City of Ramsey
Agenda
Regular Planning Commission
Thursday, July 9, 2020
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

The City reserves the right to limit attendance inside the Council Chambers to maintain social distancing requirements due to the COVID-19 Pandemic. If you can join remotely, you should join remotely. Join us via computer at www.cityoframsey.com/meetings.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the June 4, 2020 Planning Commission Meeting Minutes.

2. Review Site Plan for New Public Works Campus; Case of City of Ramsey

6. Public Hearing

1. PUBLIC HEARING: Consider Resolution #20-002 Approving Preliminary Plat for Garden View (Project 19-136)

2. PUBLIC HEARING: Consider Ordinance #20-09: Revisions to Section 117-349 related to Accessory Uses and Structures

7. Commission Business

1. Review Sketch Plan for Ramsey Villas North (Project 20-117)

2. Consider Trott Brook North Small Area Planning Framework

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 07/09/2020

By: JoAnn Shaw, Community Development

Information

Title:

Approve the June 4, 2020 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

06 04 20 Planning Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	JoAnn Shaw	07/02/2020 03:03 PM
Form Started By: JoAnn Shaw		Started On: 07/02/2020 01:08 PM
Final Approval Date: 07/02/2020		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 4, 2020, 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:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson City Council Liaison Debra Musgrove

1. CALL TO ORDER

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

Deputy City Administrator Gladhill read a statement related to the COVID-19 pandemic and local state of emergency. In declaring this Local State of Emergency, the City of Ramsey has determined that in person meetings and meetings conducted under Minnesota Statutes Section 13D.02 are not practical or prudent because of the declared health pandemic emergency.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Woestehoff, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Peters aye

Commissioner Woestehoff aye
Chairperson Bauer aye
Commissioner Johnson aye
Commissioner Anderson aye
Commissioner Gengler aye
Commissioner VanScoy aye

Motion Carried.

4. CONSENT AGENDA

4.01: Approve the May 7, 2020 Planning Commission Meeting Minutes
4.02: Receive Update on Trott Brook and Hunt Property Cases from City Staff
4.03: Receive Update on Proposed Site Plan for RGH Ramsey/Rob Hardy/Sunwood Retail

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner Peters aye
Commissioner Woestehoff aye
Chairperson Bauer aye
Commissioner Johnson aye
Commissioner Anderson aye
Commissioner Gengler aye
Commissioner VanScoy aye

Motion Carried.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for an Amended Conditional Use Permit for the Property Located at 6750 Highway 10 NW (Project No. 20-108); Case of 22 Properties, LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:07 p.m.

Presentation

City Planner Anderson presented the staff report stating staff recommends approval of Resolution #20-101 granting an Amended Conditional Use Permit for 6750 Highway 10 NW that

extends the deadlines to complete the required paving upgrades. Due to the economic impact related to COVID-19, it does seem reasonable to approve an extension to the timeframes for completing the paving improvements on the subject property. This also aides in bringing the subject property into compliance with the lighting and signage standards.

Citizen Input

Dave Evenson, applicant, thanked the Commission for considering his request. He confirmed that he does not have issues with bringing the signage or lighting items into compliance. He asked the date those items would need to come into compliance.

City Planner Anderson replied that the temporary signage would need to be removed within 30 days of the approval of the amended CUP and the lighting would need to be addressed within 90 days after the approval of the amended CUP.

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

A roll call vote was performed:

Commissioner Johnson	aye
Chairperson Bauer	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:17 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #20-101 approving an Amended Conditional Use Permit for Diamond Auto at 6750 Highway 10 NW.

A roll call vote was performed:

Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner Johnson	aye
Chairperson Bauer	aye
Commissioner Anderson	aye

Commissioner Gengler aye
Commissioner VanScoy aye

Motion Carried.

5.02: Public Hearing: Consider Resolution #20-114 Approving Preliminary Plat for Hampton Homes (Project #19-140): Case of Platinum Land LLC

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of the Preliminary Plat with one or more of the following contingencies:

- Compliance with the Staff Review Comments
- Completion of a noise study prior to final action by the City Council
- Incorporation of northbound and southbound turn lanes on Nowthen Boulevard at 146th Avenue

City Planner Anderson stated that this would help address the concerns that have been raised both by the public (traffic) as well as Anoka County (noise). The Preliminary Plat does address the other major concern which was tree preservation and density transitioning. The subject property is zoned and guided for the proposed product and density. Based on the feedback over the years concerning Nowthen Boulevard and public comments specific to this project regarding traffic, staff supports this alternative with all three contingencies.

Chairperson Bauer asked why the developer would be made to pay for the turn lanes when there are more residents outside of the development causing the problems with traffic at the intersection.

City Planner Anderson replied that Nowthen Boulevard has been identified as a concern and there will be a corridor study done in 2020 or 2021 to review the improvements that could be made throughout the corridor. He stated that project will add additional vehicular traffic to the road, and this is an opportunity to start to address some of the concerns with the roadway.

Chairperson Bauer stated that he understands the concern but asked why that would be an expense of the developer and not the City.

Deputy City Administrator Gladhill stated that when there is an increase in demand because of a new project, the improvement is the responsibility of the developer. He stated that because this is a County road, the City could not assess any other properties other than this property because of the right-of-way. He stated that there are safety issues on Nowthen Boulevard that need, and

should be addressed, noting that if the Commission believes that the City should cost share a portion of the improvement that recommendation could be made.

Chairperson Bauer stated that he previously lived north of the intersection and even at that time, two years ago, there was an issue with the turning traffic at that intersection and vehicles bypassing on the shoulder. He stated that this is a problem that has existed for years and therefore while he believes that this improvement is needed, he does not believe that this is the responsibility of the developer.

Citizen Input

Craig Jochum, representing the applicant, stated that they appreciate the residents and the City's concern with the intersection and turn lanes. He stated that while he does not disagree that the area would benefit from turn lanes, it would not be fair to place that improvement on this project which is four developable acres and would cause the project to be cost prohibitive. He stated that the developer would be willing to pay their share for the improvement, but it would not be fair to place the entire cost upon this development.

Commissioner VanScoy asked the percentage the developer would feel comfortable contributing to the improvement.

Mr. Jochum stated that he had not completed the calculations but suggested perhaps 20 percent, noting that this parcel would be about 10 percent of the area using the turn lane and 20 percent of the traffic.

Chairperson Bauer asked if staff is aware of the cost to make the improvement.

Deputy City Administrator Gladhill stated that cost is not yet known. He stated that the Commission could state that they would support the turn lane improvement with the developer paying their pro rata share.

Alena Hunter, 14628 Helium Street NW, stated that the City really does need to look at Nowthen Boulevard and the turn lanes. She stated that she fears that this would get to the situation where the City refuses to fund a portion of the improvement as a cost-share which would push the project years down the line. She commented that intersection is a dangerous area and adding additional homes and traffic in that area will only increase the problem further as that would be the only way into the neighborhood. She stated that the turn lanes are needed but recognized that it will be a matter of who pays for the improvement. She hoped that the City and developer could come to an agreement and would like to see the improvement installed as a part of the project. She thanked the developer for incorporating suggestions that were made with the landscaping and buffering.

Chad Lindgren, 5561 145th Circle NW, stated that the developer has listened to the concerns and worked hard to incorporate the suggestions. He stated that the turn lane is essential, whether it was caused by existing traffic or this project, this is an opportunity to complete the improvement.

He stated that the use of the trail will change and there will need to be something done at 146th. He referenced the noise study, stating that there is not a lot of room to complete something if that is needed. He hoped that the results of the study would be known soon to ensure something could be included in the project, if needed. He appreciated the developer hearing the concerns but commented that it is unfortunate that this is the second meeting the developer has been unable to attend.

Mandy Erlandson, 5640 146th Avenue NW, stated that she appreciates that representatives from the applicant are participating in the meeting but shared the concern that this is the second meeting that the developer has not participated in. She stated that seems to send the message that the developer is not concerned with the comments of the residents. She echoed the comments that have been made by the previous residents. She stated that she is very concerned with the increase in traffic and safety concerns. She stated that she is also concerned with the noise, noting that her biggest concern would be that the noise is not mitigated and would prevent people from wanting to purchase the townhomes. She stated that concern was brought forward by multiple residents at the meeting in February. She commented that the townhomes are close to the road and with possible noise issues, the residents in the area are concerned that the townhomes would remain vacant. She stated that the existing residents want to ensure that the product constructed would be desirable and attract new residents.

Chairperson Bauer asked the number of units that could be built under the zoning compared to the number of homes proposed in this project.

City Planner Anderson replied that the zoning would allow for four to seven units per acre. He stated that this project proposes about six units per acre, with 26 attached townhome units.

Ms. Hunter asked if the City is able to require that the items discussed would be resolved prior to construction beginning, such as the noise mitigation and traffic improvements. She stated that there are homes across the street from her home that abut County Road 5, which act as a noise buffer for her property. She commented that noise mitigation will be huge for the residents in the proposed development. She stated that perhaps trees and fencing be used to mitigate that noise and hoped that those could be included in the project along with the turn lane to ensure that those items are completed.

City Planner Anderson commented that a noise study would need to be completed before final approval of the project could occur to ensure that any mitigation efforts could be included in the project. He stated that if there is a cost-share with the developer for the turn lane improvement, that would still be done as a part of this project. He confirmed that all of the items would be fully resolved prior to construction beginning.

Commissioner VanScoy stated that he agrees that there is an issue with the turn lanes and would like that addressed. He questioned the need for the noise study. He asked if a sound study was required for the townhomes to the southeast, as this seems to be a similar project.

Deputy City Administrator Gladhill stated that it is common to require a noise study for any project on a County/State highway. He stated that the project to the southeast also completed a noise study and made some alterations to their building in order to mitigate noise, along with other measures. He commented that the mitigation along Nowthen Boulevard are typically small compared to those properties adjacent Highway 10.

Commissioner Anderson referenced the cost of the turn lanes, which could be $100,000 or $200,000, and asked if the County would contribute a portion of the improvement cost as it is a County road.

Deputy City Administrator Gladhill stated that if the improvement is a reaction to a development proposal, it would be up to the City and developer to fund the improvement. He stated that if the improvement is associated with a long-term study of the corridor, the County could be a partner but noted that the improvement would then not occur for many years.

Commissioner Anderson asked if the City is allowed to make changes to a County road.

Deputy City Administrator Gladhill replied that the City can gain approval for turn lanes from the County.

Ms. Erlandson stated that it seems that it would be appropriate for the noise study to be done, whether it has been a protocol in the past. She commented that this development has very little wiggle room in terms of the available space and layout and therefore wanted to ensure that the proper mitigation elements could be included in the plan. She stated that there are multiple exits she can use from her property and was concerned about the traffic impacts that would occur during construction for existing residents.

Chairperson Bauer recognized that there would be construction traffic during any project.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:07 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Woestehoff, to recommend that City Council adopt Resolution #20-114 approving Preliminary Plat for Hampton Townhomes with the conditions noted in the staff report and the added condition that the City work with the developer to cost-share the turn lane improvement.

A roll call vote was performed:

Commissioner Woestehoff	aye
Commissioner Johnson	aye
Commissioner Peters	aye
Chairperson Bauer	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye

Motion Carried.

5.03: Public Hearing: Consider Resolution #20-115 Approving a Site Plan and Conditional Use Permit for Cobblestone Hotel

Public Hearing

Chairperson Bauer called the public hearing to order at 8:11 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends adoption of Resolution #20-115 approving a Site Plan and Conditional Use Permit for Cobblestone Hotel.

Commissioner VanScoy asked for details on the shared parking mentioned.

Senior Planner McGuire Brigl commented that there would be a parking lot connection to New Horizon Academy to the east and the property to the west, when that property is developed, therefore there is an opportunity for shared parking to occur at the New Horizon site during their non-peak hours.

Commissioner VanScoy asked if New Horizon has issues with people parking in their lot.

Senior Planner McGuire Brigl replied that staff has not spoken with New Horizon about the shared parking but would be happy to have that discussion. She stated that it is a common practice to share parking within The COR.

Deputy City Administrator Gladhill stated that the Commission has been particular about shared parking but in this instance, staff was comfortable with shared parking access. He stated that there may not be shared parking, but traffic could flow through between the sites.

Citizen Input

Stewart, representing the applicant, stated that he is present to answer any questions the Commission may have. He stated that they are excited to come to Ramsey. He noted that he has been in charge of building 75 to 80 new hotels. He believed the proposed parking would be sufficient for the hotel and restaurant.

Commissioner Woestehoff asked for details on the idea to have a concrete dumpster pad in the center and asked if there would be a better place for that.

Stewart, replied that they need to locate the dumpster in an area where the garbage truck can access it and be able to maneuver. He stated that the only other location where it would work would be next to the restaurant patio and they did not find that to be a good fit.

Senior Planner McGuire Brigl commented that it would be a dumpster enclosure, noting that it would be full brick on three sides with a completely wood covered gate, noting that the dumpster would not be visible.

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

A roll call vote was performed:

Commissioner Johnson	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Chairperson Bauer	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 8:23 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #20-115 approving site plan and conditional use permit for Cobblestone Hotel.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye

Motion Carried.

6. COMMISSION BUSINESS

6.01: Discussion Item: Potential Concept of Private Marina/Dock for River Walk Village (Project No. 18-163); Case of Dave Wills on Behalf of N & D Management, LLC

Presentation

City Planner Anderson presented the Staff Report recommended that the Commission provide the applicant with any feedback, recommendations, and/or concerns related to the concept of a multiple slip dock for the River Walk Village community.

Commission Business

Chairperson Bauer asked if there are regulations or suggestions as to how far into the river a dock can project.

City Planner Anderson replied that a dock should not project any further into the river than would be considered navigable water. He noted that 3.5 to four feet in depth would be navigable water.

Chairperson Bauer asked the width of the river in that location.

City Planner Anderson estimated a width of about 700 feet.

Commissioner Gengler asked if any of the nearby properties have docks.

City Planner Anderson replied that he has not seen any docks for the immediate adjacent properties but noted that many properties remove their docks during the winter months. He commented that there is a dock about four or five properties to the west.

Commissioner Anderson stated that he is concerned with the proximity to the neighboring properties and how the boats would get to the dock. He stated that it would appear that there is not much space and that tree removal would be necessary. He stated that he is not in favor of

having the dock in this area because it is a narrow lot and it would not fit into the neighborhood. He stated that he would not want to block the creek at all.

