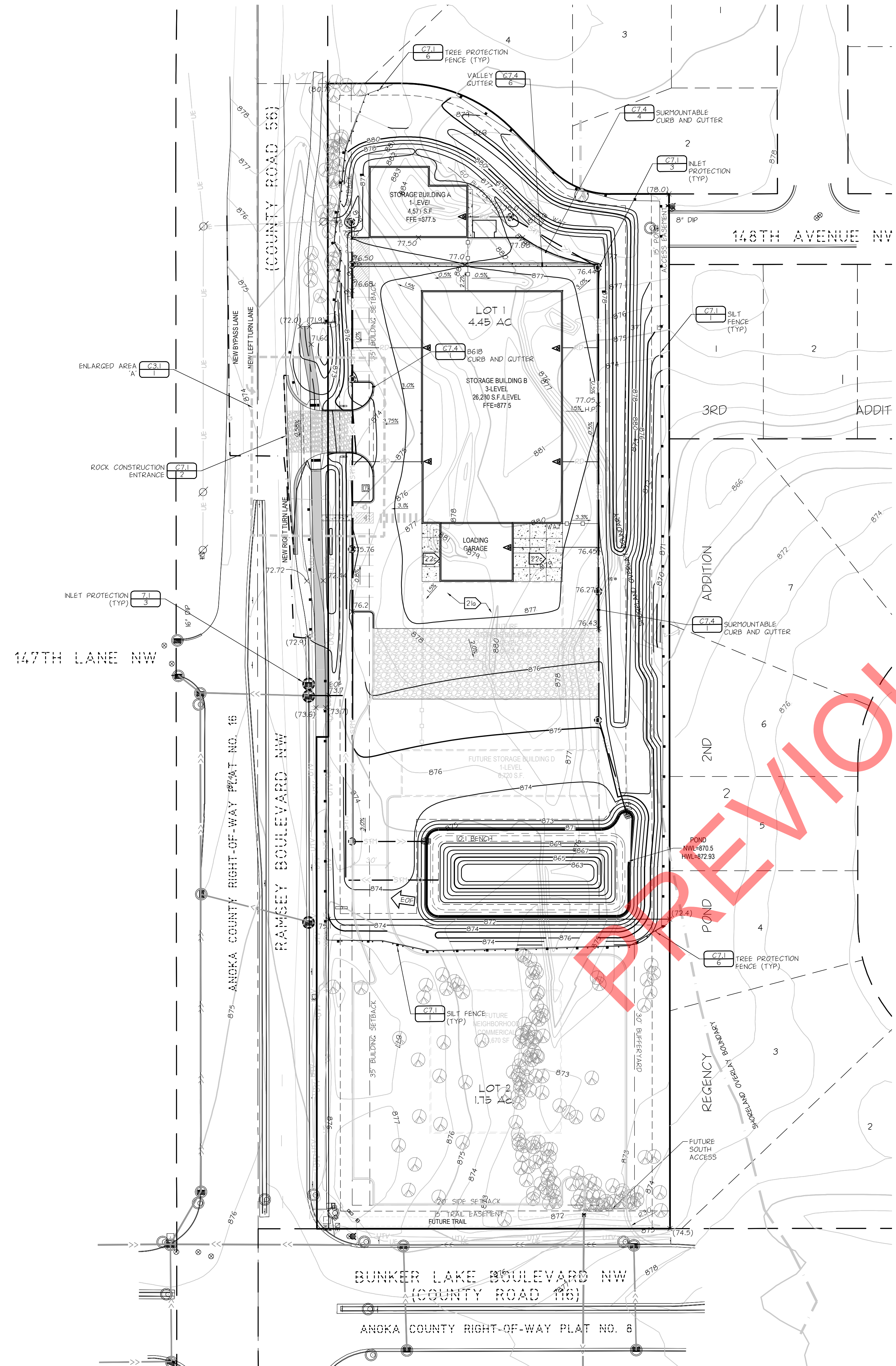
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 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C201NSS001.DWG
 PROJECT NO.: NSS16001

SITE PLAN
C2.1

SHEET NO. 3/15
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ENLARGED AREA 'A' 20 SCALE

GENERAL NOTES

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

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF-SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
- SEED, SOIL, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SEED	INDOT 38751
FERTILIZER	INDOT 3876
MULCH (INDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) INDOT 3882	INDOT 3861
GENERAL PLACEMENT	INDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- ROUGH GRADE BUILDING PAD TO 12 INCHES BELOW FINISHED FLOOR ELEVATION (877.5).
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
- COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS, SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENTS SHOULD CONTINUE OVER STOOPS.
- REFER TO DETAIL C7.4/1 FOR TOPSOIL REQUIREMENTS

PAVING NOTES

- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RM ELEVATIONS OF CATCH BASINS.
- GRADES BETWEEN PROPOSED SPOT ELEVATIONS SHALL BE CONTINUOUS AND NONVARIABLE. SPOT ELEVATIONS SHALL GOVERN OVER CONTOUR LINES.
- PAVING SECTIONS (PRELIMINARY)
 - BITUMINOUS PAVING (LIGHT DUTY)
 - 1.5-INCH BITUMINOUS WEAR (INDOT 2360, SPWEA240B)
 - TACK COAT (INDOT 2397)
 - 2.5-INCH BITUMINOUS BASE (INDOT 2360, SPWB230B)
 - 10-INCH AGGREGATE BASE (INDOT 3138, CLASS 5)
 - COMPACTED SUBSOIL
 - CONCRETE JOINTS
 - INSTALL JOINTS AS SHOWN AND ALIGN ACROSS SIDEWALKS, CURBS, AND PAVEMENT.
 - PAVING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
 - TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS UNLESS SHOWN OTHERWISE.
 - EXPANSION JOINTS: SIDEWALKS - 40 FEET MAX.; CURBS - 60 FEET MAX.; PAVEMENT: 80 FEET MAX.; ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
 - CONTRACTION JOINTS: SIDEWALKS - 8 TO 10 FEET; CURBS AND APRONS - 12 TO 15 FEET.

NPDES AREA SUMMARY

LOT 1	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	4.45 ACRES	2.5 ACRES	2.05 ACRES
IMPERVIOUS	0.0 ACRES	1.95 ACRES	2.4 ACRES
TOTAL	4.45 ACRES	4.45 ACRES	4.45 ACRES

LOT 2	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	1.75 ACRES	1.75 ACRES	0.65 ACRES
IMPERVIOUS	0.0 ACRES	0.0 ACRES	1.1 ACRES
TOTAL	1.75 ACRES	1.75 ACRES	1.75 ACRES

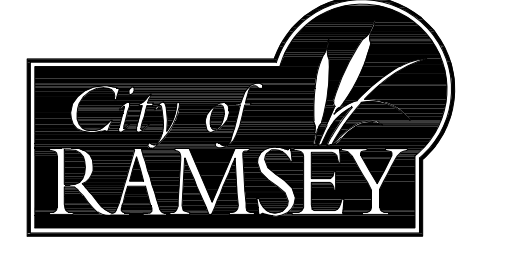
LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:INLET PROTECTION	11 EACH
	:SILT FENCE	1,760 FEET
	:TREE FENCE	550 FEET
	:VEHICLE TRACKING PAD	1 EACH
	:PAVEMENT SAWCUT	
	:CONSTRUCTION LIMITS	
	:GATE	
	:DENOTES EMERGENCY OVERFLOW	
	:DENOTES ROOF DRAIN LOCATION	

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C0.1	CIVIL TITLE SHEET
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C0.3	SITE PLAN
C0.4	EROSION, DRAINAGE & EROSION CONTROL
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C0.6	SWPPP NOTES
C0.7	UTILITIES
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PROJECT MANAGER REVIEW

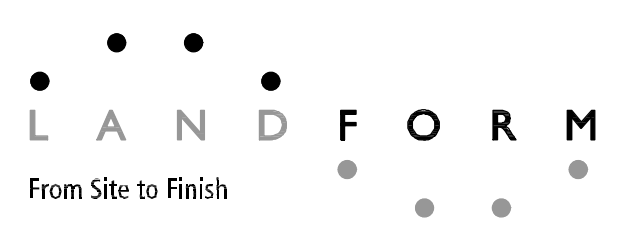
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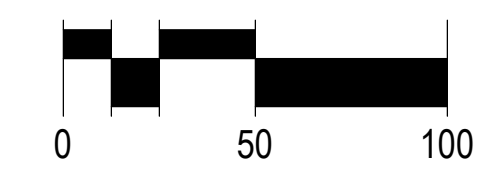
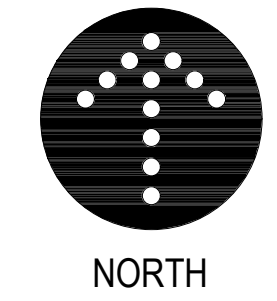
FILE NAME C301KR2001.DWG
PROJECT NO. NSS16001

GRADING PLAN

C3.1



Know what's Below.
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C06	UTILITIES
C07	PERMITS
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C09	CIVIL CONSTRUCTION DETAILS
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SWPPP

C3.2

SHEET NO. 6/15
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NPDES PERMIT AND SWPPP COMPONENTS

- THE CURRENT NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.
THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:
• CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
• STORMWATER MANAGEMENT PLAN/NARRATIVE
• MAINTENANCE PLAN FOR PERMANENT STORMWATER BMPs

SITE EVALUATION/ASSESSMENT/PLANNING

- CONTACT INFORMATION/RESPONSIBLE PARTIES**
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
• ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
• IMPLEMENTING ALL ELEMENTS OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
• IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
• IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
• CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
• ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
• COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLIES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.**
- THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
- BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
- CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
- OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
• PORTABLE TOILETS
• MATERIAL STORAGE AREAS
• VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
• CONCRETE WASHOUTS
• PAINT AND STUCCO WASHOUTS
• DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
• SPILL KITS
• STOCKPILES
• ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
• ANY TEMPORARILY REMOVED STRUCTURAL BMPs
• ANY CHANGES TO THE STRUCTURAL BMPs
- 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 MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS WASTE: 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 OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KICKED OVER.
- CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
- EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:**
NATIONAL SELF STORAGE
ATTN: TROY HALVERSON
2827 107TH AVENUE
BLAINE, MN 55449
763-898-7212
T.HALVER2@AOL.COM
- OPERATOR:**
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:**
NATIONAL SELF STORAGE
TROY HALVERSON
2827 107TH AVENUE
BLAINE, MN 55449
763-898-7212
T.HALVER2@AOL.COM
- SWPPP DESIGNER:**
RANDY HEDLUND, P.E.,
LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
RHEDLUND@LANDFORM.NET
CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2019
- SWPPP INSPECTOR/MANAGER:**
FRED VOLZ, LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
FVOLZ@LANDFORM.NET
CERTIFICATION: U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. 2018
- BMP INSTALLATION AND REPAIR:**
TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTANER IS SELECTED.
CERTIFICATION: EXP.

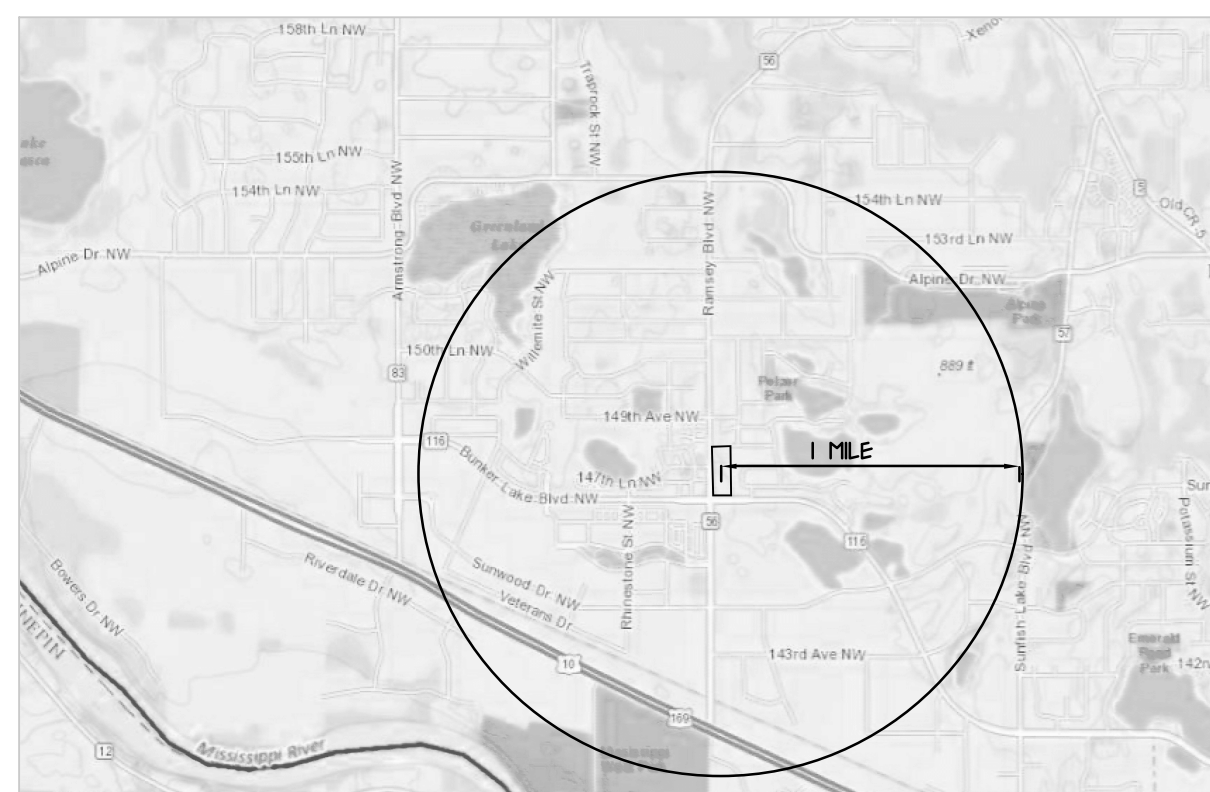
DESCRIPTION OF CONSTRUCTION ACTIVITY

- CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPs INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- INSTALL PERIMETER SEDIMENT CONTROL BMPs PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPs.
- CONSTRUCT PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPs AROUND NORMAL WATER LEVEL.
- STABILIZE OUTLETS FROM PERMANENT SEDIMENTATION BASINS.
- PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
- STOP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPs. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
- ROUGH GRADE SITE.
- INSTALL UTILITIES.
- FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
- LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
- INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
- CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
- CONSTRUCT SITE WALKS AND PATIOS.
- PROVIDE FINAL STABILIZATION.
- CONNECT NJRP POND TO STORM SEWER INLETS.
- REMOVE TEMPORARY BMPs.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

- THERE ARE NO IMPAIRED WATERS WITHIN 1 MILE OF THE SITE

TEMPORARY SEDIMENTATION BASIN(S)

- THIS PROJECT DOES NOT HAVE MORE THAN 10 ACRES DRAINING TO A COTTON LOCATION AND THEREFORE A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED.
- TEMPORARY SEDIMENT BASINS SHALL PROVIDE TREATMENT TO RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. SEDIMENTATION BASINS MUST PROVIDE LIVE STORAGE OF RUNOFF RESULTING FROM THE 2-1/2-24-HR RAINFALL EVENT FROM EACH ACRES DRAINING TO THE BASIN WITH A MINIMUM OF 1800 CF/ACRE LIVE STORAGE VOLUME. (WHERE NO CALCULATION HAS BEEN PERFORMED, EACH BASIN SHALL PROVIDE AT LEAST 3600 CF/ACRE OF LIVE STORAGE). SEDIMENTATION BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW TO PREVENT BASIN INTEGRITY FAILURE.
B. DISCHARGE FROM TEMPORARY SEDIMENTATION BASINS WILL BE WITHDRAWN FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
- DISCHARGE FROM BASIN DRAINING SHALL NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. CONTRACTOR WILL VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND THAT NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
- ANY DISCHARGE OBSERVED TO BE OCCURRING DURING THE INSPECTION SHALL BE RECORDED, DESCRIBED, AND PHOTOGRAPHED.

EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANNING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL**
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.
TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
- PHASE CONSTRUCTION ACTIVITY**
SEDIMENT CONTROL PRACTICES SHALL 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 THE PERMIT.
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 SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT**
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, SHALL 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 SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

- STABILIZE SOILS**
ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) MUST BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION WHEN THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AND WILL NOT RESUME FOR 7 CALENDAR DAYS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT (CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.
WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATER, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.

- PROTECT SLOPES**
OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).

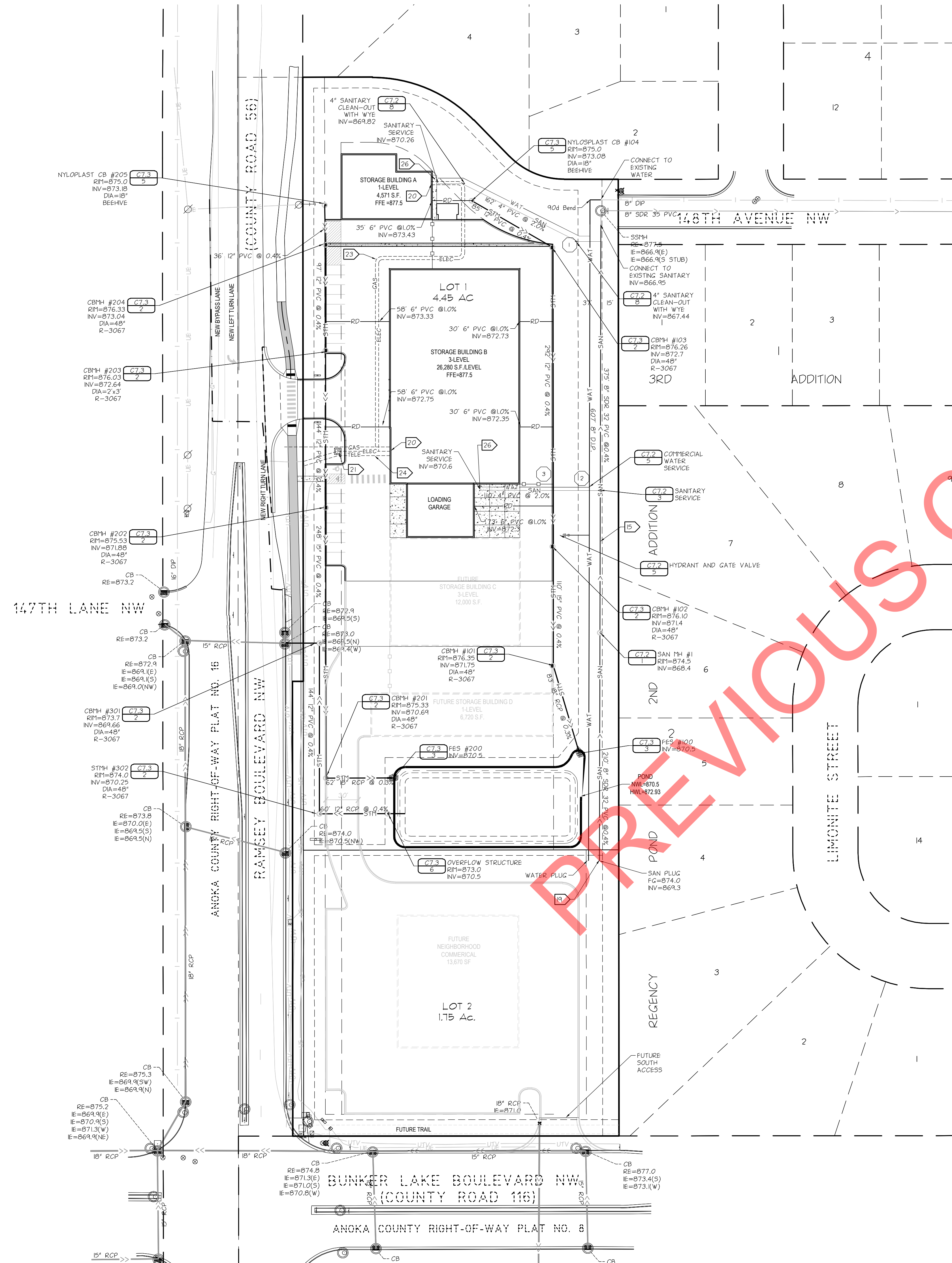
- PROTECT STORM DRAIN INLETS**
ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.

- ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS**
RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES
DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.
DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.
DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.
REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.

- ESTABLISH STABILIZED CONSTRUCTION EXITS**
VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPs

- SEE GRADING AND DRAINAGE, UTILITY, AND LANDSCAPE SHEETS FOR POST CONSTRUCTION BMPs.



GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- PIPE MATERIALS:
 - WATERMAIN: 6-8" DP CLASS 52
 - WATER SERVICE: 1" COPPER TYPE K (ASTM B88) (BUILDING A)
 - SANITARY SEWER: 6" FIRE SERVICE (BUILDING B)
 - SAN. SEWER SERVICE: PVC SDR 35
 - STORM SEWER: PVC SDR 35, SDR 26, SCHEDULE 40
 - RCP 12"-18" CLASS 5 (ASTM C76)
 - PVC 12"-15"
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
- CONTRACTOR TO POT-HOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
- CONTACT CITY OF RAMSEY PUBLIC WORKS FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT GRANT RIEHER, CITY OF RAMSEY PUBLIC WORKS DEPARTMENT, AT 763-433-4863 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
- PROVIDE 4-INCH RIGID FOAM (ASTM D1621) INSULATION ON SANITARY SEWER LESS THAN 8 FEET DEEP. SEE DETAIL C7.2.4
- ALL PORTIONS OF THE STORM SEWER SYSTEM, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
- CATCH BASINS IN CURB AND GUTTER ARE SUPPLIED 2 INCHES BELOW THE GUTTER GRADE. REFER TO DETAIL B ON SHEET C7.2.
- EXTEND INSULATION 4' BEYOND PLUG
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
- THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY CONEXUS ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC AND CONDUITS SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR.
- SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- CENTER POINT WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
- COORDINATE TELEPHONE WITH CENTURY LINK TO PROVIDE TELEPHONE SERVICE. CONTRACTOR TO PROVIDE AND INSTALL A 4" PVC CONDUIT WITH FULL STRENGTH SWEEPING BENDS ONLY (NO 90 DEGREE BENDS), FROM PROPERTY LINE TO THE BUILDING.
- PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
- COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.

UTILITY CROSSINGS

- CROSSING 1: SANITARY SEWER SERVICE TOP = 867.5, WATERMAIN BOT = 870.37
- CROSSING 2: SANITARY SEWER SERVICE TOP = 868.4, WATERMAIN BOT = 870.37
- CROSSING 3: STORM SEWER INV. = 871.64, SANITARY SERVICE TOP = 869.06, WATER SERVICE TOP = 869.1

DEVELOPER

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

MUNICIPALITY



PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C02	EXISTING CONDITIONS & DEPTO
C03	SITE PLAN
C04	GRADING, DRAINAGE & EROSION CONTROL
C05	PAVING PLAN & NOTES
C06	SWPPP NOTES
C07	UTILITIES
C08	CIVIL CONSTRUCTION DETAILS
C09	CIVIL CONSTRUCTION DETAILS
C10	CIVIL CONSTRUCTION DETAILS
C11	CIVIL CONSTRUCTION DETAILS
C12	CIVIL CONSTRUCTION DETAILS
C13	CIVIL CONSTRUCTION DETAILS
C14	CIVIL CONSTRUCTION DETAILS
C15	CIVIL CONSTRUCTION DETAILS
L01	TREE PRESERVATION PLAN
L02	TREE PRESERVATION TABLE
L03	LANDSCAPE PLAN
L04	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXX

PROJECT MANAGER REVIEW

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
Randall C. Hedlund
License No: 19976
Signature shown in this location of original. Web signed copy of this plan on file with the State of Minnesota, LLC office and available upon request.

SITE PLAN SUBMITTAL
01-03-2017

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

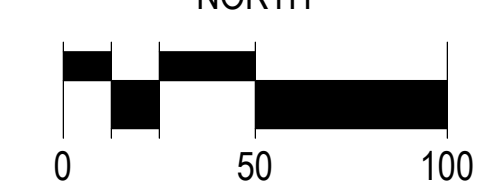
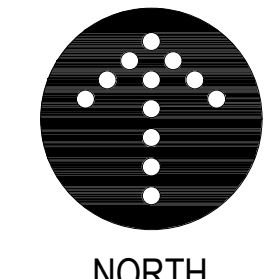
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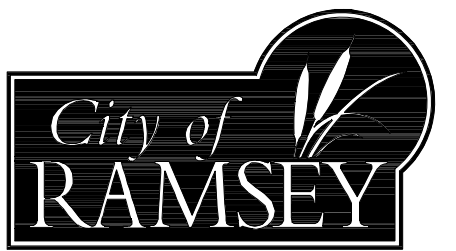
UTILITY PLAN

C4.1
SHEET NO. 6/15
Landform Paid Site to Finish. For registered services of Landform Professional Services, LLC.



Know what's Below.
Call before you dig.

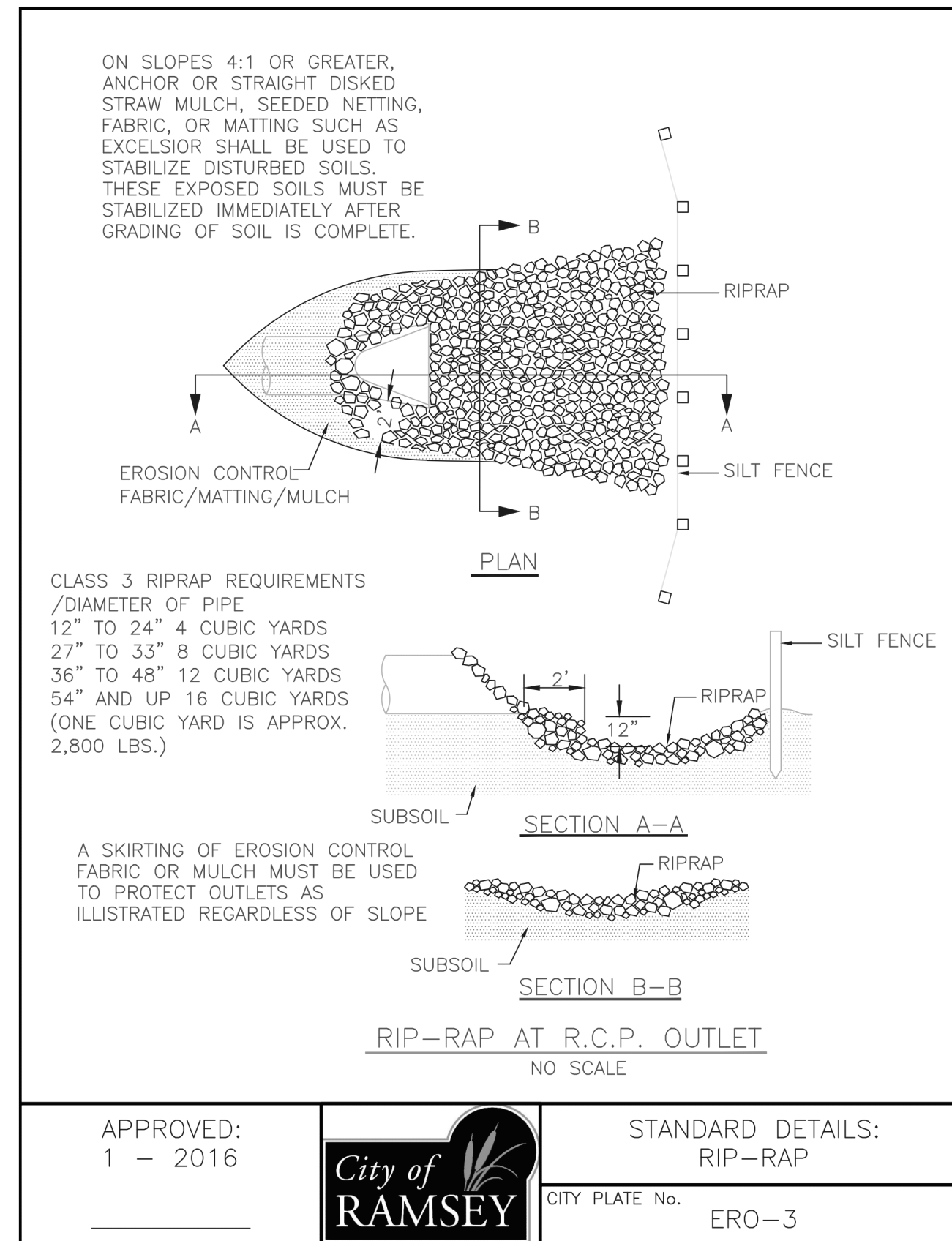




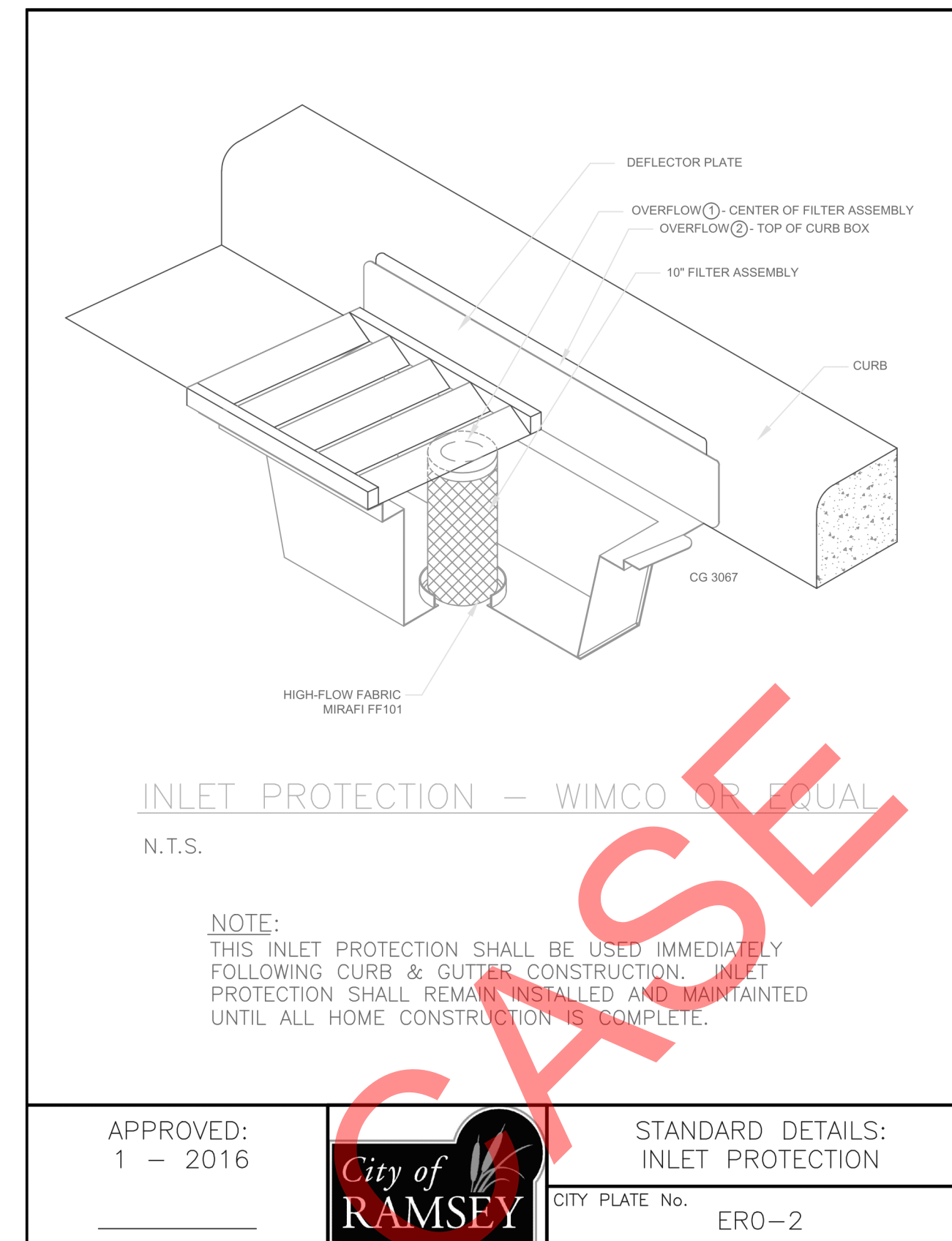
PROJECT
REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

