City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 6, 2019
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Approve Minutes

1. Approve the April 4, 2019 Planning Commission Work Session Meeting Minutes.
Approve the April 4, 2019 Planning Commission Meeting Minutes.

6. Public Hearing

1. PUBLIC HEARING: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

2. PUBLIC HEARING: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips

3. PUBLIC HEARING: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

4. PUBLIC HEARING: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

5. PUBLIC HEARING: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc.

7. Commission Business

1. Consider Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

2. Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

3. Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

4. Consider Site Plan for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen

8. Commission/Staff Input

1. Receive Staff Update

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 06/06/2019

By: JoAnn Shaw, Community Development

Information

Title:

Approve the April 4, 2019 Planning Commission Work Session Meeting Minutes.
Approve the April 4, 2019 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Work Session Minutes 04 04 19
Planning Commission Meeting Minutes 04 04 19

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	05/31/2019 11:52 AM
Form Started By: JoAnn Shaw		Started On: 05/31/2019 11:38 AM
Final Approval Date: 05/31/2019		

PLANNING COMMISSION WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a work session meeting on Thursday, April 4, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Consulting Planner Eric Maass Economic Development Manager Shawn Sullivan

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 5:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

The agenda was approved as submitted.

4. APPROVE PLANNING COMMISSION MINUTES

None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Overview of Planning and Zoning Rules and Regulations

Community Development Director Gladhill presented the staff report stating each cycle of new Commissioner Appointments, Staff attempts to provide a refresher course on key topics of interest to planning and zoning. He provided the Commission with a presentation on the basics of planning and zoning. Staff discussed the process that was followed for public hearings and variance requests.

Chairperson Bauer commented on Roberts Rules of Order and discussed the parliamentary procedure that would be followed for meetings.

Commissioner Woestehoff thanked Chairperson Bauer for running the meetings in an organized and orderly manner. He stated he appreciated the fact that comments of dissent were welcomed.

Chairperson Bauer thanked staff for the thorough presentation.

5.02: Review City Council Strategies Plan DRAFT

Community Development Director Gladhill presented the staff report stating each year, the City Council updates its Strategic Plan that guides policies and procedures for the next 1 to 3 years. This guides and directs the work of Boards, Commissions and Staff. Once approved, Staff will begin a process to update the Planning Commission Work Plan, EDA Work Plan, and Community Development Work Plan (Staff). The City Council is scheduled to hold a final Work Session on Wednesday, April 3. The Strategic Plan would be formally adopted at a later date. The Planning Commission should expect to begin work on an updated Planning Commission Work Plan in May.

Chairperson Bauer requested further information on why a larger number of housing projects were being considered within The COR than was previously anticipated.

Economic Development Manager Sullivan discussed the importance of having enough people and households within the community, along with a specific number of traffic counts in order to support future retail and restaurants. He commented on the importance of the City being stable and consistent in order to draw retailers to the community.

5.03: Discuss Planning Commission Priorities for 2019 and Processing for Updating Planning Commission Work Plan

Community Development Director Gladhill presented the staff report stating based on a review of the City Council's DRAFT Strategic Plan, Staff would like to discuss what policy topics the Planning Commission would like to prioritize for the next 12 months. As a baseline for available resources, Staff would recommend limiting the number of policy projects to two per Staff Member (total of 6 policy projects for the year). As a frame of reference, the current Planning Commission Work Plan was provided to the Commission, and it was noted it was in need of significant update. Staff requested the Commission brainstorm five or six items that should be included in the 2019 Work Plan.

Chairperson Bauer recommended the plan and vision for The COR be addressed along with the Highway 10 corridor.

Community Development Director Gladhill discussed how the retail market was changing and how this would impact the vision for The COR and Highway 10 corridor. He described the MnDOT reconstruction that would be made to the Highway 10 corridor from Anoka to Ramsey.

Commissioner Anderson suggested the Planning Commission hold more joint meetings with the City Council and EDA in order to get all Commissioners working together and on the same page.

Commissioner Johnson asked if the City had a healthy industrial and manufacturing environment.

Economic Development Manager Sullivan reported this was the case. He noted between the cities of Anoka and Ramsey the community had a healthy manufacturing base. He commented further on how existing businesses in Ramsey were expanding which assisted in growing the City's number of jobs.

Chairperson Bauer stated the City's business expo would be held on Saturday, April 6th at the Bunker Lake Industrial Complex or Adrenaline Sports from 9:00 a.m. to 2:00 p.m.

Commissioner Gengler indicated she would like to see an improved communications plan for development projects.

5.04: Review Planning Commission Training Opportunities

Community Development Director Gladhill provided an overview of training opportunities including, but not limited to the American Planning Association, the League of Minnesota Cities and GTS Training.

6. COMMISSION / STAFF INPUT

None.

7. ADJOURNMENT

The worksession meeting of the Planning Commission adjourned at 6:54 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 4, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Cheri Gengler Commissioner Torrey Johnson Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Matt Woestehoff
Members Absent:	Commissioner Bruce Anderson
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson City Planner Chloe McGuire Brigl Consulting Planner Eric Maass

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the Commission in the Pledge of Allegiance.

Chairperson Bauer welcomed newly appointed Commission members Torrey Johnson and Eric Peters to the Planning Commission.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

5. APPROVE PLANNING COMMISSION MINUTES

5.01: Approve the Following Planning Commission Minutes:

5.01.1: Planning Commission Meeting Minutes Dated March 7, 2019

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated March 7, 2019.

Motion Carried. Voting Yes: Commissioners Woestehoff, VanScoy, and Gengler. Voting No: None. Abstain: Chairperson Bauer, Commissioners Johnson and Peters. Absent: Commissioner Anderson.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Community Development Director Gladhill stated each year the Planning Commission appoints a chairperson and vice-chairperson. Currently, Commissioner Randy Bauer serves as Chairperson and Commissioner Gary VanScoy serves as the Vice Chairperson. The term of appointment is April 5, 2019 to April 2, 2020. He requested the record reflect that Commissioner Anderson would support Randy Bauer as Chairperson and Gary VanScoy as Vice Chairperson.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to appoint Randy Bauer as Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Woestehoff, Gengler, Johnson, and Peters. Voting No: None. Absent: Commissioner Anderson.

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to appoint Gary VanScoy as Vice Chairperson of the Planning Commission from April 5, 2019 to April 2, 2020.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Woestehoff, Peters, Gengler, Johnson, and VanScoy. Voting No: None. Absent: Commissioner Anderson.

7. PUBLIC HEARINGS

7.01: Public Hearing: Consider Variance and Minor Plat for 16950 Neon Street NW (Project No. 19-105); Case of Jill Arnold

Public Hearing

Chairperson Bauer called the public hearing to order at 7:04 p.m.

Presentation

City Planner Anderson presented the staff report stating on March 1, 2019, the City received an application submittal from Jill Arnold (the "Applicant") for a variance, sketch plan, and final plat for a Minor Subdivision of the property located at 16950 Neon St NW (the "Subject Property"). The Planning Commission reviewed a concept of the proposed Minor Plat back in May of 2018 and generally supported a variance to lot size as it did not appear to alter the essential character of the surrounding neighborhood. Staff reviewed the request in further detail and recommended approval.

Citizen Input

Jill Arnold, 16950 Neon Street, thanked the Commission for their consideration and thanked staff for providing a thorough report.

Commissioner VanScoy asked if the applicant had any concerns with the staff review letter.

City Planner Anderson reported this letter was meant for the surveyor and noted all issues within the letter had been addressed.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Woestehoff, Gengler, Johnson, and Peters. Voting No: None. Absent: Commissioner Anderson.

Chairperson Bauer closed the public hearing closed at 7:12 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-075 granting a variance to minimum lot size.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-076 granting Final Plat approval for Hauck Addition.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, Johnson, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

7.02: Public Hearing: Consider Multiple Actions for a Proposed Expansion at 6601 McKinley Street NW (Project No. 19-106): Case of ACE Solid Waste, Inc.

1. **Variance to pavement setback from road right-of-way.**
2. **Amended Conditional Use Permit.**
3. **Site Plan Approval.**

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating the City has received an application from ACE Solid Waste, Inc. (the "Applicant") for a proposed expansion of their existing transfer station at 6601 McKinley St NW (the "Subject Property"). The project requires multiple actions by the City, including a variance to off-street parking/maneuvering setbacks, an amendment to an existing Conditional Use Permit, and Site Plan approval. In 2018, the Applicant received approval of a plat that combined two parcels into one as well as a zoning amendment to secure a single zoning designation for the entire parcel. Those previous actions were completed by the Applicant in anticipation of an expansion of their transfer station, which is now moving forward. Staff provided further comment on ACE Solid Waste's requests and recommended approval.

Citizen Input

Commissioner VanScoy asked why the roadway was considered a street when it appeared to be more of a drive access.

City Planner Anderson explained this was a public roadway that provided sole access to a local business.

Commissioner VanScoy questioned why the CUP was being amended.

City Planner Anderson stated this was being done to allow for the expansion of the conditional use.

Dave Wiggins, Division Vice President of ACE Solid Waste, discussed the plans ACE had for this property and noted the changes were being made in response to the closing of the Great River Energy plant in Elk River. He explained this project would assist ACE in providing consistent, high quality services to its residents in Ramsey.

Neil Darthfield, 10801 Direct River Drive in Coon Rapids, asked if ACE would have more solid waste on this property after the closing of the Great River Energy plant and if the odor on the site would become a concern.

Mr. Wiggins reported ACE was currently running the same volumes that would run through the new building. He reported the new building would assist with better sorting and processing

recyclables. He explained the prevailing winds were generally from the north and the west and his intent would be to keep the door on the north closed to alleviate any odor concerns.

Mark Northfield, 10222 Mississippi Boulevard, asked if the ACE property would have an increased volume of trucks coming to and from the site.

Mr. Wiggins reported the number of garbage trucks using the facility would remain the same, along with the number of semi tractor-trailers that were coming to and from the site.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Woestehoff, Gengler, Johnson, and Peters. Voting No: None. Absent: Commissioner Anderson.

Chairperson Bauer closed the public hearing closed at 7:31 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Gengler, to adopt Resolution #19-081 with findings favorable to the Applicant, granting a variance to the pavement setback from road right-of-way on the Subject Property, contingent upon review and approval as to legal form by the City Attorney.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to recommend that City Council approve an amended CUP and Site Plan for the proposed expansion of the transfer station building on the Subject Property.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Woestehoff, Gengler, Johnson, and Peters. Voting No: None. Absent: Commissioner Anderson.

7.03: Public Hearing: Consider Resolution #19-085 Authorizing Submission of the City's 2040 Comprehensive Plan to the Metropolitan Council

Public Hearing

Chairperson Bauer called the public hearing to order at 7:33 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is for the Planning Commission to consider the City's proposed 2040 Comprehensive Plan

following the required six (6) month adjacent and affected jurisdiction review period. The next steps in the Comprehensive Plan update process is to submit the plan to the Metropolitan Council for their official review. Following Metropolitan Council review and approval the plan would then be brought before the City Council for formal adoption. Staff provided the Commission with a broad overview of the Comprehensive Plan and recommended approval.

Citizen Input

Chairperson Bauer asked if the City of Dayton had commented on the proposed river crossing within the plan.

Consulting Planner Maass noted the City of Dayton had not provided the City with any feedback on the plan but noted the DNR had proposed changes.

Community Development Director Gladhill commented further on the proposed river crossing and noted this connection was being included in surrounding communities' plans. He stated he believed this would assist in moving the connection forward.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Gengler, Johnson, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

Chairperson Bauer closed the public hearing closed at 7:47 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #19-085 authorizing Staff to submit the City's 2040 Comprehensive Plan to the Metropolitan Council.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Woestehoff, Peters, Gengler, Johnson, and VanScoy. Voting No: None. Absent: Commissioner Anderson.

8. COMMISSION BUSINESS

8.01: Consider Sketch Plan and Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to review a Sketch Plan and Site Plan for a proposed single lot 118-unit apartment building that consists of 1, 2, and 3-bedroom apartments. The proposal includes additional community space, most

notably an indoor pool for residents. Overall, architecture is compliance with underlying regulations, with amendments. Staff reviewed the project in detail with the Commission and recommended approval of the sketch plan and site plan.

Commission Business

Commissioner VanScoy questioned how the large parking lot would be accessed.

Consulting Planner Maass reported the parking lot would be accessed off of 145th Avenue NW through a shared access with Parkview East.

Commissioner VanScoy stated he was concerned with the fact the Town Center was not developing in a Mixed Use manner, which was the original intent. He commented as more and more single uses are approved, the City would be eliminating the chance for any retail or commercial uses in this area. He questioned where retail would be located in the future.

Community Development Director Gladhill reviewed the comments submitted by Commissioner Anderson with respect to this sketch plan. He reported Commissioner Anderson required additional information before he could support the request and recommended action on the item be tabled until this information could be provided to the Planning Commission.

Commissioner VanScoy stated he supported Commissioner Anderson's recommendation to table.

Commissioner Johnson commented he would be abstaining from the vote on this item.

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to table action on this item until architectural elevations for all sides of the structure have been submitted to the City of Ramsey.

Further discussion

Commissioner Woestehoff recommended elevations also be included for the parking structure.

Matt Cooker, PSD, thanked staff for providing a thorough report to the Planning Commission. He reported he owned the Parkview East property. He explained he was not aware of the fact he had to provide staff with plans on the parking garage. He stated his company was not known for building junk properties and commented he was surprised the direction this was going. He commented further on the number of parking stalls required reporting this was a big complex.

Commissioner VanScoy commented he did not want to see a monolithic wall. He questioned what architectural enhancements would be made to the parking garages.

Mr. Cooker stated he anticipated the garages would be similar to the Parkview East garages with stone half-way up.

Commissioner VanScoy questioned if the architectural standards had to be addressed at this time.

Community Development Director Gladhill reported the architectural standards were a part of the Site Plan approval process.

Commissioner VanScoy commented without the architectural renderings he would have a hard time offering his support to the Site Plan.

Motion Carried. Voting Yes: Commissioners Woestehoff, Gengler, Johnson and Peters. Voting No: Chairperson Bauer and Commissioner VanScoy. Absent: Commissioner Anderson.

8.02: Review Concept Plan for PSD Retail Pad Site

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential development by PSD LLC (the "Applicant") on the property on the southwest corner of 147th Ave NW and Armstrong Blvd (the "Subject Property"). Staff explained the intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy asked if the site exit was on 147th Avenue.

City Planner McGuire Brigl reported this was the case.

Matt Cooker, PSD, explained he just sent staff the elevations for this project. He commented further on the retail site he was proposing to construct.

Commissioner Woestehoff stated he believed this was a great concept for this property.

Commissioner Gengler agreed.

Community Development Director Gladhill reviewed comments that were submitted by Commissioner Anderson noting he supported the proposed concept.

8.03: Provide Feedback on Potential Lot Combination at 14671 Sodium Street NW

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to provide a homeowner feedback on a possible lot combination and subsequent detached garage at 14671 Sodium St NW (the "Subject Property"). The owner is proposing a lot combination (replatting) and building a new, detached garage to store his children's vehicles on the subject property. The property owner owns both lots and has done a simple tax combination at the County, but in order to build a detached garage, would need to formally replat the properties. Staff offered the property owner the chance to receive high-level feedback from the Planning Commission before investing in application fees. She commented further on the potential lot combination and requested feedback from the Commission.

Commission Business

Commissioner VanScoy asked if the neighbors had been made aware of the potential lot combination.

City Planner McGuire Brigl reported no formal notifications have been sent to the neighbors. She explained this would occur once the property owner submits an application.

Curt Fulstrom, 14671 Sodium Street NW, stated he lives in an association and reported he has discussed his proposal with the Board. He commented the Board had not expressed any concerns regarding the lot combination. He explained he understood the new garage would have to be stick built and would have to match his home.

Commissioner VanScoy indicated he was having a hard time seeing the proposed garage in this neighborhood. He stated he believed the proposed garage would be completely out of character for the neighborhood and that it would not be well received by the neighbors.

Mr. Fulstrom explained he brought his request to the architectural committee within his homeowner's association and was told the lawyers would need to look over the paperwork, but was not offered any negative feedback.

Commissioner VanScoy stated he would not be able to support this given the fact it would not fit in with the rest of the neighborhood.

Mr. Fulstrom discussed how he was trying to rectify a problem he would have in the future. He explained his kids would soon be driving and he needed additional garage space for them.

Commissioner Woestehoff questioned if the existing garage space would be converted into living space in the future.

Mr. Fulstrom stated originally, this was part of the long-term goals for his home, but noted it would be more cost effective to have living space within the new garage.

Chairperson Bauer reported Commission Anderson had concerns regarding how the new garage would fit into the character of the neighborhood.

Commissioner Johnson indicated he feared how the neighbors would react to the new, very large garage structure.

Commissioner Woestehoff stated there were other lots that had space next to them. He explained he feared that by approving this request, the City would be receiving additional requests for large accessory structures.

Mr. Fulstrom stated the other empty lots were owned by a single homeowner.

City Planner McGuire Brigl asked if the Planning Commission would be more supportive of the proposed garage if it was two-stories and looked more like a house.

Commissioner Johnson stated he could support this.

Commissioner VanScoy commented he would not support it as the character of the neighborhood would be altered and he could not support the large garage.

Community Development Director Gladhill explained the project did not have strong consensus from the Planning Commission. He reported staff could work with the applicant on architectural renderings in concept form. He indicated this item could be further discussed at a future worksession meeting with the neighbors being invited.

The Commission supported moving forward in this direction.

8.04: Review Concept Plan for Anderson Dahlen

Presentation

Community Development Director Gladhill presented the Staff Report stating the City has received a concept plan for a second building for Anderson Dahlen to meet their expanding building needs. This would be a second building/campus on a portion of 14251 Jaspar St NW. The site is currently owned by the City, with a majority of the site reserved for a future Public Work Campus. Approximately nine (9) acres is available for industrial development. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?

- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

The Commission supported moving this project forward for an official review.

8.05: Review Concept Plan for an Industrial Building at 8200 Bunker Lake Boulevard; Case of DeltaModTech

Presentation

Consulting Planner Maass presented the Staff Report stating the purpose of this case is to provide high-level input on a potential industrial use at 8200 Bunker Lake Boulevard. Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City the ability to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. The Planning Commission is being asked to review the concept plan due to a pending Tax Increment Financing (TIF) Application. Before embarking on this process, the Planning Commission is being asked to informally weigh in on compliance with the Comprehensive Plan.

Commission Business

Commissioner VanScoy asked if a trail was planned through this area.

Consulting Planner Maass reported this trail was further to the north adjacent to the residential properties. He noted this project would not impact the proposed trail.

Commissioner VanScoy questioned what this business manufactured.

Evan Skebalt, owner of DeltaModTech, explained his business was a custom engineering house. He described the high-end wound care and diabetic products that he has mass produced. He discussed how the proposed building expansion would assist his company with growth in the future. He noted he was overbuilding on office space at this time.

The Commission supported this item moving forward.

8.06: Review Concept Plan for Zeolite/Bunker Townhomes

Presentation

City Planner McGuire Brigl presented the Staff Report stating Lennar (the "Applicant") has sent in a potential concept plan for townhomes in The COR District northeast of the Northstar Marketplace north of Sunwood Drive. The site is approximately 31 acres and is owned by the City of Ramsey. The Subject Property's PID is 28-32-25-22-0058. The intent of this case is as follows:

- Does the Planning Commission want Staff to get this project to the finish line? If so, Staff will chart a course with future cases on exactly how to get there?
- Are there any red flags in the concept plan?
- Are there questions the Planning Commission wants answered with any future official application?

Commission Business

Commissioner VanScoy encouraged the City to consider what areas should be residential and what areas should be retail/commercial.

Chairperson Bauer reported Commissioner Anderson strongly opposed this plan as it did not comply with the 2040 Comprehensive Plan. He commented the south parcel was proposed for retail and believed the north parcel could house townhomes. He recommended these parcels not be developed in haste.

Commissioner Gengler stated she supported the townhomes on the top portion of the development with a retail mixed use on the bottom portion of the development.

8.07: Review Concept Plan for All Seasons Garage Door Potential Expansion

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review a potential expansion by All Seasons Garage Door (the "Applicant") on the property located at the northeast corner of 141st Ave and Basalt Street (the "Subject Property"). Concept Plan Review is a high-level review of a concept of a proposed development. This step affords the City to provide high level feedback, identify any red flags, and identify pending questions the City would like answered on a more formal review. This step is intentionally more abstract than detailed review. There are multiple steps before project approval. There are no approvals or entitlements provided with this step. Staff requested feedback from the Commission regarding this request.

Commission Business

Commissioner VanScoy stated he did not have an issue with the proposal.

Mark Northfield, All Seasons Garage Door, explained he was in the process of completing a business succession plan, noting his kids would be taking over the business in the next three years. He discussed how his business had thrived in Ramsey. He requested no time limit be placed on constructing the new building.

Community Development Director Gladhill stated staff did not object to this request and commented on the right of reentry clause that could be written into the Purchase Agreement.

Commissioner VanScoy stated he was pleased to see this business expanding in the City.

Chairperson Bauer explained Commissioner Anderson supported the proposed request.

8.08: Review Draft Highway 47 Land Use Plan

Presentation

City Planner McGuire Brigl presented the Staff Report stating the purpose of this case is to review the draft Highway 47 Land Use Plan. The Highway 47 Plan was a goal of the City Council as part of its Strategic Plan to provide specific recommendations to improve the image of the corridor, but does not provide any specific traffic control measures. The City Council's current draft Strategic Plan Update does include a traffic study, incorporating previous alternatives and recent project approvals. With this current land use plan, the City was specifically looking for tools to make the Highway corridor more pleasant and attractive to residents and drivers. Staff worked with residents in 2018 to garner feedback on the plan. The draft plan focuses on three specific nodes along Highway 47, which are the North End, Elmcrest District and Bunker/47.

City Planner McGuire Brigl stated please note that this plan includes recommendations for landscaping and buffering; Staff is currently working with MnDOT for a landscaping program along the existing noise wall between Nowthen Boulevard and Alpine Drive. This program is already approved and funded by the City as of 2018, and staff anticipates that the landscaping will be put in this year. This was a large component of the effort to improve the image of Highway 47, but is being handled separately from this longer-range planning document. Staff is looking for general feedback on the plan, specifically on the action items related to each node. Staff will come back with a designed document ready for publication after updating the draft to include Planning Commission's recommendations.

Commission Business

Chairperson Bauer supported improvements being made at Bunker Lake Boulevard and Highway 47, with respect to the turn lanes.

Commissioner Gengler suggested pedestrian improvements also be made at this intersection.

Commissioner VanScoy recommended pedestrian crossings at all intersections along the Highway 47 corridor be considered in order to improve overall safety.

Chairperson Bauer recommended the sign by the turn lane at the fairgrounds be reposted to discourage cars from passing on the right.

Community Development Director Gladhill stated this would be a great topic for the Council to discuss jointly with the City of Anoka.

9. COMMISSION / STAFF INPUT

9.01: Receive Development/Planning Commission Update

The Staff Update was noted.

9.02: Receive Update on River Walk Village (6080 Highway 10); Case of Village Bank

The Staff Update on River Walk Village was noted.

9.03: Zoning Bulletins

Zoning Bulletins were noted.

10. ADJOURNMENT

Motion by Commissioner Peters, seconded by Commissioner Johnson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Johnson, Gengler, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Anderson.

The regular meeting of the Planning Commission adjourned at 9:12 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 06/06/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Consider Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Dr (Project No. 19-115); Case of Wendy Gutknecht

Purpose/Background:

On April 22, 2019, the City of Ramsey received an application from Wendy and Michael Gutknecht, (the "Applicant") requesting a home occupation permit to operate a yoga studio (the "Home Occupation") on the property generally known as 14941 Juniper Ridge Drive NW and legally described as Lot 7, Block 4, Rum Acre Estates, Anoka County, Minnesota (the "Subject Property").

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

General Background Information

The Subject Property is located along the Rum River, in the southeastern portion of the City of Ramsey. The Subject Property is located near a cul-de-sac on a standard residential street. The Subject Property is zoned R-1 (MUSA) and is 1.01 acres in size. The surrounding parcels are all zoned R-1 (MUSA). The Subject Property has ready access to both Alpine Drive NW and Sunwood Drive NW. The Subject Property is located within the Wild and Scenic Overlay District.

The Applicant is a certified yoga instructor through Yoga Alliance since 2018 and is currently CPI First Aid certified.

Summary of Requests

Request	Staff Recommendation
5:30 am - 7:00 pm hours of operation	7:00 am - 7:00 pm
3 classes per day	2 classes per day
8 students per class	4 students per class

Staff recommends these changes in order to keep the number of vehicle trips under 8 round-trips per day, and to ensure that there is adequate parking onsite. Staff believes that the Applicant can get approximately 2 cars on the parking pad next to the garage and up to 4 on the driveway at one time. Staff does not believe that 8 student vehicles, plus personal vehicles, could adequately park onsite.

Staff does believe there will be adequate off-street parking for the homeowner as the attached garage allows for 4 cars to be parked comfortably (2 cars deep and 2 cars wide). There is also a 30x30 detached garage onsite that can accommodate personal storage, but does not have a driveway attached to it, so it would not provide daily parking space.

The Applicant did note that they could run the business out of the detached garage, but due to lack of electricity, water, and insulation in that building, the Applicant chose to move forward with the request for the attached garage. The Applicant is open to requests from the Planning Commission related to moving it into the other building. Additionally, in the event that the yoga studio expands in capacity, the Applicant has indicated that they will seek to move to a commercial space.

Funding Source:

The Applicant is responsible for all costs related to this request.

Recommendation:

Staff Recommends Approval of Resolution 19-126 Approving a Home Occupation Permit a Yoga Studio at 14941 Juniper Ridge Drive NW.

Action:

Motion to Recommend the City Council Adopt Resolution #19-126 Approving a Home Occupation Permit for a Yoga Studio at 14941 Juniper Ridge Drive NW.

Attachments

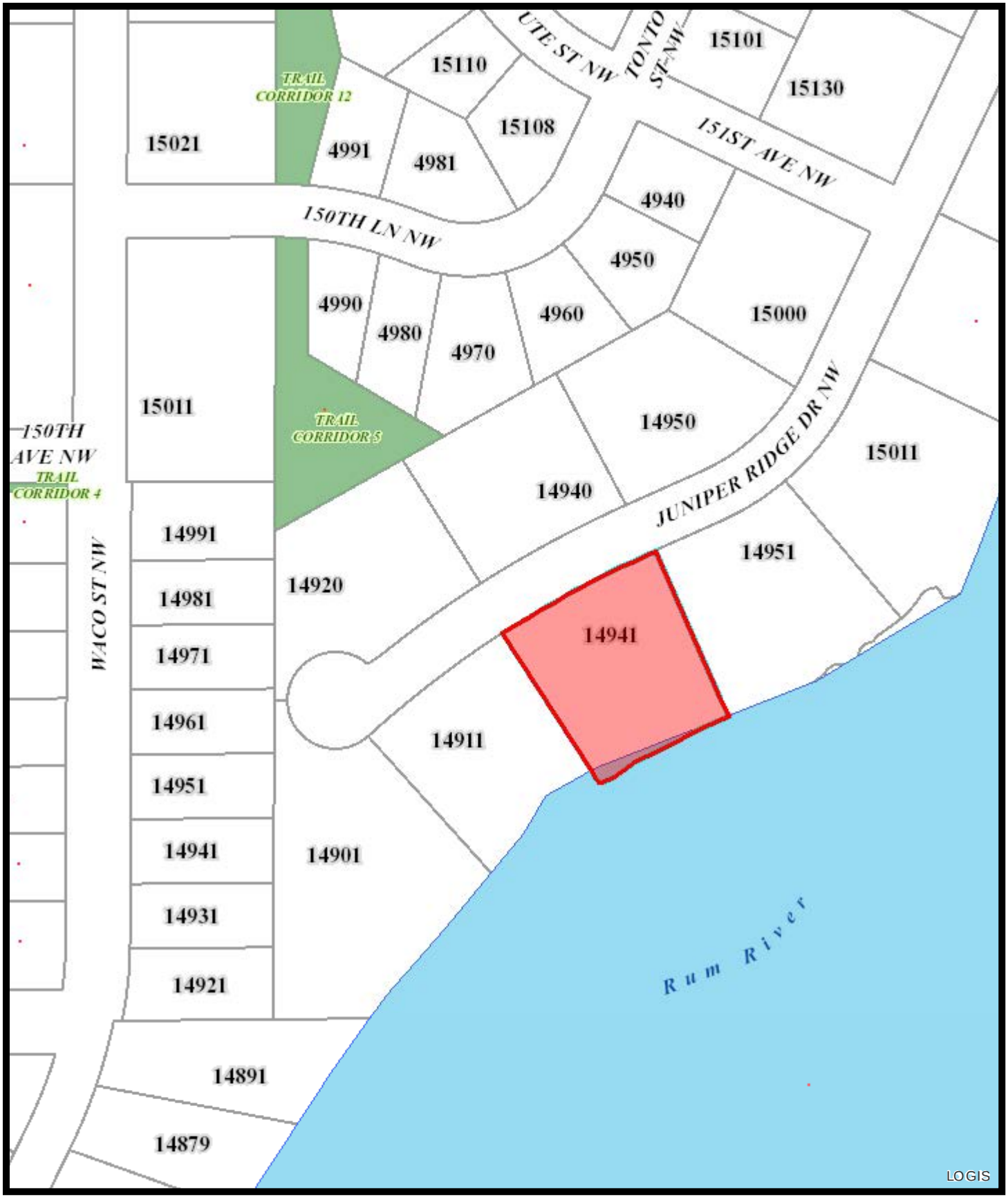
Site Location Map
Application
Site Plan
DRAFT Resolution #19-126
Letter from Resident

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/30/2019 11:46 AM
Tim Gladhill	Tim Gladhill	05/31/2019 10:53 AM
Form Started By: Chloe McGuire Brigl		Started On: 05/23/2019 02:27 PM
Final Approval Date: 05/31/2019		

Site Location Map

24-32-25-44-0009
14941 JUNIPER RIDGE DR NW



Feet
0 40 80 160 240 320

Print Date: April 22, 2019

RECEIVED
APR 22 2019
BY:

Land Use Application

19-115

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	☐ Plat – Final Plat
☐ Administrative Plat	☐ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☒ Home Occupation Permit	☐ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

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

Name:	Wendy Gutknecht		
Street Address:	14941 Juniper Ridge Dr. N.W.		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	612-618-9656	Work Phone:	612-618-9656
Email:	bendy71@gmail.com	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)			
Business City, State, ZIP			
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	SAME
PIN	
Legal Description	
Zoning District	

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:	SAME		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:		Fax Number:	

Please provide a detailed description of your request and attached a copy of a scaled site plan

YOGA STUDIO - HOURS OF OPERATION: 5:30 AM - 7:00 PM
3 CLASSES PER DAY (MAX) - 21 CLASSES PER WEEK
CAPACITY = 8 STUDENTS - DIMENSIONS OF STUDIO: 14 x 15
PARKING MODIFICATION: 16 x 40 PAVED EAST SIDE ATTACHED GARAGE
CERTIFIED YOGA INSTRUCTOR: RYT 200 : YOGA ALLIANCE SINCE 2018 : CPI FIRST AID
ALLIANT INSURANCE: YOGA
ATTACHED GARAGE MODIFICATION: 14 x 15 AREA INSIDE EXPANDED GARAGE
IF STUDIO EXPANDS CAPACITY - MOVE TO COMMERCIAL SPACE

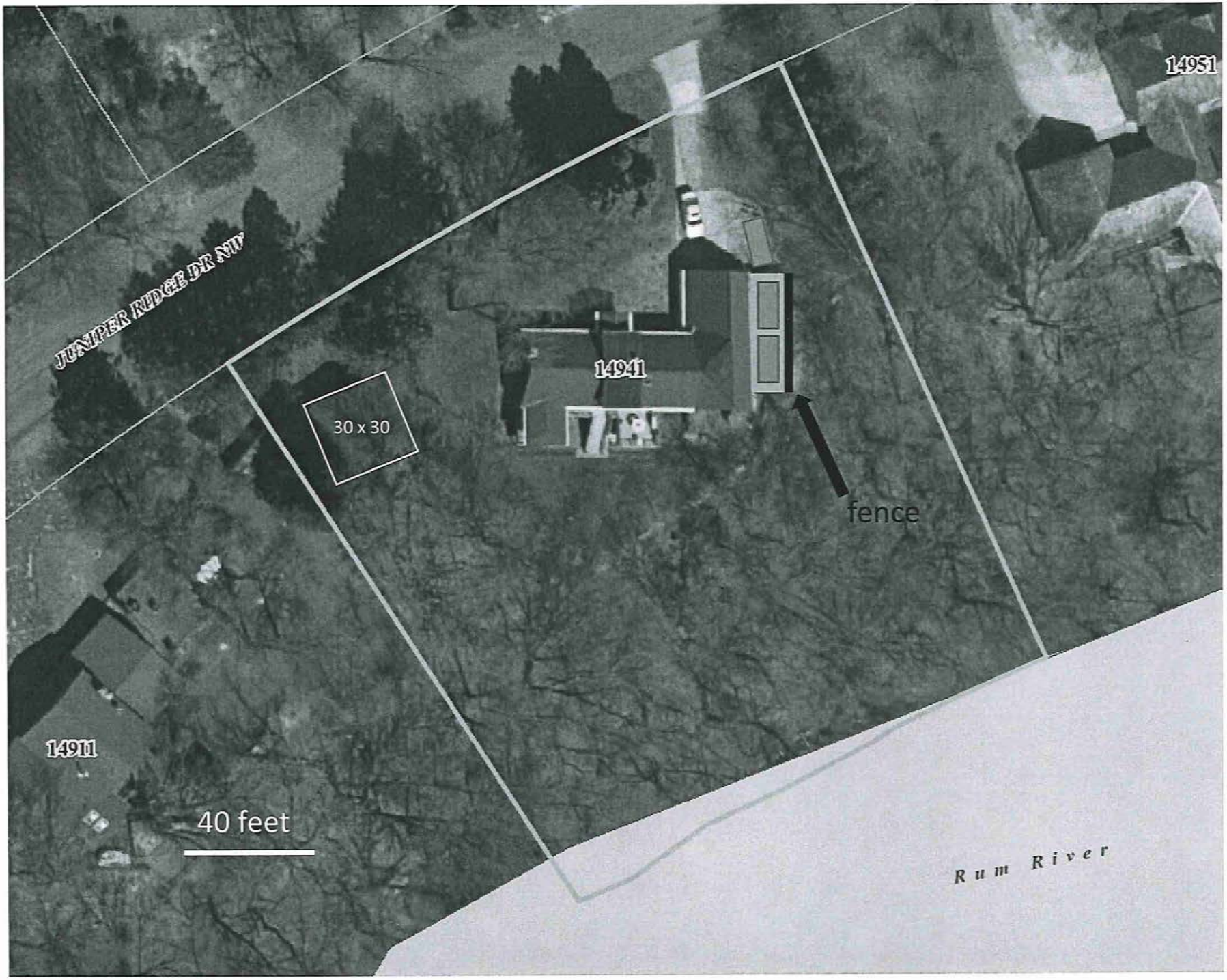
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature	Wendy S Gutknecht	Co-Applicant Signature	Michael Gutknecht
Printed Name	Wendy Gutknecht	Printed Name	Michael Gutknecht
Title	Owner	Title	owner
Date	4/22/19	Date	4/22/19

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	Wendy S Gutknecht	Property Owner Signature	Michael Gutknecht
Printed Name	Wendy Gutknecht	Printed Name	Michael Gutknecht
Title	owner	Title	owner
Date	4/22/19	Date	4/22/19

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.


14951
JUNIPER RIDGE DR NW
14941
30 x 30
fence
14911
40 feet
Rum River

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #19-126

A RESOLUTION APPROVING THE ISSUANCE OF A HOME OCCUPATION PERMIT TO OPERATE A YOGA STUDIO BUSINESS ON THE PROPERTY LOCATED AT 14941 JUNIPER RIDGE DRIVE NW AND DECLARING TERMS OF PERMIT

RECITALS

1. That on April 22, 2019, the City of Ramsey received an application from Wendy and Michael Gutknecht, (the "Applicant") requesting a home occupation permit to operate a yoga studio (the "Home Occupation") on the property generally known as 14941 Juniper Ridge Drive NW and legally described as follows:

   Lot 7, Block 4, Rum Acre Estates, Anoka County, Minnesota

   (the "Subject Property")

2. That Wendy and Michael Gutknecht own the Subject Property.

3. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 of the City Code on June 6, 2019, and that said public hearing was properly advertised.

4. That the Subject Property is zoned R-1 Residential (MUSA), and the surrounding parcels are zoned R-1 Residential (MUSA).

5. That the Subject Property is approximately 1.01 acres and is surrounded by lots of similar size and is adjacent to the Rum River.

6. That the Subject Property is guided for low density residential on the City's Future Land Use Map.

7. That the Applicant owns and occupies the dwelling unit on the Subject Property.

8. That the Subject Property includes a 1,600 square foot home, a 1,000 square foot attached garage, and a 900 square foot detached accessory building (detached garage).

9. That the Home Occupation is proposed to be entirely contained within the current attached accessory building located on the Subject Property.

10. That there will be approximately 400 square feet of garage space reserved for indoor residential parking and storage related to the residential use on the Subject Property, as established in City Code Section 117-351 (Home Occupations)

11. That there is no interior or exterior business signs or display related to the Home Occupation on the Subject Property.

12. That there may be more than eight (8) vehicle trips per hour per standard eight (8) hour business day, which is not in compliance with City Code Section 117-351 (Home Occupations).

13. That the Home Occupation does not employ other persons other than the Applicant themselves.

14. That there will be no activities related to loading or unloading equipment at the Subject Property.

15. That the Home Occupation does involve operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the Subject Property.

16. That the Home Occupation does not conduct retail sales on the Subject Property.

17. That the Applicant has proposed business hours from 5:30 a.m. to 7:00 p.m.

18. That the Applicant has proposed to conduct three (3) classes a day for a maximum of 21 classes per week. The Applicant has stated the classes shall have no more than eight (8) students (clients) per class.

19. That the Applicant has proposed to pave a 16'x40' parking pad for client parking adjacent to the attached accessory building (attached garage) and connecting to the existing driveway. The parking pad site is currently screened from neighboring view with a privacy fence.

20. That all structures shall comply with all applicable codes, including, but not limited to, building, fire and zoning.

21. That the City finds the Home Occupation operates beyond the parameters of general and administrative home occupation permit requirements (117-351) and therefore requires Planning Commission and City Council review and approval.

FINDINGS OF FACT

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

2. That the proposed use will be compatible with the residential neighborhood due to density and lot size of the surrounding lots.

3. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to public welfare.

4. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of neighboring properties.

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

6. That the proposed use will be served adequately by public facilities and services such as highways and streets.

7. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.

8. That the proposed use will not involve activities and uses that would be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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

This **Permit** is issued pursuant to Sections 117-51 and 117-351 of the Ramsey City Code. The conditions of this **Permit** are as follows:

1. That this resolution shall allow for Wendy Gutknecht's yoga studio to operate on the **Subject Property**.

2. That **Permittee** shall be required to reserve at least 400 square feet of garage space in the attached garage for the purposes of the primary residential use.

3. That the **Permittee** shall solely conduct classes from the 1,000 square foot attached garage.

4. That the **Permittee** shall pave the proposed 16 'x 40' parking pad for client parking adjacent to the attached garage and connecting to the existing driveway. The **Permittee** shall apply for and receive a zoning permit before paving said area.

5. That the hours of operation on the **Subject Property** shall be Monday through Saturday, 7:00 a.m. to 7:00 p.m.

6. That the **Permittee** must limit the number of students per class to four (4) and must limit the number of classes to two (2) per day to mitigate the number of vehicles, reducing the number of round trips to less than eight (8) during a normal business day as to comply into compliance with City Code Section 117-351 (Home Occupation).

7. That the **Permittee** shall reside in the dwelling unit of the **Subject Property**. The **Permittee** may employ up to one (1) employee not residing in the dwelling. The **Permittee** shall notify the City if they intend to employ another person.

8. That the **Permittee** may not lease portions of the accessory structure located on the **Subject Property** to any person(s).

9. That the **Permittee** agrees to comply with Chapter 117, Article II, Division 6, Subdivision 1 of City Code, titled "Signs."

10. That the **Permittee** agrees to comply with City Code 117-355 relating to the parking of vehicles. No vehicles shall be parked on the grass.

11. That the **Permittee** must obtain all applicable permits to ensure that the structures and driveway(s) are compliant with all applicable state and local codes.

12. That should the **Permittee** die or sell the **Subject Property**, the **Permit** shall be automatically terminated, except that in the case of death, should a surviving spouse or child, residing at the same address, desire to continue the home occupation, written notice to that effect shall be given to the

City Administrator and the City Council may authorize continuation of the **Permit** without further hearing.

13. That the **Permittee** shall reside on the **Subject Property**; if the **Permittee** does not reside on the **Subject Property**, the **Permit** shall be terminated.

14. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.

15. The **Permittee** shall be responsible for maintaining any applicable State or County licenses.

16. The **Permittee** shall be responsible for all costs incurred in the administration and enforcement of this Permit.

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

18. That the **Permit** shall be contingent upon final approval by the Building Official, City Engineer, and Fire Marshal.

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 _____, 2019.

PROPERTY OWNER:

Wendy Gutknecht and Michael Gutknecht, owner(s) of fee title to the Subject Property, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____ _____

Wendy Gutknecht Michael Gutknecht

On this _____ day of _____, _____, before me a Notary Public, personally appeared Wendy Gutknecht, owner of fee title to the Subject Property, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____

Notary Public

PERMITTEE:

Wendy Gutknecht, Permittee, hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and has agreed to comply with the terms of this Permit.

_____

Wendy Gutknecht

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared Wendy Gutknecht, PERMITTEE to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

_____

Notary Public

CITY OF RAMSEY:

By: _____ By: _____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
300 U.S. Trust Building
730 Second Avenue South
Minneapolis, MN 55402

RECEIVED
JUN 05 2019
BY:

June 4, 2019

John and Joan Newbolt
14950 Juniper Ridge Dr NW
Ramsey, MN 55303
Phone: 763.427.0441

To whom it may concern;

Please consider the following questions and concerns we have about the request for having a yoga studio on our street.

Questions

Have they considered locating in a business district?
What is the number, times and frequency of classes?
What is the number of students per class?

Concerns

Having a yoga studio in our residential area...

- Raises potential for high traffic, possibly endangering children at play. We are a short, narrow, dead end street with limited space for street parking
- Increases noise from cars

John Newbolt

Joan Newbolt

Regular Planning Commission **6. 2.**

Meeting Date: 06/06/2019

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Conditional Use Permit to Operate a Preschool at 6013 167th Ave NW (Project No. 19-117); Case of Valerie Phillips

Purpose/Background:

The City has received an application from Valerie Phillips (the "Applicant") for a Conditional Use Permit to operate a preschool in a multi-tenant building located at 6013 167th Ave NW (the "Subject Property"). The proposed tenant space has been previously occupied by various child care operations, but the most recent tenant vacated the unit approximately fifteen (15) months ago.

Notification:

Staff attempted to notify all Property Owners within 350 feet of the Subject Property, as listed in the Anoka County records, via standard US Mail of the Public Hearing, and published a notice in the Anoka Union Herald as well.

Observations/Alternatives:

The Subject Property is located in the B-1 General Business District. The surrounding properties are zoned B-1 General Business or R-1 Residential (Rural Developing). Directly east of the Subject Property is the indoor shooting range, which the Applicant is fully aware of. Day Care Centers are a Conditional Use in the B-1 General Business District. City Code does not define Day Care Centers or Preschools; however, the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) categorizes prekindergarten education (preschool) as Child Day Care Services. In other words, Staff interprets preschools and daycares one in the same for purposes of our Zoning Code.

The Applicant is proposing to operate a Montessori Preschool, for children up to age six (prekindergarten age) in the eastern most unit of the multi-tenant building on the Subject Property. This unit has been utilized by multiple tenants over the years as a commercial child care center (most recently occupied by Little Me Child Care, which vacated the Subject Property approximately 15 months ago) and has access to a fenced-in outdoor play area. With the proposed preschool serving children up to age six (prekindergarten age), it seems reasonable to classify this as a Day Care Center, which again is a Conditional Use in the B-1 General Business District.

The Applicant has had a walk-through 'pre-inspection' with the Fire Marshal, Building Inspector, and Planning Staff. The purpose of the walk-through was for City Staff to understand what improvements or modifications were being proposed and to outline any other items/issues that would need to be addressed by the Applicant. Furthermore, it also provided an opportunity for the Applicant to understand what permits would be required prior to commencing with any interior work.

There does appear to be sufficient off-street parking on the Subject Property. City Code does not specifically identify parking standards for Day Care Centers or Preschools. Although, there is no history of concerns or issues related to available parking, which is relevant considering that this unit has previously been used as a day care center.

The Applicant is aware of the adjacent indoor shooting range.

Alternatives

Alternative 1: Motion to recommend approval of a Conditional Use Permit for the operation of a preschool on the Subject Property. The unit in question has historically been used as a Day Care Center. Since the preschool is limited to children up to age six (prekindergarten age), it is essentially a continuation of past uses. In fact, had this request come forward several months earlier, it likely would have been allowed under lawful, nonconforming use regulations. Assuming all required modifications and/or improvements are completed in accordance with applicable codes, Staff supports this alternative.

Alternative 2: Motion to recommend approval of a modified Conditional Use Permit for the operation of a preschool on the Subject Property. This alternative would be appropriate if the Planning Commissions identifies additional conditions and/or necessary modifications to the Conditional Use Permit.

Alternative 3: Motion to recommend denial of the requested Conditional Use Permit. Considering the past uses within this unit on the Subject Property, the proposed preschool seems reasonable. Assuming the Applicant makes any required improvements and/or modifications to ensure compliance with applicable codes, Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs related to this request.

Recommendation:

Staff recommends approval of the Conditional Use Permit to operate a preschool on the Subject Property.

Action:

Motion to recommend City Council approve Resolution #19-132 granting a Conditional Use Permit to operate a preschool on the Subject Property.

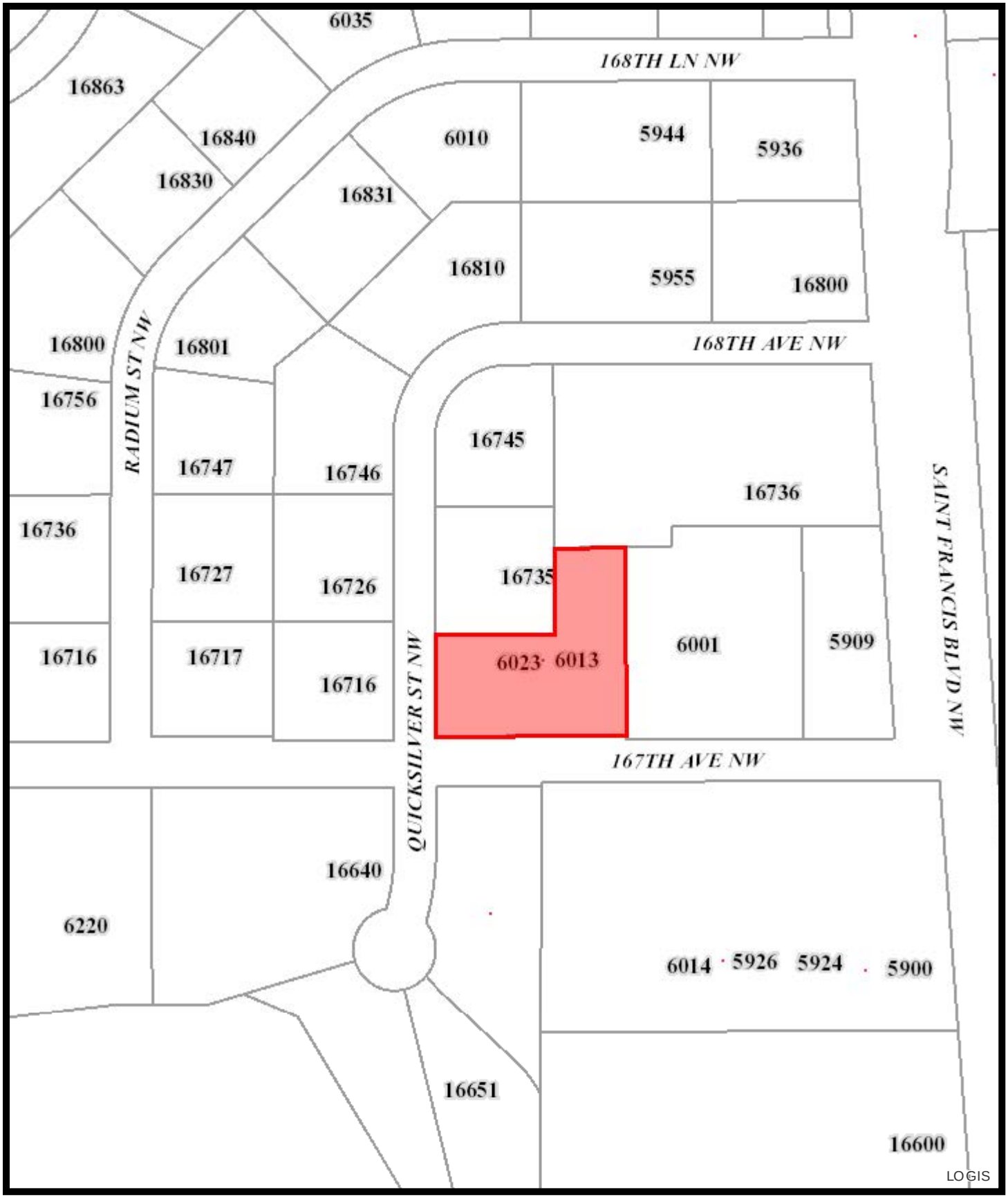
Attachments

Site Location Map
Aerial View of Subject Property
Proposed Floor Plan
Resolution #19-132: DRAFT Conditional Use Permit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/31/2019 11:01 AM
Chris Anderson (Originator)	Chris Anderson	05/31/2019 11:21 AM
Tim Gladhill	Tim Gladhill	05/31/2019 11:30 AM
Form Started By: Chris Anderson		Started On: 05/29/2019 10:45 AM
Final Approval Date: 05/31/2019		

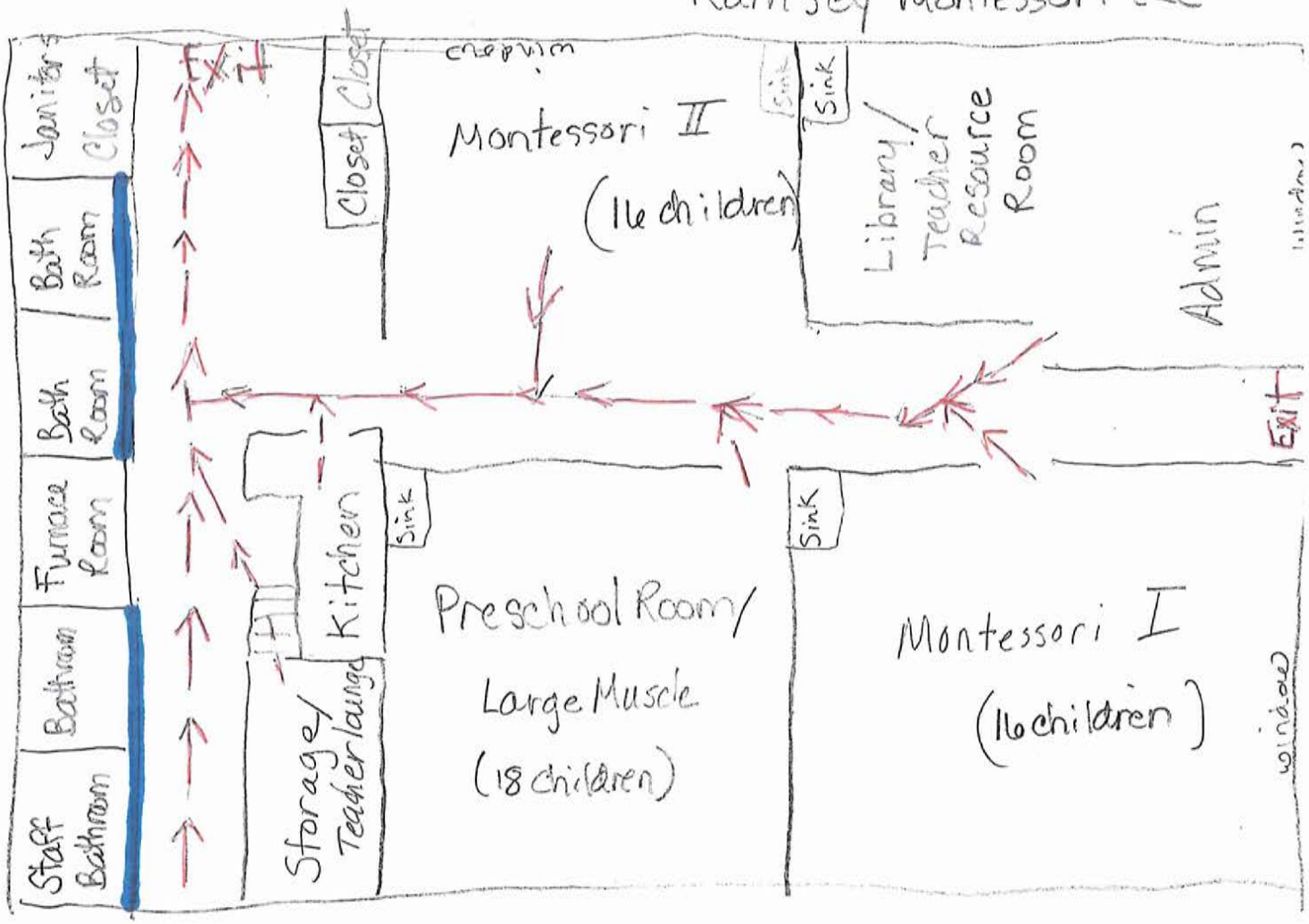
Site Location Map



Print Date: May 7, 2019


16746
16736
QUICKSILVER ST NW
16735
16726
6001
5909
SAINT FRANCIS BLVD NW
6023
6019
6013
16716
167TH AVE NW
16640

Ramsey Montessori LLC



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

RESOLUTION #19-132

RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A PRESCHOOL AT 6013 167TH AVENUE AND DECLARING TERMS OF SAME

RECITALS

1. Valerie Phillips (the "Permittee") has properly applied to the City of Ramsey (the "City") for a conditional use permit (the "Permit") on the property generally known as 6013 167th Avenue NW and legally described as follows:

   The south 70 feet of west 111.97 feet of Lot 2, Block 7 Klemish Addition, together with that part of Lot 3 said Block 7 lying west of a line drawn from a point on south line of said Lot 3 423.27 feet west of southeast corner thereof to a point on north line of said Lot 3 409.44 feet west of northeast corner thereof, except north 200 feet of west 187 feet of said Lot 3, Anoka County, Minnesota, subject to easement of record.

   (the "Subject Property").

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on June 6, 2019 and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Permittee is leasing the eastern most space in the multitenant building from Alexander Bauer, the owner of the Subject Property,

4. That the Subject Property is zoned B-1 Business District and is approximately 1.44 acres in size.

5. That the surrounding parcels are zoned B-1 Business District and R-1 Residential (Rural Developing).

6. That the Permittee is proposing to operate a preschool for children up to six (6) years of age (prekindergarten age) on the Subject Property.

7. That Day Care Centers are a Conditional Use in the B-1 Business District.

8. That City Code does not define Day Care Center or Preschool.

9. That the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) classifies establishments primarily engaged in the care of infants and children, or

in providing prekindergarten education, as Child Day Care Services, which also includes both child care centers and day care centers.

10. That the preschool would utilize a unit previously occupied by a Day Care Center.

11. That directly adjacent to the unit is a fenced in outdoor play area that will be utilized by the preschool.

12. That the Permittee completed a walk-through of the unit with the Fire Marshall and Building Inspector to outline what the proposed improvements would consist of as well as to understand what upgrades to the space would be required per applicable codes.

13. That the Permittee is responsible for complying with all local, county, state, and federal rules and regulations pertaining to the operation of the preschool.

14. That the Planning Commission met on June 6, 2019, conducted a public hearing and recommended City Council approval/denial of the request.

FINDINGS OF FACT

1. That the preschool operation will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the preschool operation will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

3. That the preschool operation will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

4. That the preschool operation will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

5. That the preschool operation will not be hazardous or disturbing to existing or future neighboring uses.

6. That the preschool operation will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and drainage structures.

7. That the preschool operation will not create excessive additional requirements at the public's cost for public facilities and services and it will not be detrimental to the economic welfare of the community.

8. That the preschool operation will not involve uses, activities, processes, materials and equipment and conditions of operation 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.

9. That the preschool operation will be consistent with the intent and purposes of Chapter 117 of the Ramsey City Code.

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 approval of a Conditional Use Permit (the "**Permit**") to the **Permittee** for the operation of a preschool on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. This **Permit** shall be perpetual in its duration so long as the terms imposed herein are complied with.

2. That this **Permit** authorizes the **Permittee** to operate a preschool on the **Subject Property**.

3. The **Permittee** shall provide the **City** with copies of all applicable government permits and permit renewals, along with all applicable licenses and license renewals, as they are granted.

4. The **Permittee** shall also copy the **City** on all notices of violations, fines or permit revocations received relating to these permits.

5. The **Permittee** shall adhere to all applicable local, county, state and federal regulations, including Minnesota State Building Code and Fire Code.

6. The **Permittee** is responsible for obtaining all applicable and necessary permits, including but not limited to, building, plumbing, mechanical, and fire, prior to commencement of any building improvements or modifications.

7. The **Permittee** agrees that all required improvements and/or modifications, as outlined by the Fire Marshall and Building Inspector, shall be completed and approved by City Staff prior to the occupancy and operation of the preschool.

8. That all costs incurred by the **City** in administering and enforcing this **Permit** shall be the responsibility of the **Permittee**.

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

10. That the failure of the **City** at any time to require a performance by the **Permittee** of any provisions herein shall in no way affect the right of the **City** thereafter to enforce the same.

Nor shall waiver by the **City** of any breach of any of the provisions hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

11. All applicable **City** ordinances not specifically covered herein shall become a part of this **Permit**.

12. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected and shall remain in full force and effect.

13. That this **Permit** shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **City** and the **Permittee**.

14. That if the **Permittee** or its successors or assigns violates any material term or condition imposed by this **Permit**, it may be revoked and terminated consistent with applicable law. Without limiting the foregoing, the violation of any statute, regulation, ordinance or **Permit** condition imposed by lawful governmental authority and governing operations on the **Subject Property** is grounds for revocation and termination of this **Permit**, consistent with applicable law. The change, alteration or amendment of any such statute, regulation, ordinance or **Permit** condition by any governmental authority other than the **City**, shall not excuse the **Permittee** from compliance with statutes, regulations, ordinances or **Permit** conditions in effect on the date of the original issuance of this **Permit** unless compliance is waived or excused by the **City**.

15. The **Permittee** agrees that this **Permit** shall be recorded in the office of the Anoka County Recorder.

16. That this **Permit** shall automatically expire if the use is not initiated by June 25, 2020, and issuance of the required Certificate of Occupancy shall constitute initiation.

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 25th day of June, 2019.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, 2019, before me, a Notary Public, personally appeared John LeTourneau and Kurtis G. Ulrich, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said John LeTourneau and Kurtis G. Ulrich acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

Regular Planning Commission **6. 3.**

Meeting Date: 06/06/2019

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Variance to Setbacks from the Ordinary High Watermark of the Rum River for the Construction of a Detached Accessory Building at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Emily and Andrew Gilbertson

Purpose/Background:

The City has received an application from Andrew and Emily Gilbertson (the "Applicant") for a variance to construct a detached accessory building within the required Ordinary High Watermark (OHW) setback from the Rum River at 15637 Juniper Ridge Drive NW (the "Subject Property"). The proposed accessory building (the "Building") would be twenty-eight feet (28') deep by twenty-four feet (24') wide.

Notification:

Staff attempted to notify all Property Owners within 350 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing, and published a notice in the Anoka Union Herald as well.

Observations/Alternatives:

The Subject Property is 1.35 acres in size and is located within the R-1 Residential (MUSA) zoning district. The surrounding properties are also zoned R-1 Residential (MUSA) and range in size from about 0.75 acres to about 3.5 acres. While within the Metropolitan Urban Service Area (MUSA), which typically indicates that properties are served by municipal sewer and water, this neighborhood is still on private services (individual wells and septic systems).

The Subject Property is located within the Scenic River Protection Overlay District (the "Overlay District"), which has more stringent standards than the R-1 Residential (MUSA) zoning district. The intent of the Overlay District is to protect and preserve the natural, recreational, and scenic values of the river, including the views from the river. Within the Overlay District, buildings are to be setback from the OHW at least 150 feet, and from the bluff line, defined in City Code as a line that generally follows the river bank where the slope changes greater than 12% to less than 12%, at least thirty (30) feet.

The home on the Subject Property does not appear to meet the required setback from the OHW. However, the Subject Property is located within the plat of Reilly Estates, which was approved in 1976. The home on the Subject Property was constructed in 1978 and appeared to comply with all regulations in place at that time. The Overlay District was not adopted by the Ramsey City Council until 1981. Thus, the existing home is considered lawful, non-conforming.

The proposed Building would be located at the northern edge of the existing asphalt driveway. The northwest corner of the Building would be located approximately 100 feet from the OHW of the Rum River and twenty (20) feet from where the land starts to slope toward the river. The Applicant has noted that their septic system is on the east and north sides of the home, eliminating that area from consideration. Additionally, per City Code, while the Building can be located nearer the front property line than the home (since this is a riparian lot), it still must comply with the required front yard setback (30 feet), which is not possible due to the septic system location.

Based on the size of the Subject Property, the Applicant is eligible for up to 2,200 square feet of detached accessory buildings. The proposed building is 672 square feet and there is only one other detached accessory building on the

property, a small garden shed. The exterior finish of the Building is proposed to be pine vertical siding painted to match the walls and trim of the home. Aside from the proposed location, the Building complies with all other accessory building regulations.

Due to the angle of the Subject Property, which follows the river corridor, the slope of the bank (steeper in the northwest and more gradual to the northeast), and the existing tree cover, the proposed location appears to best meet the intent of the Overlay District in terms of maintaining scenic views from the river. It does not appear that the Building could be positioned elsewhere on the Subject Property such that it met the required setbacks without significant tree removal and/or increasing its visibility from the river. Furthermore, the proposed location would not require additional paving, which helps limit the amount of impervious surfacing on the Subject Property and thus limits the amount of 'new' runoff that would be generated.

The Environmental Policy Board (EPB) reviewed this request at their April 15, 2019 meeting. The EPB was generally supportive of the request but did recommend Staff conduct a site visit to determine if it may be beneficial to require a tree(s) to be planted both between the river and Building as well as between the property boundary and Building. Staff did complete a site visit and based on the existing overhead canopy and proximity to the side property line, there does not appear to be sufficient space in either of these locations for additional plantings.

Staff did send the information regarding this request to the MN DNR. No comments or response was received.

In order to grant a variance, the Planning Commission must consider the practical difficulty test and consider the following three-factor test:

- **Reasonableness**: Staff does feel that a detached garage is a reasonable use of the Subject Property, and is an allowed accessory use in the R-1 Residential (MUSA) District.
- **Uniqueness**: In order to grant a variance, the problem at hand cannot be caused by the landowner and generally the uniqueness relates to the physical characteristics of the property. The Subject Property was platted prior to the adoption of the overlay district standards and the home was also constructed prior to these regulations being adopted. Neither the Subject Property nor the home would be permitted under the current standards. Couple that with the topography and location of the septic system, and there are really no other options to lawfully site the Building.
- **Essential Character**: The Planning Commission must consider if the Building, if built, would be out of scale or place in the neighborhood. Staff does not believe it would alter the character of the neighborhood at all, as detached accessory buildings are very common throughout the community. Additionally, the Building is proposed in the least impactful location for views from the River and from neighboring lots.

Alternatives

Alternative 1: Motion to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a twenty-eight foot (28') by twenty-four foot (24') detached accessory building. The proposed location appears to best satisfy the intent of the overlay district standards by limiting the impact on the viewshed from the Rum River. Staff supports this request.

Alternative 2: Motion to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a twenty-eight foot (28') by twenty-four foot (24') detached accessory building, contingent upon the Applicant planting a tree or trees to offset the addition of impervious surfacing. While this was something that was encouraged by the EPB, their recommendation was only if there was sufficient space for a tree(s) near the building, which there doesn't appear to be. Staff is not opposed to this alternative, but wants to acknowledge that the addition of a tree(s) would likely need to be elsewhere on the Subject Property and would not necessarily provide additional screening of the Building.

Alternative 3: Motion to deny the requested variance. Due to the shape and size of the Subject Property, as well as the location of the home and septic system, which were both installed prior to the adoption of the overlay district standards, there does not appear to be any other viable option for siting a detached accessory building. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs incurred while processing this request.

Recommendation:

The EPB recommends approval of the requested variance.

Action:

Motion to adopt Resolution #19-123 granting a variance to setbacks from the OHW and bluff line of the Rum River for the construction of a detached accessory building on the Subject Property.