City Planner Anderson commented that it was just brought to his attention that the neighboring property does have a dock. He stated that there is a public boat launch at the County Regional Park. He noted that there is a similar setup further up the river, where a homeowners association has a dock that serves multiple properties but noted that HOA has much more shoreline and is not near an oxbow.

Commissioner Peters asked the type of dock. He stated that if the dock is removable, he would question where it would be stored and if it is permanent it would cause a problem with debris.

City Planner Anderson stated that staff has limited information at this time and therefore is unsure of the type of dock that would be used. He stated that typically river docks are temporary and pulled out at the end of the boating season to avoid damage from ice. He stated that the potential applicant stated that they would extend a pedestrian trail to access the dock, which could have an impact to the shoreline and trees noting that staff worked hard with the developer to protect the shoreline and trees.

Commissioner VanScoy stated that he would interpret a marina to be multiple slips, where a dock is smaller and intended for a few people to use. He asked the difference between a marina and a dock and when the DNR would need to be brought in.

City Planner Anderson replied that a marina would be a commercial enterprise. He stated that this would be a multiple slip dock that serves more than one user, although within the private neighborhood. He stated that the DNR noted that until they had more information on how the slips would be awarded, they could not make the determination on whether a DNR permit would be necessary. He stated that if this were to come forward for formal consideration, staff would continue to work with the DNR.

Commissioner VanScoy stated that his interpretation would be that a reasonable sized dock would be acceptable but a mega dock with multiple slips seems to be too much. He stated that there are only seven homes and questioned how many boats would be in the water at one time.

City Planner Anderson stated that the original communication from the applicant attempted to accommodate each lot of the development, but the applicant acknowledged that would not be feasible and instead attempted to accommodate the seven lots. He stated that even with the new information received today, the consultant acknowledged that it would even be difficult to accommodate seven slips because of the narrow lot and position on the river.

Commissioner Anderson stated that the neighborhood was not pleased with the development and therefore if this moves forward, he would like to see it done as a public hearing to allow the residents to provide input. He stated that this does not appeal to him in the form presented. He believed that additional information would be needed before the developer could be provided with the desired feedback.

Commissioner Woestehoff agreed that there was a lot of public feedback received in regard to the development itself and therefore he would want the input from the neighbors on this element as well. He asked if the marina categorization would require a change in zoning.

City Planner Anderson replied that there would not be a change in zoning as it would be tied to private property owned by the HOA and would instead follow what the association up river did, creating a dock association with its own covenants. He stated that he did not believe there would be an intent to convert the dock to a commercial marina. He noted that if this moves forward to a formal request, a public hearing would be required for the Conditional Use Permit and advised that the notification area could be extended. He noted that conditions could be placed in a CUP that would prevent the dock from commercial activity.

Chairperson Bauer provided background information on a shared dock concept that he participated in years ago when he lived further north.

6.02: Review Updated Sketch Plan of Garden View Villas (Project 19-136)

Presentation

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends that the Commission provide input to the applicant on the revised sketch plan. This could include, but is not limited to identifying any red flags, noting any potential concerns, and providing the applicant direction to invest in a Preliminary Plat.

Commission Business

Commissioner Anderson asked the concern of public safety with the driveways.

Senior Planner McGuire Brigl replied that individual driveways onto the road increases the possibility of accidents and prefer driveways onto a frontage road for townhome products. She noted that it was a comment and not a requirement as it is not uncommon for single family homes to have driveways onto the road. She stated that as proposed it would meet the standards and the comment was simply made as a suggestion.

Darren Lazan, applicant, stated that they made a full Preliminary Plat application, but staff believed it would be better to bring this forward as a Sketch Plan to gather input. He stated that originally this was a townhome development, but the constraints associated with the parcel and the requirements of the Code, put significant constraints on the project and therefore a fully conforming single-family plat was developed. He stated that this application should be considered as any other single-family subdivision plat. He referenced the landscaping comment from the staff report related to the requirement for the developer to install the landscaping. He explained that there is no opportunity for a developer to landscape as the lots will be constructed singly instead of as a whole development and therefore grading would occur and irrigation would not be available for landscaping to be provided by the developer. He noted that while it may not

be ideal for driveways onto the road, there are other single-family home driveways on the roadway, so this would not be unique. He stated that the depth of the lot would prevent the private frontage road that was previously proposed with the townhome concept.

Commissioner VanScoy referenced the comment related to the perimeter landscaping and asked why staff would ask the developer to be responsible for that.

City Planner Anderson replied that it is not typical for a developer to complete the plantings, as that typically falls to the individual builders. He noted that there are perimeter plantings and outlot plantings not associated with any lot being constructed and therefore there would be a potential for confusion and frustration for individual builders that anticipate two trees per lot and then discover that some lots have nine or ten trees. He stated that it would be difficult for building staff to track and place on an individual permit. He stated that it would seem more prudent to have a single entity responsible for those plantings to prevent confusion.

Commissioner VanScoy asked if that has been required of other developers.

City Planner Anderson stated that staff is attempting to solve the surprise that builders would have on whether two, six or ten trees would be required on the lot.

Commissioner VanScoy asked why different lots would be responsible for a different number of trees.

City Planner Anderson displayed the Sketch Plan and identified lots that exceed the two front yard trees, noting that a builder would need to be aware that there would be additional expense to install those trees. He noted that could create a difficult scenario for staff and the builder.

Commissioner VanScoy asked who developed the landscape plan and tree locations.

City Planner Anderson replied that the applicant provided the landscape plan.

Mr. Lazan stated that some of the confusion came in when the transition was made from a villa/townhome project with an HOA that would have common grounds and common irrigation. He stated that this would be the same product type and plat at COR 3, which are individual lots. He stated that they developed this plan to address the comments related to the landscaping requirements, noting that this is how this could meet the requirements. He recognized that different lots would have different burdens in order to meet the requirements. He did not recall any landscape requirements for COR 3, outside of the typical builder requirements. He noted that this is no longer a villa project and is a standard plat.

Commissioner Anderson stated that if these are single family lots, they should fall under the two-tree rule. He noted that the adjacent residential is distanced and therefore density transitioning would not be required. He asked why so many trees are being required for standard lots.

City Planner Anderson replied that he assumes that the plan was developed based on comments from the previous iteration. He stated that if this has morphed into small lot single family, or something similar to COR 3, planting requirements would be based on street frontage. He stated that the landscaping plan could then be modified and some of this confusion might be eliminated. He agreed that it does not appear density transitioning would be required as part of this initial phase.

Mr. Lazan stated that he would be more than happy to work with staff to better reflect the requirements of small lot single family. He noted that they would also be willing to work to allow more diversity in building materials as well. He agreed that perhaps the staff comments from the previous concept were carried through in the development of this plat.

6.02: Approve Planning Framework for Highway 10 South Planning Area – Riverstone South

Presentation

Deputy City Administrator Gladhill presented the Staff Report stating that staff would like clear policy direction on the points raised in the staff report.

Commission Business

Commissioner Gengler asked to see the alternative road layouts and which is being proposed.

Deputy City Administrator Gladhill stated that this was developed later in the process because of input from residents on Bowers Drive. He provided additional details on the road alignment and connection to Bowers Drive. He noted that the connection to Bowers would be a public road but would not be Riverdale Drive.

Commissioner VanScoy referenced the public safety connection to Bowers Drive and noted that under any other circumstance he would not understand why a minimum access for safety is being considered as it seems inadequate. He stated that there are a lot of residents on Bowers Drive and asked why a connection to the new development is not proposed.

Deputy City Administrator Gladhill noted that has been discussed at length. He stated that there has been opposition from those on Bowers Drive. He noted that the existing situation was not created by the developer. He stated that City can choose to make the road a full road, but the residents on Bowers Drive do not want that. He stated that public safety feels that it would be adequate as proposed. He stated that the two neighbors in Pearson Place seemed unaware that the plan would be to connect the area, even though the 60-foot corridor was collected. He stated that the Commission could make the recommendation for a full road, but this seemed to be an adequate compromise.

Commissioner VanScoy commented that he does not understand why this is an issue for those folks. He commented that there is a mile-long cul-de-sac which is unacceptable from a safety aspect.

Commissioner Anderson agreed with the comments of Commissioner VanScoy. He did not believe this could move forward unless a road goes through. He stated that in his opinion he would not support a plan that did not provide a connection. He commented that there needs to be a way out.

Commissioner Woestehoff stated that he would agree with those comments, noting that the 20-foot extension would be a minimum. He stated that people will appreciate the cut through more than they would oppose it after constructed. He stated that the new road seems like a good idea.

Commissioner Anderson stated that he wants a road in there and does not think it should be constructed to bare minimums and should instead stick to the standards for a City street.

The applicant, stated that they appreciate continuing to work with the staff as they want to make this a nice neighborhood. He stated that staff did a good job describing the constraints and conditions around the property. He stated that they are trying to achieve sustainability of the neighborhood and the concept plan is key. He stated that multiple housing types bring in multiple age groups and buyers which helps to make the development sustainable over time. He stated that they knew that tree preservation would be important. He noted that the deeded parcel was provided by the adjacent property and they would provide additional property that would be used for screening. He stated that they support the current layout that has been developed, versus having the access on the east side. He explained that they want people coming into the site to first see the park and preserved tree area. He stated that once the input is gathered in the next few meetings, they will present a concept plan that provides a transition from the existing neighborhood with a variety of housing products and fits with the other adjacent uses.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that the City Council adopt the document as an official, yet nonbinding policy document to guide future conversations pertaining to Riverstone South with the added condition of the public road.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye

Motion Carried.

7.01: Public Hearing: Consider Ordinance #20-10 Amending Bulk Standards in the R-1 Residential District

Public Hearing

Chairperson Bauer called the public hearing to order at 9:40 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of Ordinance #20-10 revising City Code Section 117-111 related to side yard setback bulk standards within the R-1 Residential zoning district.

Commissioner VanScoy stated that this would make the standard distance between buildings at 12 feet. He asked if this would create an issue for public safety.

Senior Planner McGuire Brigl replied that ten feet between buildings was previously used and advised that this would be enough space to get between the homes. She confirmed that public safety did not have an issue. She stated that this would not change the distance between buildings, but what happens inside of those buildings.

Citizen Input

No comments made.

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

A roll call vote was performed:

Commissioner Johnson	aye
Chairperson Bauer	aye
Commissioner Woestehoff	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 9:46 p.m.

Commission Business

Motion by Commissioner Woestehoff, seconded by Commissioner Peters, to recommend that City Council adopt Ordinance #20-10 amending City Code Section 117-111 related to side yard setbacks within the R-1 Residential District.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	nay

Motion Carried.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

Deputy City Administrator Gladhill stated that filing has closed for Council seat elections. He noted that the list of candidates will be forwarded to the Commission. He noted that a primary is not required as all four seats only have two candidates.

Chairperson Bauer encouraged any residents that have not yet filled out the 2020 census to do so. He noted that the preliminary results were released and Ramsey was the second fastest growing community from 2010 to 2020.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner VanScoy	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 9:51 p.m.

Respectfully submitted,

_____
Chloe McGuire Brigl
Senior Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 2.**

Meeting Date: 07/09/2020

By: Tim Gladhill, Community Development

Information

Title:

Review Site Plan for New Public Works Campus; Case of City of Ramsey

Purpose/Background:

The purpose of this case is to review the site plan for a new Public Works Campus for the City of Ramsey.

Notification:

Notification is not required.

Observations/Alternatives:

The site is located within the Public/Quasi-Public Zoning District. Generally speaking, this District directs the City to review based on the surrounding area, in which this case is the E-1 Employment District. Since this is a City-Led Project, a full traditional staff review is not provided. However, the site plan is fully reviewed by Staff and the findings of that review are included in this case.

Construction is anticipated to commence in October, 2020, pending final City Council approval.

Funding Source:

A full financial report will be available with City Council review.

Recommendation:

Staff recommends that the City approve the site plan for the new Public Works Campus.

Action:

Motion to recommend that the City Council approve the site plan for the new Public Work Campus, contingent upon final review by City Staff as to conformance with City Code.

Attachments

Architectural Elevations

Site Plan

Staff Review Comments

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2020 12:25 PM
Form Started By: Tim Gladhill		Started On: 06/11/2020 09:00 AM
Final Approval Date: 07/02/2020		

Redline Copy for Updates.

PERSPECTIVE VIEW | MAIN ENTRY/MULTI-PURPOSE



City of RAMSEY

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PERSPECTIVE VIEW | EMPLOYEE ENTRY



City of RAMSEY

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PERSPECTIVE VIEW | FROM JASPAR ST.