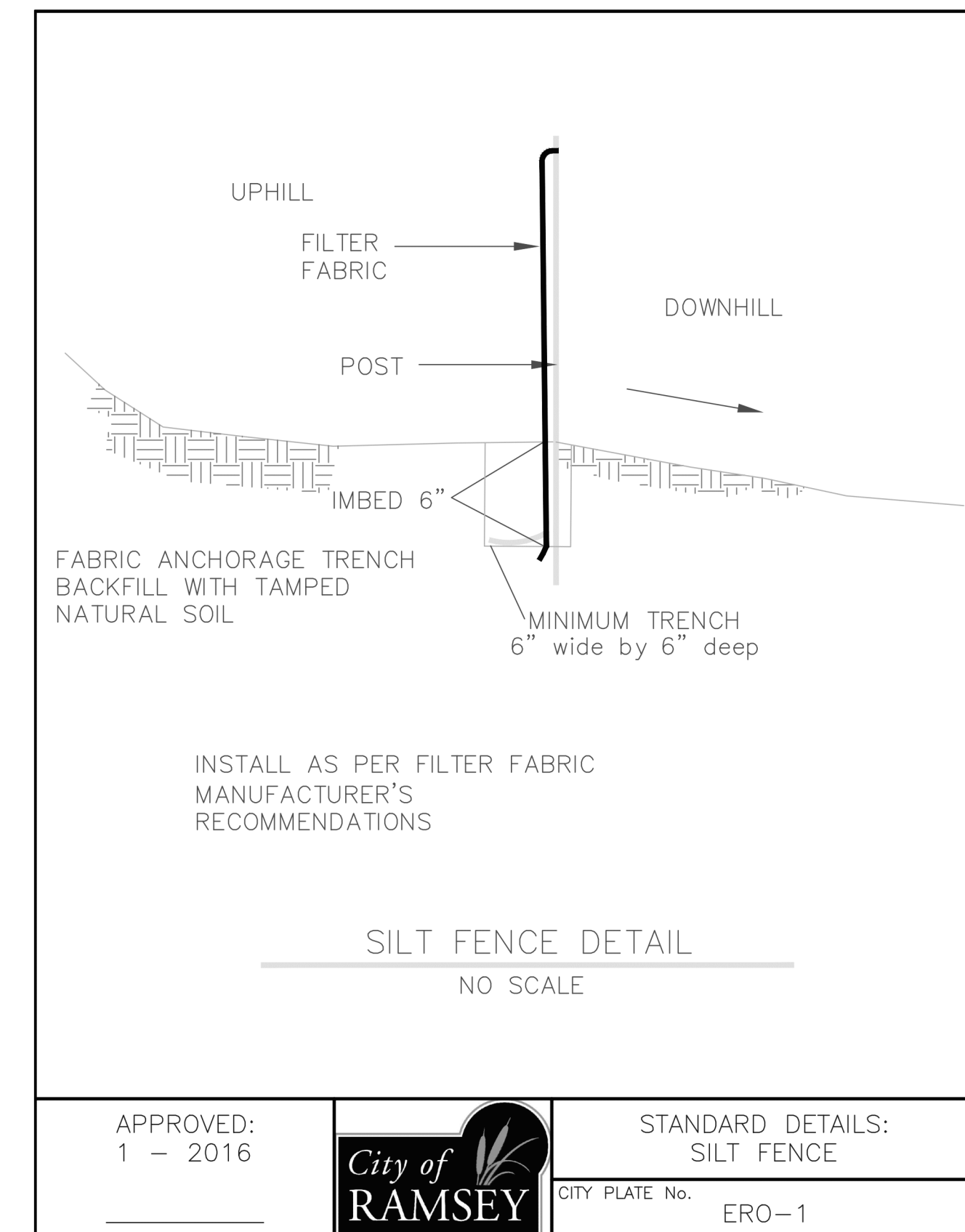
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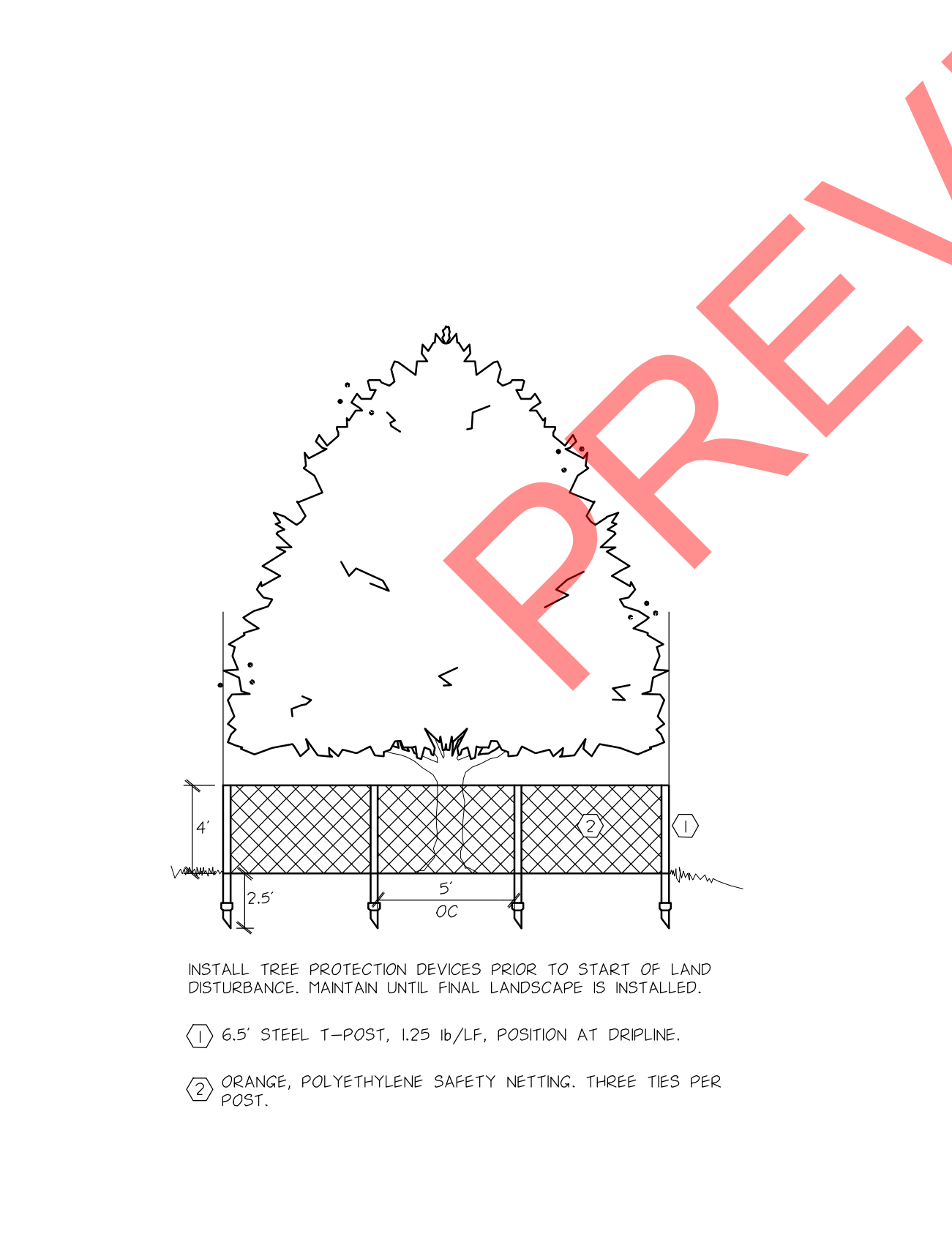
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3 INLET PROTECTION NO SCALE



1 SILT FENCE NO SCALE



6 TREE PROTECTION NO SCALE

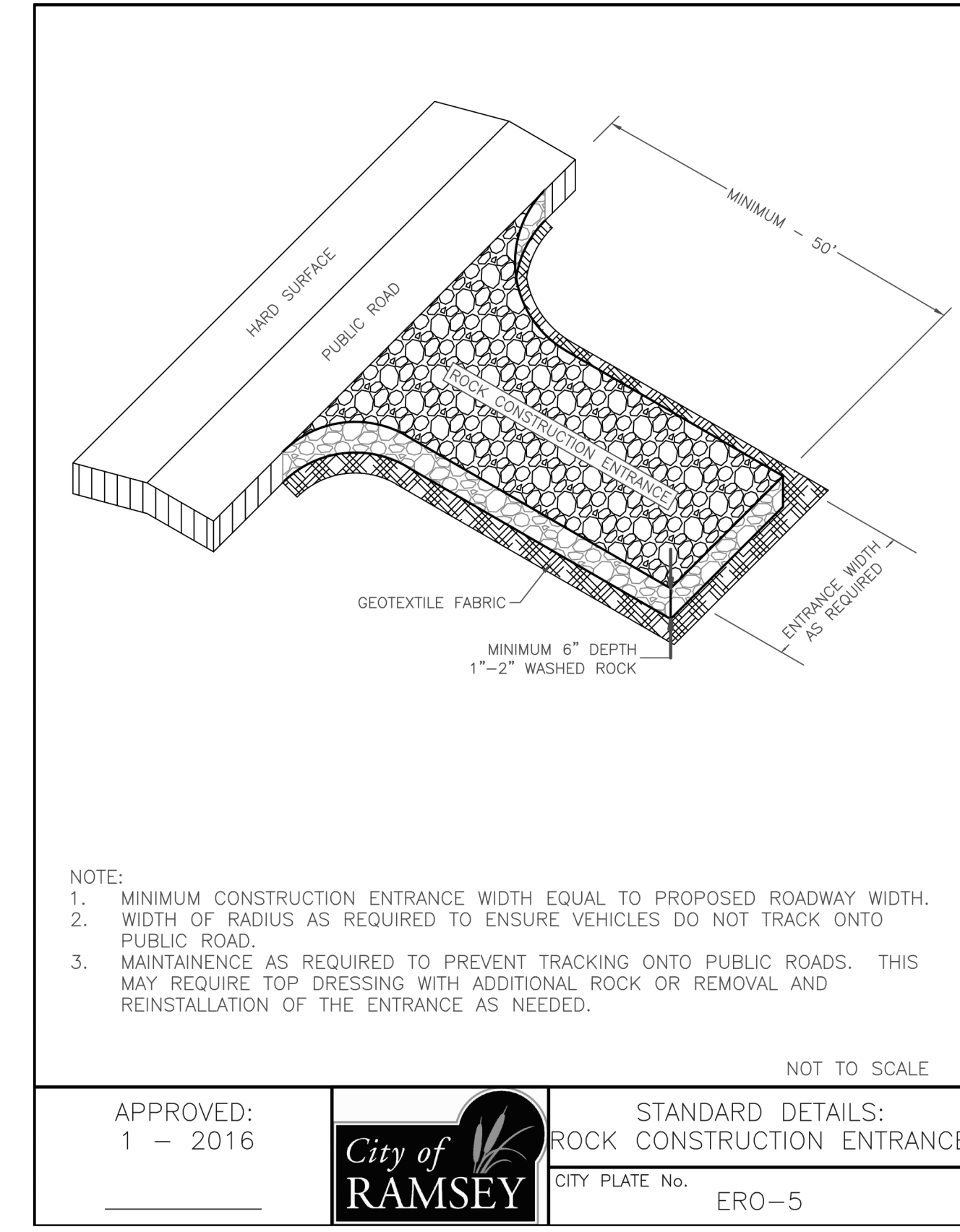
MANDOT 2016 SPEC

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

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

4 TOPSOIL REQUIREMENTS NO SCALE



2 ROCK CONSTRUCTION ENTRANCE NO SCALE

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXXX

PROJECT MANAGER REVIEW

BY XX DATE XXXX/XX/XX

CERTIFICATION

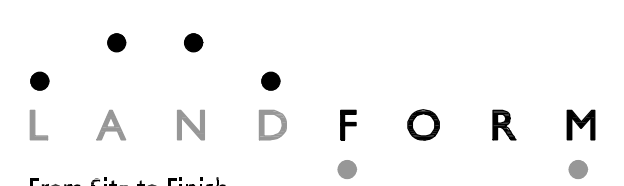
I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
Randall C. Hedlund
License No: 19976

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SITE PLAN SUBMITTAL

01-03-2017



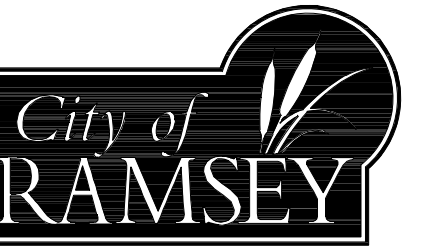
From Site to Finish

105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: C701NSS001.DWG
PROJECT NO.: NSS16001

CIVIL CONSTRUCTION DETAILS
C7.1

SHEET NO. 8/15
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SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS & DEFO
C21	SITE PLAN
C31	GRADING, DRAINAGE & EROSION CONTROL
C32	PAVING PLAN & NOTES
C33	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
C74	CIVIL CONSTRUCTION DETAILS
C75	CIVIL CONSTRUCTION DETAILS
L11	TREE PRESERVATION PLAN
L12	TREE PRESERVATION TABLE
L21	LANDSCAPE PLAN
L21	LANDSCAPE PLAN
L71	LANDSCAPE DETAILS

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXXX

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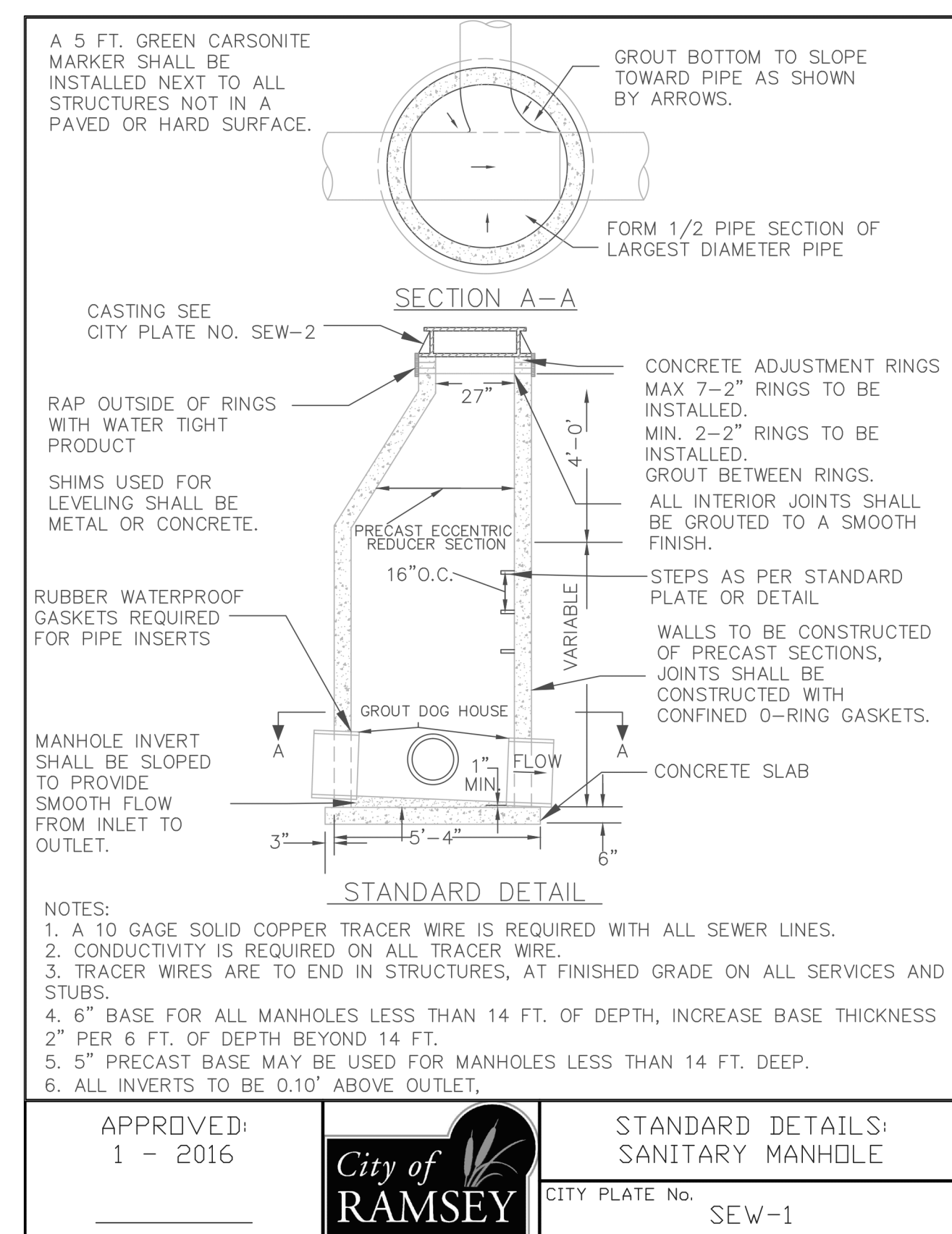
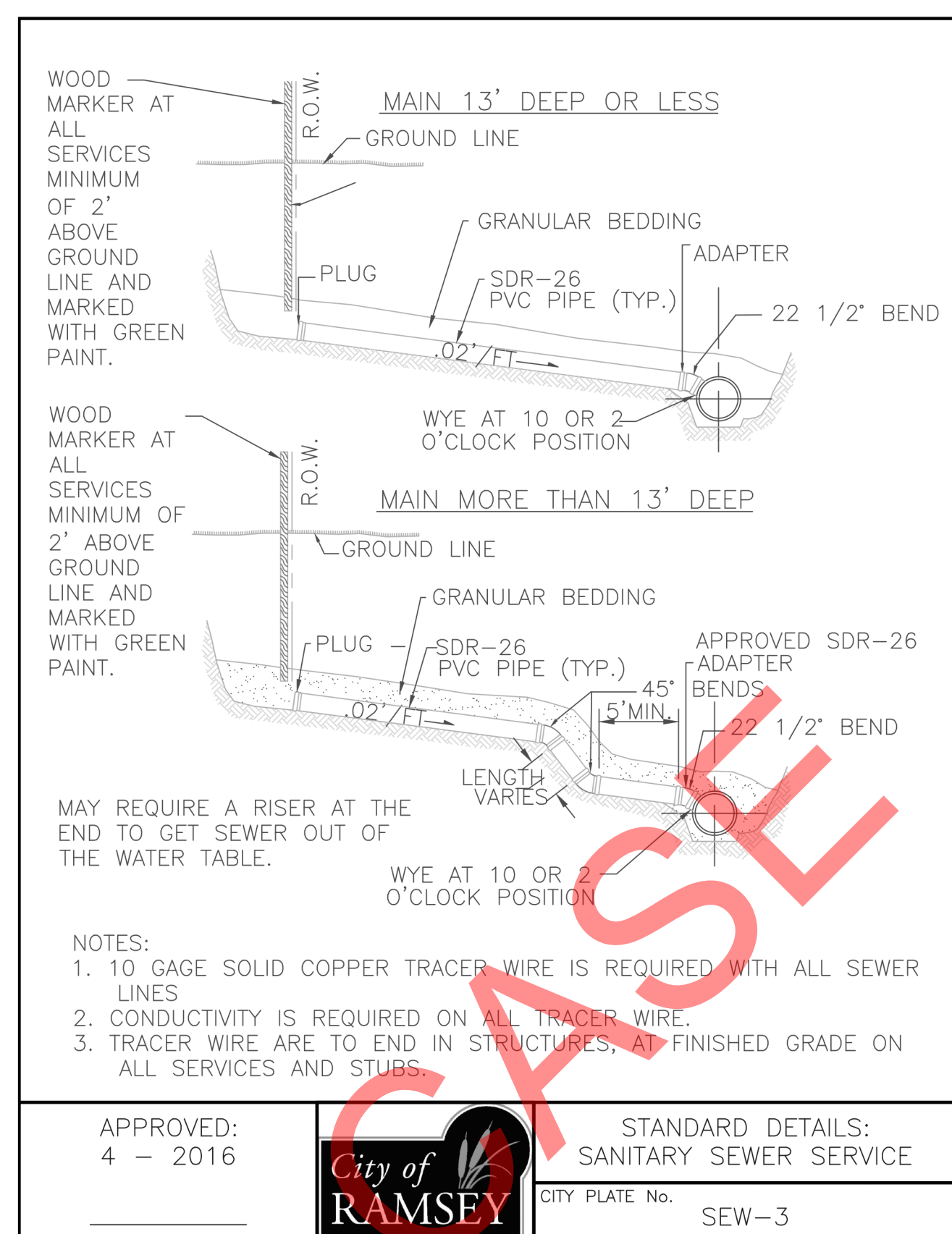
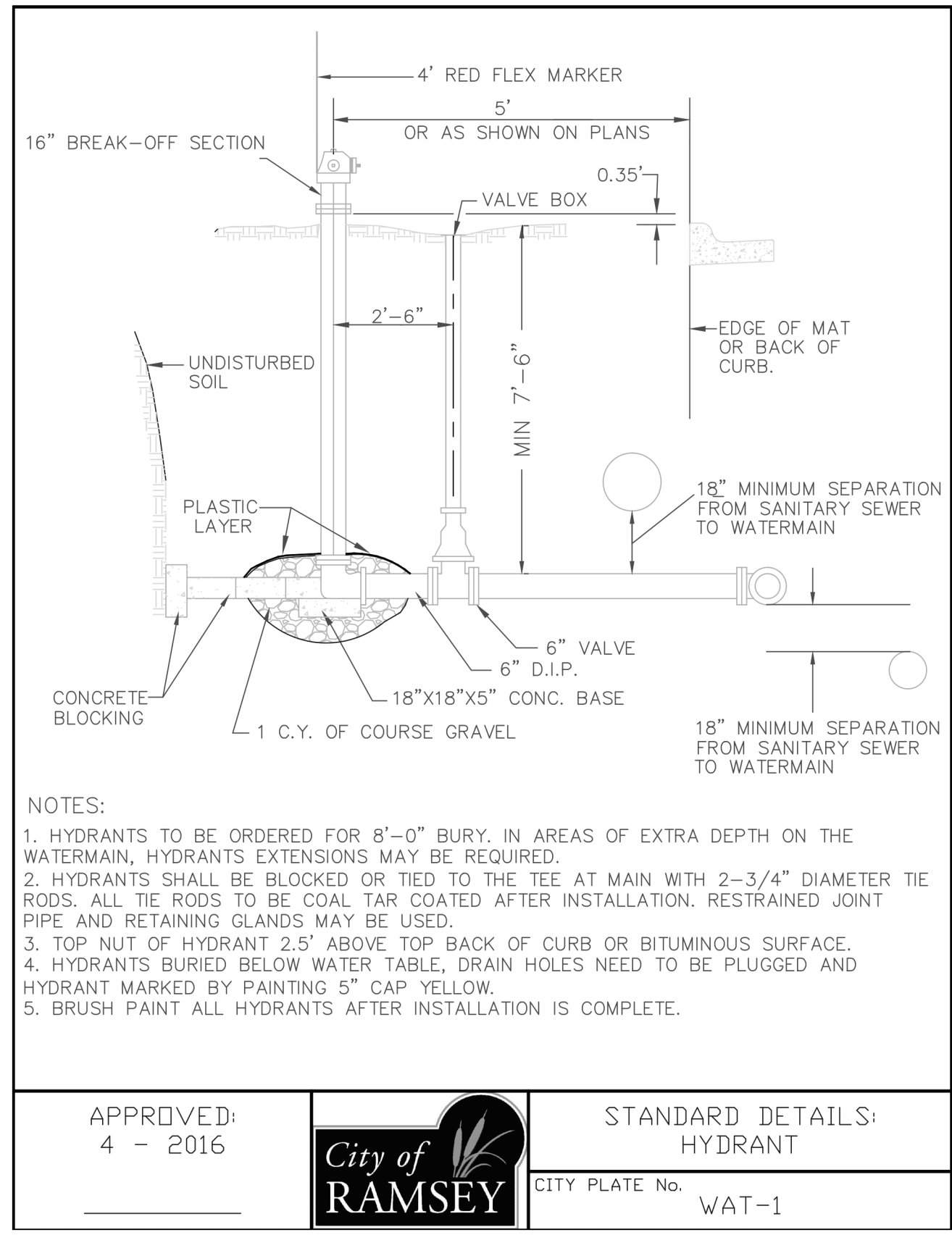
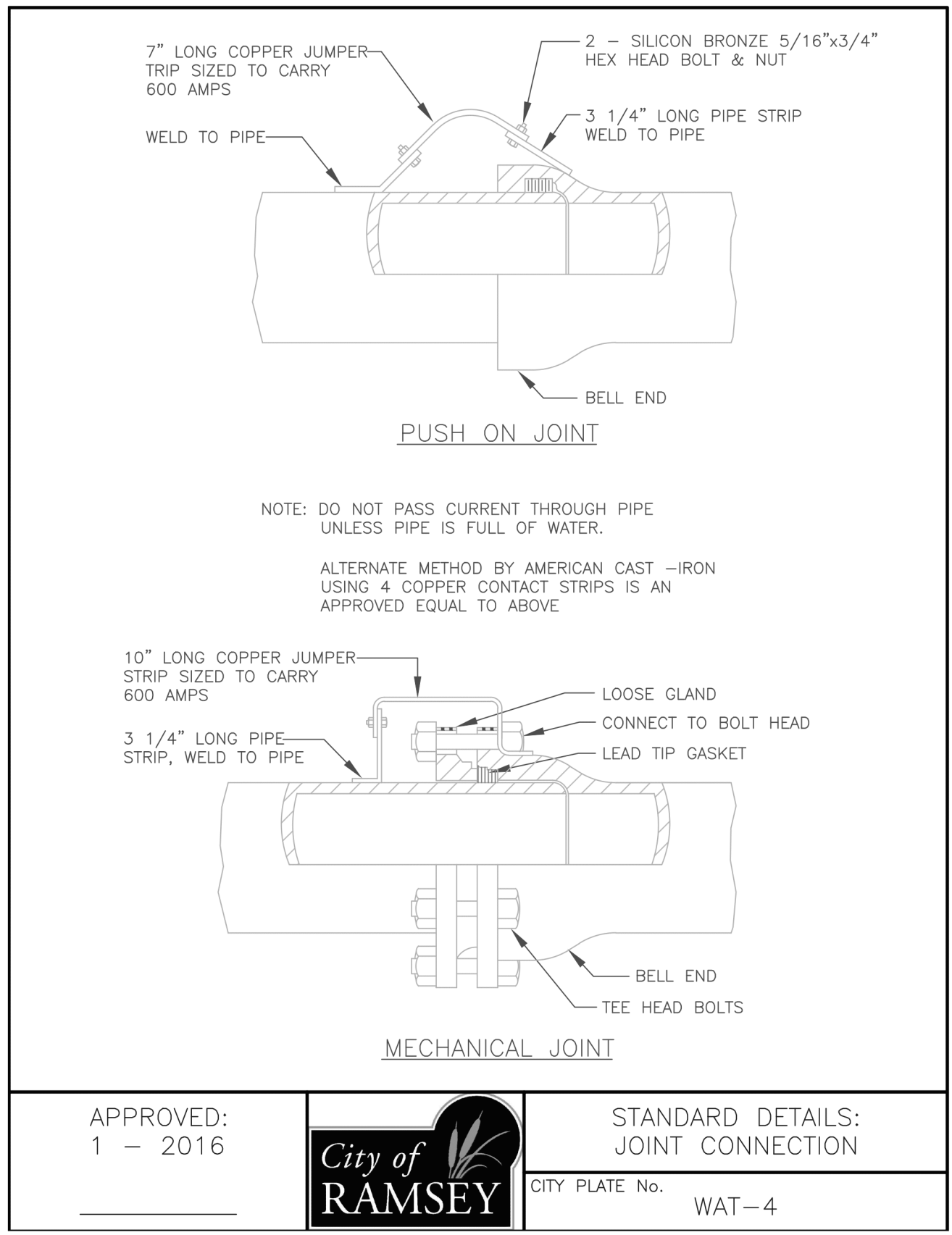
01-03-2017