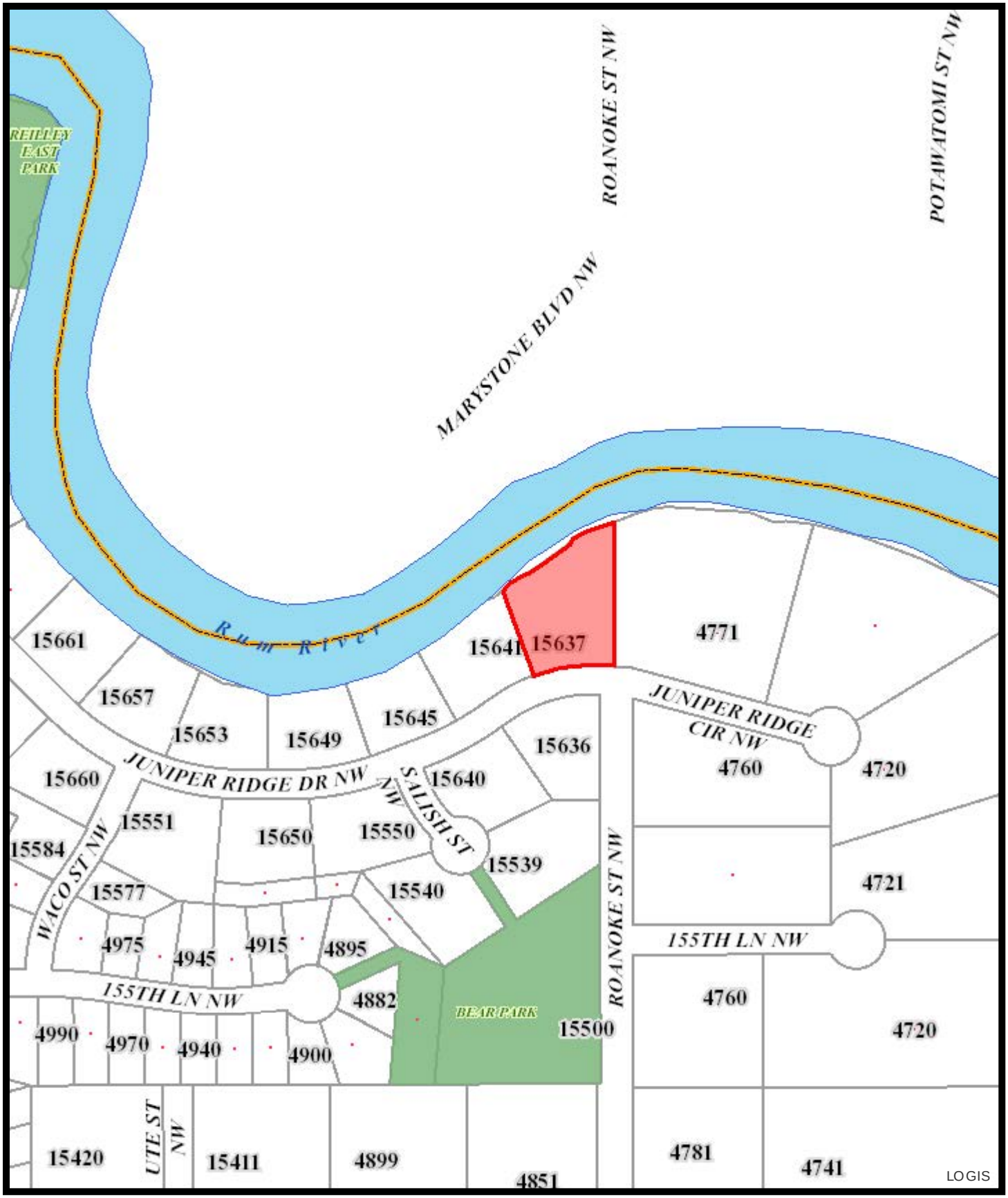
Attachments

Site Location Map
Aerial View with Garage and Contours
Aerial View from River Side
View of Proposed Site from River
Septic System Drawing
Building Elevations and Floor Plan
Views from Rear Wall of Proposed Building and from Driveway
EPB Meeting Minutes Dated April 15, 2019
Resolution #19-123

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/31/2019 10:27 AM
Form Started By: Chris Anderson		Started On: 05/20/2019 04:21 PM
Final Approval Date: 05/31/2019		

Site Location Map

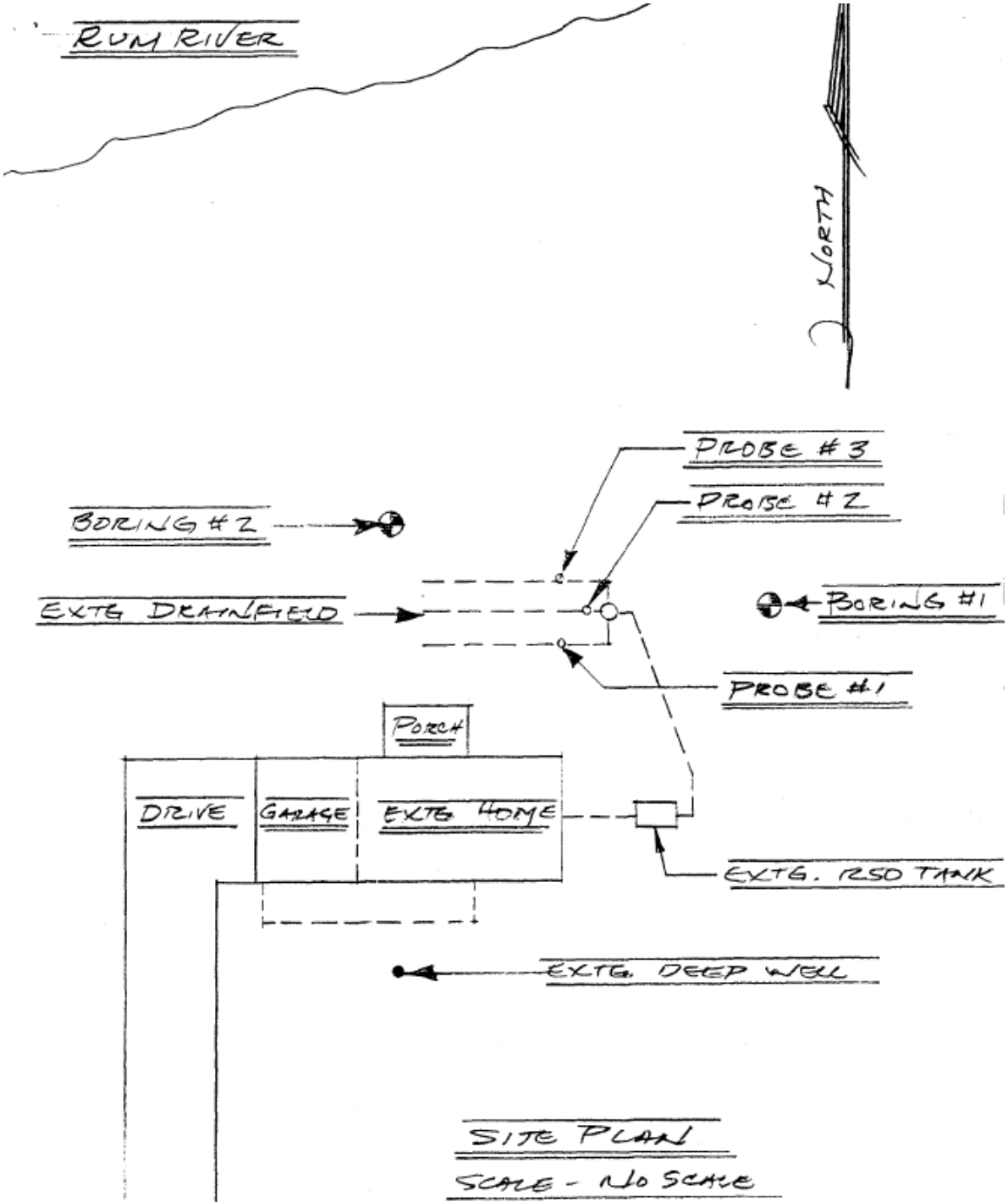


Print Date: April 11, 2019


15641
15637
JUNIPER RIDGE DR NW
JUNIPER RIDGE CIR NW
20m


880
870
860
850
850 ft
850 ft
850 ft
2019 Pictometry


Andrew Dotseth
Street View - Apr 2017
View from middle of Rum River
Vegetation forms natural sight barrier when leafed
Google
Image capture: Apr 2017
Images may be subject to copyright.
United States
Terms
Report a problem



SITE PLAN

SCALE - NO SCALE

MENARDS

COON RAPIDS, 3045 MAIN STREET, COON RAPIDS, MN, 763-421-8040

Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B

(1) - JELD-WEN® 36"W x 60"H Best Series Vinyl Double ...
(1) - Mastercraft® Primed Steel 6-Panel Prehung Exterior...
(1) - Ideal Door® 5-Star 16' x 8' White Premium Insulated...



SIDEWALL D

(2) - JELD-WEN® 30"W x 40"H Best Series Vinyl Double .



SIDEWALL C



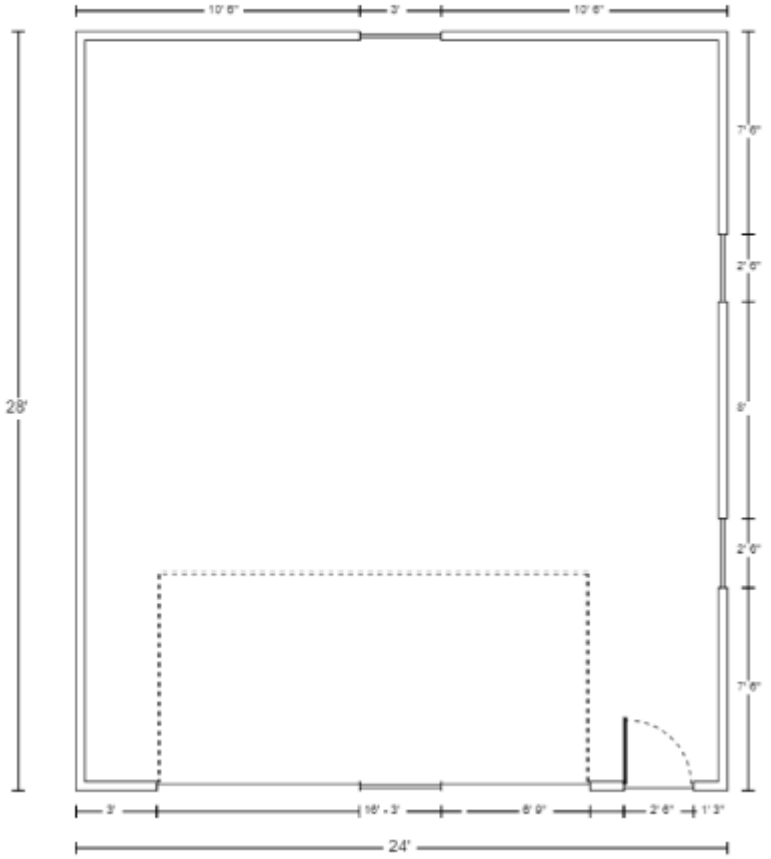
ENDWALL A

(1) - JELD-WEN® 36"W x 24"H Best Series Vinyl Sliding .

Garage Floor Plan

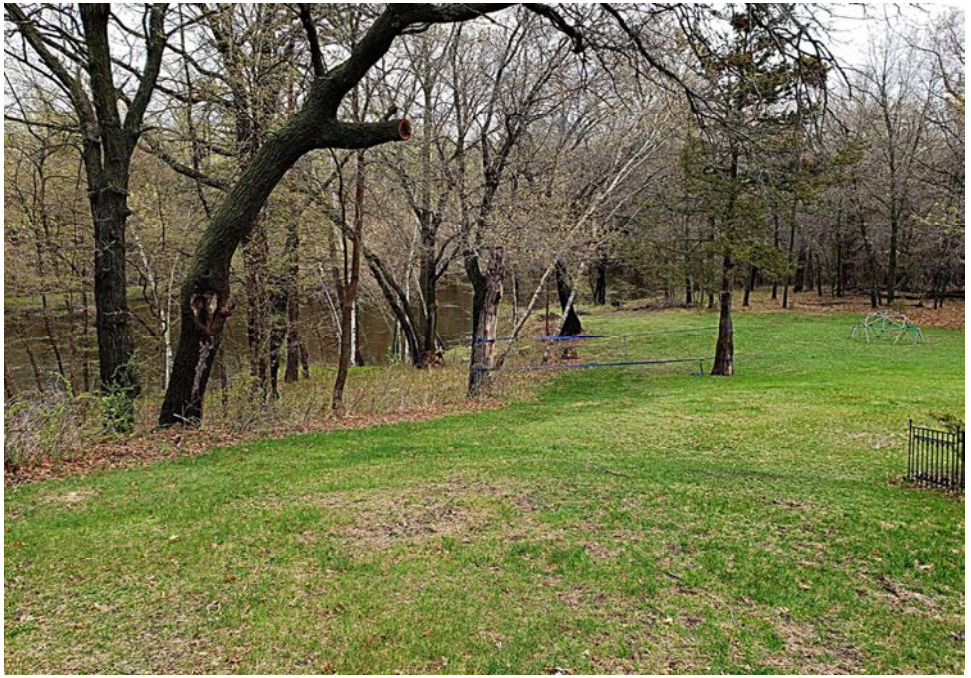
**Illustration may not depict all selections.

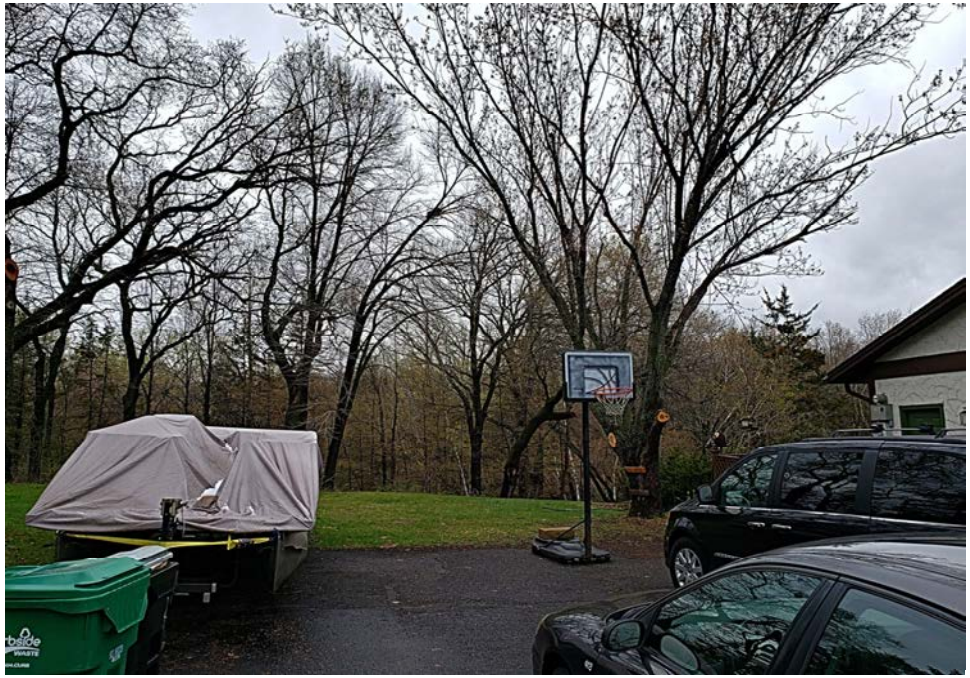
Endwall A



Endwall B









5.02: Consider Request for a Variance to Building Setbacks to the Ordinary High Watermark at 15637 Juniper Ridge Drive (Project No. 19-114); Case of Andy Gilbertson

City Planner Anderson presented the staff report. He stated that the City has received an application from Andy Gilbertson for a variance to building setbacks to the ordinary high watermark (OHW) on the property located at 15637 Juniper Ridge Drive. The applicant is proposing to construct a 24 foot by 28-foot detached accessory building within the required setback from the OHW of the Rum River.

Board Member Fetterley commented that the pictures helped to justify the request. She stated that this seems to be the logical placement for the building with minimal disruption to the landscaping. She suggested requesting a tree to be replanted in place of the tree that would be removed.

Board Member Moore stated that she would recommend a few more trees on the bluff area to ensure that area is shielded.

Chairperson Valentine stated that he agrees with the comments from Board Members Fetterley and Moore. He asked for the input of staff on the additional tree cover that would be recommended.

City Planner Anderson stated that he does not have a specific recommendation on a number of trees and would support working with the applicant with the goal of planting a few additional native trees. He explained that this proposed location attempts to consider the available screening of the building, noting that this proposed location would be the most screened area on the lot.

Chairperson Valentine asked if there are thoughts or expectations on input that will be provided from the DNR.

City Planner Anderson stated that he did not think any absolute concerns would be identified by the DNR related to this request. He stated that perhaps a comment would be made to offset the building with additional plantings, which is already recommended by staff. He noted that the City has not yet received input from the DNR but is basing his comments on past experience from the DNR with similar requests.

Councilmember Shryock asked if there should be a consideration of requesting an evergreen planting between the new building and the neighboring property.

Board Member Moore stated that she would be concerned with adding additional plantings in the bluff area, because of the existing tree locations. She stated that perhaps the applicant could work with a Master Gardener from Anoka County to determine if additional plantings would be appropriate or harmful to the river. She stated that she does support the request for an additional evergreen planting between the building and neighboring property.

Chairperson Valentine stated that perhaps there should be a more professional input regarding the request for additional plantings.

City Planner Anderson stated that personally he does not see a concern with space between the building and the existing tree line, however, the recommendation could be to fill in more of the gap along the shoreline to provide additional screening of structures in general. He believed that in-house there are resources and capabilities to visit the site and determine if there is sufficient space for trees to survive. He stated that if there is not sufficient space for a tree to survive, he would then not support adding trees in that location.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend the Planning Commission approve the requested variance contingent upon the applicant planting additional native trees between the accessory building and the river if there is space as determined by a site visit by Staff.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Fetterley, Hiatt, Bernard, and Moore. Voting No: None. Absent: Board Member Covart and Madison.

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

RESOLUTION #19-123

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO SETBACKS FROM THE ORDINARY HIGH WATERMARK OF THE RUM RIVER ON THE PROPERTY GENERALLY KNOWN AS 15637 JUNIPER RIDGE DRIVE NW AND DECLARING TERMS OF SAME

RECITALS

1. Emily and Andrew Gilbertson, hereinafter referred to as the "Permittee", have properly applied for a Variance to construct a detached accessory building (the "Building") within the required setback from the Ordinary High Watermark (OHW) of the Rum River at the property generally known as 15637 Juniper Ridge Drive NW and legally described as follows:

   Lot 11, Block 1, Reilley Estates, Anoka County, Minnesota

   ("Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on June 6, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is zoned R-1 Residential (MUSA) and is approximately 1.35 acres in size.

4. That the surrounding parcels to the east, west and south are zoned R-1 Residential (MUSA), and north of the Subject Property is the Rum River.

5. That the surrounding parcels range in size from about 0.77 acres to 3.49 acres.

6. That the Permittee is proposing to construct a detached accessory building (the "Building") that is twenty-four feet wide by twenty-eight feet deep (24' x 28') and would consist of pine siding and trim, both painted to match the home.

7. That the Permittee is proposing to construct the Building at the north end of the existing, asphalt driveway.

8. That detached accessory buildings are a permitted accessory use in the R-1 Residential (MUSA) zoning district.

9. That the Subject Property is located within the Scenic River Protection Overlay District (the "Overlay District), which requires structures to be setback from the OHW at least 150 feet and from the bluff line at least thirty (30) feet.

10. That the Subject Property was created as part of the Reilley Estates Plat, which was approved in 1976.

11. That the home on the Subject Property was constructed in 1978.

12. That the Overlay District standards were not adopted by the City until 1981.

13. That the location of the home on the Subject Property is considered lawful, nonconforming as it was already constructed at the time the Overlay District standards were adopted by the City.

14. That while the Subject Property is within the Metropolitan Urban Service Area (MUSA), it, as well as all the surrounding homes, are still on private wells and septic systems.

15. That the septic system (tank and drain field) are located east and north of the home, eliminating those locations from consideration for siting the Building.

16. That the proposed location of the Building would be approximately 100 feet from the OHW and about twenty (20) from where the land starts to slope down toward the river.

17. That the proposed location of the Building is generally the most well screened location from view from the river and requires the least amount of additional impervious surfacing too (no need to extend the driveway).

18. That on April 10, 2019, the City sent information regarding this request to the Minnesota Department of Natural Resources to ensure adequate time for any comments or feedback.

19. That the Environmental Policy Board (EPB) reviewed this request at their April 15 meeting and recommended approval of the Variance contingent upon a site visit by City Staff to determine if there was space for additional trees to be planted.

FINDINGS OF FACT

1. That the location of the Building will not impair an adequate supply of light and air to adjacent property.

2. That the location of the Building will not unreasonably increase the congestion on the public street.

3. That the location of the Building will not have the effect of allowing any use prohibited in the R-1 Residential (MUSA) District.

4. That the location of the Building will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 117 of the Ramsey City Code or permit standards which are lower than those required by state law.

5. That the location of the Building will not increase the danger of fire or endanger the public safety.

6. That the location of the Building will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.

7. That the location of the Building will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the location of the Building will not violate the intent and purpose of the Comprehensive Plan.

9. That the location of the Building will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to construct a detached accessory building (the "**Building**") within the required setbacks from the OHW and bluff line of the Rum River on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That there shall be no other improvements constructed on the **Subject Property**, unless in full accordance with City Code.

2. That the **Permittee** shall construct the **Building** in accordance with all other provisions of City Code Sections 117-111 (R-1 Residential), 117-349 (Accessory Uses and Buildings), and Chapter 117, Article II, Division 4, Subdivision V (Scenic River Protection Overlay District).

3. That the **Permittee** shall not operate a home based business from the **Building** unless in full compliance with City Code Section 117-351 (Home Occupations).

4. That the **Permittee** agrees to construct the **Building** as shown in **Exhibit 1**.

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

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

7. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building,** including a Building Permit.

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

9. That this **Variance** shall automatically expire if the use is not initiated by June 6, 2020, and issuance of the Building Permit for the **Building** shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 6th day of June, 2019.

CITY OF RAMSEY

By:_____ By:_____
Planning Commission Chair City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

Notary Public

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

Exhibit 1
Site Plan



Regular Planning Commission **6. 4.**

Meeting Date: 06/06/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Review Multiple Items Related to River Walk Village Preliminary Plat; Case of Village Bank (Project #18-163)

Purpose/Background:

Summary

The purpose of this case is to review the Preliminary Plat Application submitted by Village Bank (the "Applicant") for River Walk Village, at the property generally known as 6080 Highway 10 NW (the "Subject Property") for a 14 lot residential subdivision. The Applicant has proposed 50-foot wide, R-2 Detached Villa lots.

The actions being considered tonight are:

- Variances (Public Hearing, Planning Commission makes decision)
- Rezoning (Public Hearing, Planning Commission makes recommendation)
- Comprehensive Plan Amendment (Public Hearing, Planning Commission makes recommendation)
- Approval of Preliminary Plat (Public Hearing, Planning Commission makes recommendation)
- Ordinance Vacating Road Right-of-Way (Update only)

Previous Proposal(s)

The City saw a similar proposal in the past, which was halted due to the cost of removing buried construction debris onsite. The Applicant is proposing to remove all the debris with the construction of this project. A debris removal plan will be required as part of the approval process. It is assumed that there are no hazardous materials. However, there is approximately an acre of disturbance as deep as 14 feet. The site was utilized as an unpermitted landfill for construction materials sometime in the past (predating current ownership). This material must be mitigated as part of the project. The Planning Commission saw the sketch plan for this project at the March 7, 2019 meeting and were generally supportive of the project with the removal of two lots (resulting in 12 total lots). The City Council also discussed at their March meeting and they were supportive of moving the project forward with 14 lots with density transitioning in place. Please note that the concept plan was revised after the initial Planning Commission Review in order to provide better density transitioning against existing lots.

Notification:

Notifications of this proposal and this Public Hearing were sent via Standard US Mail to Property Owners within 700 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was published in the Anoka Union Herald, the City's official newspaper. Property Owners within 700 feet of the Subject Property, as listed in the Anoka County Property Records, were also notified of the workshop held on April 25, 2019 for the proposed project.

Notifications for future steps are not required. This Public Hearing is the primary means for the public to provide comment on this proposal.

Observations/Alternatives:

Roads/Access
The Applicant is not proposing access onto Highway 10, though the City Police and Fire Departments had requested an emergency access from the north, potentially in the form of a trail with breakaway barriers. The MnDOT has since provided feedback on the proposed emergency access and it will need to be removed from the plan set. The cul-de-sac does meet size requirements but is longer than allowed by City Code and will require a variance (discussed later). The MnDOT review letter is attached.

- *Preliminary plat will need to be updated to remove this access based on MnDOT comment. No action required.*

Mississippi River Impacts
The southwestern part of the Subject Property is in the Mississippi River Corridor Critical Area (MRCCA). This program is intended to protect the critical land along the Mississippi River, and has development standards for environmental impacts. The current proposal is showing a stormwater pond and clear-cutting of the trees in this area. Staff recommends working with the Applicant to rearrange the site to ensure this area remains as untouched as possible and conforms to the DNR regulations. Staff sent the proposal to the DNR and has been working with the DNR to ensure the project meets all required regulations but has not received formal comment. The Environmental Policy Board (EPB) reviewed this aspect of the project and recommended full compliance with the MRCCA standards related to vegetation management.

- *Planning Commission action: Direct staff to ensure that preliminary plat submission is updated to meet MRCCA requirements, or direct staff to process a variance to MRCCA clear cutting standards. Staff supports the project meeting the MRCCA clear cutting requirements.*

Landscaping
The site requires density transitioning for the adjacent properties to the west, which are located in the R-1 Residential District (MUSA). The EPB reviewed this aspect of the project as well and recommended full compliance with the density transitioning standards as well as enhanced landscaping along the northern boundary to buffer the proposed lots from existing industrial uses. The Applicant has included enhanced landscaping along the northern border along with a six (6) foot tall privacy fence. Discussions have occurred with the Applicant about the density transitioning requirements and the plans are being updated to address this standard.

- *Planning Commission action: Direct staff to ensure the plan sheets are updated to include required landscaping in density transitioning area.*

Variances
Cul-de-Sac Length
The Applicant is proposing to extend Rivlyn Avenue, which would terminate at a public cul-de-sac. The total cul-de-sac length would be approximately 995 feet. The Planning Commission would need to grant a variance to total cul-de-sac length in order for the project to move forward. The road would be a public road, and sidewalks will be required on at least one side of the road (which is not currently shown on the plan set). The cul-de-sac would meet minimums for cul-de-sac width.

- *Planning Commission Action: Approve/Deny Variance. Staff recommends approval of the variance.*
  - Is the request reasonable? Yes, extending a public road so a site has access is reasonable.
  - Is this a unique situation uncaused by the landowner? Yes, the site is oddly shaped and Staff would like to reduce accesses off Highway 10.
  - Would the variance alter the character of the locality? No, while it would extend the existing cul-de-sac, the cul-de-sac would meet the City's minimum standards and it wouldn't impact any existing residents.

Bluffline Setback (Shoreland Rules)
The DNR Shoreland Rules require a fifty (50) foot setback from the ordinary high water line (OHWL) of the Mississippi River off the oxbow, and a 100 foot setback from the ordinary high water line of the Mississippi River off the main channel. It appears that the homes meet the 50 foot setback from the OHWL, though one lot does not meet the required 30 foot setback from the bluffline.

Planning Commission Action: Approve/Deny Variance. Staff recommends approval of the variance.

- Is the request reasonable? Yes, a detached villa lot is a reasonable use of the property.
- Is this a unique situation uncaused by the landowner? The property does have unique topography and is

unique because the area in question abuts the oxbow of the Mississippi River instead of the main channel. There are numerous properties along the Mississippi River that are subject to similar regulations, many of which are lawful nonconforming as they were built prior to the adoption of the MRRCA overlay district.
- Would the variance alter the character of the locality? It could. While the site is oddly shaped, all properties along the Mississippi River are subject to certain standards to protect the quality of the Mississippi River. Staff supports the variance for this unique situation with the understanding that future homeowners would likely not be granted a variance to expand their properties toward the Mississippi River, or put a shed in those areas. Staff would like an exhibit of the bluffline to put in the subject property files so future residents can easily find this information.

Please note that Lot 7 would require a variance as drawn on the plan set attached to this case and sent to neighboring property owners; the Applicant and their team are confident they can redraw the lot boundaries to meet the City Code requirements so it is not included in this case.

Rezoning/Future Land Use

The Subject Property is located in the E-1 Employment District, with a small portion in the R-1 Residential (MUSA) District (Single Family Detached Homes). The site is currently two separate parcels and includes right-of-way for Rivlyn Ave. The Applicant is proposing to rezone the entire property to R-2 Residential District (Detached Villas) and is proposing 50 foot wide lots with detached single family villas. The 2030 Comprehensive Plan guided the entire site as business park. As Staff works on finishing the 2040 Comprehensive Plan Update and Future Land Use Map, Staff is supportive of re-guiding this property as medium density residential. A public hearing is required for this change, as previous drafts of the 2040 Plan did not show this area guided as such.

- *Planning Commission action: Recommend the City Council approve/deny the rezoning and guide the site for medium density residential in the 2040 comprehensive plan. Staff recommends approval of the rezoning and comprehensive plan amendment.*

Preliminary Plat

The Subject Property is located in the E-1 Employment District, with a small portion in the R-1 Residential (MUSA) District (Single Family Detached Homes). The site is currently two separate parcels and includes right-of-way for Rivlyn Ave. The Applicant is proposing to rezone the entire property to R-2 Residential District (Detached Villas) and is proposing 50 foot wide lots with detached single family homes. This is typically the last time that the Planning Commission will see a residential subdivision, so this is the best opportunity to weigh in on the project and request any edits or additional information. After preliminary plat is approved, the project does have more authority.

Alternatives

- Alternative 1: Adopt the attached variance resolution and recommend the City Council approve the attached resolutions for preliminary plat/comprehensive plan update and related Ordinances. Staff supports this alternative.
- Alternative 2: Modify attached variance resolution and recommend the City Council approve the attached resolution for preliminary plat/comprehensive plan update and related Ordinances. Staff could support this alternative if the Planning Commission felt it appropriate to deny variance requests for bluffline setbacks.
- Alternative 3: Deny all variance requests and recommend denial of the preliminary plat and associated requests. Staff does not support this alternative. If there are additional items the Planning Commission would like to see, or edits made, Staff will work with the Applicant to get those items and Staff would recommend tabling the item (Alternative 4).
- Alternative 4: Table until the next meeting to get specific answers or items addressed on the plan sheets. Staff could be supportive of this if the Planning Commission felt they required more information before making a recommendation.

Funding Source:

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

The Developer has applied for a Brownfields Cleanup Grant through the Minnesota Department of Employment and Economic Development as well as a Livable Communities Action - Tax Base Revitalization Account (TBRA) Grant from the Metropolitan Council. These two grants coupled together require a local match of 12%, proposed to be paid by the Anoka County Housing and Redevelopment Authority (ACHRA). This aspect is for informational purposes only. The Planning Commission is not asked to provide a recommendation on this aspect.

Recommendation:

City Staff recommends the following:

1. Motion to Adopt Resolution #19-099 Approving Variances for Cul-de-Sac Length and Bluffline Setbacks
2. Motion to Recommend the City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment Contingent
3. Motion to Recommend the City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail

Action:

1. Motion to Approve Resolution #19-099 Approving Variances for Cul-de-Sac Length and Bluffline Setbacks
2. Motion to Recommend the City Council adopt Resolution #19-098 Approving the Preliminary Plat and Comprehensive Plan Amendment.
3. Motion to Recommend the City Council introduce Ordinance #19-10 Rezoning the Subject Property from R-1/E-1 to R-2 Detached Villas, Contingent Upon Successful Trail Relocation and Dedicated Outlot for the Trail

---

Attachments

Site Location Map
Proposed Architecture
R-2 Residential District Regulations
MnDOT Review Letter
Landscape Report 4.12.19
Planning Technical Review 5.20.19
Plan Comments
DRAFT Resolution #19-098 - Preliminary Plat and Comprehensive Plan Amendment
DRAFT Ordinance #19-10: Rezoning
Resolution 19-099 - Cul-de-Sac and Bluffline Variances

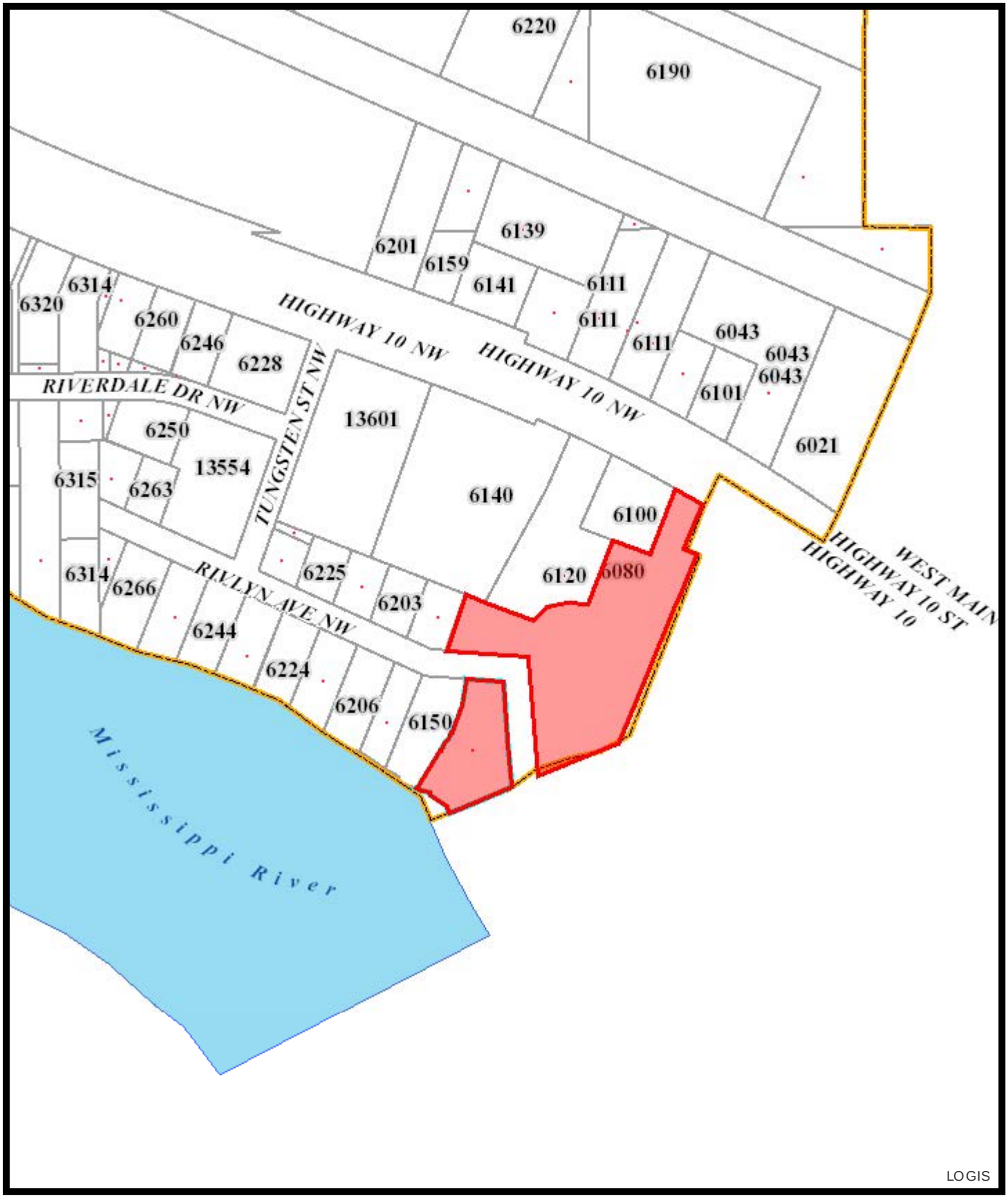
Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chloe McGuire Brigl	05/23/2019 02:46 PM
Chris Anderson	Chris Anderson	05/29/2019 10:38 AM
Tim Gladhill	Tim Gladhill	05/31/2019 09:23 AM

Form Started By: Chloe McGuire Brigl Started On: 04/18/2019 09:46 AM
Final Approval Date: 05/31/2019

35-32-25-31-0036

Site Location Map



Feet
0 80160 320 480 640

Print Date: February 14, 2019

Villas of Rush Creek Trail

VillasOfRushCreekTrail.com

MAINFLOOR LIVING VILLA LIFESTYLE 59 HOMESITES
ASSOCIATION MAINTAINED

BORDERS RUSH CREEK REGIONAL TRAIL & THREE RIVERS PARK DISTRICT







MAINTENANCE-FREE LIVING
AT ITS FINEST

Love Where You Live!

Join the Villas of Rush Creek Trail community where you can fully customize your beautiful new detached townhome. Mix and match to create your dream home from a variety of exterior designs and interior floor plans!

CONTACT US TODAY SO WE CAN MOVE YOU IN TOMORROW!

Team Zaudtke Our Experience is your Key

Edina Realty a Berkshire Hathaway affiliate

DEAN ZAUDTKE
612-840-4297

COLTON RAMSAY
763-257-2561

©2016 MEADOW CREEK BUILDERS | RAMSAY PROPERTIES | WWW.RAMSAYPROPERTIESLLC.COM
MN License #BC543535

Villas of Rush Creek Trail

VillasOfRushCreekTrail.com



The Ashton



The Birchmere



The Mapleton



The Wilshire

HOMES THAT FIT YOUR PERSONALITY

Start with one of these expansive floor plans to customize your new home in the Villas of Rush Creek Trail.

Spacious interior features include two bedrooms and two bathrooms with an optional office/den. The luxury kitchen includes a walk-in pantry, center island, granite countertops, custom stained knotty alder cabinetry and stainless steel appliances.

You'll have plenty of room for entertaining in the open living room with vaulted ceilings, four season porch and cozy fireplace.

Basement options include a crawl space, full basement, lookout or walkout.

CONTACT US TODAY SO WE CAN MOVE YOU IN TOMORROW!

Team Zaudtke
Our Experience is your Key

Edina Realty
a Berkshire Hathaway affiliate

DEAN ZAUDTKE
612-840-4297

COLTON RAMSAY
763-257-2561

©2016 MEADOW CREEK BUILDERS | RAMSAY PROPERTIES | WWW.RAMSAYPROPERTIESLLC.COM
MN License #BC543535



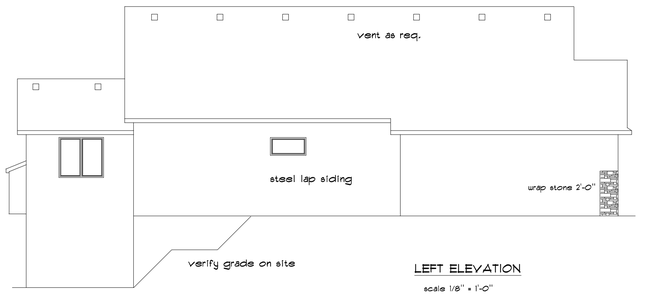
REAR ELEVATION

scale 1/8" = 1'-0"



RIGHT ELEVATION

scale 1/8" = 1'-0"



LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:
all roofs 8:12 pitch W/
1'-6" soffits
1'-0" O.H. gable ends
build out front gable vents 6"
W/corbels as shown
wrap OHD W/ 2x6
2x6 frieze board
steel lap siding as shown
stone as shown
board & batten front gables
above 2x6 band board

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade



FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

38' wide walk-out
base plan 1668 sq.ft.
C front

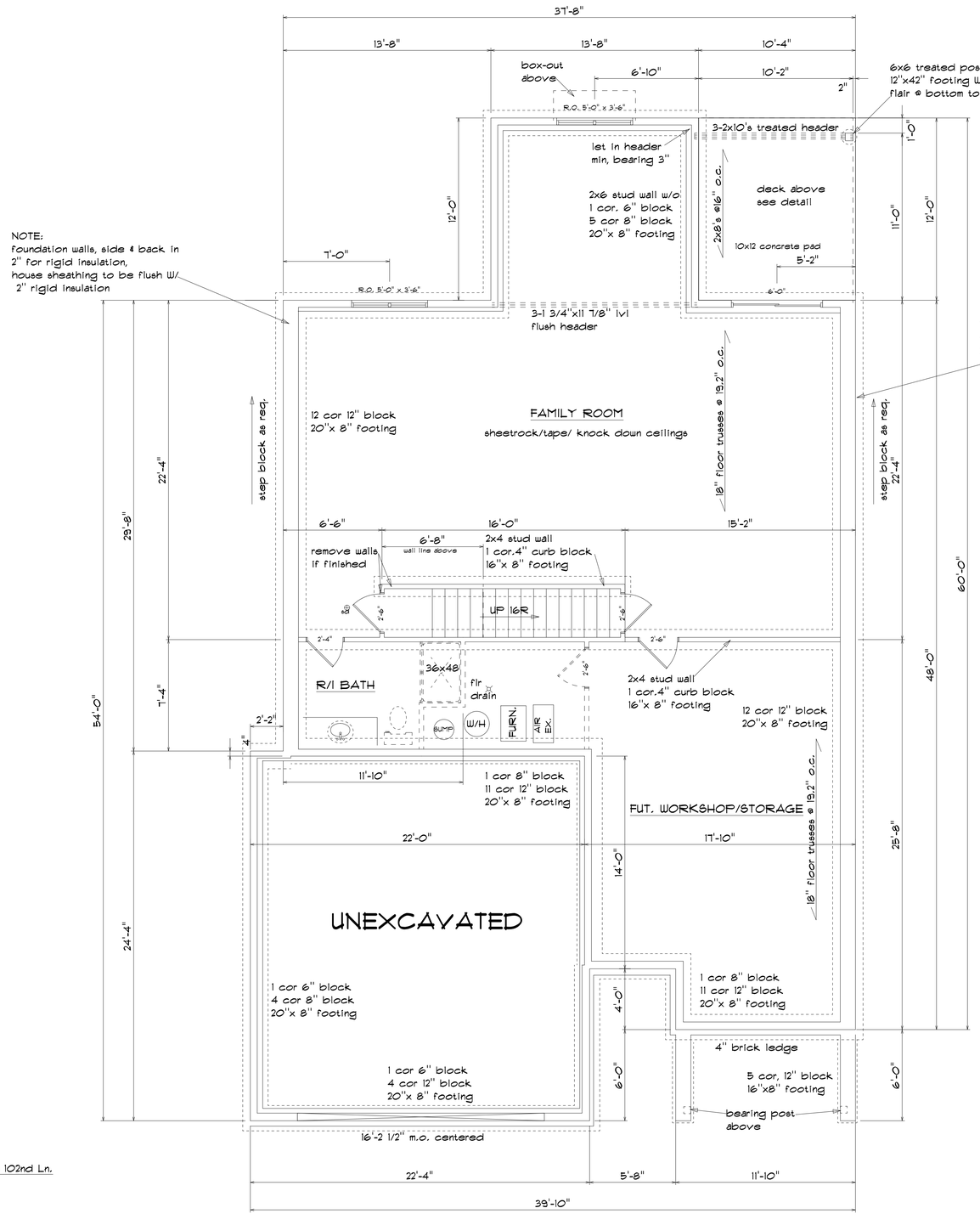
NOTE:
All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MEADOW CREEK BUILDERS

Villas of Rush Creek Trail

3739 102nd Ln.



NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

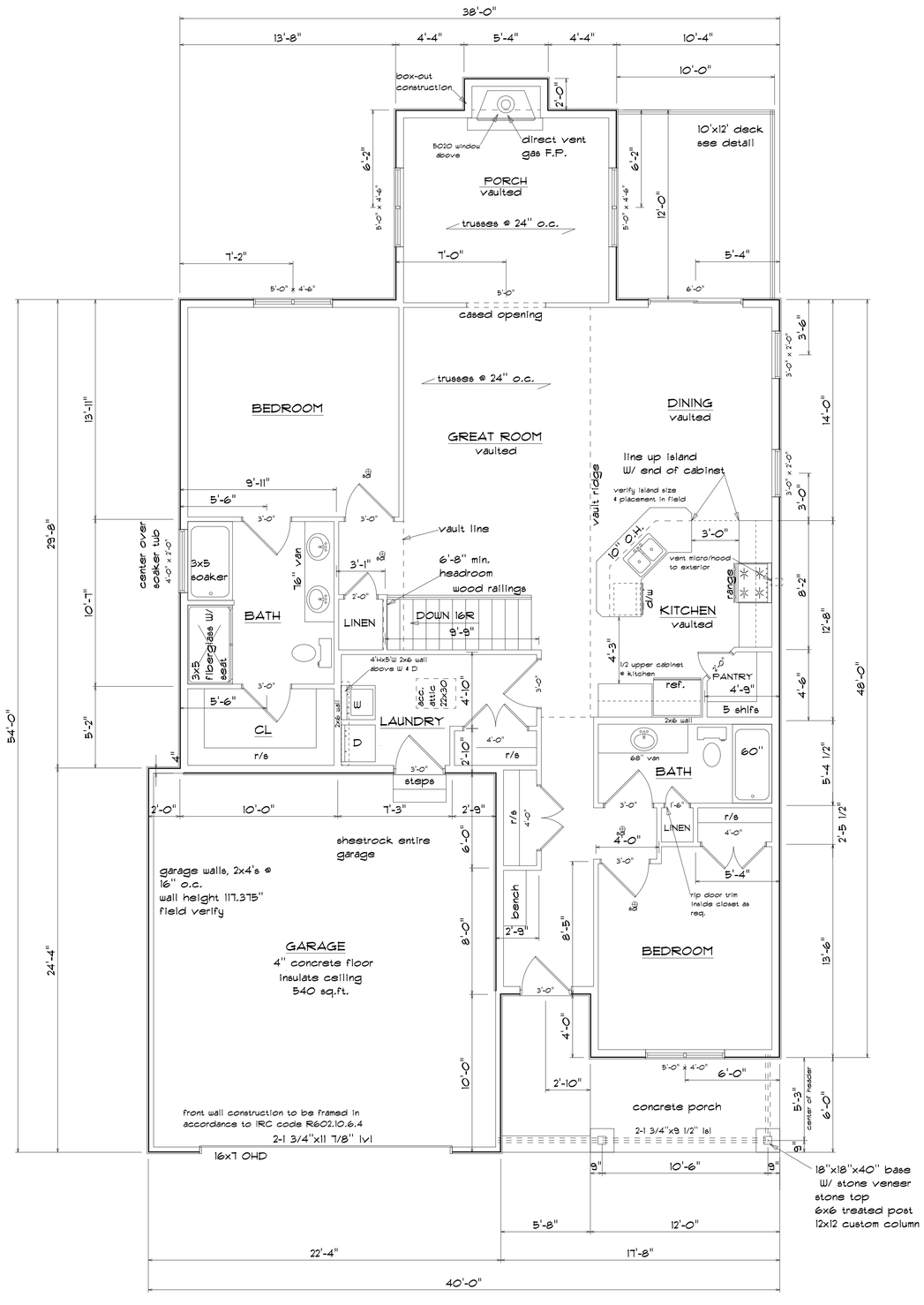
NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

3739 102nd Ln.

FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4

38' base plan
C front
walk-out basement



NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.

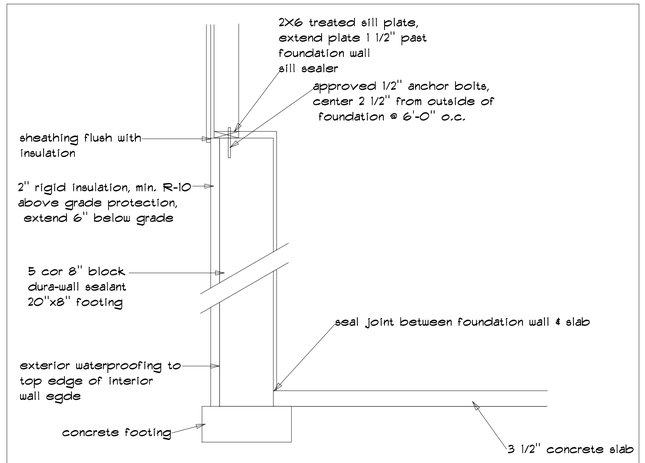
NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

3739 102nd Ln.

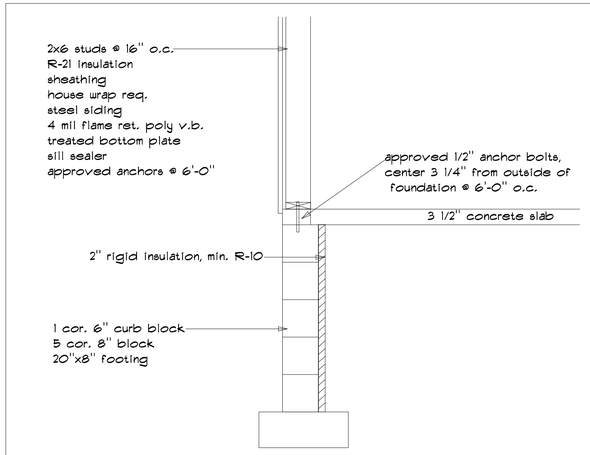
MAIN FLOOR PLAN

scale 1/4" = 1'-0" page 3 of 4
1608 sq.ft.

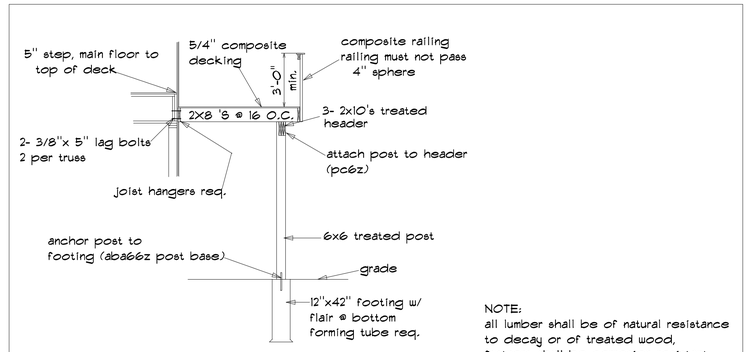
38' base plan
C front
walk-out basement



FOUNDATION INSULATION DETAIL knee wall



FOUNDATION INSULATION DETAIL walk-out



NOTE:
all lumber shall be of natural resistance
to decay or of treated wood,
fastners shall be corrosion resistant.

DECK DETAIL

NOTE:
provide solid bearing under
all beams, headers, girders
down to foundation.

NOTE:
min. 3" bearing @ ea. end
of all micro - lam beams,
and headers w/ spans of
7'-0" or greater.
(unless noted)

NOTE:
truss & joist mfg to verify
size & spacing of all trusses/
joist.

NOTE:
contractor to verify all notes,
conditions, and dimensions, and
be responsible for the same.

PASSIVE RADON SYSTEM:

3"min. abs or pvc gastight pipe
from subslab to min. 12" above roof
must be run thru conditioned space

pipe can be connected to sump system
or have T fittings (10'-0" ea. way)
in gravel under slab

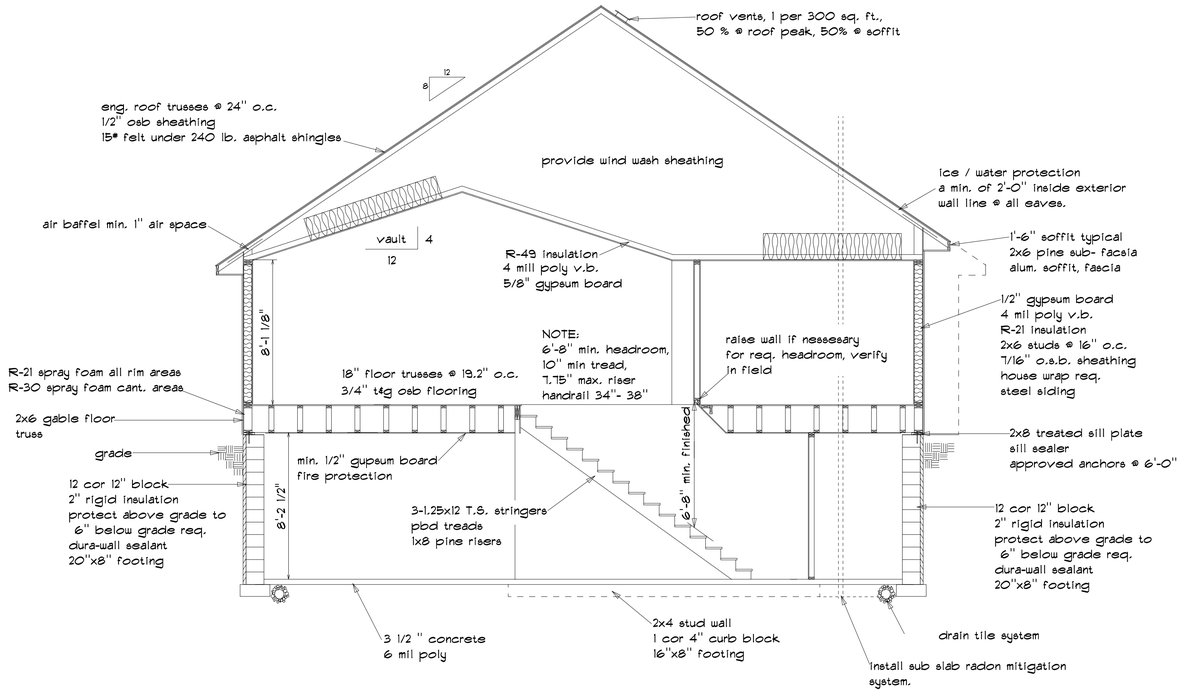
end of pipe must be min. 10' from any
window or other opening that is less
than 2' below end of pipe

sufficient space must be left
around pipe in a attic space to
add fan, space must be
min. 24" centered on axis of pipe W/
min. 3'-0" vertical space

a single pipe can be used if all
soil gases in dwelling can flow freely
between all levelsof foundation.
this includes interior footings & other
barrriers if airflow has been
established.

label the vent pipes at least once
per floor and in accessible attics
with "radon reduction system"

one electrical receptical is req.
in the attic near the vent pipe
for opt. fan.



SECTION

scale 1/4" = 1'-0" page 4 of 4

ENERGY NOTES :
•Continuous air barrier at all
plumbing and heating penetrations.

•Fire stops must be installed to block air
movement.

•Wind wash barrier required at the
exterior edge of attic insulation.

• Wind wash barrier required at
cantilevered floors and bay windows.

• Window and door frames and
utility penetrations must be sealed

• Electrical boxes and fan housing
must be sealed to prevent air leakage.

• The top of interior partition walls must
be sealed to prevent air leakage.

• Rim joist must be sealed to prevent air leakage.

• All exterior joints that may be sources
of air intrusion must be sealed.

• Between wall assemblies , rim joist
and foundations must be sealed to prevent
air leakage.

3739 102nd Ave.

Sec. 117-112. - R-2 Residential District.

(a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2002 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.

(b) *Permitted uses.*

(1) Multiple-dwelling structures which include duplexes, twinhomes, townhomes, and apartment buildings, containing no more than ten units.

(2) Detached townhomes, including villas or cottage homes.

(3) State licensed group homes in accordance with state statutes.

(4) Licensed home daycares in accordance with state statutes.

(5) Home occupations as permitted by section 117-351.

(6) Accessory uses as permitted by section 117-349.

(c) *Uses permitted by conditional use permit.*

(1) Religious Institutions.

(2) Keeping of wild animals in accordance with chapter 10, article IV.

(3) Increased accessory structure height/size.

(4) Oversizing of signs.

(5) Expansion or enlargement of lawful nonconforming uses.

(6) Micro-scale WECS.

(d) *R-2 bulk standards.*

Miscellaneous Standards	Duplex	Twinhome or Quad
Lot size	14,000 square feet per structure	7,000 square feet per dwelling unit
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	100 feet	50 feet

Front yard setback	30 feet	30 feet
Side yard setback	10 feet	10 feet
Side yard setback corner lot	30 feet	30 feet
Side yard interior wall setback	N/A	0
Rear yard setback	30 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, which ever is greater	30 feet or same as principal structure, which ever is greater
Rear	5 feet	5 feet
Side	6 feet	6 feet
Side corner	30 feet	30 feet
Maximum number of units per structure	2	2 (4 for quad)

Miscellaneous Standards	Attached and Detached Townhomes	Multifamily
Lot size	None	None
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	None	100 feet
Building setback from public street right-of-way	25 feet	25 feet
Building setback from private street measured from back of curb	25 feet	25 feet
Building setback from exterior development boundary line	30 feet	30 feet
	25 feet (detached)	
Minimum separation between	20 feet	20 feet

buildings, including any appurtenances thereto (i.e., patios, decks)	15 feet (detached)	
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Maximum lot coverage	35%	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet	35 feet

Accessory structure setback (measured from the development boundary line)	30 feet	30 feet
Maximum number of units per structure	81 (detached)	10
Open space required	40% general open space 10% of which must be identifiable community space	40% general open space 10% of which must be identifiable community space

(e) *General R-2 residential performance standards.*

(1) *Miscellaneous standards.*

Miscellaneous Standards	
Townhouse with garage	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet

	Efficiency unit - 400 square feet
Duplex dwelling	800 square feet per unit
Twinhome dwelling	912 square feet per unit
Multifamily dwellings	1 bedroom - 700 square feet 2 bedrooms - 800 square feet 3 bedrooms - 960 square feet Each additional bedroom - 125 square feet Efficiency unit - 400 square feet
No. of required off-street parking spaces	Duplex - 2 enclosed Twinhome - 2 enclosed Townhome - 2 off-street, 1 of which must be enclosed. Multifamily - 2½ off-street spaces per unit, 1 parking space must be enclosed, the remaining required parking spaces must be located within the development
Maximum building lot	35%
Maximum driveway width	20 feet
Side yard setback for driveways	5 feet

Required driveway surface	Bituminous or concrete

(2) *Parking.*

a. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.

b. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.

c. All required parking stalls shall be located on the premises of the principal building.

d. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.

e. Additional parking spaces may be required by the city.

(3) *Streets.*

a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.

b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:

1. Minimum private street width with no parking permitted: 24 feet.
2. Minimum private street width with parking permitted on one side of street: 28 feet.
3. Minimum private street width with parking permitted without restriction: 32 feet.
4. Maximum private street length without a turnaround provided: 200 feet.

5. Maximum private street length with a turning provision provided: 300 feet.
6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
7. Minimum access road width at street frontage: 24 feet.
8. Minimum parking aisle width: 24 feet.
9. Maximum driveway width at road frontage: 20 feet.
10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).
11. Minimum access drive angle to the street: 75 degrees.
12. Building setback from private street, measured from back of curb: 25 feet.
13. Minimum radius at intersections: 20 feet.

(4) *Fences.*

a. Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless they have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualifies under this provision.

b. Fencing material shall consist only of wood or chain link. No other types of materials will be permitted.

c. Fence framing must face inward on the fence owner's lot.

d. Fencing must be located 100 percent on the fence owner's lot.

(5)

Garbage receptacle storage. Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(6) *Lot landscaping.*

a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.

b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:

1. Determine ratio of impervious area to entire site area.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species:

   $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1-inch diameter as measured six inches above ground

d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirements shall be fulfilled with the use of shrubs and ornamental trees.

e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(7) *Screening.*

a. Bufferyards. The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning

designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required, are to be planted within the bufferyard.

		Adjacent Existing Development	
Proposed Development		R-1	R-2
	R-1	-	-
	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.
	% increase required	20%	10%

b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.

c. Screening shall be installed in accordance with section 117-356.

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

(9) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.

a.

General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.

1. The type of building materials used on exterior walls of all structures in the R-2 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
3. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.
4. All multiple-dwelling structures shall include at least two of the following architectural elements:
   (i) Articulated/cantilevered facade.
   (ii) Dormers.
   (iii) Articulated roofline.
   (iv) Projected or inset windows.
   (v) Balconies, porches, or decks.
   (vi) Window treatments, such as shutters and window boxes.
   (vii) Other elements as approved by the city council.

b. The 35 percent masonry requirement (under subsection (e)(9)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
   1. Two additional architectural elements from the list in subsection

(e)(9)a.4 of this section are included.

2. Two additional colors are included in the overall color palette, for a total of five colors.
3. Decorative sidewalks (brick, stone inlays, etc.).
4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.12; Ord. No. 73-9, 6-1-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 93-13, 8-30-1993; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-08, 5-17-2004; Ord. No. 06-24, § 2, 8-8-2006; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017)

State Law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.

DEPARTMENT OF TRANSPORTATION

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

May 1st, 2019

Chloe McGuire City Planner
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

SUBJECT: River Walk Village
MnDOT Review #P19-025
SE Quad US 10/US 169 and Tungsten Street NW
City of Ramsey, Anoka County
Control Section 0202

Dear Ms. McGuire:

MnDOT has reviewed the preliminary plat and plans for the River Walk Village in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before further development, please address the following:

Access:
The plans show an emergency access to US 10. After reviewing the submitted plans and the Highway 10 Access Planning Study, MnDOT has determined that this emergency access will not be permitted. This has been determined for the following reasons:

- The vision for this stretch of the corridor is to provide mobility on the order of a freeway, therefore additional accesses onto US 10 should be restricted.
- There is sufficient access via the local roadway system.

For questions concerning these comments please contact Melissa Barnes at melissa.barnes@state.mn.us or 651-234-7716.

Noise:
MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise

policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

Permits:
Any use of or work within or affecting MnDOT right-of-way will require a permit. Permit forms are available and may be submitted online at: https://dotapp7.dot.state.mn.us/OLPA. Please direct questions regarding permit requirements to Buck Craig of MnDOT's Metro Permits Section at 651-234-7911 or Buck.Craig@state.mn.us.

Review Submittal Options
MnDOT's goal is to review proposed development plans and documents within 30 days of receipt. Electronic file submittals are typically processed more rapidly. There are four submittal options:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. If multiple emails are necessary, number each message.
2. Upload PDF file(s) to MnDOT's external shared internet workspace site at: https://mft.dot.state.mn.us. Contact MnDOT Planning development review staff at metrodevreviews.dot@state.mn.us for access instructions and send an email listing the file name(s) after the document(s) has/have been uploaded.
3. Mail, courier, or hand deliver documents and plans in PDF format on a CD-ROM compact disc to:
   MnDOT – Metro District Planning Section
   Development Reviews Coordinator
   1500 West County Road B-2
   Roseville, MN 55113
4. Submit printed documents via U.S. Mail, courier, or hand delivery to the address above. Include one set of full-size plans.

You are welcome to contact me at (651) 234-7788 with questions.

Sincerely,

Jennifer Wiltgen
Principal Planner

Copied by E-Mail:
Melissa Barnes, Engineering
Buck Craig, Permits
Jeff Rones, Design
Brian Kelly, Water Resources
Jim Yankee, Surveys
Michael Lynch, Right of Way
Ashley Roup, Traffic
Cameron Muhic, Multimodal
Russell Owen, Metropolitan Council
Craig Hinzman, Ramsey County Surveyor

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	FEBRUARY 25, 2019 REVISED: APRIL 12, 2019	**PROJECT ADDRESS**	6080 HIGHWAY 10
PROJECT. TITLE	6080 HIGHWAY 10		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Natural Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Carlson McCain and dated January 25, 2019, revised April 4, 2019:

Sheet 2 (Existing Conditions)

- Add the Mississippi River Corridor Critical Area (MRCCA) Overlay District boundary layer to this and all other applicable plan sheets.

Sheet 5 (Preliminary Site & Utility Plan)

- Need to add MRCCA layer to this sheet. Adjustments to proposed improvements may be necessary based on standards in this overlay district.
- Add contours to this sheet. Shoreland rules will apply and there is a 30 foot setback required from bluff-lines (defined as where the slope becomes steeper than 12%).
- Show specific setback from bluff-line for Lots 4-5, Block 3.

Sheet 6 (Preliminary Grading & Erosion Control Plan)

- Tree Save Fencing must be included on this sheet (symbol is in legend but doesn't show up on the plan sheet anywhere).
- Silt Fence shall be installed no closer than 16.5 feet from the normal water level of the stormwater pond and infiltration basin. Existing vegetation within this required setback area shall be left undisturbed throughout grading, construction, and landscaping aspects of the project.
- Finished fill elevation shall not be lower than one (1) foot below the RFPE and must extend out at least fifteen (15) feet from each structure.
- Elevation Certificates (as-built elevations) will be required for all new homes on Blocks 2 & 3 to confirm compliance with RFPE. This will be addressed in the Development Agreement.

Sheet L1 (Landscaping)

- Either add detail for deciduous tree planting or modify the coniferous tree planting detail to address both.
- Any in-ground irrigation shall be equipped with rain sensors and some form of water efficient technology, such as a weather based smart controller. An Irrigation Permit is required prior to installation of any irrigation system.

- The plan is deficient of the Density Transitioning requirements along the western boundary of the site. A revised Landscape Plan had been submitted (dated January 25, 2019) that included additional plantings that appeared to satisfy this requirement but those are not shown on this plan. Additional plantings must be included on Outlot A and the portion of Outlot B that is between Lot 1, Block 2 and the existing home to the west.
- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Adjustments will likely be necessary to avoid the proposed clear cutting to accommodate the stormwater pond.
- If some trees are removed within the MRCCA boundary, additional trees shall be replanted in this general vicinity to reestablish canopy cover.
- The Landscape Legend includes RC in the key for Holmstrup Arborvitae; however, RC is not shown on the plan anywhere. The plan does show a symbol of HA, but that is not included in the legend. Correct this discrepancy.
- A seed mix with deeper rooting species shall be utilized adjacent to the river.

Sheet T1 (Tree Preservation)

- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Add the MRCCA layer to this sheet. Per City Code Section 117-148(f), no clear cutting may occur within this overlay district, which will likely require modifications to the ponding/grading/drainage plans.
- Tree save fencing must be included on this sheet as well as the grading plan around all trees proposed to be saved.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	04/11/2019 REVISED: 5/20/19	**PROJECT SITE**	PID: 35-32-25-31-0034 PID: 35-32-25-31-0036
PROJECT TITLE	RIVER WALK VILLAGE (CASE OF VILLAGE BANK), PRELIMINARY PLAT REVIEW		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Preliminary Plat Plan Review

We offer the following comments regarding the Preliminary Plat submittal for River Walk Village as it relates to the City's Zoning Code.