City of RAMSEY

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PERSPECTIVE VIEW | EMPLOYEE PATIO



City of RAMSEY

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PERSPECTIVE VIEW

VEHICLE MAINTENANCE/SHOPS



City of RAMSEY

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PERSPECTIVE VIEW

VEHICLE STORAGE EXPANSION



City of RAMSEY

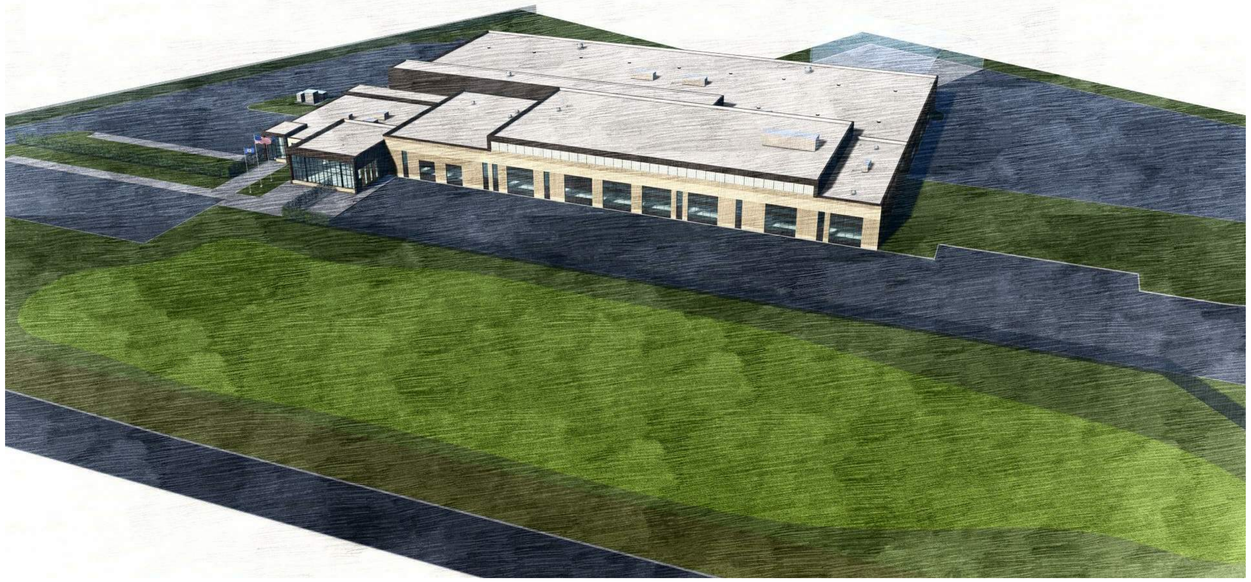
OERTEL ARCHITECTS

CITY OF RAMSEY

PUBLIC WORKS FACILITY

14199 JASPER STREET NW, RAMSEY, MN 55303

ARCH. PROJECT NO. 20-08





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(952) 930 0050
CONTACT: BRIAN RINGSVEN

ELECTRICAL:

EMANUELSON-PODAS, INC
7705 BUSH LAKE RD.
EDINA, MN 55439
(952) 930 0050
CONTACT: CORY MEIER

SHEET INDEX

SHEET NUMBER	SHEET NAME
A503	WALL SECTIONS
LD	LOADING DOCK OPTIONS
GENERAL	
G002	GENERAL INFO
G003	CODE PLAN
T	TITLE
CIVIL	
C101	REMOVAL PLAN
C102	SITE PLAN
C103	SITE PLAN ADD ALTERNATE
C104	GRADING, DRAINAGE & EROSION CONTROL
C105	GRADING, DRAINAGE & EROSION CONTROL
C106	UTILITY PLAN
C107	CIVIL DETAILS
C108	CIVIL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
A157	ENLARGED FLOOR PLANS
ARCHITECTURAL	
A001	SITE PLAN
A002	ENLARGED SITE PLAN
A003	FUEL ISLAND
A101	OVERALL FIRST FLOOR PLAN
A102	OVERALL FIRST FLOOR PLAN - ADD. ALTERNATE NO.1
A103	MEZZANINE FLOOR PLAN
A104	ROOF PLAN
A151	ENLARGED FLOOR PLANS
A152	ENLARGED FLOOR PLANS
A153	ENLARGED FLOOR PLANS
A154	ENLARGED FLOOR PLANS
A155	ENLARGED FLOOR PLANS
A156	ENLARGED FLOOR PLANS
A201	OVERALL FIRST FLOOR RCP
A203	MEZZANINE RCP
A251	ENLARGED RCP
A252	ENLARGED RCP
A253	ENLARGED RCP
A254	ENLARGED RCP
A301	OVERALL BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS
A303	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS
A403	BUILDING SECTIONS
A501	WALL SECTIONS
A502	WALL SECTIONS
A601	DETAILS
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A703	INTERIOR ELEVATIONS
A704	INTERIOR ELEVATIONS
A801	SCHEDULES
A901	FINISH SCHEDULES
STRUCTURAL	
S0.0	STRUCTURAL SHEETS
MECHANICAL	
M0.0	MECHANICAL SHEETS
ELECTRICAL	
E0.0	ELETRICAL SHEETS

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CONSULTANT:

NOTES:
Project Status

Not for Construction

50% Construction Document Set for Pricing

PROJECT NAME:
RAMSEY PUBLIC WORKS FACILITY
CITY OF RAMSEY
14199 Jasper St NW
Ramsey, MN 55303

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SIGNATURE: ANDREW N. COOPER

46485 LICENSE #

06/09/17 DATE

SHEET NAME:

TITLE

REVISIONS:

No.	Date	Description

Project Number
PROJECT NUMBER

Designer
DATE

Author
DRAWN BY

Checker
CHECKED BY

SHEET NO:

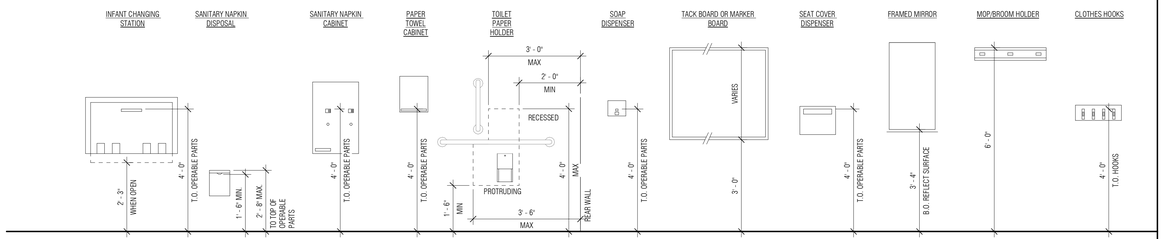
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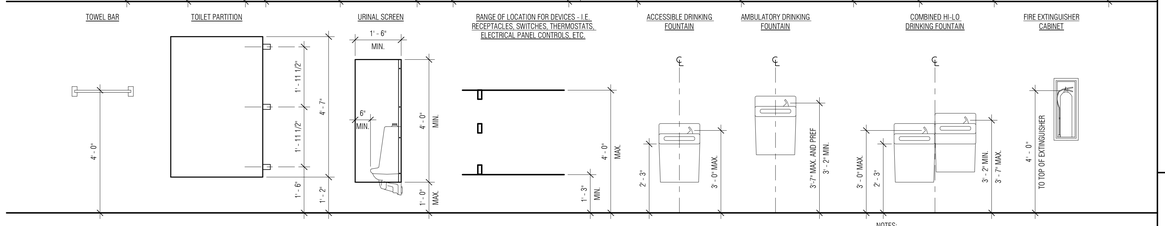
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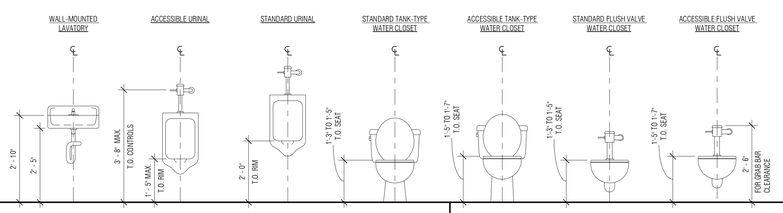
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MOUNTING HEIGHTS

-TOILET ACCESSORIES FURNISHED BY OWNER, INSTALLED BY CONTRACTOR-







NOTES:

1. FOR ACCESSORIES MOUNTED ABOVE A COUNTER, THE TOP OF OPERABLE PARTS TO BE NO HIGHER THAN 3'-8" A.F.F.
2. SURFACE MOUNTED ACCESSORIES WITH A 4" OR GREATER PROJECTION FROM THE WALL MUST BE MOUNTED IN AN ALCOVE, OVER A COUNTER, OR WITH THE BOTTOM EDGE NO HIGHER THAN 2'-3" A.F.F.
3. PROVIDE AT LEAST 2" CLEARANCE BETWEEN THE TOP OF AN ACCESSORY AND THE BOTTOM OF THE GRAB BAR. PROVIDE AT LEAST 1'-0" CLEARANCE BETWEEN THE BOTTOM OF AN ACCESSORY AND THE TOP OF A GRAB BAR. DOES NOT APPLY TO FULLY RECESSED ACCESSORIES.
4. FOR ACCESSORIES NOT INDICATED OR DIFFERING SUBSTANTIALLY FROM THE DIAGRAMS, CONSULT THE ARCHITECT PRIOR TO INSTALLATION OF BLOCKING/ BACKING.
5. PLUMBING FIXTURES SHOWN ARE DIAGRAMMATIC. SEE PLUMBING FOR SPECIFICATIONS.
6. ALL DIMENSIONS ARE TO FINISHED SURFACE.

ABBREVIATIONS

ABV	ABOVE	GA	GAUGE	RM	ROOM
ACT	ACOUSTIC CEILING TILE (REFER TO MATERIAL ID)	GYP	GYPSUM	RO	ROUGH OPENING
ADJ	ADJACENT	GYP BD	GYPSUM BOARD	SCHED	SCHEDULE
AFF	ABOVE FINISH FLOOR	HDW	HARDWARE	SF	SQUARE FEET
APPROX	APPROXIMATE(LY)	HDWD	HARDWOOD	SHT	SHEET
ARCH	ARCHITECT(URAL)	ID	INSIDE DIAMETER/DIMENSION	SHTG	SHEATHING
BD	BOARD	INSUL	INSULATION/INSULATED	SIM	SIMILAR
BO	BOTTOM OF	INT	INTERIOR	SPEC	SPECIFICATION
BOT	BOTTOM	LAV	LAVATORY	SQ	SQUARE
CIP	CAST IN PLACE	MAX	MAXIMUM	STC	SOUND TRANSMISSION CLASS
CMU	CONCRETE MASONRY UNIT	MDF	MEDIUM DENSITY FIBERBOARD	STD	STANDARD
COL	COLUMN	MECH	MECHANICAL	STRUCT	STRUCTURE/STRUCTURAL
CONC	CONCRETE	MIN	MINIMUM	T&G	TONGUE AND GROOVE
CONST	CONSTRUCTION	MIR	MIRROR	TEMP	TEMPORARY
CONT	CONTINUOUS	NA	NOT APPLICABLE	T.O.	TOP OF
CPT	CARPET	NIC	NOT IN CONTRACT	TYP	TYPICAL
DEMO	DEMOLISH	NOM	NOMINAL	UNO	UNLESS OTHERWISE NOTED
DF	DRINKING FOUNTAIN	OA	OVERALL	VB	VINYL BASE
DIV	DIVIDE/DIVISION	OC	ON CENTER	VCT	VINYL COMPOSITE TILE
DWG	DRAWING	OD	OUTSIDE DIAMETER	W/O	WITHOUT
EA	EACH	OH	OVERHEAD	WC	WATER CLOSET
EIFS	EXTERIOR INSULATED FINISH SYSTEM	OPP	OPPOSITE	WD	WOOD
ELEC	ELECTRIC/ELECTRICAL	PREFIN	PREFINISHED	WDW	WINDOW
ENG	ENGINEER	PLAM	PLASTIC LAMINATE		
EQP	EQUIPMENT	PLYWD	PLYWOOD	~	APPROXIMATE(LY)
FDC	DIRE DEPARTMENT CONNECTION	PREFAB	PREFABRICATED	@	AT
FF	FINISH FLOOR	QTY	QUANTITY	&	AND
FFE	FINISH FLOOR ELEVATION	RB	RUBBER BASE	℄	CENTERLINE
FIN	FINISH/FINISHED	RCP	REFLECTED CEILING PLAN	Ø	DIAMETER
FO	FACE OF	REF	REFER	#	NUMBER
FRP	FIBER REINFORCED PANEL	REQ	REQUIRED	/	PER
		REV	REVISION/REVISE	±	PLUS OR MINUS

DRAWING SYMBOL SCHEDULE

SECTION CUT SYMBOL (1 / A101 SIM)

ELEVATION SYMBOL

EXTERIOR ELEVATION SYMBOL (1 / A101 SIM)

INTERIOR ELEVATION SYMBOL (1 / A101 / 1)

GRID LINE SYMBOL (0)

WALL TYPE (1)

WINDOW TYPE (1)

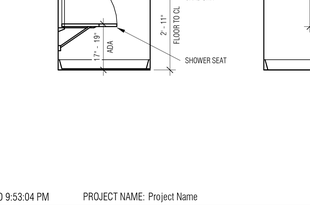
KEYNOTE (7)

REVISION SYMBOL (1)

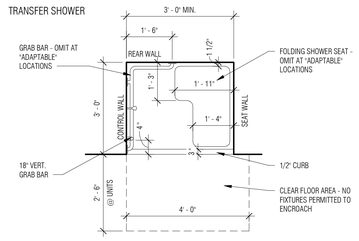
GENERAL NOTES

1. THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONSTRUCTION DOCUMENTS AND, AS SUCH, MUST BE USED TOGETHER AS THE BASICS OF DESIGN. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED NOT TO LIMIT THEIR UNDERSTANDING OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATION OR DRAWING INDEX.
2. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND THE SPECIFICATION AND IS REQUIRED TO PROVIDE ALL DEFINED, AND REASONABLY IMPLIED, SCOPE OF WORK NO MATTER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS AS WELL AS ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION PERTAINING TO THE UNDERSTANDING OF THE SCOPE OF WORK.
3. REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, SITE, STRUCTURAL, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
4. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.
5. DO NOT SCALE DRAWING. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK.
6. ALL EXTERIOR DIMENSIONS ARE GIVEN FROM THE EXTERIOR FACE OF MASONRY WALLS. INTERIOR DIMENSIONS ARE GIVEN TO THE FINISH FACE OF WALL. ALL WALL AND PARTITION THICKNESS ARE NORMAL. SEE WALL SECTIONS AND PARTITION TYPES FOR EXACT CONSTRUCTION.
7. ALL FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED AND FIRESAFED AND/OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION. FIRE RATINGS WILL BE IDENTIFIED WITHIN THESE DOCUMENTS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. CONTRACTORS SHALL PROVIDE STIFFENERS, BRACINGS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
10. INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE RATED PARTITIONS TO MAINTAIN THE FIRE RATED CONSTRUCTION.
11. GC SHALL COORDINATE ALL FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL, FLOOR, ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
12. REFER TO PROJECT MANUAL AND TECHNICAL SPECIFICATION TO SUPPLEMENT THESE DRAWINGS.