From Site to Finish

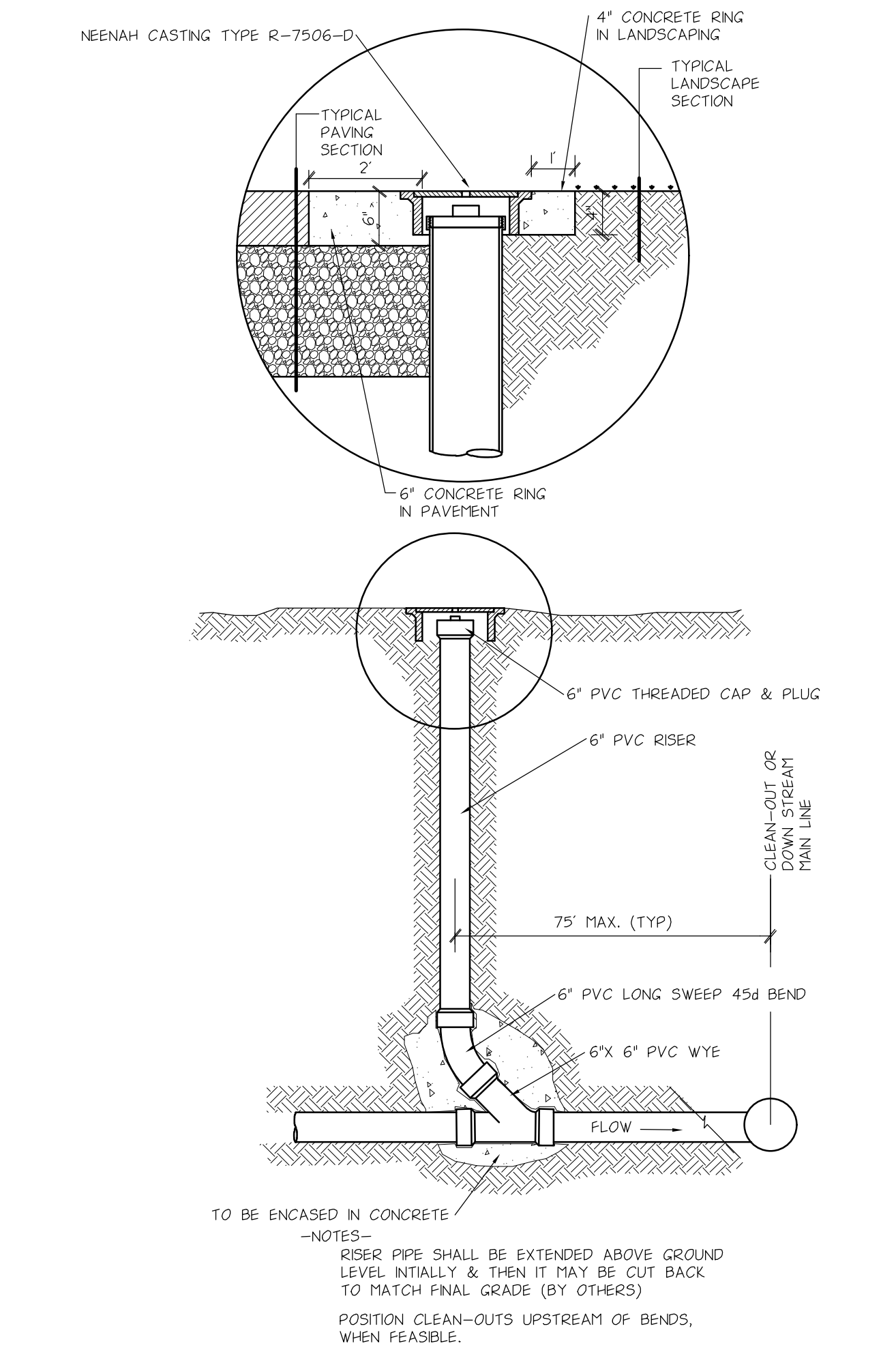
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C702NSS001.DWG

PROJECT NO. NSS16001

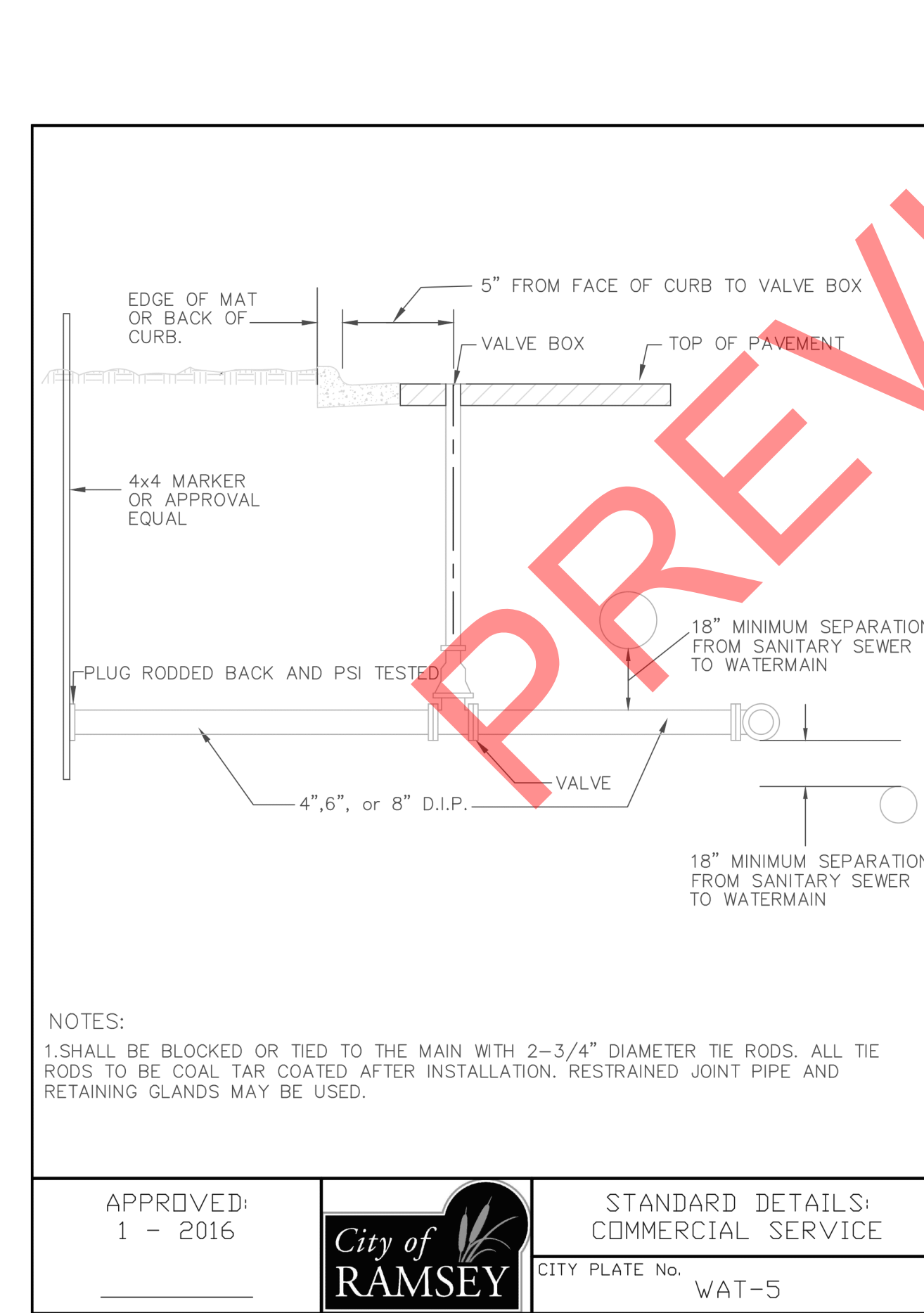


7 JOINT CONNECTION NO SCALE



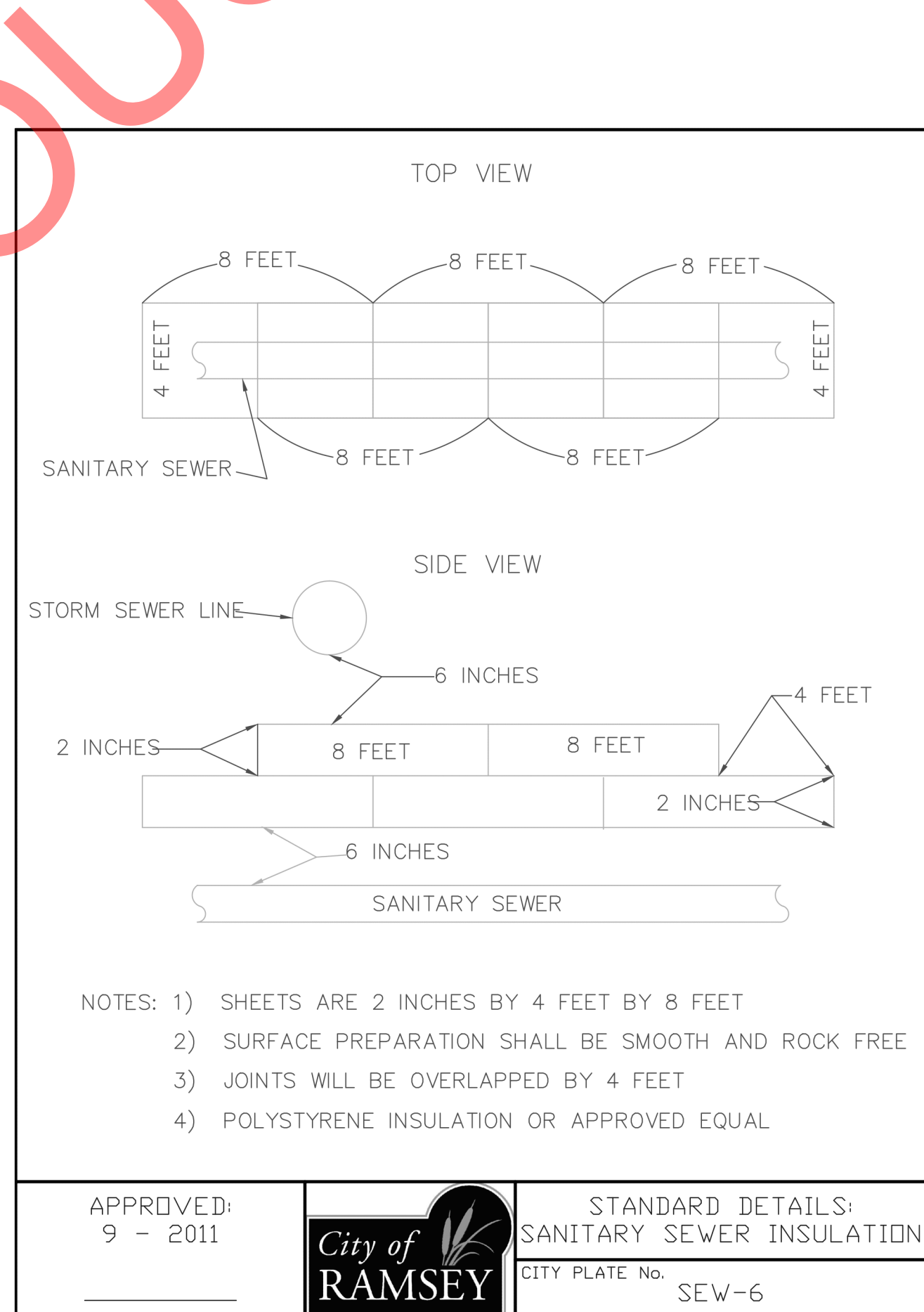
8 CLEAN-OUT STRUCTURE NO SCALE

5 HYDRANT NO SCALE



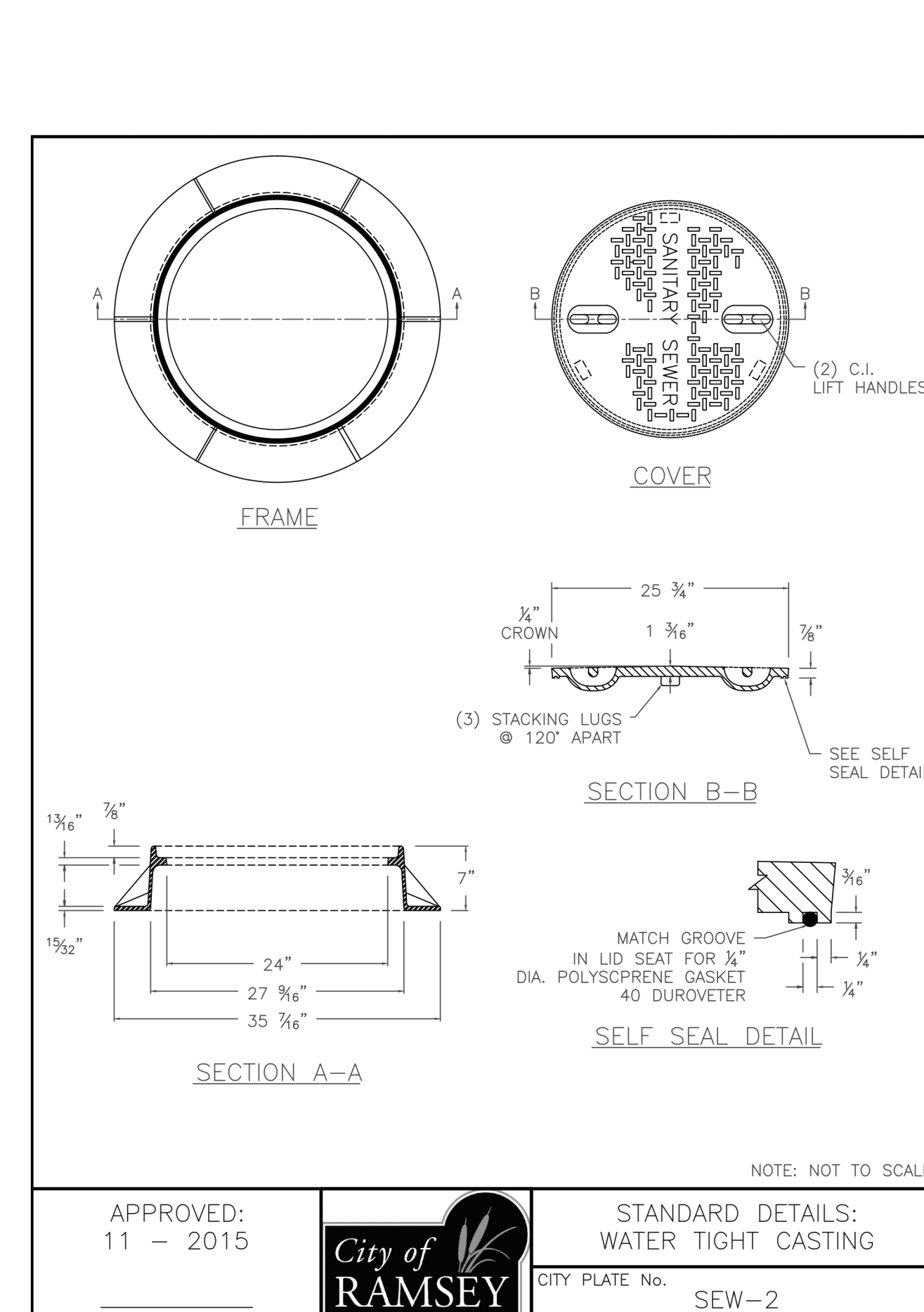
6 COMMERCIAL WATER SERVICE NO SCALE

3 SANITARY SEWER SERVICE NO SCALE

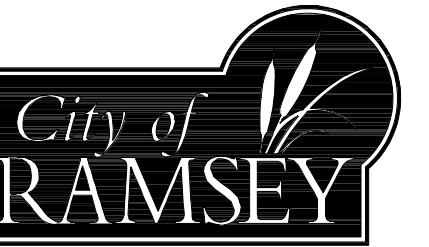


4 SANITARY SEWER INSULATION NO SCALE

1 SANITARY MANHOLE NO SCALE



2 WATER TIGHT CASTING NO SCALE



PROJECT
**REGENCY COMMONS
RAMSEY, MN**

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C02	EXISTING CONDITIONS & DEFO SITE PLAN
C03	GRADING, DRAINAGE & EROSION CONTROL PAVING PLAN & NOTES
C04	UTILITIES
C05	CIVIL CONSTRUCTION DETAILS
C06	CIVIL CONSTRUCTION DETAILS
C07	CIVIL CONSTRUCTION DETAILS
C08	CIVIL CONSTRUCTION DETAILS
L01	TREE PRESERVATION PLAN
L02	TREE PRESERVATION TABLE
L03	LANDSCAPE PLAN
L04	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXX

PROJECT MANAGER REVIEW

BY: XX DATE: XXX/XXX/XX

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SITE PLAN SUBMITTAL

01-03-2017

LANDFORM

From Site to Finish

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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C703NSS001.DWG

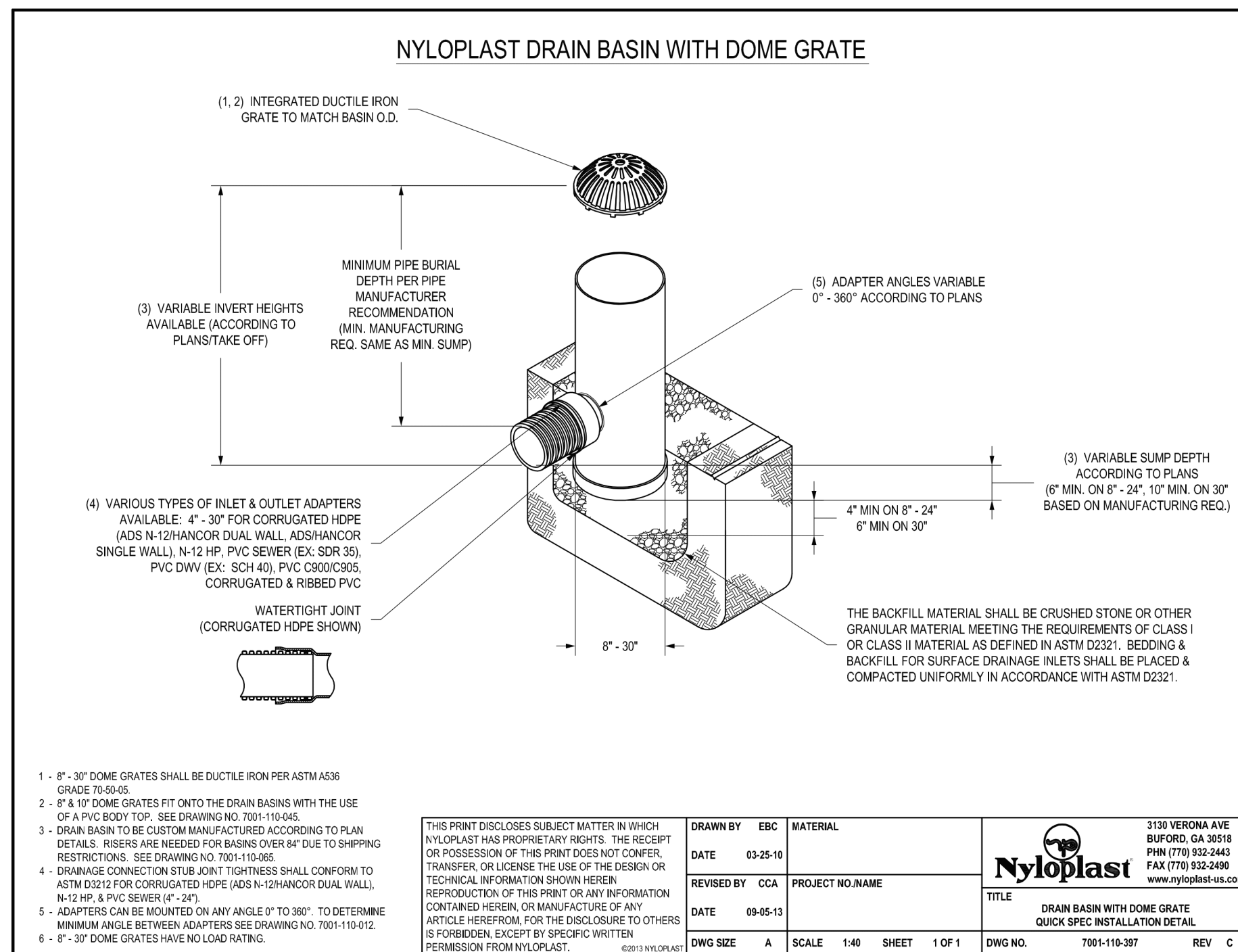
PROJECT NO: NSS16001

CIVIL CONSTRUCTION DETAILS

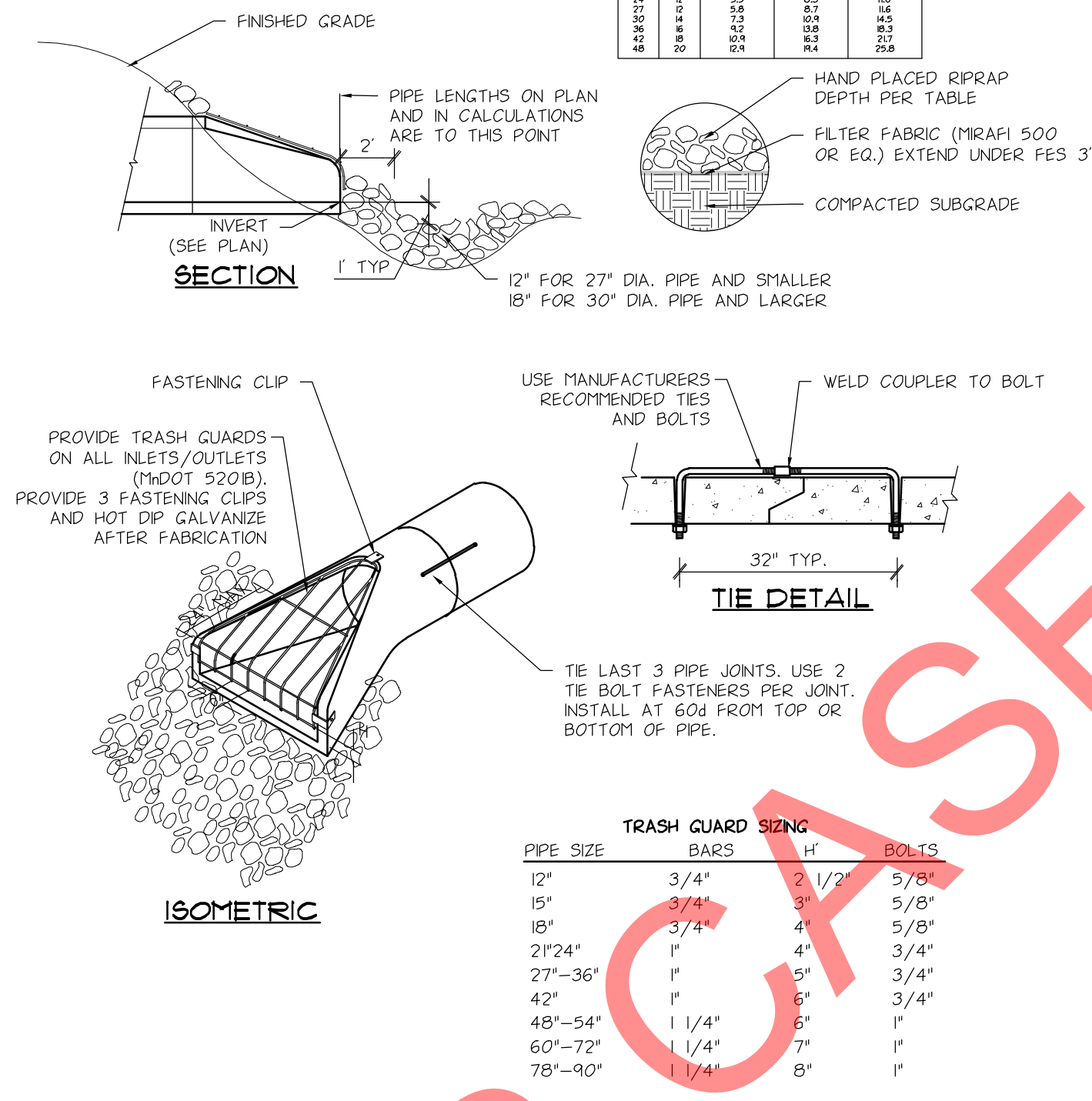
C7.3

SHEET NO. 10/15

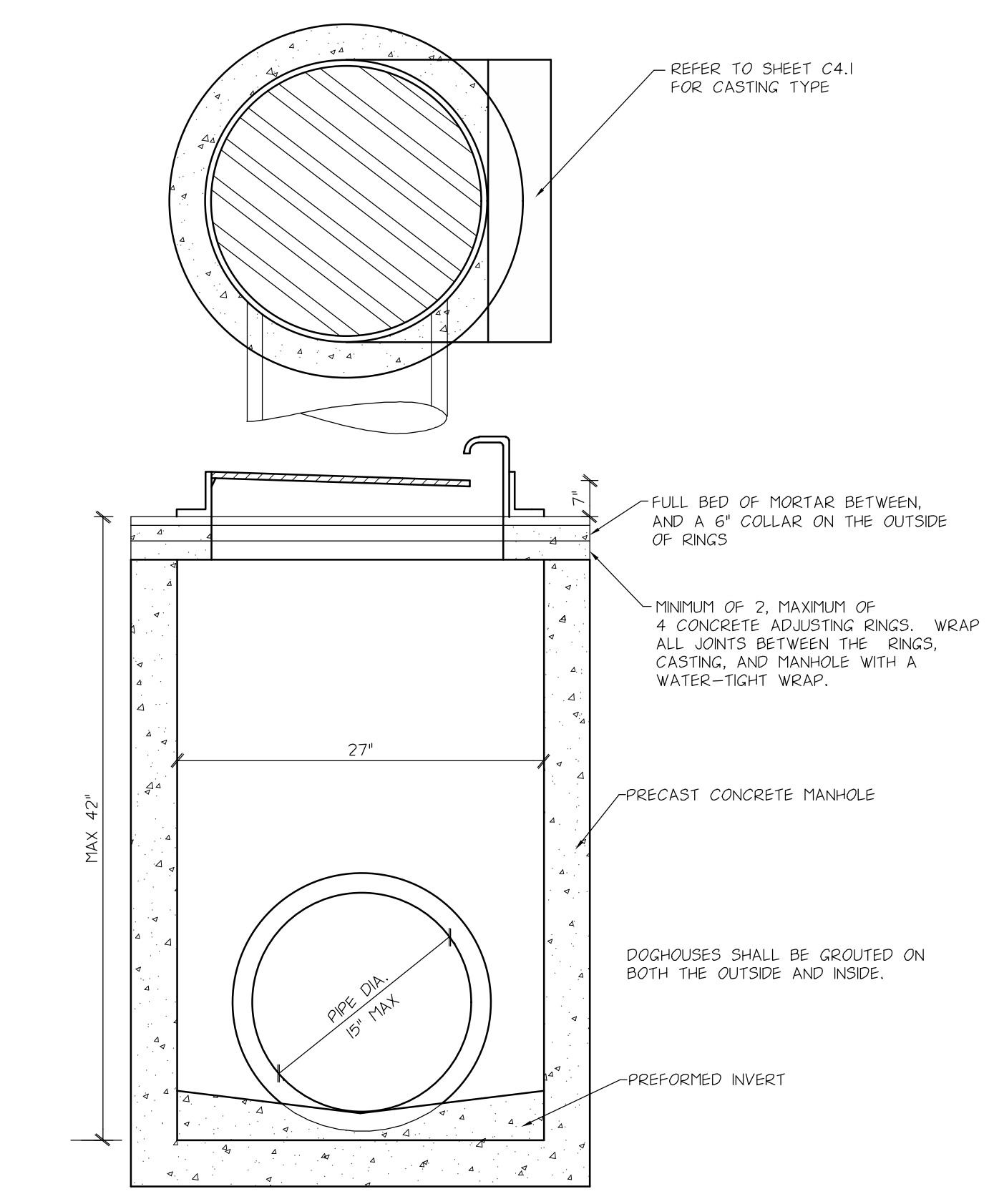
Landform Paid Site to Finish Professional Services, LLC