Summary of revisions needed on Preliminary Plat:

1. Rivlyn Ave is spelled incorrectly on many sheets – all sheets need to be updated with correct spelling.
2. Regional trail needs to shown as a separate outlot to be deeded back to the City.
3. Preliminary plat is contingent upon:
    a. Successfully moving the regional trail under federal standards
    b. Successfully removing all the debris onsite – debris removal plan required with final plat
    c. Items listed below (1-7)
4. Must provide architectural renderings of proposed homes
5. Shoreland overlay area (300 feet from OHWL of river, and 50 foot setback)
6. **MRCCA overlay must be shown on all sheets** – see Landscape Memo for additional information
7. Elevation certificates for all homes on south side of road will be required with building permits

The project requires the following:

1. Preliminary Plat Approval
2. Variance for cul-de-sac length
3. ~~Variance for lot width (Lot 7)~~
4. Variance for minimum lot size from Shoreland Rules (75 foot minimum lot width – all but lot 4)
5. Ordinance vacating roadway easement
6. Comprehensive plan amendment reguiding entire property to medium density residential
7. Rezoning subject property to R-2
8. Final Plat Approval

Planning Staff provides the following comments that require revision for the Preliminary Plat:

Revisions/Comments Per Sheet:
Sheet 1 –

1. Will electrical lines be buried? Have you contacted electrical company about powerlines on property?

Sheet 2 –

1. MRCCA boundary needed

Sheet 3 –

1. Misspellings

Planning Staff provides the following comments for general review of applications:

General: The Preliminary Plat is located in the southeastern most corner of the City of Ramsey, on the end of Rivlyn Ave, north of the Mississippi River and south of Highway 10. The site is currently owned by Village Bank. The site is currently vacant but was previously an unofficial dump of construction debris. This debris scatters the site, and some is buried as much as 4 feet under the ground. A similar came forward previously and was halted due to the cost of cleaning up the buried debris. The site is also part of the regional MRT line, which runs north-south through the southern half of the subject property. The subject property is two separate parcels.

Zoning: The Preliminary Plat is being reviewed under the R-2 (Detached Villa) guidelines, which will require a rezoning. The subject property is zoned E-1 (northeast parcel) and R-1 Residential (MUSA – Detached Single Family Homes) for the southwestern parcel closest to the existing residential.

Setbacks and Dimensional Standards.

R-2 Detached Villa Development Standards		
	Required	**Proposed**
Setbacks		
Front Yard	25 feet	25 feet
Side Yard	5 feet	5 feet
Rear Yard	20 feet	20 feet
Minimum lot size	.15 Acres	
Minimum lot width	50 feet	Lot 7 is only ~37.5 feet wide at front yard setback
Minimum lot depth	100 feet	
Minimum Driveway Length	25 feet	25 feet
Allowable Density	4 – 7 DU/Acre	2.5 DU/Acre

Wetland/Stormwater Pond	16.5 feet	16.5 feet
Sidewalk Width	10 feet, one side of street	**No sidewalk shown.**
Maximum Coverage for All Principal and Accessory Buildings:	35%	
Maximum Building Height:	35 feet	
MRCCA Overlay		**Ponding and clearcutting shown in MRCCA**

Variances: As proposed, the preliminary plat requires two variances:

1. **Variance for cul-de-sac length**
    a. Reasonable? Yes, the property can't get developed without the variance or access off Highway 10. Staff and MnDOT prefer access off Rivlyn Ave. There is a proposed public safety access, which will provide police and fire access to the property.
    b. Unique? Yes, the site is oddly situated and requires access to be developed.
    c. Practical difficulty? Yes, the site requires access and staff and other jurisdictions would prefer access off Rivlyn Ave to reduce individual accesses off Highway 10.

~~**2. Variance for minimum lot width (Lot 7)**~~
~~a. Reasonable? Yes, a detached villa is a reasonable use of the property.~~
~~b. Unique? The site is an odd shape, though it is currently vacant.~~
~~c. Practical difficulty? Potentially difficult due to the shape of the property, but there appears to be room to extend the lot boundary to allow it to meet minimum lot width requirements.~~

[Although plan sets have not been updated to show this; the applicant has stated that the variance to lot width will not be necessary and they can reconfigure the lots to meet requirements.]

Architectural Standards:

1. **Location of Main Entrance:** Building must include a front porch or covered balcony/patio at all main entrances that face a street. Main entrance must face the street.
2. **Porches:** Porches must be covered by a solid roof, no more than 12 feet above the floor of the porch. Minimum porch size is 6 by 6 feet. The covered area provided by the porch must be at least 48 square feet and a minimum of 8 feet wide.
3. **Building Height:** Houses are allowed to be up to 35 feet from adjacent grade to mean roof. Proposed are 2 story homes.

Floodplains: The site does include floodplains, which will require certain house elevations at time of building permit.

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal*.

Density Transitioning: As proposed, the development is subject to the density transitioning standards based on the zoning of the adjacent properties (R-1 Detached Single Family Homes). This requires 25 feet of landscaping.

Streets and Access: The preliminary plat includes one street, Rivlyn Ave, which is proposed to cul-de-sac. Rivlyn Ave would be a public road and the cul-de-sac appears to meet the minimum size requirements; though the total cul-de-sac length is longer than what is allowed by code.

Design of cul-de-sac must meet minimum standards for radius, width, and right of way as per sec 117-614.

Sidewalks: Sidewalk will be required along one side of Rivlyn Ave, staff recommends the south side. Sidewalks must be six (6) feet wide.

Utilities and Municipal Services: All new lots will be serviced with municipal utilities.

Grading and Drainage Plans: The area shows clearcutting and ponding in the MRCCA area. There cannot be clearcutting in this area. Ponding locations will need to be modified.

Parks and Trails: Reconfigured MRT will need to meet federal standards.

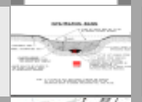
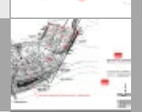
Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

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

ProjectDox

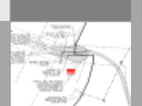
Changemarks Report

Project Name:	18-163 River Walk Village
Workflow Started:	02/01/2019 9:56 AM
Report Generated:	05/31/2019 09:18 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By
2	False	Unresolved	Civil Engineer		7_6080 Hwy 10_Details.pdf	LL	Installation location	Specify loction on plan where this will be installed.	04/22/2019 12:47 PM	Len Linton
2	False	Unresolved	Civil Engineer		4_6080 Hwy 10_Site.pdf	LL	San MH	Provide Detail on connecting 2" line to Manhole.	04/22/2019 12:47 PM	Len Linton
2	False	Unresolved	Civil Engineer		4_6080 Hwy 10_Site.pdf	LL	Connection details	Show new gravity services from lots 1 & 2 to Sanitary sewer.	04/22/2019 12:47 PM	Len Linton
2	False	Unresolved	Civil Engineer		4_6080 Hwy 10_Site.pdf	LL	Sewer system	Provide details on installation and operaton of sewer lift station.	04/22/2019 12:47 PM	Len Linton
2	False	Unresolved	Civil Engineer		_SWMP.pdf	LL	Tie infiltration rate to soil type	Use the soil types and infitration rates from the MIDS calculator or published sources to tie infiltration rates to soil types	04/22/2019 12:31 PM	Len Linton
2	False	Unresolved	Civil Engineer		6_6080 Hwy 10_Details.pdf	LL	Draintile not permitted in infiltration basin	LRRWMO rules do not recognize basins with draintile as meeting the infiltration requirements. Remove all	04/22/2019 12:22 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Review gradiing	Review Grading in this area. Emergency overflow is 853.0. Spot elevation on west side of depression is 852.5 while	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Storm Sewer Calculations required	Storm Sewer Calculations must reflect drainage to each structure and grate capacity for each structure.	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Review Grade	Grade from center to structure is 3.0% while incoming grade is 1.0%. Abrupt grade changes are hard to pave. Revise grade	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Firm Version	State the version of FEMA FIRM map used.	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Reviise Grading	Lowest opening elevation of 849.5 is below 850 contour which is shown down slope of the building.	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Verify All Elevations	Verify all elevations in table.	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Spell Check	Perform Spell check on entire sheet.	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		5_6080 Hwy 10_Grade.pdf	LL	Provide Detail Sheets	Provide Detail sheets of flood plain mitigation. Sheet must show existing and proposed contours with line	04/22/2019 12:14 PM	Len Linton
2	False	Unresolved	Civil Engineer		3_6080 Hwy 10_PRP.pdf	LL	Trail easment required	Trail easement must be dedicated from West edge of plat to south edge of plat over new trail.	04/22/2019 11:16 AM	Len Linton
2	False	Unresolved	Civil Engineer		3_6080 Hwy 10_PRP.pdf	LL	Need to dedicate ROW over new cul-de-sac	Must dedicate ROW over new Cul-de-sac.	04/22/2019 11:16 AM	Len Linton
2	False	Unresolved	Engineering Tech - Plan Review		4_6080 Hwy 10_Site.pdf	JJF	Profiles	Need to see street and utilit profiles.	04/22/2019 10:09 AM	Joe Feriancek

ProjectDox

Changemarks Report

2	False	Unresolved	Engineering Tech - Plan Review		4_6080 Hwy 10_Site.pdf	JJF	Storm Sewer line	The line needs to be more centered within the easement.	04/22/2019 10:09 AM	Joe Feriancek
2	False	Unresolved	Engineering Tech - Plan Review		5_6080 Hwy 10_Grade.pdf	JJF	Existing Ground Information	Showing a 851 spot elevation, the nearest apparent contour line is an 856, missing contour information near retaining wall	04/22/2019 9:51 AM	Joe Feriancek
2	False	Unresolved	Engineering Tech - Plan Review		5_6080 Hwy 10_Grade.pdf	JJF	Retaining Wall Profiles	During final plans, provide retaining wall profiles. Any walls 4-feet or higher, including the base, must be structurally	04/22/2019 9:51 AM	Joe Feriancek
2	False	Unresolved	Engineering Tech - Plan Review		5_6080 Hwy 10_Grade.pdf	JJF	Retaining Walls in easement	The City does not typically allow retaining walls within drainage and utility easements. This will have to be further	04/22/2019 9:51 AM	Joe Feriancek
2	False	Unresolved	Engineering Tech - Plan Review		4_6080 Hwy 10_Removals.pdf	JJF	Trail Closing	Advanced Trail Closed Ahead signs will have to be placed. Should be placed in Mississippi River Community Park (Anoka),	04/19/2019 3:27 PM	Joe Feriancek
2	False	Unresolved	Engineering Tech - Plan Review		4_6080 Hwy 10_Removals.pdf	JJF	Access to exisitng properties	Add note: Access must be maintained to existing properties during construction.	04/19/2019 3:27 PM	Joe Feriancek
2	False	Unresolved	Environmental Review		4_6080 Hwy 10_Site.pdf	CA	MRRCA Layer	Add MRRCA layer to plan sheets.	04/12/2019 11:19 AM	Chris Anderson
2	False	Unresolved	Environmental Review		4_6080 Hwy 10_Site.pdf	CA	Contours	Add the contours to this sheet. Shoreland standards will apply and there are specific setbacks (30 feet) from a bluff line	04/12/2019 11:19 AM	Chris Anderson
2	False	Unresolved	Environmental Review		2_6080 Hwy 10_Excon.pdf	CA	Mississippi River Corridor Critical Area Overlay District	A portion of the property is within the MRCCA Overlay District, which has more stringent standards/conditions	04/12/2019 7:55 AM	Chris Anderson
2	False	Unresolved	Environmental Review		5_6080 Hwy 10_Grade.pdf	CA	MRCCA Overlay District	This portion of the site is within the MRCCA Overlay District; clear cutting within 200 feet of OHW is prohibited. Will need	04/12/2019 7:52 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	Density Transitioning	Where are the proposed plantings that were shown on the Landscape Plan dated January 25, 2019? Additional	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	Irrigation	All in-ground irrigation shall be equipped with rain sensors and a water efficient technology such as a weather based smart	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	Deciduous Tree Planting Detail	Is there a separate detail for deciduous trees? If so, add to plan sheet. If not, adjust planting detail to address both	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	Tree Removal	This portion of the site is within the MRCCA Overlay District; clear cutting within 200 feet of OHW is prohibited. Will need	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	HA	What species is this? It is not shown in the Planting Schedule.	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		L1_6080 Hwy 10_L1.pdf	CA	Seed Mix	A seed mix with deeper rooting species shall be utilized in areas this close to the river.	04/12/2019 8:32 AM	Chris Anderson
2	False	Unresolved	Environmental Review		T1_6080 Hwy 10_Tree Pres.pdf	CA	Critical River Overlay District	The Mississippi River Corridor Critical Area Overlay District layer needs to be added to this sheet. Clear cutting is not	04/12/2019 8:28 AM	Chris Anderson
2	False	Unresolved	Environmental Review		T1_6080 Hwy 10_Tree Pres.pdf	CA	Tree Save Fencing	Tree Save Fencing must be shown on this plan sheet as well as the grading plan.	04/12/2019 8:28 AM	Chris Anderson
2	False	Unresolved	City Planner		1_6080 Hwy 10_Cover.pdf	Chloe McGuire	Buried Lines?	Are you planning to bury electrical lines?	04/11/2019 1:01 PM	Chloe McGuire Brigl

ProjectDox

Changemarks Report

2	False	Unresolved	City Planner		3_6080 Hwy 10_PRP.pdf	Chloe McGuire	Spelled incorrectly	Rivlyn Ave is correct spelling.	04/11/2019 11:53 AM	Chloe McGuire Brigl
2	False	Unresolved	City Planner		Roadway Vacation Sketch 11x17.pdf	Chloe	Road Spelled Incorrectly	Change all to :Rivlyn Ave	04/08/2019 8:38 AM	Chloe McGuire Brigl

Applicant Response
This will be installed at the RW on the sanitary service. Detail reference added to the "50' Lot Detail" notes on the Site Plan
The manhole will have a water tight boot connection fabricated during the manhole construction. The shop drawings will reflect this.
Services will be shown on the final plans.
"Indoor grinder pump specifications added to projectdox. Scott Swenson at Minnesota Pump Works can be contacted for further
0.5 in/hr is used to for infiltration rate used as a conservative approach for type A soils
Draintile removed from infiltration basins.
Spot elevation called out to show 2% minimum grade. Grading has been revised with updated plans.
See attached.
Cul de sac grade has been revised. Center of cul de sac to gutterline grade has been added. This is required in order to direct the water
"Plan updated. "
"Plan updated. "
Table updated.
"Plan updated. "
See mitigation exhibit
Trail easement will be a separate document prepared after trail is constructed.
This is platted as ROW
Profiles will be included in the final plans.

"Plan updated. "
51.0 spot elevation was shown in error and has been removed.
Comment noted.
Comment noted. The entire development will be part of a HOA that will maintain the walls. Please advise.
Comment noted. Trail signage plan will be included in the final plans.
Note shown on site plan. Access to be maintained/coordinated with the homeowners but would be impossible maintain access entirely.
Plan updated.
"Contours are shown on the grading sheet and would crowd the notes on the site plan.
"Plan updated. "
MRCCA line added and grading modified to minimize tree removal within the boundary.
Proposed plantings have been revised to satisfy the density transition. Please see sheel L1.
See sheel L1, note #29 on the planting notes. Irrigation qualifier has been added.
Deciduous tree planting detail has been added to Sheet L1
Please see revised Grading and Tree Preservation plans.
Please see the revised Landscape Legend on sheet L1.
The seed mix has been updated to a "Wetland Fringe" adjacent to the water. Please see sheet L1 for revised change.
Please see revised Grading and Tree Preservation plans.
Silt fence will serve as the grading limits and tree fence.
All of the small utilites will be burried within the development.

Plan updated
Plan updated.

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

RESOLUTION #19-098

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR RIVER WALK VILLAGE AND APPROVING A COMPRHENSIVE PLAN AMENDMENT TO REGUIDE THE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL AND BUSINESS PARK TO MEDIUM DENSITY RESIDENTIAL IN THE 2040 COMPREHENSIVE PLAN UPDATE

WHEREAS, Village Bank/D&N Management, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for Preliminary Plat for River Walk Village at the property generally known as 6080 Highway 10 NW and legally described:

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of- way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly comer thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

(The "Subject Property")

WHEREAS, the Subject Property is currently guided for Business Park in the 2030 Comprehensive Plan and the Preliminary Plat requires a Comprehensive Plan Amendment that will be processed as part of the 2040 Comprehensive Plan re-guiding the Subject Property to Medium Density Residential; and

WHEREAS, the Subject Property is currently zoned both R-1 MUSA (Detached Single Family) and E-1 (Employment) and the Preliminary Plat requires a rezoning of the Subject Property to R-2 Detached Villas; and

WHEREAS, the Ramsey Planning Commission met and discussed the Sketch Plan on March 7, 2019 and recommended moving forward with a formal application for preliminary plat including density transitioning; and

WHEREAS, the Ramsey City Council met and discussed the Sketch Plan on March 26, 2019 and recommended moving forward with a formal application for preliminary plat; and

WHEREAS, the Ramsey Planning Commission met on June 6, 2019, conducted a public hearing on the Preliminary Plat, Rezoning, Comprehensive Plan Amendment, as well as the requested variances and proposed ordinance vacating road right-of-way, and recommended that the Ramsey City Council approve the Preliminary Plat and associated rezoning and re-guidance; and

WHEREAS, the Ramsey Environmental Policy Board (EPB) met and discussed the Preliminary Plat on April 15, 2019 and recommended additional landscaping and conformance to the MRCCA rules; and

WHEREAS, the Ramsey City Council met and discussed the Preliminary Plat on _____, 2019.

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 Preliminary Plat for River Walk Village contingent upon the following items:
    a. Compliance with staff review memo and ProjectDox comments
    b. Approval by the DNR and MnDOT
    c. Approval by the City Engineer and City Attorney

d. Compliance with MRCCA rules
e. Rezoning of the Subject Property to R-2 Detached Villas (Ordinance #19-10)
f. Re-guidance of the Subject Property to Medium Density Residential in the 2040 Comprehensive Plan Update
g. Vacation of Rivlyn Ave (Ordinance #19-09)
h. Successful relocation of MRT approved by City Engineer
i. The Applicant entering into a development agreement for the proposed project

2) That the Ramsey City Council hereby approves the request for a land use designation change of the Subject Property from Business Park to Medium Density Residential.

3) That the Ramsey City Council hereby authorizes City Staff to submit the necessary documentation to Metropolitan Council for the 2040 Comprehensive Plan to change the land use designation to Medium Density Residential.

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 _____, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

ORDINANCE #19-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from R-1 MUSA (Detached Single Family) and E-1 (Employment) to R-2 Detached Villa.

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of- way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly comer thereof; thence Southerly along

Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):

That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

Or Upon Recording:

Lots 1 – 7, Block 1, Lots 1 – 2, Block 2, and Lots 1 – 5, Block 3, and Outlots A, B, and C, River Walk Village, Anoka County, Minnesota

(The "Subject Property")

SECTION 2. MAP

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

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 9th day of July, 2019.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:

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

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

RESOLUTION #19-099

A RESOLUTION APPROVING THE ISSUANCE OF VARIANCES TO CUL DE SAC LENGTH AND BLUFFLINE SETBACKS FOR RIVER WALK VILLAGE

RECITALS

1. Village Bank/D&N Management, hereinafter referred to as the "Permittee", has properly applied for a Preliminary Plat for River Walk Village, which requires variances to the City Code requirements to subdivide and construct a 14 lot medium density residential subdivision on the property located at 6080 Highway 10 NW and Outlot A Dickenson's Mississippi Estate 2nd Addition and legally described in Exhibit A (the "Subject Property").

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code June 6, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the project requires the construction of a cul-de-sac at a total length of approximately 995 feet.

4. That Section 117-614 limits the maximum cul-de-sac length to 600 feet, measured along the centerline from the intersection of origin to the end of the right-of-way.

5. That the proposed cul-de-sac would comply with all other applicable standards.

6. That the existing cul-de-sac is approximately 500 feet.

7. That the proposed homes on three of the lots in the southeastern part of the subdivision (Lots 3, 4 and 5, Block 3) would require a variance from the required 30 foot setback from bluffline according to the MnDNR Shoreland Rules.

8. That the proposed house pads vary in distance from the bluff line, but are approximately 20 – 30 feet from the bluffline.

9. That the Subject Property is zoned R-1 Residential (MUSA) (Detached Single Family) and E-1 Employment and is proposed to be rezoned to R-2 Detached Villa, and the project shall be contingent upon the successful rezoning and comprehensive plan amendment re-guiding the subject property from residential/business park to medium density residential.

10. That the adjacent properties are zoned R-1 Residential (MUSA) (Detached Single Family) and E-1 Employment.

11. That the Subject Property is approximately 5.55 acres.

12. That the Subject Property was previously treated as an unpermitted dumping grounds for construction debris.

13. That the Subject Property is subject to the MRCCA and Shoreland Rules of the Mississippi River.

14. That the Permittee has proposed a 14 lot residential subdivision with detached villas.

15. That the protection of steep slopes and the shoreland area of the Mississippi River is a goal of both the State of Minnesota and the City of Ramsey.

16. That the shoreland rules are in place to protect the Mississippi River and the natural environment.

FINDINGS OF FACT

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

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

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

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

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

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

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

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

That the Ramsey Planning Commission hereby grants approval of variances (the "Variances") to total cul-de-sac length and bluffline setbacks as it relates to River Walk Village on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the **Permittee** shall construct the cul-de-sac in accordance with all other provisions of City Code and applicable state standards.

2. That the **Permittee** shall pave the cul-de-sac to City standards.

3. That the **Permittee** shall construct/reconstruct Rivlyn Avenue and the cul-de-sac to City standards, with no gaps between existing road and updated road.

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

5. That future improvements on the lots shall be subject to the provisions of the MRRCA and Shoreland regulations, where applicable.

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

7. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building,** including a Building Permit.

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

9. That this **Permit** shall be tied to the recording of the Final Plat for River Walk Village and will expire if the Final Plat is not recorded.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 6th of June, 2019.

CITY OF RAMSEY

By:_____ By:_____
Planning Commission Chair City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

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

Exhibit A: Legal Description

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

PARCELC:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at intersection of Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of- way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly comer thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

PARCEL D (proposed public roadway to be vacated):
That part of vacated Rivlyn Avenue accruing thereto by reason of street vacation.

Or Upon Recording:
Lots 1 – 7, Block 1, Lots 1 – 2, Block 2, and Lots 1 – 5, Block 3, River Walk Village, Anoka County, Minnesota

(The "Subject Property")

Regular Planning Commission **6. 5.**

Meeting Date: 06/06/2019

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Adopt Resolutions #19-100 and #19-122 Related to Site Plan Approval for M&G Trailer at 9349 Highway 10 NW (Project No. 19-116); Case of Stone Construction Inc.

Purpose/Background:

The purpose of this case is to review a proposed site plan, and associated sketch plan, conditional use permit (CUP) and variance request from M&G Trailer (the "Applicant") at 9349 Highway 10 (the "Subject Property") for a service center and outdoor storage of trailers. M&G Trailer is currently located in Ramsey at 7575 Highway 10 NW near the COR and is also leasing land from the City on the adjacent property to the east. The Applicant has a business selling and repairing trailers. They need a larger location and wish to stay in Ramsey in proximity to Highway 10 NW.

Please note that the application was deemed incomplete due to the lack of a tree inventory. As there are significant trees onsite, a tree inventory is required before any clearing takes place to determine a replacement plan. Staff is moving the application forward through this portion of the review period to keep with the Applicant's timeline, but a tree survey is still required.

The items incorporated into this review include:

1. Site Plan Review
2. Variance Request
3. Conditional Use Permit (CUP) Request
4. Sketch Plan (to replat property)

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 700 feet of the Property, as reflected by Anoka County Property Records. A notice was published in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

Summary

The ~7 acre site is on the western side of Ramsey, directly off Highway 10. The Subject Property is currently zoned B-2 Highway Business and is within the MUSA, though utilities are not near the Subject Property. The site is currently platted as Outlot D of Northfork, and will require replatting into a buildable lot in order to build onsite. For that reason, this review includes the sketch plan and site plan for the building. This is the key time in the process when the Planning Commission can offer input and feedback on the project. The site plan does seem to meet all the requirements of the B-2 Highway Business District, including setbacks, building size, building location, and parking.

Conditional Use

The Applicant is proposing trailer sales and repair with significant outdoor storage of trailers. This use is a Conditional Use in the B-2 District, and although there is not a public hearing for the Conditional Use Permit tonight, Staff would still like feedback from the Planning Commission on the Conditional Use. Staff will hold a public hearing at a future City Council meeting (it was errantly omitted from the Public Hearing notice).

Parking
In order to ensure that the site meets the requirements of the City Code, the parking spaces for the trailers be paved and there must be concrete curb and gutter onsite. The Applicant has proposed light duty pavement on the storage spaces and heavy duty pavement on the areas near the service bays, employee parking, and customer parking. Staff does believe this meets the intent of the ordinance. Additionally, in order to keep safe drive aisles for public safety and fire, Staff has recommended that the parking areas are clearly striped and designated from the driving aisles at all times.

Access
The site has direct access onto Highway 10 NW, and there will not be any staging or loading/unloading allowed on Highway 10 NW at any time. Staff has reached out to the MnDOT for comment, who had no objection to the site plan and noted required MnDOT permits.

Variance
The Planning Commission has the authority to grant variances to individual property owners when there is a unique situation or burden on the property. The Applicant has requested a variance to the requirement to connect to City Utilities and install a private, commercial-grade septic system and well. City Staff will work with the Applicant to make sure that the systems are sized appropriately for the use. When determining if the Planning Commission should grant a variance, there are three key indicators that should be considered.

1. Reasonableness: Variances should only be granted if the use or request is reasonable. Staff does feel that the commercial use is a reasonable use of the property and private utilities are common throughout the area.
2. Uniqueness: Is there something unique about the property that requires the variance request? Staff does feel the property is unique. Though it is in the MUSA district, there are not utilities for the Applicant to connect to at this time. Staff will include the requirement to connect to City Utilities within 2 years of utilities being available to the site as part of the Development Agreement.
3. Character: Would the variance alter the essential character of the locality? No. There are numerous private utilities in the area. The City will make sure the system is a safe system for the commercial use.

Funding Source:

The Applicant is responsible for all costs associated with this request. The Applicant does currently rent land from the City of Ramsey for their current location, the lease for which will be terminated upon a successful move to the new property and restoration of that site to its previous condition.

Recommendation:

The project requires a direct approval from the Planning Commission for a variance, and a recommendation from the Planning Commission for sketch plan, site plan, and conditional use permit approval.

1. Staff recommends approval of Resolution 19-100 granting a variance for a private, commercial well and septic system on the Subject Property.
2. Staff supports the Planning Commission recommending the City Council adopt Resolution 19-122 granting a Conditional Use Permit and approving the Sketch Plan and Site Plan.

Action:

1. Motion to Adopt Resolution 19-100 Granting a Variance from the Requirement for City Utilities on the Subject Property.
2. Motion to Recommend the City Council Adopt Resolution 19-122 Approving a Conditional Use Permit, Site Plan and Sketch Plan for M&G Trailer.

Attachments

Planning Report

Landscape Report
Plan Review
Building Design
Site Plan
Plat Sheet
Resolution #19-100 (Variance)
Resolution 19-122 (CUP)

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/30/2019 11:32 AM
Tim Gladhill	Tim Gladhill	05/31/2019 10:17 AM
Tim Gladhill	Tim Gladhill	05/31/2019 10:53 AM
Form Started By: Chloe McGuire Brigl		Started On: 05/29/2019 09:55 AM
Final Approval Date: 05/31/2019		

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	5/29/19	Project Site	9349 Highway 10 NW PID 19-32-25-24-0002 Outlot D Northfork
Project Title	M&G Trailer Sales Technical Review		
Escrow #	116923		
Department:	Community Development: Planning Division (Zoning Code)		
Technical Reviewer:	Name: Chloe McGuire, City Planner Phone: (763) 433-9821 Email: CMcGuire@ci.ramsey.mn.us		

Site Plan Review

Summary of items required for project:

- Conditional Use Permit – to allow for motor vehicle, implement, sales and service and outdoor storage
- Variance – to allow a commercial private well and septic system within MUSA Boundary
- Sketch Plan – create a 9-acre commercial/retail lot [needs to be replatted because it's an outlot]
- Site Plan Review – 20,000 square foot office, showroom, and service center

General: The site is currently platted as Outlot D Northfork and needs to be re-platted as part of this process in order to create a buildable lot.

Zoning: The site is currently zoned B-2 Business District and is within the MUSA boundary.

B-2: Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

B-2 Standards		
	Required	**Proposed**
Building Setbacks		
Front Yard	35 feet	145 feet (south)
Side Yard	10 feet	10 feet (west)
Side Yard	10 feet	220 feet (east)
Rear Yard	35 feet	337 feet (north)
Setback from major and minor arterials and county and state roadways	60 feet from centerline of road right-of-way plus local applicable setback	120+ feet
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet	

Maximum Coverage for All Principal and Accessory Buildings	35%	6.6%
Maximum Building Height	35 feet	25 feet

Use:

- Conditional use: Under Section 117-115 B-2 Highway Business District, Motor Vehicle, implement, and recreation equipment sales and service is considered a Conditional Use
    - Required: Conditional use permit
- Accessory use: Open and outdoor storage as an accessory use not to exceed 30% of the property provided that
    - Storage area may only be located in the side or rear yard. The storage area may not be located in the front yard.
    - Storage area is surfaced with concrete or bituminous with continuous B6/12 concrete curb and gutter if located in the side yard.
    - Items stored outdoors shall comply with Chapter 30 of the Ramsey City Code entitled Public Nuisances.

  Note: The outdoor storage onsite does exceed the 30% allowed but Staff can include the overage as part of the site plan review and Conditional Use Permit application.

Variances: As proposed, the site plan requires a variance for a commercial well and septic system onsite instead of connecting to City utilities.

1. **Variance for private commercial well and septic system:**
    a. Reasonable? Yes, a commercial use is a reasonable use of the property and that requires utilities of some sort. Due to the distance required to extend public utilities – it does seem reasonable to request a variance.
    b. Unique? Yes, the site is oddly situated and though in the MUSA, there are not utilities nearby.
    c. Character? Will the character of the locality be effected? No. There are numerous systems in Ramsey.
    d. Practical difficulty? Yes, the developer would connect to City utilities if they were nearby, but the cost of extension is excessive due to the distance.

Architectural Standards:

1. **Summary:** The applicant is proposing a 6 bay indstruail building with a service bay on the front of the building. The building is a pre-cast tan building with red metal accents. The proposed building is approximately 20,336 square feet (with a 2,725 square foot mezzanine)

Requirement	Proposed
All exterior wall finishes on any building shall be: Face brick; Stucco; Glass; Natural stone; Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture; Factory fabricated panel materials if the panel material is to be of those noted in subsections a through e of this section; and other material as may be approved by the planning and zoning commission and council. Combinations of such materials shall be permitted.	Pre-cast concrete with metal accents
35 foot maximum height	25 feet

Landscaping: *See landscape and environmental resources for specific comments about landscaping and tree removal*. Please note the application was deemed incomplete due to the lack of a tree survey. It does appear that tree clearing began onsite prior to the tree survey, which will need to be taken into account when official tree survey is received. There are significant, older trees onsite which the EPB recommended attempt to be saved; however, the applicant is proposing to clearcut the property.

Streets and Access: The site plan includes access off Highway 10. M&G Trailers is currently located on Highway 10 near the COR, and Staff has witnessed loading and unloading of trailers on the shoulder of Highway 10 at their current location, though not allowed. **All loading and unloading of trailers needs to take place onsite. There may never be any loading or unloading off-site, on the shoulder of Highway 10, or in any location other than those designated for loading/unloading.**

Lighting: The applicant provided a photometric plan that appears to meet the requirements of the City Code. All lights must be hooded, there may be no direct lights onto Highway 10 or onto nearby residential properties. The applicant must ensure lighting is maintained in this manner.

Utilities and Municipal Services: Though in the MUSA, the applicant is proposing private utilities due to the length of connection required. The closest utilities are in the Riverstone subdivision. If at any time utilities are adjacent to the property, the site will need to connect to City utilities and pay all applicable connection fees.

Parks and Trails: The applicant will be required to pay park and trail fees.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm Water Management, Trunk Water and Trunk Sanitary Sewer, and Lateral Benefit Charges for Sewer and Water. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. Part of this Development Agreement shall include the future connection to City utilities and prohibiting loading/unloading on Highway 10 NW.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 13, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	M & G TRAILERS		
ESCROW #	116923		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson, dated April 29, 2019, and by Stone Construction, dated April 22, 2019:

Sheet 2

- Add detail for Tree Save Fencing.

Sheet 4

- A Tree Inventory and Preservation Plan is a required submittal item that was not provided. This sheet shall include all oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches or greater and all other deciduous trees with a DBH of eight (8) inches or greater and shall identify which trees will be saved and removed.
- At least thirty percent (30%) of existing trees shall be preserved. If not, for each one (1) inch of removal beyond this threshold, 1.25 DBH inches shall be replanted. Those must then be shown on the Landscape Plan.
- The table shall include a column to identify purpose of removal (e.g. storm water pond, general grading, invasive species, etc.). Credit is given for removal of certain types of trees (e.g. invasive species) and/or for certain removal purposes.

Sheet L1

- Under minimum quantities, update reference to ninety (90) trees required to ninety (90) shrubs required.
- For every ten (10) parking spaces provided, one (1) additional tree is required. Forty-five (45) parking stalls are proposed; thus, there needs to be at least five (5) additional trees added to the Landscape Plan. These trees shall either be planted in islands within the parking lot or directly adjacent to the parking areas to provide shade and visual relief.
- Update Planting Schedule to specify that shrub size at time of installation shall be at least twenty-four (24) inches in height.
- Provide details on all proposed fencing.
- Any proposed signage is subject to separate application and review. However, it may be beneficial to include at least conceptual plans to verify the proposed signage complies with City Code.
- Irrigation system shall be equipped with both a rain sensor as well as some form of water efficient technology, such as a soil moisture sensor, smart controller, etc.

ProjectDox

Changemarks Report

Project Name: 19-116 M & G Trailers

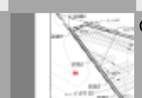
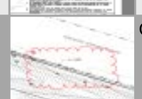
Workflow Started: 04/30/2019 9:01 AM

Report Generated: 05/31/2019 10:12 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		CIVIL SWPPP PLAN.pdf	LL	Notice of Termination	The Notice of Termination for the Permit must be approved by the City before it is submitted to the MPCA.	05/28/2019 4:32 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL ESC PLAN.pdf	LL	Secondary Silt Fence	Install secondary silt fence after infiltration basin is constructed. Remove only after vegetation is established in basin.	05/28/2019 4:28 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL GRADING PLAN.pdf	LL	Overland Flow	Show general route of overland flow from new pond to existing drainage structures.	05/28/2019 4:25 PM	Len Linton	
1	False	Unresolved	Civil Engineer		CIVIL GRADING PLAN.pdf	LL	MNDOT submittal required	Plans must be submitted to MNDOT for access review. Drainage plans must be submitted to MNDOT for Hydrology review.	05/28/2019 4:25 PM	Len Linton	
1	False	Unresolved	Civil Engineer		Stormwater Report.pdf	LL	Infiltration Calculations	Include MIDS Calculator BMP detail sheets and results summary in report. Area draining to basins must not exceed infilration capacity of the basin. Talk about infiltration results in report summary.	05/29/2019 9:05 AM	Len Linton	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL SWPPP PLAN.pdf	JJF	1-Mile Boundary	The boundary didn't show up on the map.	05/16/2019 10:21 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		CIVIL SWPPP PLAN.pdf	JJF	Inspection Records	Weekly and 1/2" rainfall event inspection records must be sent to the City Inspector.	05/16/2019 10:21 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL ESC PLAN.pdf	JJF2	Proposed Rip Rap	where are rip rap quantities called out?	05/16/2019 10:18 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL DETAILS-1.pdf	JJF	Details	Add City details for Rip Rap, trash guards (assuming they will be used). Add Detail for RipRap Weir.	05/16/2019 10:16 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL ESC PLAN.pdf	JJF	BioRoll	Add Bio Roll detail to the plans. The City would prefer silt fence to be used instead of bioroll. One factor to consider is if the bioroll can handle winter plowing/spring melt since it will likely need to be in-place over winter.	05/16/2019 10:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	Existing Cotour Labels	Please add more existing contour labels to the west to help show how the retaining wall matches in.	05/16/2019 10:05 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	Proposed Grading RR	Must get Burington North approval befor any grading activities within their property.	05/16/2019 10:05 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL GRADING PLAN.pdf	JJF	NE Grading Match-in	Please add more detail to proposed match-in adjacent to Burlington Northern property. It's not apparent how the 888 proposed contour will tie in, crosses an existing 887 contour.	05/16/2019 10:05 AM	Joe Feriancek	

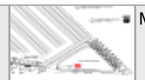
ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		CIVIL UTILITY PLAN.pdf	JJF	CB-1	Pipe invert is 1 foot below rim - 12" RCP Pipe will have a top of pipe higher than the rim elevation...plus no space for adjustment rings. May want to consider something similar to C-2 or a Rain Gardian.	05/16/2019 10:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL PAVING PLAN.pdf	JJF	Valley Gutter	Call out detail for valley gutter	05/16/2019 9:01 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL EX CONDITIONS.pdf	JJF	Legend	Add Dash Double Dot linetype to the legend.	05/16/2019 8:44 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL DETAILS-2.pdf	JJF	Topsoil Detail	Remove topsoil detail New spec - black dirt with no more than 35% sand.	05/15/2019 2:06 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		CIVIL COVER.pdf	JJF	Total Sheets	Note is missing quantity of sheet (9).	05/15/2019 2:05 PM	Joe Feriancek	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	Chris	Irrigation	Irrigation system shall have a rain sensor as well as some form of water efficient technology, such as a smart controller, soil moisture sensor, etc.	05/14/2019 9:34 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-A1 24x36.pdf	CA	Septic Setbacks	Drainfield shall be at least 20 feet from building and tank shall be at least 10 feet from building. Variance to municipal services is required.	05/13/2019 1:39 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Change to Shrubs	Change reference to trees to shrubs	05/13/2019 11:12 AM	Chris Anderson	

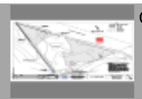
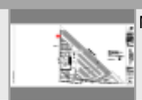
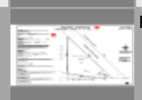
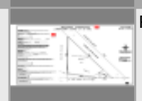
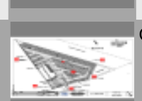
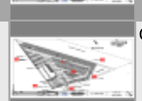
ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Sign Review	Sign review is done under separate Permanent Sign Permit application. Pylon sign cannot exceed 25 feet in height or 100 square feet in area.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Parking Lot Landscape Requirements	For every 10 parking spaces, one (10) additional tree is required. Per the Site Plan, there are forty-five (45) proposed parking stalls, at least five (5) additional trees must be added to the Landscape Plan. These should be either within the parking lot and/or directly adjacent to the parking lot to provide shade and/or visual relief.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Shrub Size	Shrubs shall be a minimum of 24 inches in height. Update Planting Schedule accordingly.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		M&G TRAILER SALES-L1 24x36.pdf	CA	Fence Details	Provide fencing detail.	05/13/2019 11:12 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		CIVIL DETAILS-1.pdf	CA	Tree Save Fence	Add detail for tree save fencing.	05/13/2019 10:08 AM	Chris Anderson	

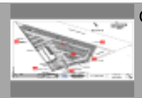
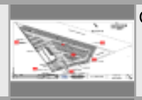
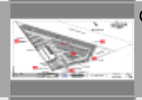
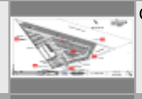
ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		CIVIL EX CONDITIONS.pdf	CA	Tree Inventory and Preservation Plan	A Tree Inventory and Preservation Plan is required identifying all significant trees on site and which will be preserved and removed. All oaks and evergreens with a DBH of 4 inches or greater and all other deciduous trees with a DBH of 8 inches or greater are defined as significant trees. At least 30% of significant tree DBH inches shall be retained. If less will be preserved, for every 1 inch beyond the threshold, 1.25 DBH inches shall be replanted.	05/13/2019 10:03 AM	Chris Anderson	
1	False	Unresolved	Community Development Director		M&G TRAILER SALES-A1 24x36.pdf	Tim Gladhill	Modular Retaining Wall	Add modular retaining wall to this plan sheet.	05/06/2019 9:13 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Owner Information Required	Complete section for Owner.	05/06/2019 9:12 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		FINAL PLAT.pdf	Tim Gladhill	Marketable Title Required	Marketable Title required prior to recording of Plat. Title information can be no older than 30 days at time of recording.	05/06/2019 9:12 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Fence Details	Need details on fence.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Extend Curbing	Extend curbing to end of driveway.	05/28/2019 3:52 PM	Tim Gladhill	

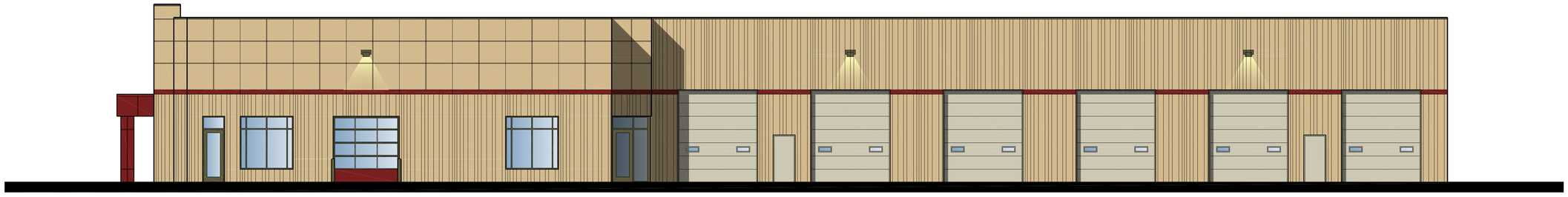
ProjectDox

Changemarks Report

1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Sign Permit Required	Permanent Sign Permit required prior to installation. Developer is encouraged so submit concept plans at this stage in case City Council approval is required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Decorative Fence Details	Submit specs on decorative fence.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Private Well Approval	Minnesota Department of Health approval for private well required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL PAVING PLAN.pdf	Tim Gladhill	Retaining Wall Specificatiosn	Details on retaining wall required.	05/28/2019 3:52 PM	Tim Gladhill	
1	False	Unresolved	Community Development Director		CIVIL EX CONDITIONS.pdf	Tim Gladhill	Soils Testing	Add locations of soil borings.	05/06/2019 8:34 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		Building Design.pdf	Tim Gladhill	Sign Permit Required	Permanent Sign Permit required. Please add note to plan set.	05/06/2019 8:29 AM	Tim Gladhill	



SOUTH ELEVATION



EAST ELEVATION

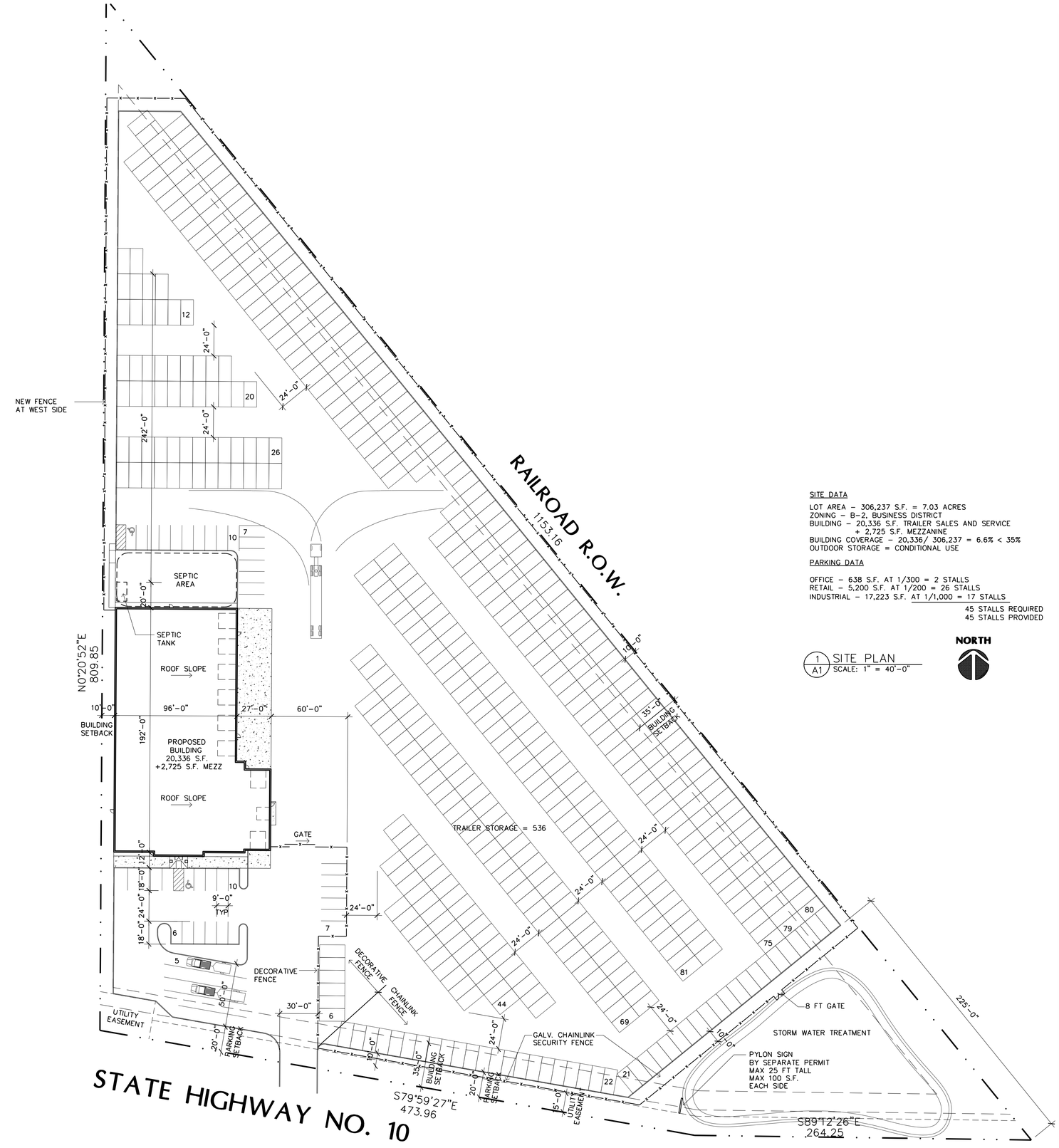
M & G TRAILER SALES

Ramsey, Minnesota

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

LA SHIPPERCTS

A



1 A1 SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA

LOT AREA – 306,237 S.F. = 7.03 ACRES
ZONING – B-2, BUSINESS DISTRICT
BUILDING – 20,336 S.F. TRAILER SALES AND SERVICE
+ 2,725 S.F. MEZZANINE
BUILDING COVERAGE – 20,336/ 306,237 = 6.6% < 35%
OUTDOOR STORAGE = CONDITIONAL USE

PARKING DATA

OFFICE – 638 S.F. AT 1/300 = 2 STALLS
RETAIL – 5,200 S.F. AT 1/200 = 26 STALLS
INDUSTRIAL – 17,223 S.F. AT 1/1,000 = 17 STALLS
45 STALLS REQUIRED
45 STALLS PROVIDED

Filename: M & G TRAILER SALES\M&G TRAILER SALES-A1

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NUMBER
DD/MM/YY
DATE

PRELIMINARY NOT FOR CONSTRUCTION

(763) 784-1950
FAX 784-9707
STONE CONSTRUCTION, INC.
2181 – 107th LANE N.E.
BLAINE, MINNESOTA 55434

M & G TRAILER SALES
Ramsey, Minnesota

Copyright 2019
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

2/8/19	PRELIMINARY
4/22/19	CITY SUBMITTAL

SITE PLAN

Sheet Number

A1

Project No. 190111-3

Preliminary Plat
~ of ~
RALPHS ADDITION
~ for ~
M & G TRAILER

DESCRIPTION OF PROPERTY TO BE PLATTED:

Outlot D, NORTHFORK, Anoka County, Minnesota.

NOTES:

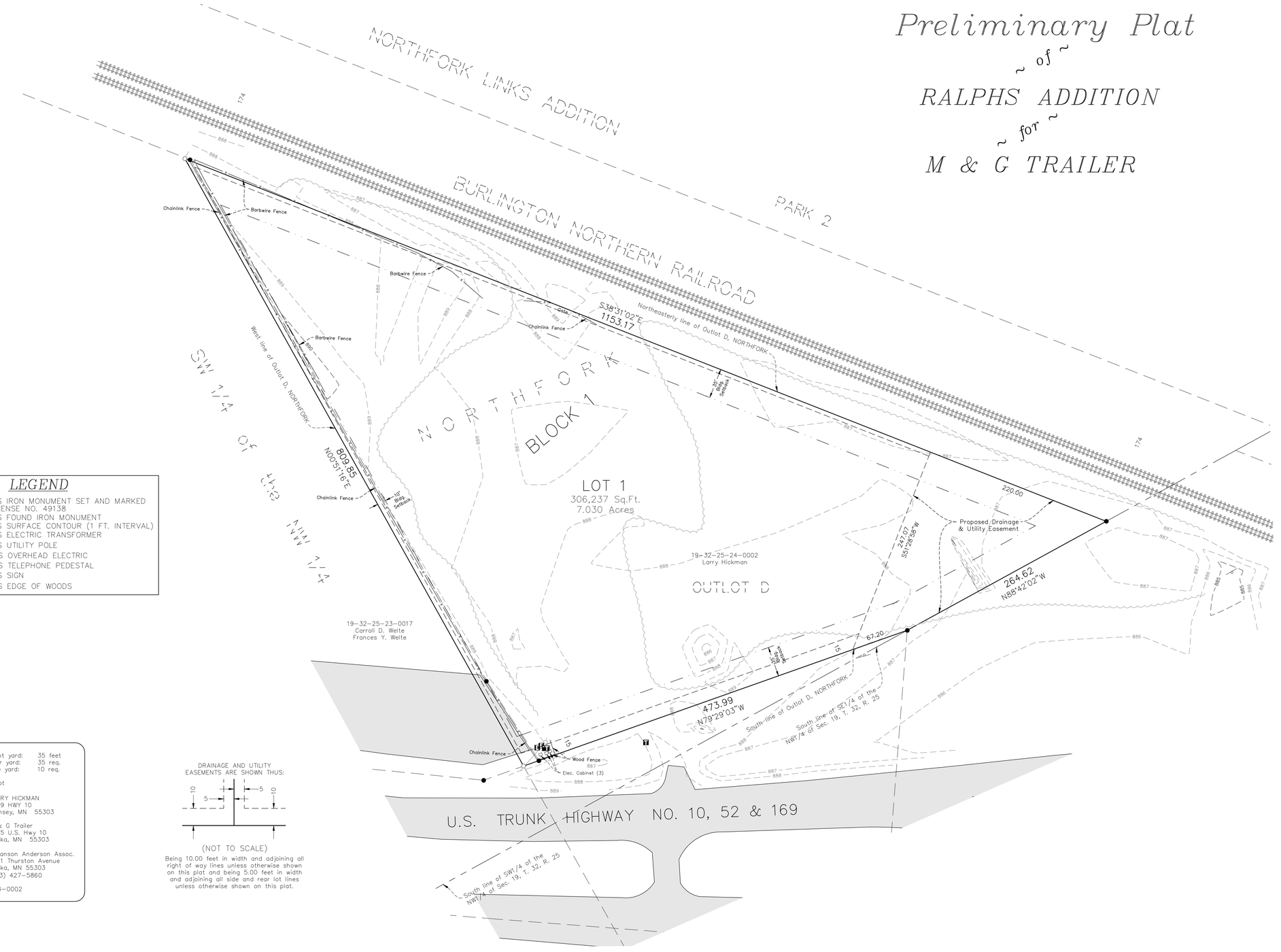
1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 190580586 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.
3. Project benchmark; MnDOT 0202 C, Elevation=889.88 (NAVD 88)



60 0 60 120
SCALE IN FEET

LEGEND

- ○ = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 49138
- ● = DENOTES FOUND IRON MONUMENT
- --920-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- E = DENOTES ELECTRIC TRANSFORMER
- = DENOTES UTILITY POLE
- —P—OH— = DENOTES OVERHEAD ELECTRIC
- T = DENOTES TELEPHONE PEDESTAL
- = DENOTES SIGN
- = DENOTES EDGE OF WOODS



Municipality:	City of Ramsey
Existing Zoning:	B-2:Business District
Proposed Zoning:	B-2:Business District
Proposed Use:	Commercial
Road Mileage:	0 LF
Street Lighting	as required
Proposed Utilities:	
Sewer:	private
Water:	private
Plat Area:	
Total Area:	306,237 sq. ft. = 7.030 acres
Proposed ROW:	0 sq. ft. = 0.000 acres
Park Area:	0 sq. ft. = 0.000 acres
Building Setbacks:	Front yard: 35 feet Rear yard: 35 req. Side yard: 10 req.
Lot Summary:	1 Lot
Owner	LARRY HICKMAN 9349 HWY 10 Ramsey, MN 55303
Subdivider	M & G Trailer 7575 U.S. Hwy 10 Anoka, MN 55303
Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
PID No.	19-32-25-24-0002

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

DATE	REVISION

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

BRIAN PERSON

Date 05/02/19 Lic. No. 49138

DESIGNED BY: BP
DRAWN BY: MSS
CHECKED BY: BP

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

RALPHS ADDITION

PRELIMINARY PLAT
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

3990.03

May 02, 2019 — 9:52am
K:\Civil_Surv\Land Desktop 2008\3990.03\dwg\3990.03 PRE PLAT.dwg

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

RESOLUTION #19-100

A RESOLUTION APPROVING THE ISSUANCE OF VARIANCES TO CONSTRUCT A PRIVATE COMMERCIAL WELL AND SEPTIC SYSTEM IN THE MUSA

RECITALS

1. Ralph LLC, hereinafter referred to as the "Permittee", has properly applied for a Sketch Plan, Site Plan and Conditional Use Permit for M & G Trailer which requires a variance to the City Code requirements to connect to public utilities to construct a trailer sales and service business at the property generally known as 9349 Highway 10 NW and legally described as Outlot D Northfork (the "Subject Property").

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code June 6, 2019, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is in the 2030 and 2040 Metropolitan Urban Service Area (MUSA), which requires connection to City sewer and water (utilities) under Section 117-88.

4. That the Subject Property is zoned B-2 Business District.

5. That the adjacent property is zoned B-2 Business District, and the site abuts right-of-way for Highway 10 to the south, and the railroad to the north and east. Across the railroad, the properties are zoned Public/Quasi Public (trail corridor) and PUD (Rural Residential - Northfork Subdivision).

6. That the Subject Property is approximately 7 acres.

7. That this variance is part of a larger request for a Conditional Use Permit (CUP) for trailer sales and service, a site plan, and a plat at the Subject Property.

8. That the closest City utilities are more than one half (.5) mile away from the Subject Property and the City does not plan to extend utilities to this area for this single project, nor is it financially feasible for the Applicant to extend utilities to this area at this time.

FINDINGS OF FACT

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

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

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

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

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

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

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

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

That the Ramsey Planning Commission hereby grants approval of variances to allow a private commercial well and septic system at 9349 Highway 10 NW contingent upon the following conditions:

CONDITIONS

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

2. That the **Permittee** shall connect to City utilities within two (2) years of utilities being adjacent to the site. The **Permittee** also agrees to be specially assessed for the benefit of utilities pursuant to the then City Special Assessment Policy.

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

4. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building,** including a Building Permit, and that this **Permit** shall be contingent upon final review and approval by the Building Official and Fire Marshal.

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

6. That this **Permit** shall be tied to the recording of the Conditional Use Permit and Development Agreement for M&G Trailers on the Subject Property.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 6th of June, 2019.

CITY OF RAMSEY

By:_____ By:_____
Planning Commission Chair City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

Councilmember_____ introduced the following resolution and moved for its adoption:

RESOLUTION #19-122

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT, SITE PLAN, AND SKETCH PLAN APPROVAL FOR M&G TRAILERS AT 9349 HIGHWAY 10 NW AND DECLARING TERMS OF PERMIT

RECITALS

1. Ralph LLC, hereinafter referred to as the "Permittee", has properly applied for a Sketch Plan, Site Plan and Conditional Use Permit for M & G Trailer to construct a trailer sales and service business at the property generally known as 9349 Highway 10 NW and legally described as Outlot D Northfork (the "Subject Property").

2. That the Permittee appeared before the Planning Commission and City Council for public hearings pursuant to Section 117-53 of the Ramsey City Code June 6, 2019 and June 25, 2019, respectively, and that the public hearings were properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Applicant requested a variance to the City Code requirements to contrast private commercial utilities (well and septic system) on the Subject Property instead of connection to public utilities, and that the Planning Commission granted said variance on June 6, 2019.

4. That the Subject Property is in the 2030 and 2040 Metropolitan Urban Service Area (MUSA), which requires connection to City sewer and water (utilities) under Section 117-88.

5. That the Subject Property is zoned B-2 Business District and is approximately 7 acres in size.

6. That the adjacent property is zoned B-2 Business District, and the site abuts right-of-way for Highway 10 to the south, and the railroad to the north and east. Across the railroad, the properties are zoned Public/Quasi Public (trail corridor) and PUD (Rural Residential - Northfork Subdivision).

7. That motor vehicle, implement, and recreation equipment sales and services is a conditional use in the B-2 Business District.

8. That Section 117-115 requires all parking and pavement (including maneuvering, sales, and display areas) be setback from the street right-of-way a distance of at least twenty (20) feet.

9. That vehicles displayed for sale shall be restricted to bituminous or concrete surfaces only.

10. That the closest City utilities are more than one half (.5) mile away from the Subject Property and the City does not plan to extend utilities to this area for this single project, nor is it financially feasible for the Applicant to extend utilities to this area at this time.

11. That the Planning Commission met on June 6, 2019 and recommended approval of this request.

FINDINGS OF FACT

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

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

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

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

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

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

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

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

That the Ramsey City Council hereby grants approval of the Conditional Use Permit, Site Plan, and Sketch Plan (the "Permit") on the Subject Property contingent upon the following conditions:

CONDITIONS

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

2. That this Permit allows for trailer sales and service to occur on the Subject Property, including repair in designated bays and sales in designated locations.

3. That this Permit does not allow for any other type of motor vehicle sales, implement, or repair.

4. That the Permittee shall connect to City utilities within two (2) years of utilities being adjacent to the site. The Permittee also agrees to be specially assessed for the benefit of utilities pursuant to the then City Special Assessment Policy.

5. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

6. That the Permittee shall obtain all necessary permits prior to commencing any site modifications or construction of the Building, including a Building Permit

7. That this Permit shall be contingent upon final review and approval by the Building Official, Fire Marshal, City Engineer, and a Certificate of Occupancy (CO).

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

9. That the Permittee shall enter into a Development Agreement with the City.

10. That there shall never be any loading, unloading, or staging on Highway 10, in any right-of-way, or in any area other than those paved areas designed onsite for such uses.

11. That there shall be no parking or maneuvering of any trailer, motor vehicle, or automobile on any unpaved area at any time on the Subject Property.

12. The **Permittee** shall stripe all required customer and employee parking stalls and those stalls shall not be used for any use other than customer or employee parking.

13. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Section 117-356 (Commercial and Industrial Development Off-Street Parking) and Chapter 30 (Nuisances) at all times.

14. That there shall be no salvaging of parts from junk vehicles or trailers on site to be used to repair other trailers.

15. That there shall be no outside storage of parts or cannibalized recreational vehicles on the **Subject Property**.

16. That the **Permittee** (or any other tenants) shall obtain all necessary licenses to lawfully operate trailer sales and service operations on the **Subject Property**.

17. That this **Permit** shall automatically expire if the use is not initiated within 365 days of the date of this approval

18. That the **Permittee** shall maintain all required drive aisle widths in accordance with City Code Section 117-356.

19. That the **Permittee** shall apply for a Sign Permit for any new sign and this **Permit** does not provide any approval on proposed signage

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 28th of June, 2019.

CITY OF RAMSEY

By:_____ By:_____
Its Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

Regular Planning Commission **7. 1.**

Meeting Date: 06/06/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Site Plan for The Sapphire (Project No. 18-183); Case of PSD, LLC

Purpose/Background:

The purpose of this case is to review a Site Plan for a proposed single lot 118 unit apartment building that consists of 1, 2, and 3 bedroom apartments. The proposal includes additional community space, most notably an indoor pool for residents. Overall, architecture is in compliance with underlying regulations, with amendments.

Please note that revised plans have now been submitted to the City for review that likely address many of the required comments from Staff's previous review. However, Staff has not had sufficient time to review these plans in time for publishing the agenda. Staff will provide a verbal update at the meeting pertaining to its ongoing review.

Notification:

Staff has attempted to notify all Property Owners within 700 feet of the Subject Property via Standard US Mail of the Sketch Plan and Site Plan Review.

Observations/Alternatives:

Observations: Generally speaking, with the updated elevations Staff is supportive of the project with amendments outlined in the Staff Review Letter and upon direction from the Planning Commission and City Council as it relates to preference regarding the proposed detached garages. Additonally, Staff is working on the logistics of the final design of Center Street, which may have some impacts on this private site plan. The sidewalk along Center Street needs to be widened from 5 feet to 10 feet and the sidewalk along the parkway will need to be widened from 5 feet to 6 feet as well as required by the Design Framework. This location will be a focal point of future city events and as such the architectural treatment adjacent to Center Street is important.

Staff has recieved updated plans regarding the detached garage units which are proposed to be adjacent to 145th Avenue NW. While the City allowed detached garages as part of the Parkview East project, those garages will eventually be screened from public right of way when the parcel directly south of Parkview East develops. The detached garages proposed as part of The Sapphire would be directly adjacent to a public right of way and as a result not screened by future development. At a meeting on Thursday May 9th CIty Staff and the Applicant discussed the following possible options regarding the detached garages:

1. Move the detached garages adjacent to 145th Avenue from the edge of the property to internal to the site and in the middle of what is currently proposed to be surface parking and then require additional landscaping and decorative seat wall along 145th Avenue (similar to what is adjacent to Allina and Casey's General store) to screen the surface parking lot from the public right of way.
2. Keep the detached garages adjacent to 145th Avenue in the location currently proposed but require additional architectural features in the form of two (2) windows on each garage unit.
3. Removal of the detached garages adjacent to 145th Avenue and require additional landscaping and decorative seat wall along 145th Avenue (similar to what is adjacent to Allina and Casey's General store) to screen the surface parking lot from the public right of way.

Staff noted that individual air conditioning units on the architectural floor plan and recommends amending HVAC plans to include 'smart pack' units to better and more efficiently heat and cool individual units and to better screen

these mechancial components. This is an advisory comment at this point.

Staff also noted that with the most recent site plan submittal that the Dog Park area had been reduced to a width of 23'4" and that nine (9) parking stalls had been added. Staff recommends removal of the nine (9) parking stalls in favor of widening the dog park by twenty (20) feet and in doing so reducing the amount of impervious surface. The project would still meet the parking minimums if the nine spots were eliminated as currently the project is almost at the maximum of parking spots allowed (Minimum 1 parking spot per unit, Maximum 2 parking spots per unit). This is an advisory comment at this point.

Alternatives:

Alternative 1: Recommend Approval of the Sketch Plan and Site Plan for The Sapphire, contingent upon compliance with Staff Review. Staff is supportive of Alternative 1.

Alternative 2: Table the request for Sketch Plan and Site Plan for addiitonal information. The Planning Commission previously tabled this request at its meeting in April with a request for additional architectural elevations of the apartment building and detached garages which the Applicant has provided. Staff is not supportive of Alternative 2.

Alternative 3: Recommend denial of the Sketch Plan and Site Plan for The Sapphire. The project appears to adhere to a majority of the COR Design Guidelines and overall would be a benefit to the community. Staff is not supportive of Alternative 3.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant/Developer. Currently, there are no requests for financial assistance. The Developer is responsible for standard Development Fees.

Recommendation:

Staff recommends approval of the site plan contingent upon compliance with Staff review comments.

Action:

Motion to recommend approval of the site plan contingent upon compliance with Staff review comments.