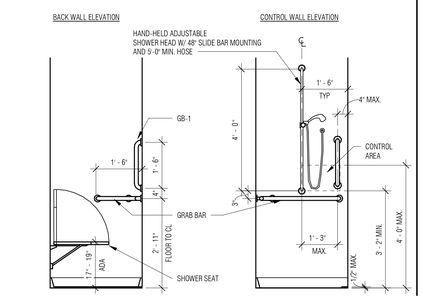
TRANSFER SHOWER PLAN



TRANSFER SHOWER



TRANSFER SHOWER ELEVATIONS



ACCESSIBLE GRAB BAR REQUIREMENTS

ACCESSIBLE VANITY TOP

WALL-MOUNTED ACCESSIBLE LAVATORY

ACCESSIBLE DRINKING FOUNTAIN

ACCESSIBLE URINAL

WALL-MOUNTED ACCESSIBLE LAVATORY

PUBLIC TOILET IN SINGLE USER ACCESSIBLE RESTROOM

STANDARD TOILET STALL

AMBULATORY TOILET STALL

ACCESSIBLE TOILET STALL WITH IN-SWINGING DOOR

ACCESSIBLE TOILET STALL WITH OUT-SWINGING DOOR

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CONSULTANT:

NOTES:

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CITY OF RAMSEY

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SIGNATURE: ANDREW N. COOPER

46485 LICENSE #

09/28/09 DATE

SHEET NAME:

GENERAL INFO

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER

Designer DATE

Author DRAWN BY

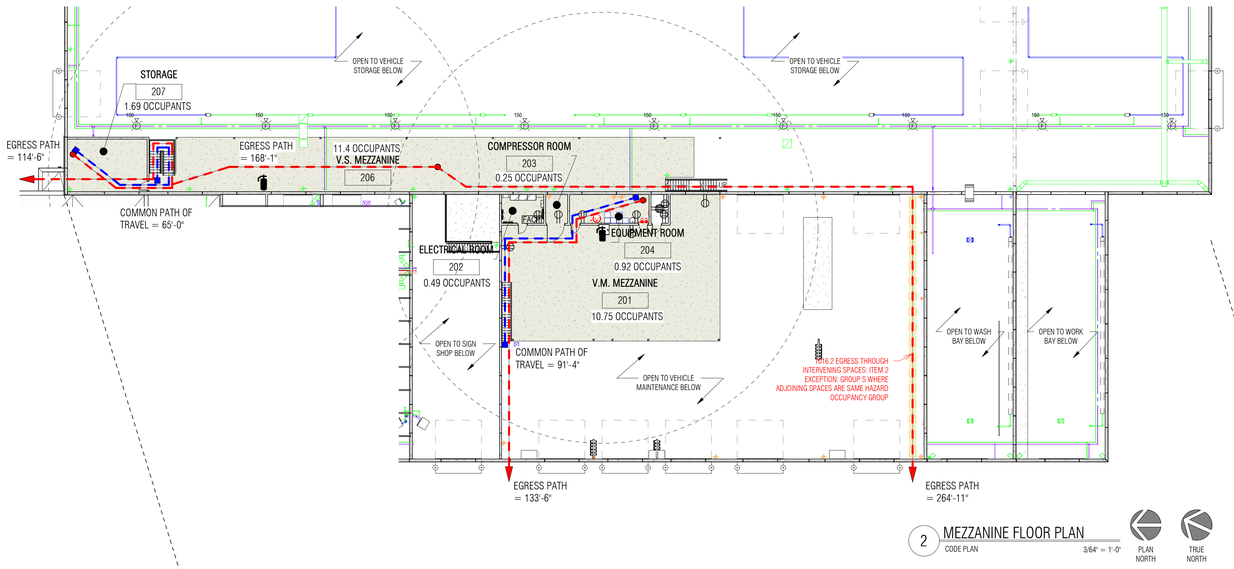
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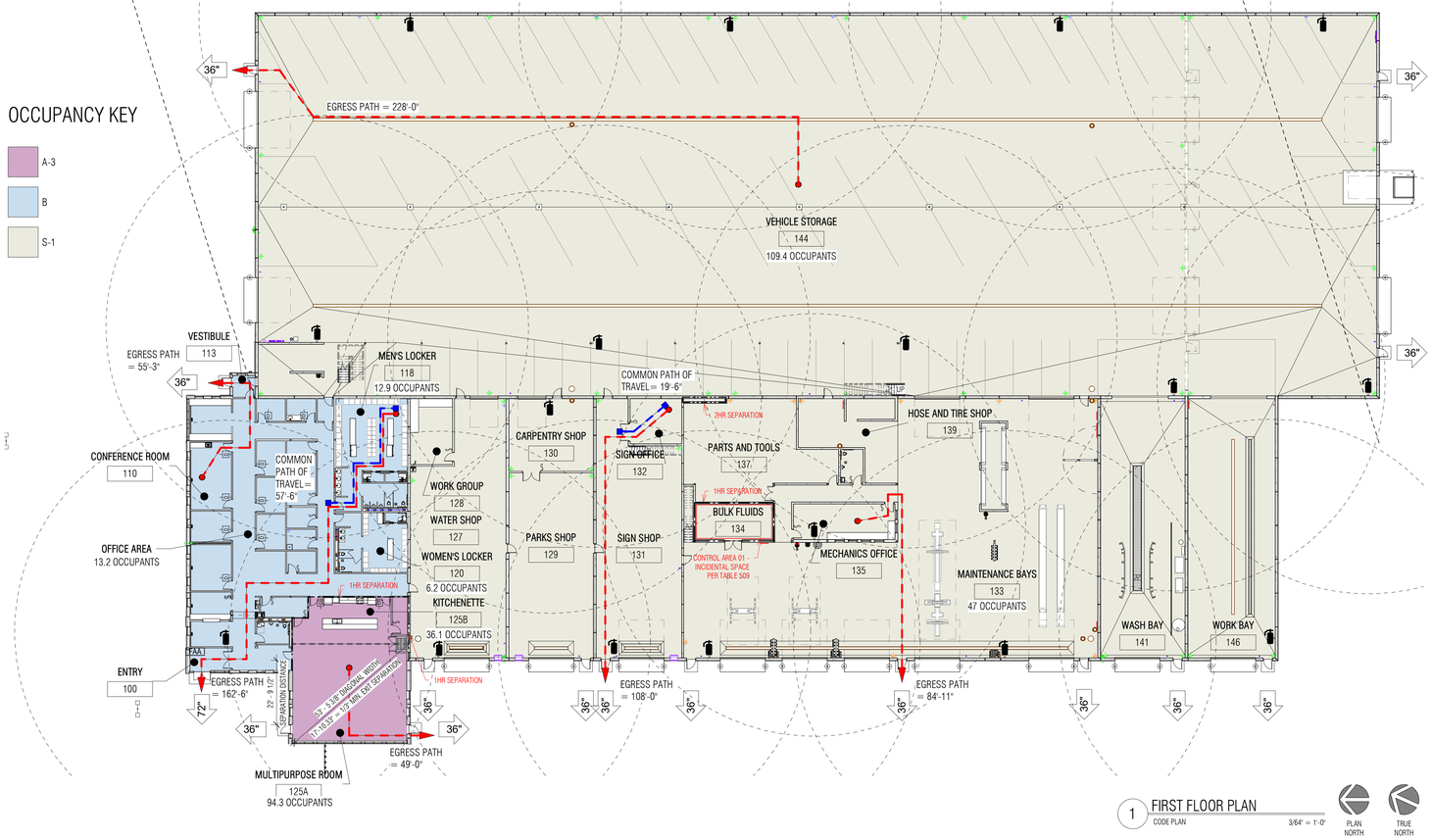
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2 MEZZANINE FLOOR PLAN
CODE PLAN 3/64" = 1'-0"

PLAN NORTH TRUE NORTH



1 FIRST FLOOR PLAN
CODE PLAN 3/64" = 1'-0"

PLAN NORTH TRUE NORTH

APPLICABLE CODES:

2020 MINNESOTA STATE BUILDING CODE
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
2020 MINNESOTA PLUMBING CODE
MINNESOTA ELECTRICAL CODE
2020 MINNESOTA ENERGY CODE
2020 MINNESOTA FIRE CODE
2020 MINNESOTA ACCESSIBILITY CODE

FIRE SUPPRESSION:

FULL FIRE SUPPRESSION PER SEC. 903.3.1 IS PART OF THIS PACKAGE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:

OCCUPANCIES AND BUILDING AREA

SEC. 303 - A3 (ACCESSORY TO GROUP B)	2,181 SF
SEC. 304 - B	6,736 SF
SEC. 311 - S1	83,924 SF

INCIDENTAL OCCUPANCIES
SEC. 303 - ASSEMBLY GROUP A - ASSEMBLY AREAS MORE THAN 50 OCCUPANTS, NOT OCCUPANCY B
SEC. 303.4 - ASSEMBLY GROUP A-3

HIGH HAZARD GROUP (TABLE 307.1(1) AND 307.1(2))
*d) 100% INCREASE FOR AUTOMATIC SPRINKLER SYSTEM IS PART OF THIS PROJECT
*e) 100% INCREASE FOR STORAGE IN APPROVED CABINET, DAY BOX OR EXHAUSTED ENCLOSURE
*f) QUANTITY UNLIMITED WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

APPLICABLE MATERIALS (TABLE 307.1(1))
COMBUSTIBLE LIQUIDS = 120 GALLONS x 100% x 100% = 480 GALLONS
COMBUSTIBLE LIQUIDS IIIB - UNLIMITED PER NOTE *f

APPLICABLE MATERIALS (TABLE 307.1(2))
CORROSIVES - NOTE *c; IN S OCCUPANCIES - REFERENCE TABLE 414.5.2(1)

CHAPTER 4 - SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY:

SEC. 414 - HAZARDOUS MATERIALS

SEC. 414.1.3 INFORMATION REQUIRED: PROVIDE HAZARDOUS MATERIAL QUANTITY AND TYPE TO BE STORED

SEC. 414.2 - CONTROL AREAS
SEC. 414.2.1 - SEPARATED BY A FIRE BARRIER

TABLE 414.2.2 - DESIGN AND NUMBER OF CONTROL AREAS

ABOVE GRADE PLANE 1:	
% OF MAX. QUANTITY -	100%
# OF AREAS -	4
FIRE BARRIER RATING -	1HR
ABOVE GRADE PLANE 2:	
% OF MAX. QUANTITY -	75%
# OF AREAS -	3
FIRE BARRIER RATING -	1HR

TABLE 414.2.5(1)
CORROSIVE MAX. STORAGE, S OCCUPANCY (LEAD ACID BATTERIES) - 9,750 POUNDS *b
*b) 100% INCREASE FOR AUTOMATIC SPRINKLER SYSTEM

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

SEC. 504 BUILDING HEIGHTS AND NUMBER OF STORIES

OCCUPANCY GROUP	A-3
CONSTRUCTION TYPE	II-B
MAXIMUM HEIGHT:	SPRINKLERED - 75 FT.
MAXIMUM STORIES:	SPRINKLERED - 3
OCCUPANCY GROUP	B
CONSTRUCTION TYPE	II-B
MAXIMUM HEIGHT:	SPRINKLERED - 75 FT.
MAXIMUM STORIES:	SPRINKLERED - 4
OCCUPANCY GROUP	S-1
CONSTRUCTION TYPE	II-B
MAXIMUM HEIGHT:	SPRINKLERED - 75 FT.
MAXIMUM STORIES:	SPRINKLERED - 3

SEC. 505 MEZZANINES AND EQUIPMENT PLATFORMS
SEC. 505.7 - MEZZANINES IN COMPLIANCE WITH SEC. 505.7 SHALL BE CONSIDERED AS PART OF THE FLOOR BELOW AND NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES PER SEC. 503.1
AREA OF MEZZANINE **DOES** CONTRIBUTE TO FIRE AREA.

CLEAR HEIGHT ABOVE AND BELOW MEZZANINE SHALL BE NOT LESS THAN 7'-0"

SEC. 502.2.1 - AGGREGATE AREA SHALL NOT BE GREATER THAN ONE-THIRD (1/3) OF THE SPACE IN WHICH IT IS LOCATED

V.M. AREA -	13,509 SF
V.M. MEZZANINE -	3,872 SF = **OKAY**
V.S. AREA -	54,178 SF
V.S. MEZZANINE -	4,313 SF = **OKAY**

505.2.2 - MEANS OF EGRESS FOR MEZZANINES SHALL COMPLY WITH CHAPTER 10

SEC. 505.2.3 - MEZZANINES SHALL BE OPEN EXCEPT FOR WALLS NO MORE THAN 42" TALL (GUARD RAIL HEIGHT)
EXCEPTIONS:
1. NOT REQUIRED TO BE OPEN IF OCCUPANT LOAD IS LESS THAN 10 OF THE ENCLOSED AREA.
2. NOT REQUIRED TO BE OPEN IF TWO MEANS OF EGRESS ARE PROVIDED, AND ONE LEADS TO DIRECT ACCESS TO AN EXIT.

SEC. 506 - BUILDING AREA
SEC. 506.2.1 - SINGLE OCCUPANCY, ONE STORY BUILDING (EQUATION 5-1)
$A_a = A_t + (NS^*i)$

A_a = ALLOWABLE BUILDING AREA PER STORY (SF)
A_t = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
NS = TABULAR AREA FACTOR PER TABLE 506.2 FOR NON SPRINKLERED BUILDINGS (REGARDLESS OF SPRINKLER SYSTEM)
i = AREA FACTOR INCREASE DUE TO FRONTAGE CALCULATED PER TABLE 506.3

TABLE 506.2 ALLOWABLE AREA FACTOR

A-3, TYPE IIB, ONE STORY	38,000 SF
B, TYPE II B, ONE STORY	92,000 SF
S-1, TYPE II B, ONE STORY	70,000 SF

SEC. 506.2.2 - MIXED OCCUPANCIES, ONE STORY BUILDING
PROVISIONS OF 508.1 WITH EQUATION 5-1
MEZZANINES ARE PART OF THE FLOOR BELOW, THEREFOR THEY DO NOT CONSTITUTE A SECOND STORY

SEC. 506.3 - FRONTAGE INCREASE
INCREASE DUE TO BUILDING (25% OR MORE OF BUILDING PERIMETER) HAVING ACCESS TO A PUBLIC WAY OR OPEN SPACE 20'-0" OR MORE TO THE PUBLIC WAY (PUBLIC ROAD). INCREASE IN AREA IS ALLOWED
EXCEPTION: WHERE A BUILDING MEETS REQUIREMENTS OF 507 WITH A 60'-0" YARD OR PUBLIC WAY, W SHALL NOT EXCEED 60'-0"
SEC. 506.3.3 AMOUNT OF INCREASE
(EQUATION 5-3) $I = [F/P - 0.25]W/30$
$I_{max} = [(1,365/1,365) - 0.25]*30/30$
$I_{max} = .75$

I = AREA INCREASE DUE TO FRONTAGE
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVE 20'-0" OPEN MIN. WIDTH
P = PERIMETER OF ENTIRE BUILDING (FT)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FT)

A-3 OCCUPANCY
$A_a = A_t + (NS^*i)$
$A_a = 38{,}000 + (9{,}500 \times .75)$
$A_a = 45{,}125$ SF

B OCCUPANCY
$A_a = A_t + (NS^*i)$
$A_a = 92{,}000 + (23{,}000 \times .75)$
$A_a = 109{,}250$ SF

S-1 OCCUPANCY
$A_a = A_t + (NS^*i)$
$A_a = 70{,}000 + (17{,}500 \times .75)$
$A_a = 83{,}125$ SF

MODIFIED ALLOWABLE BUILDING AREA

A-3	45,125 SF
B	109,250 SF
S-1	83,125 SF

PROPOSED BUILDING AREAS

A-3	2,181 SF = **OKAY**
B	6,736 SF = **OKAY**
S-1	83,924 SF = **NOT OKAY**
TOTAL	**92,841 SF**

SEC. 507 - UNLIMITED AREA BUILDINGS
SEC. 507.4 - **AREAS OF B AND S OCCUPANCIES WITH NO MORE THAN ONE STORY SHALL NOT BE LIMITED** WHERE AN AUTOMATIC SPRINKLER SYSTEM IS PROVIDED AND PUBLIC WAY OR YARD OF 60'-0" OR MORE.