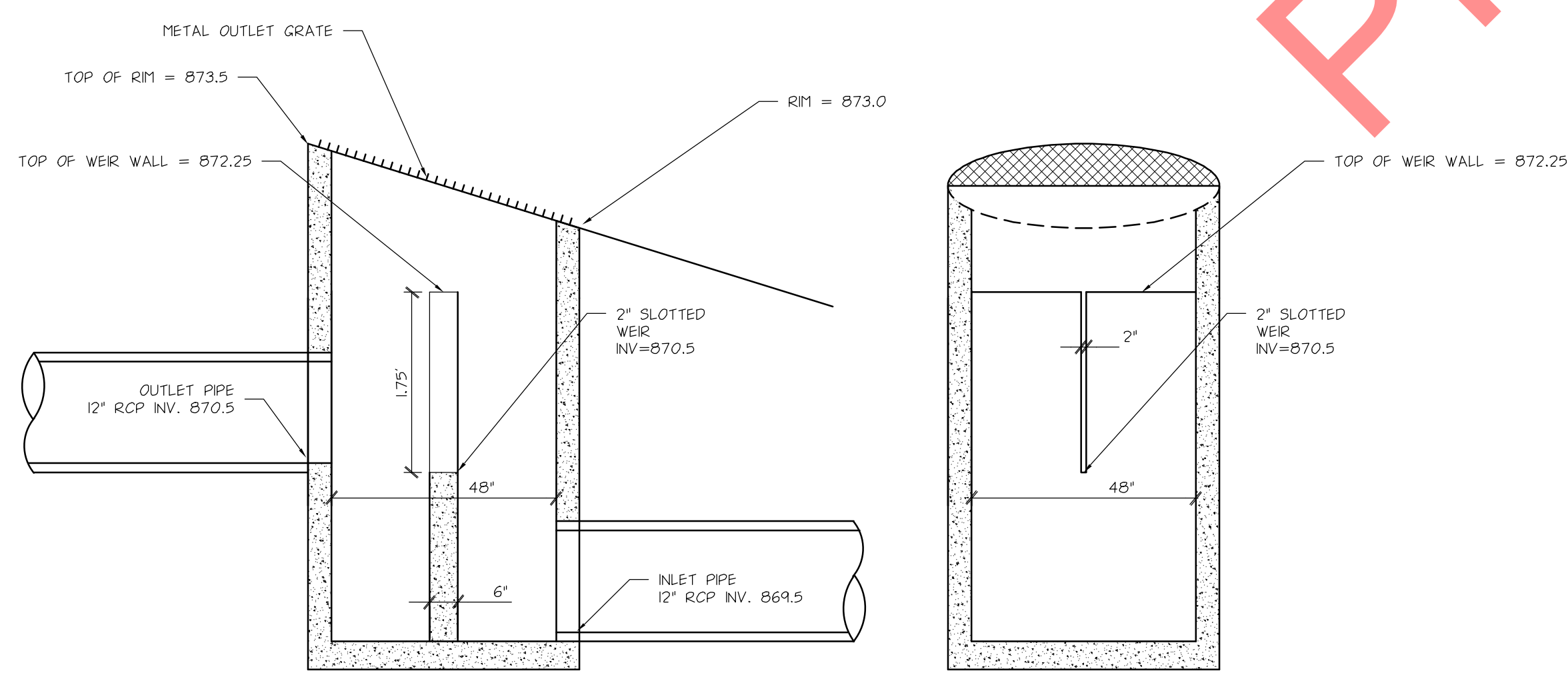
5 NYLOPLAST CATCHBASIN
NO SCALE



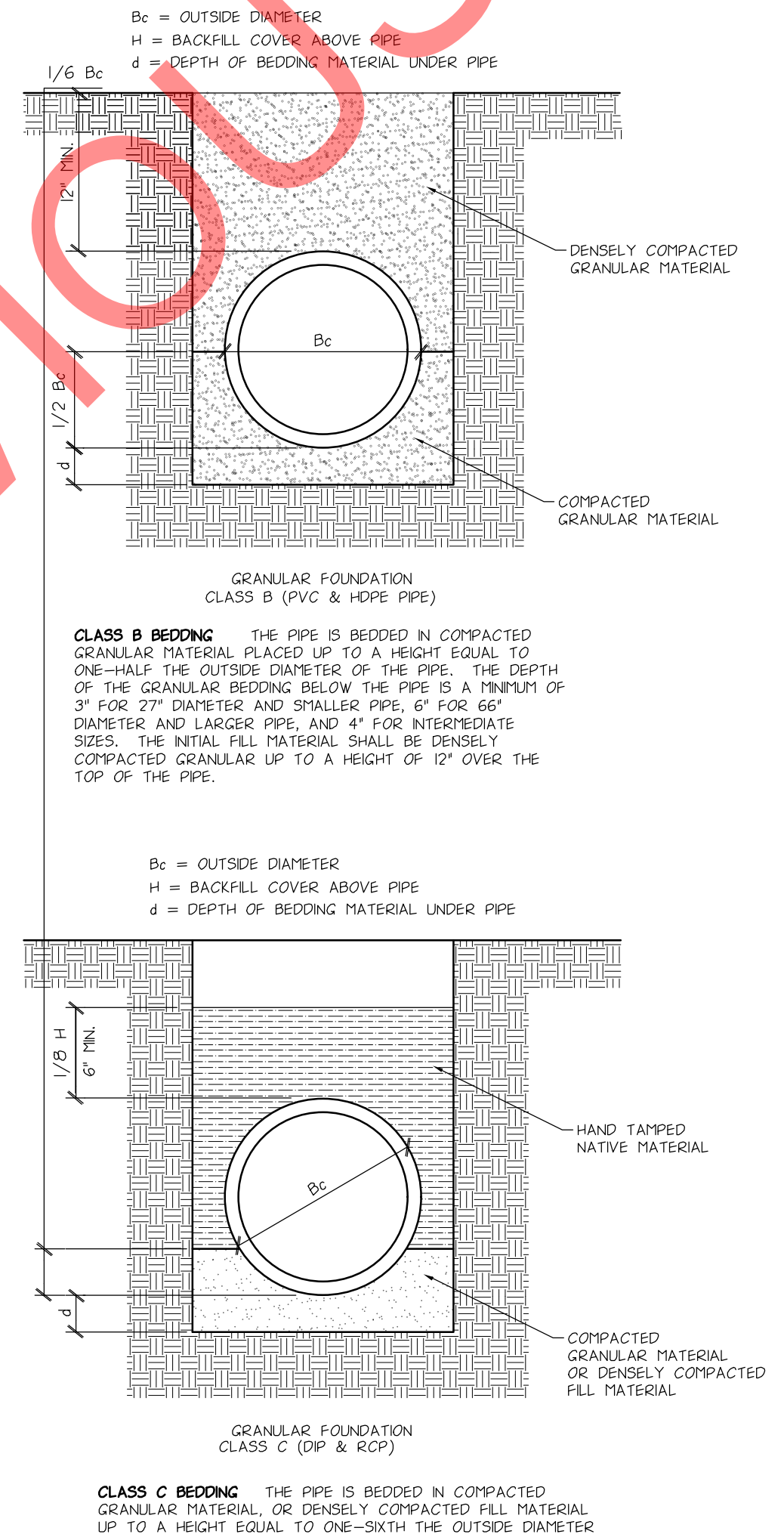
3 FLARED END SECTION AND TRASH GUARD WITH RIP RAP
NO SCALE



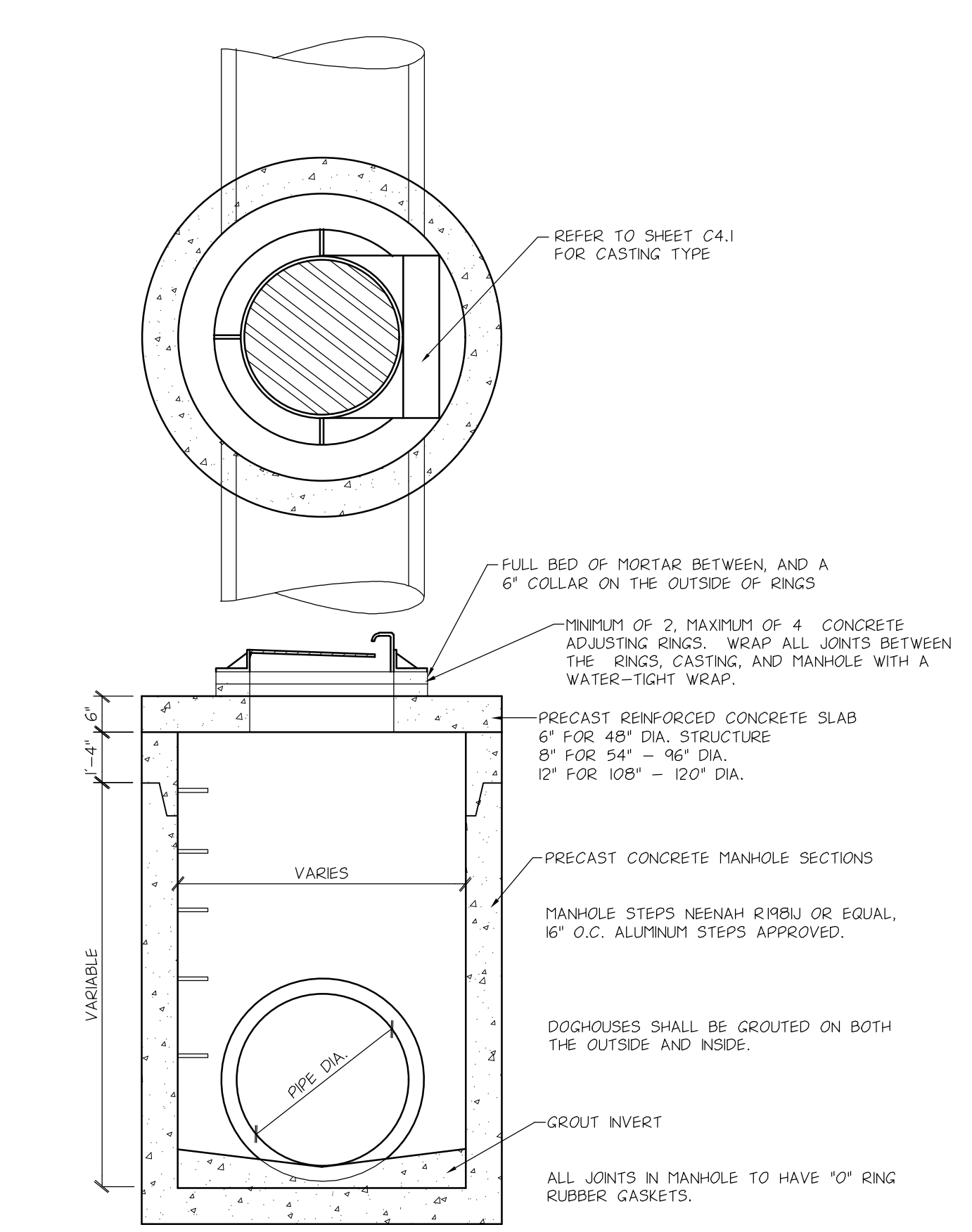
1 27" STORM SEWER CATCH BASIN
NO SCALE



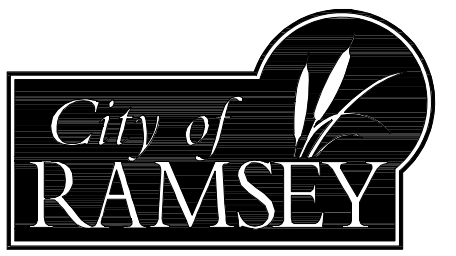
6 OUTLET CONTROL STRUCTURE
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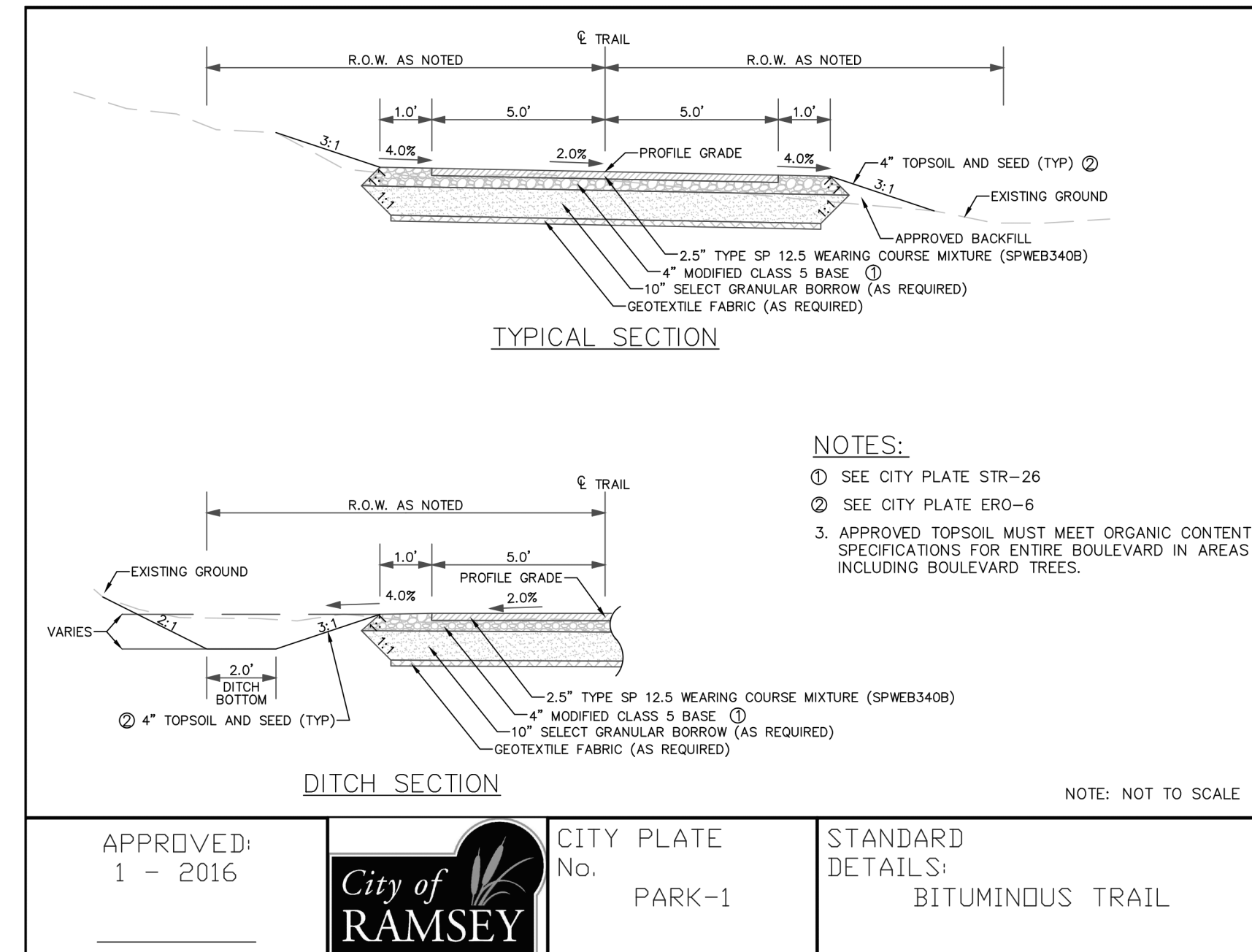
4 PIPE BEDDING
NO SCALE



2 STORM SEWER CATCH BASIN MANHOLE
NO SCALE

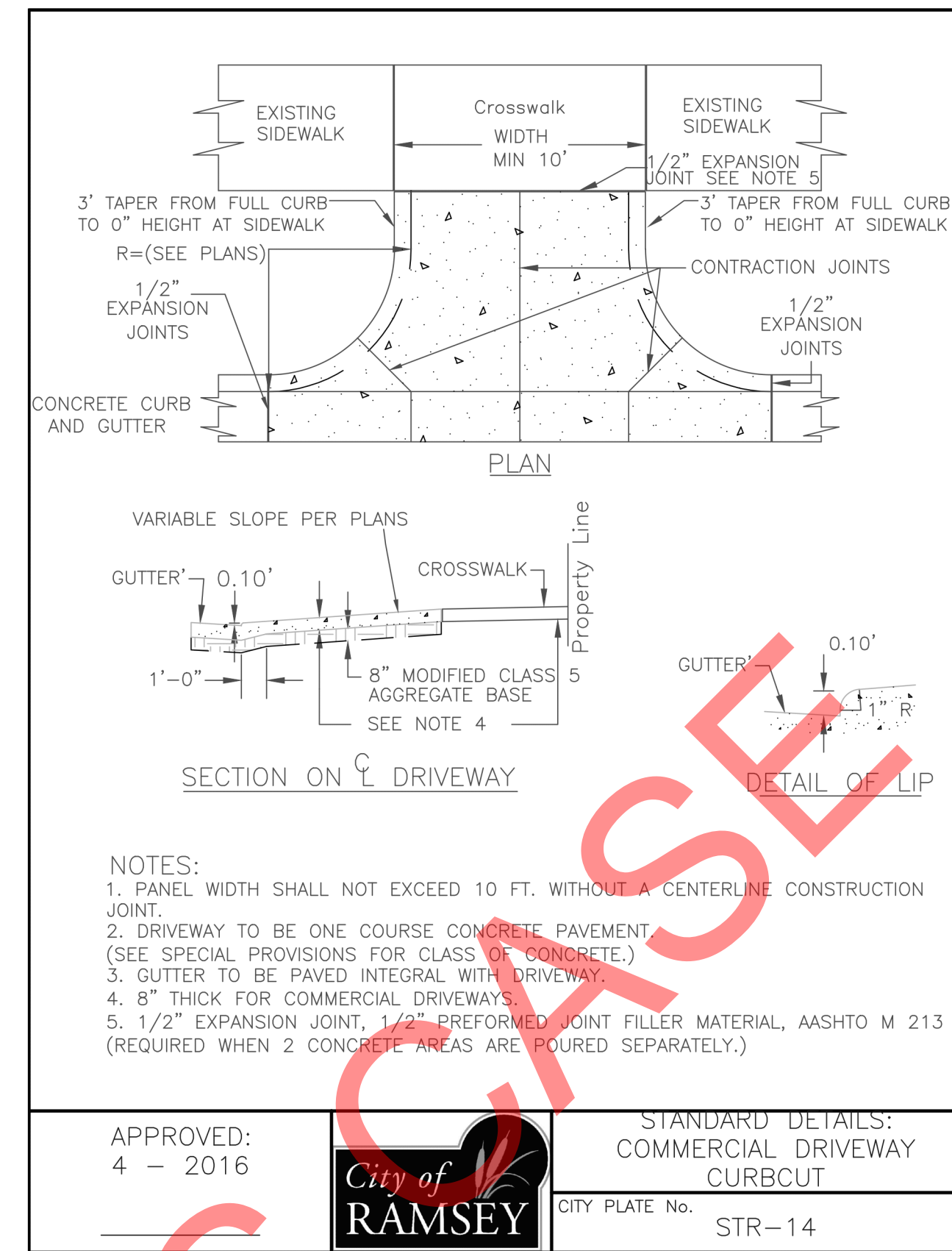


SHEET	TITLE
C01	CIVIL TITLE SHEET
C01.1	EXISTING CONDITIONS & DEPICT
C01.2	SITE PLAN
C01.3	GRADING, DRAINAGE & EROSION CONTROL
C02	PAVING PLAN & NOTES
C03	SWPPP NOTES
C04	UTILITIES
C04.1	CIVIL CONSTRUCTION DETAILS
C04.2	CIVIL CONSTRUCTION DETAILS
C04.3	CIVIL CONSTRUCTION DETAILS
C04.4	CIVIL CONSTRUCTION DETAILS
C04.5	CIVIL CONSTRUCTION DETAILS
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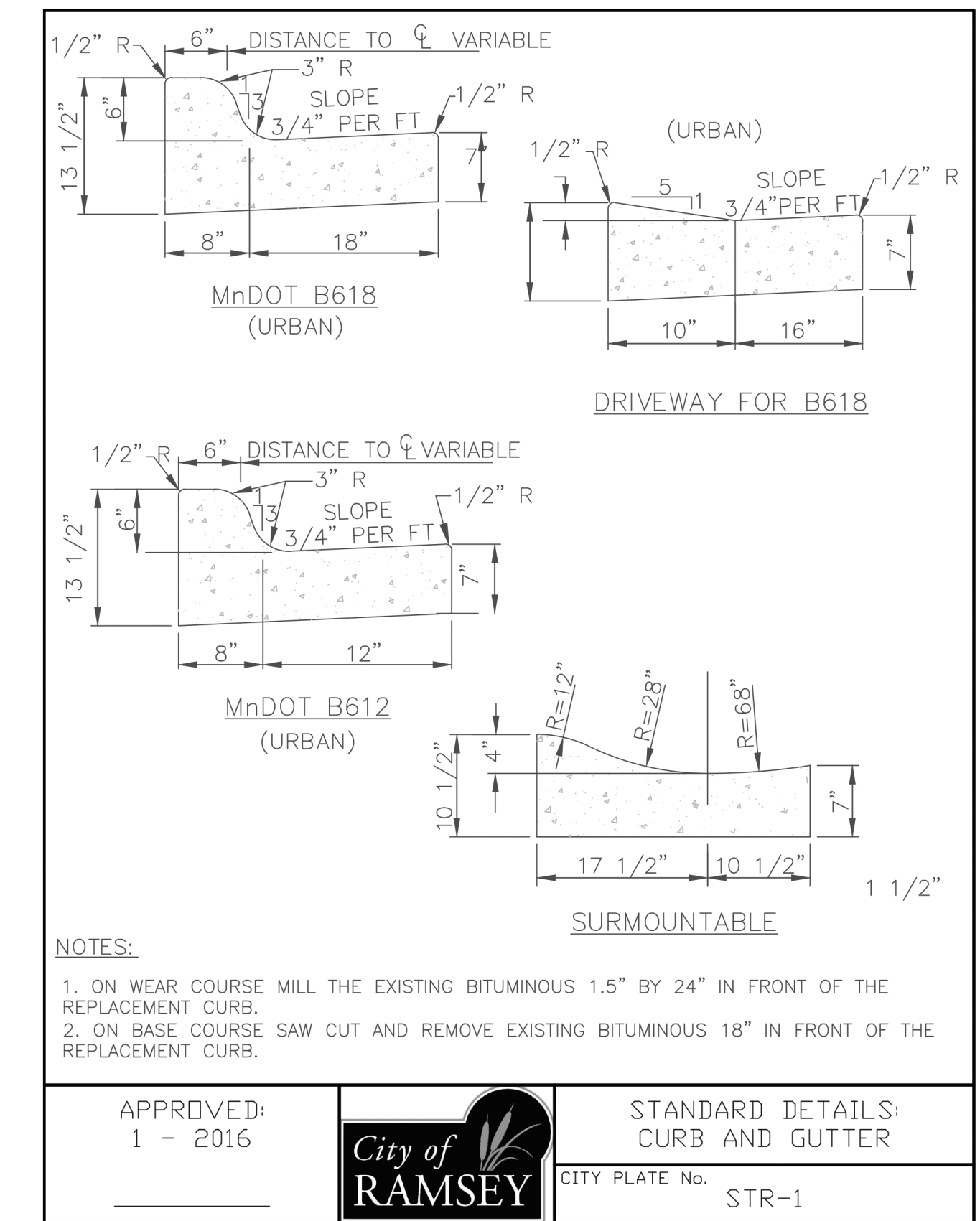
APPROVED: 1 - 2016		CITY PLATE No. PARK-1	STANDARD DETAILS: BITUMINOUS TRAIL
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5 BITUMINOUS TRAIL NO SCALE



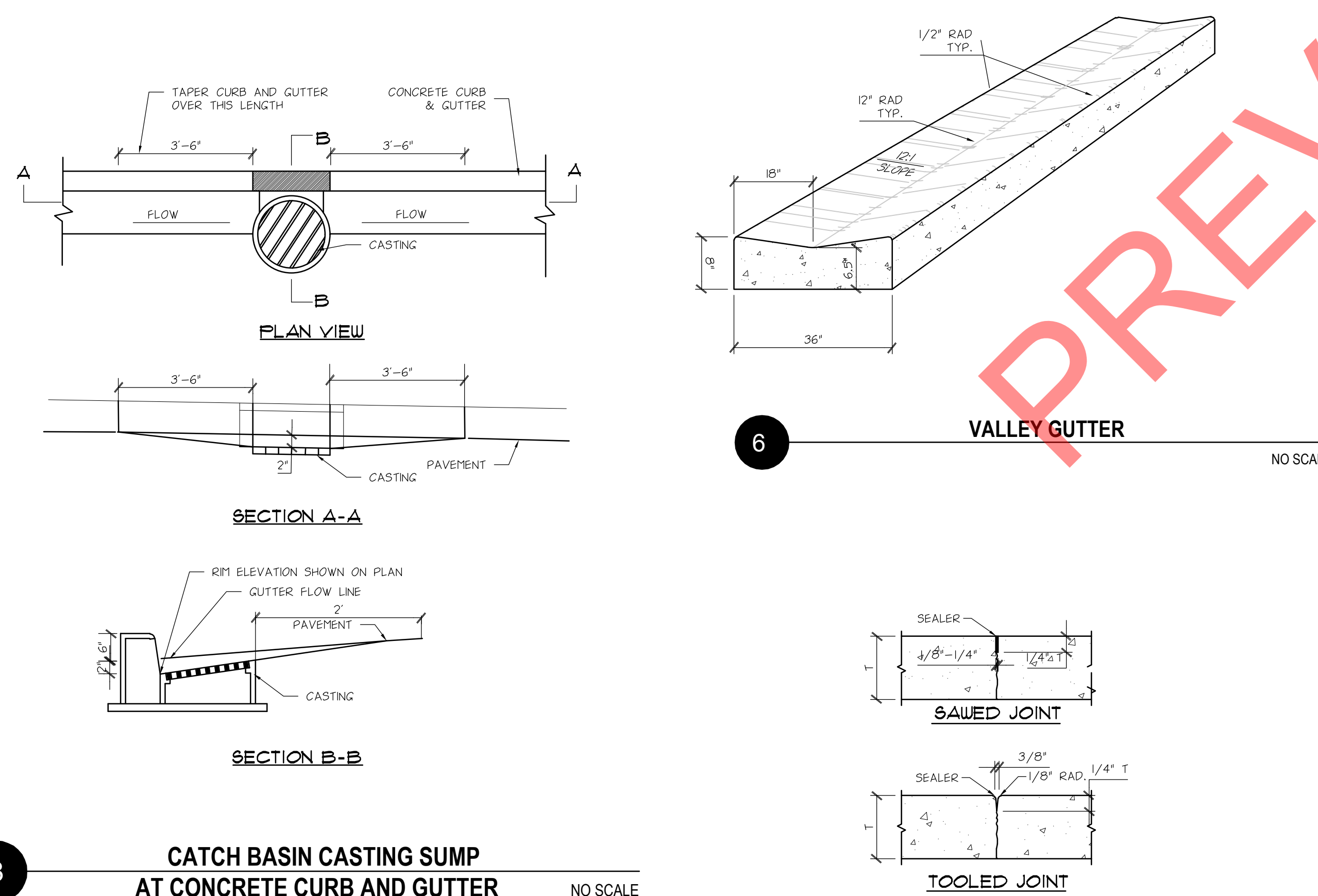
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		CITY PLATE No. STR-14

3 COMMERCIAL DRIVEWAY CURBCUT NO SCALE



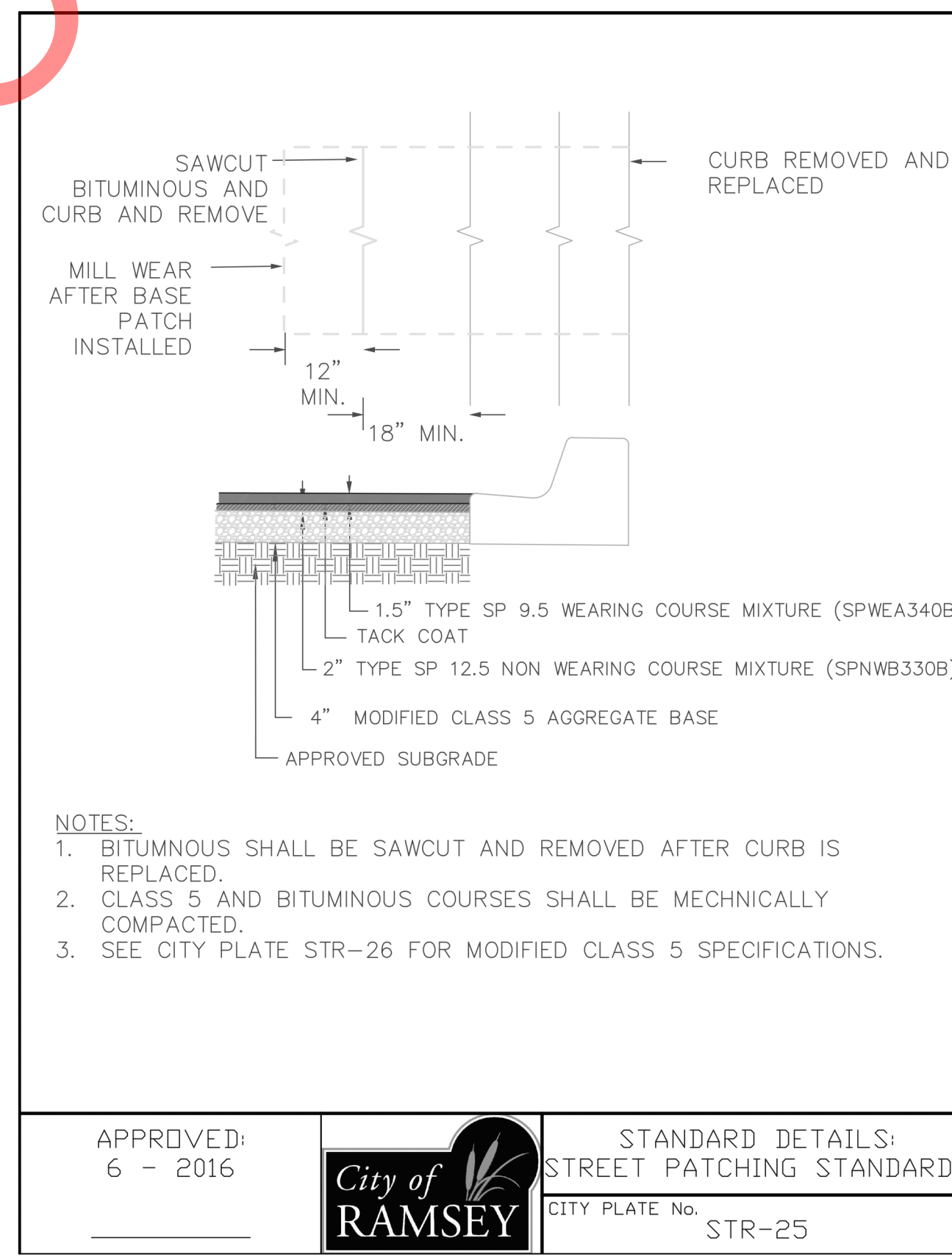
APPROVED: 1 - 2016		STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

1 CURB AND GUTTER NO SCALE



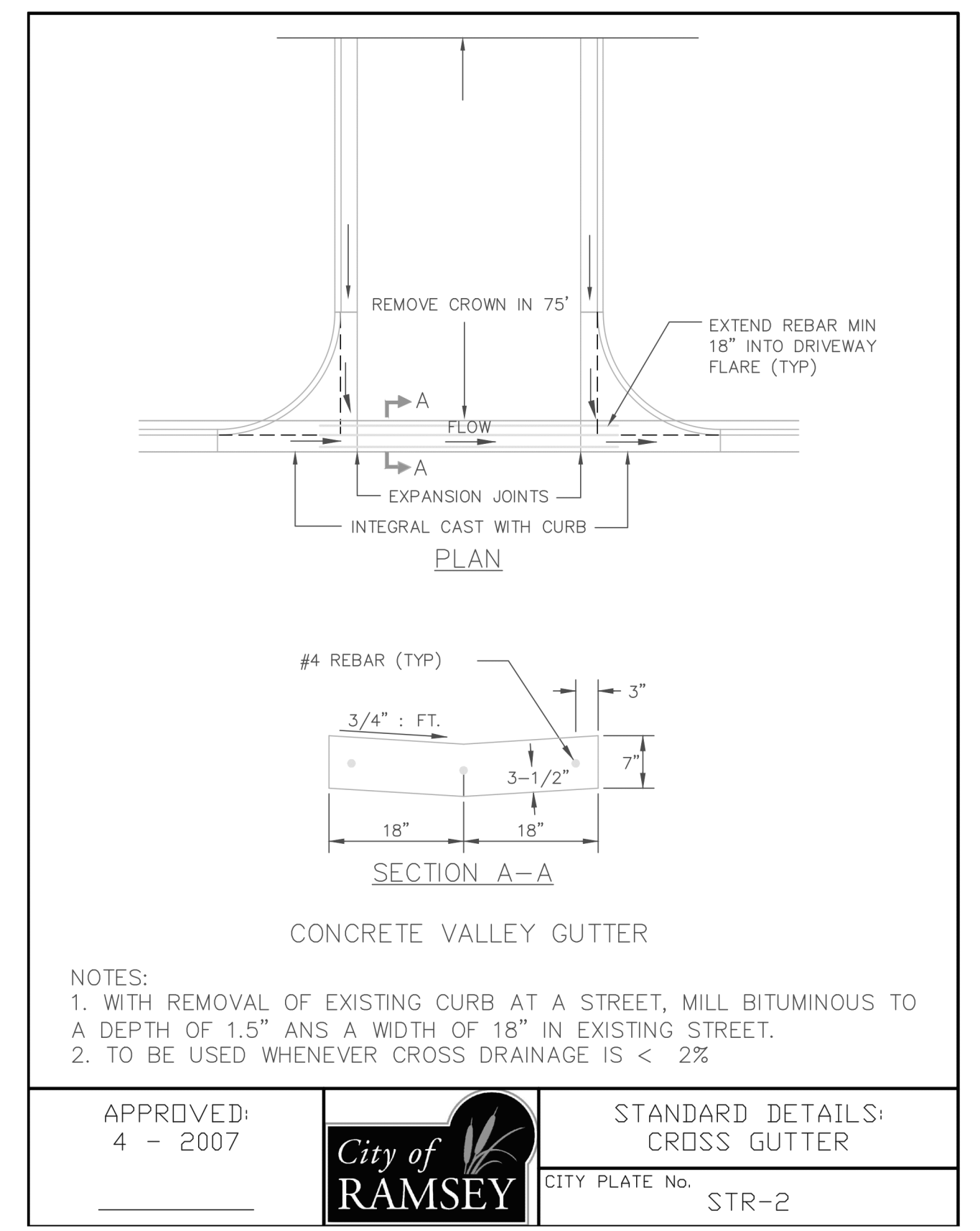
8 CATCH BASIN CASTING SUMP AT CONCRETE CURB AND GUTTER NO SCALE

7 CONCRETE PAVEMENT CONTRACTION JOINTS NO SCALE



APPROVED: 6 - 2016		STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

4 STREET PATCHING STANDARDS NO SCALE



APPROVED: 4 - 2007		STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2

2 CROSS GUTTER NO SCALE

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXX

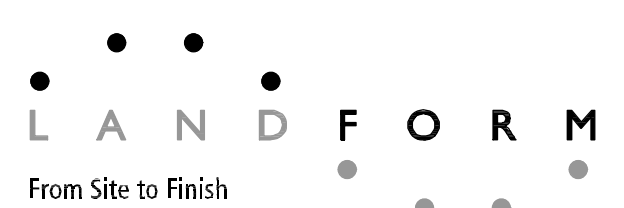
PROJECT MANAGER REVIEW

BY XX	DATE XXX/XXX/XXX
-------	------------------

CERTIFICATION

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SITE PLAN SUBMITTAL
01-03-2017