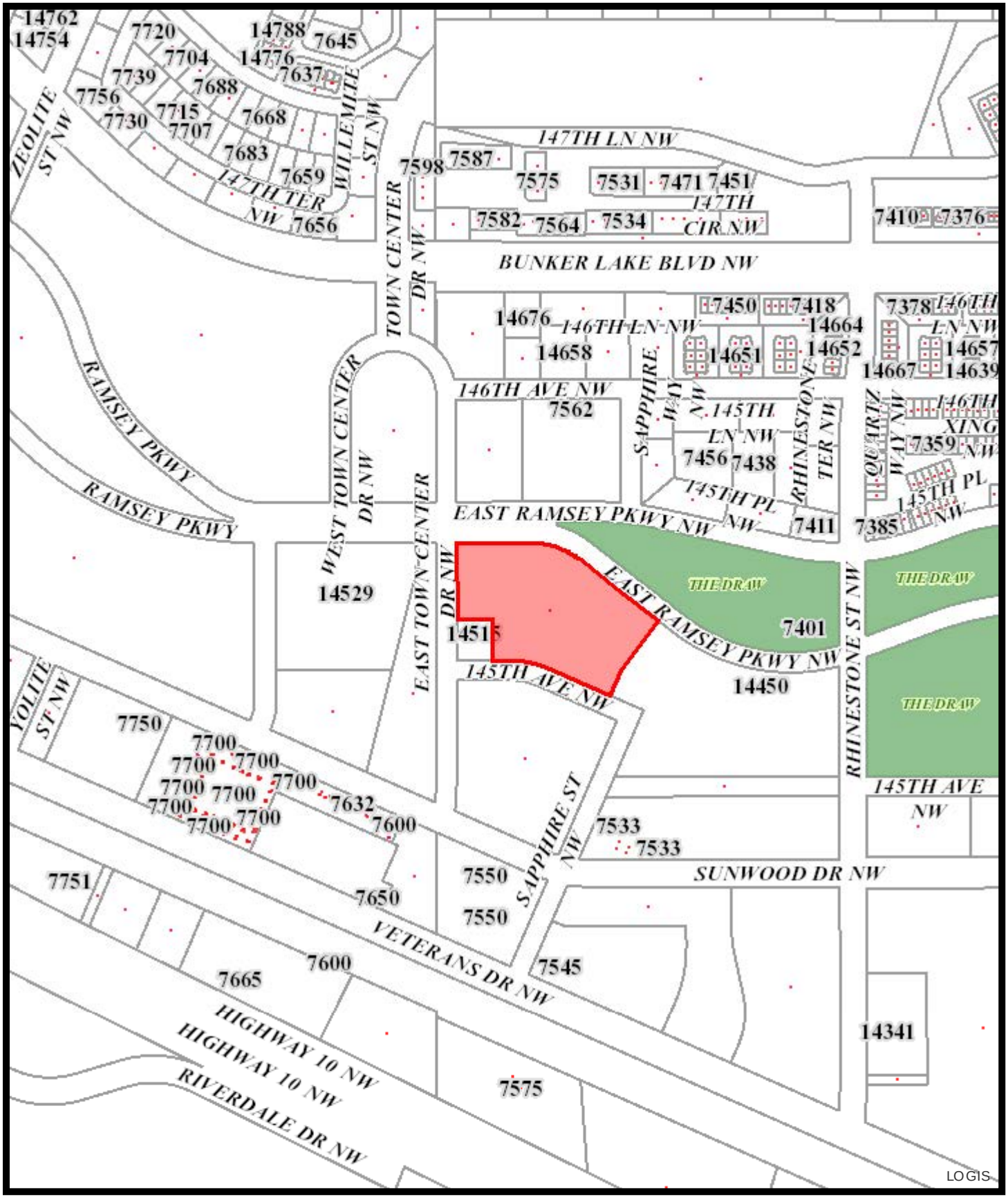
Attachments

Site Location Map
Site Plan
Architectural Elevations
Notification Map - 700 feet
Staff Review - ProjectDox Comments

Form Review

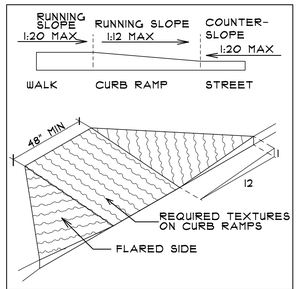
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/31/2019 11:17 AM
Form Started By: Eric Maass		Started On: 05/14/2019 10:42 AM
Final Approval Date: 05/31/2019		

Site Location Map

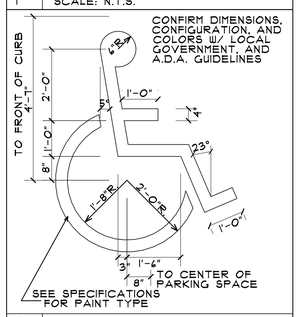


Feet
0 100200 400 600 800

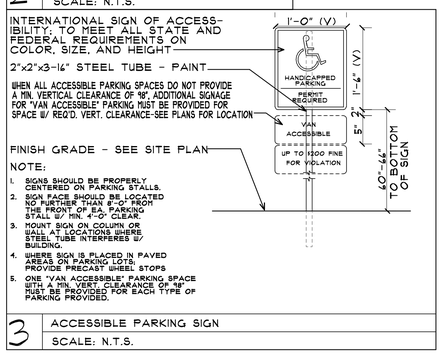
Print Date: March 12, 2019



1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.



2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.



NOTE:
1. SIGNS SHOULD BE PROPERLY CENTERED ON PARKING STALLS.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 8'-0" FROM THE FRONT OF EA. PARKING STALL W/ MIN. 4'-0" CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT LOCATIONS WHERE STEEL TUBE INTERFERES W/ BUILDING.
4. WHERE SIGN IS PLACED IN PAVED AREAS ON PARKING LOTS, PROVIDE PRECAST WHEEL STOPS
5. ONE "VAN ACCESSIBLE" PARKING SPACE WITH MIN. VERTI. CLEARANCE OF 98" MUST BE PROVIDED FOR EACH TYPE OF PARKING PROVIDED.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

4 STORY - 118 UNIT APT
30 T/U GARAGES

100% OF BLDG 5'-0" FROM SIDE WALK
AVG. OF BUILDING 5'-0" FROM SIDEWALK / PROPERTY LINE IS 75%
COMMUNITY ROOM
PARTY ROOM
REFUSE
163 SURFACE STALLS
100% OF BLDG 5'-0" FROM SIDE WALK
26% OF BLDG 5'-0" FROM SIDE WALK
E. TOWN CENTER DR.
NEW EARTH BERM W/ LANDSCAPING
OUTLOT A
DOG PARK
POOL
PATIO
PLAYGROUND
52' VERT. SIZE
LOT 1
BLOCK 2
8 STALL GARAGE "A"
10 STALL GARAGE "B"
52 DETACHED GARAGES
9 STALL GARAGE "D"
23 STALL GARAGE "C"
EXISTING SIDEWALK
EXISTING DRIVE
145TH AVE NW
105
59.51
164.51
323.42
263.64
R=170

PARKING INFORMATION:
118 UNITS X2 = 236 PARKING STALLS REQUIRED
PROVIDED ATTACHED GARAGES = 30
PROVIDED DETACHED GARAGES = 50
PROVIDED SURFACE PARKING STALLS = 163
TOTAL PARKING STALLS PROVIDED = 243

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. PROPOSED 5'-0" BUILDING SETBACK.
3. ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A010.
4. ACCESSIBLE PARKING SIGNAGE. SEE DET. 3/A010.
5. 8'-0" WIDE PAINTED HDCP VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
6. CONCRETE SIDEWALK. VERIFY W/ CIVIL PLANS.
7. 10' X 20' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A101.
8. PROVIDE 335 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS.
9. MONUMENT SIGN TO MEET CITY REQ'TS. - SEE DRAWINGS BY SIGN MFGR.- PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
10. VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
11. BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
12. CURB CUT PER CITY SPECS. VERIFY W/ CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
15. NEW BITUMINOUS - SEE CIVIL PLANS.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. FIRE PIT, VERIFY LOCATION & REQUIREMENTS W/ OWNER.
18. RETAINING WALL AS REQ'D., VERIFY EXTENTS W/ CIVIL DRAWINGS.
19. OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
20. CONCRETE PATIO, VERIFY EXTENTS WITH OWNER / CIVIL DRAWINGS.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CONCRETE CURB & GUTTER, SEE CIVIL DRAWINGS.
24. PAINTED PARKING STRIPES.
25. TIE NEW BITUMINOUS INTO EXISTING AS REQ'D. SO FLUSH.
26. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARD, VERIFY W/ G.C., SEE DET. 12/A804.
27. NEW SIDEWALK TO MATCH EXISTING THIS AREA, VERIFY EXTENTS W/ OWNER / CIVIL DRAWINGS.

SITE PLAN
SCALE 1:30

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Minneapolis, MN. 55401
(320) 654-4510
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink, and dated, sealed. Copies are not valid.
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
Date: -
License No. # 22288
Name NORMAN E. COLE Signature

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

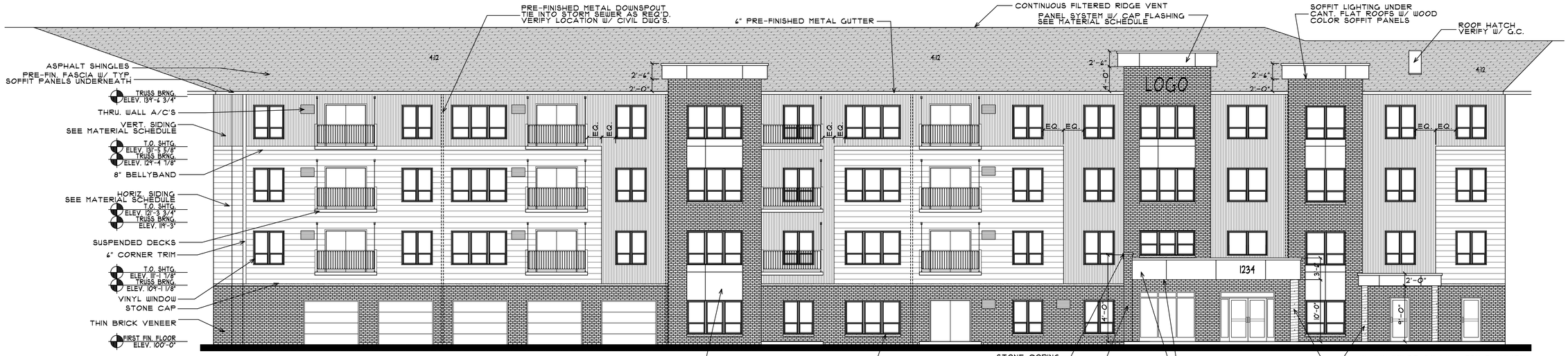
PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS/ COMMENTS
REVISIONS/ COMMENTS
REVISIONS/ COMMENTS

Project No. 17030
Issue Date: 1
Document Set: FOR BIDS

PLOTTED: 4-3-19 FILE:17030S COM: 4

A010



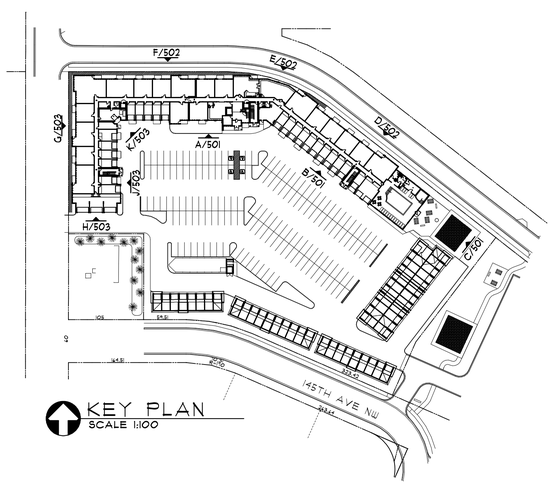
ELEVATION - "A"

SCALE: 1/8" = 1'-0"



ELEVATION - "B"

SCALE: 1/8" = 1'-0"

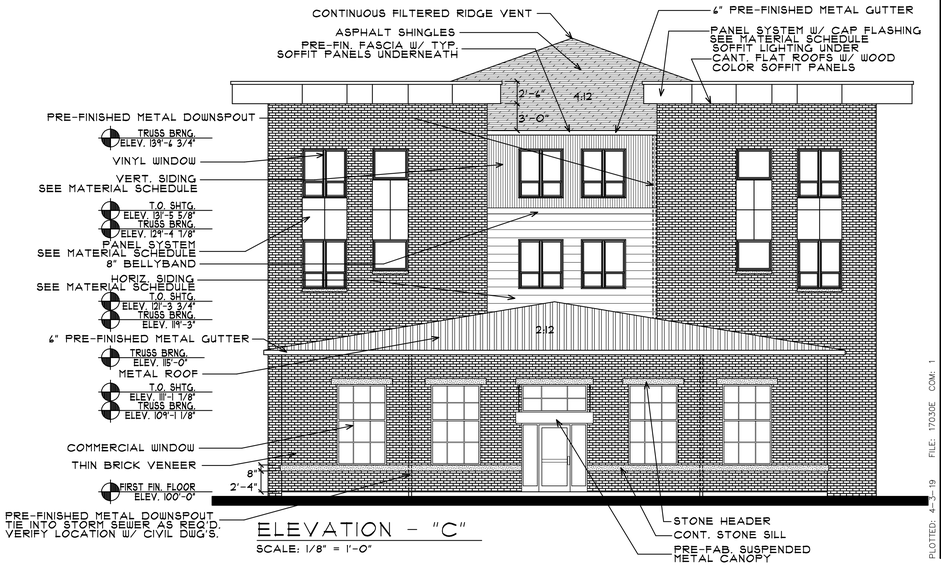


KEY PLAN

SCALE 1:100

EXTERIOR MATERIAL SCHEDULE:

ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "C"

SCALE: 1/8" = 1'-0"

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4510
www.colegrouparchitects.com

These documents are not valid for bidding permit, unless signed in ink and over sealed. Copies are not valid.

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.

Date: ---------- Lic. # 22288

Name: NORMAN E. COLE Signature:

PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS

REVISIONS COMMENTS

Project No.
17030
Issue Date:

Document Set:
FOR BIDS

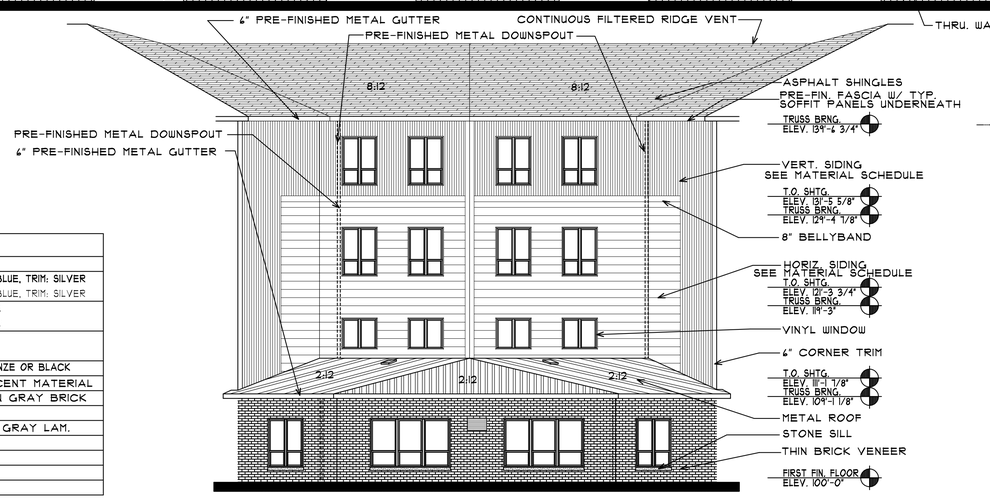
PLOTTED: 4-3-19 FILE: 17030E COM: 1

A501



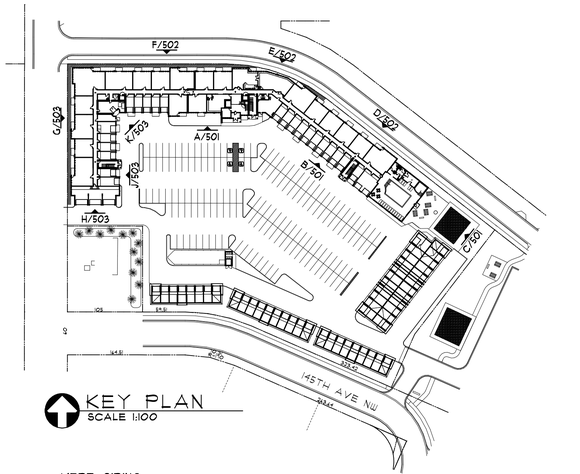
ELEVATION - "D"

SCALE: 1/8" = 1'-0"



ELEVATION - "E"

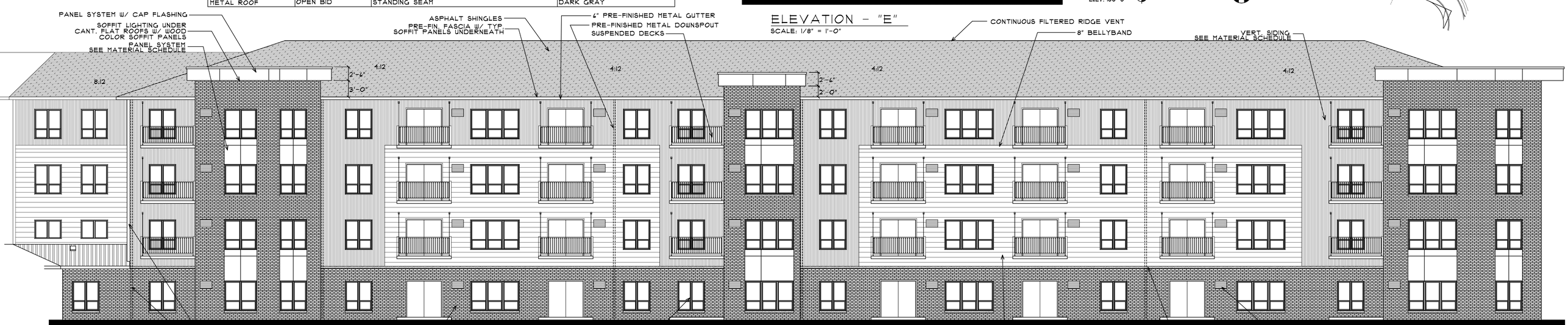
SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE 1:100

EXTERIOR MATERIAL SCHEDULE:			
ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "F"

SCALE: 1/8" = 1'-0"

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4570
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervison and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date _____ # 22288

Name NORMAN E. COLE Signature _____

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

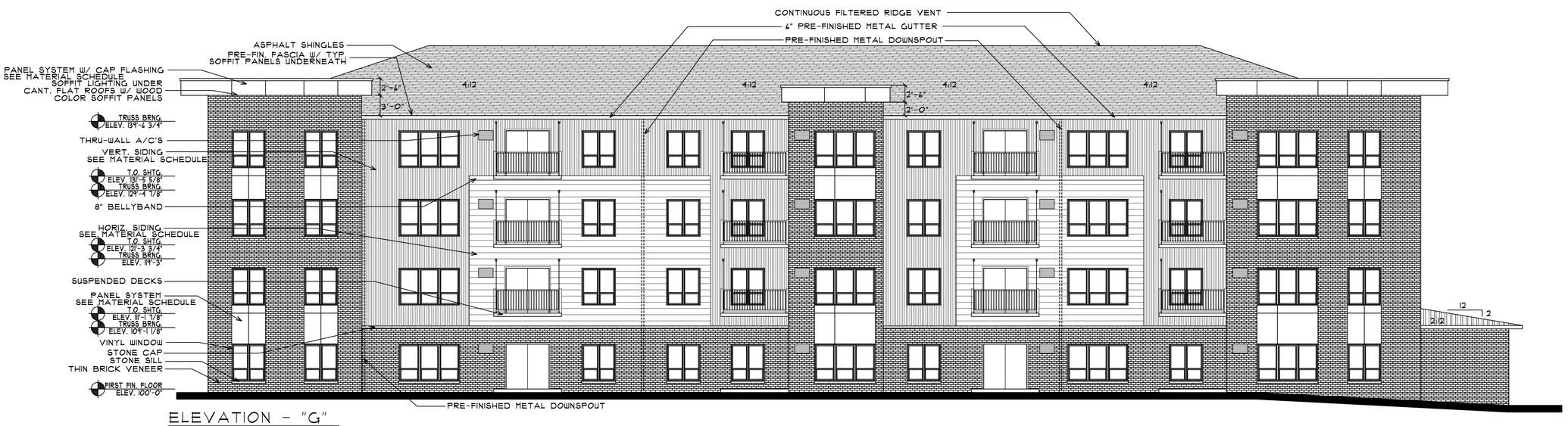
PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
17030
Issue Date:
-
Document Set:
FOR BIDS

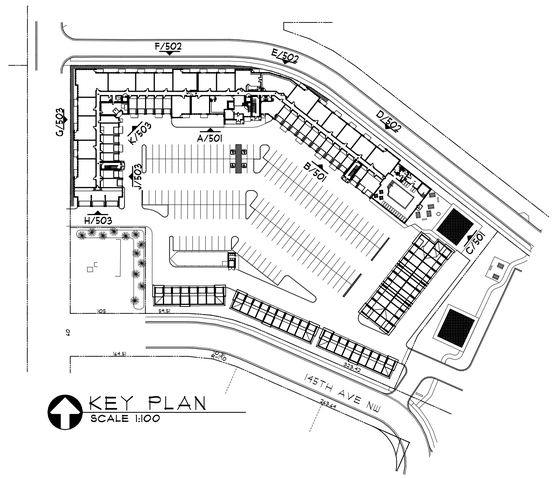
A502

FILE: 17030E COM: 1 PLOTTED: 4-3-19



ELEVATION - "G"

SCALE: 1/8" = 1'-0"



KEY PLAN

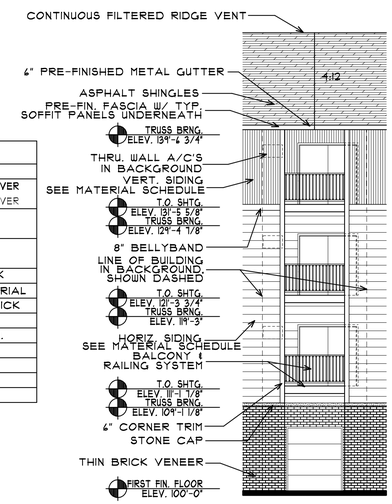
SCALE 1:100



ELEVATION - "J"

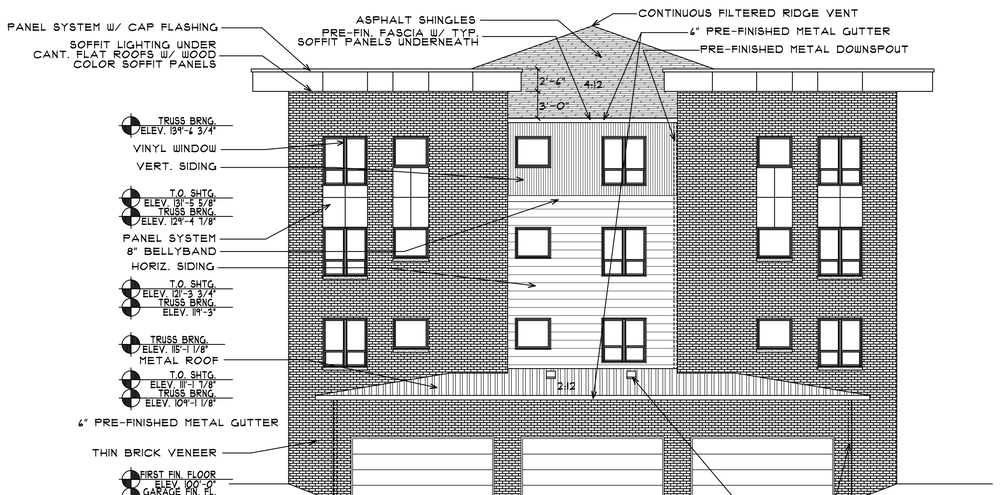
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE:			
ITEM	BRAND	MODEL/ STYLE	COLOR
PANEL SYSTEM	JAMES HARDIE	REVEAL PANEL, SURROUND TRIM, COUNTERSUNK FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
CONTRACTOR ALT.	OPEN BID	HEAVY GAUGE PRE-FINISHED METAL W/ HIDDEN FASTENERS	PANEL: EVENING BLUE, TRIM: SILVER
HORIZ. SIDING	JAMES HARDIE	8" SMOOTH LAP SIDING	EVENING BLUE
CONTRACTOR ALT.	LP SMARTSIDE	8" SMOOTH LAP SIDING	EVENING BLUE
VERT SIDING	METAL SALES	PRE-FINISHED CORRUGATED STEEL, CONCEALED FASTENERS	MED. GRAY
CONTRACTOR ALT.	METAL SALES	PRE-FINISHED CORRUGATED STEEL, EXPOSED FASTENERS	MED. GRAY
VINYL WINDOWS	OPEN BID	SINGLE HUNGS, OFFSET CENTER RAIL (1/3)	DARK GRAY/BRONZE OR BLACK
THRU WALL A/C'S	OPEN BID	OPEN BID	MATCH ADJACENT MATERIAL
THIN BRICK VENEER	OPEN BID	OPEN BID	WHITEWASH ON GRAY BRICK
STONE SILL/CAP	OPEN BID	OPEN BID	DARK GRAY
ASPHALT SHINGLES	OWENS CORNING	OWENS CORNING OAKRIDGE	WILLIAMSBURG GRAY LAM.
FASCIA, SOFFIT, TRIM	OPEN BID	OPEN BID	DARK GRAY
SUSPENDED DECK	OPEN BID	ALUMINUM (DECKING AND RAILING SYSTEM)	BLACK
SOFFIT @ CANTILEVER	OPEN BID	ALUMINUM	WOOD COLOR
METAL ROOF	OPEN BID	STANDING SEAM	DARK GRAY



ELEVATION - "K"

SCALE: 1/8" = 1'-0"



ELEVATION - "H"

SCALE: 1/8" = 1'-0"

COLE GROUP ARCHITECTS LLC
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6510
www.colegrouparchitects.com

These documents are not valid for bidding permit unless signed in ink and over sealed. Copies are not valid.
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.
Date: --- ---, ---- License #: 22288
Name: NORMAN E. COLE Signature:

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

REVISIONS COMMENTS
REVISIONS COMMENTS

Project No.
11030
Issue Date:
Document Set:
FOR BIDS

A503

PLOTTED: 4-3-19 FILE: 17030E COM: 1



FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



RAMSEY PWKY ELEVATION (NORTH-EAST)

SCALE: 1/8" = 1'-0"

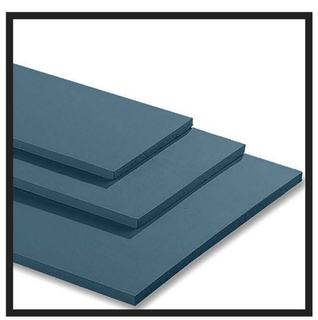
SAPPHIRE APARTMENTS



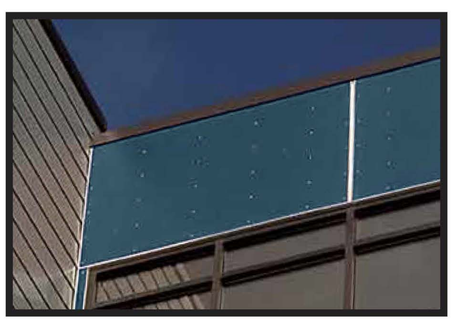
THIN BRICK VENEER - WHITEWASH ON GRAY BRICK



OWENS CORNING OAKRIDGE WILLIAMSBURG GRAY LAM.



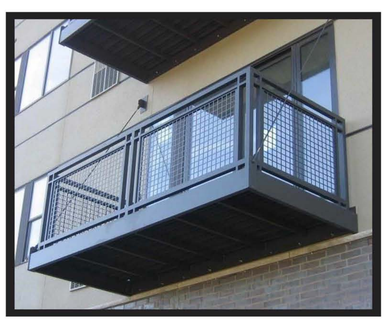
JAMES HARDIE 11" LAP SIDING - EVENING BLUE



JAMES HARDIE REVEAL PANEL SYSTEM - SAPPHIRE BLUE W/ SILVER TRIM



VERTICAL CORRUGATED METAL PANELS



PREFABRICATED BLACK ALUMINUM SUSPENDED DECKS

COLE GROUP
ARCHITECTS LLC.
2Ist Park Avenue South
Suite 102 nd, MN 55401
(320) 654-4510
www.colegrouparchitects.com

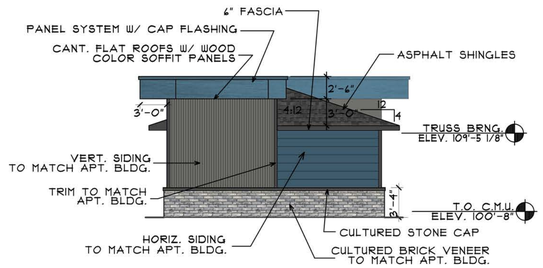
These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Date _____ # 22288
Name NORMAN E. COLE Signature _____

PSD; LLC
MATT KUKER DR
7533 SUNWOOD
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
THE SAPPHIRE APARTMENTS
RAMSEY, MN

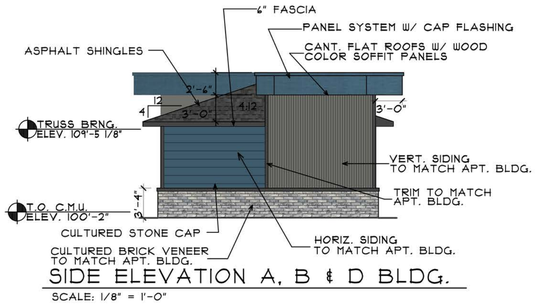
Project No. 17030
Issue Date:
1
Revision:
1 2 3
4 5 6

PLOTTED: 2-14-19 FILE: 17030E COM: 1



SIDE ELEVATION A, B & D BLDG.

SCALE: 1/8" = 1'-0"



SIDE ELEVATION A, B & D BLDG.

SCALE: 1/8" = 1'-0"

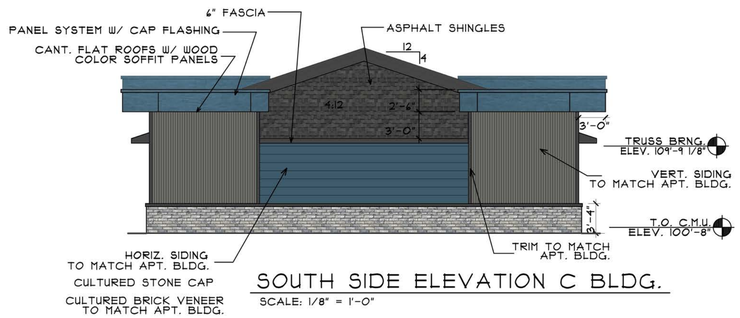


FRONT ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"

REAR ELEVATION D BLDG.

SCALE: 1/8" = 1'-0"

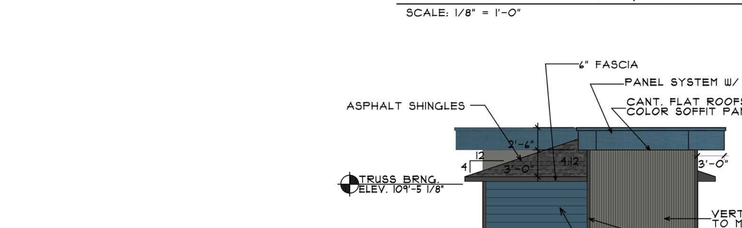


SOUTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"

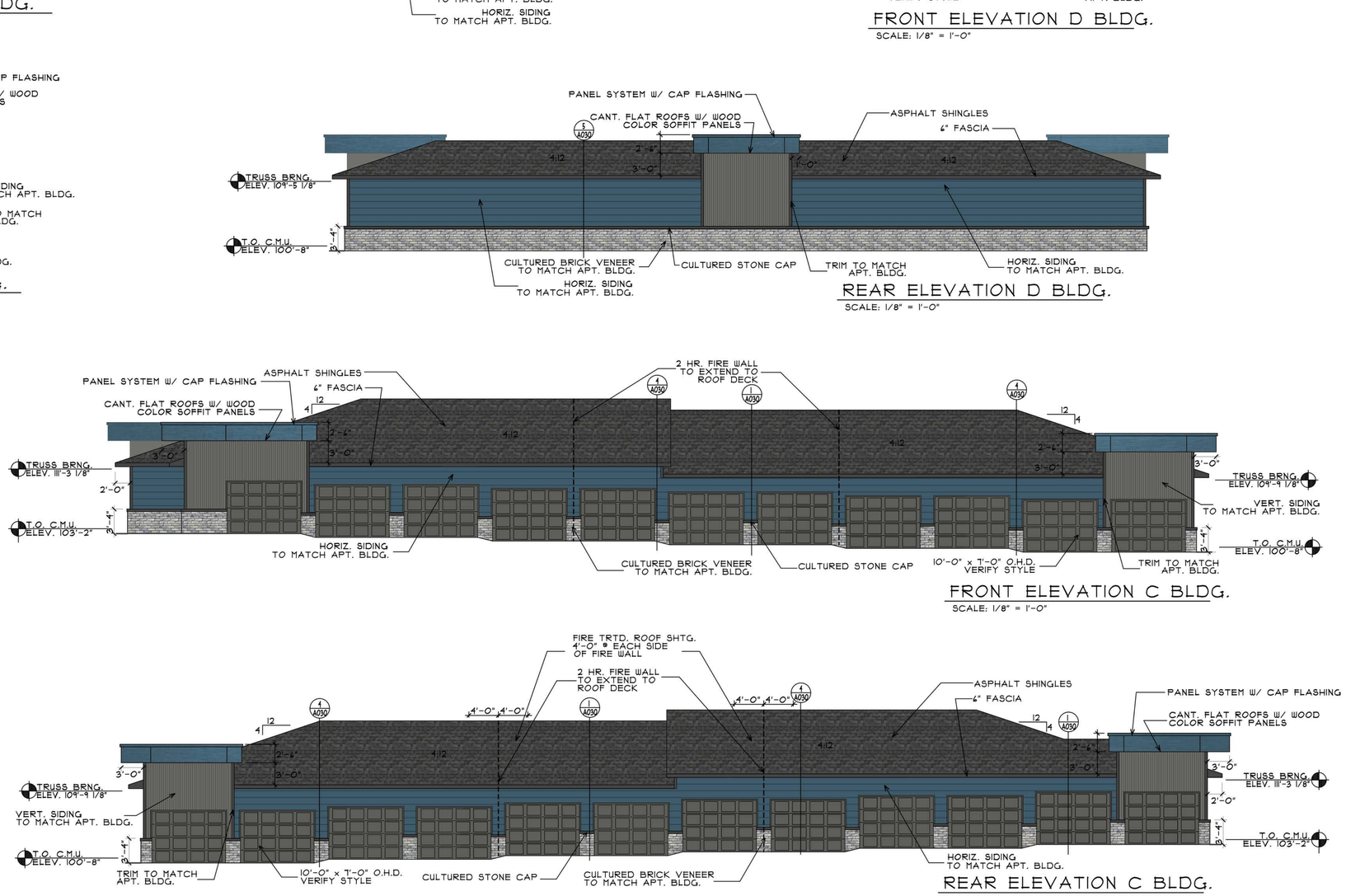
FRONT ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



NORTH SIDE ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"



REAR ELEVATION C BLDG.

SCALE: 1/8" = 1'-0"

FILE: 14082G COM: 4 PLOTTED: 4-3-19

COLE GROUP ARCHITECTS LLC.
216 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6570
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervison and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date -_____ # 22288

Name NORMAN E. COLE Signature_____

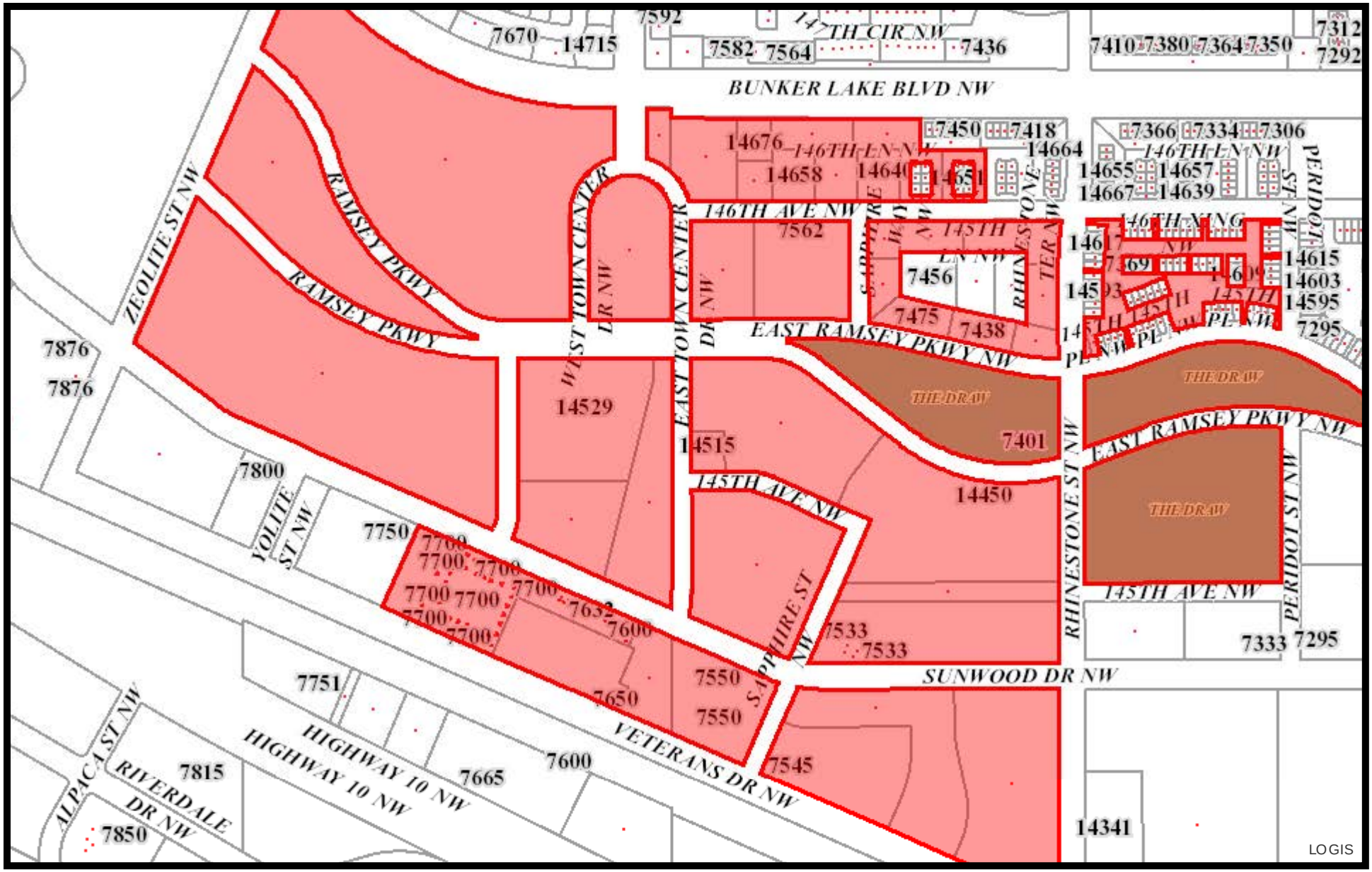
PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
THE SAPPHIRE
APARTMENTS
RAMSEY, MN

Project No. 17030
Issue Date: -
Document Set: FOR BIDS

A032

Label Map 700 Feet



Print Date: March 14, 2019

0 150 300 600 900 1,200 Feet

ProjectDox

Changemarks Report

Project Name: 18-138 The Sapphire

Workflow Started: 07/19/2018 4:55 PM

Report Generated: 05/28/2019 03:54 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		Arch Site Plan.pdf	Planning 3.28	Changemark #01	Advisory Comment: Consider moving pool adjacent to Center Street.	03/28/2019 3:58 PM	Eric Maass	
1	False	Unresolved	City Planner		Arch Site Plan.pdf	Planning	Changemark #01	Provide detail that shows proposed material for trash enclosure.	03/28/2019 3:39 PM	Eric Maass	
1	False	Unresolved	City Planner		Arch Floor Plans.pdf	Planning 3.28.19	Changemark #01	Remove single unit A/C units. These are not shown on the architectural rendering and are not supported by Staff.	03/28/2019 3:24 PM	Eric Maass	
1	False	Unresolved	City Planner		Arch Elevations.pdf	Planning 3.28.19	Changemark #01	Provide percentage of each exterior building materials not including glazed glass area (windows/doors).	03/28/2019 3:20 PM	Eric Maass	
1	False	Unresolved	City Planner		Arch Elevations.pdf	Planning 3.28.19	Changemark #02	No individual apartment A/C units to protrude to the exterior of the building.	03/28/2019 3:20 PM	Eric Maass	
1	False	Unresolved	City Planner		Arch Elevations.pdf	Planning 3.28.19	Changemark #03	Color renderings provided to the City indicate that the center column would be metal paneling and the two columns on either side would be brick with the logo on the column on the right hand side. Please update to be consistent with submitted color renderings.	03/28/2019 3:20 PM	Eric Maass	

ProjectDox

Changemarks Report

1	False	Unresolved	City Planner		Arch Site Plan.pdf	Planning 3.28.19	Changemark #01	Consider expanding Dog Park to utilize the space shown as the 9 parking spaces since as proposed the proposed parking is over the minimum by 9 spaces.	03/28/2019 3:00 PM	Eric Maass	
1	False	Unresolved	Civil Engineer		2325.07 SWMP 3-6-19.pdf	LL	Infiltration Credit Calculation	The pricing for the volume control credits is based on the estimated cost to construct and infiltration basin. Provide an estimate of the cost of grading a basin sized to hold the volume of 0.293 acre-feet with a drawdown time of 48i hours and a drawdown rate of 0.8 inches/ hour (common rate in the COR). The City will review the estimate and approve the estimate for use in purchasing credits or recommend changes to the estimate.	03/22/2019 4:13 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C4.pdf	LL	Cleanout Riser Pipe	Cleanout riser pipe shall be 8" PVC. Connection to sewer shall be long radius bend to allow passage of jetter hose.	03/22/2019 3:27 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C4.pdf	LL	Detail numbers	Detail numbers must be updated. Check spelling on detail names.	03/22/2019 3:27 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C9.pdf	LL	SWPPP Content	This SWPPP must address all items listed in the Construction Stormwater Permit. It appears content may need to be added to this sheet.	03/22/2019 3:12 PM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C7.pdf	LL	Submit Stormsewer sizing	Submit Stormsewer Sizing spreadsheet. Add detail for Bay Separator Device.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Maintenance Agreement	A maintenance agreement will be required for the Bay Separator Stormwater Treatment Device. The Owner must maintain the device annually. Maintenance records must be submitted to the City	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Water Connection Method	Specifiy connection method for connecting to existing watermain.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Storm Connection Method	Specify connection method for connecting to existing storm sewer.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Sanitary Connection Method	Specify connection method for connecting to existing sanitary sewer.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Hide Dimension	This dimension is not consistent with site work.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Verify watermain size	Verify 6" watermain will provide adequate flow and pressuire for the fire suppression system.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Utility Crossings	Verify inverts of crossing utilities. Lower watermain as needed to provide adequate separation from storm sewer. Install insulation as necessary.	03/22/2019 4:19 PM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C7.pdf	LL	Replace Cleanout with Manhole	Replace cleanoiut with Manhole. if the line needed to be jetted it requires a manhole at the upstream end.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Fire Hydrant	Provide fire Hydrant on this island in the parking lot. This will require upsizing the watermain across the parking lot.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C7.pdf	LL	Drainage and utility easement	A drainage and utility easement is required over the watermain on the site.	03/22/2019 4:19 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	Permission required	Obtain permission to grade on City property.	03/22/2019 3:17 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	Add Reference	Add note indicating page where retaining wall detail is shown.	03/22/2019 3:17 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	Smooth proposed contours	Bituminous paving cannot be easily warped as depicted by the proposed contours.	03/22/2019 3:17 PM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C6.pdf	LL	Permits required	The project will require a Lower Rum River Watershed Management Organization Permit (LRRWMO). Submit permit application to City by 2nd Thursday after preliminary site plan is approved. City will review submittal and submit to LRRWMO after application materials are approved. A Construction Stormwater Permit will be required. Provide a copy of the permit to the City prior to the Pre-construction meeting.	03/22/2019 3:17 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C2.pdf	LL	Inspection frequency	Inspections are also required after rainfall events. Email City copies of weekly inspection reports.	03/22/2019 8:19 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C2.pdf	LL	Notice of Termination	City of Ramsey must approve notice of termination before it is submitted to the MPCA.	03/22/2019 8:19 AM	Len Linton	
1	False	Unresolved	Engineering Tech - Inspections		C7.pdf	mm	Utilities	Remove or ghost unrelated information,high light the utilities and information	03/20/2019 11:06 AM	Mike McDowall	
1	False	Unresolved	Engineering Tech - Plan Review		C9.pdf	JJF	Inspections Records	Inspection Records must be sent to the City after weekly and after 1/2 inch rainfall events.	03/14/2019 2:34 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Sidewalk	10' Sidewalk is required along Center Street. 6' Sidewalk is required along East Ramsey Parkway.	03/14/2019 2:31 PM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Sidewalk Connection to East Ramsey Pkwy	Sidewalk Connection needs to be made crossing north to Bituminous Trail in East Ramsey Parkway Greenway, at Center Street Intersection.	03/14/2019 2:31 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Entrance off of Center Street	Ped Ramps are required at the entrance off of Center Street, the ped ramps must meet ADA slope requirements, but Truncated Domes are not required.	03/14/2019 2:31 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C7.pdf	JJF	STM/MH #7	Appears to be a pipe and structure East out of STM/MH #7, but the invert, pipe, and structure are not labeled. Might have missed it, but is there a structure casting table, what is the width of STM/MH#7?	03/14/2019 2:04 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Readability	Remove Lines behind text. Do not need to show interior walls of building	03/14/2019 1:33 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	East Grading	Grades on the east/northeast lot line are stacked on top of each other, almost as if there's a retaining wall. Some grades appear to go on to the adjacent property.	03/14/2019 1:33 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Retaining Wall Symbol	Add the Retaining Wall Linetype to the Legend.	03/14/2019 1:33 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	869 Contour	Appears to be multiple 869 contours north of Center Street entrance.	03/14/2019 1:33 PM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Access Agreement	Varify there's an access agreement, both to use the entrance off 145th, and showing silt fence going onto Parkview East property.	03/14/2019 1:33 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C4.pdf	JJF	City Details	Add City Details for Sidewalk - 6" thick. Bituminous Patch Concrete Valley Gutter	03/14/2019 11:11 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		C8.pdf	CA	Sidewalk	The existing concrete sidewalk along 145th should be extending to the intersection with Center Street. Staff would support a credit toward development fees for this 'off-site' segment.	03/11/2019 10:34 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C8.pdf	CA	Street label	Add street label for 145th Ave.	03/11/2019 10:34 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		Arch Site Plan.pdf	CA	Sidewalks	Show all proposed sidewalks on any sheet that shows proposed improvmeents. Sidewalk and boulevard widths along Ramsey Parkway shall each be six (6) feet. Sidewalk width along Center Street shall be ten (10) feet with no boulevard.	03/13/2019 8:20 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Boulevard Width	Boulevard width along Ramsey Parkway shall be six (6) feet and shall be clearly labeled on plan sheet (s).	03/13/2019 8:27 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Sidewalk Width	Sidewalk width along Ramsey Parkway shall be six (6) feet and shall be clearly labeled on plan sheet (s).	03/13/2019 8:27 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L1.pdf	CA	Center Street Sidewalk	A ten (10) foot wide concrete sidewalk with no boulevard is required along Center Street. Add to plan set.	03/13/2019 8:27 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Change to Deciduous Trees	Due to the required ten (10) foot wide sidewalk, substitute deciduous trees in place of the evergreens to avoid future pedestrian/tree conflicts.	03/13/2019 8:27 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Sidewalk	Make sure that connection of existing sidewalk with proposed sidewalk properly aligns and matches.	03/13/2019 8:27 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Ped Ramps	Sidewalk needs to be extended to street and include pedestrian ramp(s). Each ramp shall have its own detail added to the plan set.	03/13/2019 8:27 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C6.pdf	CA	Sidewalk	Must add six (6) concrete sidewalk and clearly label on all plan sheets that show proposed improvements. Boulevard shall also be six (6) feet wide and must be clearly labeled on all plan sheets showing proposed improvements as well.	03/13/2019 8:22 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C6.pdf	CA	Sidewalk	Center Street is classified as a Downtown Street in the Street Hierarchy and thus requires a ten (10) foot wide concrete sidewalk with no boulevard. Update plans to include required sidewalk and pedestrian ramp(s).	03/13/2019 8:23 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L2.pdf	CA	Topsoil	City requires four (4) inches of topsoil, not 6 inches. City has amended defintion of topsoil to eliminate the reference to MnDOT Premium Topsoil Borrow. Topsoil should consist of a pulverized black dirt with no more than 35% sand content. Update this note accordingly.	03/13/2019 8:51 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Irrigation System	Irrigation system must have water efficient technology, such as a smart controller and/or soil moisture sensors. Add this language to Planting Notes.	03/13/2019 8:51 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Shrub Size	Shrub size at time of installation shall be twenty-four (24) inches in height or width, depending on species characteristics. Update Plant List to specify minimum height/width requirement.	03/13/2019 8:51 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Branch Height	Add note to Planting Notes that specifies branch height shall begin no lower than six (6) feet for all boulevard trees.	03/13/2019 8:51 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Pre-Planting Meeting	The City requires a 'pre-planting' meeting with landscape contractor for all plantings within the public right-of-way. Add this to the Planting Notes.	03/13/2019 8:51 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Deviations	Add note to Planting Notes stating that any deviation from approved Final Plant List requires approval of City prior to installation.	03/13/2019 8:51 AM	Chris Anderson	

Regular Planning Commission **7. 2.**

Meeting Date: 06/06/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Updated Sketch Plan for Rivenwick (Project #19-102); Case of Paxmar

Purpose/Background:

The purpose of this case is for the Planning Commission to review the proposed updated sketch plan for Rivenwick. The Applicant, Paxmar, will be going before the City Council on June 25th for review of a Final Plat for a minor subdivision that would subdivide the parcel necessary to construct Suite Living which is shown on the eastern most portion of the submitted sketch plan.

The Developer is Paxmar. The proposed project is located within the Mixed Use Planned Unit Development District. It is guided the same in the Comprehensive Plan. The Development is proposed to be made up of three (3) main components. The MU/PUD is the guiding, or umbrella district. Within that guidance, Staff is applying the appropriate traditional districts for review based on the land use and density types. A map is included to visualize this breakdown.

1. 1.85 +/- Acre Commercial Parcel (using the B-2 Business District for review)
2. 2.14 +/- Acre Assisted Living Parcel (using the R-3 Residential District [high density residential] for review)
3. 4.54 +/- Acre Detached Townhome Neighborhood (using the R-2 Residential District [medium density residential] for review)

This is a unique district that is only applied in a couple areas of the community. The Rivenwick Neighborhood is the only existing neighborhood/development where the District actually applies.

The main intent of this district was to provide flexibility in final layout versus strict district boundaries. This should not be interpreted to require urban mixed-use buildings. The current version of the MU/PUD District states that any one use may not comprise of more than 75% of the project area.

According to Staff Review for the original subdivision, this remaining parcel was to develop as a retail/commercial use. However, the maximum coverage per land use type at the time was 70%, which as since been amended to 75%.

Notification:

Staff has attempted to notify all Property Owners within 700 feet of the Subject Property via Standard US Mail of the Sketch Plan Review.

Observations/Alternatives:

Based on a review of acreage, it is estimated that the final layout would result in approximately 80% residential and 20% commercial retail. The amount of residential exceeds the maximum threshold of 75% under existing zoning standards.

Staff is recommending that the area shown as medium density residential adjacent to the commercial pad site be revised to show a commercial pad to bring the development under the maximum threshold of 75% of any singular use. Staff also believes a second commercial pad at this location would be a better fit adjacent to the other commercial pad and Highway 10.

Staff is also recommending that the proposed access points be aligned to create perpendicular intersections for

ingress/egress from development areas. This intent is to create a more uniform development pattern and improved traffic conditions and safety.

The Developer has submitted revised plans addressing the above, which have not yet been reviewed by Staff. Staff will provide a verbal update at the meeting, with updated visuals.

Alternatives

Alternative 1: Recommend approval of the submitted sketch plan contingent with staff comments. Staff supports this alternative.

Alternative 2: Recommend denial of the submitted sketch plan due to nonconformity to the 75% maximum threshold established by the PUD. Staff believes this can be resolved and as such does not support this alternative.

Funding Source:

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

Currently, there are no requests for financial assistance. All infrastructure costs are the responsibility of the Developer. The Developer is responsible for standard Development Fees.

Recommendation:

Staff recommends approval of the sketch plan contingent upon compliance with Staff Review, specifically that the multifamily residential property shown north of 139th Lane NW and south of Hwy 10 be revised to show a second commercial pad.

Action:

Motion to approve the sketch plan contingent upon compliance with Staff Review.

No motion is necessary regarding the requested Final Plat with respect to the proposed lot to accomodate Suite Living as that request goes directly to the City Council. At this time it is anticipated that Suite Living will purchase the future lot and then go through the formal site plan review for their specific portion of the project.

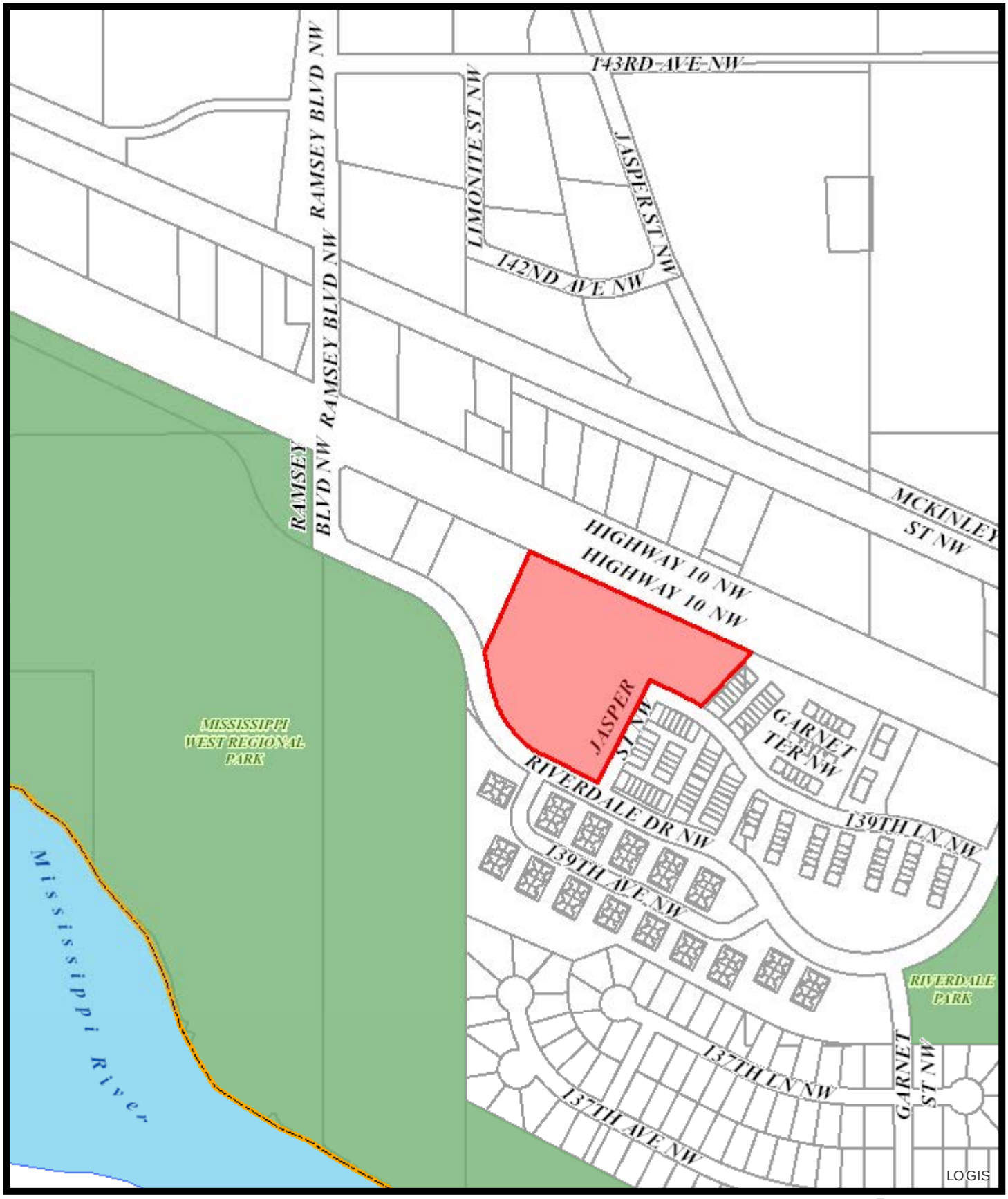
Attachments

Site Location Map
Existing Zoning Map
Subdistricts Exhibit
Revised Sketch Plan
Staff Review - ProjectDox Comments
Mixed Use Planned Unit Development District
R-2 Residential District
R-3 Residential District
B-2 Business District

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	05/28/2019 04:20 PM
Tim Gladhill	Tim Gladhill	05/31/2019 09:56 AM
Form Started By: Eric Maass		Started On: 05/16/2019 10:35 AM
Final Approval Date: 05/31/2019		

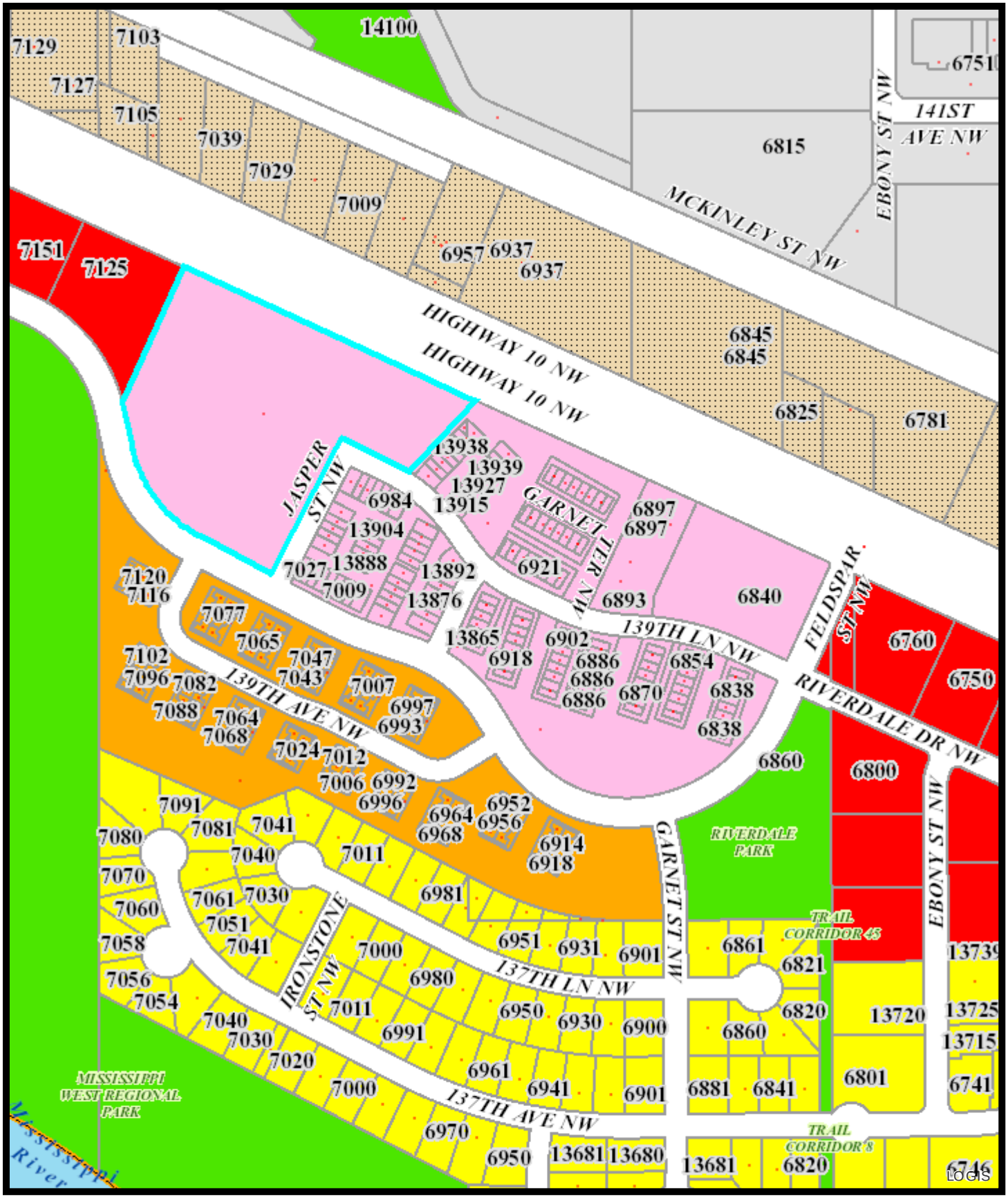
Site Location Map



Print Date: February 14, 2019

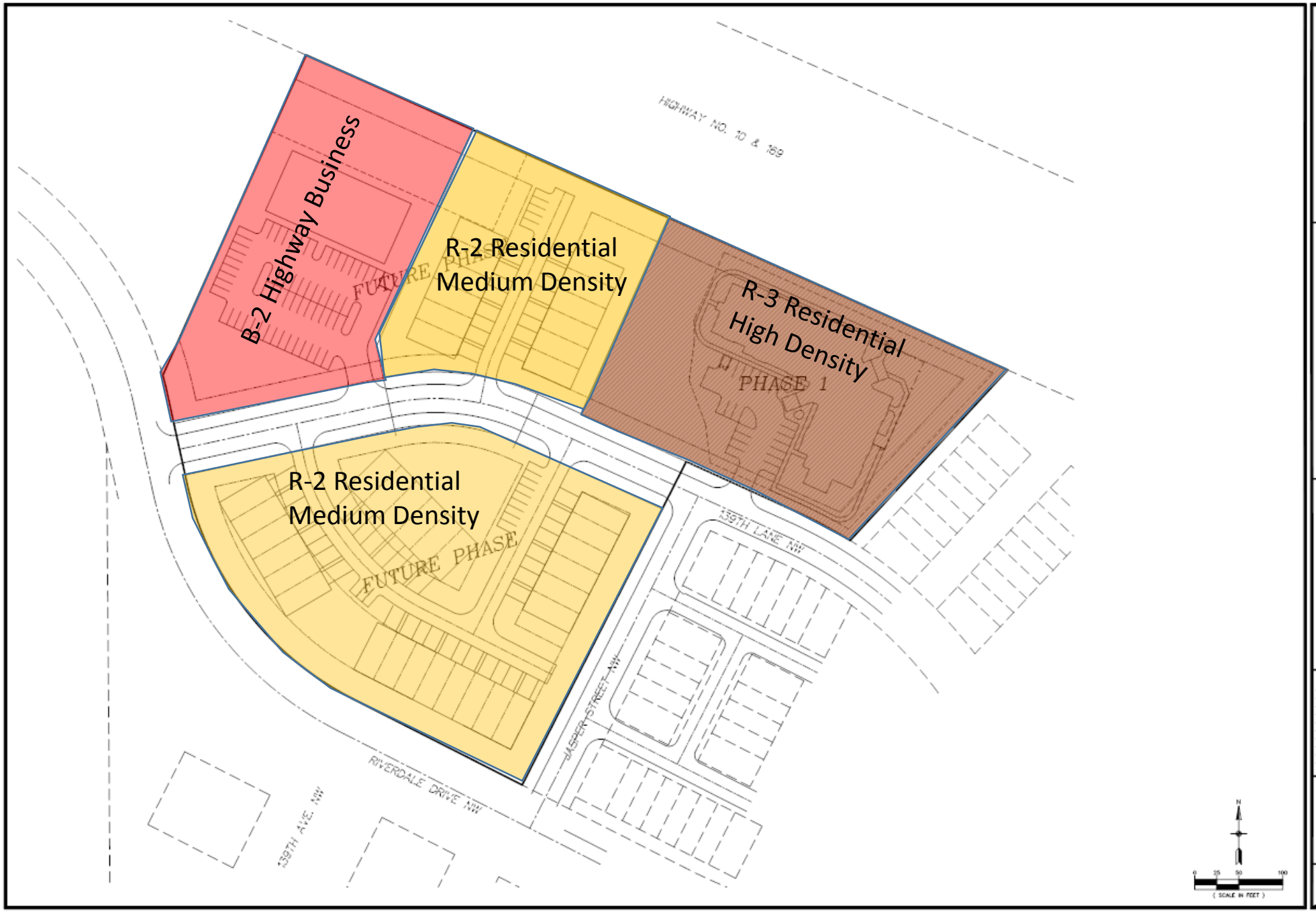
34-32-25-22-0045

Rivenwick MU/PUD



Feet
0 90 180 360 540 720

Print Date: March 1, 2019



Carlson McCain
ENVIRONMENTAL ENGINEERING SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

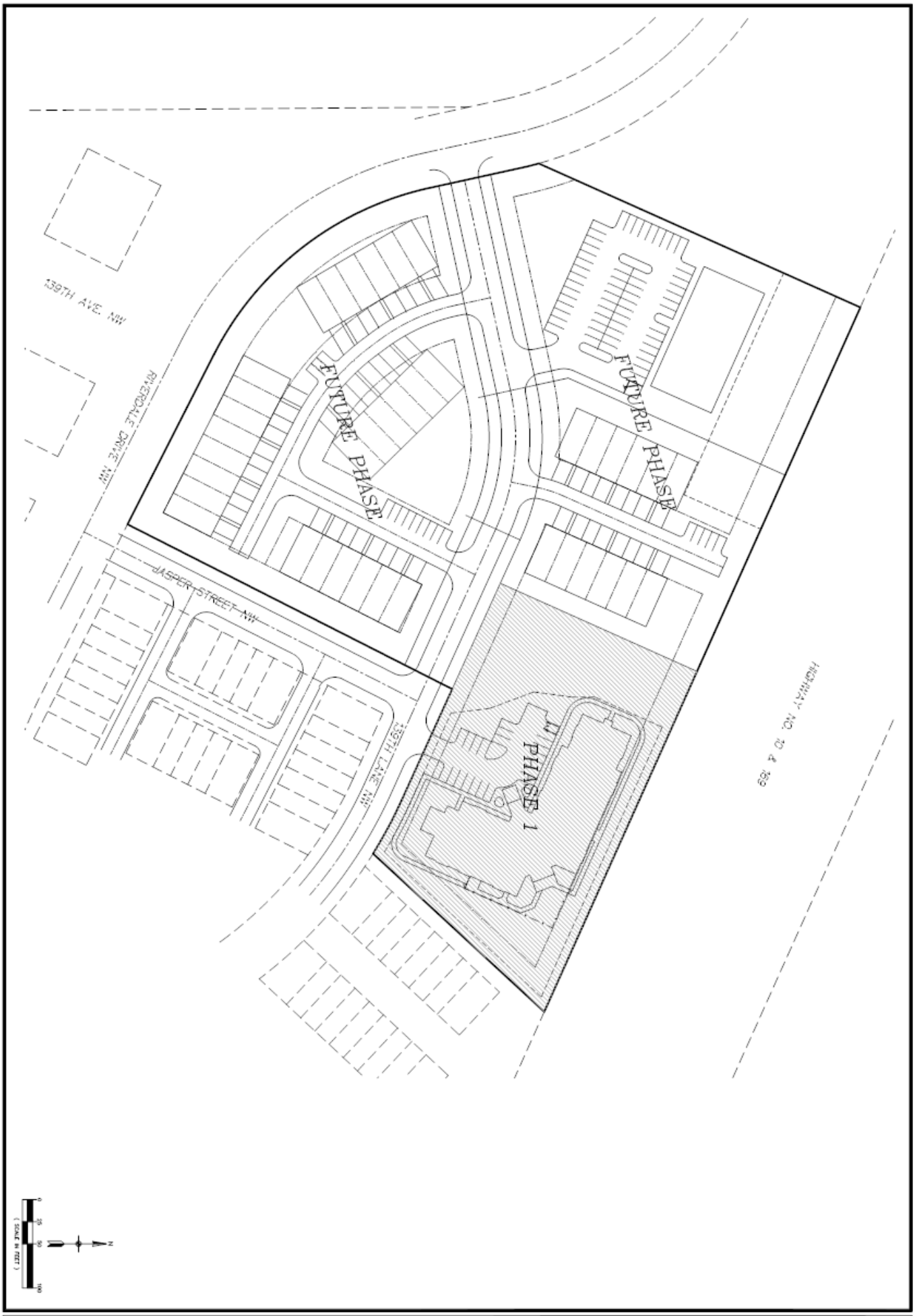
SITE PLAN

RIVENWICK 3RD ADDITION
Ramsey, Minnesota

PAXMAR
2850 Cutters Grove Ave. - Suite 207
Anoka, Minnesota 55303

REVISIONS

1 of 2



1 of 2

REVISIONS

PAXMAR
2850 Cutters Grove Ave. - Suite 207
Anoka, Minnesota 55303

SITE PLAN

RIVENWICK 3RD ADDITION
Ramsey, Minnesota

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

ProjectDox

Changemarks Report

Project Name: 19-102 Paxmar Rivenwick

Workflow Started: 05/02/2019 8:57 AM

Report Generated: 05/28/2019 04:12 PM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	City Planner		Rivenwick Village 3rd Addition - Final Plat.pdf	EM	Changemark #01	May need to adjust D&U easement depending on drive location if updated to align with Jasper St NW	05/21/2019 2:45 PM	Eric Maass	
1	False	Unresolved	City Planner		Rivenwick 3rd Site Plan.pdf	EM	Changemark #01	Align north/south access points to create a single intersection.	05/16/2019 11:32 AM	Eric Maass	
1	False	Unresolved	City Planner		Rivenwick 3rd Site Plan.pdf	EM	Changemark #02	Show future commercial access lining up with access road to attached townhomes to creat single intersection.	05/16/2019 11:32 AM	Eric Maass	
1	False	Unresolved	Engineering Tech - Plan Review		Rivenwick Village 3rd Addition - Final Plat.pdf	JJF	Hydrant Extension	If Hydrant is going to be extended into the parking lot, easement over the watermain and hydrant will be required.	05/16/2019 10:37 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		Rivenwick 3rd Site Plan.pdf	JJF	Line up Entrance	Is it a possibility to line up the entrance with Jaspar Street?	05/16/2019 10:35 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		Rivenwick 3rd Site Plan.pdf	JJF	Proposed Drainage Area	Is this drainage area being proposed to handle only phase 1, or all future phases as well?	05/16/2019 10:35 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Community Development Director		Rivenwick 3rd Site Plan.pdf	Tim Gladhill	Change to Commercial	With the updated proposal, Staff's recomendation is that the middle parcel north of 139th remain commercial retail. Staff is concerned about the compatibility of uses and the less than desirable location of these medium density residential units. Please update Sketch Plan.	05/06/2019 8:27 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		Rivenwick 3rd Site Plan.pdf	Tim Gladhill	Variance to Roadway Improvements	Stopping the public road and utilities short of the bounds of the buildable area of the Plat shall require a Variance. Please update Sketch Plan to highlight area of Variance.	05/06/2019 8:27 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		Rivenwick 3rd Site Plan.pdf	Tim Gladhill	Suite Living Not Reviewing	Developer is responsible for ensuring compliance with site plan review standards. The current request is for lot split only. This is not a detailed review of Suite Living. Staff would recommend running this Plat parallel with Suite Living Site Plan in the event adjustment to plat boundaries are required. Please add this note to Sketch Plan.	05/06/2019 8:27 AM	Tim Gladhill	

Sec. 117-119. - Mixed Use Planned Unit Development (MU-PUD) District.