SEC. 507.6 - GROUP A-3, TYPE II B CONSTRUCTION SHALL NOT BE LIMITED CONSIDERING:
- NO STAGE IS PRESENT (OTHER THAN A PLATFORM)
- BUILDING HAS FULLY AUTOMATIC FIRE SUPPRESSION
- BUILDING SHALL BE SURROUNDED BY 60'-0" PUBLIC WAY OR YARD

SEC. 508 - MIXED USE AND OCCUPANCY
SEC. 508.2.4 - NO SEPARATION OF IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND MAIN OCCUPANCY OF THE BUILDING OR OCCUPANCY OF PORTION OF BUILDING IN WHICH IT IS LOCATED
TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES

OCCUPANCY:	SEPARATION:
B, S-1	**NO SEPARATION REQ.**
A; B,S-1	**1HR**

SEC. 508.4.2 - SUM OF RATIO OF ACTUAL/ALLOWABLE BUILDING AREA SHALL NOT EXCEED 1.0

SEC. 509 - INCIDENTAL USES
SEC. 509.2 - SHALL NOT BE INDIVIDUALLY CLASSIFIED PER TABLE 302.1
SEC. 509.3 - SHALL NOT OCCUPY MORE THAN 10% OF BUILDING AREA FOR FLOOR LOCATED
SEC. 509.4.1 - SEPARATION PER TABLE 509; FIRE BARRIER PER TABLE 707

TABLE 509

FURNACE ROOM (EQUIPMENT > 400K BTU/HR)	1HR OR SPRINKLERED
BOILER ROOM WITH LARGEST EQUIPMENT OVER 15PSI AND 10HP	1HR OR SPRINKLERED
STATIONARY STORAGE BATTERY SYSTEMS	1HR IN GROUP S OR B

CHAPTER 6 - FIRE RESISTANCE:

TABLE 601 FOR TYPE II-B - FIRE RESISTANCE RATING REQ. (HOURS)

STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NON-BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

TABLE 602 FOR TYPE II-B - FIRE RESISTANCE RATING REQ. (HOURS) FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE

DISTANCE (X FT)	CONST. TYPE	S-1	A AND B
X < 5	ALL	2	1
5≤X<10	II B	1	1
10≤X<30	II B	0	0
X≥30	ALL	0	0

CHAPTER 9 - FIRE PROTECTION SYSTEM:

FULLY COMPLIANT AUTOMATIC SPRINKLER SYSTEM IS PART OF THIS WORK

SEC. 909 - SMOKE CONTROL SYSTEMS
SEC. 909.1 - PASSIVE OR MECHANICAL SMOKE CONTROL SYSTEMS WHERE REQUIRED

SEC. 910 - SMOKE AND HEAT REMOVAL
SEC. 910.2.1 - GROUP S-1 - SMOKE AND HEAT VENTS OR MECHANICAL SMOKE REMOVAL PER 910.4 IF EXCEEDING 50,000 SF OF UNDIVIDED AREA
SEC. 910.3.2 - SMOKE AND HEAT VENT LOCATIONS, 20'-0" FROM LOT LINES, 10'-0' FROM FIRE BARRIERS, AND UNIFORMLY LOCATED
SEC. 910.3.3 - SMOKE AND HEAT VENT AREA, Avr = V/9000 (EQUATION 9-3)

Avr = 1.18M CU FT/9000 = **131 SF OF SMOKE AND HEAT VENT**

CHAPTER 10 - MEANS OF EGRESS:

SEC. 1004 - OCCUPANT LOAD
TABLE 1004.1.2 - FLOOR AREA PER OCCUPANT (APPLICABLE SPACES)

A-3 (UN-CONCENTRATED TABLES AND CHAIRS)	15 NET
1,955 SF	130.4 OCCUPANTS
TOTAL ASSEMBLY A-3	**131 OCCUPANTS**
B (LOCKER ROOMS)	50 GROSS
958 SF	19.1 OCCUPANTS
B (BUSINESS AREAS)	150 GROSS
1,986 SF	13.2 OCCUPANTS
TOTAL BUSINESS B	**33 OCCUPANTS**
S-1 (VEHICLE AREAS AND MAINTENANCE)	200 GROSS
9,400 SF	47 OCCUPANTS
S-1 (ACCESSORY STORAGE, MECH./EQUIP.)	300 GROSS
19,302 SF	64.3 OCCUPANTS
S-1 (WAREHOUSE)	500 GROSS
59,371 SF	118.7 OCCUPANTS
TOTAL STORAGE S-1	**230 OCCUPANTS**
TOTAL BUILDING COUNT	**394 OCCUPANTS**

SEC. 1005 - MEANS OF EGRESS SIZING
SEC. 1005.3.1 STAIRWAYS: OCCUPANT LOAD x 0.3 INCH PER OCCUPANT
SEC. 1005.3.2 OTHER COMPONENTS: OCCUPANT LOAD x 0.2 INCH PER OCCUPANT

SEC. 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TWO EXITS ARE REQUIRED WHERE OCCUPANT LOAD OR COMMON PATH EXCEED VALUES IN TABLE 1006.2.1
SEC. 1006.2.2.1 EGRESS BASED ON USE (BOILER AND FURNACE ROOMS): TWO EXITS IF OVER 500 SF AND 400K BTU, SEPARATED BY 1/2 LONGEST DIAGONAL

TABLE 1006.2.1 - SPACES ALLOWED WITH ONE EXIT

OCCUPANCY	MAX OCCUPANT	COMMON PATH W/ SPRINKLER
A	49	75'
B	49	100'
S	29	100'

SEC. 1009 - ACCESSIBLE MEANS OF EGRESS
SEC. 1009.1 - ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE IS REQUIRED, NOT LESS THAN TWO SHALL BE PROVIDED
EXCEPTION: ONE ACCESSIBLE MEANS OF EGRESS FROM ACCESSIBLE MEZZANINE LEVEL PER SECTION 1009.3.1, 1009.4, AND 1009.5
SEC. 1009.2.1 - AN ELEVATOR IS **NOT REQUIRED** AT THIS LOCATION
SEC. 1009.3.1 - EXIT ACCESS STAIRWAYS PROVIDING MEANS OF EGRESS FROM MEZZANINES ARE PERMITTED AS AN ACCESSIBLE MEANS OF EGRESS
SEC. 1009.3.2 - MUST BE 48" BETWEEN HANDRAILS
EXCEPTION: 48" NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM

SEC. 1010 - DOORS, GATES, AND TURNSTILES
SEC. 1010.1.1 - DOORS SHALL HAVE A MIN. CLEAR WIDTH OF 32"
SEC. 1010.1.2 - EGRESS DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OF 50 OR MORE OCCUPANTS.

SEC. 1011 - STAIRWAYS
SEC. 1011.2 - MIN. WIDTH 44" EXCEPT WHEN OCCUPANT LOAD IS LESS THAN 50, THEN NOT LESS THAN 36"
SEC. 1011.8 - EACH FLIGHT SHALL NOT HAVE VERTICAL RISE GREATER THAN 12' BETWEEN LANDINGS
SEC. 1011.12 - UNOCCUPIED ROOFS ALLOWED ACCESS FROM SHIPS LADDER OR PERMANENT LADDER

SEC. 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE (FT)

OCCUPANCY	WITH SPRINKLER
A, S-1	250'
B	300'

*SEC. 1017.2.2 - S-1 INCREASE EXIT ACCESS DISTANCE TO 400' WHERE:
- S-1 IS ONE STORY
- MIN. HEIGHT IS 24' MIN. (VEHICLE MAINTENANCE ONLY)
- AUTOMATIC SPRINKLER SYSTEM

EGRESS PATH SCHEDULE	
BUILDING AREAS AND OCCUPANCIES	PATH OF EGRESS
A-3 MULTIPURPOSE ROOM	
EGRESS PATH	49' - 0"
B CONFERENCE ROOM	
EGRESS PATH	55' - 3"
B MENS LOCKER	
COMMON PATH OF TRAVEL	57' - 6"
EGRESS PATH	162' - 6"
S-1 MECH. OFFICE	
EGRESS PATH	84' - 11"
S-1 SIGN OFFICE	
COMMON PATH OF TRAVEL	19' - 6"
EGRESS PATH	108' - 0"
S-1 V.M. MEZZANINE STORAGE	
COMMON PATH OF TRAVEL	91' - 4"
EGRESS PATH	133' - 6"
S-1 V.S. MEZZANINE NORTH	
EGRESS PATH	168' - 1"
S-1 V.S. MEZZANINE SOUTH	
EGRESS PATH	264' - 11"
S-1 V.S. MEZZANINE STORAGE	
COMMON PATH OF TRAVEL	65' - 0"
EGRESS PATH	114' - 6"
S-1 VEHICLE STORAGE	
EGRESS PATH	228' - 0"

CHAPTER 29 - PLUMBING FIXTURE CALCULATION:

TABLE 2902.1 - MIN. NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY A-3	REQUIRED
WATER CLOSETS	M (1/75); F (1/55)
LAVATORIES	M & F (1/200)
DRINKING FOUNTAINS	1/500
SERVICE SINK	1

OCCUPANCY B	REQUIRED
WATER CLOSETS	M & F (1/25 X < 50, 1/50 X > 50
LAVATORIES	M & F (1/40 X<80, 1/80 X >80)
DRINKING FOUNTAINS	1/100
SERVICE SINK	1

OCCUPANCY S-1	REQUIRED
WATER CLOSETS	M & F (1/100)
LAVATORIES	M (1/100); F (1/1000)
DRINKING FOUNTAINS	1/1000
SERVICE SINK	1

TOTAL	REQUIRED
WATER CLOSETS	9 [M (3.83)/ F(4.15)]
LAVATORIES	7 [M (3.04)/ F(2.71)]
DRINKING FOUNTAINS	1 [.79]
SERVICE SINKS	3

TOTAL	ROVIDED
WATER CLOSETS	9 [M(5)/ F(2)/ SINGLE USE(2)]
LAVATORIES	8 [M(4)/ F(2)/ SINGLE USE(2)]
DRINKING FOUNTAINS	2
SERVICE SINKS	3

FIRE RATED WALLS:

1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY

2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY

ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR

GENERAL NOTES:

PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT

FIRE BARRIERS PER MNBC SEC. 707
HORIZONTAL ASSEMBLIES PER MNBC SEC. 711

SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES

ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS)

EGRESS PATH:

PATHWAY OF EGRESS

COMMON PATH OF TRAVEL

OERTEL ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:

NOTES:
Project Status

Not for Construction

50% Construction Document Set for Pricing

PROJECT NAME:
RAMSEY PUBLIC WORKS FACILITY
CITY OF RAMSEY
14199 Jaquar St NW
Ramsey, MN 55303

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: ANDREW N. COOPER
46485 LICENSE # 05/12/20 DATE

SHEET NAME:
CODE PLAN

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER
Designer DATE
Author DRAWN BY
Checker CHECKED BY