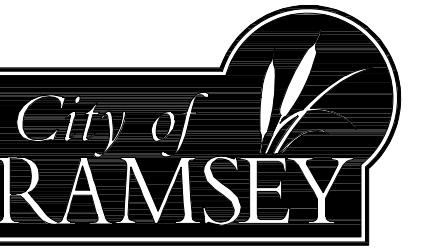
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME: C704KR2001.DWG
PROJECT NO.: NSS16001

CIVIL CONSTRUCTION DETAILS
C7.4

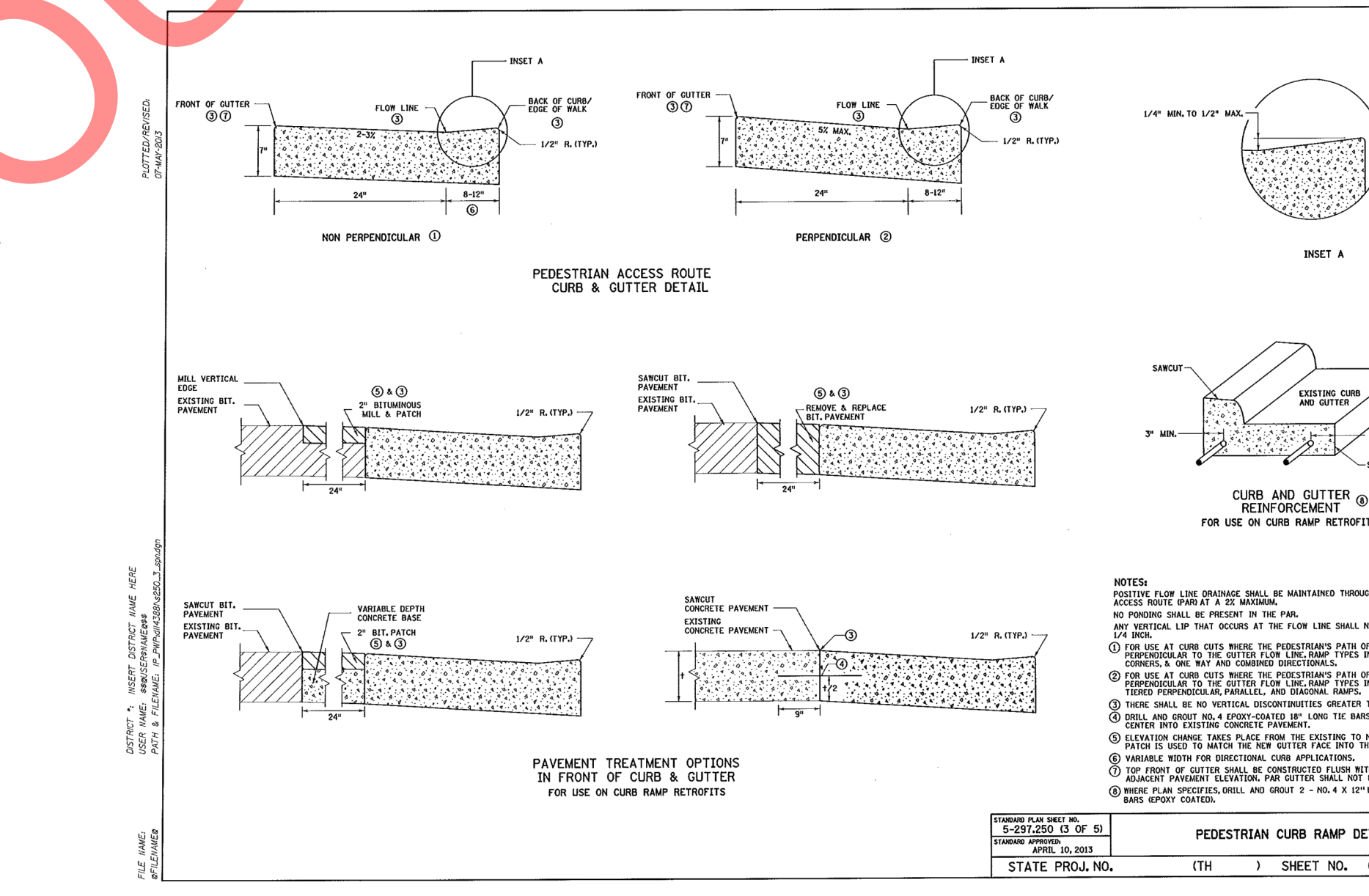
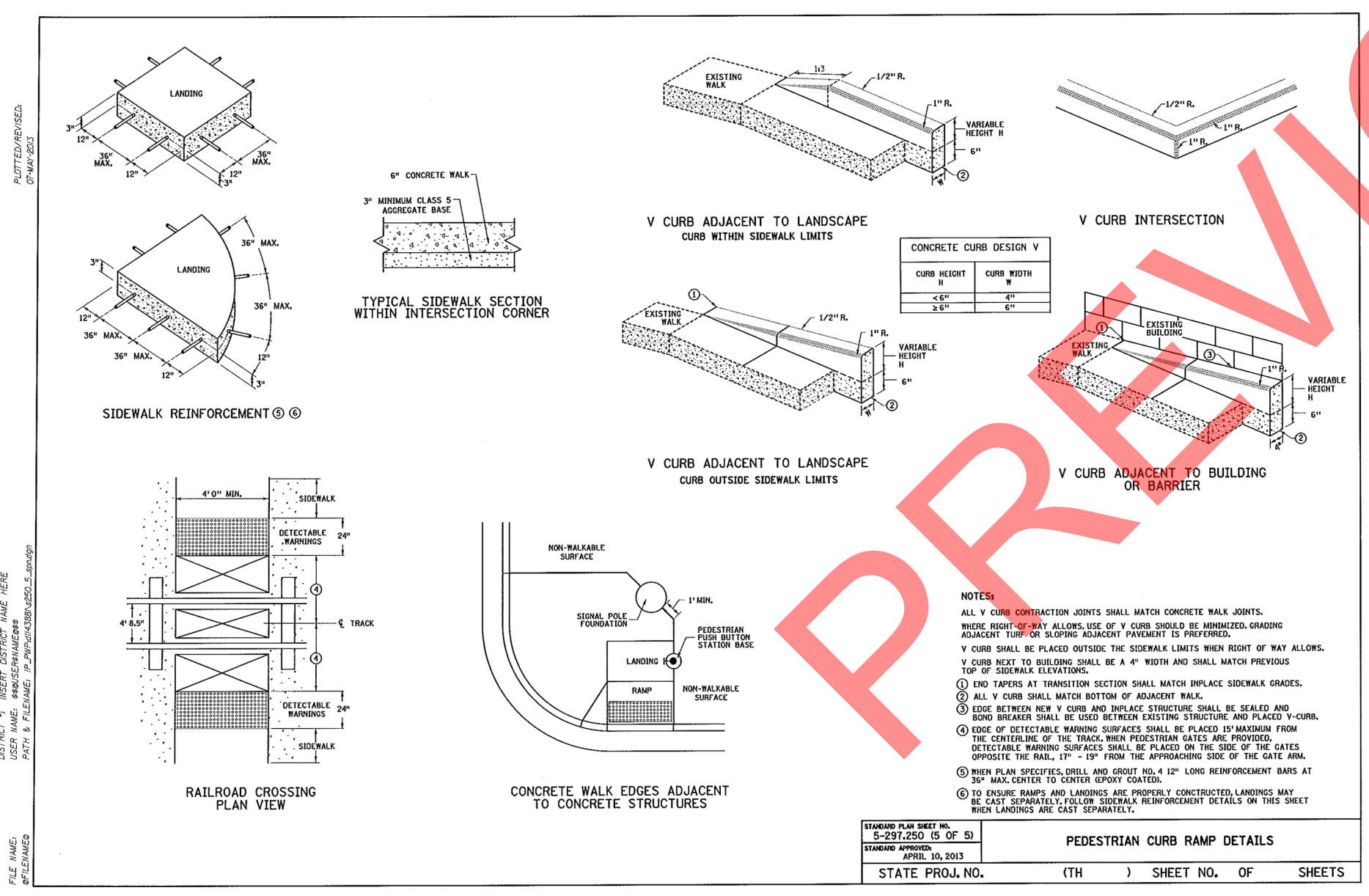
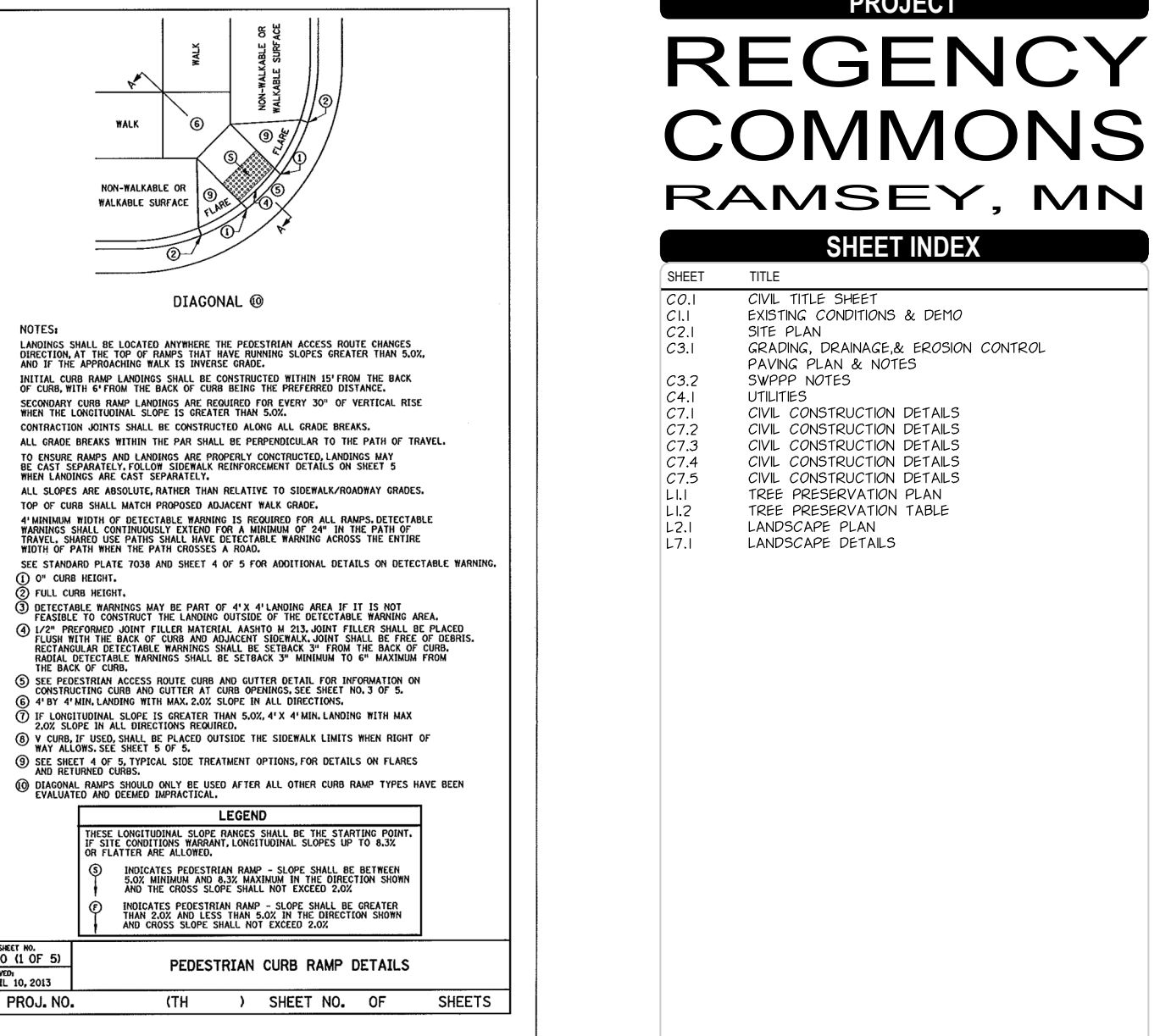
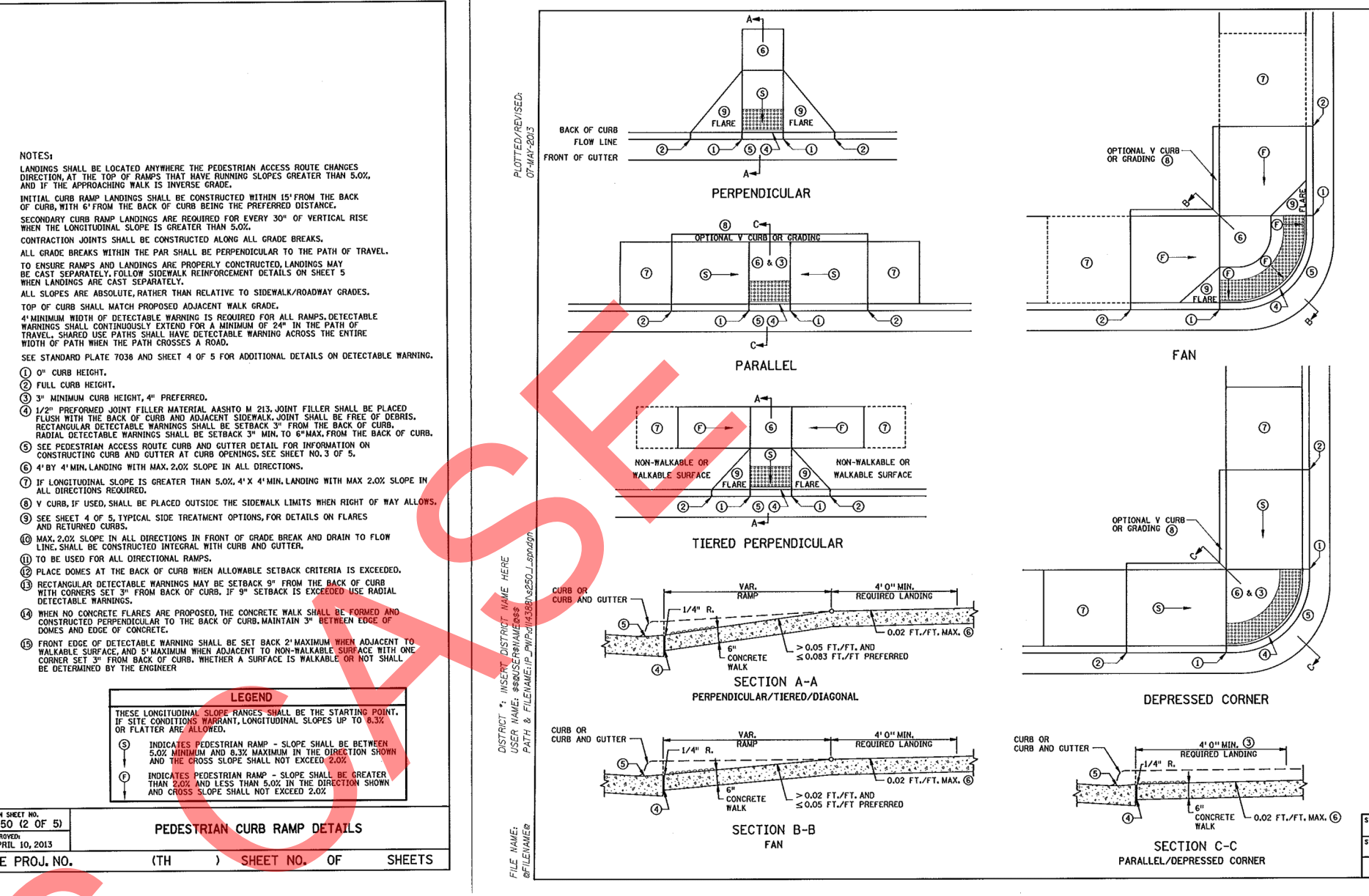
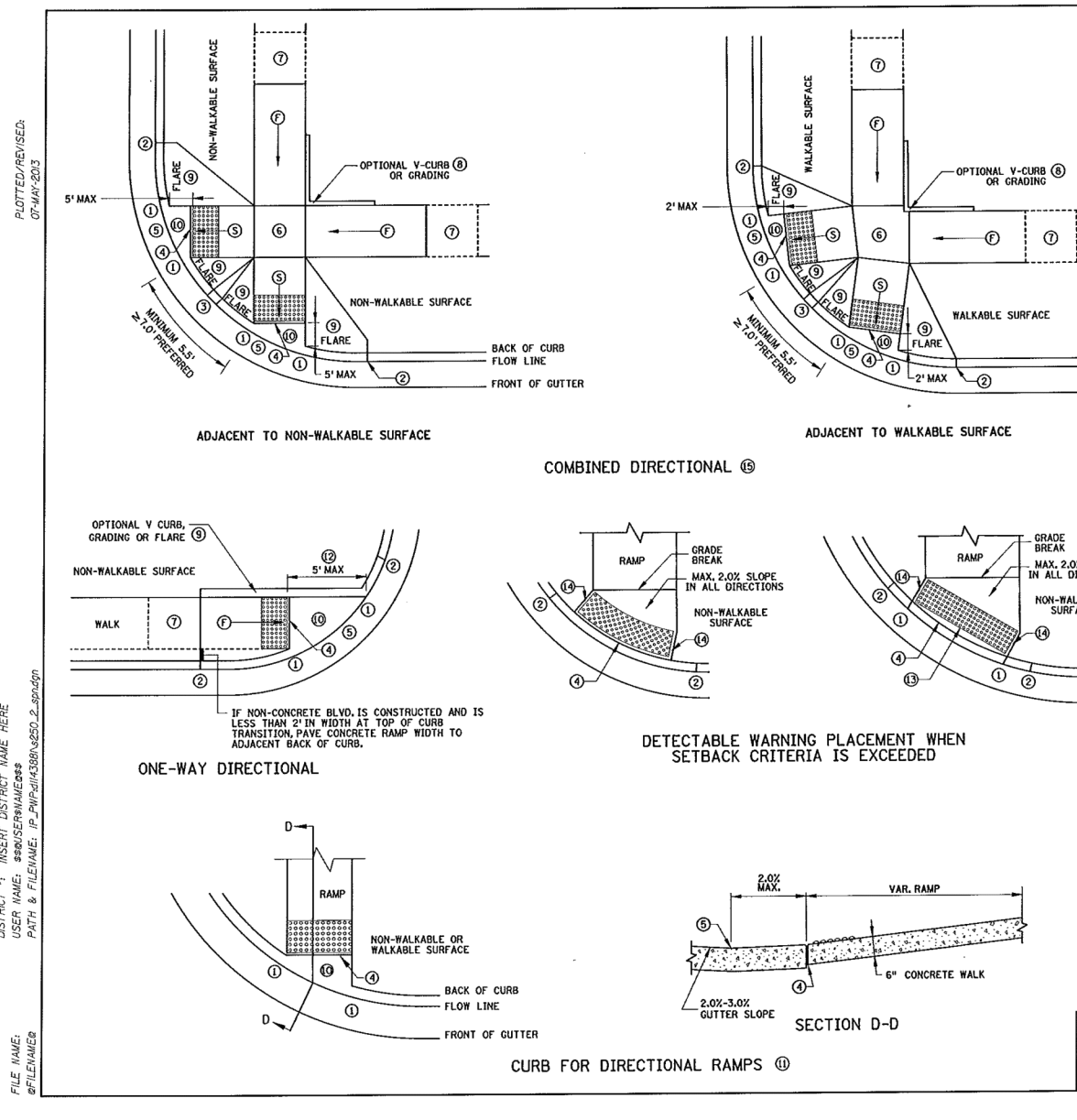
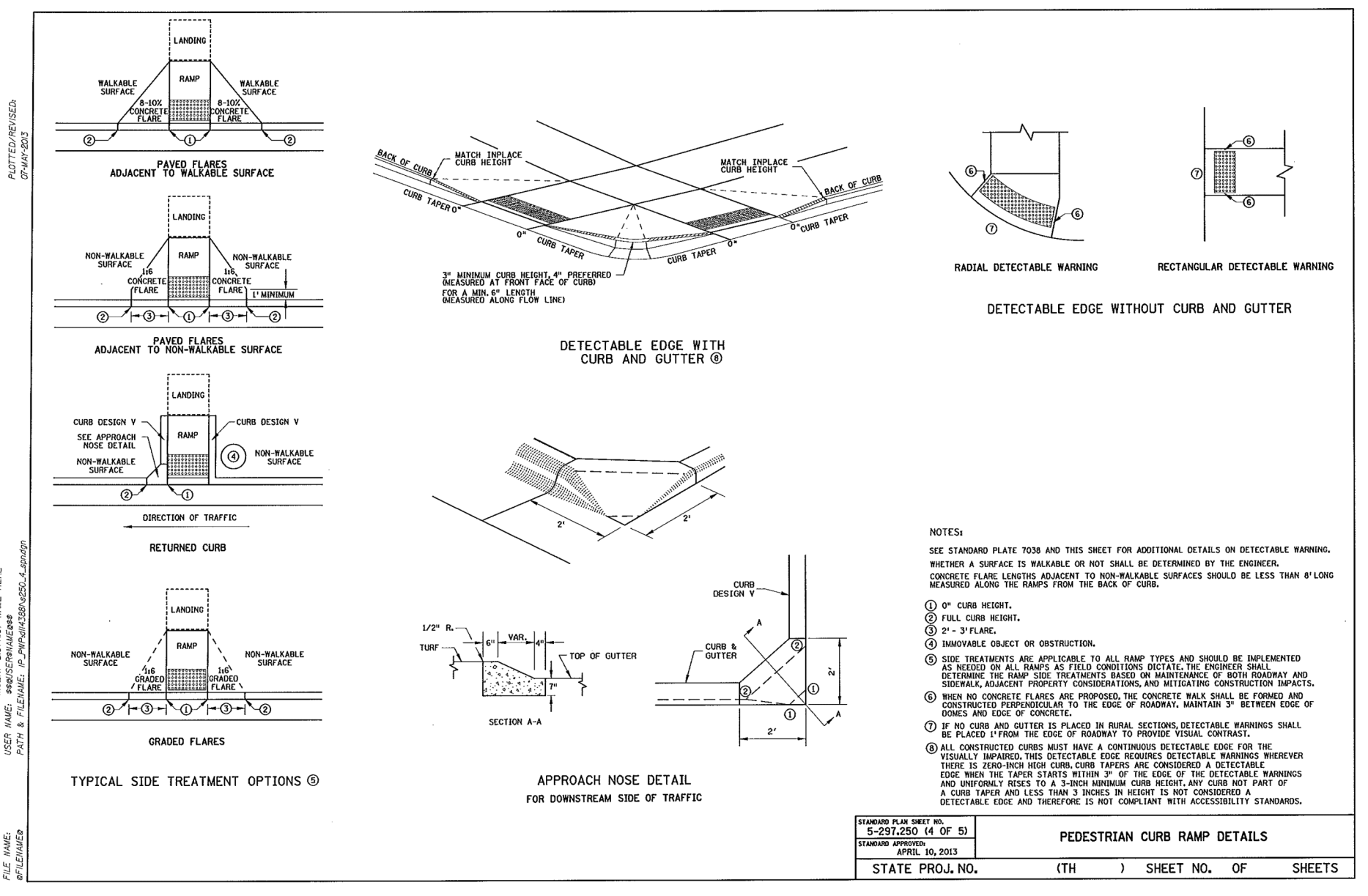
PREVIOUS EDITIONS



SHEET	TITLE
C01	CIVIL TITLE SHEET
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DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXXX

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PEDESTRIAN RAMP DETAILS

NO SCALE



MITIGATION NUMBERS	
Total Sig. Tree Inches:	4272.5
Total Sig. Tree Inches (Exempt):	386
Net Sig. Tree Inches:	3886.5
70% allowable sig. tree removals (threshold):	2720.55
Removal inches (Non-exempt):	2223.0
Removal Inches above threshold:	0
Removal Percentage:	57.2%
Replacement inches:	0.00

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON DECEMBER 07, 2015, EXPRESSLY FOR THIS PROJECT, CITY OF RAMSEY, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

SEE SHEET L1.2 FOR TREE REMOVAL TABLE

LEGEND	
	CLEARING AND GRUBBING LIMITS (2.5 ACRES)

DEVELOPER

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

MUNICIPALITY

PROJECT

REGENCY COMMONS
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	EXISTING CONDITIONS & DEFO
C0.3	SITE PLAN
C0.4	GRADING, DRAINAGE & EROSION CONTROL
C0.5	PAVING PLAN & NOTES
C0.6	SWPPP NOTES
C0.7	UTILITIES
C1.1	CIVIL CONSTRUCTION DETAILS
C1.2	CIVIL CONSTRUCTION DETAILS
C1.3	CIVIL CONSTRUCTION DETAILS
C1.4	CIVIL CONSTRUCTION DETAILS
C1.5	CIVIL CONSTRUCTION DETAILS
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L1.4	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
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BY	DATE
XX	XX/XX/XXXX

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SITE PLAN SUBMITTAL
01-03-2017

LANDFORM

From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

Know what's Below.
Call before you dig.