(a) *Intent.* The intent of the Mixed Use Planned Unit Development (MU-PUD) District is to provide a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner. The MU-PUD District is created for development seeking alternative development regulations that embody more traditional neighborhood design (TND) principles to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses and in no case shall a development contain more than 75 percent of one use.

(b) *Permitted uses.*

(1) Offices and banks.

(2) Enclosed retail activities without outdoor activities.

(3) Personal and professional services.

(4) Restaurants and cafes.

(5) Uses allowed in the R-1, R-2 and R-3 Districts.

(c) *Standards.*

(1) *Bulk standards.*

Standard	Minimum Requirement
Development area	10 acres
Lot width	No minimum
Front yard setback	As approved by PUD
Side yard setback	As approved by PUD
Rear yard setback	As approved by PUD
Height (max.)	45 feet
Building coverage (max.)	As approved by PUD

(2) *Other standards.*

a. The planned unit development process (section 117-123) shall be used for all development in the MU-PUD District.

b. Standards for residential and commercial uses may be applied as determined necessary when reviewing development proposals. Otherwise, development standards are established for each element of a project as approved by the PUD.

(Code 1978, § 9.20.26; Ord. No. 80-04, 5-25-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 93-06, 4-23-1993; Ord. No. 03-21, 8-25-2003; Ord. No. 03-23, 8-25-2003; Ord. No. 04-19, 6-1-2004)

Sec. 117-112. - R-2 Residential District.

(a) *Intent.* The intent of the R-2 Residential District is to accommodate multiple dwellings at a density of three to seven dwelling units per acre and multiple-dwelling complexes within the 2002 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.

(b) *Permitted uses.*

(1) Multiple-dwelling structures which include duplexes, twinhomes, townhomes, and apartment buildings, containing no more than ten units.

(2) Detached townhomes, including villas or cottage homes.

(3) State licensed group homes in accordance with state statutes.

(4) Licensed home daycares in accordance with state statutes.

(5) Home occupations as permitted by section 117-351.

(6) Accessory uses as permitted by section 117-349.

(c) *Uses permitted by conditional use permit.*

(1) Religious Institutions.

(2) Keeping of wild animals in accordance with chapter 10, article IV.

(3) Increased accessory structure height/size.

(4) Oversizing of signs.

(5) Expansion or enlargement of lawful nonconforming uses.

(6) Micro-scale WECS.

(d) *R-2 bulk standards.*

Miscellaneous Standards	Duplex	Twinhome or Quad
Lot size	14,000 square feet per structure	7,000 square feet per dwelling unit
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	100 feet	50 feet

Front yard setback	30 feet	30 feet
Side yard setback	10 feet	10 feet
Side yard setback corner lot	30 feet	30 feet
Side yard interior wall setback	N/A	0
Rear yard setback	30 feet	30 feet
Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet
Accessory structure setbacks:		
Front	30 feet or same as principal structure, which ever is greater	30 feet or same as principal structure, which ever is greater
Rear	5 feet	5 feet
Side	6 feet	6 feet
Side corner	30 feet	30 feet
Maximum number of units per structure	2	2 (4 for quad)

Miscellaneous Standards	Attached and Detached Townhomes	Multifamily
Lot size	None	None
Minimum density (net)	3.0	3.0
Maximum density (net)	7.0	7.0
Lot width	None	100 feet
Building setback from public street right-of-way	25 feet	25 feet
Building setback from private street measured from back of curb	25 feet	25 feet
Building setback from exterior development boundary line	30 feet	30 feet
	25 feet (detached)	
Minimum separation between	20 feet	20 feet

buildings, including any appurtenances thereto (i.e., patios, decks)	15 feet (detached)	
Parking node setback from exterior development boundary line	30 feet	30 feet
Parking node setback from structure	15 feet	15 feet
Maximum lot coverage	35%	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet	35 feet

Accessory structure setback (measured from the development boundary line)	30 feet	30 feet
Maximum number of units per structure	81 (detached)	10
Open space required	40% general open space 10% of which must be identifiable community space	40% general open space 10% of which must be identifiable community space

(e) *General R-2 residential performance standards.*

(1) *Miscellaneous standards.*

Miscellaneous Standards	
Townhouse with garage	1 bedroom - 700 square feet
	2 bedrooms - 800 square feet
	3 bedrooms - 960 square feet
	Each additional bedroom - 125 square feet

	Efficiency unit - 400 square feet
Duplex dwelling	800 square feet per unit
Twinhome dwelling	912 square feet per unit
Multifamily dwellings	1 bedroom - 700 square feet 2 bedrooms - 800 square feet 3 bedrooms - 960 square feet Each additional bedroom - 125 square feet Efficiency unit - 400 square feet
No. of required off-street parking spaces	Duplex - 2 enclosed Twinhome - 2 enclosed Townhome - 2 off-street, 1 of which must be enclosed. Multifamily - 2½ off-street spaces per unit, 1 parking space must be enclosed, the remaining required parking spaces must be located within the development
Maximum building lot	35%
Maximum driveway width	20 feet
Side yard setback for driveways	5 feet

Required driveway surface	Bituminous or concrete

(2) *Parking.*

a. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.

b. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.

c. All required parking stalls shall be located on the premises of the principal building.

d. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.

e. Additional parking spaces may be required by the city.

(3) *Streets.*

a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.

b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:

1. Minimum private street width with no parking permitted: 24 feet.
2. Minimum private street width with parking permitted on one side of street: 28 feet.
3. Minimum private street width with parking permitted without restriction: 32 feet.
4. Maximum private street length without a turnaround provided: 200 feet.

5. Maximum private street length with a turning provision provided: 300 feet.
6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
7. Minimum access road width at street frontage: 24 feet.
8. Minimum parking aisle width: 24 feet.
9. Maximum driveway width at road frontage: 20 feet.
10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).
11. Minimum access drive angle to the street: 75 degrees.
12. Building setback from private street, measured from back of curb: 25 feet.
13. Minimum radius at intersections: 20 feet.

(4) *Fences.*

a. Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless they have at least 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualifies under this provision.

b. Fencing material shall consist only of wood or chain link. No other types of materials will be permitted.

c. Fence framing must face inward on the fence owner's lot.

d. Fencing must be located 100 percent on the fence owner's lot.

(5)

Garbage receptacle storage. Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(6) *Lot landscaping.*

a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.

b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:

1. Determine ratio of impervious area to entire site area.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species:

   $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1-inch diameter as measured six inches above ground

d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirements shall be fulfilled with the use of shrubs and ornamental trees.

e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(7) *Screening.*

a. Bufferyards. The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning

designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required, are to be planted within the bufferyard.

		Adjacent Existing Development	
Proposed Development		R-1	R-2
	R-1	-	-
	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.
	% increase required	20%	10%

b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.

c. Screening shall be installed in accordance with section 117-356.

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

(9) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.

a.

General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.

1. The type of building materials used on exterior walls of all structures in the R-2 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
3. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.
4. All multiple-dwelling structures shall include at least two of the following architectural elements:
   (i) Articulated/cantilevered facade.
   (ii) Dormers.
   (iii) Articulated roofline.
   (iv) Projected or inset windows.
   (v) Balconies, porches, or decks.
   (vi) Window treatments, such as shutters and window boxes.
   (vii) Other elements as approved by the city council.

b. The 35 percent masonry requirement (under subsection (e)(9)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
   1. Two additional architectural elements from the list in subsection

(e)(9)a.4 of this section are included.

2. Two additional colors are included in the overall color palette, for a total of five colors.
3. Decorative sidewalks (brick, stone inlays, etc.).
4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.12; Ord. No. 73-9, 6-1-1973; Ord. No. 86-2, 8-25-1986; Ord. No. 93-13, 8-30-1993; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-08, 5-17-2004; Ord. No. 06-24, § 2, 8-8-2006; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017)

State Law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.

Sec. 117-113. - R-3 Residential District.

(a) *Intent.* The intent of the R-3 Residential District is to accommodate high-density residential housing at a density greater than seven units per acre but not to exceed 15 units per acre within the 2020 MUSA. All lots created by subdivision located within the 2020 MUSA shall be serviced by sanitary sewer and municipal water.

(b) *Permitted uses.*

(1) Multiple-family dwelling units (excluding twinhomes and duplex units).

(2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.

(3) State licensed group homes in accordance with state statutes.

(4) Licensed home daycares in accordance with state statutes.

(5) Home occupations as permitted by section 117-351.

(6) Accessory Uses as permitted by section 117-349.

(c) *Uses permitted by conditional use permit.*

(1) Religious institutions.

(2) Increased accessory structure height/size.

(3) Keeping of wild animals in accordance with chapter 10, Animals.

(4) Oversizing of signs.

(5) Expansion or enlargement of lawful nonconforming uses.

(6) Micro-scale WECS.

(d) *R-3 bulk standards.*

Miscellaneous Standards	Townhomes	Multifamily
Lot size	None	None
Maximum density (net)	15.0	15.0
Minimum density (net)	7.0	7.0
Lot width	None	100 feet

Building setback from street right-of-way	25 feet	25 feet
Building setback from private street (measured from back of curbline)	25 feet	25 feet
Building setback from exterior development boundary line	30 feet	30 feet
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	20 feet	20 feet
Parking node setback from structures	15 feet	15 feet
Parking node setback from exterior development boundary line	30 feet	30 feet
Maximum lot coverage	35%	35%
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	45 feet
Minimum floor area measured at or above lot grade:		
1 bedroom	700 square feet	640 square feet
2 bedrooms	800 square feet	760 square feet

3 bedrooms	960 square feet	860 square feet
Each additional bedroom	125 square feet	125 square feet
Efficiency unit	NA	400 square feet
Accessory structure setback (measured from the development boundary line)	30 feet	30 feet

(e) *General R-3 residential performance standards.*

(1) *Parking.*

a. Townhomes: Two off-street parking spaces (one of which should be enclosed).

b. Multiple-family dwellings: 2½ off-street parking spaces (one of which should be enclosed) per unit.

c. The surfaces of parking stalls, aisles, and access driveways shall be constructed with blacktop or concrete and properly maintained. The term "properly maintained" includes keeping the blacktop or concrete in good condition and free from chuckholes and other types of surface cracks and breakage.

d. The entire perimeter of the parking stalls, aisles and access driveways shall be curbed with six-inch-high curbing of poured concrete.

e. All required parking stalls shall be located on the premises of the principal building.

f. A parking stall shall not be less than 180 square feet in area, with a minimum width of nine feet.

g. Additional parking spaces may be required by the city.

h. Maximum driveway width: 20 feet.

i. Driveway side yard setback: five feet.

(2) *Streets.*

a. *Public streets.* Residential developments in this district must provide one main thoroughfare through the development and main thoroughfares must be dedicated as public streets.

b. *Private streets.* Private streets or driveway collectors are permitted if they serve as access driveways from dwelling units to public streets and meet the city engineer's street standards together with the dimension standards described below:

1. Minimum private street width with no parking permitted: 24 feet.
2. Minimum private street width with parking permitted on one side of street: 28 feet.
3. Minimum private street width with parking permitted without restriction: 32 feet.
4. Maximum private street length without a turnaround provided: 200 feet.
5. Maximum private street length with a turning provision provided: 300 feet.
6. Maximum private street length with a cul-de-sac provided: 600 feet, except that when exceeding 300 feet, the entire length of the private street must be 32 feet wide.
7. Minimum access road width at street frontage: 24 feet.
8. Minimum parking aisle width: 24 feet.
9. Maximum driveway width at road frontage: 20 feet.
10. Edge of curb opening shall not be closer to nearest portion of a street right-of-way intersection than 27 feet or two-thirds of the lot width, whichever is smaller (where a "T" intersection exists, a drive may be located opposite the end of the intercepted street).
11. Minimum access drive angle to the street: 75 degrees.
12. Building setback from private street, measured from back of curb: 25 feet.
13. Minimum radius at intersections: 20 feet.

(3) *Fences.*

a.

Fencing or walls (except retaining walls) located in the front yard shall not exceed four feet in height. Fencing or walls located in the side or rear yard shall not exceed six feet in height. Fences outside the 2020 MUSA are allowed up to eight feet in height in any yard but must be set back a minimum of 100 feet from the front property line unless there is at least a 75 percent clear visible opening. Fences may be constructed of barbed wire to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.

b. Fencing material shall consist only of wood or chain link. No other types of materials shall be permitted.

c. Fence framing must face inward on the fence owner's lot.

d. Fencing must be located 100 percent on the fence owner's lot.

(4) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lot.

(5) *Lot landscaping.*

a. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the lot. A reasonable attempt should be made to preserve as many existing trees as practicable in order to incorporate the trees into the development.

b. *Minimum planting requirements.* The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:

1. Determine ratio of impervious area to entire site area.

2.

Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.

3. The following formula shall be utilized to determine the average canopy cover of a species:

   [(Minimum + Maximum Spread) ÷ 4] ^{2} × π × (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

c. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1-inch diameter as measured six inches above ground

d. *Planting types.* Acceptable and preferred plantings shall be identified in the Ramsey Tree Book. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the canopy cover requirement shall be fulfilled with the use of shrubs and ornamental trees.

e. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation

system during periods of sufficient moisture (rain sensor).

2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

f. *Open space.* Each townhouse development shall have at a minimum, 40 percent open space for the enjoyment of its residents that may be held as private lots or in common areas. Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.

(6) *Screening.*

a. Bufferyards. The table below establishes the minimum bufferyard and additional plantings required when a higher density zoning district is adjacent to a lower density zoning district. The screening requirements are applicable when any portion of a lot with a higher zoning designation shares a property line with a lot of a lower zoning designation. Within that bufferyard, an additional percentage of landscaping is also required based on the minimum landscape plantings. The additional percentage of plantings required are to be planted within the bufferyard.

		Adjacent Existing Development	
> Proposed Development		R-1	R-2
	R-1	-	-
	R-2	30 ft.	-
	% increase required	10%	-
	R-3	40 ft.	30 ft.

	% increase required	20%	10%

b. The additional landscaping materials shall be in addition to the number of plantings required in the site landscaping section of this district and shall be located within the required bufferyard.

c. Screening shall be installed in accordance with section 117-356.

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

(8) *Architectural standards.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.

a. General standards. The requirements in this section apply to the front facade of all multiple-dwelling structures, as defined under permitted uses in this section.

1. The type of building materials used on exterior walls of all structures in the R-3 Residential District shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; masonite products; or other compatible residential materials that may be approved by the city. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.

2. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.

3.

A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of preliminary plat review.

4. All multiple-dwelling structures shall include at least two of the following architectural elements:
   (i) Articulated/cantilevered facade.
   (ii) Dormers.
   (iii) Articulated roofline.
   (iv) Projected or inset windows.
   (v) Balconies, porches, or decks.
   (vi) Window treatments, such as shutters and window boxes.
   (vii) Other elements as approved by the city council.

b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:
   1. Two additional architectural elements from the list in subsection (e)(8)a.4 of this section are included.
   2. Two additional colors are included in the overall color palette, for a total of five colors.
   3. Decorative sidewalks (brick, stone inlays, etc.).
   4. Other aesthetic enhancements deemed to be appropriate by the city council.

(Code 1978, § 9.20.13; Ord. No. 80-06, 8-3-1980; Ord. No. 83-06, 6-19-1983; Ord. No. 86-2, 8-25-1986; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-09, 5-17-2004; Ord. No. 04-10, 5-17-2004; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 17-04, § 2, 5-9-2017)

State Law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7; permitted multifamily uses, Minn. Stats. § 462.357, subd. 8.

Sec. 117-115. - B-2 Highway Business District.

(a) *Intent.* The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.

(b) *Permitted uses.* The following are permitted uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:

(1) Restaurants, cafes, on and off-sale liquor.

(2) Private clubs or lodges serving food and beverages.

(3) Commercial recreational uses.

(4) Governmental and public utility buildings and structures.

(5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.

(6) Animal clinics.

(7) Adult uses — principal and adult uses — accessory.

(8) Enclosed retail sales and rental activity.

(9) Offices, banks, personal and professional services.

(10) Drive-in and convenience, fast food establishments.

(11) Commercial carwashes (drive through and mechanical).

(12) Gas station, truck stop, and motor vehicle repair.

(13) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair).

(14) Day care services.

(c) *Conditional uses.* Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (conditional use permits) of this chapter.

(1) Outdoor commercial recreation.

(2) Motor vehicle, implement, and recreation equipment sales and service.

(3) Oversizing of signs.

(4) Expansion or enlargement of lawful nonconforming uses.

(5) Cell towers.

(6) Micro-scale WECS.

(7) Medium-scale WECS.

(8) Religious institutions.

(d) *Accessory uses.* The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space of the principal use unless otherwise approved by the city council.

(2) Open and outdoor areas for display of goods for sale and rental.

(3) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.

(4) Off-street loading as regulated and required by this chapter.

(5) Signing as regulated by this Code.

(6) Temporary seasonal sales.

(7) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

(8) Open and outdoor storage as an accessory use not to exceed 30 percent of the property provided that (this section takes precedence over other provisions of this chapter as it relates to this district):

a. Storage area may only be located in the side or rear yard. The storage area may not be located in the front yard.

b. Storage area is surfaced with concrete or bituminous with continuous B6/12 concrete curb and gutter if located in the side yard.

c. Storage area may be surfaced with Class V Gravel in the rear yard only provided that:

1. The gravel depth must be at least two inches.

2. The storage area must be setback at least 20 feet from public rights of way.

3. The storage area must be setback at least 35 feet from adjacent residential properties.

4. The gravel surface must be kept free of vegetative cover and

routinely maintained.

5. The size of the gravel surface may not exceed the size of areas surfaced with concrete or bituminous on the property or 30 percent of the gross lot area, whichever is less.

d. Items stored outdoors shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.

(9) Seasonal outdoor storage of marine boats from September 1 through May 31 in accordance with subdivision (8) of this subsection, except that seasonal storage of marine boats may be parked on an unimproved surface in the rear yard.

(e) *Standards.* (Also refer to article II, division 6 of this chapter for general performance standards).

(1) Bulk standards.

Standard	Requirement
Minimum lot area	½ acre
Minimum lot width	100 feet
Minimum lot depth	150 feet
Maximum building height	35 feet
Maximum structure area	35% of lot area
Minimum building setbacks	
Front yard	35 feet
Side yard	10 feet
Side yard on corner lot	20 feet
Rear yard	35 feet

Major and minor arterials and county and state roadways	60 feet from centerline of road right-of-way plus the local applicable setback
Parking and pavement (includes maneuvering areas) setback from street right-of-way	20 feet
Public/private service roads	25 feet
Setbacks from residential districts:	35 feet
Structure setback	
Off-street parking, driveways and outside sales and display areas	
Fuel pumps	

(2) All exterior wall finishes on any building shall be:

a. Face brick;

b. Stucco;

c. Glass;

d. Natural stone;

e. Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;

f. Factory fabricated panel materials if the panel material is to be of those noted in subsections a through e of this section; and

g. Other material as may be approved by the planning and zoning commission and council. Combinations of such materials shall be permitted.

(3)

Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movements, and shall be subject to the approval of the city engineer.

(4) The entire site shall have a drainage system which is subject to the approval of the city engineer.

(5) All signing and information or visual communication devices shall be in compliance with the applicable provisions of this Code.

(6) All magazining or stacking space for vehicles shall be off-street and shall be constructed to size that will accommodate that number of vehicles which can be serviced during a maximum 30 minute period and shall be subject to the approval of the city engineer.

(7) Parking or car magazine storage space shall be screened from view of abutting residential districts.

(8) Provisions are made to control and reduce noise.

(9) A concrete curb not less than six inches above grade shall separate the public sidewalk from motor vehicle service areas.

(10) Motor fuel activities shall be installed in accordance with state and city standards, regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands with protective canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.

(11) There shall be no off-street parking or outside sales and display areas within 20 feet of any street right-of-way.

(12) Open and outdoor storage areas and/or open and outdoor service, sales, display or rental areas shall not encroach on the required off street parking, loading area or traffic maneuvering area required by this chapter.

(13)

Off street parking areas, driveways, traffic maneuvering areas, open and outdoor storage areas, open and outdoor service, sales, display or rental areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the city engineer and reflected on an approved site plan. Any site proposing to install any of the above named site improvements is subject to the site plan review process established in section 117-52.

(14) Open and outdoor service, sales, display or rental shall be fenced or screened from view of abutting residential districts. All conditions pertaining to a specific site are subject to change when the council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying the conditions.

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

(16) Landscaping and buffering.

a. *Site landscaping.*

1. *Minimum landscaping requirements.* All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development. For each existing significant tree retained one overstory tree can be deducted from the minimum requirements.

2. *Number of plantings.* The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site.

	Business Districts
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter or 1 tree per 1,000 square feet of building footprint area, whichever is greater. For expansions to buildings, 1 additional tree is required for each 1,000 square feet of additional building area.
Shrubs	1 per lineal feet of site perimeter or 1 per 300 square feet of building footprint area, whichever is greater.

3. *Minimum size of plantings.* Landscaping material shall be of the following minimum planting size:

Landscape Material	Size
Deciduous trees	2.5 inches diameter as measured three feet above ground
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height or 2 feet in width, whichever applies
Ornamental trees	1.5 inches diameter as measured three feet above ground

4. *Planting Types.*

   (i) Acceptable plantings shall be determined by the City of Ramsey Tree Book.

   (ii) The compliment of trees fulfilling the landscaping requirements shall be not less than 25 percent deciduous and not less than 25 percent coniferous. No more than 25 percent of the required plantings shall consist of ornamental trees.

   (iii) For every 35 feet of public road frontage, one overstory tree shall be planted on the private property adjacent to the public road right-of-way.

b. *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, as defined in section 117-1, or an approved alternative as referenced in section 117-348.

c. *Sodding and ground cover.* All areas not otherwise improved in accordance with approved site plans shall be finished with sod up to the edge of improved streets. Any alternative to the sod requirement shall require city council approval.

d. *Irrigation.* If a landscape irrigation system is provided, the system shall be equipped with the following:

   1. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

   2. One or more water efficient technologies. This could include, but is not limited to, WasterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

e. *Parking lot landscaping.* All parking lots are required to provide internal overstory tree plantings in an effort to shade parking surfaces and provide visual relief. Plantings are required at the following minimum schedule. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings.

   1. 1 tree per every ten parking spaces.

2. Every overstory tree planting shall be provided with a planting area of 162 square feet.
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is not allowed.
4. All parking lot planting areas shall include underground irrigation systems.

f. *Bufferyards.* This section is intended to be minimum requirements to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required under this section, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings would be required in the bufferyard. That increase is expressed in the table below as a percentage of the total required site landscaping.

<table>
<tr><td colspan="2"></td><td colspan="3">Existing Adjacent Development</td></tr>
<tr><td rowspan="4">Proposed Development</td><td></td><td>R-1</td><td>R-2</td><td>R-3</td></tr>
<tr><td>B-1
Bufferyard width</td><td>40 ft.</td><td>30 ft.</td><td>20 ft.</td></tr>
<tr><td>% increase in plantings required</td><td>25%</td><td>20%</td><td>20%</td></tr>
<tr><td>B-2
Bufferyard width</td><td>50 ft.</td><td>40 ft.</td><td>30 ft.</td></tr>
</table>

	% increase in plantings required	30%	25%	20%

2. As an alternative method for screening, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences shall be subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

(17) Off-street loading. One off-street loading dock/berth shall be provided for the first 10,000 square feet of floor area and one additional dock/berth for each additional 25,000 square feet of floor area. Such loading berth/dock shall be located in the rear or side wall of building.

(Code 1978, § 9.20.22; Ord. No. 86-2, 8-25-1986; Ord. No. 93-03, 3-1-1993; Ord. No. 96-12, 7-29-1996; Ord. No. 03-21, 8-25-2003; Ord. No. 04-20, 6-1-2004; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 09-13, § 2, 9-8-2009; Ord. No. 10-04, § 2, 4-13-2010; Ord. No. 11-09, § 2, 6-28-2011; Ord. No. 14-10, § 2, 9-23-2014; Ord. No. 17-04, § 2, 5-9-2017; Ord. No. 18-15, § 2, 10-23-2018)

Regular Planning Commission **7. 3.**

Meeting Date: 06/06/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Site Plan for Delta ModTech (Project #19-108); Case of Delta ModTech

Purpose/Background:

The purpose of this case is to review a Site Plan for a large industrial buliding approximately 186,000 square feet in size which would contain 50,000 square feet of office space and 136,000 square feet of warehouse space.

A future expansion would consist of an additional 20,000 square feet of office space and an additional 68,000 square feet of warehouse space. Future expansion would require future site plan approval.

Notification:

Letters were sent as notice of this review via Standard US Mail to all Property Owners within 700 feet of the Property. The Property Owner List was generated by the Anoka County Tax Database. The Public Hearing Notice was also published in the Anoka County Union Herald.

Observations/Alternatives:

The subject property is approximately 87 acres and is privately owned. The applicant is considering a large industrial building, approximately 136,000 square feet with 50,000 square feet of office space on approximately 20 acres of the Subject Property. The site is zoned E-3 and guided for business park in our comprehensive plan update (2040). The current Developer/Buyer plans to purchase approximately 43 acres of the overall site.

The Applicant has requested Site Plan Review by the City. The Final Plat request will go directly to the City Council. It should be noted that during Staff's review of the submitted site plan it was identified that as proposed there is not adequate setback from an adjacent residential property to the west (setback to adjacent residential neighborhoods). There is a single parcel/home adjacent to the site. The City has requirements for buffering and distance between an industrial building and a residential home (southwest of the proposed building on the corner of Puma and Bunker). The Applicant will need to either amend the site plan to adhere to the required 60 foot buffer (site plan currently shows 40 feet) or apply for a variance to that requirement which would require an additional public hearing at a future Planning Commission meeting. However, the adjacent parcel has been discussed as a potential Zoning Amendment to E-3 Employment, consistent with surrounding properties. The City Council excluded this parcel from the original Zoning Amendment to allow that Property Owner more time to evaluate and provide a request to the City. Said request has not yet been received. It would be appropriate to reconsider this adjacent parcel for Zoning Amendment to E-3 Employment, negating the need for a Variance on this parcel.

With the exception of the buffer yard standard the site plan as proposed appears to adhere to the City's bulk standards for the E-3 Employment District.

Alternatives:

Alternative 1: Recommend approval of the requested Site Plan for Detla ModTech contingent upon Staff Review. Staff will work with the Applicant on whether or not a variance will be pursued or the site plan adjusted to achieve the 60 foot buffer yard requirement. Staff is supportive of Alternative 1.

Alternative 2: Table the request until the 60 foot buffer yard issue is resolved and updated plans can be brought before the Planning Commission. It is Staffs opinion that we can work with the Applicant to resolve the issue which will result in the site plan shifting or the application for a variance which would ultimately trigger review by the Planning Commission.

Alternative 3: Recommend denial of the requested site plan for Detla ModTech due to the nonconformance to the buffer yard setback. Again as stated Staff believes this issue to be one that can be resolved. Staff does not support this alternative.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant/Developer. The Developer is responsible for standard Development Fees.

The Applicant has requested assistance for the project in the form of Tax Increment Financing (TIF). The City Council has scheduled a public hearing to review that requst.

Recommendation:

Staff recommends approval of the site plan contingent upon compliance with the 60 foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Action:

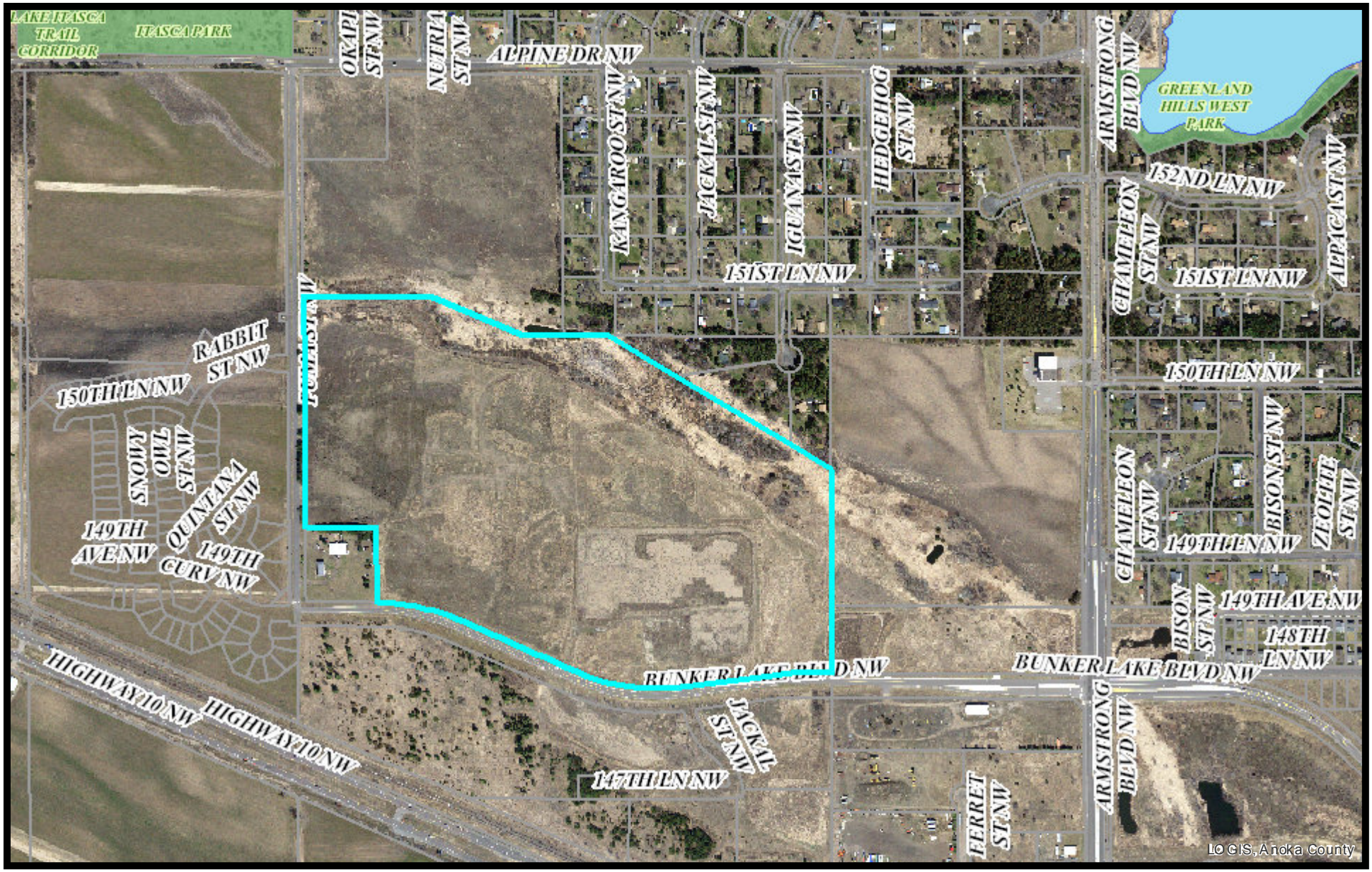
Motion to recommend approval of the site plan contingent upon compliance with the 60 foot residential buffer yard setback either through a revised site plan or through a variance as well as overall compliance with Staff Review comments.

Attachments

Site Location Map
Notification Map - 700 feet
Architectural Elevations
Site Plan
Landscaping Plan
Complete Plan Set
Plan Comments

Form Review

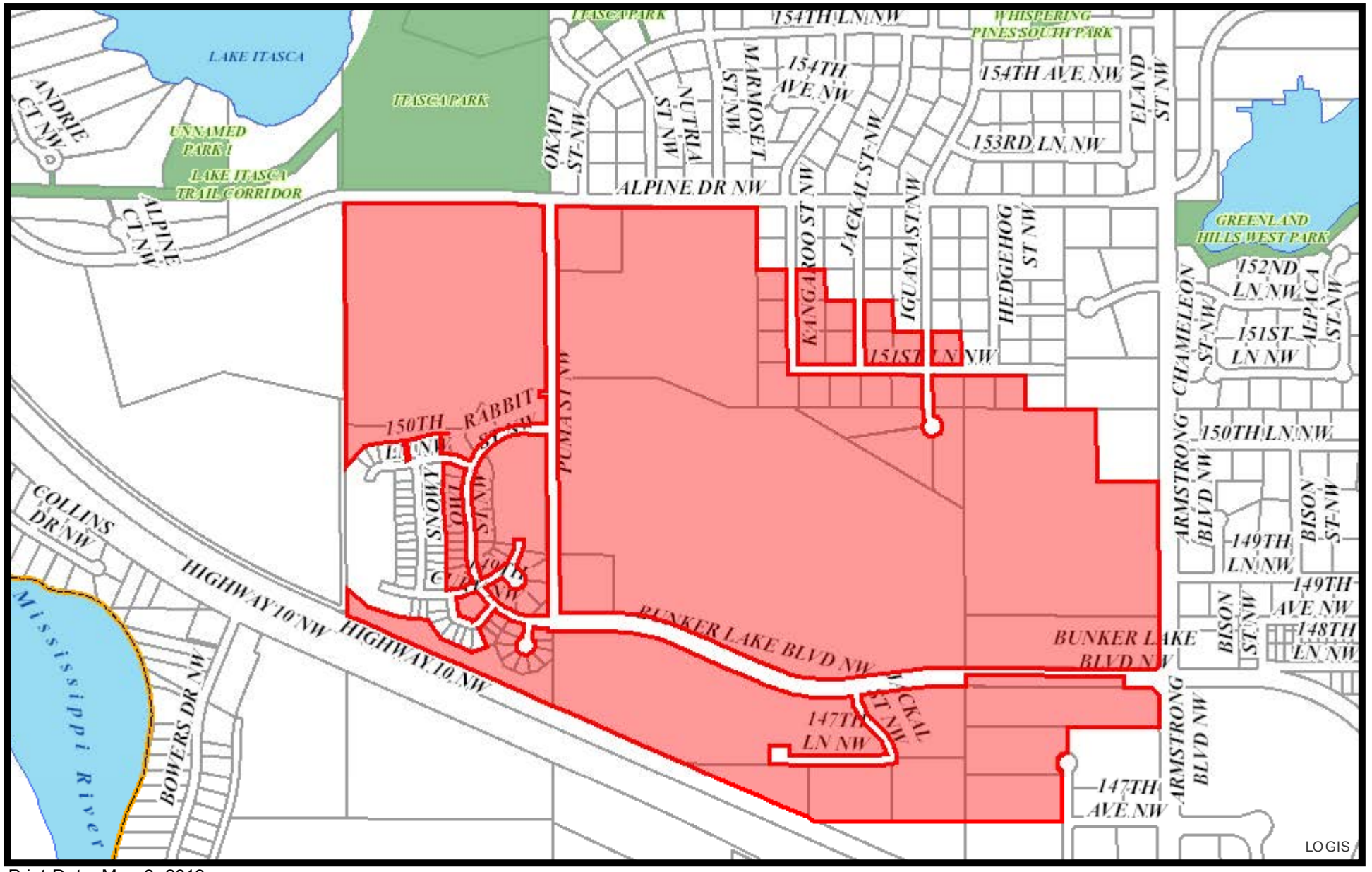
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/31/2019 11:30 AM
Form Started By: Eric Maass		Started On: 05/14/2019 10:40 AM
Final Approval Date: 05/31/2019		



Print Date: April 4, 2019

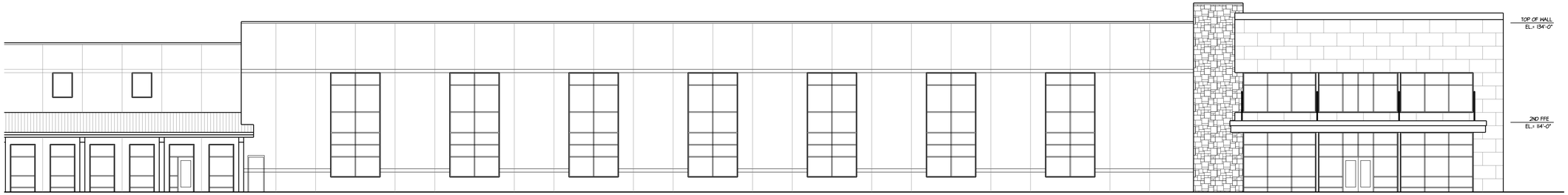
0 240 480 960 1,440 1,920
Feet

Label Map 700 Feet

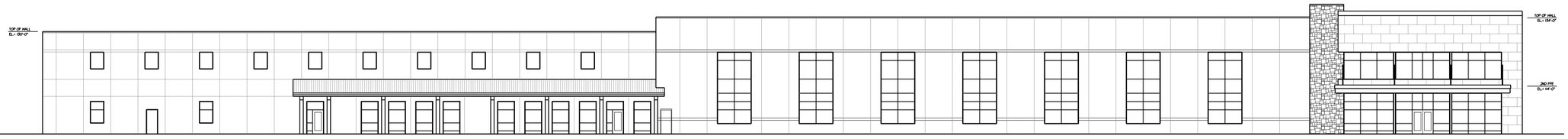


Print Date: May 3, 2019

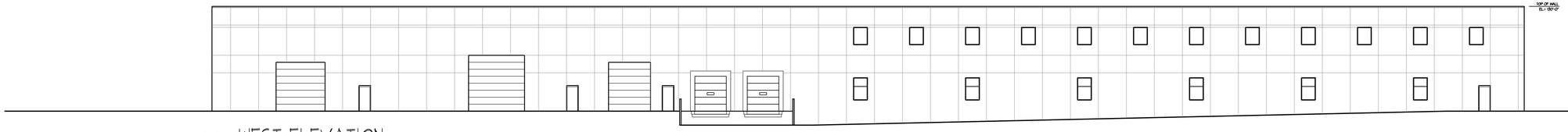
0 315 630 1,260 1,890 2,520 Feet



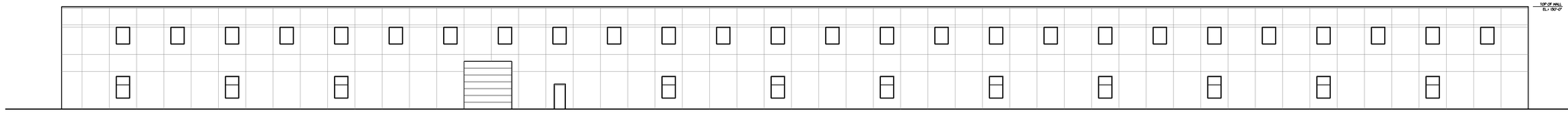
1 / A3.1 SOUTH ELEVATION - PARTIAL FRONT ELEVATION
3/32" = 1'-0"



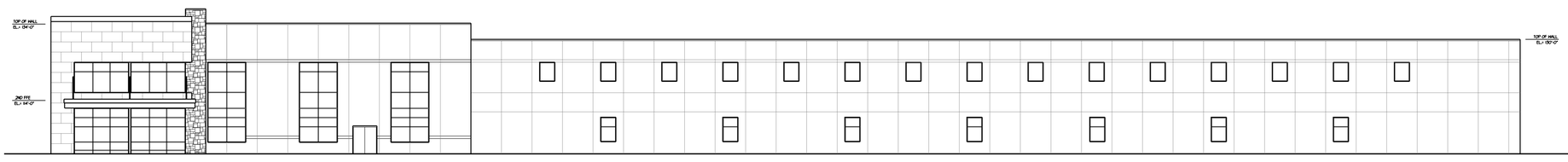
2 / A3.1 SOUTH ELEVATION
1/16" = 1'-0"



3 / A3.1 WEST ELEVATION
1/16" = 1'-0"



4 / A3.1 NORTH ELEVATION
1/16" = 1'-0"



5 / A3.1 EAST ELEVATION
1/16" = 1'-0"

HTG architects
www.htg-architects.com
Minneapolis Tampa Bismarck
9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

_____ - _____
REG. NO. DATE

ELEVATIONS

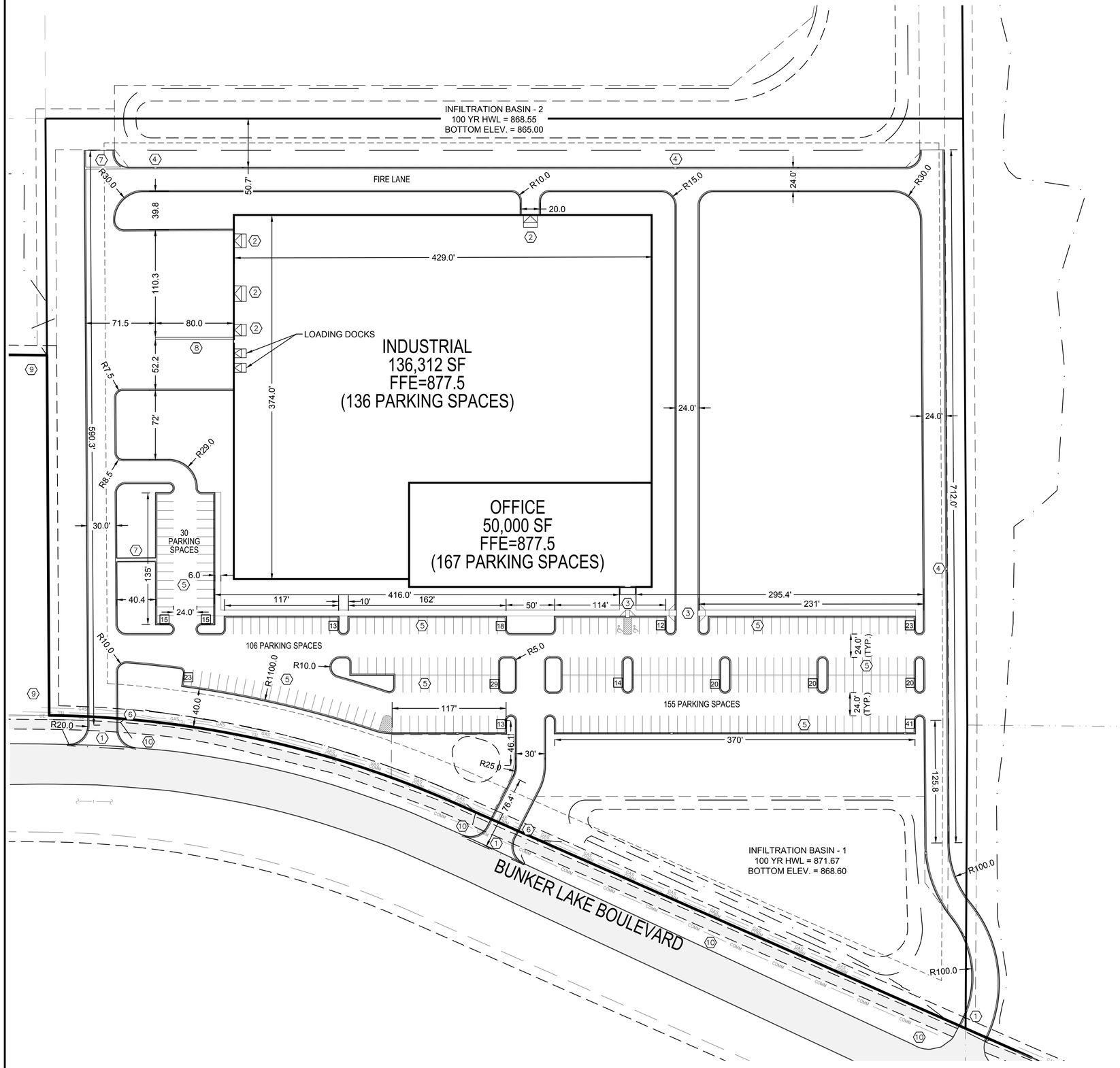
DRAWN BY: AAT CHECKED BY: TRM

A3.1

191125 SI-181XXX

COPYRIGHT © BY HTG ARCHITECTS

M:_191125.dwg May 01, 2019 - 1:34pm



LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 — NUMBER OF PARKING STALL IN SECTION

KEYNOTES:

1. REMOVE EXISTING CURB TO NEAREST JOINT AND PROVIDE SMOOTH TRANSITION TO NEW CURB.
2. PROPOSED AT GRADE LOADING AREA
3. PROPOSED ADA COMPLIANT PEDESTRIAN RAMP
4. PROPOSED CURB CUT. PROVIDE THREE FOOT GAP AT CURB CUT AND THREE FOOT TRANSITION FROM FULL BACK CURB TO FLUSH ON EITHER SIDE OF OPENING.
5. 9' x 18' PARKING STALL (TYP.).
6. PROTECT EXISTING UTILITY TO REMAIN.
7. PROPOSED CONCRETE TRENCH / VALLEY GUTTER.
8. PROPOSED RETAINING WALL. DESIGN BY OTHERS.
9. PROTECT NEIGHBORING PROPERTY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON ADJACENT PROPERTY.
10. PROTECT EXISTING TRAIL TO REMAIN.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

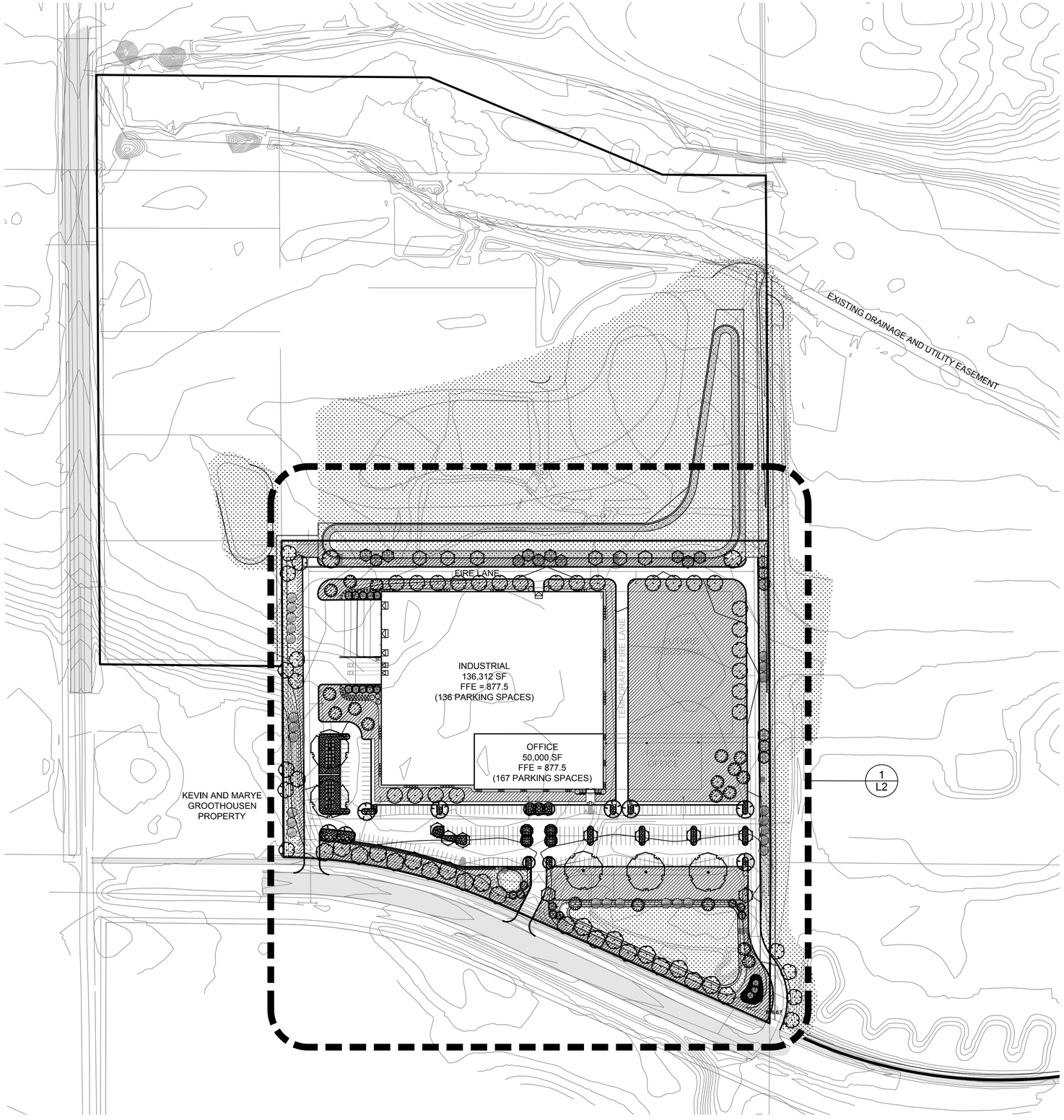
SITE PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-3 SITE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ c_ base \ scr-191125\



1 PLANTING PLAN OVERALL
SCALE:1"=100'

N

0 100' 200'

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L3 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- REMOVE TREE
- NEW SOD W/IRRIGATION
- NEW SEED MNDOT 25-131
- (1) 3" DEEP, WASHED RIVER ROCK MULCH WITH FABRIC
- (2) LANDSCAPE EDGER

LANDSCAPE CODE REQURIEMENTS

DECIDUOUS / CONIFEROUS TREES
- 1 PER 50 LINEAL FEET OF SITE PERIMETER OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.
  BUILDING FOOTPRINT AREA: 163,223 / 1,000 = 163 TREES REQUIRED

SHRUBS
- 1 PER 30 LINEAL FEET OF SITE PERIMETER OR 1 TREE PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.
  BUILDING FOOTPRINT AREA: 163,223 / 300 = 544 SHRUBS REQUIRED

PUBLIC ROAD FRONTAGE
- FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ON THE PRIVATE PROPERTY ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY.

PARKING LOTS
- ONE TREE PER EVERY 10 PARKING SPACES.

BUFFERYARDS
- EXISTING ADJACENT R-3 DEVELOPMENT: 30% INCREASE IN PLANTINGS
  PERIMETER: 370' = 10.5% OF PERIMETER
  5 ADDITIONAL TREES REQUIRED
  17 ADDITIONAL SHRUBS REQUIRED
- EXISTING ADJACENT R-3 DEVELOPMENT: 20% INCREASE IN PLANTINGS
  PERIMETER: 1002" = 28.7% OF PERIMETER
  9 ADDITIONAL TREES REQUIRED
  31 ADDITIONAL SHRUBS REQUIRED

TOTAL TREES REQUIRED:	178 TREES REQUIRED
TOTAL TREES PROVIDED:	182 TREES PROVIDED

TOTAL SHRUBS REQUIRED:	593 SHRUBS REQUIRED
TOTAL SHRUBS PROVIDED:	593 SHRUBS PROVIDED

LANDSCAPE CALCULATIONS TABLE

E-1 EMPLOYMENT DISTRICT	
TREE CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER	
SITE PERIMETER:	3493'
TREES REQUIRED:	70
METHOD 2: 1 TREE PER 1,000 SQFT OF BUILDING FOOTPRINT AREA	
BUILDING FOOTPRINT AREA:	163,372 SQFT
TREES REQUIRED:	**163**
SHRUB CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER	
SHRUBS REQUIRED:	116
METHOD 2: 1 SHRUB PER 300 SQFT OF BUILDING FOOTPRINT AREA	
SHRUBS REQUIRED:	**545**
BUFFERYARD ADDITIONAL REQUIREMENTS	
ABUTTING R-3 DISTRICT:	30% INCREASE IN PLANTINGS
PERIMETER ABUTTING R-3:	370' - 10.5% OF PERIMETER
ADDITIONAL TREES REQ'D:	**5**
ADDITIONAL SHRUBS REQ'D:	**17**
ABUTTING B-2 DISTRICT:	20% INCREASE IN PLANTINGS
PERIMETER ABUTTING B-2:	1002' - 28.7% OF PERIMETER
ADDITIONAL TREES REQ'D:	**9**
ADDITIONAL SHRUBS REQ'D:	**31**
TOTAL PLANTINGS REQUIRED	
TOTAL TREES REQUIRED:	178
TOTAL SHRUBS REQUIRED:	593

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING PLAN OVERALL

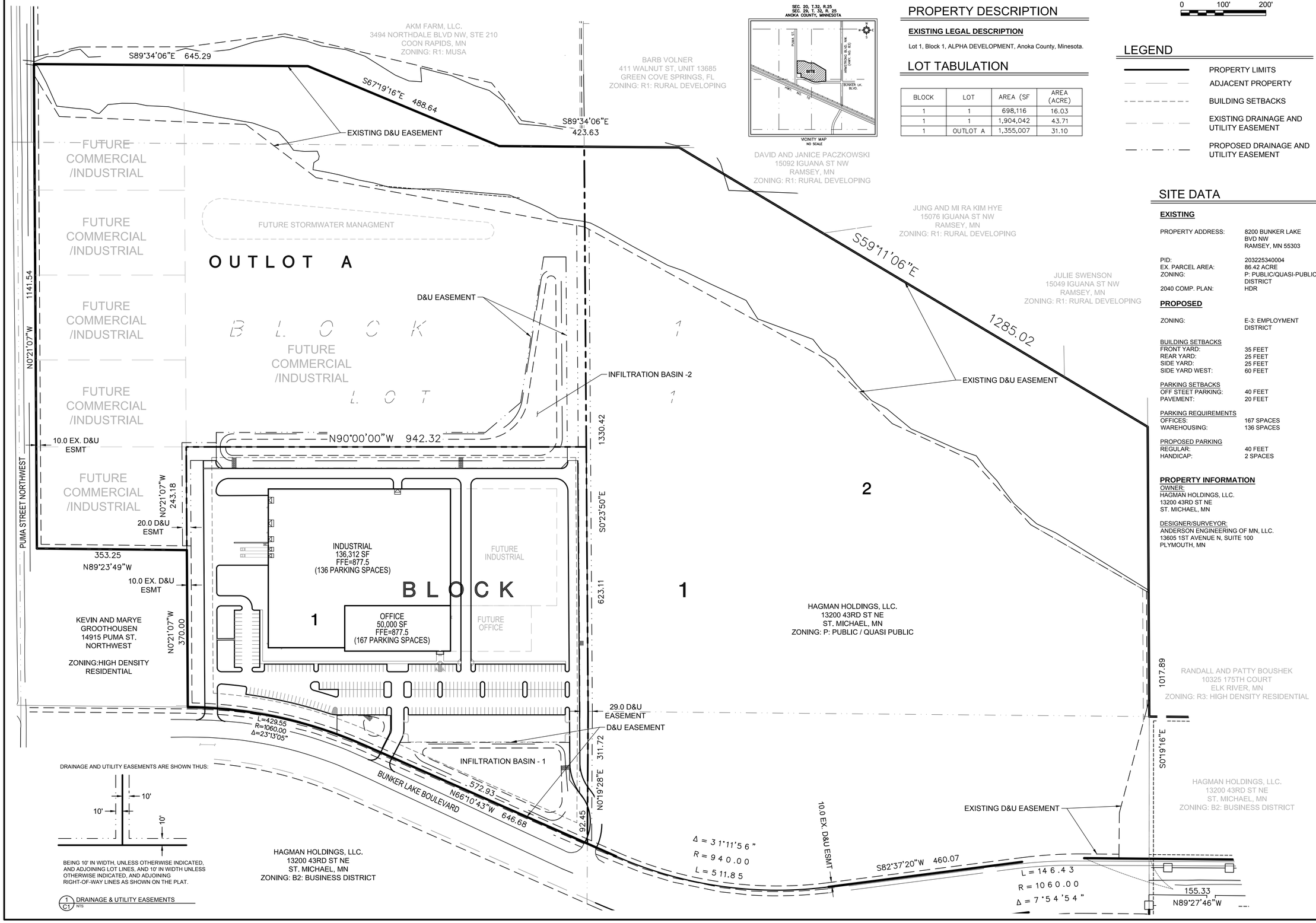
DRAWING NO.

L1

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\L_ LANDSCAPE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block - LA \ 15358_ c_ base \ scr-191125\

PRELIMINARY PLAT OF: AMSTERDAM EXTENSION



SEC. 20, T.32, R.25
SEC. 29, T. 32, R. 25
ANOKA COUNTY, MINNESOTA

VICINITY MAP
NO SCALE

PROPERTY DESCRIPTION

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, ALPHA DEVELOPMENT, Anoka County, Minesota.

LOT TABULATION

BLOCK	LOT	AREA (SF	AREA (ACRE)
1	1	698,116	16.03
1	1	1,904,042	43.71
1	OUTLOT A	1,355,007	31.10

0 100' 200'

LEGEND

- PROPERTY LIMITS
- ADJACENT PROPERTY
- BUILDING SETBACKS
- EXISTING DRAINAGE AND UTILITY EASEMENT
- PROPOSED DRAINAGE AND UTILITY EASEMENT

SITE DATA

EXISTING

PROPERTY ADDRESS:	8200 BUNKER LAKE BVD NW RAMSEY, MN 55303
PID:	203225340004
EX. PARCEL AREA:	86.42 ACRE
ZONING:	P: PUBLIC/QUASI-PUBLIC DISTRICT
2040 COMP. PLAN:	HDR

PROPOSED

ZONING:	E-3: EMPLOYMENT DISTRICT
BUILDING SETBACKS	
FRONT YARD:	35 FEET
REAR YARD:	25 FEET
SIDE YARD:	25 FEET
SIDE YARD WEST:	60 FEET
PARKING SETBACKS	
OFF STEET PARKING:	40 FEET
PAVEMENT:	20 FEET
PARKING REQUIREMENTS	
OFFICES:	167 SPACES
WAREHOUSING:	136 SPACES
PROPOSED PARKING	
REGULAR:	40 FEET
HANDICAP:	2 SPACES

PROPERTY INFORMATION

OWNER:
HAGMAN HOLDINGS, LLC.
13200 43RD ST NE
ST. MICHAEL, MN

DESIGNER/SURVEYOR:
ANDERSON ENGINEERING OF MN, LLC.
13605 1ST AVENUE N, SUITE 100
PLYMOUTH, MN

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

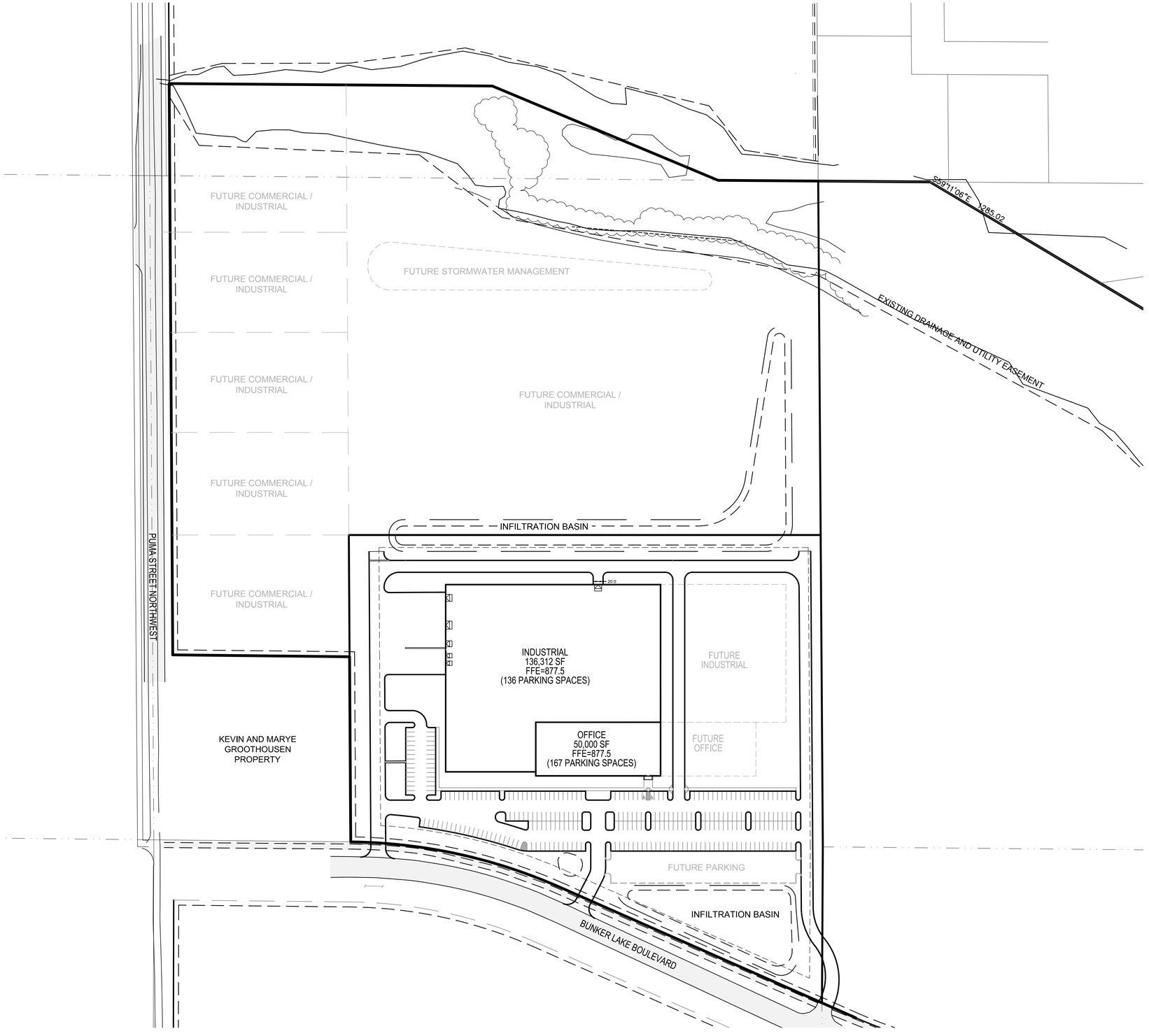
PRELIMINARY PLAT

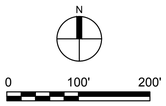
DRAWING NO.