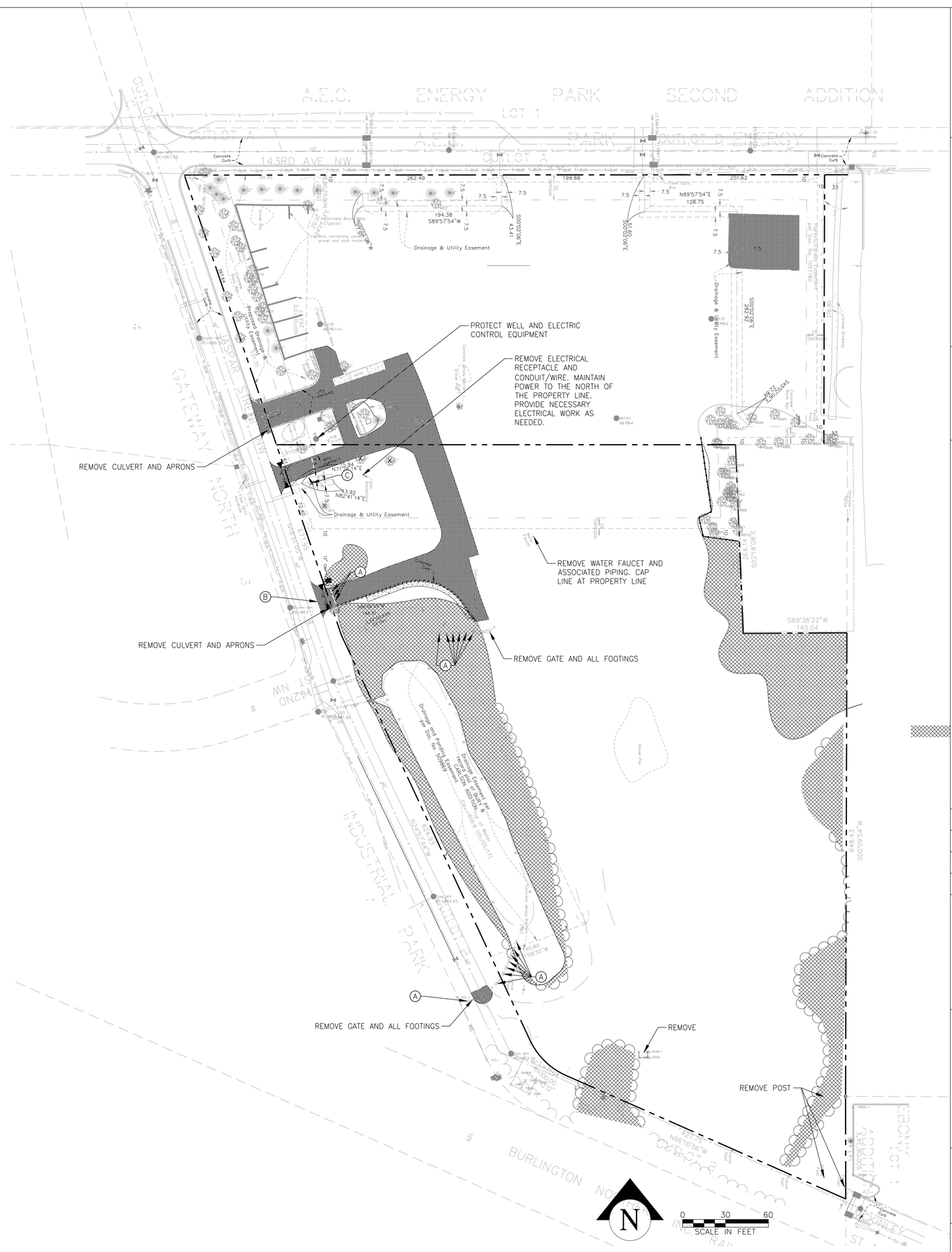
SHEET NO:
G003

PLOTTED: 6/1/2020 9:53:09 PM PROJECT NAME: Project Name

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EXISTING CONDITIONS AND SITE REMOVALS NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY (TYPE OR TITLE) BY SURVEY FIRM, DATED 00-00-0000.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFYING THE CIVIL ENGINEER AND OWNER IMMEDIATELY OF ANY DISCREPANCIES. THIS INCLUDES, BUT NOT LIMITED TO, TOPOGRAPHY, ELEVATIONS, UTILITIES, VEGETATION, AND OTHER RELATED ITEMS.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES. THE CONTRACTOR SHALL SUBMIT A TICKET FOR PUBLIC UTILITY LOCATES 48 HOURS PRIOR TO ANY GRADING, EXCAVATION, OR UTILITY WORK THROUGH "GOPHER STATE ONE CALL" (GSOC) AT WWW.GSOCSUBMIT.ORG, OR CALLING 811, ALONG WITH ANY FOLLOW-UP TO MISSING INFORMATION. THE CONTRACTOR MUST HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE PRIVATE UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS AND IMPROVEMENTS. SEE EROSION CONTROL PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED DOCUMENTS.
5. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, REPAIRING, OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. PROVIDE SAWCUT AT PAVEMENT EDGE REMOVAL. PROVIDE SMOOTH TRANSITION OF ANY REMOVAL OR IMPROVEMENTS AT DISTURBANCE EDGE. HAUL AND DISPOSE OF ALL REMOVAL ITEMS OFF-SITE.
6. CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ITEMS ILLUSTRATED ON THE PLANS AND OTHER ITEMS, AS NECESSARY FOR THE PROJECT AND RELATED IMPROVEMENTS. THIS INCLUDES ITEMS SUCH AS BUILDINGS, ACCESSORY STRUCTURES, FOUNDATIONS, PAVEMENTS, DEBRIS, VEGETATION, SUBSURFACE ITEMS (UTILITIES), UNDESIRED SOIL, AND OTHER RELATED ITEMS. VERIFY ALL SOIL CORRECTIONS WITH GEOTECH REPORT AND RECOMMENDATIONS, UNLESS NOTED OTHERWISE. HAUL AND DISPOSE OF ALL REMOVAL ITEMS OFF-SITE.
7. CONTRACTOR SHALL REMOVE, REPAIR AND/OR RELOCATE EXISTING PRIVATE OR PUBLIC UTILITIES AS NECESSARY, WHETHER STATED ON THE PLANS OR NOT, INCLUDING ANY RELATED PERMITS AND FEES. CONTRACTOR TO COORDINATE AND RECEIVE APPROVAL FOR ACTIVITIES WITH OWNER AND UTILITY COMPANIES BEFORE STARTING WORK.
8. CLEAR, GRUB, AND REMOVE ALL TREES AND VEGETATION WITHIN THE CONSTRUCTION LIMITS, OR AS NOTED. STRIP TOPSOIL, STOCKPILE, AND REDISTRIBUTE PER GRADING PLAN.
9. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO REMAIN, OR AS ILLUSTRATED, WITHIN LIMITS OF DISTURBANCE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT. NO DETRIMENTAL CONDITIONS TO OCCUR AT TREE PRESERVATION AREAS, SUCH AS STORAGE OF EQUIPMENT/MATERIALS, CHEMICAL WASH, OR EXCAVATION.
10. CONTRACTOR SHALL PROVIDE ALL STAGING AND TEMPORARY TRAFFIC CONTROL FOR THE PROJECT, AS APPROVED BY THE OWNER AND GOVERNING AGENCY. PROVIDE MINIMAL DISRUPTION TO ADJACENT PROPERTIES AND STREETS, OR AS DIRECTED BY PROPERTY OWNER.
11. CONTRACTOR SHALL PROVIDE TEMPORARY CONDITIONS, SUCH AS CONSTRUCTION TRAILER, TEMPORARY FENCING, AND OTHER SECURITY MEASURES FOR THE LENGTH OF THE ENTIRE PROJECT.
12. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE.
13. FOR ANY SALVAGE AND/OR REINSTALL ITEMS, CONTRACTOR TO PROVIDE ALL WORK RELATED TO RE-LOCATION (TEMP AND PERMANENT), STORAGE, AND PROTECTION.


A.E.C. ENERGY PARK SECOND ADDITION
LOT 1
OUTLOT A
143RD AVE NW
PROTECT WELL AND ELECTRIC CONTROL EQUIPMENT
REMOVE ELECTRICAL RECEPTACLE AND CONDUIT/WIRE. MAINTAIN POWER TO THE NORTH OF THE PROPERTY LINE. PROVIDE NECESSARY ELECTRICAL WORK AS NEEDED.
REMOVE CULVERT AND APRONS
REMOVE WATER FAUCET AND ASSOCIATED PIPING. CAP LINE AT PROPERTY LINE
REMOVE CULVERT AND APRONS
REMOVE GATE AND ALL FOOTINGS
REMOVE GATE AND ALL FOOTINGS
REMOVE
REMOVE POST
Drainage & Utility Easement
Proposed Driveway
Proposed Parking Lot
Proposed Building
Concrete Curb
Concrete Block Bins containing various gravel and rock mixes (Typical)
GATEWAY NORTH
INDUSTRIAL PARK
BURLINGTON NORTHERN SANTA FE RAILWAY
Drainage and Ponding Easement per Doc. No. 5883973
Drainage Easement per A.E.C. ENERGY PARK SECOND ADDITION
Gravel Pad
Gravel Driveway
Concrete Slab
Concrete Curb & Gutter
Concrete Sidewalk
Bituminous Pavement
Bituminous Curb & Gutter
Concrete Pavement
Concrete Curb & Gutter

SITE NOTES

1. SEE EXISTING CONDITIONS AND REMOVAL PLAN, ALONG WITH ANY RELATED SURVEYS FOR DETAILS ON PROPERTY BACKGROUND INFORMATION.
2. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION ON BUILDINGS, MONUMENT SIGNS, TRASH ENCLOSURES, AND OTHER RELATED ITEMS. VERIFY WITH ARCHITECTURAL PLANS THE EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, TRUCK DOCKS/SERVICE, AND OTHER RELATED BUILDING ITEMS.
3. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING LOCATIONS, DETAILS AND PHOTOMETRICS.
4. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF CONCRETE, OR EXTERIOR FACE OF BUILDING, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB), UNLESS OTHERWISE NOTED.
6. ALL CURB AND GUTTER SHALL BE CONCRETE B612 UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS, OR AS APPROVED.
8. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, OR AS NOTED. PAVEMENT AND OTHER IMPROVEMENTS TO ADHERE TO ALL AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE. CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.
9. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
10. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.
11. CONTRACTOR SHALL PROVIDE ALL SITE GOVERNMENTAL PERMITS AND FEES.

SIGNAGE AND STRIPING NOTES

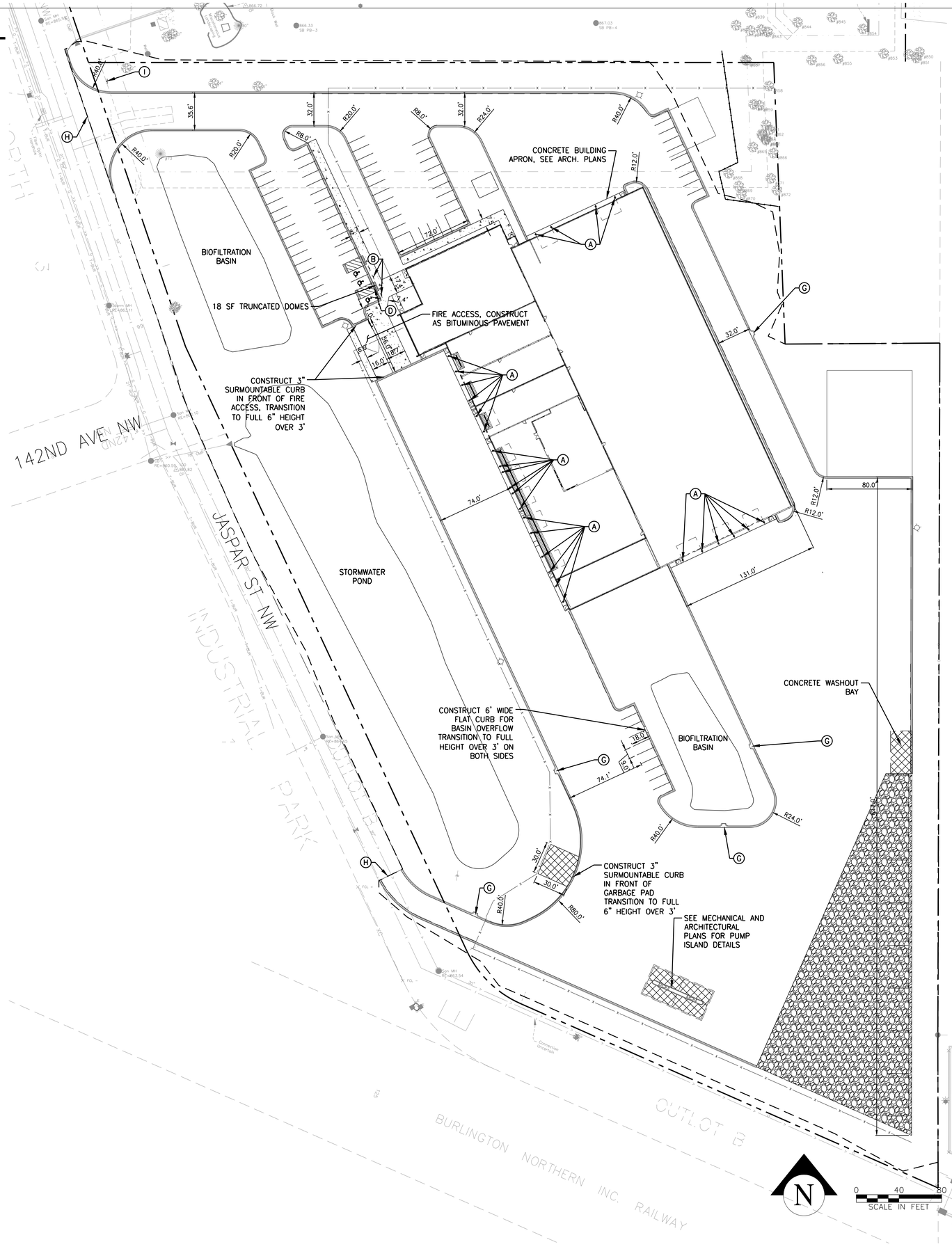
1. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), OR AS NOTED OTHERWISE.
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
3. ACCESSIBLE PARKING SIGNS AND MARKINGS PER LATEST ADA CODE AND REQUIREMENTS. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT. SIGNS TO BE LOCATED AT THE HEAD OF THE PARKING SPACE. SEE ACCESSIBLE PARKING DETAILS.
4. ALL SIGNS SHALL INCLUDE MOUNTING HARDWARE, POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
5. IF NOTED, ALL STOP SIGNS SHALL INCLUDE A 12" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB, UNLESS OTHERWISE NOTED.