NORTH

0 50 100

TREE PRESERVATION PLAN

L1.1

SHEET NO. 13/15

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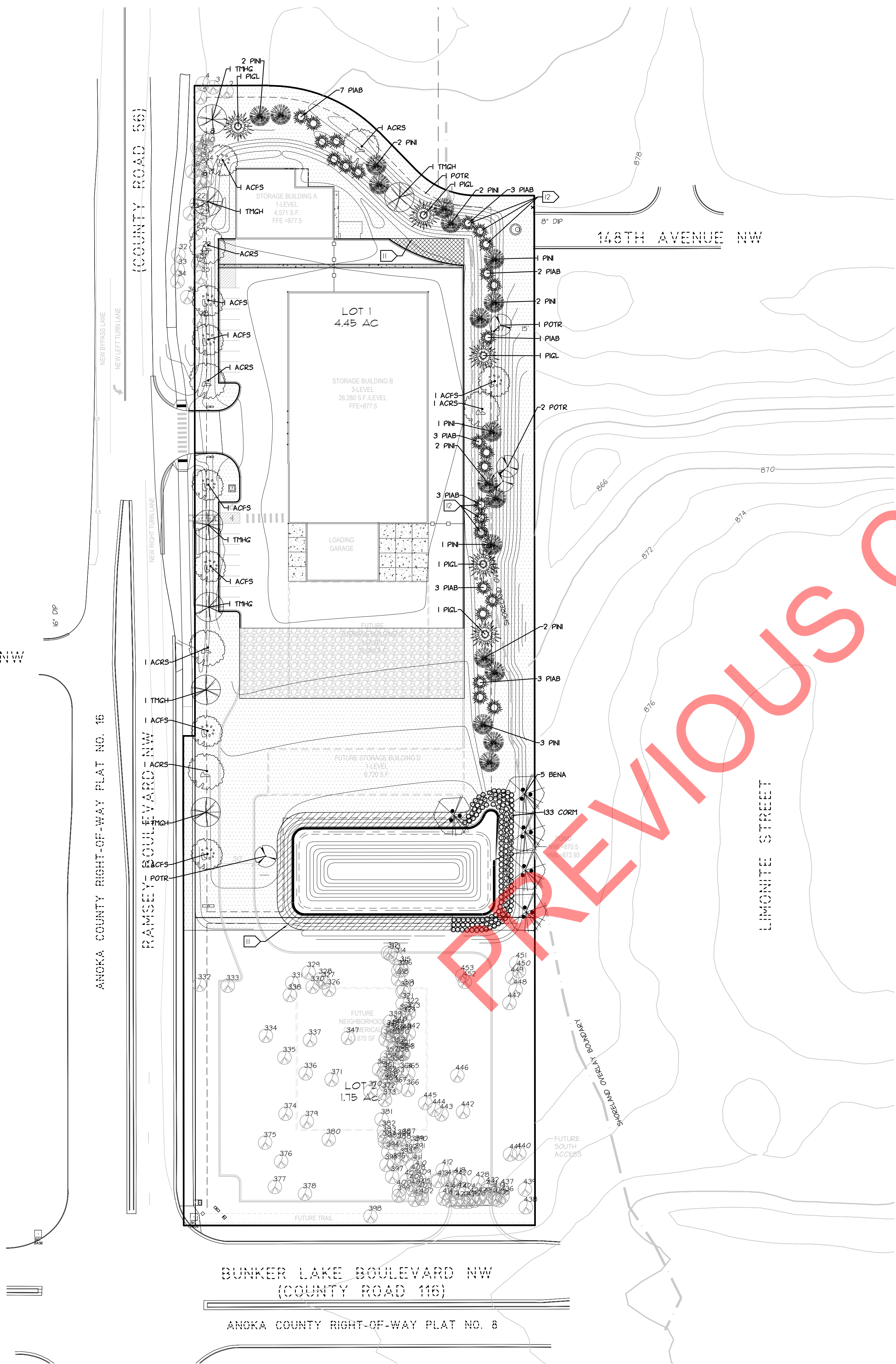
PREVIOUS CASE

Tree #	Species	Cal. In.	Condition	Removed
1	Elm, Siberian	10.0	Fair	
2	Elm, Siberian	9.5	Good	
3	Pine, Scots	18.0	Good	
4	Elm, Siberian	10.0	Fair	
5	Elm, Siberian	8.0	Fair	
6	Boxelder	10.0	Fair	
7	Elm, Siberian	8.0	Good	
8	Pine, Scots	13.5	Fair	
9	Pine, Scots	11.5	Fair	
10	Pine, Scots	13.0	Good	
11	Pine, Scots	14.5	Good	
12	Pine, Scots	11.5	Good	
13	Pine, Scots	10.0	Good	
14	Pine, Scots	21.0	Fair	
15	Pine, Scots	10.5	Good	
16	Elm, Siberian	10.0	Fair	
17	Pine, Scots	10.0	Fair	
18	Pine, Scots	5.0	Fair	
19	Pine, Scots	16.0	Good	
20	Pine, Scots	14.0	Good	X
21	Pine, Scots	12.0	Fair	X
22	Pine, Scots	15.0	Fair	
23	Elm, Siberian	14.0	Fair	
24	Pine, Scots	11.5	Good	
25	Pine, Scots	16.5	Good	
26	Pine, Scots	10.0	Good	X
27	Elm, Siberian	9.5	Good	
28	Pine, Scots	17.0	Good	X
29	Pine, Scots	14.5	Good	X
30	Pine, Scots	14.5	Good	X
31	Pine, Scots	14.0	Good	X
32	Elm, Siberian	9.0	Fair	
33	Elm, Siberian	10.5	Good	
34	Elm, Siberian	10.5	Good	
35	Pine, Scots	13.5	Good	
36	Elm, Siberian	13.5	Fair	
37	Pine, Scots	19.0	Fair	
38	Elm, Siberian	17.0	Fair	
39	Elm, Siberian	37.0	Fair	X
40	Elm, Siberian	9.5	Fair	X
41	Elm, Siberian	13.5	Fair	X
42	Elm, Siberian	19.0	Fair	X
43	Elm, Siberian	18.0	Fair	X
44	Elm, Siberian	11.0	Fair	X
45	Pine, red	5.0	Good	X
46	Elm, Siberian	11.5	Good	X
47	Pine, red	5.5	Good	X
48	Pine, red	6.0	Good	X
49	Pine, red	5.0	Good	X
50	Pine, red	4.5	Good	X
51	Pine, red	6.0	Fair	X
52	Elm, Siberian	13.0	Fair	X
53	Elm, Siberian	12.0	Fair	X
54	Elm, Siberian	12.0	Fair	X
55	Pine, red	5.0	Good	X
56	Pine, red	5.0	Good	X
57	Pine, red	4.5	Good	X
58	Pine, red	5.0	Good	X
59	Pine, red	4.5	Good	X
60	Pine, red	5.5	Good	X
61	Pine, red	6.0	Good	X
62	Pine, red	5.0	Good	X
63	Pine, Scots	4.5	Fair	X
64	Elm, Siberian	9.0	Fair	X
65	Elm, Siberian	13.0	Good	X
66	Pine, red	5.5	Good	X
67	Pine, Scots	6.5	Good	X
68	Elm, Siberian	9.0	Good	X
69	Elm, Siberian	13.0	Fair	X
70	Elm, Siberian	12.0	Fair	X
71	Elm, Siberian	17.0	Fair	X
72	Elm, Siberian	16.0	Fair	X
73	Pine, Scots	13.5	Good	X
74	Elm, Siberian	14.0	Fair	X
75	Ash, green	10.5	Fair	X
76	Elm, Siberian	12.0	Fair	X
77	Pine, red	5.0	Good	X
78	Pine, red	7.5	Good	X
79	Elm, Siberian	15.0	Fair	X
80	Pine, Scots	9.0	Good	X
81	Pine, Scots	11.0	Fair	X
82	Pine, Scots	10.0	Fair	X
83	Pine, Scots	7.5	Fair	X
84	Pine, red	5.5	Good	X
85	Pine, red	4.5	Good	X
86	Pine, red	4.5	Good	X
87	Elm, Siberian	8.0	Fair	X
88	Elm, Siberian	12.0	Fair	X
89	Pine, Scots	8.5	Good	X
90	Pine, Scots	12.0	Good	X
91	Pine, Scots	15.0	Fair	X
92	Elm, Siberian	16.0	Fair	X
93	Pine, red	5.0	Good	X
94	Pine, red	4.5	Good	X
95	Pine, red	4.5	Good	X

Tree #	Species	Cal. In.	Condition	Removed
96	Pine, red	5.5	Good	X
97	Pine, red	4.5	Good	X
98	Pine, red	4.0	Good	X
99	Pine, Scots	5.0	Good	X
100	Pine, Scots	6.5	Good	X
101	Pine, Scots	5.5	Good	X
102	Pine, Scots	8.0	Good	X
103	Pine, Scots	6.5	Fair	X
104	Pine, Scots	11.0	Good	X
105	Pine, Scots	10.5	Good	X
106	Pine, Scots	4.0	Good	X
107	Pine, Scots	6.0	Good	X
108	Pine, Scots	6.0	Good	X
109	Elm, Siberian	16.0	Fair	X
110	Elm, Siberian	9.5	Fair	X
111	Elm, Siberian	28.0	Fair	X
112	Elm, Siberian	11.0	Fair	X
113	Pine, Scots	9.0	Good	X
114	Elm, Siberian	11.0	Good	X
115	Pine, Scots	4.0	Good	X
116	Pine, Scots	4.5	Fair	X
117	Pine, Scots	8.0	Good	X
118	Pine, Scots	4.5	Good	X
119	Elm, American	10.0	Fair	X
120	Pine, Scots	11.5	Good	X
121	Pine, Scots	8.0	Good	X
122	Pine, Scots	5.0	Fair	X
123	Elm, Siberian	8.5	Fair	X
124	Pine, Scots	8.0	Good	X
125	Elm, Siberian	9.5	Good	X
126	Pine, Scots	4.0	Fair	X
127	Pine, Scots	5.5	Fair	X
128	Pine, Scots	6.5	Fair	X
129	Pine, Scots	7.0	Fair	X
130	Pine, Scots	4.5	Fair	X
131	Pine, Scots	8.0	Fair	X
132	Elm, Siberian	12.0	Fair	X
133	Pine, Scots	8.5	Good	X
134	Pine, Scots	9.0	Good	X
135	Elm, Siberian	13.0	Good	X
136	Elm, Siberian	20.0	Fair	X
137	Elm, Siberian	8.0	Fair	X
138	Cottonwood	11.0	Good	X
139	Elm, Siberian	10.0	Fair	X
140	Elm, Siberian	8.5	Good	X
141	Elm, Siberian	8.0	Good	X
142	Elm, Siberian	8.5	Good	X
143	Cottonwood	8.5	Good	X
144	Elm, Siberian	12.0	Fair	X
145	Elm, Siberian	8.5	Good	X
146	Elm, Siberian	9.0	Good	X
147	Elm, Siberian	16.0	Fair	X
148	Elm, Siberian	9.0	Fair	X
149	Elm, Siberian	15.5	Fair	X
150	Elm, Siberian	26.0	Fair	X
151	Elm, Siberian	9.0	Fair	X
152	Pine, red	5.5	Good	X
153	Pine, red	4.5	Good	X
154	Pine, red	4.5	Good	X
155	Elm, Siberian	17.0	Fair	X
156	Pine, red	4.5	Good	X
157	Pine, red	5.5	Good	X
158	Pine, red	5.5	Good	X
159	Pine, red	4.5	Good	X
160	Pine, red	4.0	Good	X
161	Pine, red	5.0	Good	X
162	Pine, red	6.5	Good	X
163	Elm, Siberian	13.0	Fair	X
164	Pine, red	6.5	Fair	X
165	Elm, Siberian	9.0	Fair	X
166	Pine, Scots	6.5	Good	X
167	Pine, red	9.0	Fair	X
168	Pine, red	5.0	Good	X
169	Pine, red	4.5	Good	X
170	Pine, red	4.5	Good	X
171	Pine, red	4.5	Good	X
172	Pine, red	6.0	Good	X
173	Pine, red	5.0	Good	X
174	Elm, Siberian	11.0	Fair	X
175	Pine, red	5.0	Fair	X
176	Pine, red	4.5	Good	X
177	Pine, red	5.5	Good	X
178	Pine, red	4.0	Good	X
179	Elm, Siberian	10.0	Fair	X
180	Elm, Siberian	10.5	Fair	X
181	Pine, red	5.0	Good	X
182	Elm, Siberian	16.0	Fair	X
183	Pine, red	5.0	Good	X
184	Pine, red	6.0	Good	X
185	Pine, Scots	8.0	Good	X
186	Pine, red	4.0	Fair	X
187	Pine, red	4.0	Good	X
188	Pine, red	4.5	Good	X
189	Cottonwood	11.0	Good	X
190	Pine, red	4.0	Good	X
191	Pine, red	4.5	Good	X

Tree #	Species	Cal. In.	Condition	Removed
192	Pine, red	4.0	Good	X
193	Pine, red	4.5	Good	X
194	Pine, red	4.5	Good	X
195	Pine, red	6.0	Good	X
196	Pine, red	4.5	Good	X
197	Pine, red	5.5	Good	X
198	Pine, red	6.0	Good	X
199	Pine, red	5.5	Good	X
200	Pine, red	6.5	Good	X
201	Pine, red	4.5	Good	X
202	Pine, red	4.5	Good	X
203	Pine, red	5.5	Good	X
204	Pine, red	4.5	Good	X
205	Pine, red	4.5	Good	X
206	Pine, red	6.0	Good	X
207	Pine, red	5.5	Good	X
208	Pine, red	4.5	Good	X
209	Pine, red	6.0	Good	X
210	Pine, red	5.5	Good	X
211	Pine, red	6.5	Good	X
212	Pine, red	4.5	Good	X
213	Pine, red	6.0	Good	X
214	Pine, red	7.0	Fair	X
215	Pine, red	5.0	Good	X
216	Pine, red	4.5	Good	X
217	Pine, red	4.5	Good	X
218	Pine, red	4.5	Good	X
219	Pine, red	7.5	Good	X
220	Pine, red	6.5	Good	X
221	Pine, red	4.0	Good	X
222	Pine, red	4.5	Good	X
223	Pine, red	6.5	Good	X
224	Pine, red	4.0	Good	X
225	Elm, Siberian	8.0	Good	X
226	Pine, red	4.0	Good	X
227	Pine, red	5.5	Good	X
228	Pine, red	5.5	Good	X
229	Pine, red	5.5	Good	X
230	Pine, red	4.5	Good	X
231	Pine, red	5.5	Good	X
232	Pine, red	4.5	Good	X
233	Cottonwood	21.5	Good	X
234	Cottonwood	14.5	Good	X
235	Pine, red	5.5	Good	X
236	Pine, red	5.0	Good	X
237	Pine, red	6.0	Good	X
238	Pine, red	6.5	Good	X
239	Pine, red	12.0	Fair	X
240	Elm, Siberian	22.0	Fair	X
241	Pine, red	7.0	Good	X
242	Pine, red	11.5	Fair	X
243	Pine, red	4.5	Good	X
244	Pine, red	9.0	Good	X
245	Pine, red	7.0	Good	X
246	Pine, red	4.5	Fair	X
247	Pine, red	7.0	Good	X
248	Pine, red	7.5	Good	X
249	Pine, red	7.5	Good	X
250	Elm, American	14.0	Good	X
251	Boxelder	22.0	Fair	X
252	Pine, red	6.0	Fair	X
253	Pine, red	7.0	Good	X
254	Elm, Siberian	16.0	Good	X
255	Pine, red	4.5	Good	X
256	Pine, red	11.5	Fair	X
257	Pine, red	7.5	Good	X
258	Pine, red	4.5	Good	X
259	Pine, red	7.0	Good	X
260	Pine, red	6.5	Good	X
261	Elm, Siberian	13.0	Fair	X
262	Pine, red	7.0	Good	X
263	Pine, red	5.0	Good	X
264	Pine, red	9.0	Good	X
265	Pine, red	8.0	Good	X
266	Pine, red	7.5	Good	X
267	Pine, red	7.5	Good	X
268	Pine, red	7.0	Good	X
269	Pine, red	4.0	Fair	X
270	Pine, red	7.5	Good	X
271	Pine, red	8.5	Good	X
272	Boxelder	26.0	Fair	X
273	Boxelder	21.0	Fair	X
274	Pine, red	7.0	Good	X
275	Pine, red	6.5	Good	X
276	Pine, red	8.0	Good	X
277	Pine, red	6.0	Good	X
278	Pine, red	11.5	Good	X
279	Pine, red	7.5	Good	X
280	Pine, red	6.5	Good	X
281	Pine, red	4.5	Good	X
282	Pine, red	6.5	Fair	X
283	Pine, red	7.5	Good	X
284	Pine, red	10.5	Good	X
285	Pine, red	6.5	Fair	X
286	Pine, red	8.0	Good	X
287	Pine, red	9.0	Good	X

Tree #	Species	Cal. In.	Condition	Removed
288	Pine, red	8.0	Good	X
289	Pine, red	6.0	Good	X
290	Pine, red	8.0	Good	X
291	Pine, red	6.0	Good	X
292	Pine, red	6.5	Good	X
293	Pine, red	10.0	Good	X
294	Pine, red	7.0	Good	X
295	Boxelder	18.0	Fair	X
296	Pine, red	10.5	Good	X
297	Pine, red	8.0	Good	X
298	Pine, red	11.0		



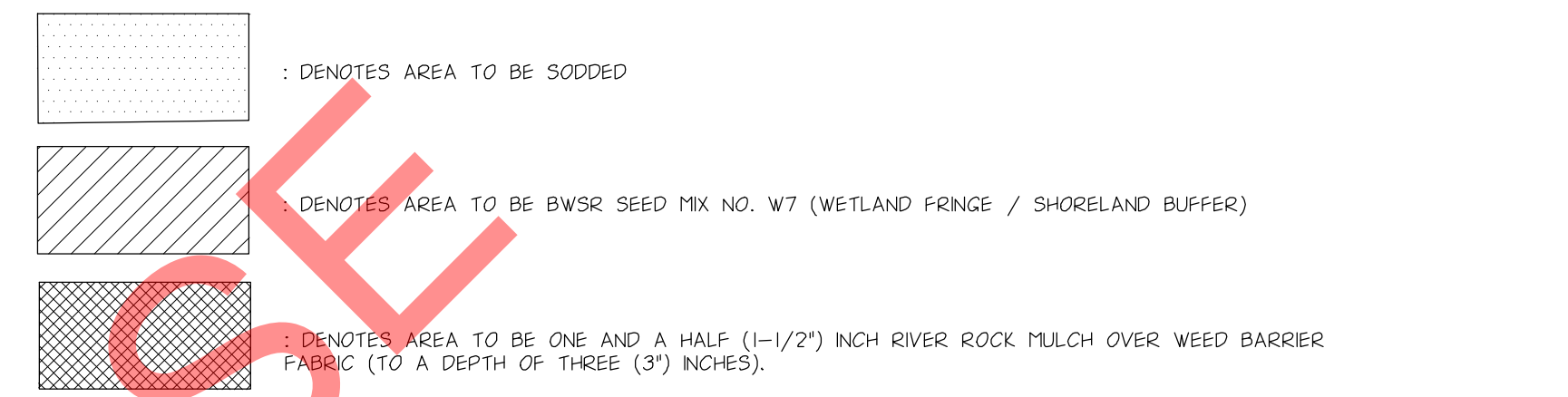
LANDSCAPE REQUIREMENTS

CITY OF RAMSEY, MN CITY CODE:
 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER (GREATER THAN BUILDING FOOTPRINT AREA REQUIREMENTS) = 45 TREES
 BUFFERYARDS REQUIRE A 30% (OF TOTAL REQUIREMENTS) ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS = 13.5 TREES
 TOTAL TREES REQUIRED = 59
 PROPOSED PLAN = 78 TREES
 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA (GREATER THAN THE SITE PERIMETER REQUIREMENTS) = 102 SHRUBS
 BUFFERYARD ADDITIONAL REQUIREMENTS = 31 SHRUBS
 TOTAL SHRUBS REQUIRED = 133
 PROPOSED PLAN = 133 SHRUBS

LANDSCAPE SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACFS	8	ACER X FREEMANI 'SIENNA'	SIENNA GLEN MAPLE	50'H X 30'W	2.5" CAL	B&B
ACRS	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	50'H X 40'W	2.5" CAL	B&B
TM4C	7	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD MONGOLIAN LINDEN	40'H X 30'W	2.5" CAL	B&B
BENA	5	BETULA NIGRA	RIVER BIRCH	60'H X 45'W	2.5" CAL	B&B
POTR	4	POPULUS TREMULOIDES	QUAKING ASPEN	50'H X 20'W	2.5" CAL	B&B
PIAB	25	PICEA ABIES	NORWAY SPRUCE	50'H X 25'W	6"	B&B
PIGL	5	PICEA GLAUCA	WHITE SPRUCE	50'H X 20'W	6"	B&B
PNI	18	PNUS NIGRA	AUSTRIAN PINE	50'H X 30'W	6"	B&B
CORM	133	CORNUS RACEMOSA 'MUSZAT'	MUSKINGUM GRAY DOGWOOD	3'H X 5'W	#5	CONT.

LEGEND



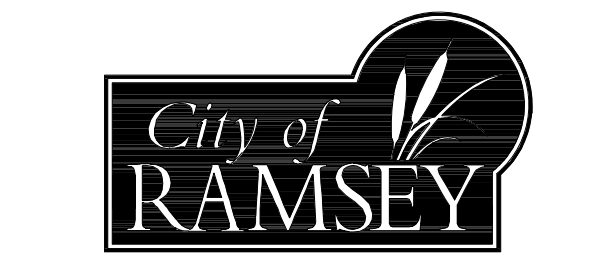
LANDSCAPE NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCI). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED/SOD ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
- SEE DETAILS FOR DEPTH OF PLANTING SOIL.
- INSTALL 3-4 INCH SHREDDED HARDWOOD MULCH AROUND SHRUBS.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
- AREA TO BE EDGED WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
- 4"-18" NORWAY SPRUCE OR WHITE SPRUCE TREES TO BE SPADED IN PER DEVELOPER.

DEVELOPER

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

MUNICIPALITY



PROJECT

REGENCY COMMONS
 RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS & DEMO
C21	SITE PLAN
C31	GRADING, DRAINAGE & EROSION CONTROL
C32	PAVING PLAN & NOTES
C33	SWPPP NOTES
C41	UTILITIES
C71	CIVIL CONSTRUCTION DETAILS
C72	CIVIL CONSTRUCTION DETAILS
C73	CIVIL CONSTRUCTION DETAILS
C74	CIVIL CONSTRUCTION DETAILS
C75	CIVIL CONSTRUCTION DETAILS
L11	TREE PRESERVATION PLAN
L12	TREE PRESERVATION TABLE
L21	LANDSCAPE PLAN
L21	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVISION
03 JAN 2017	SITE PLAN SUBMITTAL	XXX

PROJECT MANAGER REVIEW

BY XX DATE XXXXXXXX

CERTIFICATION

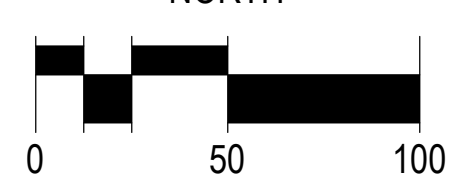
I hereby certify that this plan was prepared under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
 License No: 19976
 Signature shown on this plan is the original. Wet signed copy of this plan on the back of this sheet is available upon request.

SITE PLAN SUBMITTAL
 01-03-2017

LANDFORM
 From Site to Finish
 105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net



Know what's Below.
 Call before you dig.



PROJECT NO. NSS16001
LANDSCAPE PLAN
L2.1
 SHEET NO. 15/15

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C02	EXISTING CONDITIONS & DEMO
C03	SITE PLAN
C04	GRADING, DRAINAGE & EROSION CONTROL
C05	PAVING PLAN & NOTES
C06	SWPPP NOTES
C07	UTILITIES
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C09	CIVIL CONSTRUCTION DETAILS
C10	CIVIL CONSTRUCTION DETAILS
C11	CIVIL CONSTRUCTION DETAILS
C12	CIVIL CONSTRUCTION DETAILS
C13	CIVIL CONSTRUCTION DETAILS
C14	CIVIL CONSTRUCTION DETAILS
C15	CIVIL CONSTRUCTION DETAILS
L01	TREE PRESERVATION PLAN
L02	TREE PRESERVATION TABLE
L03	LANDSCAPE PLAN
L04	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
03 JAN 2017	SITE PLAN SUBMITTAL	XXXX

PROJECT MANAGER REVIEW

BY: XX DATE: XXX/XXX/XX

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a Professional Engineer under the laws of the State of Minnesota.
 Signature shown in red is a reproduction of original. Web signed copy of this plan on file at National Self-Storage, LLC office and is available upon request.
 License No: 19976

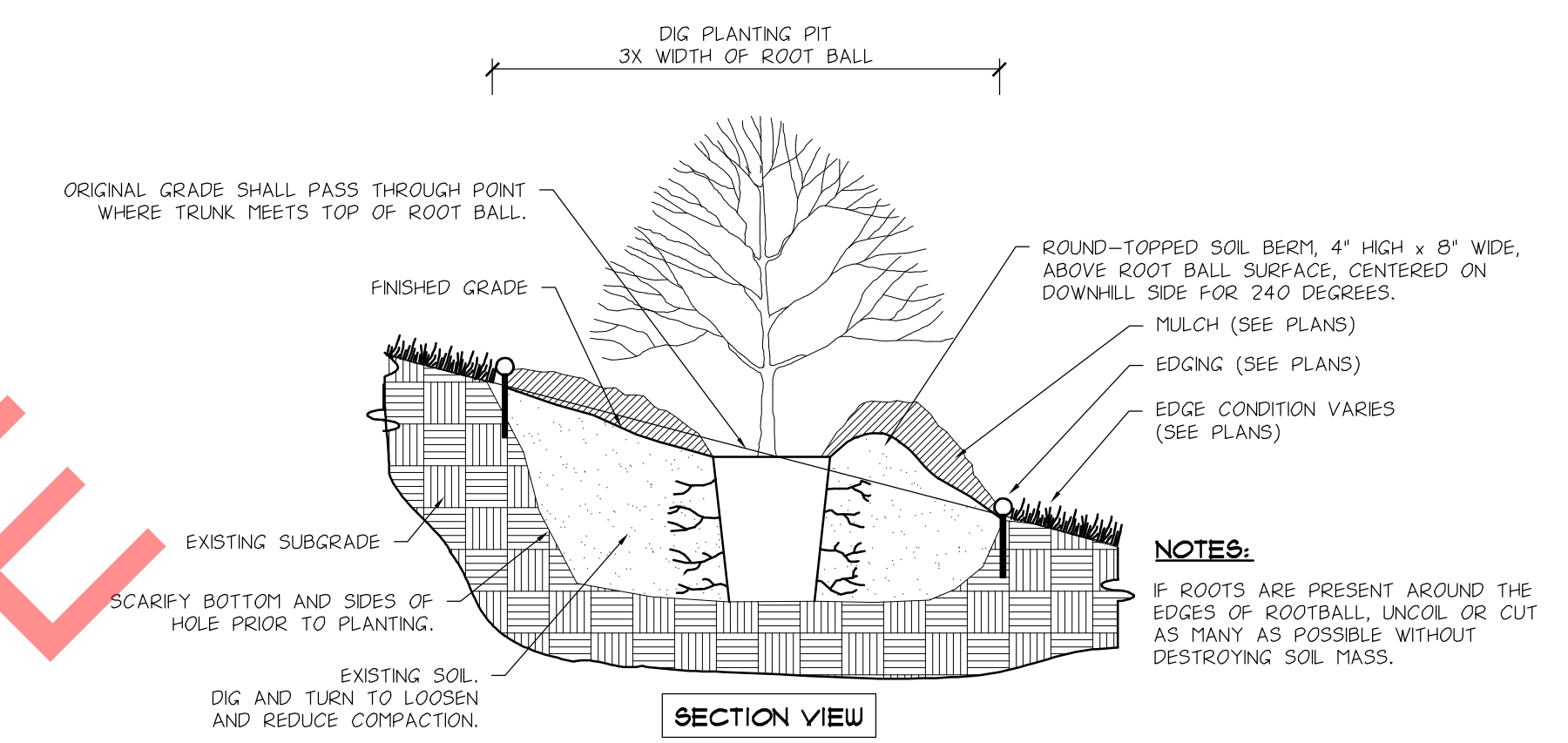
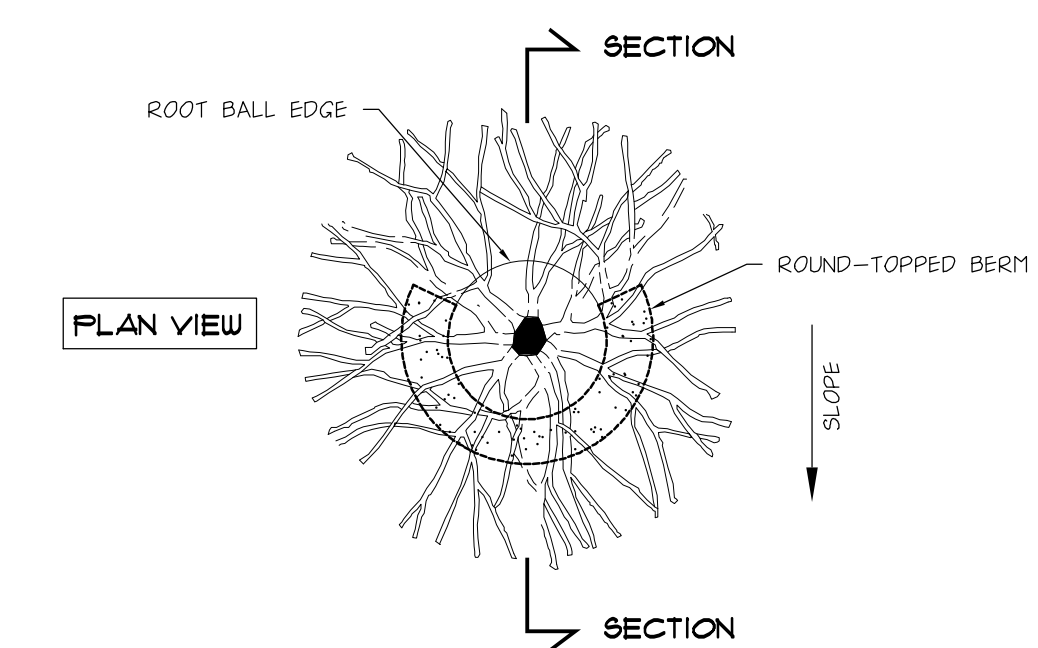
SITE PLAN SUBMITTAL
 01-03-2017

LANDFORM
 From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: L701KR2001.DWG
 PROJECT NO.: NSS16001

LANDSCAPE DETAILS
L7.1
 SHEET NO. 15/15
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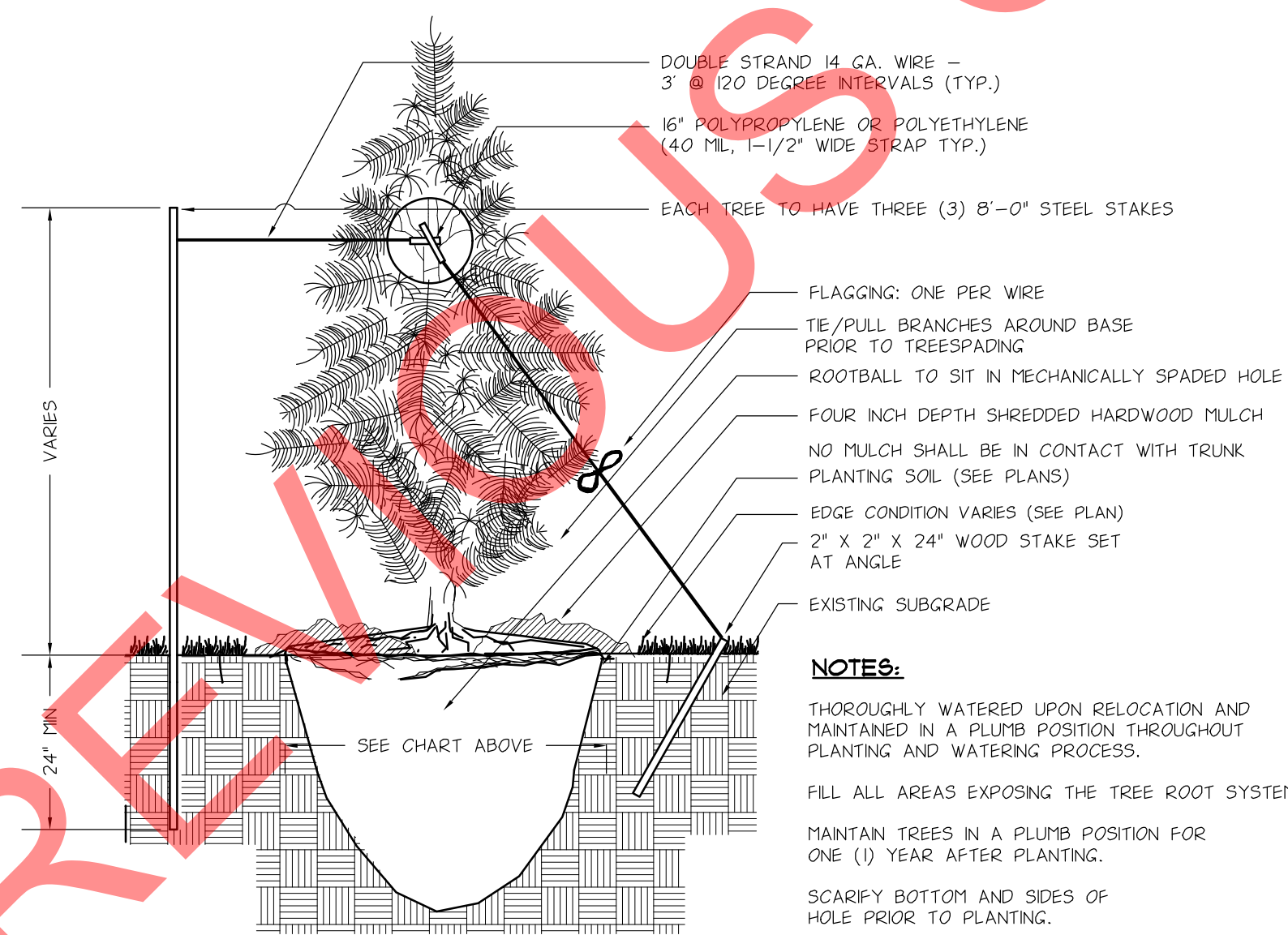