C1

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ C_ base \ scr-191125\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\15358_ C_ PREPLAT.dwg





LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- PARKING SETBACK
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PERFORMED BY ANDERSON ENGINEERING OF MINNESOTA, LLC DATED MAY 1, 2019. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RAMSEY, LOWER RUM RIVER WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND ANOKA COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. NEW CONSTRUCTION FEATURES SHALL MATCH IN TO EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-IN POINTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

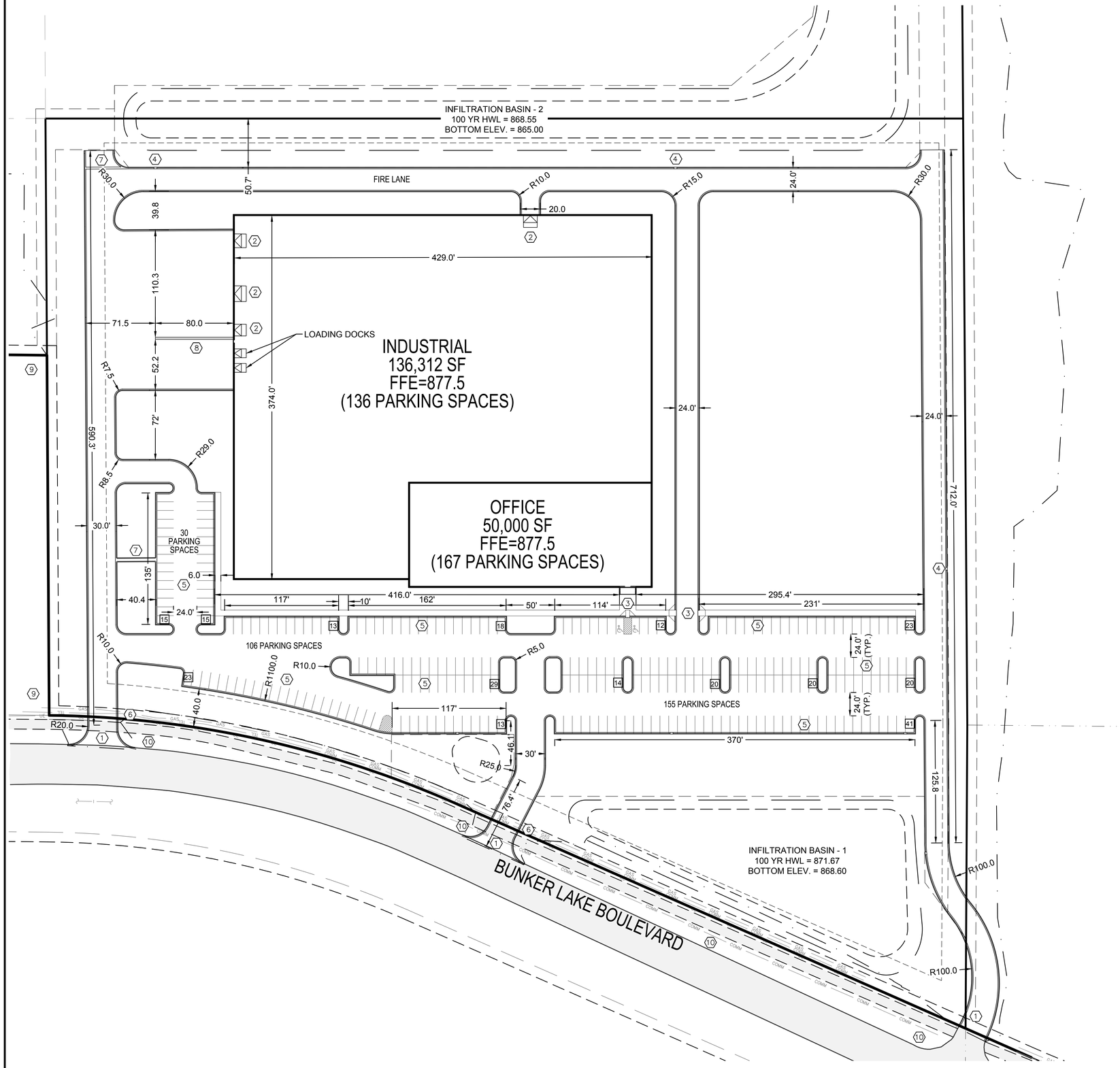
SITE OVERVIEW

DRAWING NO.

C2

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN__07 Civil__01 CAD files__01 SHEETS\C-3 SITE.dwg
Xref Filename: \ 15358_s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ c_ base \ scr-191125\



LEGEND

- PROPERTY LIMITS
- BUILDING SETBACKS
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED CONCRETE C&G
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- 16 — NUMBER OF PARKING STALL IN SECTION

KEYNOTES:

1. REMOVE EXISTING CURB TO NEAREST JOINT AND PROVIDE SMOOTH TRANSITION TO NEW CURB.
2. PROPOSED AT GRADE LOADING AREA
3. PROPOSED ADA COMPLIANT PEDESTRIAN RAMP
4. PROPOSED CURB CUT. PROVIDE THREE FOOT GAP AT CURB CUT AND THREE FOOT TRANSITION FROM FULL BACK CURB TO FLUSH ON EITHER SIDE OF OPENING.
5. 9' x 18' PARKING STALL (TYP.).
6. PROTECT EXISTING UTILITY TO REMAIN.
7. PROPOSED CONCRETE TRENCH / VALLEY GUTTER.
8. PROPOSED RETAINING WALL. DESIGN BY OTHERS.
9. PROTECT NEIGHBORING PROPERTY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON ADJACENT PROPERTY.
10. PROTECT EXISTING TRAIL TO REMAIN.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

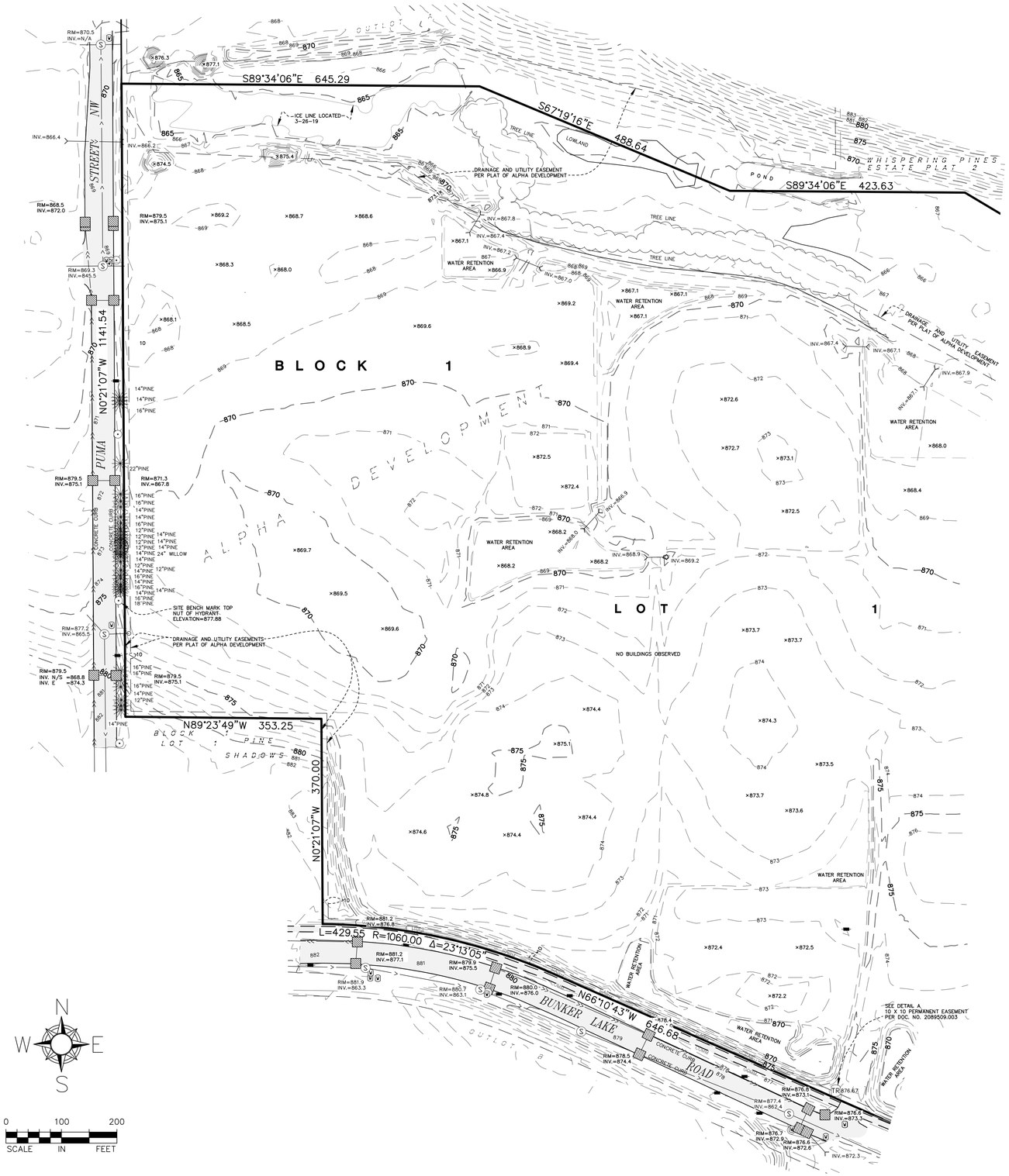
SITE PLAN

DRAWING NO.

C3

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-3 SITE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ c_ base \ scr-191125\



SURVEY FOR: **SLP EX, LLC AND AMP. EX, LLC**

PROPERTY ADDRESS: 8200 Bunker Lake Boulevard, Ramsey, Minnesota.

LEGAL DESCRIPTION:

Lot 1, Block 1, ALPHA DEVELOPMENT, Anoka County, Minnesota.

CERTIFICATION:

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

Dated: May 1, 2019

Anderson Engineering of Minnesota, LLC

by: _____

Jack Bolke
Minnesota License No. 20281

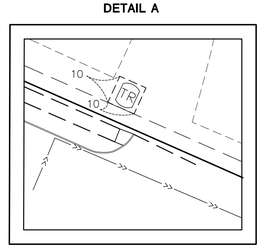
NOTES:

1. The horizontal datum and bearings are based the Anoka County Coordinate System NAD83 (2011).
2. The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant located on the west property line 209 feet north of the south property corner (depicted hereon). Elevation = 877.88 feet.
3. The area of the property described hereon is 3,765,174 square feet or 86.4365 acres.
4. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 190860805. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. According to the City of Ramsey, the subject property is zoned P (Public/Quasi-Public District) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

   BUILDING SETBACKS
   Front = 35 ft.
   Side = 10 ft. (corner = 20 ft.)
   Rear = 35 ft.

6. Drainage and Utility Easements per PINE SHADOWS have been partially vacated by city Ordinance 10-18 dated, December 14, 2010.

DETAIL A



NOT TO SCALE

LEGEND

- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- CULVERT
- ELECTRIC BOX
- GUARD POST
- HANDHOLE COMMUNICATIONS
- HYDRANT
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- CONIFEROUS TREE
- CULVERT
- COMMUNICATION
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- BITUMINOUS SURFACE

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

DRAWN:	CHECKED BY:
JML	NH

DRAWING TITLE

EXISTING CONDITIONS SURVEY

DRAWING NO.

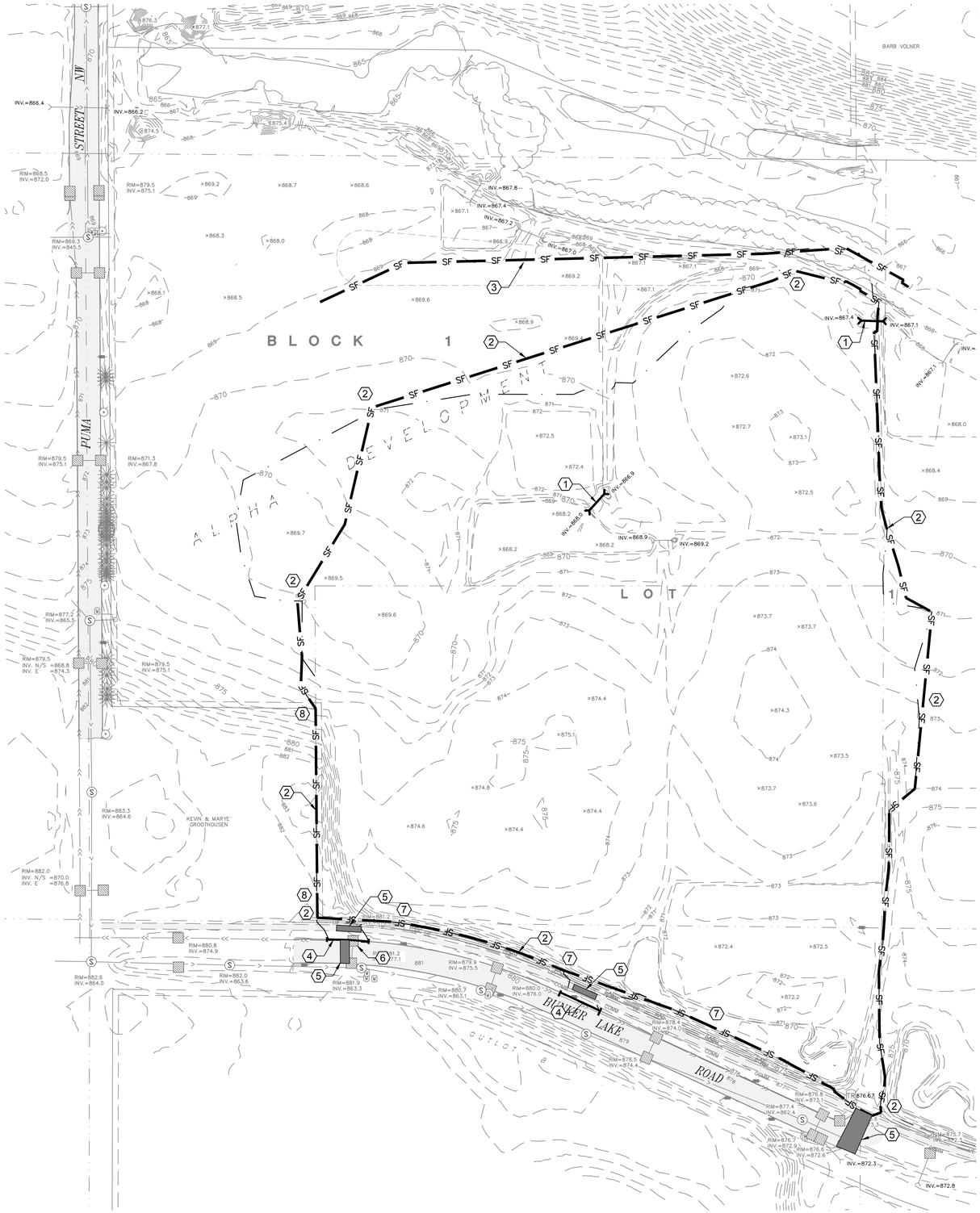
C4

PLOTTED:	COMM. NO.
5-1-2019	15358

May 02, 2019 - 11:28am IWeber
Xref Filename: \ 15358_ 22x34_ Title_ Block\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 08 Survey_ 01 CAD files\15358_ s_ base.dwg

LEGEND

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN BASED ON A SURVEY PERFORMED BY ANDERSON ENGINEERING OF MINNESOTA, LLC DATED MAY 1, 2019. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING ANY SUPPLEMENTS), AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF RAMSEY, LOWER RUM RIVER WATERSHED DISTRICT, MN DEPARTMENT OF HEALTH, AND ANOKA COUNTY PERMIT REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO ALL CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL COMPLY WITH THE RECOMMENDATION OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEE, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
8. CONTRACTOR CURB AND GUTTER TO BE REMOVED SHALL BE SAW CUT IN FULL SECTIONS.
9. ALL WORK TO BE CONSTRUCTED IN A LEGAL MANNER IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
10. VERIFY EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO STARTING WORK.
11. PHASE DEMOLITION AS NEEDED TO MAINTAIN DRAINAGE AND UTILITIES FOR MINIMAL DISRUPTION.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OFF-SITE ALL DEMOLITION ITEMS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
13. PATCH IN-KIND ALL DISTURBED PAVEMENTS & CURBS.
14. STREET SWEEP TO PREVENT DIRT AND DEBRIS ENTERING INTO TO THE PUBLIC RIGHT OF WAY AND EXISTING PARKING LOT, INCLUDING ADJACENT WALKS AND ROADWAYS, MINIMUM DAILY. MAINTAIN CONFORMANCE WITH APPLICABLE STORM WATER POLLUTION PREVENTION PRACTICES.
15. PROTECT EXISTING ELEMENTS TO REMAIN. CONTRACTOR TO REPAIR DAMAGES AT NO COST TO OWNER.



0 100' 200'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- SF — SILT FENCE PERIMETER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING GAS MAIN
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING HYDRANT AND GV
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER INLET
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE C&G
- REMOVE TREE

KEY NOTES

1. REMOVE EXISTING CULVERT
2. INSTALL PERIMETER SILT FENCE PRIOR TO CONSTRUCTION ACTIVITIES
3. MAINTAIN DOUBLE PERIMETER PROTECTION ADJACENT TO WETLAND WITH 50' BUFFER WHERE POSSIBLE
4. REMOVE CONCRETE CURB & GUTTER AS SHOWN TO NEAREST JOINT AND SAWCUT AT REMOVAL LIMITS.
5. FULL DEPTH REMOVAL OF BITUMINOUS PAVEMENT WITHIN STREET. SAWCUT PERPENDICULAR TO TRAFFIC. REPLACE EXISTING PAVEMENT IN KIND AFTER UTILITY INSTALLATION.
6. REMOVE EXISTING INLET CASTING AND REPLACE WILL DRIVE OVER EQUIVALENT (NEENAH _). CONTRACTOR TO VERIFY EXISTING CASTING DIMENSIONS.
7. PROTECT EXISTING UTILITIES TO REMAIN.
8. INSTALL PERIMETER SILT FENCE ALONG NEIGHBORING PROPERTY LINE. SILT FENCE SHALL NOT BE INSTALLED ON NEIGHBORING PROPERTY.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

DEMOLLITION PLAN

DRAWING NO.

C5

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN__07 Civil__01 CAD files__01 SHEETS\15358_C-DEMO.dwg
Xref Filename: \ 15358_s_base \ 15358_22x34_Title_ Block \ 15358_c_base \ scr-1911251

STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

   A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
   B. SILT FENCE
   C. TEMPORARY CULVERTS
   D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES
   E. SORMWATER POND CONSTRUCTION
   F. COMMON EXCAVATION AND EMBANKMENT (GRADING)
   G. SEED AND MULCH OR SOD
   H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
   I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

   SEED MIX: MNDOT NO. 25-141 :59# / ACRE
   MULCH: TYPE 1 2 TONS / ACRE (DISK ANCHORED)
   FERTILIZER: TYPE 3 22-5-10 350# / ACRE

   ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.

8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.

10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".

13. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.

14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.

15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES II PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

    THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD	RAPID STABILIZATION
1	TYPE 1 MULCH WITH DISC ANCHORING
2	TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
3	TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
4	CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
5	RIPRAP CLASS II WITH GEOTEXTILE TYPE III

    THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED ECM'S SHALL CONSIST OF BUT NOT BE LIMITED TOT HE FOLLOWING:

   A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.
   B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.
   C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.
   D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

    INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.

18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

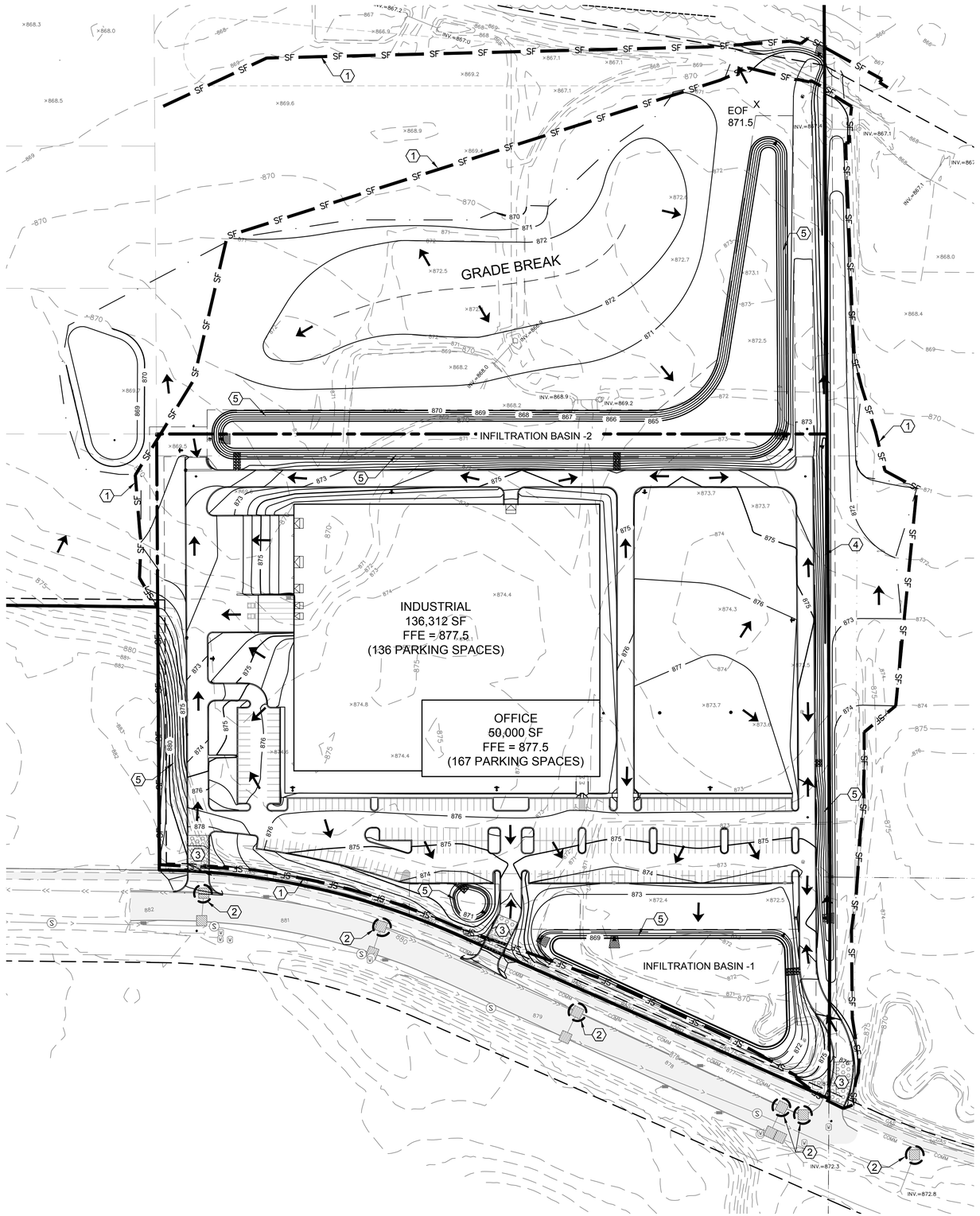
19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

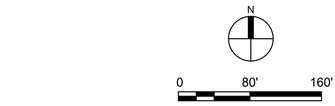
20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMPS AS APPROVED BY THE ENGINEER.

21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE-STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMPS (INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION), BMPS DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED





LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- × 959.4 EXISTING SPOT ELEVATION
- B-1 SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- SF SILT FENCE
- INLET SEDIMENT PROTECTION
- ROCK CONSTRUCTION ENTRANCE

KEY NOTES

1. INSTALL & MAINTAIL SILTFENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA FOR PHASING PURPOSES.
2. INTALL AND MAINTAIN INLET SEDIMENT PROTECTION.
3. INSTALL TEMP ROCK ENTRANCE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S).
4. INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.)
5. INSTALL EROSION CONTROL BLANKET & SEED WITHIN STEEP SLOPE AREAS AND ALONG BOTTOM OF SWALES / DITCHES. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

GRADING, DRAINAGE, & EROSION CONTROL PLAN

DRAWING NO.

C6

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\15358_ C-GRADE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ c_ base \ scr-1911251

INFILTRATION BASIN - 2
100 YR HWL = 868.55
BOTTOM ELEV. = 865.00

INDUSTRIAL
136,312 SF
FFE = 877.5
(136 PARKING SPACES)

OFFICE
50,000 SF
FFE = 877.5
(167 PARKING SPACES)

INFILTRATION BASIN - 1
100 YR HWL = 871.67
BOTTOM ELEV. = 868.60

VIN AND MARYE
ROOTHOUSEN
PROPERTY

0 50' 100'

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- 966 EXISTING MINOR CONTOUR
- 965 EXISTING MAJOR CONTOUR
- 966 PROPOSED MINOR CONTOUR
- 965 PROPOSED MAJOR CONTOUR
- × 959.4 EXISTING SPOT ELEVATION
- B-1 SOIL BORING LOCATION
- 2.0% DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- EMERGENCY OVERFLOW ROUTE
- ×877.5 PROPOSED SPOT ELEVATION
- ×R. 874.4 PROPOSED RIM ELEVATION
- ×I. 871.0 PROPOSED INVERT ELEVATION
- ×TW 877.5 PROPOSED TOP OF WALL ELEVATION
- ×BW 873.5 PROPOSED BOTTOM OF WALL ELEVATION
- ×EOF 874.3 PROPOSED EMERGENCY OVERFLOW
- ×M 873.5± MATCH EXISTING GRADE

CONTRACTOR NOTES

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.
2. SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
3. THE TOTAL DISTURBED AREA IS EQUAL TO 26.2ACRES. AN MPCA PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.
4. THE TOTAL PROPOSED IMPERVIOUS AREA UPON COMPLETION IS EAQUAL TO 480,336 SF OR 26.6% OF THE ENTIRE SITE.
5. PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.
6. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.
7. CONTRACTOR TO SEEK CERTIFICATE OF GRADING FOR ALL SLOPES LESS THAN 2% PRIOR TO OCCUPANCY.
8. SEE SHEET C6 FOR EROSION AND SEDIMENT CONTROL MEASURE KEY NOTES.

KEY NOTES

1. 3' WIDE CURB CUT AT LOW POINT

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

GRADING ENLARGEMENT PLAN

DRAWING NO.

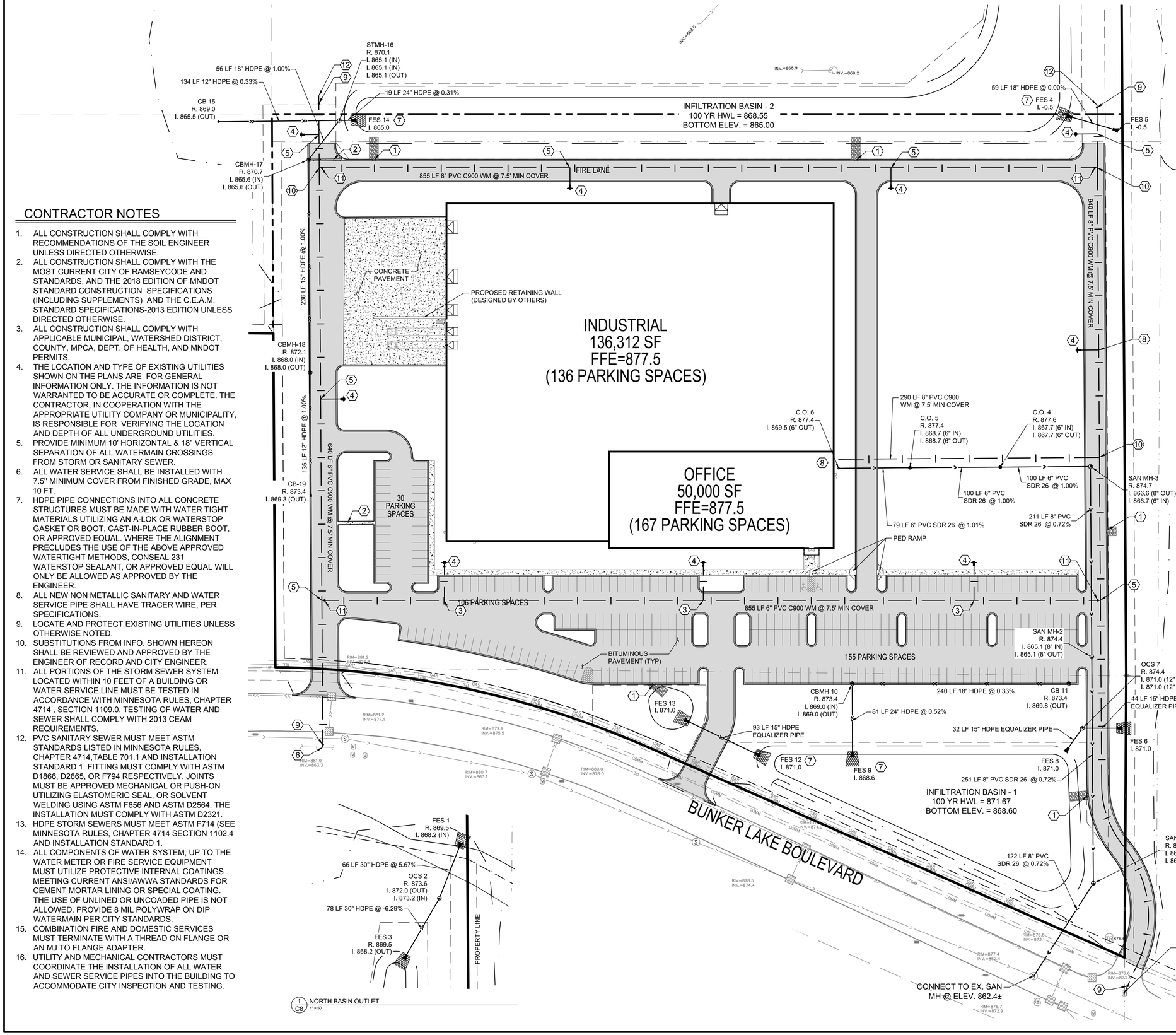
C7

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block \ 15358_ c_ base \ scr-191125\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\15358_ C-GRADE.dwg

CONTRACTOR NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF RAMSEYCODE AND STANDARDS, AND THE 2018 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.
3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.
4. THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
5. PROVIDE MINIMUM 10' HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.
6. ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5" MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT.
7. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
8. ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER SPECIFICATIONS.
9. LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
10. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.
11. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714 , SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.
12. PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714,TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F656 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.
13. HDPE STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1.
14. ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF UNLINED OR UNCOADED PIPE IS NOT ALLOWED. PROVIDE 8 MIL POLYWRAP ON DIP WATERMAIN PER CITY STANDARDS.
15. COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
16. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED WATERMAIN FITTING
- PROPOSED SANITARY MANHOLE AND CLEANOUT
- PROPOSED STORM INLETS
- FES W/ TRASH GUARD AND RIP RAP

KEY NOTES

1. 3' WIDE CURB CUT WITH CL III RIP-RAP SLOPED @ 3:1 TO POND / SWALE BOTTOM
2. 3' WIDE CONCRETE VALLEY GUTTER
3. INSTALL 6"x6" TEE
4. PROPOSED 6" HYDRANT W/ G.V.
5. INSTALL 8"x8" TEE W/ 8"x6" REDUCER
6. WET TAP EXISTING 12" WATER MAIN
7. FES TO HAVE 4 CY CL III RIP-RAP
8. COORDINATE UTILITY CONNECTION TO BUILDING WITH MECHANICAL PLANS / ARCHITECTURAL.
9. INSTALL 8" GATE VALVE
10. INSTALL 8"x8" TEE
11. INSTALL 6" GATE VALVE
12. CAP AND STUB 8" WATERMAIN 10' BEYOND PROPERTY LIMITS.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

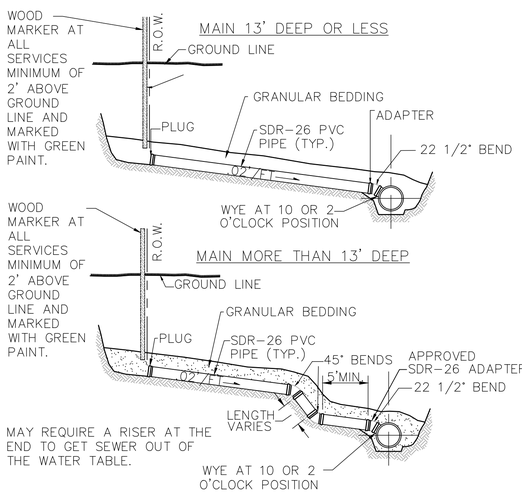
UTILITY &
PAVING PLAN

DRAWING NO.

C8

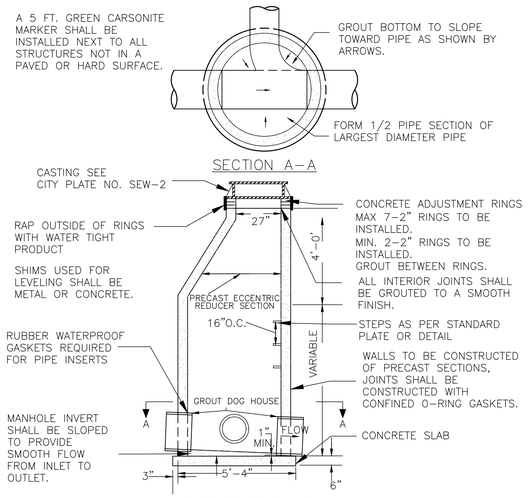
PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:26am IWeber Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN__07 Civil__01 CAD files__01 SHEETS\15358__C-UTIL.dwg
Xref Filename: \ 15358__s__base \ 15358__22x34__Title__Block \ 15358__c__base \ sch-191125\



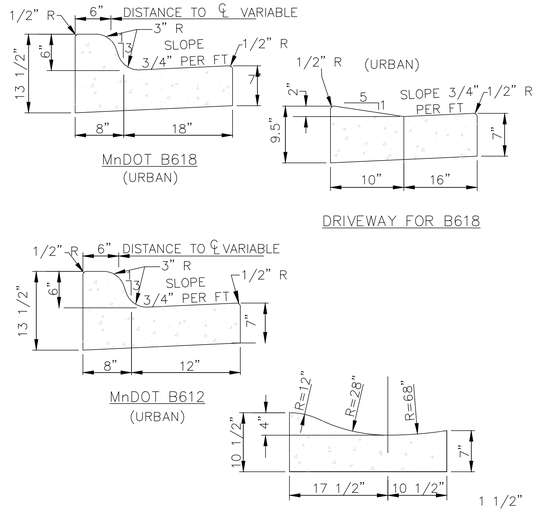
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

1 SANITARY SEWER SERVICE
NTS



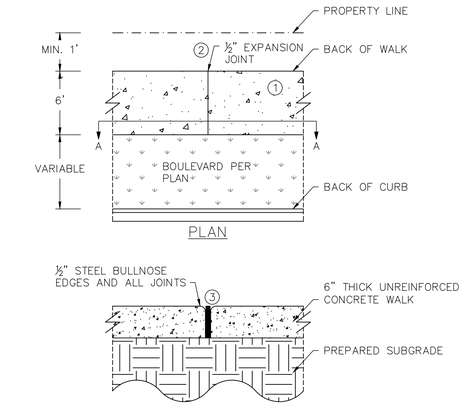
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6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

2 SANITARY MANHOLE
NTS



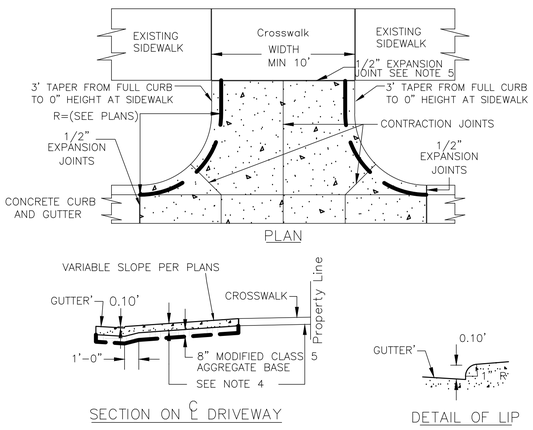
NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

3 CURB AND GUTTER
NTS



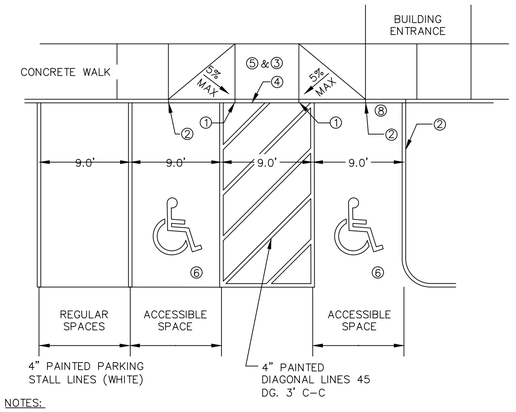
NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

4 CONCRETE SIDEWALK
NTS



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

5 COMMERCIAL DRIVEWAY CURBCUT
NTS

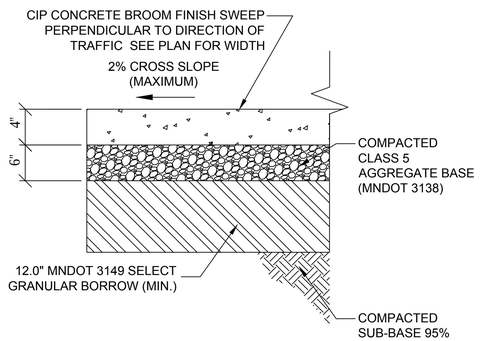


NOTES:

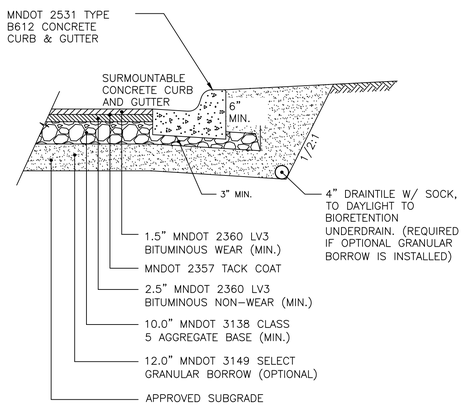
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.TO ENSURE RAMPS AND LANDING ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.

1. 0" CURB HEIGHT FOR FULL LENGTH OF CONCRETE WALK.
2. FULL CURB HEIGHT
3. DETECTABLE WARNING MAY BE PART OF 4'X4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213 JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.
5. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS
6. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X4 ' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
7. ACCESSIBILITY SYMBOL 28" HIGH BY 24" WIDE IN A 48 SQUARE BLUE BACKGROUND WITH WHITE BORDER PER USDOT MUTCD FIG 3B-22.
8. MONOLITHIC CONCRETE CURB (SEE DETAIL 2/C4).

6 PAVEMENT MARKING DETAIL
NTS



7 CONCRETE SIDEWALK SECTION DETAIL
NTS



NOTES:
1. VERIFY PAVEMENT SECTION DESIGN AND SUBGRADE REQUIREMENTS WITH GEOTECHNICAL REPORT AND RECOMMENDATIONS PRIOR TO CONSTRUCTION.
2. PROVIDE OPTIONAL PRICING FOR 12" SELECT GRANULAR BORROW UNDER PAVEMENT AREAS.

8 PAVEMENT SECTION DETAIL
NTS

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

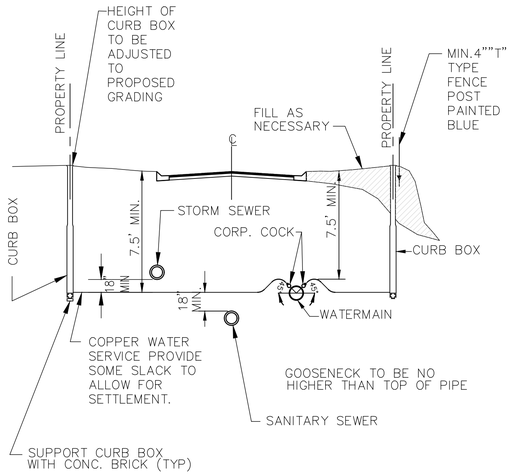
CIVIL DETAILS 1

DRAWING NO.

C9

PLOTTED:	COMM. NO.
----	15358

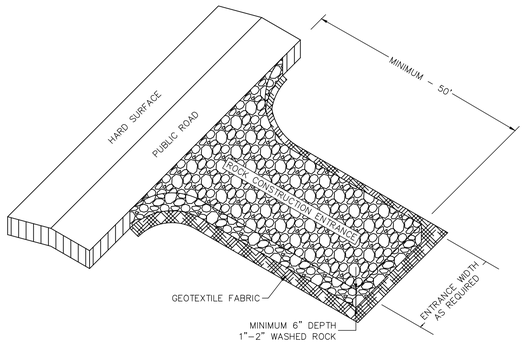
May 02, 2019 - 11:27am IWeber
Xref Filename: \ 15358_22x34_ Title_ Block\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-6 CIVIL DETAILS.dwg



WATER SERVICE

NTS

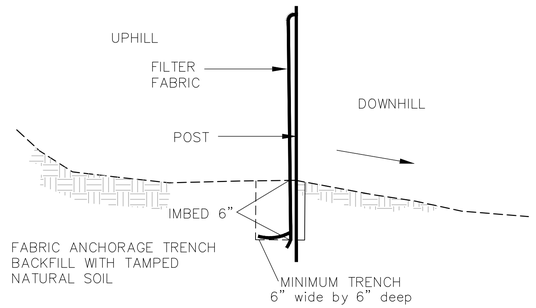
1 WATER SERVICE DETAIL
NTS



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

NOT TO SCALE

2 ROCK CONSTRUCTION ENTRANCE
NTS

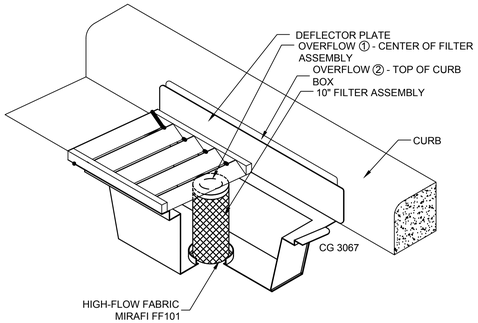


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

3 SILT FENCE DETAIL
NTS

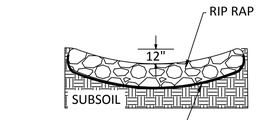


INLET PROTECTION – WIMCO OR EQUAL

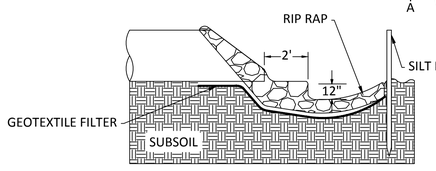
N.T.S.

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

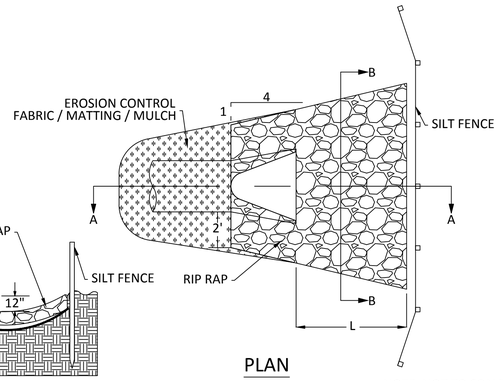
4 INLET PROTECTION DETAIL
NTS



SECTION B-B



SECTION A-A



PLAN

NOTE: NOT TO SCALE

NOTES:

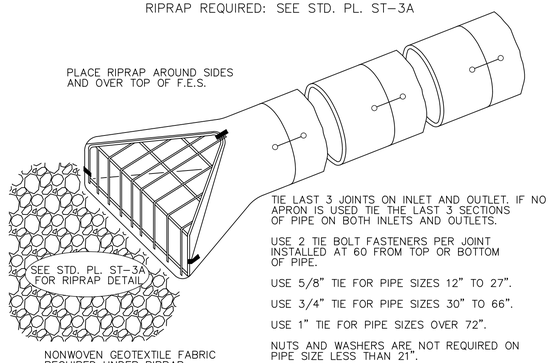
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST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

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

5 RIPRAP DETAIL
NTS

RIPRAP REQUIRED: SEE STD. PL. ST–3A

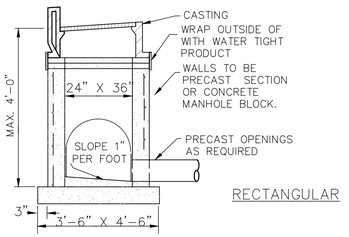


SIZE OF PIPE	BARS	BOLTS	MIN. "L"
18" 21" TO 42"	3/4" 1"	5/8" 3/4"	4" 6"
48" TO 72"	1–1/4"	1"	12"

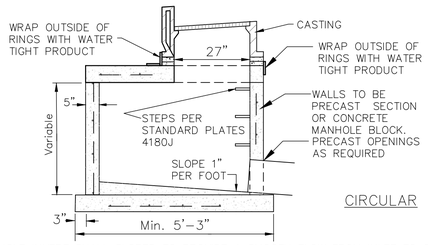
PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

6 FLARED END SECTIONAL DETAIL
NTS

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



RECTANGULAR



CIRCULAR

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

7 CATCH BASIN DETAIL
NTS

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT

MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

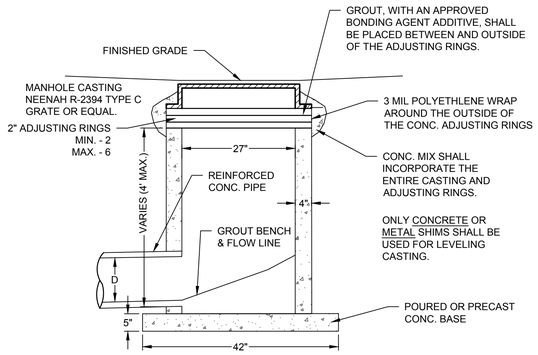
CIVIL DETAILS 2

DRAWING NO.

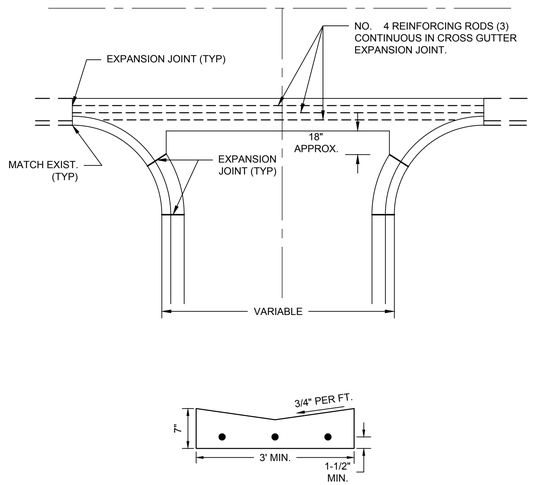
C10

PLOTTED:	COMM. NO.
----	15358

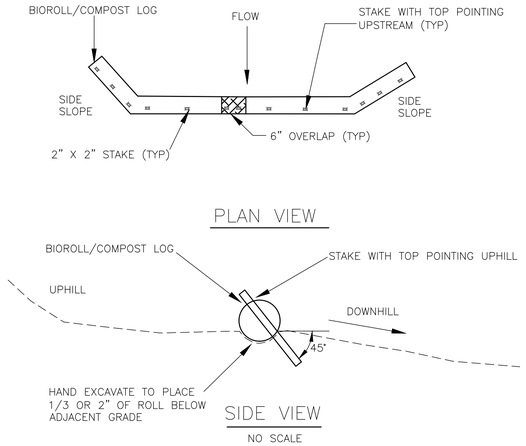
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-6 CIVIL DETAILS.dwg
May 02, 2019 - 11:27am IWeber
Xref Filename: \ 15358_ 22x34_ Title_ Block\



1 SHALLOW CATCH BASIN
NTS

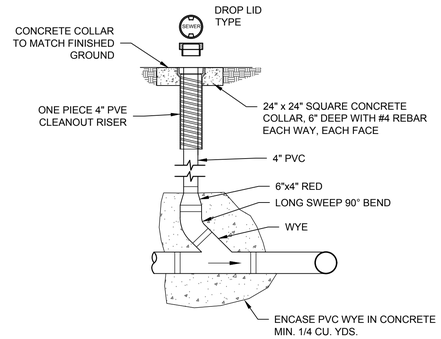


2 CROSS GUTTER DETAIL
NTS



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

3 BIOROLL DETAIL
NTS



4 SANITARY CLEANOUT DETAIL
NTS

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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.

PRINT NAME: IAN WEBER, PE

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 55502

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
IJW	MAE	IJW

DRAWING TITLE

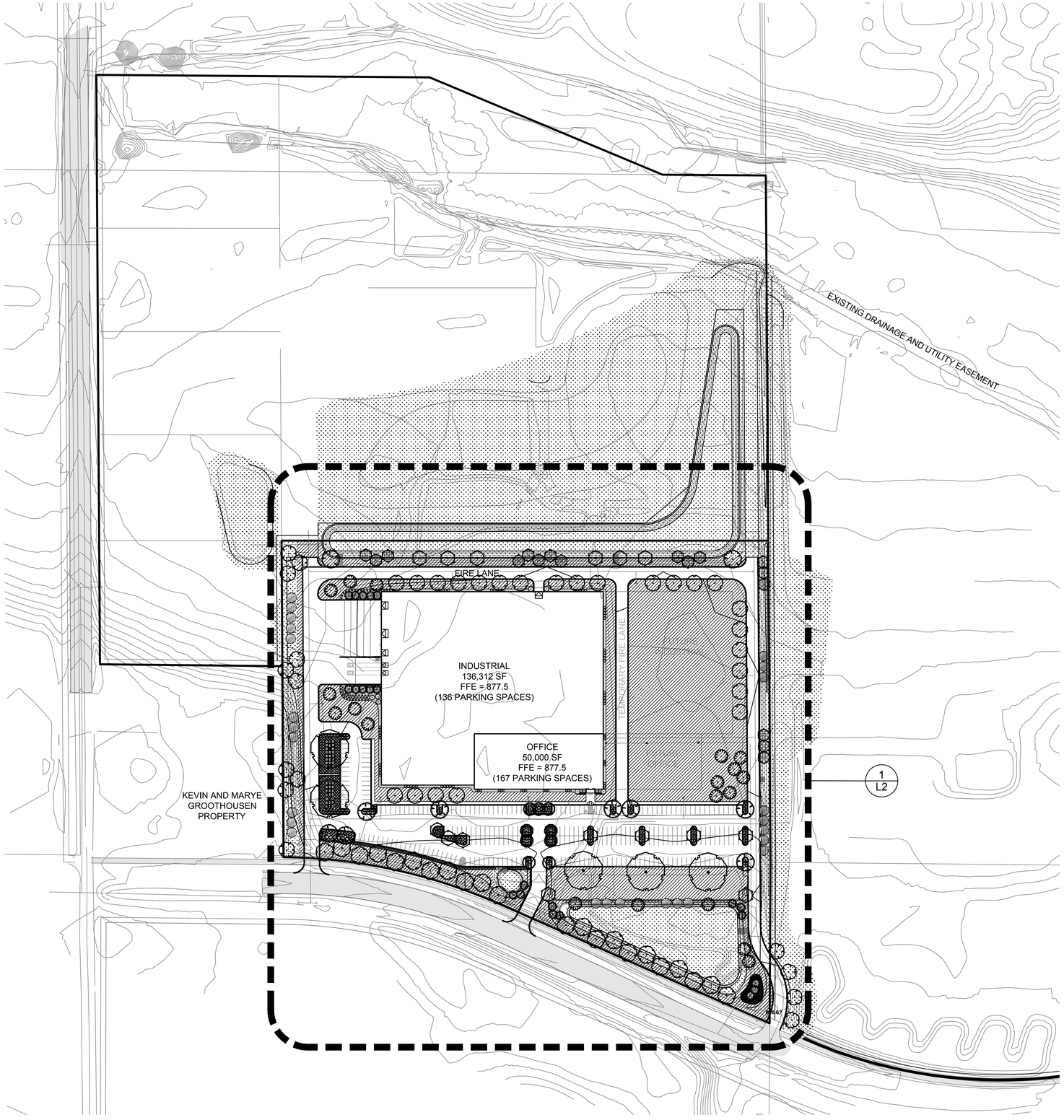
CIVIL DETAILS 3

DRAWING NO.

C11

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:27am IWeber
Xref Filename: \\15358_22x34_Title_Block\
Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\C-8 CIVIL DETAILS.dwg



1 PLANTING PLAN OVERALL
SCALE:1"=100'

N

0 100' 200'

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L3 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- REMOVE TREE
- NEW SOD W/IRRIGATION
- NEW SEED MNDOT 25-131
- (1) 3" DEEP, WASHED RIVER ROCK MULCH WITH FABRIC
- (2) LANDSCAPE EDGER

LANDSCAPE CODE REQURIEMENTS

DECIDUOUS / CONIFEROUS TREES
- 1 PER 50 LINEAL FEET OF SITE PERIMETER OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.
  BUILDING FOOTPRINT AREA: 163,223 / 1,000 = 163 TREES REQUIRED

SHRUBS
- 1 PER 30 LINEAL FEET OF SITE PERIMETER OR 1 TREE PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.
  BUILDING FOOTPRINT AREA: 163,223 / 300 = 544 SHRUBS REQUIRED

PUBLIC ROAD FRONTAGE
- FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ON THE PRIVATE PROPERTY ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY.

PARKING LOTS
- ONE TREE PER EVERY 10 PARKING SPACES.

BUFFERYARDS
- EXISTING ADJACENT R-3 DEVELOPMENT: 30% INCREASE IN PLANTINGS
  PERIMETER: 370' = 10.5% OF PERIMETER
  5 ADDITIONAL TREES REQUIRED
  17 ADDITIONAL SHRUBS REQUIRED
- EXISTING ADJACENT R-3 DEVELOPMENT: 20% INCREASE IN PLANTINGS
  PERIMETER: 1002" = 28.7% OF PERIMETER
  9 ADDITIONAL TREES REQUIRED
  31 ADDITIONAL SHRUBS REQUIRED

TOTAL TREES REQUIRED:	178 TREES REQUIRED
TOTAL TREES PROVIDED:	182 TREES PROVIDED

TOTAL SHRUBS REQUIRED:	593 SHRUBS REQUIRED
TOTAL SHRUBS PROVIDED:	593 SHRUBS PROVIDED

LANDSCAPE CALCULATIONS TABLE

E-1 EMPLOYMENT DISTRICT	
TREE CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER	
SITE PERIMETER:	3493'
TREES REQUIRED:	70
METHOD 2: 1 TREE PER 1,000 SQFT OF BUILDING FOOTPRINT AREA	
BUILDING FOOTPRINT AREA:	163,372 SQFT
TREES REQUIRED:	**163**
SHRUB CALCULATION - WHICHEVER IS GREATER	
METHOD 1: 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER	
SHRUBS REQUIRED:	116
METHOD 2: 1 SHRUB PER 300 SQFT OF BUILDING FOOTPRINT AREA	
SHRUBS REQUIRED:	**545**
BUFFERYARD ADDITIONAL REQUIREMENTS	
ABUTTING R-3 DISTRICT:	30% INCREASE IN PLANTINGS
PERIMETER ABUTTING R-3:	370' - 10.5% OF PERIMETER
ADDITIONAL TREES REQ'D:	**5**
ADDITIONAL SHRUBS REQ'D:	**17**
ABUTTING B-2 DISTRICT:	20% INCREASE IN PLANTINGS
PERIMETER ABUTTING B-2:	1002' - 28.7% OF PERIMETER
ADDITIONAL TREES REQ'D:	**9**
ADDITIONAL SHRUBS REQ'D:	**31**
TOTAL PLANTINGS REQUIRED	
TOTAL TREES REQUIRED:	178
TOTAL SHRUBS REQUIRED:	593

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

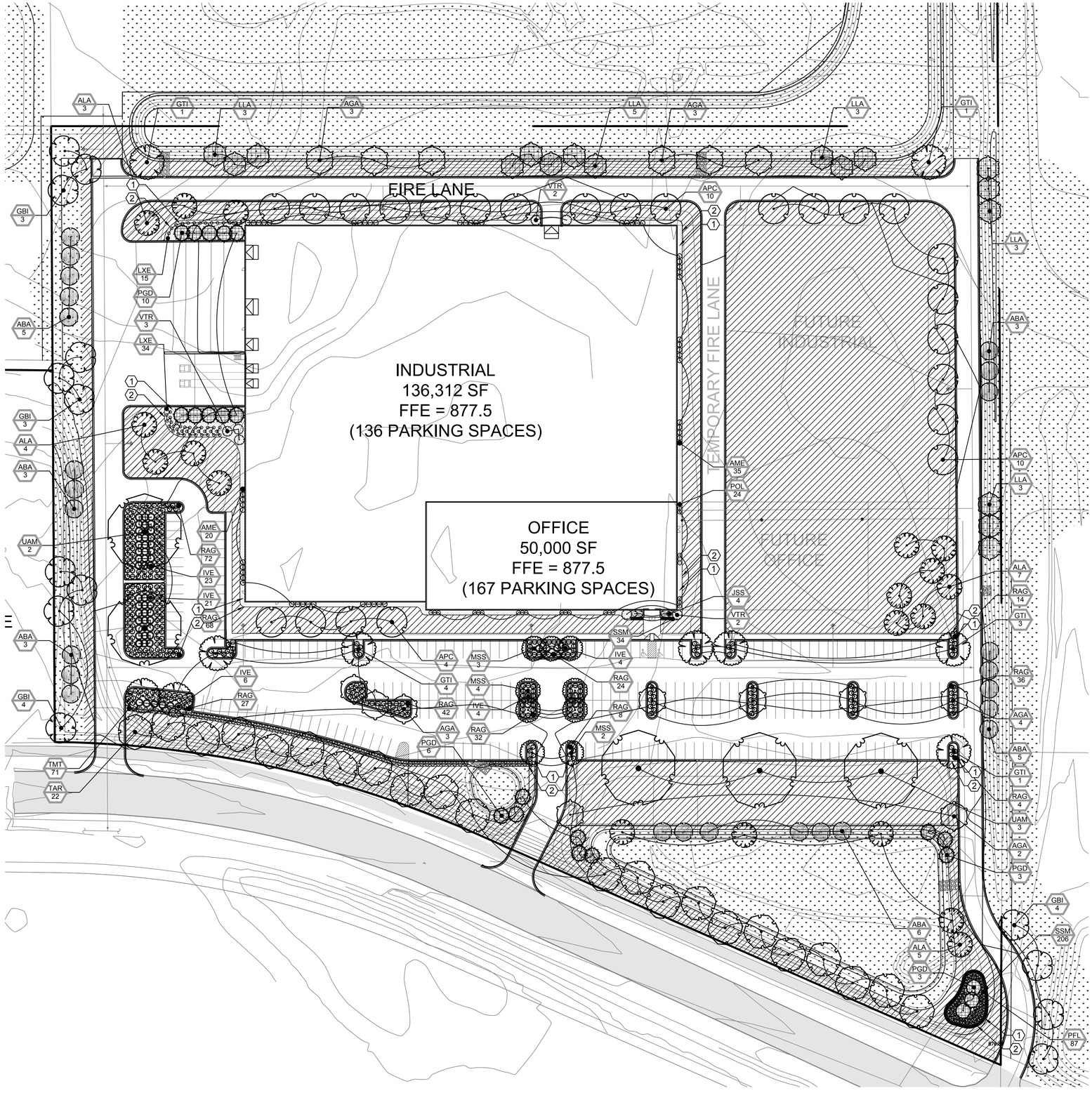
PLANTING PLAN OVERALL

DRAWING NO.

L1

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\L_ LANDSCAPE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block - LA \ 15358_ c_ base \ scr-191125\



1 PLANTING ENLARGEMENT
SCALE: 1"=50'

0 50' 100'

NOTES

1. ALL PLANTINGS SHALL RECEIVE IRRIGATION (SEE L3 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L3 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES

LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- REMOVE TREE
- NEW SOD W/IRRIGATION
- NEW SEED MNDOT 25-131
- 1 — 3" DEEP, WASHED RIVER ROCK MULCH WITH FABRIC
- 2 — LANDSCAPE EDGER

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AGA	15	'AUTUMN BRILLIANCE' SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2 - 1/2" CAL.	
	GTI	10	SHADEMASTER LOCUST GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B&B	2 - 1/2" CAL.	
	TAR	22	REDMOND AMERICAN LINDEN TILIA AMERICANA 'REDMOND'	B&B	2 - 1/2" CAL.	
	UAM	5	AMERICAN ELM ULMUS AMERICANA	B&B	2 - 1/2" CAL.	
EVERGREEN TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	ABA	25	BALSAM FIR ABIES BALSAMEA	B&B		6' HT.
	LLA	17	AMERICAN LARCH LARIX LARICINA	B&B		6' HT.
	PGD	22	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B		6' HT.
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	APC	24	CRIMSON KING MAPLE ACER PLATANOIDES 'CRIMSON KING'	B&B	2" CAL.	
	ALA	19	ALLEGHENY SERVICEBERRY AMELANCHIER LAEVIS	B&B	2" CAL.	
	GBI	14	MAIDENHAIR TREE GINKGO BILOBA	B&B	2" CAL.	
	MSS	9	SPRING SNOW CRAB APPLE MALUS X 'SPRING SNOW'	B&B	2" CAL.	
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	AME	55	CHOKEBERRY ARONIA MELANOCARPA	3 GAL.		
	IVE	58	WINTERBERRY ILEX VERTICILLATA	5 GAL.		
	JSS	4	SUTHERLAND JUNIPER JUNIPERUS SCOPULORUM 'SUTHERLAND'	5 GAL.		
	LXE	49	EMERALD MOUND HONEYSUCKLE LONICERA XYLOSTEUM 'EMERALD MOUND'	1 GAL		
	POL	24	DWARF NINEBARK PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	3 GAL.		
	RAG	327	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.		
	VTR	7	AMERICAN CRANBERRYBUSH VIBURNUM TRILOBUM	5 GAL.		
PERENNIALS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	PFL	87	LEMON MERINGUE POTENTILLA POTENTILLA FRUTICOSA 'LEMON MERINGUE'	5 GAL.		
	SSM	240	SAGE SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL		

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING ENLARGEMENT

DRAWING NO.

L2

PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_ 07 Civil_ 01 CAD files_ 01 SHEETS\L_ LANDSCAPE.dwg
Xref Filename: \ 15358_ s_ base \ 15358_ 22x34_ Title_ Block - LA \ 15358_ c_ base \ scr-191125\

GENERAL LANDSCAPE NOTES

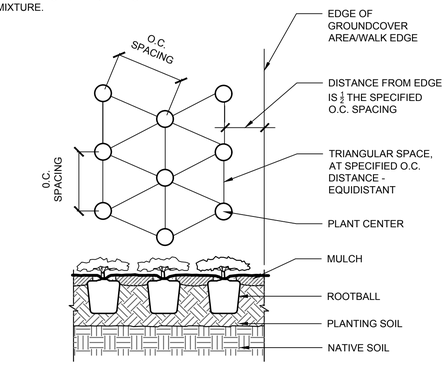
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
3. IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
10. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
11. CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
12. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT. HEAVY TO LIGHT SOILS).
13. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
14. BREATHABLE SYNTHETIC FABRIC TREE WRAP: WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
15. POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
16. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
17. ALL PLANTING AREAS SPECIFIED AS ROCK MUCH SHALL BE 1-1/2" RIVER ROCK MULCH ON SITE AND SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
18. ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.
19. ALL PLANTINGS SHALL RECEIVE FERTILIZER AND APPLIED AT THE RATE INDICATED BY THE MANUFACTURER. FERTILIZER SHALL BE GENERAL PURPOSE 10-10-10.
20. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT NOTED IN PLANT SCHEDULE.
21. IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
22. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
24. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
25. THE CONTRACTOR SHALL MEET WITH THE OWNER ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

IRRIGATION NOTES

1. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2. THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
3. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SPEARATELY FROM SHRUB AMD GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
4. CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6. SYSTEM SHOULD BE DESIGNED TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7. RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8. PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
9. AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
10. WITHIN EXTREME SLOPED AREAS:
    - 10.1. INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
    - 10.2. INSTALL LATERAL PIPES PARALLEL TO SLOPE
    - 10.3. IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
11. LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12. DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
14. IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
15. TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
16. TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
17. MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
18. OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRGATION, COORDINATE WITH GENERAL CONTRACTOR.
19. INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
20. IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
21. CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
    - 21.1. ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
    - 21.2. DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
    - 21.3. SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
    - 21.4. PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
    - 21.5. PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
    - 21.6. ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
    - 21.7. ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
    - 21.8. ALL WIRING SHALL BE INDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
    - 21.9. GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
22. SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

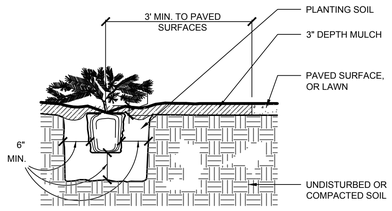
GENERAL SODDING, SEEDING & TOPSOIL NOTES

1. SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR TO A MIN. DEPTH OF 12" PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
2. PLANTING SOIL REQUIRED: MIXTURE TO INCLUDE 45% TOPSOIL, 45% PEAT OR MANURE AND 10% SAND. ALL TREE, SHRUB AND PERENNIAL PLANTINGS SHALL RECEIVE 8" DEPTH OF PLANTING SOIL MIXTURE. ALL SODDED AREAS TO RECEIVE 4" DEPTH OF PLANTING SOIL MIXTURE. ALL SEEDED AREAS TO RECEIVE 2" DEPTH OF PLANTING SOIL MIXTURE.
3. ALL AREAS SPECIFIED AS "MNDOT 25-131" TO BE SEEDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 25-131" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.