SITE KEY NOTES:

- (A) BOLLARD (ALSO SEE ARCH)
- (B) INSTALL ADA PARKING SIGN PER MINNESOTA BUILDING CODE (R7-8m) AND VAN ACCESSIBLE SIGN (R7-8b)
- (C) INSTALL NO PARKING SIGN (R8-3a)
- (D) FLUSH CURB (SEE GRADING PLAN FOR LIMITS)
- (E) TRANSITION FROM 0" CURB HEIGHT TO 6" CURB HEIGHT, MAX 5.0% SLOPE
- (F) TRANSITION FROM 0" CURB HEIGHT TO 6" CURB HEIGHT OVER 5'-0"
- (G) CONSTRUCT FLARED CURB OUTLETS FOR SURFACE DRAINAGE
- (H) MATCH EXISTING
- (I) INSTALL 30" STOP SIGN (R1-1)

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE (PER CODE)
- 4" CONCRETE WALK
- 15" THICK AGGREGATE BASE CLASS 5
- TRUNCATED DOMES
- CURB AND GUTTER
- CURB AND GUTTER (TIP-OUT)
- CHAIN LINK FENCE WITH CONCRETE MAINTENANCE STRIP (SEE DETAIL)
- (16) PARKING SPACES PER ROW
- LIMITS OF DISTURBANCE



OERTEL ARCHITECTS
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www.oertelarchitects.com

CONSULTANTS:

NOTES:

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CITY OF RAMSEY PUBLIC WORKS FACILITY

JASPAR STREET NW
RAMSEY, MN, 55303

PROJECT NUMBER: XX-XX
DATE OF ISSUE: XXX XX, XXXX
DRAWN BY: XXX
CHECKED BY: ANC
REVISIONS:

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
DATE
LICENSE #

SHEET NAME: SITE PLAN

SHEET NO: C 102

PLOTTED: 5-27-2020 FILE NAME: 13361_Site Plan.dwg

SITE NOTES

1. SEE EXISTING CONDITIONS AND REMOVAL PLAN, ALONG WITH ANY RELATED SURVEYS FOR DETAILS ON PROPERTY BACKGROUND INFORMATION.
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6. ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB), UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE CONCRETE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS, OR AS APPROVED.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, OR AS NOTED. PAVEMENT AND OTHER IMPROVEMENTS TO ADHERE TO ALL AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS FOR ACCESSIBILITY, INCLUDING SLOPE. CONTACT ENGINEER IMMEDIATELY INVOLVING ANY DISCREPANCIES.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING.
12. CONTRACTOR SHALL PROVIDE ALL SITE GOVERNMENTAL PERMITS AND FEES.

SIGNAGE AND STRIPING NOTES

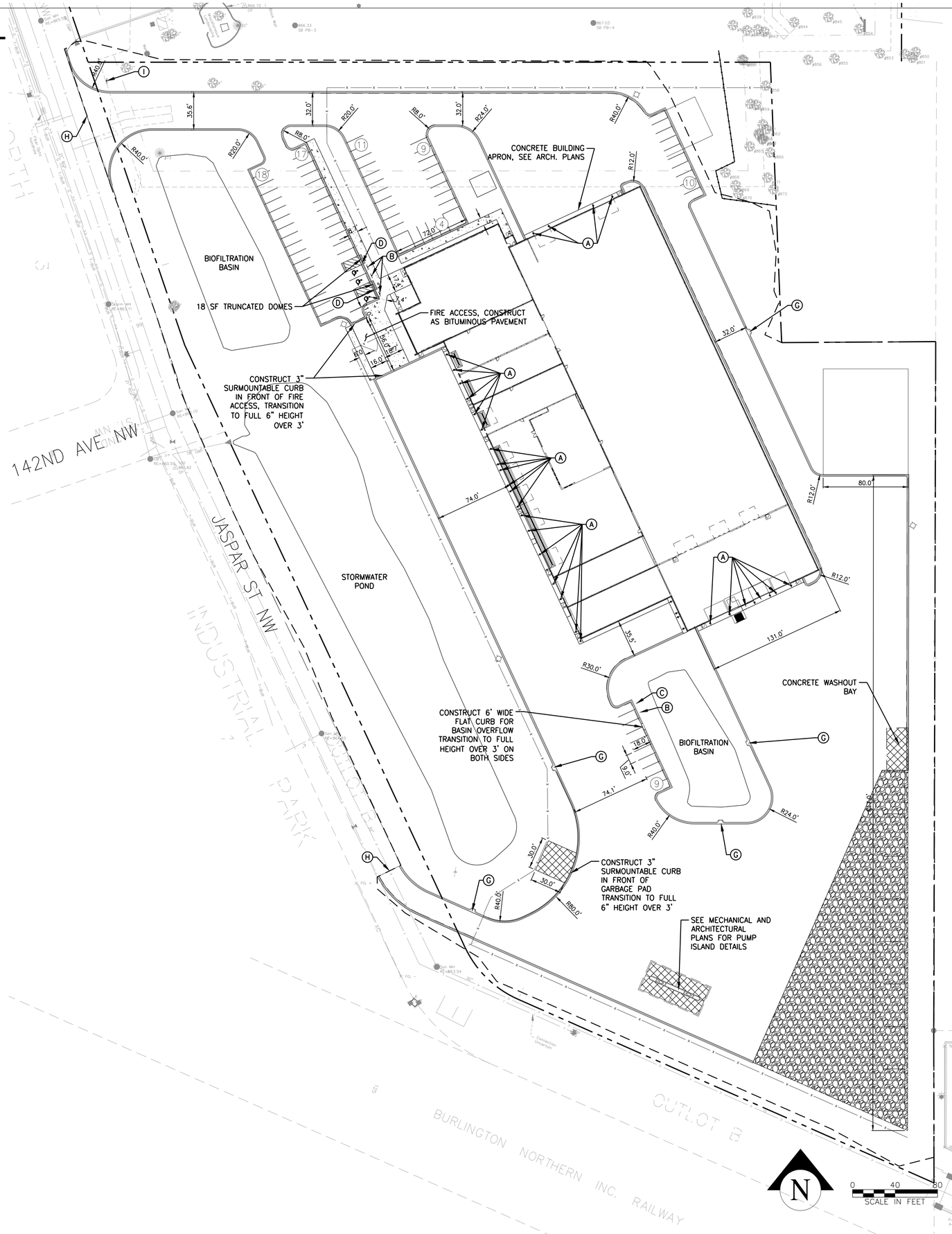
1. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD), OR AS NOTED OTHERWISE.
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
3. ACCESSIBLE PARKING SIGNS AND MARKINGS PER LATEST ADA CODE AND REQUIREMENTS. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT. SIGNS TO BE LOCATED AT THE HEAD OF THE PARKING SPACE. SEE ACCESSIBLE PARKING DETAILS.
4. ALL SIGNS SHALL INCLUDE MOUNTING HARDWARE, POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
5. IF NOTED, ALL STOP SIGNS SHALL INCLUDE A 12" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
6. ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB, UNLESS OTHERWISE NOTED.

SITE KEY NOTES:

- (A) BOLLARD (ALSO SEE ARCH)
- (B) INSTALL ADA PARKING SIGN PER MINNESOTA BUILDING CODE (R7-8m) AND VAN ACCESSIBLE SIGN (R7-8b)
- (C) INSTALL NO PARKING SIGN (R8-3a)
- (D) FLUSH CURB (SEE GRADING PLAN FOR LIMITS)
- (E) TRANSITION FROM 0" CURB HEIGHT TO 6" CURB HEIGHT, MAX 5.0% SLOPE
- (F) TRANSITION FROM 0" CURB HEIGHT TO 6" CURB HEIGHT OVER 5'-0"
- (G) CONSTRUCT FLARED CURB OUTLETS FOR SURFACE DRAINAGE
- (H) MATCH EXISTING
- (I) INSTALL 30" STOP SIGN (R1-1)

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE (PER CODE)
- 4" CONCRETE WALK
- TRUNCATED DOMES
- CURB AND GUTTER
- CURB AND GUTTER (TIP-OUT)
- CHAIN LINK FENCE
- (16) PARKING SPACES PER ROW
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING



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SITE PLAN
ADD ALTERNATE

SHEET NO:

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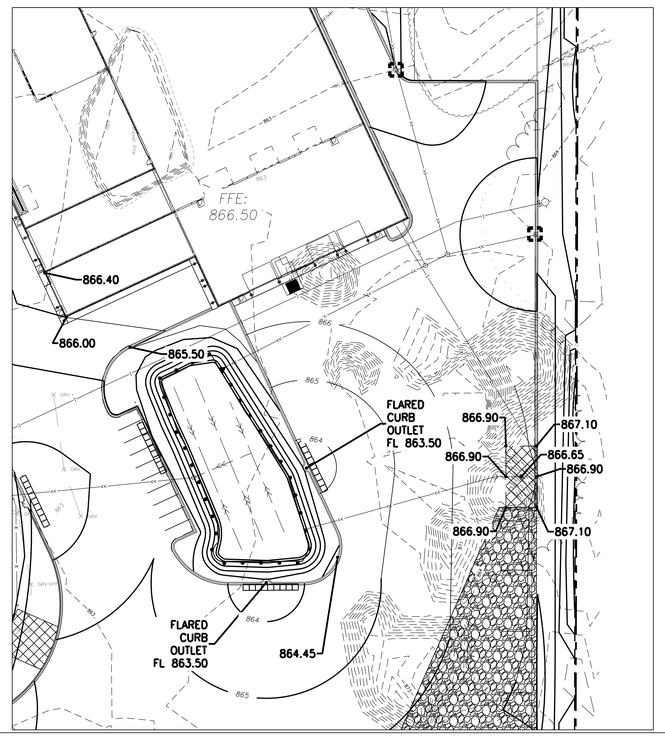
GRADING, DRAINAGE, AND EROSION CONTROL NOTES

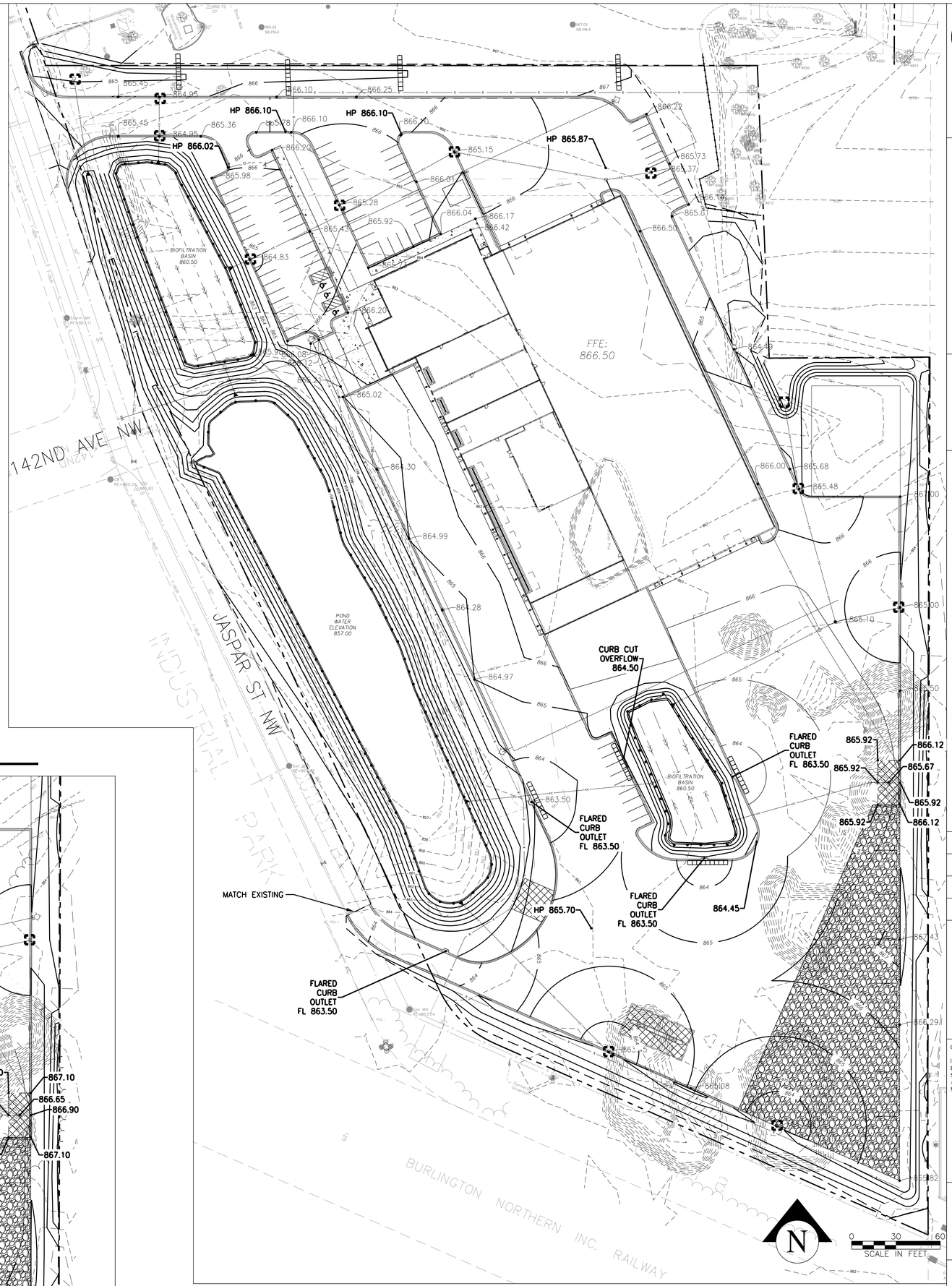
1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS FOR GRADING, SUBSOIL CORRECTIONS (IMPORT/EXPORT), RETAINING WALLS, TOPSOIL, EROSION CONTROL AND OTHER RELATED ITEMS.
4. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. STRIP, STOCKPILE, AND REDISTRIBUTE EXISTING TOPSOIL, AS SUITABLE.
7. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
8. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
9. DUST SHALL BE ADEQUATELY CONTROLLED.
10. ALL SLOPES 1:3 (V:H) OR GREATER REQUIRED TO RECEIVE SURFACE EROSION CONTROL WHETHER IT IS INDICATED ON THE PLAN OR NOT: MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES.
11. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
12. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
13. FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND/BASIN TO DESIGN CAPACITY.
14. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS VERIFYING PROPER CONSTRUCTION OF THE BEST MANAGMENT PRACTICES (BMP) – THE MORE RESTRICTIVE REQUIREMENT SHALL APPLY.
15. SEE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES AND DETAILS FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION CONTROL PERMITS/FEES, INSPECTORS, INSPECTIONS, AND DOCUMENTATION. PLAN REPRESENTS MINIMAL EROSION CONTROL, CONTRACTOR TO PROVIDE ADDITIONAL MEANS AND METHODS FOR THE PROJECT AS NECESSARY TO MAINTAIN COMPLIANCE.
16. CONTRACTOR TO PROVIDE ALL SUBGRADE SOIL CORRECTIONS, INCLUDING REMOVAL OF SUBGRADE DEBRIS, FOR PROJECT IMPROVEMENTS SUCH AS BUILDING, PAVEMENT, UTILITY, RETAINING WALLS, AND OTHER RELATED ITEMS. REFER TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR ANY ADDITIONAL SITE PREPARATION INFORMATION OR REQUIREMENTS.
17. IF GROUND WATER IS PRESENT IN THE EXCAVATION, OR IF THE EXPOSED SOILS ARE WET AND UNSTABLE, CONTACT THE OWNER OR ENGINEER FOR A RECOMMENDATION FROM THE GEOTECHNICAL ENGINEER.
18. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES AND SHALL MAINTAIN SAID MEASURES FOR DURATION OF CONSTRUCTION ACTIVITIES. UPON ESTABLISHMENT OF TURF, THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES AND DISPOSE OF OFF SITE.
19. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF SITE IN AN UNCONTROLLED MANOR. CONTRACTOR TO VERIFY AT PROJECT CLOSEOUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL.
20. CONTRACTOR SHALL PROVIDE REQUIRED EROSION CONTROL MONITORING, PER REQUIREMENTS AND CERTIFICATION, TO INSPECT AND DOCUMENT ALL EROSION CONTROL MEASURES WEEKLY (EVERY 7 DAYS) AND AFTER EVERY 0.5 INCH RAINFALL EVENT, PER REQUIREMENTS. CONTRACTOR TO PROVIDE CORRECTIVE MEASURES IMMEDIATELY FOR ANY NON-COMPLIANCE OBSERVATIONS.
21. ALL DISTURBED NON-PAVED AREAS SHALL RECEIVE TEMPORARY PROTECTION OR PERMANENT COVER WITHIN 14 DAYS OF DISTURBANCE OPERATIONS.
22. WHEN TRAPPED SEDIMENT REACHES 1/3 OF THE HEIGHT OF SILT FENCE, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
23. CATCH BASIN SEDIMENT FILTER SACKS SHALL BE CLEANED WHEN SEDIMENT REACHES 1/3 THE CAPACITY OF THE SACK.
24. WHEN SEDIMENT IS TRACKED ON TO PAVED SURFACES, IT SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY.
25. ANY SEDIMENT FROM THE CONSTRUCTION SITE THAT ACCUMULATES ON OR OFF THE OWNER'S PROPERTY SHALL BE REMOVED BY THE CONTRACTOR AT HIS/HER EXPENSE. ANY DAMAGE THAT OCCURS FROM THE ACCUMULATED SEDIMENT OR FROM THE CONTRACTOR'S REMOVAL OF THE SEDIMENT, SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
26. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
27. THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN. TEMPORARY STORMWATER IMPROVEMENTS SHALL BE PROVIDED UNTIL THE PERMANENT IMPROVEMENTS ARE ESTABLISHED. CONTRACTOR TO DESIGN AND SUBMIT ALL TEMPORARY STORMWATER ITEMS FOR ENGINEER APPROVAL.
28. CONTRACTOR TO PROVIDE ALL SURVEY CONSTRUCTION STAKING.