5 STEEP SLOPE PLANTING
 NO SCALE

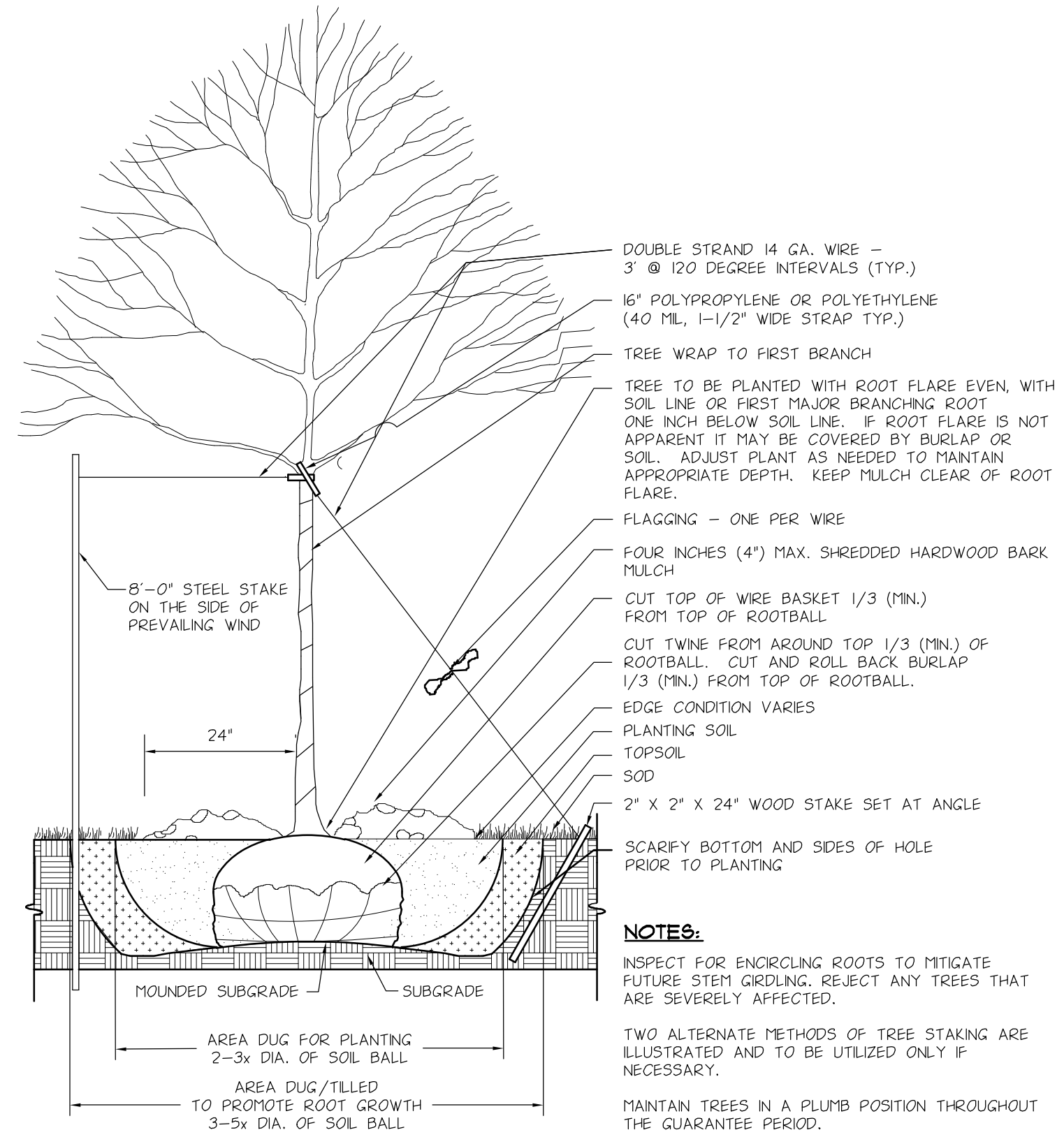
TREE SPADE NOTES

- COORDINATE PROPOSED RELOCATION OF EXISTING TREES WITH GRADING CONTRACTOR. STAGING OF TREE SPADING AND RELOCATION WILL BE DETERMINED BY GRADING PROCESS. TREE SPADE CONTRACTOR IS TO DETERMINE BEST STAGING PROCESS TO MAINTAIN HEALTH AND VIABILITY OF TREES TO BE RELOCATED.
- IF TEMPORARY HOLDING AREA IS NECESSARY FOR SPADED TREES, LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING, MULCHING AND FERTILIZING TO MAINTAIN EXISTING HEALTH AND VIABILITY OF TREES UNTIL FINAL LOCATION ON SITE IS MET.
- FINAL SETTING OF RELOCATED TREES SHALL BE DETERMINED WITH THE FOLLOWING PARAMETERS IN MIND:
 - MAINTAIN ORIGINAL ORIENTATION OF TREES. EXISTING NORTH FACING SIDE OF TREE SHALL BE NORTH FACING SIDE OF TREE IN NEW LOCATION.
 - CONSIDERATION OF EXISTING SLOPE AROUND ORIGINAL SITE OF TREE SHALL BE IMITATED AS CLOSELY AS POSSIBLE TO MAINTAIN ORIGINAL SLOPE AND DRAINAGE CONDITIONS.
 - RELOCATE TREES AS CLOSE AS POSSIBLE TO ORIGINAL LOCATION TO MAINTAIN ORIGINAL SOIL CONDITIONS.
- TREES TO BE RELOCATED SHALL BE TAGGED AND/OR PAINTED ON SITE.
- TAKE CARE TO MINIMIZE DAMAGE TO LIMBS AND GENERAL HEALTH OF TREES. WRAP OR TIE TREES BEFORE SPADEING TO MINIMIZE DAMAGE DURING RELOCATION. IF SIGNIFICANT DAMAGE OCCURS DUE TO IMPROPER PROCEDURES LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR EQUIVALENT REPLACEMENT OF DAMAGED TREE.
- INSPECTION AND GUARANTEE OF RELOCATED TREES ARE AS DEFINED IN LANDSCAPE PLANS AND SPECIFICATIONS.
- TRANSPLANTED DECIDUOUS/CONIFEROUS TREES SHALL BE TRIMMED OF ALL DEAD WOOD AND PRUNED TO NATURAL AND UNIFORM APPEARANCE.
- TRANSPLANTED DECIDUOUS TREES RELOCATED IN PEDESTRIAN/VEHICULAR CIRCULATION AREAS SHALL BE TRIMMED FREE OF BRANCHES FROM GRADE TO HEIGHT OF 6'-8'.

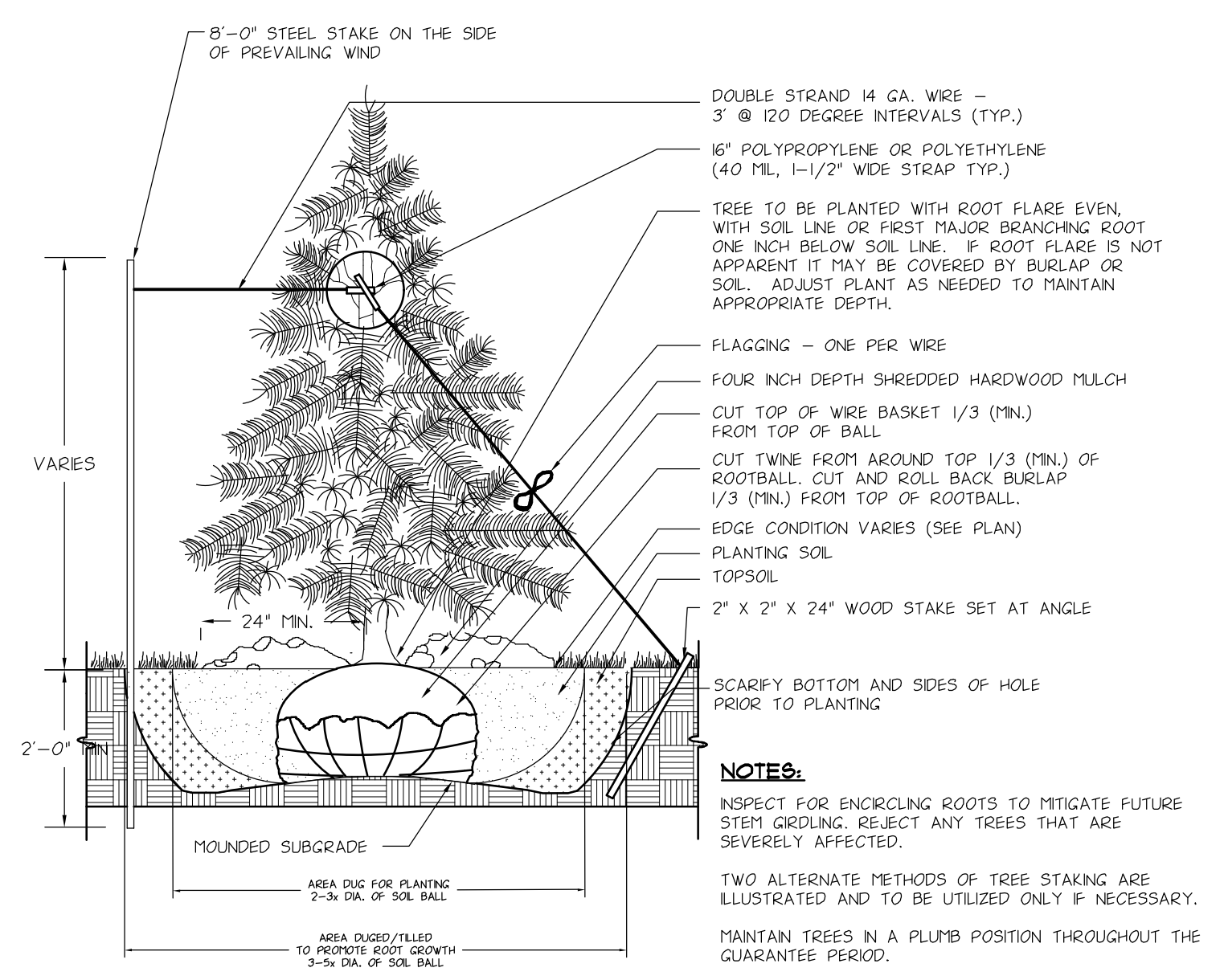
CALIPER SIZE	SPADE DIAMETER		SPADE DEPTH	
	MINIMUM DIA.	MAXIMUM DIA.	MINIMUM DIA.	MAXIMUM DIA.
1" CALIPER	12"	10"	8"	10"
2" CALIPER	20"	18"	13"	18"
3" CALIPER	30"	24"	23"	24"
4" CALIPER	40"	30"	30"	40"
5" CALIPER	50"	36"	36"	48"
6" CALIPER	60"	43"	43"	(OPTIMAL SPADE)
7" CALIPER	70"	51"	51"	(OPTIMAL SPADE)
8" CALIPER	80"	57"	57"	(OPTIMAL SPADE)
9" CALIPER	90"	63"	63"	(OPTIMAL SPADE)
10" CALIPER	100"	68"	68"	(OPTIMAL SPADE)



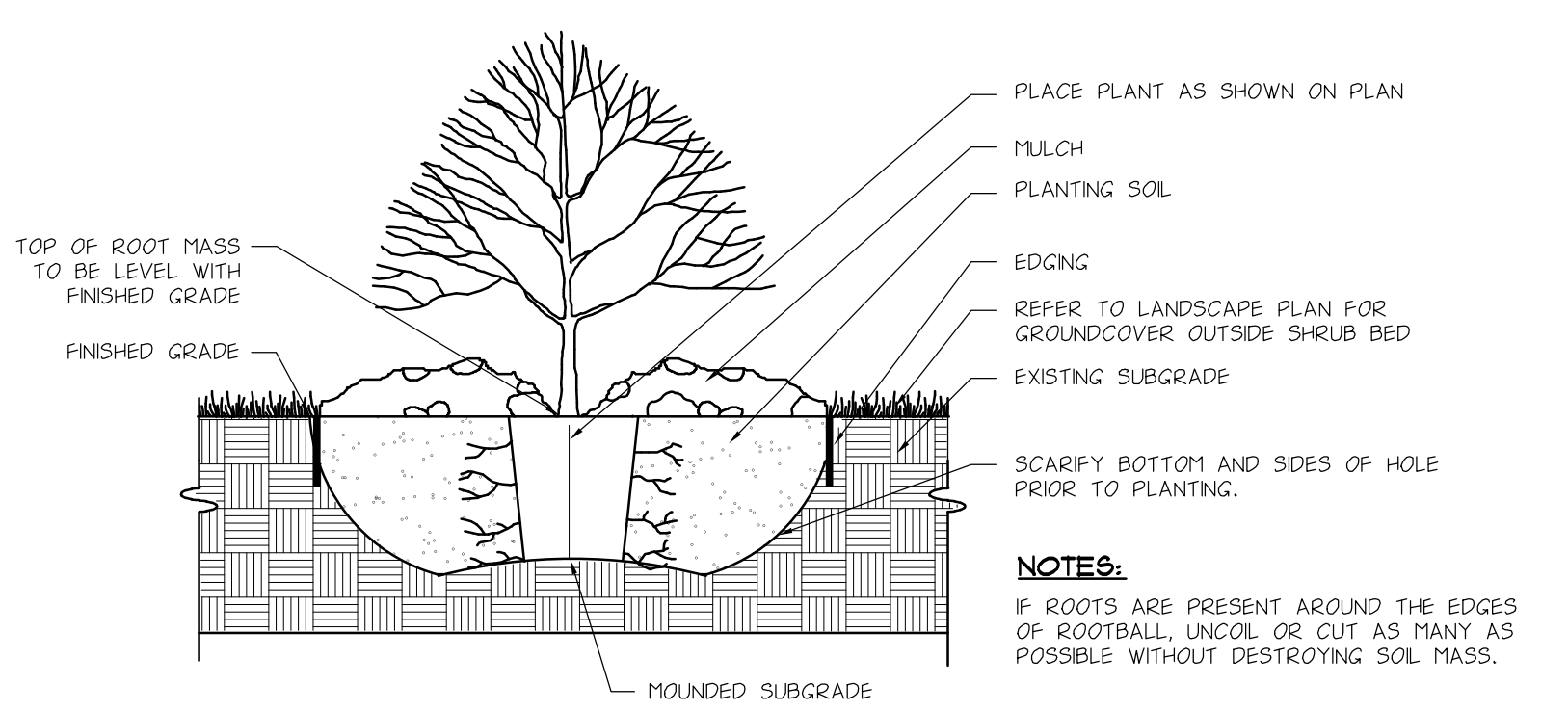
4 SPADE-RELOCATION FOR CONIFEROUS/DECIDUOUS TREE
 NO SCALE



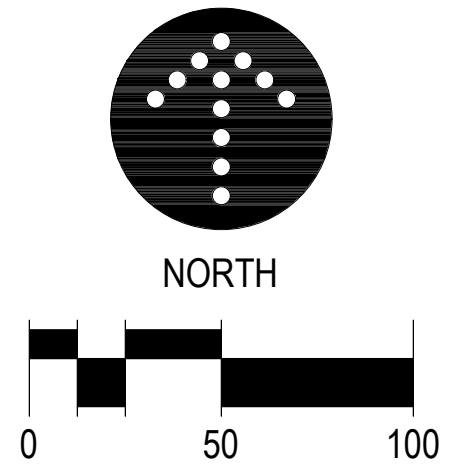
1 DECIDUOUS TREE PLANTING
 NO SCALE



2 CONIFEROUS TREE PLANTING
 NO SCALE



3 SHRUB PLANTING
 NO SCALE





1 ENTRY RENDERING
R1.1



2 SITE RENDERING
R1.1



3 SITE RENDERING 2
R1.1

5.02: Review Sketch Plan for proposed Plat “Regency Commons” generally located at 14725 Ramsey Boulevard NW (Project No. 16-108); Case of National Self Storage LLC

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Sketch Plan prepared by Landform for the purpose of combining three (3) existing lots into two (2) buildable lots at the northeast corner of Ramsey Boulevard and Bunker Lake Boulevard. The three (3) parcels are identified as PID #27-32-25-22-0006, #27-32-25-22-0003, and #27-32-25-22-0002 (together referred to as the "Subject Property"). The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before a developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading and Drainage Plans, Utility Plan, Landscape Plan, and Street Light Plan. Staff requested feedback from the Commission on the Sketch Plan.

Commission Business

Chairperson Levine requested further information on the location of this project.

Community Development Director Gladhill reviewed the project site with the Commission.

Commissioner VanScoy asked if the cul-de-sac issue had been resolved.

Community Development Director Gladhill reported staff sees a benefit to having a cul-de-sac, however the bank that currently owns the property does not see value in constructing a cul-de-sac. He anticipated some sort of hybrid cul-de-sac would need to be built to access the area. He discussed which plow truck would have to be used to access this area. He explained staff would need additional feedback from the Commission regarding the cul-de-sac.

Commissioner Bauer believed the cul-de-sac benefited the City more than the applicant. The recommended the City be responsible for the construction of the cul-de-sac given the fact the applicant was willing to donate the land.

Karen Albu, 14732 Limonite Street, reported she submitted a two-page letter to staff regarding the Sketch Plan. She hoped that the wildlife would be able to remain moving through this area.

Community Development Director Gladhill reported the next step for this case would be to hold a public hearing in the coming months in order to take comment from residents.

Commissioner Brauer inquired if the City had received a landscaping plan. He recommended conifers be planted on this property to provide additional screening.

Community Development Director Gladhill explained the City would be reviewing a landscaping plan in the next step.

Curtis Foster, 7121 148th Lane NW, asked how property values would be impacted by the proposed project.

Community Development Director Gladhill explained staff does not have any empirical evidence that the project would negatively affect property values. He believed there was enough separation that this would not be a concern. He explained City staff could speak with the Council anecdotally regarding the adjacent property values.

Commissioner Brauer stated he wouldn't mind living next to the proposed facility given the fact there would be little noise or traffic and there would be a good-sized buffer in place.

Chairperson Levine requested comment from the applicant.

Reid Schulz, Landform Professional Services, introduced himself to the Planning Commission. He discussed the success of Troy Halverson and National Self Storage. He thanked staff for their assistance with the Sketch Plan. He explained this plan was not requesting a variance within the buffer yard. He reported he was willing to work with the neighbors and would not be contributing to any of the drainage concerns. He described how a hammerhead turnaround was used and questioned the benefit of the hybrid cul-de-sac that was being proposed by the City. He explained he was more than happy to dedicate land to the City for a cul-de-sac but stated he would be seeking a reduction in the park dedication fees if this were to proceed. It was his recommendation that the cul-de-sac not be required.

Commissioner Bauer asked if the two large garage doors would accommodate semi-trucks.

Mr. Schulz indicated the two larger doors would allow for climate controlled access into the facility for patrons visiting the site during the winter months. He described how access would be controlled by the gates and noted now outdoor storage would be allowed.

Commissioner VanScoy questioned how the pond would be accessed.

Mr. Schulz described how maintenance vehicles would access the pond through the stub street.

Community Development Director Gladhill stated in the past there was openness for the applicant to dedicate property to the City. He explained he would be interested in holding further conversations with the applicant regarding the cul-de-sac. He understood the cul-de-sac would be awkward in shape, but the City saw value in completing this project. He recommended staff speak with the applicant and bring forward a recommendation to the Commission at a future meeting. He suggested the Public Works Superintendent attend the next meeting to review the cul-de-sac concerns in further detail with the Commission.

Commissioner Surma questioned how high the proposed building would be.

Mr. Schulz reported the building would be under 35 feet in height.

Commissioner Surma asked if the City had notified adjacent property owners to make them aware of the proposal.

Community Development Director Gladhill explained the City had notified property owners within 700 feet of the subject property.

Commissioner Surma looked forward to hearing from the Public Works Director but stated he did not oppose to leaving the roadway as is.

Commissioner Nosan questioned how many entrances to the site would have.

Mr. Schulz explained the property would have a full access of off Ramsey Boulevard and a right in right out off of Bunker Lake Boulevard.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to approve the Sketch Plan and direct the Applicant to proceed to preparing a Preliminary Plat, with the considerations listed in this staff report and those raised by the Planning Commission, contingent upon review by City staff.

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

5.03: Review Sketch Plan for Three (3) Lot Subdivisions at 7131 166th Avenue NW (Project No. 16-32); Case of CTW Group Inc.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Sketch Plan prepared by Advance Surveying & Engineering, Co. for the purpose of creating three (3) new lots at 7131 166th Avenue NW (the "Subject Property"). The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before a developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading and Drainage Plans, Utility Plan, Landscape Plan, and Street Light Plan. Staff requested feedback from the Commission on the Sketch Plan.

Commission Business

Commissioner Bauer asked how much of a concern the rear yard of Lot 1 would be.

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

DATE	JANUARY 27, 2017 REVISED: FEB. 24, 2017	PROJECT ADDRESS	14725 RAMSEY BLVD NW
PROJECT. TITLE	REGENCY COMMONS: COMPREHENSIVE PLAN AMENDMENT, ZONING AMENDMENT, SITE PLAN, VARIANCE. PRELIMINARY PLAT AND FINAL PLAT REQUESTS		
ESCROW #	115441		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant City Planner Phone: (763) 576-4306 Email: EMAass@wsbeng.com		

We offer the following comments regarding the submittal for Preliminary Plat, Final Plat, Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Variance (to shoreland overlay district standards) approval for Regency Commons. The plan set consists of fifteen (15) sheets, prepared by Landform and dated January 3, 2017. Revised building elevations were provided to the City on February 22, 2017.

Based on the plan set provided, Staff has the following comments that require revision:

1. *Sheet C2.1 and subsequent relevant sheets should show an extension of 148th Avenuw NW. The City's standard residential road section, complete with curb, extended 3 feet past sanitary manhole located in road centerline on 148th Ave leading into the east side of the property. Curbing will be required to match existing conditions and must be installed on all 3 sides of the road extension. This was discussed and agreed to in meeting on November 14, 2016.*
2. *Sheet C2.1 currently indicates a fifteen (15) foot access easement. This should be revised to a twenty (20) foot maintenance easement. This was discussed and agreed to in meeting on November 14, 2016.*

Based on the plan set provided, Staff has the following comments that require discussion and possible revision:

1. *Revised building elevations submitted to the City show a parapet wall that has been increased in height to allow for space that would support the instillation of a wall sign that would read "National Self Storage". This increased height appears to be within the maximum height allowed (60 feet) within the E-1 Employment district; however, because this is new to the City and the local residents the aesthetic of this increase in height and inclusion of a sign will need to be discussed between the Applicant and City Staff.*

Preliminary and Final Plat

The applicant is requesting review of a Preliminary and Final Plat that contemplates platting PID #'s 27-32-25-22-0006, #27-32-25-22-0003, and #27-32-25-22-0002 (the "Subject Properties") into two lots. Lot 1 is shown to contain two 3-level indoor storage buildings and two 1-level storage buildings. Only one of the 3-level indoor storage buildings and one of the 1-level storage buildings would be initially constructed. Lot 2 is shown as undeveloped and would be held for possible future development. It is not known at this time what that possible future development would be, but the plan set indicates "Future Neighborhood Commercial".

Currently there are three parcels located on the subject site. The parcel on the northern portion of the subject site is guided Business Park and zoned E-1 Employment. The other two parcels located in the southwest corner of the site are guided Commercial and zoned B-1 Business. The Applicant has proposed a reconfiguration of the existing lots to create more traditional lot shapes. Phase 1 of the project would occur on Lot 1.

Parcels within the E-1 Employment District are required to meet the following dimensional standards in accordance with City Code Section

LOT 1	Required	Proposed
Lot Area	1 acre	4.45 Acre +/-
Lot Width	200 feet	290 feet +/-

Parcels within the B-1 Business District are required to meet the following dimensional standards

LOT 2	Required (with municipal utilities)	Proposed
Lot Area	½ acre	1.75 Acre +/-
Lot Depth	150 feet	263 feet +/-
Lot Width	100 feet	290 feet +/-

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. Upon approval of a Final Plat, an executed Development Agreement will be required prior to releasing the plat for recording.

Staff recommends approval of the Preliminary and Final Plat.

Comprehensive Plan Amendment and Re-Zoning Application Review

As a result of the re-platting of the Subject Properties, the Applicant is proposing that the existing zoning classification boundaries be re-configured to match the proposed parcel shapes. As such, Lot 1 would be

rezoned to E-1 Employment District, and Lot 2 would be rezoned to B-1 Business District. Due to the reorganization of parcel lines and zoning districts, the designations for these parcels must be adjusted to as well.

As proposed, Regency Commons would result in zero (0) additional lots being added to the Municipal Urban Service Area (MUSA) boundary. Generally, it is required that adjacent communities review the proposal and provide comment; however, if the proposed amendment is able to meet the following criteria, then that adjacent community review may be waived by the metropolitan council.

- The Amendment involves a site of 40 acres or less
- The amendment does not change the community's growth forecasts for 2010 - 2030 or the TAZ allocations
- The amendment site is either more than one quarter of a mile from an adjacent jurisdiction or is beyond the distance or area which the community's adopted ordinances require notice to adjacent or affected property owners, whichever distance is less.

The proposed amendment meets the above criteria.

Staff finds that the proposed request for a Comprehensive Plan Amendment would not have an adverse effect on public infrastructure or safety and recommends approval of the Comprehensive Plan Amendment and Re-Zoning of the Subject property.

Shoreland Overlay Variance Review

The Applicant is currently proposing a site plan that would result in Lot 1 of Regency Commons having a total impervious area of 54.7%. City Code Section 117-225 Subd. (g)(4) b. 1. limits the amount of impervious surface of the lot area to 25% when any portion of the lot is located in the Shoreland Overlay District.

In reviewing the site plan as proposed, the portion of Lot 1 located within the Shoreland Overlay District is shown as remaining completely pervious as it is within the required sixty (60) foot landscape buffer. In addition, the E-1 Employment District has a maximum lot (building) coverage requirement of 45% which the Applicant is also required to meet.

Information was sent to the MN DNR for review and comment and Staff has not received a response yet.

Staff recommends approval of the Shoreland Overlay variance as requested.

Site Plan Review

Staff offers the following comments as a general staff review of the Site Plan in comparison to the City's zoning code.

Lot Coverage Calculations. The E-1 district allows a maximum lot coverage of 45%. The Applicant is currently showing a lot coverage calculation of 54.7% (which includes parking surfaces and buildings). However, the building coverage, including the two (2) ‘future’ buildings, is well below the 45% threshold.

Setbacks: The required setbacks are outlined below.

Setbacks	
Front Building Setback: 35 feet	80 feet
Rear Building Setback: 35 feet	90.5 feet
Side Building Setback: 20 feet	95 feet
Major and minor arterials and county and state roadways: 60 feet from centerline of road right-of-way plus the local applicable setback (60 feet + 35 feet = 95 feet)	138 feet
Setbacks when adjacent to residential district:	Proposed:
Buildings: 60 feet	90.5 feet
Off-street parking, storage areas, and driveways: 40 feet	60.5 feet
Parking and paving setback from street right-of-way: 20 feet	20 feet
Maximum Building Height: 65 feet	44 feet
Minimum lot (building) coverage: 45 percent	25.57%
Lighting – must deflect light away from adjoining residential district.	Photometric plan provided which indicated no light emitting past the site boundaries. Shop drawing of downcast fixtures with recessed bulbs shown.

Building Elevations: Zoning limits building height in the E-1 Employment District to 65 feet. The building elevations show a mixture of brick, masonry block, glass, colored metal paneling, and stucco. The E-1 District allows for the following materials: Face brick; Stucco; Glass; Wood; Natural Stone; specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture; and other materials as may be approved by the City. The identifiable materials of brick, masonry block, stucco, and glass meet the requirements of the zoning district. Staff finds the proposed materials of colored metal paneling to be acceptable and provides an additional aesthetic element and color to the façade.

Revised building elevations show that the parapet wall has been increased in height to provide for area that a sign reading “National Self Storage” could be mounted. Staff would like to work with Applicant to try and reduce the added height from the parapet wall as it appears that the sole purpose of it is to provide additional space for signage.

Streets: Sheet C.2 shows a singular access onto Ramsey Boulevard NW (County Road 56). This access is acceptable to the County. Previous plans for a mini storage facility on this site have shown a cul-de-sac constructed at the current termination of 148th Avenue NW. A cul-de-sac is no longer being shown as a result of discussion between the Applicant and the City. The City’s Public Works Superintendent offered the following proposal, which the Applicant was agreeable to; however, the plans to date do not reflect the proposed improvements.

In place of the cul-de-sac at the end of 148th Ave, the City would accept the following improvements, installed and paid for by the Developer, included in the project:

- The City's standard residential road section, complete with curb, extended three (3) feet past sanitary manhole located in road centerline on 148th Ave leading into the east side of the property. Curbing matching existing conditions must be installed on all three (3) sides of the road extension.
- A twenty foot (20') maintenance easement granted to the City along the eastern property line, with no additional trees planted in easement. This easement is needed to provide access for maintenance to existing storm water structures.
- A written agreement, drafted by Developer and reviewed and approved by the City, to allow snow storage on Subject Properties from the dead end on 148th Ave. **Note**-most of the snow should be retained in the 20' maintenance easement, but in years with high snow volumes, it may be necessary to store the snow on private property.

City Staff and Anoka County Highway Staff continue to discuss the proposed access point off CSAH 56. The outcome of these discussions may impact the proposed location of access. If so, revised plans will be necessary and would need to be routed back through City Council for consideration and approval.

Grading and Drainage: Engineering Staff will provide specific review related to grading and drainage on the site. However, initially, it would seem that the proposed grading of the eastern edge of the site behind Lots 6 and 7 of Regency Pond 2nd Addition will need to be revised as the grades as shown are too steep to allow for maintenance vehicles to adequately access the rear easement. The siting of proposed trees may need to be revised to ensure accessibility for public works equipment to navigate the easement.

Stormwater: Engineering Staff will provide specific review related to stormwater. However, a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO) may be required. Any plan sets to be submitted to the LRRWMO for permit review must first be submitted to the City for review.