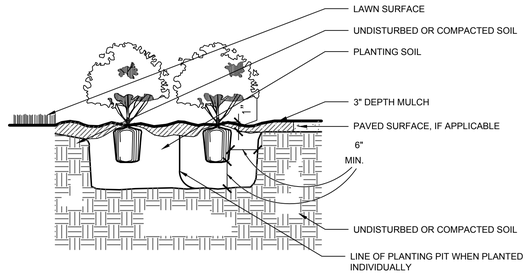


NOTE:
- KEEP MULCH APPX. 2" OFF PLANT TRUNK OR STEM
- SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING

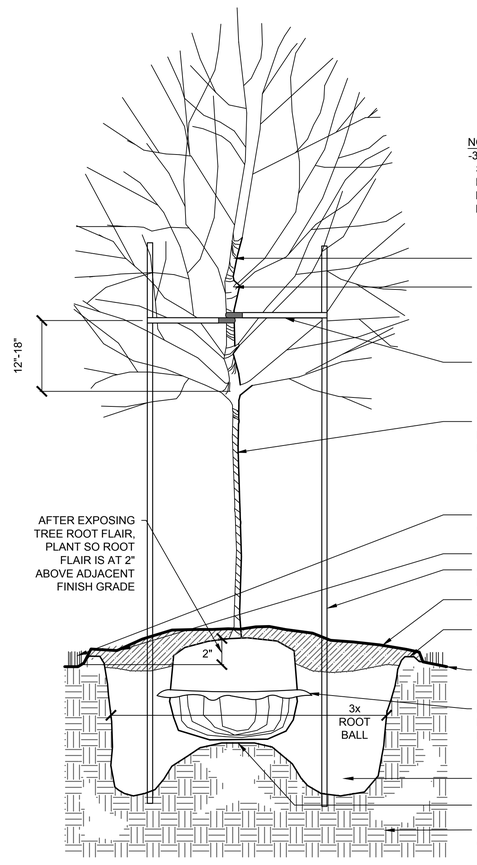
1 SHRUB BED SPACING (TYP.)
SCALE: N.T.S.



2 EVERGREEN SHRUB PLANTING (TYP.)
SCALE: N.T.S.



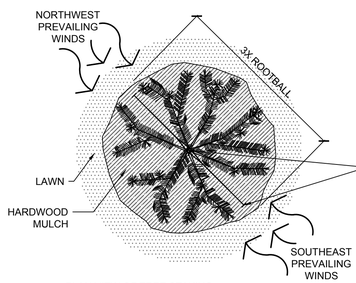
3 DECIDUOUS SHRUB PLANTING (TYP.)
SCALE: N.T.S.



NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.

- CENTER TREE IN HOLE, UPRIGHT
- SINGLE STRAIGHT LEADER
- TREE TIE SECURED TO STAKE. SECURE TO TREE WITH ANTI-CHAFFING MATERIAL. ALLOW FOR MOVEMENT OF TREE.
- WRAP TREE WITH TREE WRAPPING MATERIAL AS SPECIFIED TO 1ST BRANCH
- LAWN OR PLANTING BED EDGE (SPADE EDGE IN ALL LAWN AREAS)
- 6" MIN. DIA. EARTH SAUCER
- (2) TREE STAKES DRIVEN A MIN. 2' BELOW GRADE (NW & SW)
- 3" DEPTH MULCH SEE PLANS AND NOTES FOR TYPE
- 3" HEIGHT TAMPED WATER BASIN AT EDGE OF EARTH SAUCER
- FINISHED GRADE
- REMOVE BURLAP, TWINE, ROPE AND WIRE FROM TOP HALF OF ROOTBALL
- PLANTING SOIL
- MOUND MIN. 6"
- UNDISTURBED OR COMPACTED SOIL

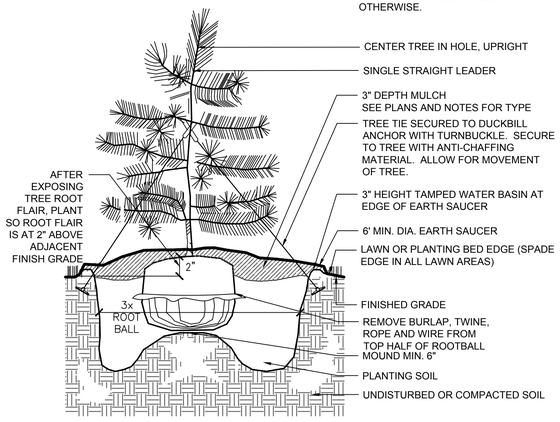
4 DECIDUOUS TREE PLANTING (TYP.)
SCALE: N.T.S.



PLAN VIEW OF TREE STAKING
NOT TO SCALE

- TREE TIE SECURED TO DUCKBILL ANCHOR WITH TURNBUCKLE. SECURE TO TREE WITH ANTI-CHAFFING MATERIAL. ALLOW FOR MOVEMENT OF TREE.

NOTE:
-3" DP. SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE PLANTINGS AREAS AND UNDER TREES ISOLATED FROM PLANTING AREAS UNLESS IDENTIFIED OTHERWISE.



- CENTER TREE IN HOLE, UPRIGHT
- SINGLE STRAIGHT LEADER
- 3" DEPTH MULCH SEE PLANS AND NOTES FOR TYPE
- TREE TIE SECURED TO DUCKBILL ANCHOR WITH TURNBUCKLE. SECURE TO TREE WITH ANTI-CHAFFING MATERIAL. ALLOW FOR MOVEMENT OF TREE.
- 3" HEIGHT TAMPED WATER BASIN AT EDGE OF EARTH SAUCER
- 6' MIN. DIA. EARTH SAUCER
- LAWN OR PLANTING BED EDGE (SPADE EDGE IN ALL LAWN AREAS)
- FINISHED GRADE
- REMOVE BURLAP, TWINE, ROPE AND WIRE FROM TOP HALF OF ROOTBALL
- MOUND MIN. 6"
- PLANTING SOIL
- UNDISTURBED OR COMPACTED SOIL

5 EVERGREEN TREE PLANTING (TYP.)
SCALE: N.T.S.

ANDERSON
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

DELTA MODTECH

NEW BUILDING
RAMSEY, MINNESOTA

KINGHORN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DEREK J. SEIFERT, PLA

SIGNATURE: NOT FOR CONSTRUCTION

DATE: 05/02/2019 LICENSE NO. 56013

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

PRELIMINARY PLAT
MAY 2, 2019

DESIGNED:	DRAWN:	CHECKED BY:
DS	JF	DS

DRAWING TITLE

PLANTING NOTES & DETAILS

DRAWING NO.

L3

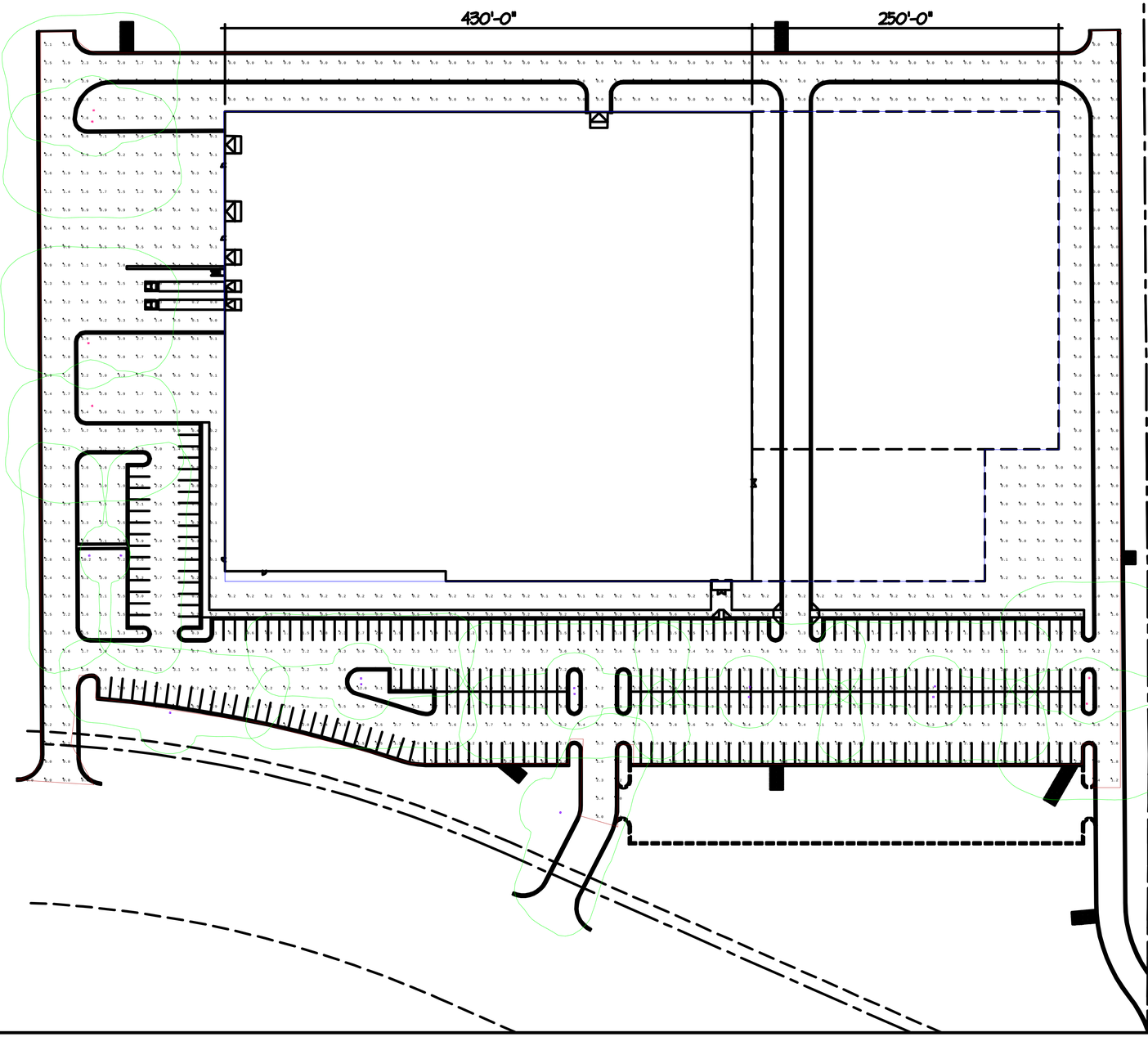
PLOTTED:	COMM. NO.
----	15358

May 02, 2019 - 11:53am dseifert Y:\15300\15358 KINGHORN CONSTR - DELTA MOD TECH - RAMSEY MN_07 Civil_01 CAD files_01 SHEETS\L_LANDSCAPE.dwg
Xref Filename: \ 15358_s_base \ 15358_22x34_Title_Block - LA \ 15358_c_base \ scr-191125\

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.73	12.2	0.0	N.A.	N.A.

DELTA MODTECH.AGI 4/30/2019 28' MH

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	6	BB	SINGLE	N.A.	0.950	NV-2-T4-80L-1-40K



AGI32

Excellence in Illumination Engineering Software Since 1984

Lighting Analysts

www.agi32.com

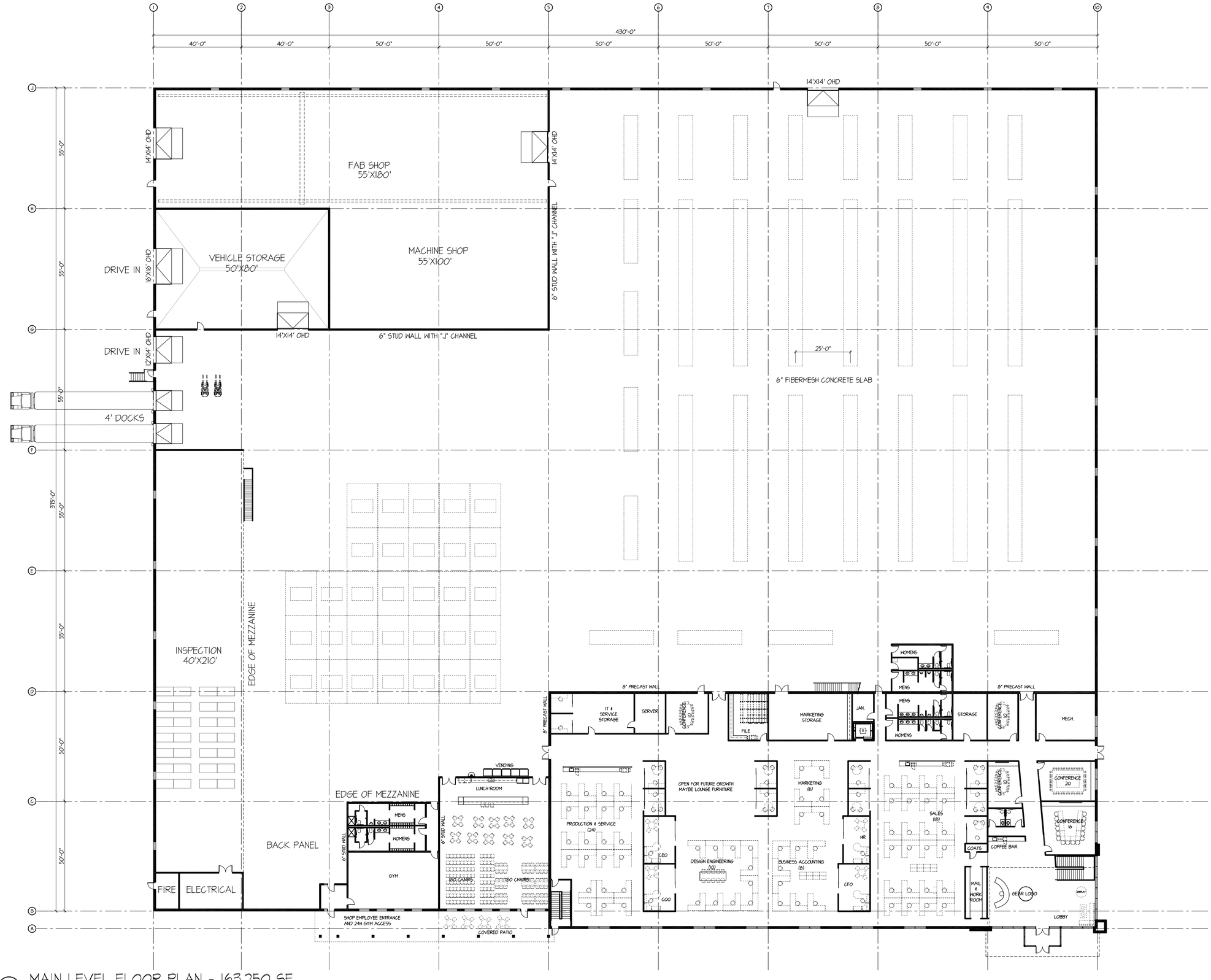
Sample Banner copyright 2016 Lighting Analysts, Inc.

Revisions

#	Date	Comments

Drawn By:
Checked By:
Date:4/30/2019
Scale:

DELTA MODTECH



1 / A2.1 MAIN LEVEL FLOOR PLAN - 163,250 SF

1"=20'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

_____ _____
REG. NO. DATE

MAIN LEVEL FLOOR PLAN

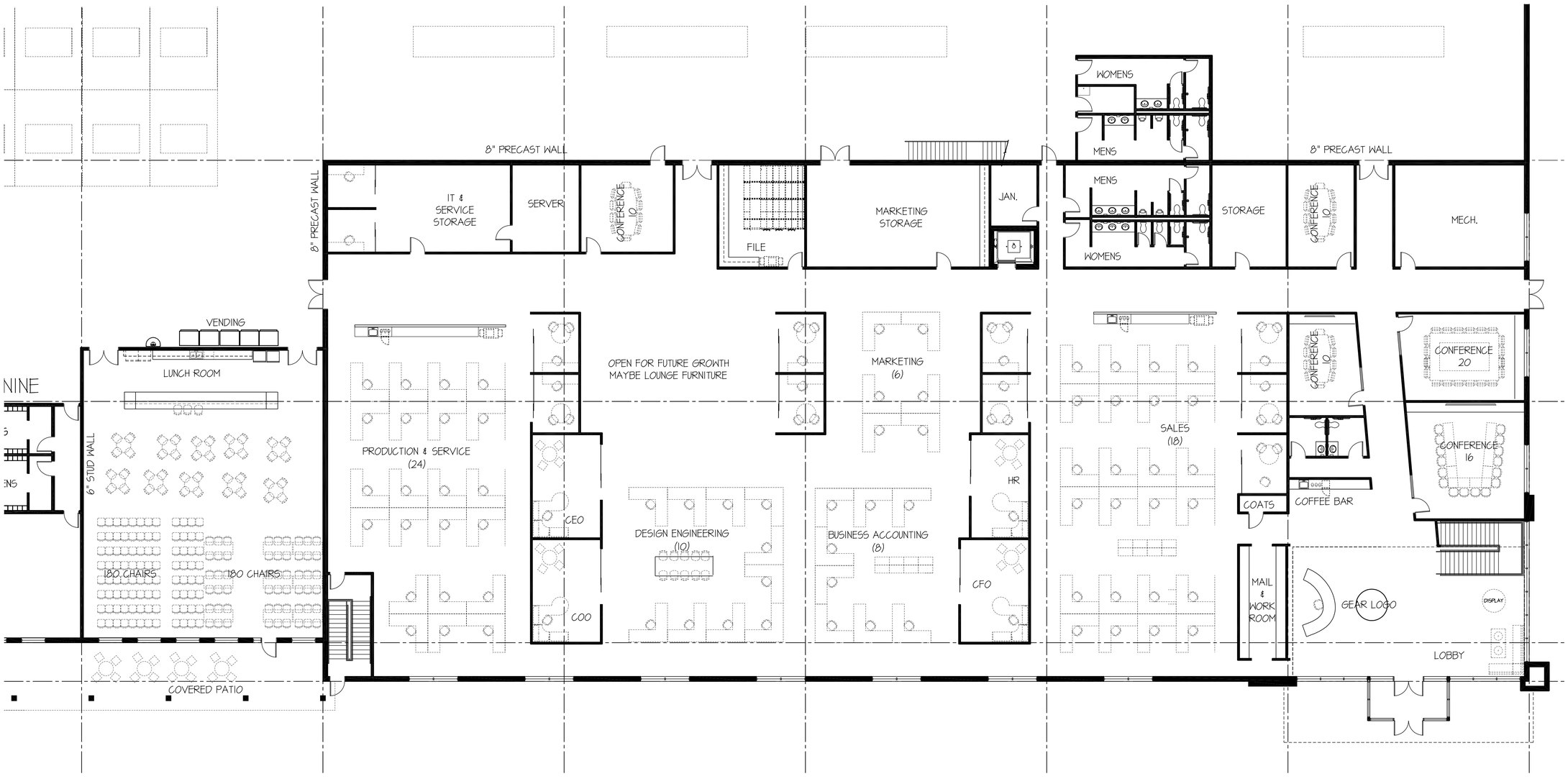
ML-191125.dwg May 01, 2019 - 11:39am

DRAWN BY: AAT CHECKED BY: TRM

A2.1

191125 SI-181XXX

COPYRIGHT © BY HTG ARCHITECTS



1 A2.2 MAIN LEVEL FLOOR PLAN - OFFICE AREA

3/32" = 1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

REG. NO. DATE

MAIN LEVEL
OFFICE AREA

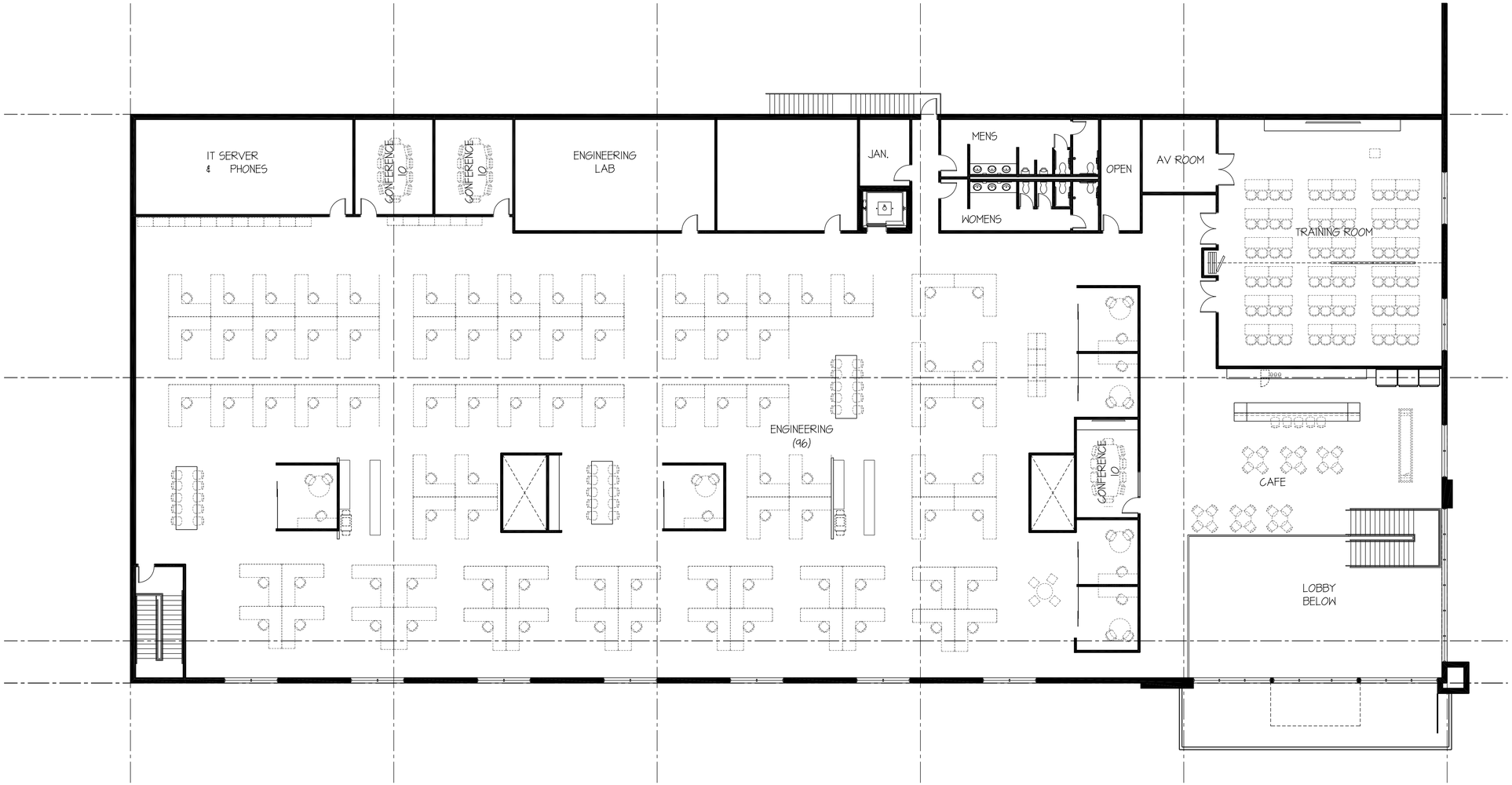
ML-191125.dwg May 01, 2019 - 11:30am

DRAWN BY: AAT CHECKED BY: TRM

A2.2

191125 SI-181XXX

COPYRIGHT © BY HTG ARCHITECTS



1 A2.3 UPPER LEVEL FLOOR PLAN - OFFICE AREA

3/32" = 1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

-
REG. NO. DATE

UPPER LEVEL
OFFICE AREA

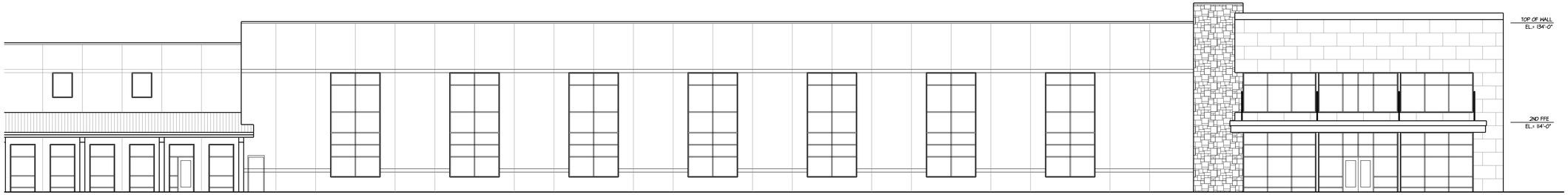
ML-HR1125.dwg May 01, 2019 - 11:30am

DRAWN BY: AAT CHECKED BY: TRM

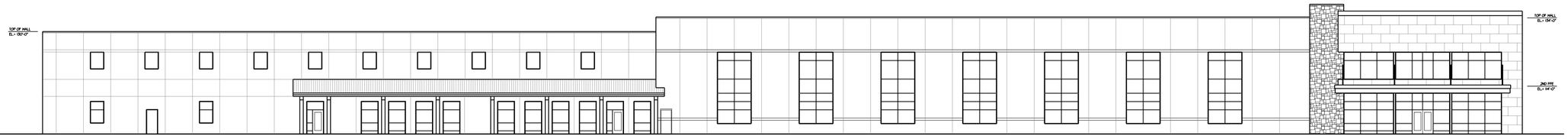
A2.3

191125 SI-181XXX

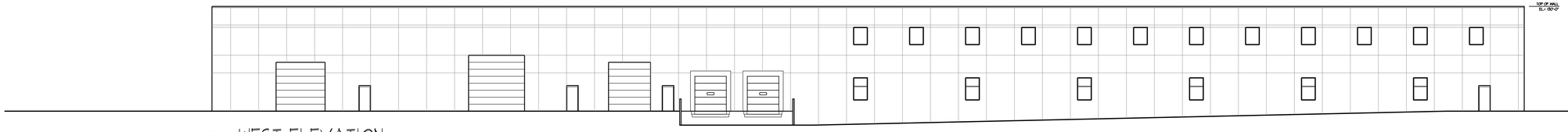
COPYRIGHT © BY HTG ARCHITECTS



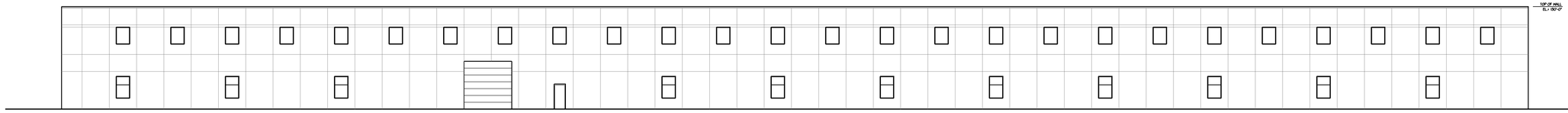
1 / A3.1 SOUTH ELEVATION - PARTIAL FRONT ELEVATION
3/32" = 1'-0"



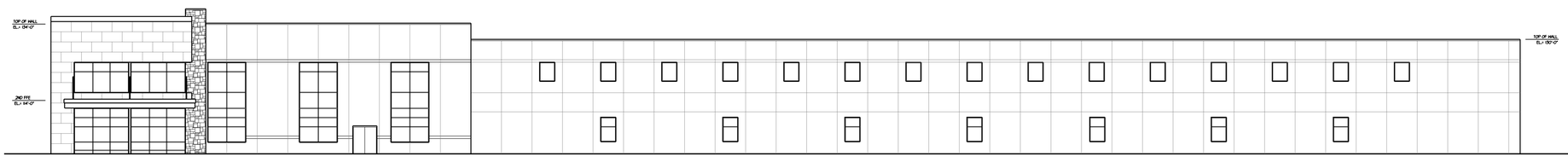
2 / A3.1 SOUTH ELEVATION
1/16" = 1'-0"



3 / A3.1 WEST ELEVATION
1/16" = 1'-0"



4 / A3.1 NORTH ELEVATION
1/16" = 1'-0"



5 / A3.1 EAST ELEVATION
1/16" = 1'-0"

HTG architects
www.htg-architects.com
Minneapolis Tampa Bismarck
9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

DELTA MODTECH
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

_____ - _____
REG. NO. DATE

ELEVATIONS

DRAWN BY: AAT CHECKED BY: TRM

A3.1

191125 SI-181XXX

COPYRIGHT © BY HTG ARCHITECTS

M:_191125.dwg May 01, 2019 - 1:34pm

ProjectDox

Changemarks Report

Project Name: 19-108 DeltaModTech

Workflow Started: 04/30/2019 11:27 AM

Report Generated: 05/31/2019 09:42 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		C1.pdf	LL	Cover sheet	A cover sheet is required for the construction set.	05/29/2019 2:09 PM	Len Linton	
1	False	Unresolved	Civil Engineer		C1.pdf	LL	Access Easement	Provide Cross access easement for driveway. This driveway will be the acees for this site and the site to the east.	05/29/2019 2:09 PM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Final Plat.pdf	LL	Easement size	Easement must include entire infiltration basin. Easement must also include area for pond access vehicular path for future maintenance.	05/24/2019 9:11 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Diagram does not match	This diagram does not match the hydrocad model. There is a 20p in the model with an undefined reach connecting to 10P.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Swale 30 R	This swale must be defined in the model. See notes on grading plan regarding this swale and the required minimum grade.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Define all reaches	All reaches must be defined with physical dimensions of the pipes or swales they represent.	05/24/2019 9:29 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Pond data Required	Include the BMP definition page for each BMP. These will need to be separate sheets inserted ahead of this summary.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Label	use the Project description to indicate what each run represents ie. 2019 buildout, ultimate buildout.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Infiltration basins	Need at least one soil boring in each basin. Boring must extend at least 5 feet below the bottom of the basin.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		15358_Delta ModTech Stormwater Management Report.pdf	LL	Surface Elevation	Surface elevations must be on plan datum, not an assumed datum.	05/24/2019 9:29 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Watermain size	Watermain serviing multilpe hydrants must be 8".	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Watermain size	Watermain must be 8".	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Consider alternate location for water service	Consider alternate location for water service if building will be expanded in this area in the future. Building designers do not like to build over existing watermains.	05/24/2019 9:25 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C8.pdf	LL	Verify Hydrant distance	Verify Hydrant distance from building with Fire Department.	05/24/2019 9:25 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		C6.pdf	LL	Swale slope	Swale appears to be 0.3%. This is too flat to grade. The grade of the swale must be increased to 2.0% minimum. This is the CIty minimum for grass areas. This comment applies to all grass areas outsde of ponds.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	SWPPP	A full SWPPP is required. A Construction Stormwater permit is required for this site. The SWPPP must include: All requirements of the construction stormwter permit. Map showing impacted waters within 1 mile of site. SWPPP designer information Inspection information. Notice of Termination information. This site is within 1 mile of the Mississippi River. Site stabiliazation must commence within 7 days after construction ceases.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	Civil Engineer		C6.pdf	LL	Pond access	A pond access route must be provided so that the pond can be cleaned in the future.	05/24/2019 9:27 AM	Len Linton	
1	False	Unresolved	City Planner		C1.pdf	EM	Changemark #01	Remove the ghosted future commercial/industrial lots shown on preliminary plat. Additionally, this would not be approved as ghosted in as it would result in a large land locked lot.	05/21/2019 3:00 PM	Eric Maass	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C9.pdf	JJF	Standard Details	Use all applicable City Standard Details which can be found on the city website -> Engineering Page.	05/14/2019 3:30 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Connect to existing	Call out how connection is being made.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Sanitary & Watermain Stubs	8" PVC Sanitary and 8" DIP Water have been stubbed to the property. Sanitary Stub is north out of manhole near western entrance.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	FES 4 & 5	Update invert elevations	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Structure Drops	0.1' drop across structures	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Key Note 7	Follow City Standard Detail ERO-3 Rip Rap.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Tie into existing sanitary manhole	If tying into manhole, must core-drill. This would also require a full width street patch matching the existing bunker lake boulevard section. 12" Cl. 5, 2" non wear, 3.5" wear.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	Trail Crossings	Trail driveway crossings will require ADA pedestrian ramps. the ramps will not be required to have truncated domes, but must meet slope requirements. An individual detail of each ped ramp will be required.	05/15/2019 7:28 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		C8.pdf	JJF	hydrant leads	call out pipe for hydrant leads.	05/15/2019 7:28 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Shrub Size	Shrubs must be 24 inches in height (or width, depending on growth characteristics) at time of installation. Update Plant Schedule to specify required shrub size.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Seed Mix	In the infiltration basins, consider using a native seed mix such as 35-221 (for sandy/dry areas - short grasses).	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Seed vs. Sod	Use of seed requires approval of City Council.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Topsoil	All disturbed areas not improved with impervious surfacing shall receive four (4) inches of topsoil with not more than 35% sand content.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L2.pdf	CA	Additional Trees	Consider shifting some of the proposed trees from elsewhere on site to the common lot line with the existing residential parcel to provide additional screening.	05/15/2019 1:09 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L2.pdf	CA	Additional Bufferyard Plantings	There are no shrubs within the bufferyard and only 13 trees along this 370 feet of common boundary with the adjacent residential. Additional trees shall be incorporated and shrubs shall be added along this common boundary to provide better screening for the adjacent residential parcel.	05/15/2019 1:09 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Bufferyard Width	This greenspace width must be increased to 60 feet to comply with the bufferyard requirement adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/15/2019 1:03 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		L1.pdf	CA	Parking Lot Landscaping	The calculations appear to be missing the 1 tree per 10 parking spaces, which results in an additional 28 trees required. The proposed landscaping, however, does have plantings within the parking lot and Staff is supportive of the overall planting plan.	05/15/2019 1:03 PM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		L1.pdf	CA	Bufferyard Plantings	Per City Code Section 117-124(3)f, bufferyard plantings are to be 30% of the total required site landscaping. 30% of 163 is 49 trees and 30% of 545 is 163 shrubs. Based on the relatively short shared/common boundary line with the adjacent residential parcel, Staff acknowledges that it is not realistic to incorporate that amount of landscaping in this space. But, some additional plantings should be added to that area.	05/15/2019 1:03 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		C3.pdf	CA	Bufferyard Width	Adjust this width to 60 feet to satisfy the bufferyard requirement adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		C3.pdf	CA	Number of Parking Stalls	These do not match up with the stall counts. There appear to be 96 parking spaces on the western side and 150 parking spaces on the eastern side. Please reconcile these numbers.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF2	Soil Boring Locations	Soil Borings are not shown on this plan. Looking at the Stormwater Management Report soil boring location map, it doesn't appear soil borings were taken within the infiltration basins.	05/14/2019 11:20 AM	Joe Feriancek	

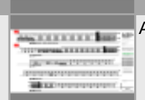
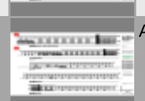
ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		C2.pdf	CA	Buffardyard Width	This width needs to be adjusted to 60 feet to satisfy the bufferyard requirement since it is adjacent to existing residential or an application for a variance to deviate from this standard must be submitted.	05/14/2019 11:57 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Secondary Silt Fence	Infiltration Basins need a secondary silt fence to be installed after excavation of the basins.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Basin Information	Call out basin information, High Water Elevations, Bottom Elevation.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Steep Slopes	Max 1:3 Slopes appears to be exceeded along east side.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		C6.pdf	JJF	Line types	Property Limits and Retaining Wall have same line type.	05/14/2019 12:26 PM	Joe Feriancek	
1	False	Unresolved	Environmental Review		C1.pdf	CA	Bufferyard Width	A 60-foot bufferyard of greenspace is required to provide additional screening from the adjacent residential property or an application for a variance to deviate from this standard must be submitted.. This will also be required for the southern most Future Commercial/Industrial lot adjacent to existing residential.	05/14/2019 11:56 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		C1.pdf	CA	Proposed Parking	Update this to reflect how many parking stalls are proposed.	05/14/2019 11:56 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		15358_Final Plat.pdf	JJF	Wetland Buffer	Need 16.5' wetland buffer to be inclosed within the drainage and utility easement.	05/14/2019 2:59 PM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		15358_Final Plat.pdf	JJF	Utility Easement	Utility Easement over watermain loop and hydrants with enough space for construction.	05/14/2019 2:59 PM	Joe Feriancek	
1	False	Unresolved	Community Development Director		C8.pdf	Tim Gladhill	Access Easement	Easement required for this access on adjacent property.	05/06/2019 9:24 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A3.1.pdf	Tim Gladhill	Exterior Finishes	Need building material information.	05/06/2019 9:20 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		A3.1.pdf	Tim Gladhill	Color Elevations	Please submit color elevations.	05/06/2019 9:20 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		15358_Final Plat.pdf	Tim Gladhill	Marketable Title	Marketable Title required prior to recording of Plat. Title information can be no older than 30 days at time of recording.	05/06/2019 9:18 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		15358_Final Plat.pdf	Tim Gladhill	County Surveyor Information	Update County Surveyor information.	05/06/2019 9:18 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		C1.pdf	Tim Gladhill	Trail Easement - Lake Itasca Greenway	Add trail easement for Lake Itasca Greenway.	05/06/2019 9:16 AM	Tim Gladhill	

Regular Planning Commission **7. 4.**

Meeting Date: 06/06/2019

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Consider Site Plan for Anderson Dahlen (Project #19-109): Case of Anderson Dahlen

Purpose/Background:

The City has received an application from Anderson Dahlen (the "Applicant"), an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jaspar Street and 143rd Ave (the "Subject Property"). The Subject Property is owned by the City and the Applicant is presently negotiating a purchase agreement to obtain fee title. The Subject Property would be about nine (9) acres in size. The remainder of the property would be retained by the City for a future Public Works Campus.

Anderson Dahlen has recently expanded their existing facilities at 6850 Sunwood Drive. However, they are once again in need of additional building space but their existing campus cannot accommodate another expansion. Thus, they are looking at this site as it is just down the road from their existing facility and is within the same zoning district (E-2 Employment), which allows for manufacturing.

Notification:

Staff has attempted to notify all Property Owners within 700 feet of the Subject Property, as listed in the Anoka County records, via Standard US Mail of the Public Hearing, and will also publish a notice in the Anoka Union Herald.

Observations/Alternatives:

Observations:

The Applicant is proposing to subdivide a single lot approximately 9.30 acres along 143rd Avenue. The minimum lot area in the E-2 district is 1 acre with a minimum lot width of 200 feet. The proposed lot far exceeds both the minimum acreage as well as the minimum lot width.

Building setbacks for the E-2 district are 35 feet from the front and 25 feet from the rear and side property lines. As proposed the building would be 90 feet from the front property line and approximately 140 feet from the side property line and approximately 148 feet from the proposed rear property line. The maximum building height is limited to 65 feet and they have proposed a building height of approximately 46 feet. The maximum lot coverage is 45% of the lot which would equate to 182,301 square feet (45% of 405,115 square feet). The Applicant is porposing a lot coverage of approximately 18.9%. The Applicant is showing a potential future building expansion of 43,688 square feet which when combined would result in a lot coverage of 29.7%.

Lighting is required to illuminate any off-street parking area, sign, or structure and needs to be arranged to deflect light away from an adjoining residential dsitrict or public street. The Applicant has provided a photometric plan showing the proposed lighted areas.

Staff has requested that the architectural elevations provided be resubmitted in color rather than black and white to provide staff a more full picture of what the building can expect to look like upon completion.

The site is unique in that it contains Foster Cemetery, which dates back to about the mid-1800s. The site plan is showing an access easement along the eastern property line that would provide public access to the historic

cemetary. However, Staff is recommending that the City retain this area in fee title as an outlot.

Alternatives

Alternative 1: Recommend approval of the requested preliminary plat and site plan with revisions as outlined in the changemarks report provided by Staff. The proposed project would be a benefit to the community and still retain enough land area to construct a future public works campus. Staff is supportive of alternative 1.

Alternative 2: Recommend denail of the requested preliminary plat and site plan. Planning Commission should state specific findings of fact if it recommends denial. Staff is not supportive of alternative 2.

Funding Source:

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

Recommendation:

Staff recommends approval of the site plan and associated approvals for Anderson Dahlen contingent upon compliance with staff review.

Action:

Motion to recommend approval of the Site Plan and associated approvals for Anderson Dahlen contingent upon compliance with Staff Review.

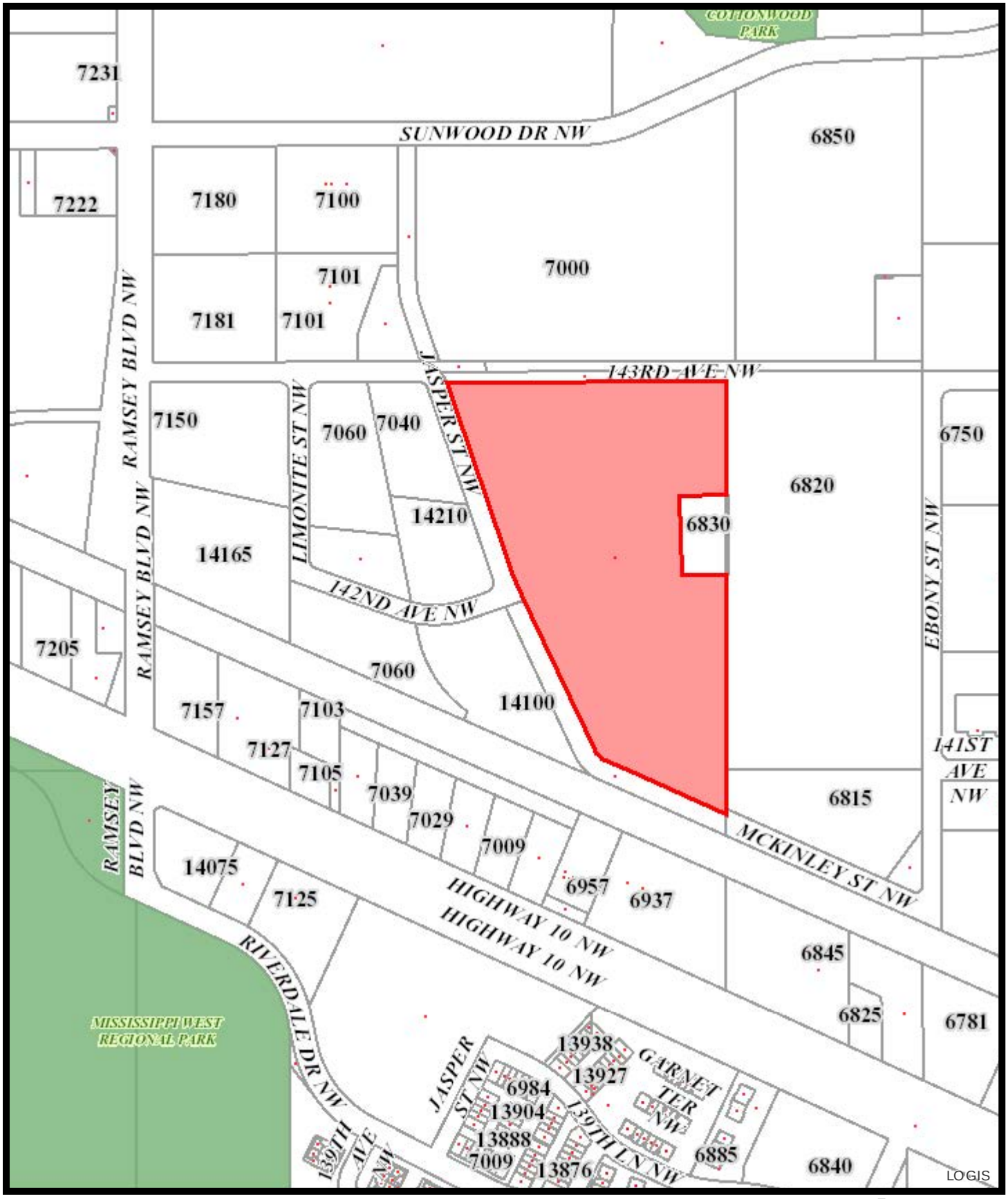
Attachments

Site Location Map
Aerial View of Site
Site Plan
Architectural Elevations
Photometric Plan
Complete Plan Set
Landscape Tech Report
Plan Review Round 1 Changemarks

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/31/2019 10:37 AM
Form Started By: Eric Maass		Started On: 05/16/2019 10:33 AM
Final Approval Date: 05/31/2019		

Site Location Map



Print Date: May 16, 2019


143RD AVE NW
7040
14210
JASPER ST NW
6830
14100
7029

7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

143RD AVENUE

7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

JASPER STREET

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

6820 143RD AVENUE NW
ZONING: E-1: EMPLOYMENT DISTRICT

PROPOSED
76,454 SF
BUILDING
(301'X254')

FUTURE
43,688 SF
BUILDING
(172'X254')

LOT 1

OUTLOT A

CEMETERY

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	405,115 SF	
TOTAL DISTURBED AREA=	384,199 SF	
PRE-CONSTRUCTION IMPERVIOUS AREA=	36,155 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	277,477 SF	(68%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	120,142 SF	(30%)
GREEN SPACE AREA	127,638 SF	(32%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

TOTAL PARKING STALLS PROPOSED= 206 STALLS

SCALE 30 0 30 60 IN FEET

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.
TIMOTHY A. ERICKKS, P.E. Lic. No. 43362
Date 4/19/19

DESIGNED: TAE
DRAWN: TAE
CHECKED: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

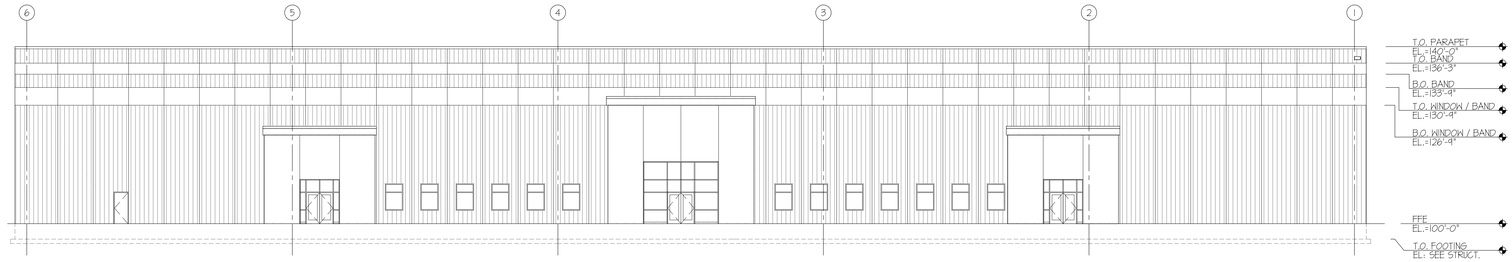
SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

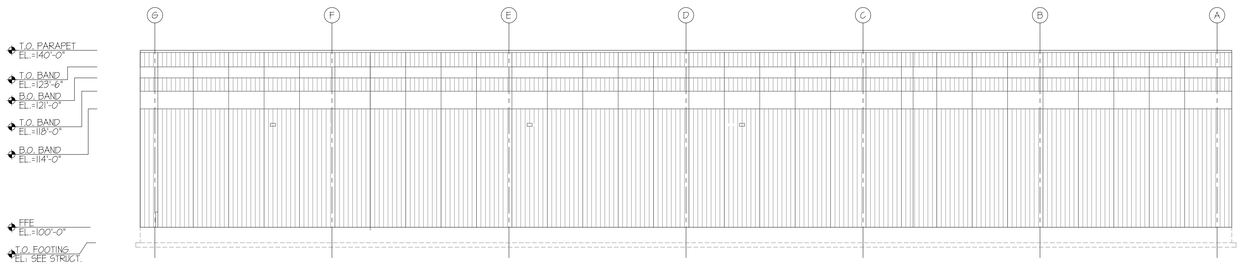
3395.10

Apr 30, 2019 - 1:20pm
K:\PROJECTS\3395.10\Dwg\3395.10_SITE.dwg



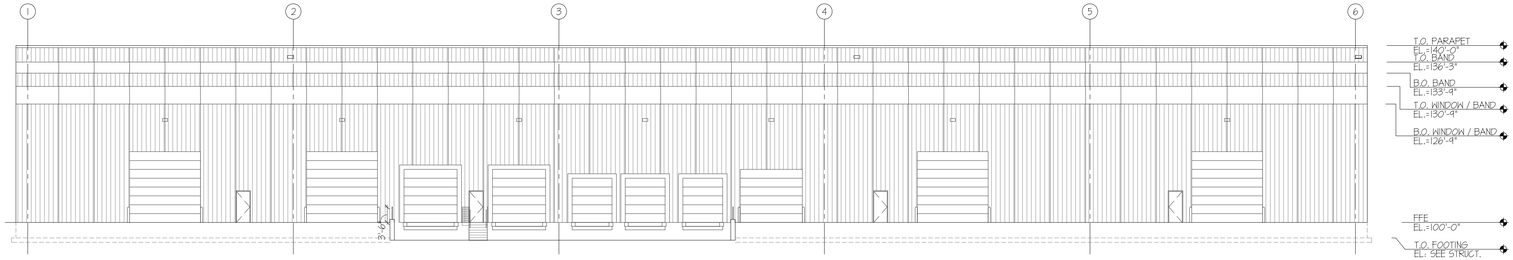
1 / A3.1 NORTH ELEVATION

1/16"=1'-0"



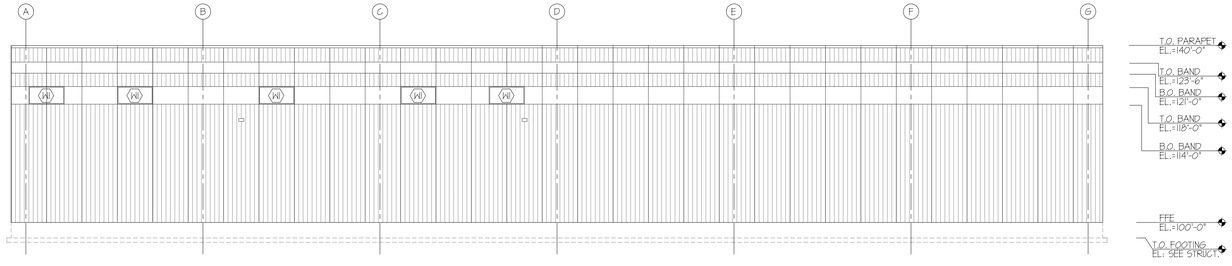
2 / A3.1 EAST ELEVATION

1/16"=1'-0"



3 / A3.1 SOUTH ELEVATION

1/16"=1'-0"



4 / A3.1 WEST ELEVATION

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

-
REG. NO. DATE

EXTERIOR ELEVATIONS

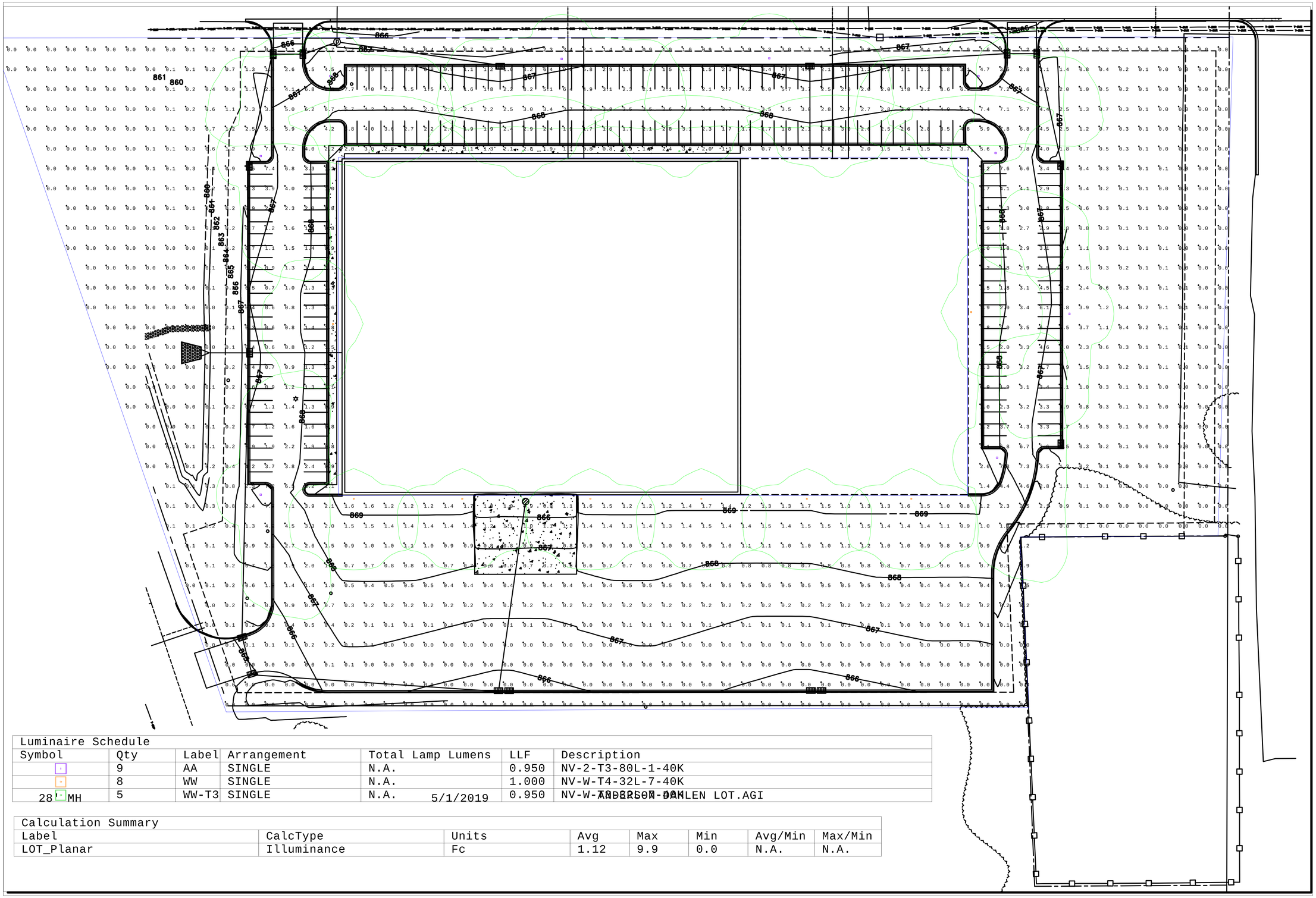
EE-191127.dwg May 02, 2019 - 10:16am

DRAWN BY: AAT CHECKED: TRM

A3.1

191127 EE-191127

COPYRIGHT © BY HTG ARCHITECTS



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	8	WW	SINGLE	N.A.	1.000	NV-W-T4-32L-7-40K
28' MH	5	WW-T3	SINGLE	N.A.	0.950	NV-W-T3-32L-7-40K

5/1/2019

ANDERSON DAHLEN LOT.AGI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.12	9.9	0.0	N.A.	N.A.

AGI32

Excellence in Illumination Engineering Software Since 1984

Lighting Analysts

www.agi32.com

Sample Banner copyright 2014 Lighting Analysts, Inc.

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:5/1/2019
Scale:

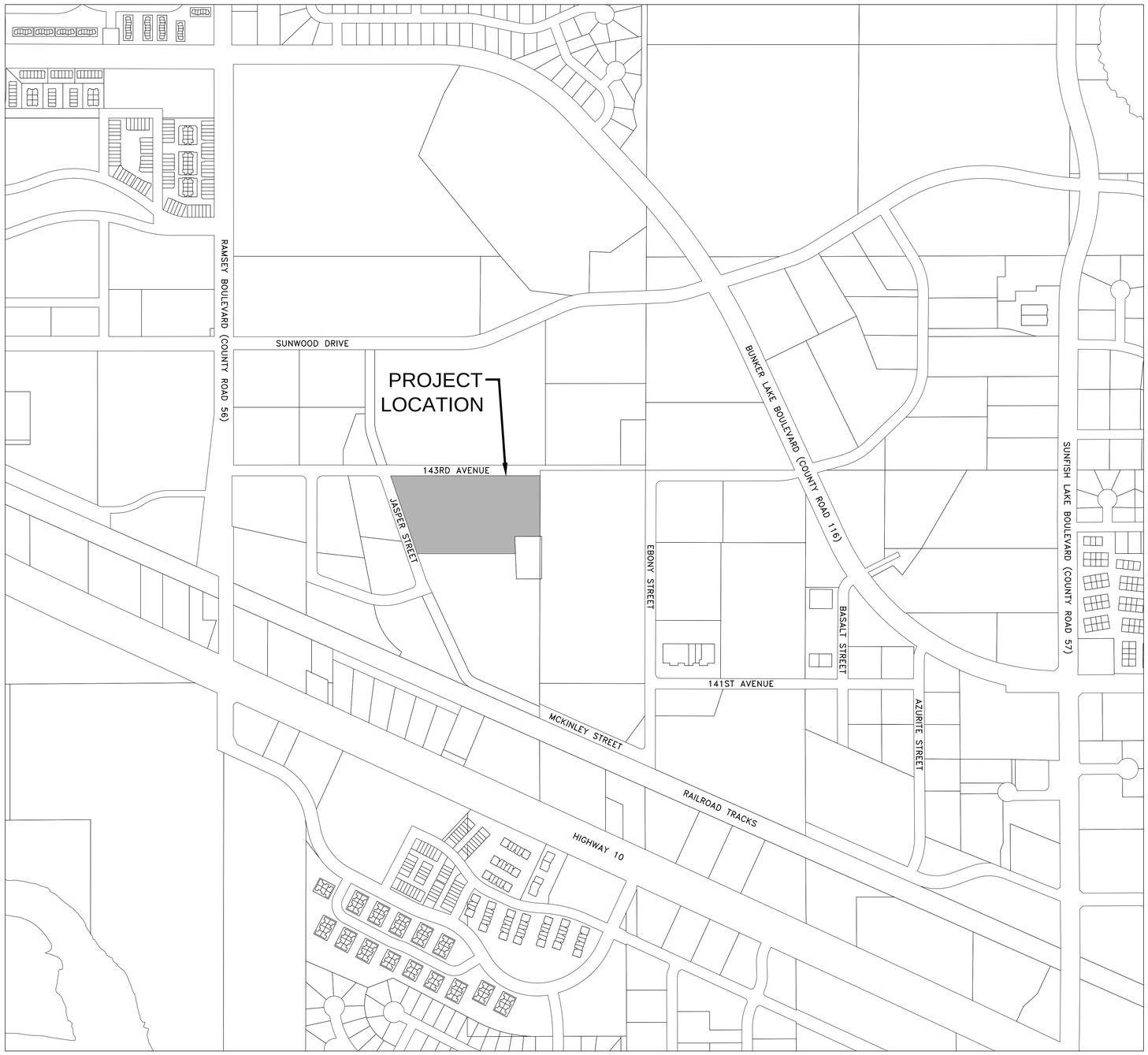
ANDERSON DAHLEN LOT

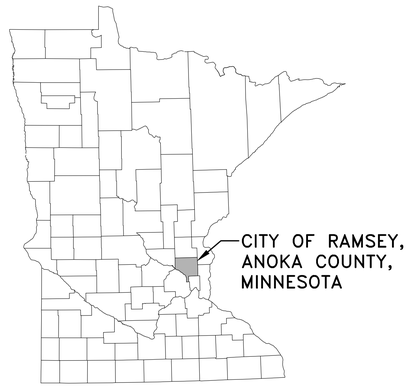
LOT 1, BLOCK 1 - ANDERSON DAHLEN SOUTH ADDITION

CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR KINGHORN CONSTRUCTION

CITY OF RAMSEY





N

300 0 300 600
SCALE IN FEET

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 8 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3	DETAILS
C4	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C5	SITE PLAN
C6	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C7	UTILITY PLAN
C8	PAVING AND RESTORATION PLAN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GENERAL CONTRACTOR
KINGHORN CONSTRUCTION
21830 INDUSTRIAL COURT
ROGERS, MN 55374
GRADY KINGHORN
glkinghorn@kinghornco.com
JOHN KINGHORN
johnk@kinghornco.com
763-428-8088

ENGINEER/SURVEYOR
HAKANSON ANDERSON
3601 THURSTON AVENUE
ANOKA, MN 55303
TIMOTHY A. EGGERICHS, P.E.
time@haa-inc.com
CHARLES R. CHRISTOPHERSON, P.L.S.
charlie@haa-inc.com
763-427-5860
763-427-0520 (FAX)

ARCHITECT
HTG ARCHITECTS
9300 HENNEPIN TOWN ROAD
EDEN PRAIRIE, MN 55347
952-278-8880

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

LIC. NO. 43362 DATE 4/19/19

DATE	REVISION
5/1/19	CITY SUBMITTAL

Apr 30, 2019 - 1:19pm
K:\Projects\3395.10\Civil\3395101_TITLE.dwg

7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

143RD AVENUE

40'

JASPER STREET

40'

7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

6820 143RD AVENUE NW
ZONING: E-1: EMPLOYMENT DISTRICT

R=20' R=20' 24' R=20' R=5' 20' R=20' R=20' 24' R=20' R=5'

18' 24' 18' 9' (TYP.) 52

R=5' R=5' R=20' R=5' 18' 24' 18' R=5' R=20' R=5' R=5' 52

10'

27 27 24 24

18' 24' 18' 10'

PROPOSED
76,454 SF
BUILDING
(301'X254')

FUTURE
43,688 SF
BUILDING
(172'X254')

18' 24' 18'

R=5' R=4.25'

LOT 1

60'

77'

148.7'

R=5' R=76' 24' R=5' R=15' R=100'

R=50'

R=40' R=25' 30' R=40' R=37'

10'

CEMENTARY

OUTLOT A

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

N

30 0 30 60
SCALE IN FEET

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	405,115 SF	
TOTAL DISTURBED AREA=	384,199 SF	
PRE-CONSTRUCTION IMPERVIOUS AREA=	36,155 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	277,477 SF	(68%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	120,142 SF	(30%)
GREEN SPACE AREA	127,638 SF	(32%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

TOTAL PARKING STALLS PROPOSED= 206 STALLS

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.
Date 4/19/19 TIMOTHY A. EGGERICHS, P.E. Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

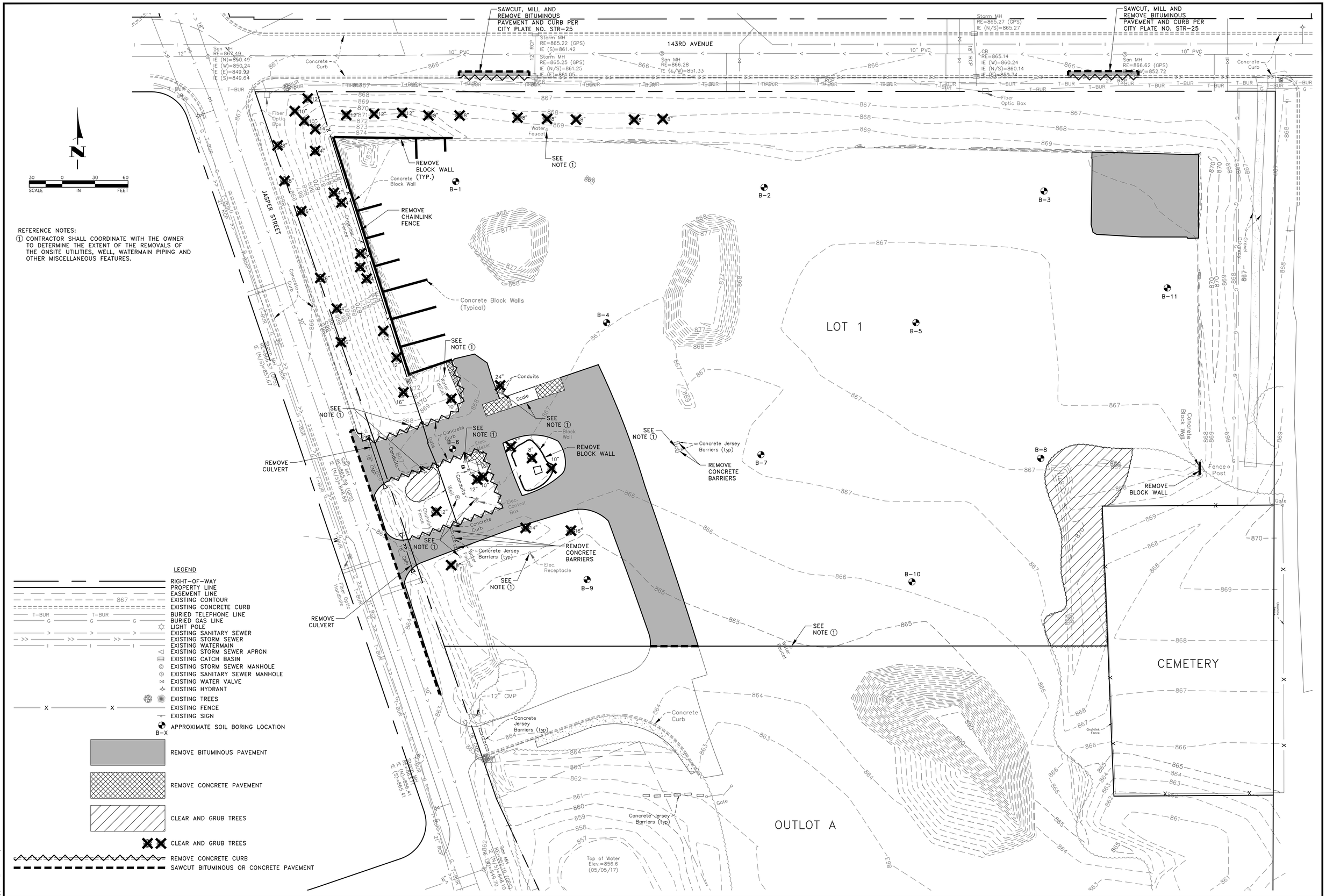
SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:20pm
K:\PROJ\3395.10\CAD\3395.10_SITE.dwg



REFERENCE NOTES:

1. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE EXTENT OF THE REMOVALS OF THE ONSITE UTILITIES, WELL, WATERMAIN PIPING AND OTHER MISCELLANEOUS FEATURES.

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- BURIED TELEPHONE LINE
- BURIED GAS LINE
- LIGHT POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREES
- EXISTING FENCE
- EXISTING SIGN
- APPROXIMATE SOIL BORING LOCATION B-X
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- CLEAR AND GRUB TREES
- CLEAR AND GRUB TREES
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS OR CONCRETE PAVEMENT

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EDGERRIN, P.E. Lic. No. 43362

Date 4/19/19

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C8 SHEETS

3395.10

Apr 29, 2019 - 1:32pm
K:\PRIVATE\CLIENTS\3395.10\DWG\3395X10_EXISTING.dwg

7000 SUNFISH LAKE BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

143RD AVENUE

7040 143RD AVENUE NW
ZONING: E-2: EMPLOYMENT DISTRICT

JASPER STREET

14210 JASPER STREET NW
ZONING: E-2: EMPLOYMENT DISTRICT

6820 143RD AVENUE NW
ZONING: E-1: EMPLOYMENT DISTRICT

PROPOSED
76,454 SF
BUILDING
(301'X254')

FUTURE
43,688 SF
BUILDING
(172'X254')

LOT 1

OUTLOT A

CEMETERY

LEGAL DESCRIPTION
LOT 1, BLOCK 1-ANDERSON DAHLEN SOUTH ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	405,115 SF	
TOTAL DISTURBED AREA=	384,199 SF	
PRE-CONSTRUCTION IMPERVIOUS AREA=	36,155 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	277,477 SF	(68%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	120,142 SF	(30%)
GREEN SPACE AREA	127,638 SF	(32%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

TOTAL PARKING STALLS PROPOSED= 206 STALLS

SCALE 30 0 30 60 IN FEET

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.
TIMOTHY A. ERICKKS, P.E. Lic. No. 43362
Date 4/19/19

DESIGNED: TAE
DRAWN: TAE
CHECKED: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

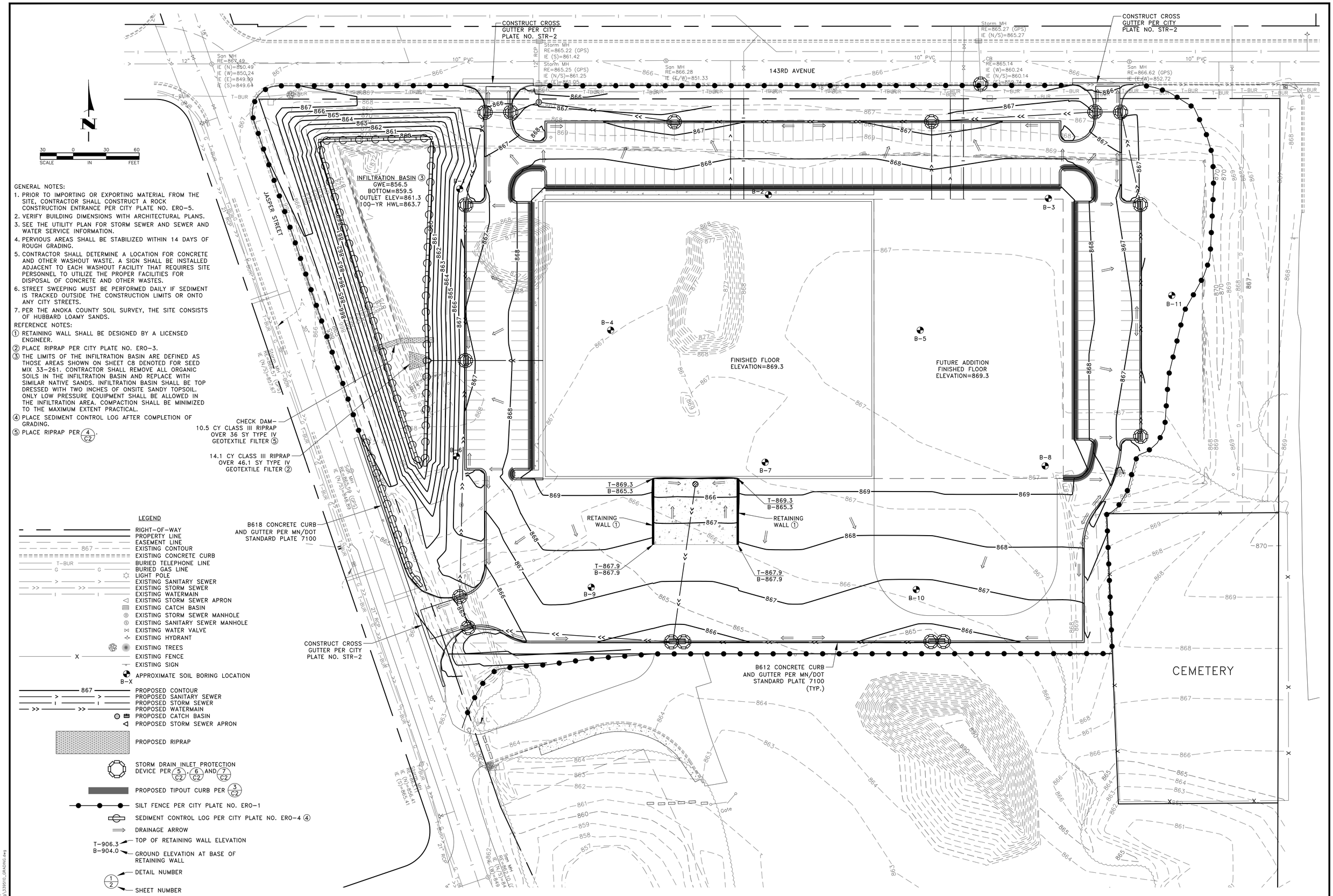
SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:20pm
K:\PROJECTS\3395.10\Dwg\3395.10_SITE.dwg



GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE THE UTILITY PLAN FOR STORM SEWER AND SEWER AND WATER SERVICE INFORMATION.
4. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING.
5. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS.

REFERENCE NOTES:

① RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER.

② PLACE RIPRAP PER CITY PLATE NO. ERO-3.

③ THE LIMITS OF THE INFILTRATION BASIN ARE DEFINED AS THOSE AREAS SHOWN ON SHEET C8 DENOTED FOR SEED MIX 33-261. CONTRACTOR SHALL REMOVE ALL ORGANIC SOILS IN THE INFILTRATION BASIN AND REPLACE WITH SIMILAR NATIVE SANDS. INFILTRATION BASIN SHALL BE TOP DRESSED WITH TWO INCHES OF ONSITE SANDY TOPSOIL. ONLY LOW PRESSURE EQUIPMENT SHALL BE ALLOWED IN THE INFILTRATION AREA. COMPACTION SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.

⑤ PLACE RIPRAP PER (4/C2).

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- BURIED TELEPHONE LINE
- BURIED GAS LINE
- LIGHT POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING TREES
- EXISTING FENCE
- EXISTING SIGN
- APPROXIMATE SOIL BORING LOCATION B-X
- PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER APRON
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER (5/C2), (6/C2) AND (7/C2)
- PROPOSED TIPOUT CURB PER (3/C2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- DRAINAGE ARROW
- T-906.3 / B-904.0 — TOP OF RETAINING WALL ELEVATION / GROUND ELEVATION AT BASE OF RETAINING WALL
- (1/2) — DETAIL NUMBER / SHEET NUMBER

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EGGERICHS, P.E.
Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C8 SHEETS

3395.10

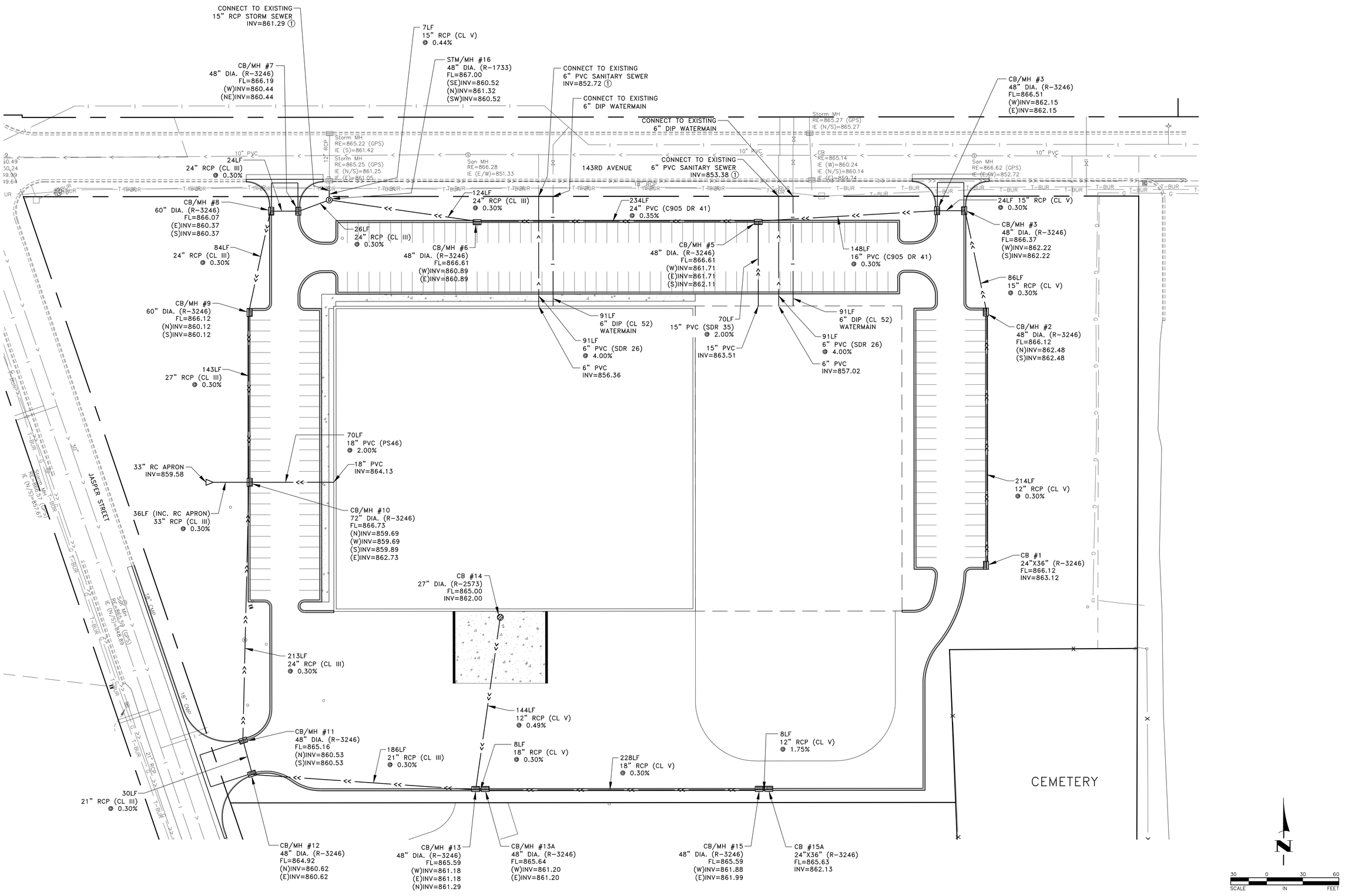
Apr 30, 2019 - 1:21pm
K:\PROJ\ETL\3395.10\CAD\3395.10_GRADING.dwg

GENERAL NOTES:

1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE SECTIONS PER MN/DOT STANDARD PLATES 4006 AND 4020.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.

REFERENCE NOTES:

(1) LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.



DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EDBERGHS, P.E.
Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

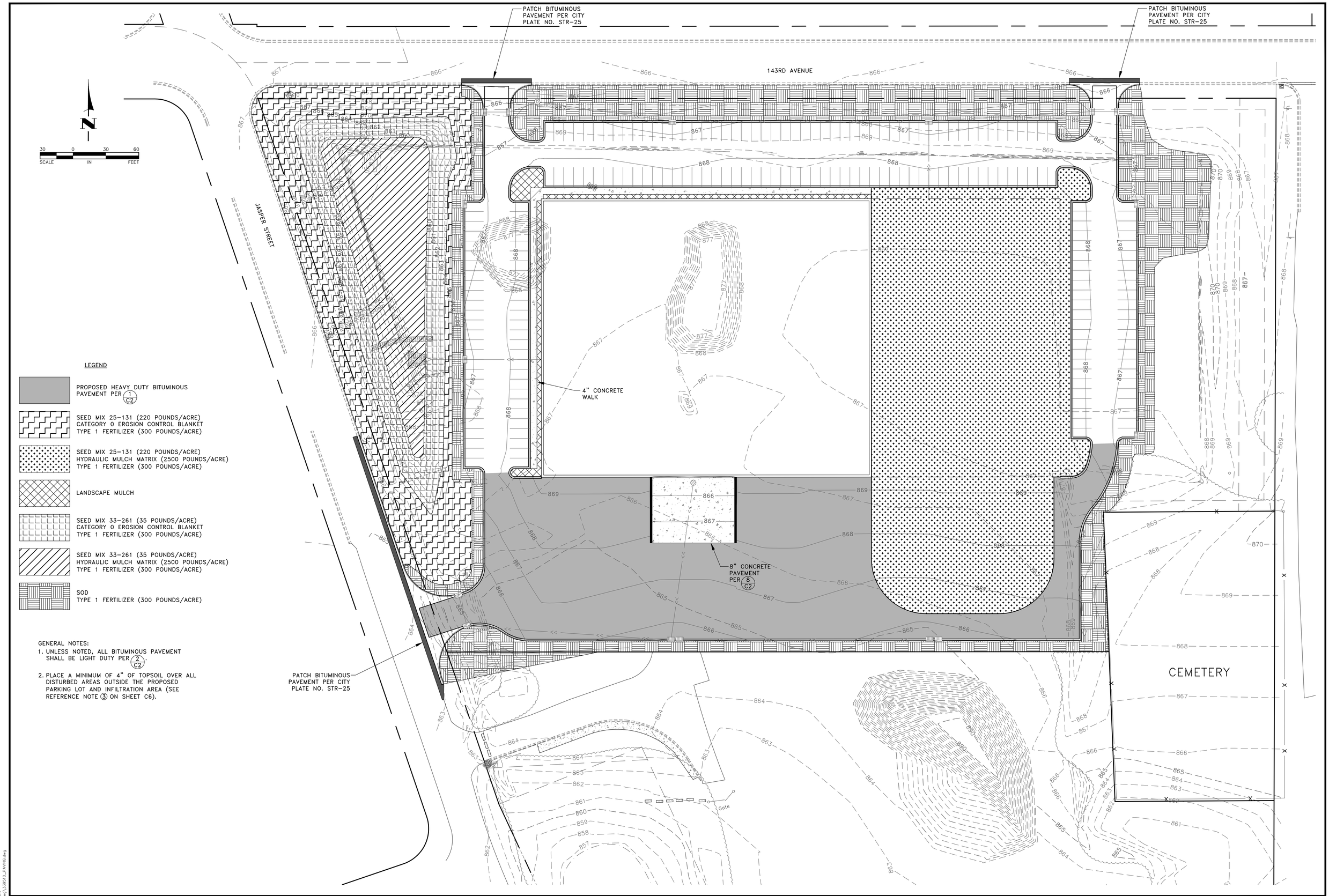
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:27pm
K:\RAMSEY\3395.10\Dwg\3395510_UTILITY.dwg



LEGEND

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER 1 C2
- SEED MIX 25-131 (220 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- LANDSCAPE MULCH
- SEED MIX 33-261 (35 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. UNLESS NOTED, ALL BITUMINOUS PAVEMENT SHALL BE LIGHT DUTY PER 2 C2.
2. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA (SEE REFERENCE NOTE ③ ON SHEET C6).

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

Date 4/19/19 TIMOTHY A. EDGERRIN, P.E. Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

PAVING AND RESTORATION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C8 SHEETS

3395.10

Apr 30, 2019 - 1:23pm
K:\PROJ_ES\3395.10\3395.10_PAVING.dwg

LANDSCAPE NOTES:

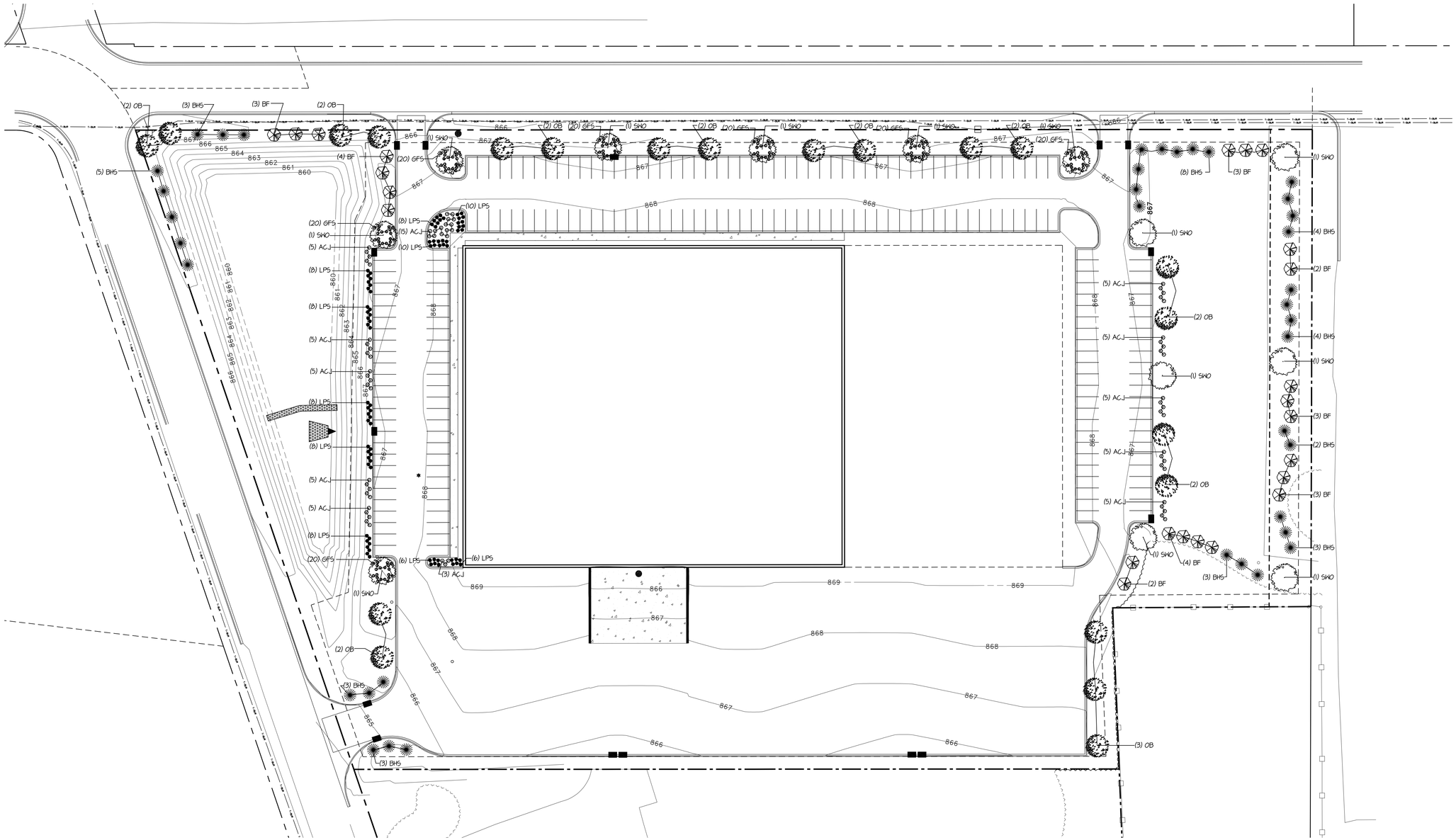
1. ALL PLANTING BEDS TO BE EDGED WITH BLACK DIAMOND OR EQUAL BLACK VINYL EDGING AND MULCHED WITH ROCK MULCH AT 3" DEPTH OVER TYPAR WEED BARRIER FABRIC OR EQUAL.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING GOPHER STATE ONE. CALL FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING.
3. PLANT TREES & SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO GENERAL CONTRACTOR OR OWNER. IF PLANTING OF TREES & SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR AT NO COST TO THE OWNER, DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
4. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, NOTIFY GENERAL CONTRACTOR OR OWNER, ALONG W/ A DESCRIPTION OF EQUIVALENT MATERIAL.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
6. LANDSCAPE CONTRACTOR SHALL WARRANTY TREES & SHRUBS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH, POOR GROWTH, AND PLUMB ORIENTATION.
7. PROVIDE SOIL AMENDMENTS AT ALL TREE & SHRUB PLANTING HOLES CONSISTING OF EQUAL MIX OF ORGANIC MATERIAL, BLACK DIRT, AND SAND.
8. ALL MATERIAL SHALL BE RATED FOR APPROPRIATE TEMPERATURE ZONE AND SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
9. ALL LAWN AREAS TO HAVE IRRIGATION AND SOD TO PROPERTY LINES AND/OR TO BACK OF CURBS ALONG RIGHT OF WAYS.
10. SOD SHALL BE CULTURED KENTUCKY BLUEGRASS, FREE OF WEEDS & CLUMPS. LANDSCAPE CONTRACTOR WILL WATER AT TIME OF INSTALLATION AND ROLL ALL SOD AS NEEDED TO ASSURE A SMOOTH TURF SURFACE. ALL SLOPES GREATER THAN 3:1 SHALL BE STAKED. ANY SLIDING OF SOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
11. ALL SOD IS TO BE IRRIGATED.
12. ALL TREES PLANTED SHALL RECEIVE 3" ROCK MULCH SAUCERS WITH A MINIMUM DEPTH OF 4" AS SHOWN IN DETAILS.
13. ALL TREES SHALL BE STAKED IF DEEMED NECESSARY AND WRAPPED AT THE END OF THE GROWING SEASON.
14. LANDSCAPE BID TO INCLUDE A COMPLETE LAWN IRRIGATION SYSTEM AS REQUIRED.
15. ALL SHRUB BEDS TO RECEIVE ROCK MULCH TO 3" DEPTH WITH WEED BARRIER FABRIC.
16. COMMERCIAL GRADE VINYL EDGER TO BE USED WHERE SOD ABUTS SHRUB BEDS.
17. INFILTRATION AREA TO BE BLANKETED THROUGHOUT TO ELEVATION 93.0.
18. NO PLANTS IN INFILTRATION AREA TO BE PLANTED BELOW ELEVATION 91.0.
19. INFILTRATION AREA TO BE SEEDED WITH MNDOT #310 OR EQUIVALENT.
20. BLANKET IN INFILTRATION AREA TO MEET MNDOT 3885 CATEGORY 1 AND 2 SPECIFICATIONS.

LANDSCAPE CALCULATIONS:

E-1 ~ EMPLOYMENT DISTRICT	
TREE CALCULATION ~ WHICHEVER IS GREATER	
METHOD 1: 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER:	SITE PERIMETER = 2,724 FEET / 50 FEET = 55 TREES
METHOD 2: 1 TREE PER 1,000 SF OF BUILDING FOOTPRINT AREA:	BUILDING FOOTPRINT AREA = 78,369 SF / 1,000 = 79 TREES
ADDITIONAL TREE CALCULATION PER PARKING = ADDITIONAL OVERSTORY TREES	
METHOD: 1 TREE PER EVERY 10 PARKING STALLS:	206 PARKING STALLS / 10 = 21 TREES
TOTAL TREES REQUIRED:	100 TREES REQUIRED
TOTAL TREES PROVIDED:	100 TREES PROVIDED
SHRUB CALCULATION ~ WHICHEVER IS GREATER	
METHOD 1: 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER:	SITE PERIMETER = 2,724 FEET / 30 FEET = 91 SHRUBS
METHOD 2: 1 SHRUB PER 300 SF OF BUILDING FOOTPRINT AREA:	BUILDING FOOTPRINT AREA = 78,369 SF / 300 = 262 SHRUBS
TOTAL SHRUBS REQUIRED:	262 SHRUBS REQUIRED
TOTAL SHRUBS PROVIDED:	288 SHRUBS PROVIDED

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
		TREES			
BHS	38	Black Hills Spruce	Picea glauca	6' HT.	BB
OB	21	Ohio Buckeye	Aesculus glabra	2.5" Cal.	BB
SWO	12	Swamp White Oak	Quercus bicolor	2.5" Cal.	BB
BF	29	Balsam Fir	Abies balsamea	6' HT.	BB
		SHRUBS			
ACJ	68	Andorra Compact Juniper	Juniperus horizontalis ' Plumosa Compacta'	2' HT.	BB.
LPS	80	Little Princess Spirea	Spiraea japonica 'Little Princess'	2' HT.	B.B.
GFS	140	Grow-low Fragrant Sumac	Rhus Aromatic 'Gro-low'	2' HT.	5 Gal.



1 L1.1 LANDSCAPE PLAN
1"=40'-0"

HTG architects
www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN BUILDING NEW BUILDING RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

_____ -
REG. NO. DATE

LANDSCAPE PLAN

DRAWN BY: AAT CHECKED BY: TRM

L1.1

191127 LPL-191127

COPYRIGHT © BY HTG ARCHITECTS

GENERAL CONSTRUCTION AND SOILS NOTES:

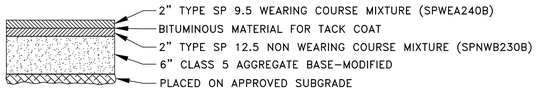
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES ARE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTIONS.
9. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

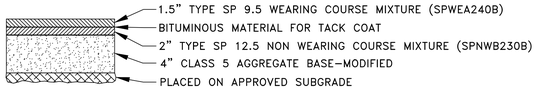
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

REFERENCE NOTES:

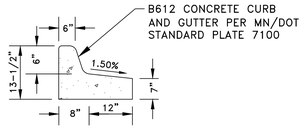
① PAVEMENT SECTION SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
② TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.
③ TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.
④ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.



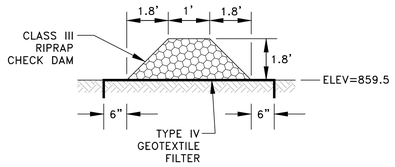
1/C2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



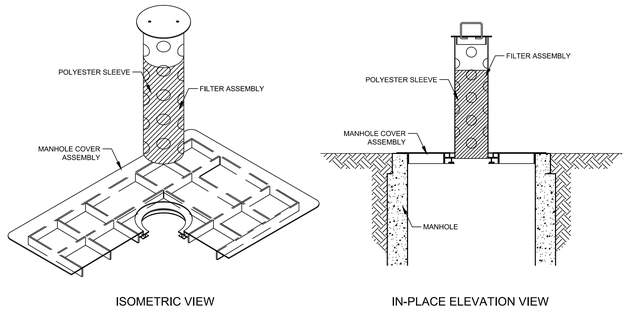
2/C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION ①
NO SCALE



3/C2 TIPOUT CURB DETAIL
NO SCALE

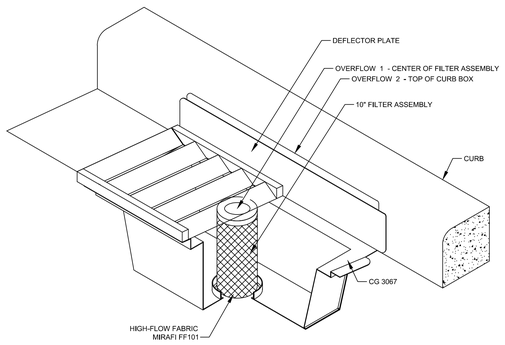


4/C2 CHECK DAM DETAIL

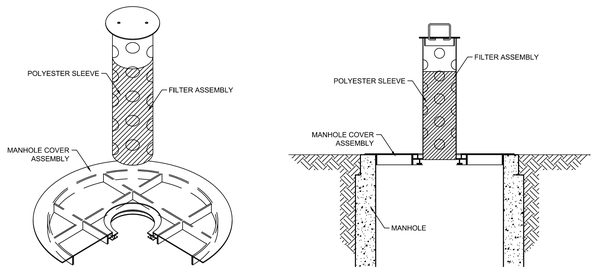


ISOMETRIC VIEW IN-PLACE ELEVATION VIEW

5/C2 STORM DRAIN INLET PROTECTION TYPE 1 ②
PRE-CURB

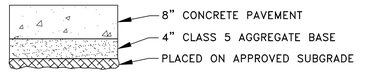


6/C2 STORM DRAIN INLET PROTECTION TYPE 2 ③
POST-CURB



ISOMETRIC VIEW IN-PLACE ELEVATION VIEW

7/C2 STORM DRAIN INLET PROTECTION TYPE 3 ④



8/C2 CONCRETE PAVEMENT SECTION ①
NO SCALE

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.
TIMOTHY A. EDGERRIN, P.E.
Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

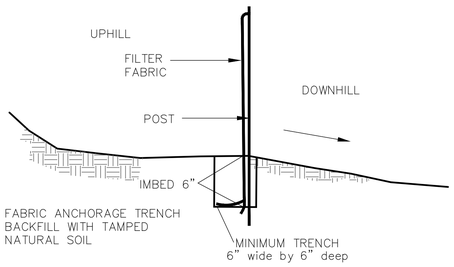
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C8 SHEETS

3395.10

Apr 19, 2019 - 1:19pm
K:\Proj\3395.10\Dwg\3395.10_3395I0_DETAILS.dwg



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

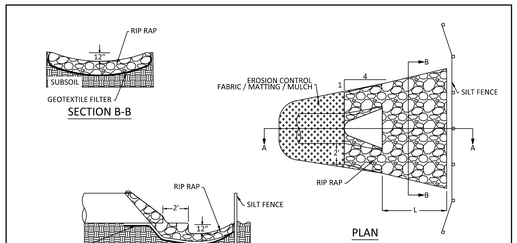
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 - 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO-1



NOTE: NOT TO SCALE

NOTES:

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

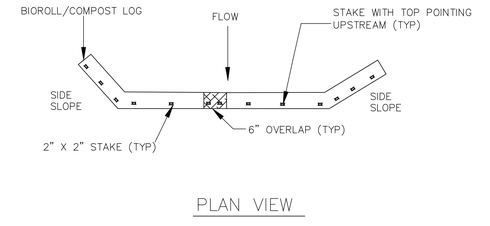
RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.9
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 - 2016

STANDARD DETAILS: RIP-RAP

CITY PLATE No. ERO-3



NO SCALE

NOTE:

STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

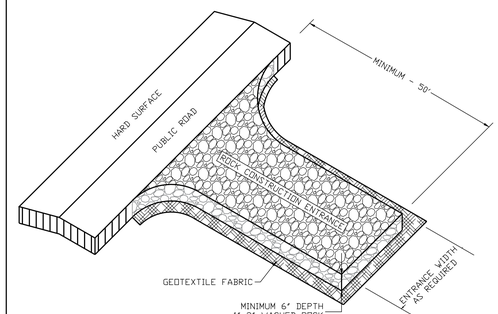
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 - 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO-4



NOTE:

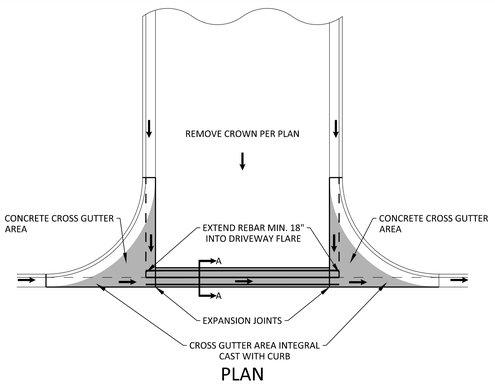
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

APPROVED: 1 - 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO-5



NOTE: NOT TO SCALE

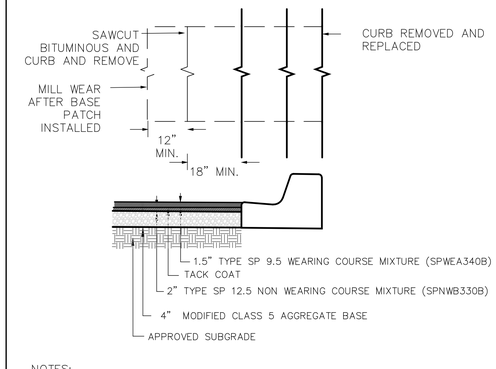
NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 6 - 2016

STANDARD DETAILS: STREET PATCHING STANDARDS

CITY PLATE No. STR-25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

NOTES:

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

APPROVED: 2 - 2003

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATION

CITY PLATE No. STR-26

DATE	REVISION	DATE	REVISION
5/1/19	CITY SUBMITTAL		

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.

TIMOTHY A. EDGERRIN, P.E.

Date 4/19/19 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

LOT 1, BLOCK 1
ANDERSON DAHLEN SOUTH ADDITION

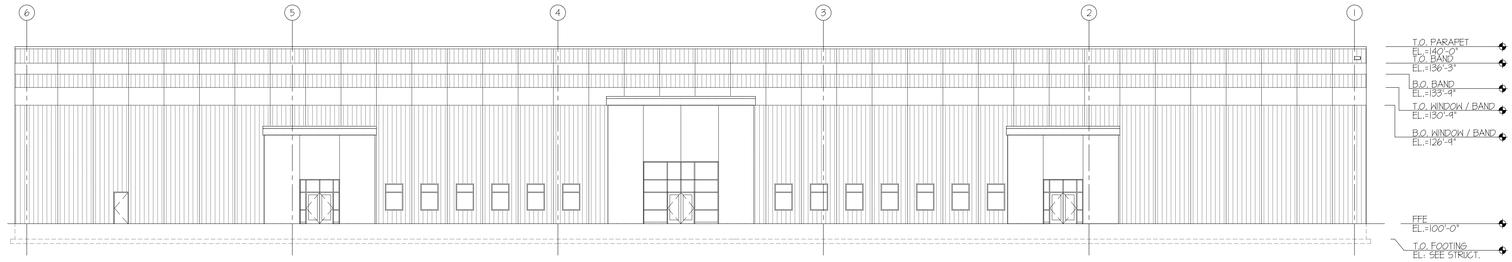
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C8 SHEETS

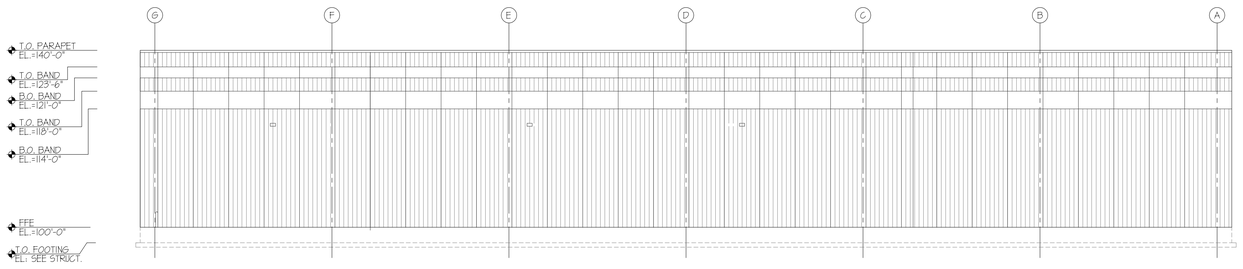
3395.10

Apr 30, 2019 – 1:20pm
K:\PROJECTS\3395.10\CAD\3395.10_DETAILS.dwg



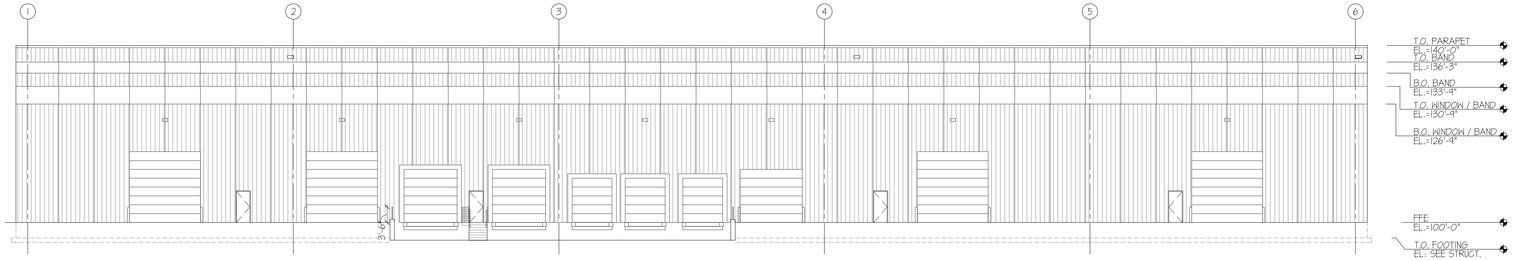
1 / A3.1 NORTH ELEVATION

1/16"=1'-0"



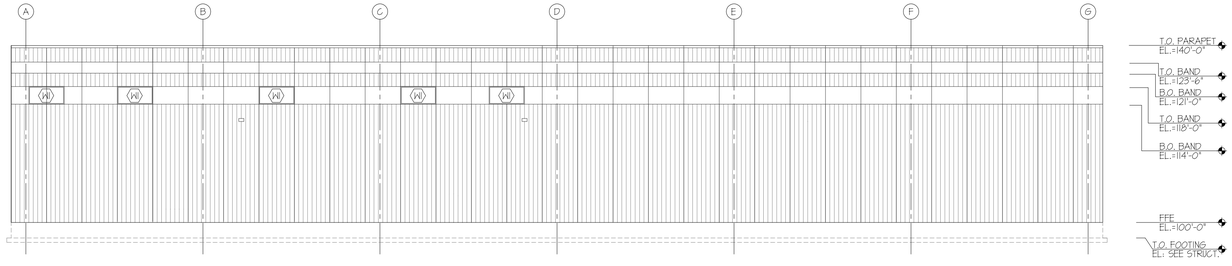
2 / A3.1 EAST ELEVATION

1/16"=1'-0"



3 / A3.1 SOUTH ELEVATION

1/16"=1'-0"



4 / A3.1 WEST ELEVATION

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

-
REG. NO. DATE

EXTERIOR ELEVATIONS

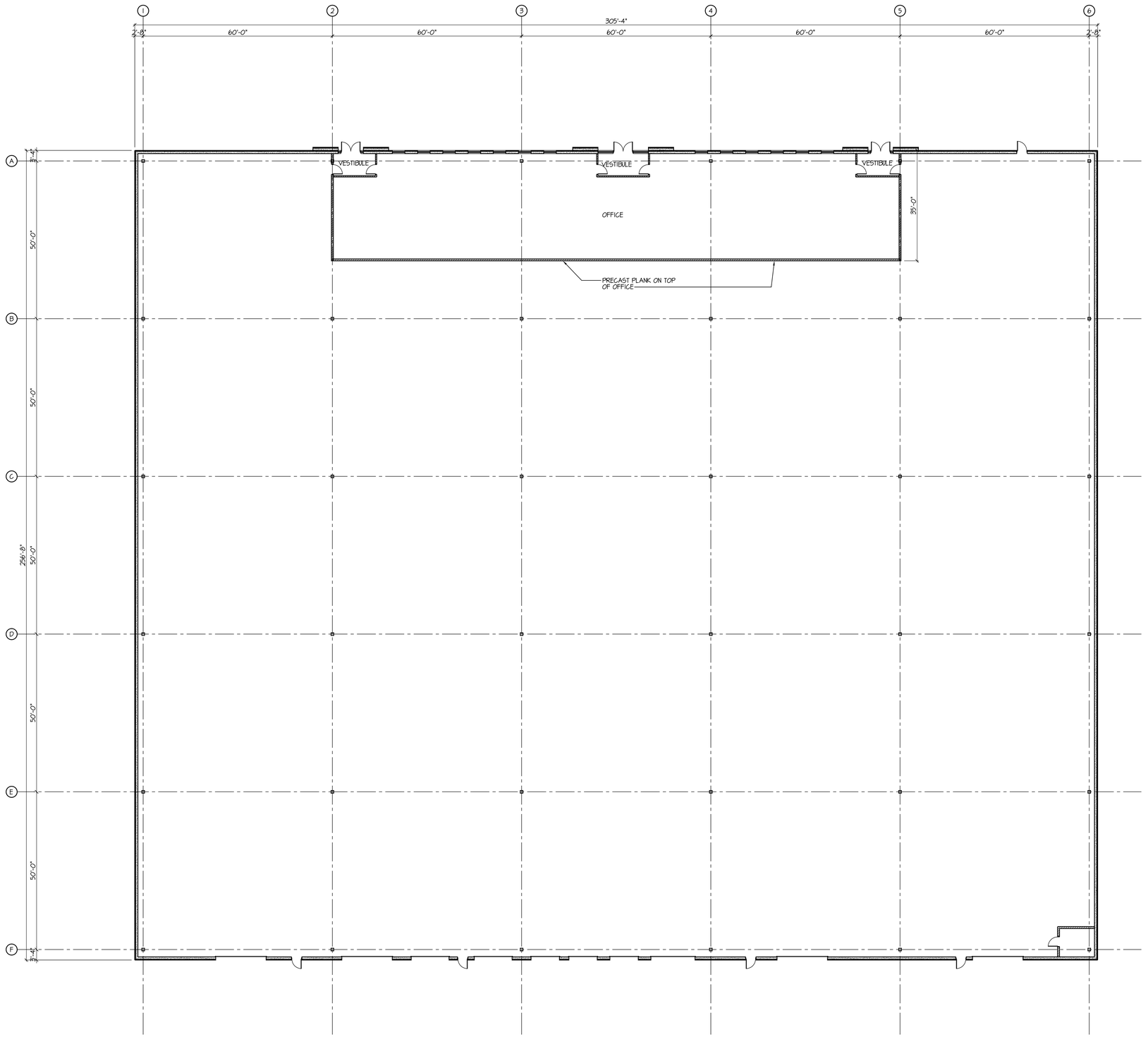
EE-191127.dwg May 02, 2019 - 10:16am

DRAWN BY: AAT CHECKED: TRM

A3.1

191127 EE-191127

COPYRIGHT © BY HTG ARCHITECTS



1 / A2.1 MAIN LEVEL FLOOR PLAN - 78,369 SF

1/16"=1'-0"

HTG architects

www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

ANDERSON DAHLEN
BUILDING
NEW BUILDING
RAMSEY, MINNESOTA

Kinghorn COMPANY
GENERAL CONTRACTORS

ISSUED SET	CITY SUBMITTAL	05-02-2019
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

_____ -
REG. NO. DATE

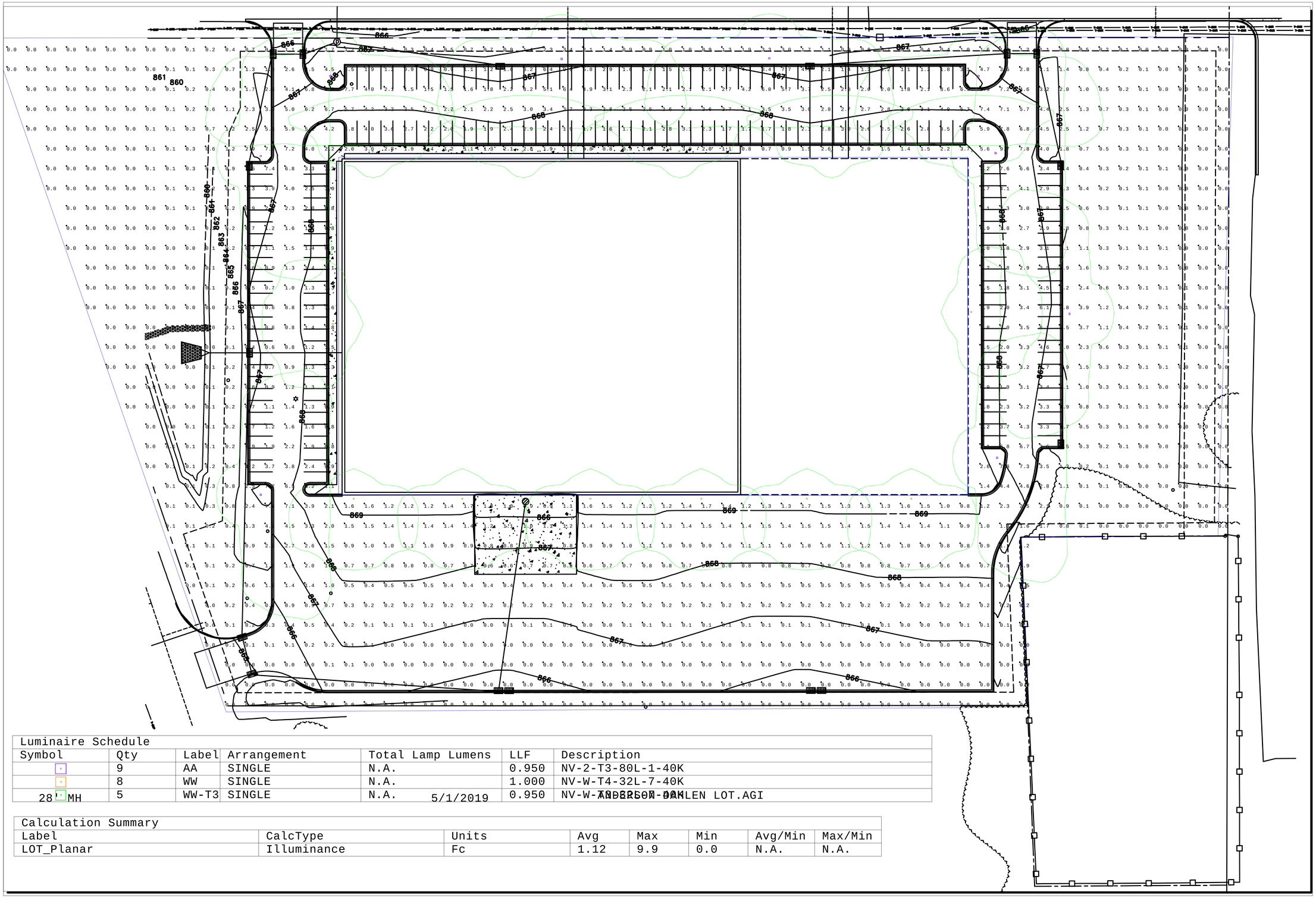
FLOOR PLAN, ROOM SCHEDULE, WALL TYPES, & NOTES

DRAWN BY: MJS CHECKED BY: TRM

A2.1

191127 ML-161xxx

COPYRIGHT © BY HTG ARCHITECTS



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	AA	SINGLE	N.A.	0.950	NV-2-T3-80L-1-40K
	8	WW	SINGLE	N.A.	1.000	NV-W-T4-32L-7-40K
28' MH	5	WW-T3	SINGLE	N.A.	0.950	NV-W-T3-32L-7-40K

5/1/2019

ANDERSON DAHLEN LOT.AGI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT_Planar	Illuminance	Fc	1.12	9.9	0.0	N.A.	N.A.

AGI32

Excellence in Illumination Engineering Software Since 1984

Lighting Analysts

www.agi32.com

Sample Banner copyright 2014 Lighting Analysts, Inc.

#	Date	Comments

Revisions

Drawn By:
Checked By:
Date:5/1/2019
Scale:

ANDERSON DAHLEN LOT

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 15, 2019	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	ANDERSON DAHLEN		
ESCROW #	116924		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Hakanson Anderson and dated May 1, 2019, and HTG Architects, dated May 2, 2019:

Sheet C2

- Add a Tree Planting Detail either here or to the Landscape Plan.

Sheet C4

- A Tree Inventory and Preservation Plan is required. It shall include, at a minimum, species, size (DBH), condition, status (saved or removed), and comments (if removed, state purpose such as general grading, storm water pond, parking lot, etc). It must also include a tabulation of total DBH inches on site, inches removed, and inches saved.
- There is a moderate quality Oak Forest on the adjacent property (cemetery) that extends slightly onto this property. An attempt to preserve these trees should be made. However, if any clearing of oaks is to happen, it shall not occur until after July 15. If prior to this date, an Oak Wilt Management Plan shall be prepared and submitted to the City for review to ensure adequate measures will be implemented to protect from introduction of oak wilt.

Sheet C6

- If silt fence is being used as Tree Save fencing, it must be placed no closer than the dripline of trees being protected.
- Extra precautions shall be implemented to protect the trees within the cemetery.

Sheet C8

- Sod is required within all boulevards (where no sidewalk, the first 10 feet back from curb). Update all plan sheets accordingly.

Sheet L1.1

- There is a thirty-three (33) foot wide access easement leading to the cemetery along the eastern boundary of the property. No plantings shall be located within this easement. Shift all proposed plantings slightly west so that they are outside of this easement.
- Add note to plan sheet stating that any deviation from approved Landscape Plan shall require prior approval of the City.
- Add note to plan sheet stating that plant materials shall be guaranteed for two (2) years.
- Irrigation system shall include rain sensor and some form of water efficient technology, such as a smart controller and/or soil moisture sensor(s).

- Update seed mix to MnDOT 33-261, which replaced #310.
- Advisory comment: consider incorporating additional tree and shrub species to boost diversity (not suggesting increasing total number of plantings, just spreading out the proposed number of shrubs and trees between more species).
- All disturbed areas not improved with impervious surfacing (e.g. building, pavement, walkways, etc.) shall receive four (4) inches of topsoil with not more than 35% sand content. Add note to plan sheet.
- Update zoning district to E-2 Employment District. This does not have any impact on required landscaping, but the plan should accurately reflect the actual zoning district.

ProjectDox

Changemarks Report

Project Name: 19-109 Anderson Dahlen

Workflow Started: 05/02/2019 1:44 PM

Report Generated: 05/30/2019 09:52 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Add hydrants	Add hydrants along south side of building. Coordinate spacing with fire department. Waterline could be stubbed to south for future connection.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Existing Well	Seal existing well if it has not been sealked.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Remove Existing Services	Remove existing sewer and water services. Lines must be capped at the main. THis will require full width street patching.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		UTILITY.pdf	LL	Remove Existing Service	Remove existing service that will not be used. Remove pipe and cap at main. This will require a fuill wdth patch.	05/29/2019 2:22 PM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Soil Boring	At least 1 soil boring is required in the infitration basin showing the soils and depth to groundwater.	05/24/2019 11:51 AM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Need spot elevations at all catch basins.		05/24/2019 11:51 AM	Len Linton	
1	False	Unresolved	Civil Engineer		GRADING.pdf	LL	Construction Stormwater Permit required	A construction stormwater permit will be required. Submit a copy of the permit to the City prior to the pre-construction meeting.	05/24/2019 11:51 AM	Len Linton	

ProjectDox

Changemarks Report

1	False	Unresolved	Civil Engineer		STORMWATER MANAGEMENT PLAN.pdf	LL	BMP Summary	Please include the BMP summary sheet showing the areas, infitration rate and drawdown time.	05/24/2019 11:47 AM	Len Linton	
1	False	Unresolved	Environmental Review		RESTORATION.pdf	CA	Blvd Area	Sod is required along the boulevard (first 10 feet back from curb). Update all sheets accordingly.	05/16/2019 10:00 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Access Easement	There is a 33 foot wide access easement to the cemetery along the eastern boundary. No plantings can be within this access easeement. Shift all of these plantings west so that they are outside the easement.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Plant List Deviations	Any deviations from the approved Landscape Plan require prior approval of the City. Add note to plan set stating this.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	2 Year Guarantee	City requires a 2-year guarantee on trees/shrubs. Add note to plan sheet stating this.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Irrigation System	Irrigation system must include rain sensor and some form of water efficient technology such as a smart controller and/or soil moisture sensors.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	MnDOT Seed Mix #310	Update this reference to MnDOT seed mix 33-261 which replaced #310.	05/16/2019 10:32 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Topsoil	Add note that specifies four (4) inches of topsoil with not more than 35% sand content is required over all disturbed areas not improved with impervious surfaces.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		LANDSCAPE.pdf	CA	Zoning District	Update the Zoning District to E-2 Employment District. While this has no impact on the required landscaping, it should reflect the actual zoning.	05/16/2019 10:32 AM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		3395.10 FINAL PLAT 4-22-19.pdf	JJF	D&U Easement	If a watermain loop is added to the south end of the project, additional easement may be required.	05/16/2019 8:07 AM	Joe Feriancek	
1	False	Unresolved	Environmental Review		REMOVALS.pdf	CA	Tree Inventory and Preservation Plan	A detailed tree inventory and preservation plan is required. It shall identify species, DBH, condition, status (save or remove), and if removed, purpose (e.g. storm water pond, general grading, etc.). Shall also include a tabulation of total DBH inches of significant trees, total inches removed, and total inches saved. Please see City Code Section 117-327 for specifics.	05/16/2019 10:54 AM	Chris Anderson	

ProjectDox

Changemarks Report

1	False	Unresolved	Environmental Review		REMOVALS.pdf	CA	Oak Forest	There is a moderate quality Oak Forest adjacent to this site and this appears to be the perimeter of said natural area. Attempts to preserve these trees should be made. Regardless, if clearing of oaks is to occur, it shall not happen until after July 15. If in advance of that timeframe, an Oak Wilt Management Plan must be prepared and submitted for review to ensure adequate measures are implemented to protect from introduction of oak wilt.	05/16/2019 10:54 AM	Chris Anderson	
1	False	Unresolved	Environmental Review		GRADING.pdf	CA	Tree Save Fence	If silt fence is acting as Tree Save Fencing, it MUST be placed no closer than the dripline of the trees being protected.	05/15/2019 4:13 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		GRADING.pdf	CA	Cemetery Trees	Extra precautions shall be taken to protect the existing trees within the cemetery.	05/15/2019 4:13 PM	Chris Anderson	
1	False	Unresolved	Environmental Review		DETAILS2.pdf	CA	Tree Planting Detail	Add detail for Tree Planting either here or to the Landscape Plan sheet.	05/15/2019 4:02 PM	Chris Anderson	
1	False	Unresolved	Engineering Tech - Plan Review		UTILITY.pdf	JJF	Drop across structures	0.1' Drop across structures.	05/15/2019 11:13 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		UTILITY.pdf	JJF	Hydrants	From discussions, understanding is there will be hydrants somewhere on the back side of the property?	05/15/2019 11:13 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Grade Tie-Ins	Particularly on the east side and south side of property, it is not clear how the proposed grading will be tied into the exisitng grade.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Infiltration Basin	Place Secondary sediment control for infiltration basin at top of basin, City prefers silt fence.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Soils	What did the soil borings show for soils on-site?	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		GRADING.pdf	JJF	Spot Elevations	Call out High Point and Low Point spot elevations.	05/15/2019 10:45 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		REMOVALS.pdf	JJF	Tree Save Fence	Tree safe fence must be put up before any removals.	05/15/2019 10:23 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		REMOVALS.pdf	JJF	Silt Fence	Note: Silt Fence must be in-place before any removal activities.	05/15/2019 10:23 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		SITE.pdf	JJF	Legend	Need a legend showing line types	05/16/2019 8:08 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		DETAILS1.pdf	JJF	Note 7	The N.O.T. must be sent to the City for review prior to MPCA Submittal.	05/15/2019 10:09 AM	Joe Feriancek	
1	False	Unresolved	Engineering Tech - Plan Review		DETAILS1.pdf	JJF	Inspection Log	The weekly inspection log and after every 1/2" rain event must be sent to the City Inspector.	05/15/2019 10:09 AM	Joe Feriancek	

ProjectDox

Changemarks Report

1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Cemetary Access Road	Please add location of cemetary access road for coordination purposes.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Plat Sheet	Please add plat sheet.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		SITE.pdf	Tim Gladhill	Plat ROW	Please add parcels for 143rd Avenue to Plat.	05/06/2019 9:40 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		ELEVATION1.pdf	Tim Gladhill	Exterior Finishes	Please add exterior material information.	05/06/2019 9:34 AM	Tim Gladhill	
1	False	Unresolved	Community Development Director		ELEVATION1.pdf	Tim Gladhill	Color Renderings	Please include color renderings.	05/06/2019 9:34 AM	Tim Gladhill	

Regular Planning Commission **8. 1.**

Meeting Date: 06/06/2019

By: Tim Gladhill, Community Development

Information

Title:

Receive Staff Update

Purpose/Background:

Please see attached.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Updates

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/31/2019 11:39 AM
Form Started By: Tim Gladhill		Started On: 05/31/2019 11:38 AM
Final Approval Date: 05/31/2019		

The following are updates of note to the Planning Commission.

DEVELOPMENT PROJECTS

Ace Solid Waste

The City Council approved the Transfer Station Expansion for Ace Solid Waste.

All Seasons Garage Door

The Planning Commission saw this concept for a potential small expansion of this facility located at the intersection of Bunker Lake Boulevard and Basalt Street. The interim expansion was for an expansion of the parking lot, with a potential future expansion of the building. The immediate desire of the business to secure land for future needs, but not an immediate expansion needs. The EDA provided a counter offer to this purchase agreement. The Owner is contemplating this counter offer. The Purchase Agreement is generally on hold at this point, but Staff will continue conversations as long as the parcel is available for sale.

Anderson Dahlen

The Planning Commission has seen this project in concept for a 75,000 manufacturing facility adjacent to the Future Public Works Campus. The City Council has taken several actions to allow the City to sell the land to facilitate this development. The EDA recommended approval of the Purchase Agreement for the sale of the property. The Site Plan will be on the Planning Commission's June Agenda. The City Council is scheduled to consider approval of the project on June 25.

Delta ModTech

The Planning Commission has seen this project in concept for a 175,000 manufacturing/research and development facility bringing nearly 150 jobs to the community in the Bunker Lake Industrial Park. The EDA recommended that the project move into official review related to a request for Tax Increment Financing (TIF). The City Council subsequently accepted the TIF Application and called for a Public Hearing on the TIF Agreement. The Planning Commission will review this site plan at the June 6 Planning Commission. Council is scheduled to consider approval of the project on June 25.

Greenway Terrace 2nd Addition – The COR

Greenway Terrace is a workforce housing development located along Center Street in The COR. A second phase has been contemplated since the initial phase. The Developer is now seeking financing and funding for the second phase. The City Council is being asked to approve 2 actions related to this financing package; 1) extend the Purchase Agreement for a period of 90 days to coincide with the funding application; and 2) support a grant request to the Metropolitan Council. This request is scheduled for May 28. The Planning Commission would likely see the Site Plan after the first of the year.

Green Valley Greenhouse

The City Council approved a Development Agreement and Trail Easement for Green Valley Greenhouse, allowing for future expansion of this facility phased in over several years. Green Valley is planning another expansion of greenhouses this year.

Harvest Estates 2nd Addition – Meadow Creek Builders

Final Approvals have been granted. Land has been sold. Construction has commenced. This was the site of the former municipal center located on Nowthen Boulevard.

LazyDays RV

The project located on the south side of Highway 10 west of Armstrong is substantially complete and is expected to open next week.

Lennar Townhomes – The COR

The Planning Commission reviewed this concept for the northwest quadrant of The COR. Lennar submitted a revised concept consistent with Planning Commission recommendations. The revised concept was reviewed by the EDA, as the parcel is owned by the City. The EDA concurred with the Planning Commission recommendations. Lennar is reviewing the financials of this concept, and will reach out to the City in the near future as to whether they desire to move forward or not.

Riverstone 3rd Addition

This project has been approved, with a Development Agreement under consideration for the May 28 City Council Meeting. Construction is expected to commence mid-June. Additionally, Pearson Park located in this development is expected to be complete later this summer as well.

River Walk Village – Village Bank

The Planning Commission has reviewed this proposed 14 lot single-family subdivision along the Mississippi River at the border with the City of Anoka. The City Council recently approved two grant applications to aide with the $900,000 cleanup costs of a previous landfill

(brownfield contamination). The Planning Commission will review the Preliminary Plat on June 6. The City Council is scheduled to consider approval of the Preliminary Plat on June 25. Final approvals are expected at the end of July.

June Planning Commission

Although largely noted above, below is a rundown of the DRAFT June 6 Planning Commission Agenda.

- DeltaModTech [TIF Resolution, Site Plan]
- Anderson Dahlen [Site Plan]
- M & G Trailers
- The Sapphire
- River Walk Village
- Rivenwick Lot Split for Suite Living
- Home-Based Yoga Studio
- Village of Sunfish Lake Accessory Building [workshop]
- Rum River Setback Variance
- Preschool [Elmcrest District]

CODE ENFORCEMENT CASES OF NOTE – ZONING CODE AND PUBLIC NUISANCE CODE VIOLATIONS

Ken's Repair and Sales – 15415 Saint Francis Blvd NW

The business predates Ramsey's incorporation as a City and the implementation of our Zoning Code. As such, the business is protected under lawful, nonconforming statutes. In other words, the business can exist as it did lawfully at the time the zoning code changed to no longer allow the use or certain performance standards. These protections are limited to the operation at that time, and do not permit expansion unless allowed by City Code and approved by the City Council. The City has worked with this business over the past several decades to cleanup inoperable vehicles and outside storage. The City will achieve compliance, but the business often expands again over a period of years.

The City Council has been meeting with the Owner to arrive at a solution, which may involve zoning amendments and/or special use permits. The City is seeking additional cleanup of these items before negotiating a compromise.

Tracer Landscape and Concrete – 5751 177th Ave NW

While this previous home-based business has made significant improvements by relocating office and vehicle storage to an industrial facility, the Owner's home continues to allegedly be used as a dispatch center for employees, equipment, and material on occasion. The City receives regular complaints when this occurs. The City Council approved an enhanced enforcement program, consistent with our policies and City Code. Essentially, Staff is now

directed to escalate administrative fines and refer to District Court if this issue remains unresolved. The Planning Commission may recall a Home Occupation Permit Application that was ultimately withdrawn by the Applicant. This is now the third construction season that the City has responded to complaints about this business.

OTHER PROJECTS OF NOTE

Road Reconstruction Funding Options

As the City's infrastructure ages, the City Council continues to discuss various ways to fund reconstruction of existing roads and infrastructure including 1) a combination of General Fund and Assessments [current program], 2) Franchise Fees, and 3) 100% General Fund. Stay tuned for continued policy discussions, as no formal policy direction has yet been provided.

Ramsey Gateway – Ramsey Highway 10/169 Plan

The City continues to progress on its future plans for Highway 10/169 improvements, and is about to embark on a major milestone. The City Council recently sent a delegation to Washington DC, where meetings were held with the offices of Senator Kloubuchar, Senator Smith, Representative Emmer, and Representative McCollum (on House Transportation Committee).

On Wednesday, May 22 and Thursday, May 23, the project team met with business owners in close proximity to planned interchanges at Sunfish Lake Boulevard and Ramsey Boulevard.

A Public Open House is scheduled for Tuesday, June 4 starting at 5:00 p.m. This is open house format, so attendees can come and go as they please. Planning Commissioners are encouraged, but not required to attend this meeting. There are likely future land use implications based on the final vision selected for Highway 10.

For more information, please visit www.ramseygateway.com.

Future Public Works Campus Planning

This topic has been of interest to some Planning Commissioners. The City Council has had a series of meetings to discuss interim and long-term options for immediate space needs in our growing Public Works Department. Consensus of the City Council is to proceed forward with plans and specs for consideration to seek bids for a new facility. There are a number of steps remaining in the process. The current exercise is to better understand actual construction costs. This step does not mean that the City Council is definitively approving a new facility, but an important step in the process in order to make that decision one way or another.

Municipal Water Supply Quality – Manganese Levels

A Minnesota Department of Health (MDH) regular test of our municipal wells discovered

manganese levels above the recommended level. A public open house is scheduled for Thursday, May 30 from 5:00 to 7:00. For more information, please visit the City's news release. All properties in Ramsey should have received a letter on this topic.

City Land Sale Strategy

As the Planning Commission is aware, the City owns multiple development parcels. The City currently contracts with CBRE for commercial real estate brokerage services. The contract originally started in 2014. The EDA and City Council have continued to discuss the most effective way to market our developable parcels (traditional broker, in-house staff, development management services, general marketing). Slight revisions to this program are being recommended, but generally retaining the services of CBRE. For more information, contact Sean Sullivan, Economic Development Manager, at ssullivan@cityoframsey.com or 763-433-9868.

Regional Stormwater Improvement – The COR

The City Council recently approved plans for a new regional stormwater system in The COR to address newer stormwater regulations and proximity to public wells. The Lower Rum River Watershed Management Organization (LRRWMO) implemented a 'volume reduction' requirement that attempts to allow runoff to infiltrate back into the groundwater supply, reducing the demand on the stormwater system and hopefully reducing certain flooding implications. However, when in close proximity to public wells, as is the case within the COR, this infiltration needs to occur in areas further away from public wells. Addressing stormwater on a regional approach also maximizes the development potential of individual sites. The City Council authorized advertisement for bids. Upon receipt of bids, the City Council will consider awarding a contracting and beginning construction.

City Council Vacancies & Elections

The City currently has a vacancy of an At Large Seat, created by the election of John LeTourneau to fill the remainder of the Mayor's Term. Filings are now closed. Two candidates successfully filed before the deadline; Jeffrey Menth and Richard Wulf. An election will be held on August 13.

Due to the resignation of Councilmember Melody Shryock, there is a vacancy in the Ward 3 Seat. Filings are now open for this seat, and filings will close on Tuesday, June 4. The election for this vacancy will occur in November, with a primary in September if needed.

Please note that election timeframes are governed by City Charter and State Statute, including statewide uniform election dates.

For more information, please visit www.cityoframsey.com/165/elections.

Retail Recruitment

A key goal for the City Council is to attract new retail, shops and restaurants to Ramsey. The public generally comments on a lack of retail opportunities in Ramsey with a desire to enhance our efforts to attract retail. With that in mind, our Economic Development Manager attended the International Council of Shopping Centers (ICSC) Convention last week. This is the premier recruitment tool for retailers across the nation.

City Council Strategic Plan Update

Each year, the City Council updates its Strategic Plan, a one to three year work plan. This has implications to our Comprehensive Plan (20 Year Land Use Vision), as we try to retain consistent goals and strategies. The City Council most recently discussed this plan update on March 13. The City Council will consider adopting this plan on May 28.

STAY INFORMED

Did you know that the City Administrator provides a Weekly Update to the City Council? This information is available online at http://www.cityoframsey.com/477/Public-Data-Transparency.

Additionally, the City continues to build its notification center through our website. Find out more at http://www.cityoframsey.com/list.aspx.

DATES/EVENTS OF INTEREST

- Tuesday, August 20 – EDA Business Appreciation Day
- October – Community Planning Month
- Thursday, October 3 – Community Planning Day [tentative]
- Thursday, November 7, 14, or 21 (TBD) – Business Networking Event

COMMON LINKS AND RESOURCES

- City's Agenda Page
- QCTV Live Stream and On Demand Video
- Ramsey Comprehensive Plan
- Ramsey Zoning Code
- GTS Planning Commissioner Training
- League of Minnesota Land Use Resources

Sincerely,

Tim Gladhill, AICP | tgladhill@cityoframsey.com
Community Development Director
City of Ramsey | Community Development
P: 763-433-9826 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

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

www.ramseygateway.com