Landscaping: One (1) deciduous or coniferous tree is required for every fifty (50) lineal feet of site perimeter or one (1) tree per 1,000 square feet of building footprint area, whichever is greater. For shrubs, one (1) shrub per lineal foot of site perimeter or one (1) per three hundred square feet of building footprint area, whichever is greater. Deciduous trees are required to be 2.5 inches in diameter as measured three feet above ground. Coniferous trees are to be 6 feet in height. Deciduous shrubs are to be 2 feet in height. Evergreen shrubs are to be 2 feet in height or 2 feet in width, whichever applies. Ornamental trees are to be 1.5 inches in diameter as measured three feet above ground.

Base Landscaping Requirements

- 45 trees to meet the 1 tree per 50 linear feet of site perimeter
- 14 trees to meet the 30% of total requirement additional increase of landscape plantings for the buffer yard requirement
- 59 total trees required
- 102 shrubs to meet the 1 shrub per 300 square feet of building footprint area
- 31 shrubs to meet the 30% of total requirement additional increase of landscape plantings for the buffer yard requirement

Landscaping Shown

- 78 trees
- 133 shrubs

Note that Parking Lots have specific landscaping requirements including:

- 1 tree per every ten parking spaces (18 parking spaces shown).
 - (2 trees for parking + 59 trees for base landscaping requirements = 61 trees. 78 trees are proposed.)
 - Every overstory tree planted shall be provided with a planting area of 162 square feet
 - Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.
 - All parking lot planting areas shall include underground irrigation systems.
- A planting detail must be included with the landscape plan (another option is to incorporate the City's tree planting detail). At a minimum, it should state:
 - Planting depth shall be such that the 1st set of primary roots is at finished grade
 - Only prune out dead/broken/deformed 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: All exposed ground areas of a site not occupied by building, parking or storage, excluding natural areas that are left undisturbed, shall be covered with four inches of topsoil meeting the City's topsoil specification. Note that copies of the load tickets are required and a topsoil inspection is required before any landscaping is installed.

Tree Preservation: A detailed tree inventory identifying all significant trees, as defined in City Code [Section 117-327](#) (and outlined below), was submitted. At least thirty percent (30%) of the inches of existing significant tree DBH must be preserved on site. The tree preservation plan submitted appears to comply with the removal threshold for the entire site. However, when Lot 2 is developed, it appears that additional reforestation efforts may be needed as the majority of the preserved trees are on that lot.

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

DATE	FEBRUARY 24, 2017	PROJECT ADDRESS	EAST OF RAMSEY BLVD, NORTH OF BUNKER LAKE BLVD
PROJECT. TITLE	NATIONAL SELF STORAGE, REGENCY POND		
ESCROW #	115441		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Site Plan Submittal Exhibits for National Self Storage, Regency Ponds. The submittal consists of 15 sheets prepared by Landform Professional Services dated January 3, 2017. We offer the following general comments on these plans:

1. A legend showing all symbols used on that sheet must be added to **each** sheet.
2. Ramsey City Details must be included in the plans for all applicable items that will be installed on the project. The details are available on the City website in .dwg and .pdf format.
3. All sidewalks in public right-of-way must be shown as 6 feet wide and 6 inches thick.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. Add note: "All DIP 6" and smaller shall be Class 53."

Sheet specific comments follow:

C 0.1

1. Update the benchmark information to reference a benchmark within the City of Ramsey.

C 1.1

1. Revise note 13 to read "All abandoned pipe must be removed from site".

C 2.1

1. Per general comment #1, a legend is required showing all symbols used on the sheet.
2. The legend symbol for Class 5 gravel must be the same scale as the plan view symbol. More contrast must be used between the green space and class 5 shadings.

C 3.1

1. Per general comment #1, a legend is required showing all symbols used on the sheet.
2. A clay liner must be installed in the pond below the 100-year HWL. A liner is required to comply with the current rules for no infiltration on this project.
3. Add the following to note 9. "Streets must be swept within 3 hours of notification from the City that sweeping is required.

C 3.2

1. Add the following under termination of coverage "The City must approve the Notice of Termination prior to submittal. All Erosion Control inspection logs must be submitted to the City prior issuance of the Certificate of Occupancy."

C 4.1

1. Note 13 the correct City contact is Mike McDowall.

Stormwater Calculations

A stormwater summary report was submitted and reviewed. The report identifies 3 drainage areas on the existing site and tabulates the runoff for the existing condition for the 2, 10 and 100 year storm. The discharge points for the drainage areas are Ramsey Boulevard, Bunker Lake Boulevard and the existing pond in the Regency Pond development to the east. The report also tabulates the proposed runoff for these same drainage areas. The City finds that the proposed runoff rates are different than reported in the table. The table below shows the difference observed for Ramsey Boulevard.

Event	Ramsey Boulevard (2S, 5P)		
	Existing	Proposed	Difference
2 yr.	0	0.9	+0.9
10 yr.	0.1	1.6	+1.5
100 yr.	1.8	4.3	+2.5

The Ramsey Boulevard and Bunker Lake Boulevard storm sewers were not designed to accommodate runoff from the adjacent properties. An analysis of these systems will be required to demonstrate that adding water to the system will not increase the spread on the pavement.

This project will be required to contribute to the infiltration mitigation fund in lieu of installing infiltration on site. The amount of the contribution is the estimated cost to construct an infiltration basin sized for this project. The project engineer prepares the calculations and the City reviews the calculations and recommends the amount to be included in the Development Agreement.

*Review File: National Self Storage, Regency Ponds
Site Plan Submittal
Engineering Review
February 7, 2017
Page 3 of 3*

The pond should be designed to accommodate the runoff from Lot 2. Designing a pond just for Lot 2 will require more area than the incremental increase of directing the runoff to a central pond and will require more structures.

The pipe sizing calculations meet the City requirements.

A project manual which includes the bid form, contract and specifications must be submitted for the project. Shop Drawings must be submitted for City Review.

PREVIOUS CASE

ORDINANCE #17-05

**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 B-1 Business District to E-1 Employment District.

Lot 1, Regency Commons, Anoka County, Minnesota; and

(the "Subject Property")

SECTION 2. AMENDMENT

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

Lot 2, Regency Commons, Anoka County, Minnesota; and

(the "Subject Property")

SECTION 3. 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 4. 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 _____, 2017.

Mayor

ATTEST:

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

PREVIOUS CASE

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

RESOLUTION #17-02-036

A RESOLUTION IDENTIFYING FINDINGS, APPROVING A COMPREHENSIVE PLAN AMENDMENT, CONTINGENT UPON METROPOLITAN COUNCIL APPROVAL, TO AMEND LAND USE DESIGNATION ON THE SUBJECT PROPERTY TO ALIGN WITH REVISED PROPERTY BOUNDARIES, AND AUTHORIZING CITY STAFF TO SUBMIT AN APPLICATION TO THE METROPOLITAN COUNCIL FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN

WHEREAS, National Self Storage, LLC, hereinafter referred to as “Applicant”, properly applied to the City of Ramsey (the “City”) requesting an amendment to the Comprehensive Plan to amend the future land use designation of the subject parcels to align with the newly proposed lot configuration. The properties in question are currently guided as “Places to Work” and “Places to Shop”. Those two designations will remain in place; however, the parcel lines they are correlated to will be altered as shown in the site plan. This change is for the following legally described property:

Parcel A: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw 1/4 of nw 1/4) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding north and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding south along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16.

And

Parcel B: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw 1/4 of nw 1/4) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding south and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding north along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16

And

Outlot A, Regency Pond, Anoka County, Minnesota

Or after platting

Lot 1, Regency Commons, Anoka, Minnesota

And

Lot 2, Regency Commons, Anoka, Minnesota
(the "Subject Property")

AND WHEREAS, the Comprehensive Plan approved in 2010 shows the Subject Property designated land use as Business Park and Commercial; and

WHEREAS, the Applicant is requesting that the designated land uses be realigned with the revised property lines as shown on the Regency Commons plat and outlined in the above legal descriptions.

WHEREAS, the Ramsey Planning Commission met on February 2nd, 2017, conducted a public hearing, and considered the Applicant's request for a Comprehensive Plan Amendment.

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

- 1) That the Ramsey City Council hereby approves the request for a land use designation change to reflect the adjustment in lot line configuration for areas identified above and guided as Business Park and Commercial.
- 2) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for an amendment to the 2010 Comprehensive Plan to change the land use designation to Business Park and Commercial.
- 3) That this land use change shall become effective concurrent with the City's receipt of notification of approval from Metropolitan Council.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the _____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

PREVIOUS CASE

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

RESOLUTION #17-02-037

RESOLUTION GRANTING SITE PLAN APPROVAL FOR NATIONAL SELF STORAGE, LLC

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

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

WHEREAS, on February 14, 2017, the City Council considered approval of the Site Plan for the building expansion.

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

- 1) That the City Council of the City of Ramsey does approve the Site Plan for National Self Storage LLC, contingent upon compliance with the Staff Review Letter dated January 27, 2017, review and approval by the City Engineer, and the Developer executing 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 voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 14th day of February, 2017.

Mayor

ATTEST:

City Clerk

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

RESOLUTION # 17-02-038

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF REGENCY COMMONS

WHEREAS, National Self Storage, LLC, hereafter referred to as “Developer”, properly applied for final preliminary approval of the following described property located in the City of Ramsey:

Parcel A: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw ¼ of nw ¼) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding north and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding south along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16.

And

Parcel B: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw ¼ of nw ¼) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding south and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding north along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16

And

Outlot A, Regency Pond, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City of Ramsey received a sketch plan for Regency Commons from National Self Storage, LLC; and

WHEREAS, the Planning Commission reviewed the sketch plan on November 3, 2016; and;

WHEREAS, on February 2, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, on February 14, 2017, the City Council reviewed the preliminary plat; and

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 Regency Commons in accordance with relevant City Codes, subject to the following conditions:
 - a) Compliance with City Staff Review Letter dated January 27, 2017.
 - b) Compliance with Review and Comments from City Engineering Staff.
 - c) The Developer entering into a Development Agreement with the City.
 - d) Metropolitan Council approving the request for a Comprehensive Plan Amendment.

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 14th day of February, 2017.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #17-02-039

RESOLUTION GRANTING FINAL PLAT APPROVAL OF REGENCY COMMONS

WHEREAS, National Self Storage, LLC, hereafter referred to as “Developer”, properly applied for final plat approval of the following described property located in the City of Ramsey:

Parcel A: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw ¼ of nw ¼) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding north and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding south along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16.

And

Parcel B: That part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of section twenty-seven (27), Township Thirty-two (32), Range twenty-five (25), that is described as follows, to-wit:

Commencing at a point on the west line of said section which point is two hundred nine (209) feet north of the southwest corner of said northwest quarter of northwest quarter (nw ¼ of nw ¼) as measured along said west line; thence proceeding east and parallel to the south line of said section for a distance of two hundred nine (209) feet; thence proceeding south and parallel to the west line of said section for a distance of two hundred nine (209) feet; thence proceeding west and parallel to first course to the west line of said section; thence proceeding north along the west line of said section to point of commencement, Except Anoka County Highway Right-of-Way Plat No. 16

And

Outlot A, Regency Pond, Anoka County, Minnesota

(Subject Property)

WHEREAS, on February 2, 2017, the Planning Commission conducted a Public Hearing on the Preliminary Plat for REGENCY COMMONS; and

WHEREAS, on February 14, 2017, the City Council approved the Preliminary Plat; and

WHEREAS, on January 5, 2017, the Developer submitted the Final Plat for Regency Commons.

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

That the Ramsey City Council hereby grants final plat approval to REGENCY COMMONS in accordance with relevant City Codes contingent upon the following conditions:

1. Compliance with City Staff Review Letter dated January 27, 2017.
2. Compliance with Review and Comments from City Engineering Staff.
3. Developer entering into a Development Agreement with the City.
4. Review and approval of construction plans by the City Engineer.

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 14th day of February, 2017.

Mayor

ATTEST:

City Clerk



Anoka County

TRANSPORTATION DIVISION

Highway

Douglas W. Fischer, PE
County Engineer

February 9, 2017

Tim Gladhill
City of Ramsey
15153 Nowthen Blvd. NW
Ramsey MN 55303

Re: Site Plan – Regency Commons/National Self Storage

Dear Tim:

We have reviewed the site plan of Regency Commons/National Self Storage, to be located east of CSAH 56 (Ramsey Boulevard NW) and north of CSAH 116 (Bunker Lake Boulevard NW) within the City of Ramsey, and I offer the following comments:

This site has been formally reviewed at least 5 times since 1995. In all previous reviews, this department has consistently stated that all access for the site was to be made from the locally roadway system with no direct access points to either CSAH 116 or CSAH 56. Our perspective on access for this site has not changed. The connection of 148th Avenue NW to CSAH 56 has been previously accepted, and the proposed southbound CSAH 56 left turn lane construction is to be relocated to occur at 148th Avenue NW, with this site gaining access via 148th Avenue NW. If a secondary access point is required, this department would give consideration to allowing a right turn in/right turn out (RI/RO) access point onto CSAH 56 located within 500 feet of the intersection with CSAH 116, within the limits of the raised median channelization on CSAH 56.

Based on the site plan submitted, it appears that no additional right of way adjacent to CSAH 116 or CSAH 56 will be required at this time. It should be noted that the future reconstruction of CSAH 56 north of CSAH 116 may likely include the extension of the raised median and channelization, which could result in 148th Avenue NW becoming a RI/RO access point as well.

It appears that Case I intersection sight distance requirements may not be met at the proposed 148th Avenue NW intersection onto CSAH 56, with obstructions being trees and brush. The City and the Developer should ensure that clearing and/or grading is completed to satisfy the Sight corner requirements to the fullest extent possible for the proposed access. Please note that no plantings or business signs will be permitted within the county right of way, and care should be exercised when locating business signs, plantings, berms, etc. outside of the county right of way, so as not to create any additional sight obstructions for the 148th Avenue NW access onto CSAH 56.

Our passion is your safe way home!

1440 Bunker Lake Blvd. NW ▲ Andover, MN 55304-4005
Office: 763-862-4200 ▲ Fax: 763-862-4201 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

PREVIOUS CASE

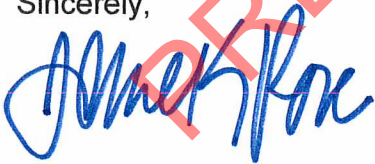
In addition to the SB CSAH 56 left turn lane construction at 148th Avenue NW, construction of a NB right turn lane is will also be required. In addition, if the secondary RI/RO access point is to be constructed within 500 feet north of CSAH 116, the construction of a NB CSAH 56 right turn lane will be required at that access location as well.

The ACHD Engineering Plan Review process will apply to this site. Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, critical design storm. Contact Nicholas Dobda, Engineer III, via telephone at 763.862.4261, or via e-mail at NicholasDobda@co.anoka.mn.us, for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the turn lane construction plans, drainage calculations, grading and erosion control plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable engineering plan review (estimated at \$450.00); fee to Mr. Dobda for his review and approval.

Following completion of the ACHD Engineering Plan Review process, the ACHD permit process can begin. A Commercial Access Permit (permit fee = \$250.00), and a Permit for Work Within County Right of Way (permit fee = \$150.00) are required and must be obtained prior to the commencement of any construction. License Permit Bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact the Permit Office at 763.862.4224 for further information regarding the permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

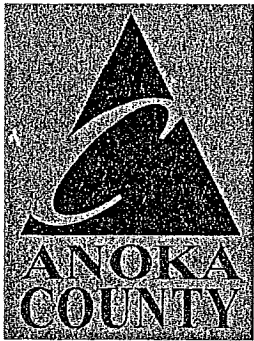
Sincerely,



Jane K. Rose
Traffic Engineering Manager

xc: File - CSAH 56/Plats + Developments/2017
Larry Hoiium, County Surveyor
Randy Bettinger, Traffic Engineering Coordinator
Terri Vaughan, Traffic Engineering Technician III
Permit Office
Nicholas Dobda, Engineer III

PREVIOUS CASE



COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304

(612) 862-4200 FAX (612) 862-4201

August 27, 2004

Amy Geisler
City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, MN 55303

RE: Additional Comments - Preliminary Plat
Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

Dear Amy,

Subsequent discussions have been held between local officials, the developer and City and County staff. Anoka County will agree to allowing a direct access point to CR 56 for this site, provided that it also serve as the access point for the remaining parcel zoned E-1 within the inner NW quadrant of the CSAH 116/CR 56 intersection, and that internal connectivity between the two parcels is provided and no other direct access to the county highway system will be necessary or permitted for these parcels. Depending on the magnitude of development to occur in this remaining parcel, NB CR 56 right turn lane construction may be required to be completed in conjunction with the remaining development. Please note that this section of CR 56 will have raised median channelization, and the access point permitted for these parcels onto CR 56 will become right turn in/right turn out (RI/RO) at some point in the near future.

All other comments regarding this development made in previous reviews remain unchanged. Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Jane K. Rose
Traffic Engineering Manager

xc: CR 56 + CSAH 116/PLATS/2004
Roger Butler, Traffic Engineering Coordinator
Josie Scott, Traffic Engineering Technician
Terri Klein, Permit Technician
Mike Kelly, Chief Right Of Way Agent
Larry Hoiium, County Surveyor
Andrew Witter, Construction Engineer
Doug Fischer, County Engineer

FILE COPY

PREVIOUS CASE

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COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD. N.W., ANDOVER, MINNESOTA 55304

(612) 862-4200 FAX (612) 862-4201

August 3, 2004

Amy Geisler
City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, MN 55303

RE: Preliminary Plat
Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

Dear Amy,

We have reviewed the preliminary plat for Regency Pond 4th Addition, to be located in the NW quadrant of CSAH 116 (Bunker Lake Blvd) and CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

We have previously reviewed and commented on this site (see attached previous reviews dated 11/20/95, 2/16/96, and 3/12/96). In all previous reviews, we have consistently indicated that all access for this parcel was to be made via the local roadway system, with no access being made to either CSAH 116 or CR 56. Within the past several weeks, a site plan was sent to us that depicted a storage facility on this site, and upon review of that site and past correspondence, we commented verbally to the City of Ramsey that we would not permit direct access to the county highway system for the parcel. Now in the present submittal, the parcel is being offered for our review as Lot 1, Block 1 of Regency Pond 4th Addition (a separate preliminary plat). Regardless of how the site is presented (as a site plan for a storage facility or a preliminary plat), direct access to the county highway system for the property is not appropriate. The parcel does have internal connectivity to the local roadway system via 148th Avenue NW. As previously stated, we have provided consistent written comment to the City indicating that we would not permit direct access to CR 56 or CSAH 116 for this parcel, and there appears to be no engineering basis to vary in our review perspective regarding this. The County Engineer has reviewed the past correspondence and the current submittals regarding this site as well, and concurs that access for the parcel is to be made entirely via 148th Avenue NW with no direct access to either CR 56 or CSAH 116. Additionally, if the remaining parcel zoned E-1 within the inner-NW quadrant of the CSAH 116/CR 56 intersection should redevelop at some time in the future, the City and the affected property owners are to plan for internal connectivity between the two parcels, with no direct access to the county highway system for this parcel either.

120ft right of way corridors currently exist for both CSAH 116 and CR 56, which should be adequate for future reconstruction purposes.

Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate of discharge shall not exceed the pre-developed rate runoff for the 10-year critical design storm. An engineering plan review fee estimated at \$150.00 will apply to this project. Please submit the drainage calculations, grading and erosion control plan, and the applicable engineering plan review fee to Andrew Witter, Construction Engineer, for his review and approval.

Amy Geisler

RE: Preliminary Plat

Regency Pond 4th Addition (formerly known as Outlot A of Regency Pond)

August 3, 2004

Page 2

If any work is to be performed within the county right of way, a permit is required and must be obtained prior to the commencement of construction (permit to work within R/W= \$110.00 for each affected roadway). License Permit Bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Roger Butler, Traffic Engineering Coordinator, or Terri Klein, Permit Technician, for further information regarding the permit process. Please note that this department is not prepared to issue any access permits for this site.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

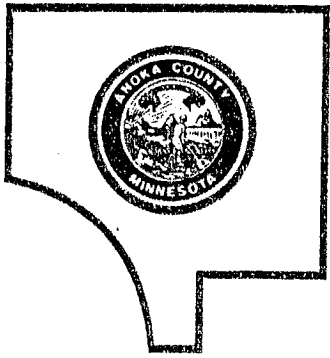


Jane K. Rose

Traffic Engineering Manager

xc: CR 56 + CSAH 116/PLATS/2004
Roger Butler, Traffic Engineering Coordinator
Josie Scott, Traffic Engineering Technician
Terri Klein, Permit Technician
Mike Kelly, Chief Right Of Way Agent
Larry Hoium, County Surveyor
Andrew Witter, Construction Engineer

PREVIOUS CASE



COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304

(612) 754-3520

FAX (612) 754-3532

JANE K. PEMBLE

Traffic Engineer

March 12, 1996

Sylvia Frolik
City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN. 55303

RE: 2nd Revision - Preliminary Plat
Pondview

Dear Sylvia:

We have reviewed the 2nd revision of the Preliminary Plat for Pondview, to be located north of CSAH 116 (Industry Ave NW) and east of CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

It appears that the only change made on this Preliminary Plat from the plat most recently reviewed by this department is the elimination of the extension of 147th Avenue NW to CR 56. If it is the City of Ramsey's intent that the extension of 147th Avenue NW to CR 56 be made at a future date, then the recommendations and comments made in the previous reviews of this plat regarding this intersection still apply. If it is the City of Ramsey's intent not to extend 147th Avenue NW to CR 56, the access for the outlot is still to be made from the local roadway, 147th Avenue NW. In general, the Anoka County Highway Department would prefer that there be no additional access points made onto the county highway system to ensure mobility. However, we understand that compromises in mobility will need to be made in order to adequately serve the developing areas of the County. With these thoughts in mind and depending upon the City of Ramsey's intent for the property adjacent to CR 56 (commercial or residential development), the City may wish to consider the following two possibilities:

- 1) Create a commercial strip of property extending from CSAH 116 to 149th Ave. NW; create a frontage road-type scheme parallel to CR 56 with adjoining commercial parking lots, with access for the commercial strip being made from 149th Ave NW and possibly CSAH 116;
- 2) Eliminate the commercial property from this plat, creating all residential lots which would have direct access via the local roadways only.

Regardless of the final configuration of this plat as approved by the City of Ramsey, it still should be noted that when CR 56 and CSAH 116 are reconstructed in the future, there will likely be raised concrete medians for

channelization at the CR 56/CSAH 116 intersection. As a result of the raised median channelization, future access at Limonite St NW and 147th Ave NW will consist of right turn in/right turn out movements only. The City and the Developer shall ensure that all applicable Sight Distance Requirements will be met for this development.

Since all lots within this plat will have access to the city streets, no accesses onto CR 56 or CSAH 116 will be permitted. Since the commercial lot has access to 147th Ave NW, no accesses onto CR 56 or CSAH 116 will be permitted for this lot. Right-of-access along CR 56 and CSAH 116 (with exceptions at 147th Ave NW, Limonite St NW and Hematite St NW) should be dedicated to Anoka County. Any trees within the right-of-way corridor and the boundaries of this plat are to be removed as a part of this development.

Preliminary grading plans for this development have been reviewed. Calculations must still be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24-hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum. Catch basins and culverts will be required at all county road/city street intersections to prevent washouts.

A permit for work within the county right-of-way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing county highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. The City or the Developer should contact me when construction of the new city streets are near completion, so that stop sign installations at the county highways can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,

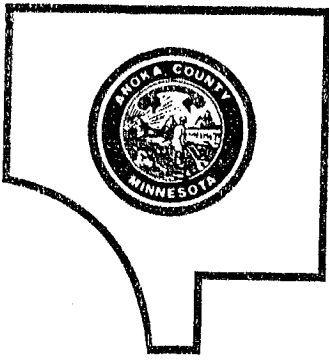


Jane Pemble
Traffic Engineer

- ✓ xc: Roger Butler, Traffic Engineering Coordinator
- xc: Skip Anderson, County Surveyor
- xc: Mike Kelly, Chief Right-of-Way Agent

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PREVIOUS CASE



COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304

(612) 754-3520

FAX (612) 754-3532

JANE K. PEMBLE

Traffic Engineer

February 16, 1996

Sylvia Frolik
City of Ramsey
15153 Nowthen Boulevard NW
Ramsey, MN. 55303

RE: **REVISED** Preliminary Plat
Pondview

Dear Sylvia:

We have reviewed the revised Preliminary Plat for Pondview, to be located north of CSAH 116 (Industry Ave NW) and east of CR 56 (Ramsey Blvd) within the City of Ramsey, and I offer the following comments:

Existing right-of-way depicted on the plat adjacent to CSAH 116 and CR 56 is acceptable and should be adequate for future reconstruction purposes (60 feet of R/W east of CR 56 R/W centerline, and 60 feet of R/W north of CSAH 116 R/W centerline). It appears some minor clearing and grading will be required at 147th Ave NW and Limonite St NW in order to satisfy Case I Sight Distance Requirements. Some minor clearing and grading will also be required within the SE Quadrant of the CR 56/149th Ave NW intersection to satisfy Case I Sight Distance Requirements at this location. In addition, it appears that Case V Sight Distance Requirements cannot be met at Hematite St NW due to trees/brush and the horizontal curvature of CSAH 116 to the west. While the trees/brush can be cleared, the horizontal curvature of CSAH 116 still requires this access point to be relocated to a point where all applicable Sight Distance Requirements can be met, or all obstructions to Case V Sight Distance Requirements removed. The City and the Developer should ensure that all Sight Distance Requirements are met for this development. If all applicable Sight Distance Requirements can be met for this plat, the construction of left/right turn and/or by-pass lanes will not be required at the new city street intersections.

In reviewing this Preliminary Plat, we evaluated the feasibility of eliminating the 147th Ave NW access onto CR 56. But given the number of lots within the plat, the feasibility of meeting Sight Distance Requirements at this location, the connection of Limonite St NW to 149th Ave NW, and the future section of CR 56, it is recommended that this access point remain. It should be noted that if CR 56 and CSAH 116 are reconstructed in the future, there will likely be raised concrete medians for channelization at the CR 56/CSAH 116 intersection. As a result of the raised median channelization, future access at Limonite St NW and 147th Ave NW will consist of right turn in/right turn out movements only. Since

all lots within this plat will have access to the city streets, no accesses onto CR 56 or CSAH 116 will be permitted. Since the commercial lot has access to 147th Ave NW, no accesses onto CR 56 or CSAH 116 will be permitted for this lot. Right-of-access along CR 56 and CSAH 116 (with exceptions at 147th Ave NW, Limonite St NW and Hematite St NW) should be dedicated to Anoka County. Any trees within the right-of-way corridor and the boundaries of this plat are to be removed as a part of this development.

Preliminary grading plans for this development have been reviewed. Calculations must still be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24-hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum. Catch basins and culverts will be required at all county road/city street intersections to prevent washouts.

A permit for work within the county right-of-way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing county highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. The City or the Developer should contact me when construction of the new city streets are near completion, so that stop sign installations at CR 56 and CSAH 116 can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,



Jane Pemble
Traffic Engineer

- ✓xc: Roger Butler, Traffic Engineering Coordinator
- xc: Skip Anderson, County Surveyor
- xc: Mike Kelly, Chief Right-of-Way Agent

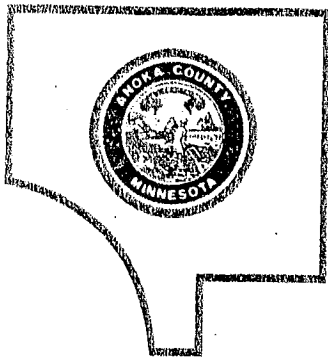
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COUNTY OF ANOKA

Public Services Division

HIGHWAY DEPARTMENT

1440 BUNKER LAKE BLVD NW, ANDOVER, MINNESOTA 55304

(612) 754-3520

FAX (612) 754-3532

JANE K. PEMBLE
Traffic Engineer

November 20, 1995

FILE COPY

Derrick J. Passe
Passe Engineering, Inc.
9445 East River Road #203
Minneapolis, MN. 55433

RE: Sketch Plan
Ramsey Boulevard Site

Dear Mr. Passe:

We have reviewed the sketch plan for the Ramsey Boulevard site, to be located east of CR 56 (Ramsey Blvd.) and north of CR 116 (Industry Avenue NW) within the City of Ramsey, and I offer the following comments:

Existing right-of-way depicted on the plat adjacent to CR 56 and CR 116 is acceptable and should be adequate for future reconstruction purposes (60 feet of R/W east of CR 56 R/W centerline, 60 feet of R/W north of CR 116 R/W centerline). For review purposes, I have labelled the three proposed access points (beginning on CR 56 and moving counter clockwise) as "A", "B", and "C". It appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "A" due to a vertical curve to the north on CR 56. Consequently, it is recommended that access "A" be relocated to the north to a point where Case V Sight Distance Requirements can be met. Similarly, it appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "B" due to a vertical curve to the west on CR 116. It is recommended that access "B" be relocated approximately 290 feet west to the crest of the vertical curve on CR 116. Clearing and grading should then be accomplished to the extent that Case I Sight Distance Requirements can be met as well. Finally, it appears that Case V Sight Distance Requirements cannot be met at the location proposed for access "C" due to the horizontal curvature of CR 116. Consequently, it is also recommended that access "C" be relocated to the west to a point where Case V Sight Distance Requirements can be met. The City and the Developer should ensure that all sight distance requirements are met for this development. All lots within this plat should be configured so that they access the city streets only, as no residential accesses will be permitted onto the County Highways. Right-of-access along the remaining portions of CR 116 and CR 56 should be dedicated to Anoka County.

Calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed

rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year, 24 hour storm, utilizing the "SCS Method" with a curve number determined using Group C soils as a minimum.

A permit for work within the County Right-of-Way is required and must be obtained prior to the commencement of any construction. Contact Roger Butler, Traffic Engineering Coordinator for this department, for further information regarding the permit process.

It should be noted that residential land use adjacent to highways will usually result in complaints regarding traffic noise. Traffic noise at this location could exceed Noise Standards established by the US Department of Housing and Urban Development and the Minnesota Pollution Control Agency. Anoka County policy regarding new developments adjacent to existing County Highways prohibits the expenditure of highway funds for noise mitigation measures. The City and/or the Developer should assess the noise situation and take any action deemed necessary to minimize associated impacts at this site from any traffic noise.

Thank you for the opportunity to comment. Please keep this department informed as plans for this site are developed further. The City or the Developer should contact me when construction of the new city streets are near completion, so that stop sign installations at CR 56 and CR 116 can be coordinated by this department. Feel free to contact me if you have any questions.

Sincerely,



Jane Pemble
Traffic Engineer

- xc: Roger Butler, Traffic Engineering Coordinator
- xc: Skip Anderson, County Surveyor
- xc: Sylvia Frolik, City of Ramsey

dmh/1RAMBLVD