GRADING AND EROSION CONTROL LEGEND

- PROPERTY LINE
- 960 / 964 — PROPOSED CONTOURS
- 960 / 964 — EXISTING CONTOURS
- 813.56 — PROPOSED SPOT ELEVATION
  - TC = TOP OF CURB
  - GL = GUTTER LINE/BOTTOM OF CURB
  - HP/LP = HIGH/LOW POINT
  - BW = FINISHED GRADE AT LOW SIDE OF WALL (DOES NOT INCLUDE BURIED WALL)
  - TW = FINISHED GRADE AT HIGH SIDE OF WALL (DOES NOT INCLUDE TOP WALL COURSE OR CAP)
  - ± = MATCH EXISTING, FIELD VERIFY
- 2.0% — PROPOSED SURFACE SLOPE
- SILT FENCE
- BIO ROLL
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET CAT 3
- RIP-RAP
- STORM SEWER (SEE UTILITY PLAN)
- TIP-OUT GUTTER
- LIMITS OF DISTURBANCE

ALTERNATE GRADING PLAN





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GRADING, DRAINAGE, & EROSION CONTROL PLAN

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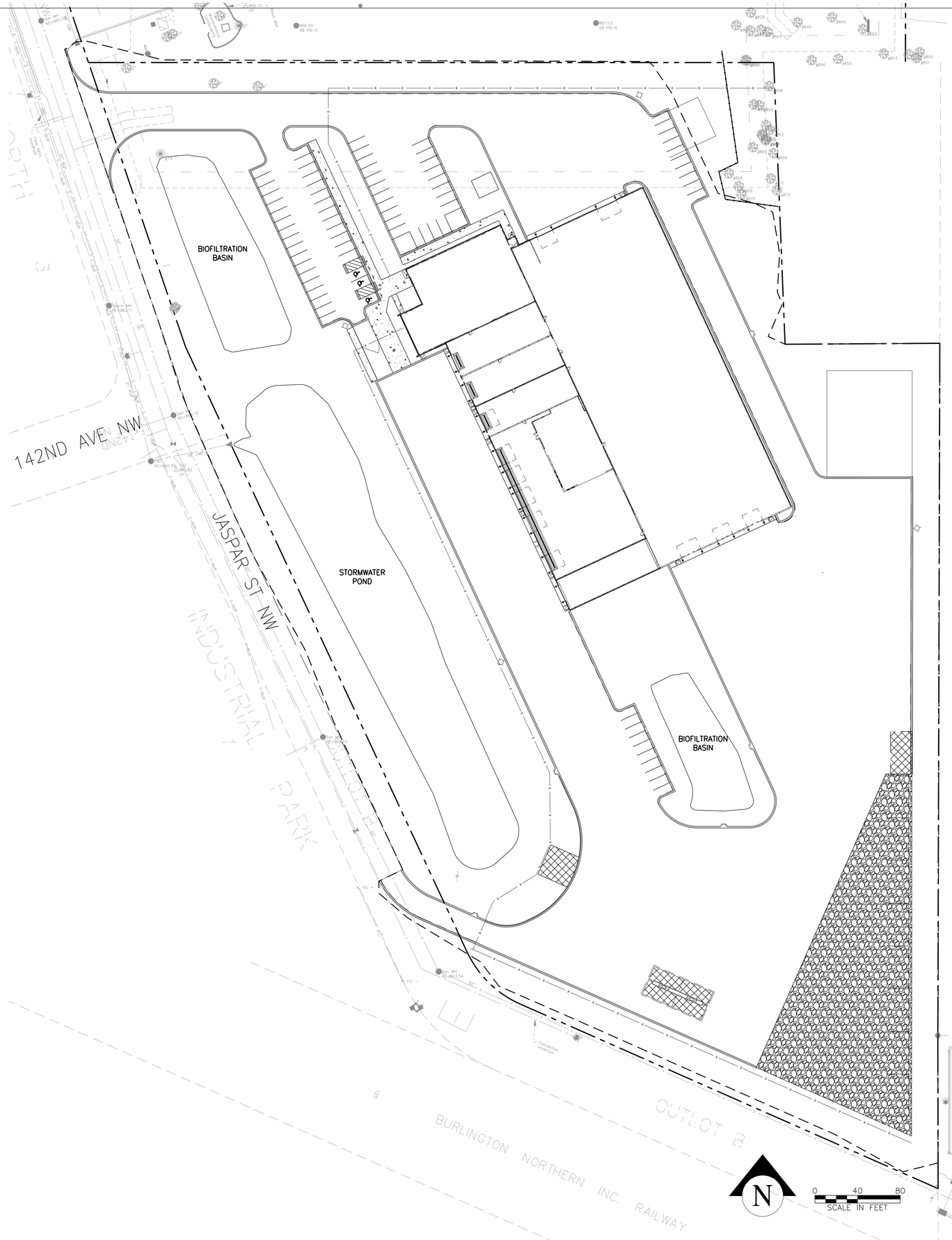
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STORMWATER SUMMARY

EXISTING IMPERVIOUS AREA: 4.80 ACRES
PROPOSED IMPERVIOUS AREA: 7.55 ACRES
REQUIRED FILTRATION VOLUME: 0.63 ACRE*FT
PROVIDED FILTRATION VOLUME: 0.70 ACRE*FT
BIOFILTRATION FOOTPRINT: 0.42 ACRES
EXISTING 2 YEAR OUTFLOW RATE: 2.93 CFS
PROPOSED 2 YEAR OUTFLOW RATE: 0.00 CFS (NO RUNOFF FROM SITE)
EXISTING 10 YEAR OUTFLOW RATE: 5.93 CFS
PROPOSED 10 YEAR OUTFLOW RATE: 0.00 CFS (NO RUNOFF FROM SITE)
EXISTING 100 YEAR OUTFLOW RATE: 12.67 CFS
PROPOSED 100 YEAR OUTFLOW RATE: 5.89 CFS
EXISTING 10 YR HIGH WATER ELEVATION: 862.69
PROPOSED 10 YR HIGH WATER ELEVATION: 862.31
EXISTING 100 YR HIGH WATER ELEVATION: 863.13
PROPOSED 100 YR HIGH WATER ELEVATION: 863.03
TOTAL PROPOSED POND STORAGE VOLUME: 8.68 ACRE*FT

SITE LEGEND

- PROPERTY LINE
- 4" CONCRETE WALK
- 15" THICK AGGREGATE BASE CLASS 5
- TRUNCATED DOMES
- CURB AND GUTTER
- CURB AND GUTTER (TIP-OUT)
- CHAIN LINK FENCE WITH CONCRETE MAINTENANCE STRIP (SEE DETAIL)
- (16) PARKING SPACES PER ROW
- LIMITS OF DISTURBANCE



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STORMWATER MANAGEMENT SUMMARY

SHEET NO:

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT DESCRIPTION/LOCATION AND SCOPE

SEE COVER SHEET FOR LOCATION MAP AND PROJECT NUMBERS. THE SCOPE OF THIS PROJECT INCLUDES THE CONSTRUCTION OF THE "PROJECT" MINNEAPOLIS, MINNESOTA.

SPECIAL AND IMPAIRED WATERS
THE MISSISSIPPI RIVER IS LOCATED WITHIN 1 MILE OF THE PROJCET LIMITS, IS IMPAIRED FECAL COLIFORM, MERCURY IN FISH TISSUE, MERCURY IN WATER COLUMN, NUTRIETS, PCB IN FISH TISSUE, PFOS IN FISH TISSUE, PFOS IN WATER COLUMN, TOTAL SUSPENDED SOLIDS. THESE IMPAIRMENTS ARE CONSIDERED TO BE CONSTRUCTION RELATED PARAMETERS AND REQUIRE THE ADDITIONAL BMPS FOUND IN ITEMS 23.9 AND 23.10 OF THE NPDES PERMIT.

ENVIRONMENTALLY SENSITIVE AREAS
THERE ARE NO WETLANDS WITHIN OR ADJACENT TO THE PROJECT THAT WILL BE IMPACTED.

LONG TERM MAINTENANCE AND OPERATION
LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORMWATER SYSTEM WILL BE PERFORMED BY THE UNIVERSITY OF MINNESOTA.

SWPPP DEVELOPMENT AND MAINTENANCE
THIS SWPPP WAS PREPARED BY PERSONNEL WHO ARE CERTIFIED IN THE DESIGN OF CONSTRUCTION SWPPPS. COPIES OF THE CERTIFICATIONS ARE AVAILABLE UPON REQUEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WHO SHALL BE RESPONSIBLE FOR FINALIZING, CERTIFYING, AND MAINTAINING THE SWPPP DOCUMENT AND OVERSEEING THE IMPLEMENTATION OF THE SWPPP. SEE BELOW FOR ADDITIONAL REQUIREMENTS. CERTIFIED SWPPP DESIGNER CONTACT: SRF – ANDREW TOAY 763-249-6736.

SWPPP AMENDMENTS
THE SWPPP SHALL BE AMENDED WHEN:

A. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASON HAVING A SIGNIFICANT EFFECT ON DISCHARGE OF POLLUTANTS.

B. INSPECTIONS INDICATE THE SWPPP IS NOT EFFECTIVE.

C. A WATER QUALITY STANDARD CHANGES AND THE MPCA DETERMINES THE SWPPP SHALL BE AMENDED TO COMPLY.

A DESCRIPTION OF ANY CHANGE TO THE SWPPP, ALONG WITH THE DATE AND NAME OF THE REVISION SHALL BE RECORDED AND INCLUDED WITH THE SWPPP AND RETAINED ON SITE. THE OWNER SHALL RETAIN ALL RECORDS AFTER COMPLETION OF THE PROJECT.

DRINKING WATER SOURCE MANAGEMENT AREA (DWSMA) AND KARST REGIONS
THE PROJECT IS NOT LOCATED IN A DWSMA AREA OR A KARST AREA.

SOIL TYPES
SOIL TYPES FOUND ON THIS PROJECT CAN BE CHARACTERIZED SAND AND SILTY SAND.

LAND FEATURE CHANGE
LAND FEATURE CHANGES ARE ANTICIPATED WITH THIS PROJECT TO ACCOMMODATE THE PROPOSED STREET IMPROVEMENTS, ADJACENT DRIVEWAYS, SIDEWALKS, AND PEDESTRIAN PAVALLIONS.

TOTAL DISTURBED AREA =	1.20 AC
EXISTING IMPERVIOUS AREA =	0.74 AC
PROPOSED IMPERVIOUS AREA =	0.74 AC
INCREASED IMPERVIOUS AREA =	0.00 AC

PROJECT CONTACTS
UMN PROJECT MANAGAER (OWNER) AND GENERAL CONTRACTOR (OPERATOR) ARE RESPONSIBLE FOR THE IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED.

ORGANIZATION	CONTACT NAME	PHONE
UNIVERSITY OF MINNESOTA	PETE NICKEL	612-626-0861
SRF CONSULTING GROUP (CONSULTANT)	MIKE AARON	763-475-0010
MPCA DUTY OFFICER 24 HOUR EMERGENCY NOTIFICATION:		651-649-5451 800-422-0798
OVERSEER – JE DUNN	RIK MYHRE	952-833-5907
INSTALLER – JE DUNN	ERIK HERMANSON	952-830-9000

LOCATION OF SWPPP REQUIREMENTS
THE REQUIRED SWPPP ELEMENTS MAY BE LOCATED IN MANY PLACES WITHIN THE PLAN SET AS WELL AS IN THE SPECIAL PROVISIONS, CONSTRUCTION DIARIES ARE ON FILE WITH THE PROJECT OWNER. THERE MAY BE ADDITIONAL REQUIRED SWPPP ELEMENTS INCLUDED ON THE PROJECT THAT ARE NOT LISTED ON THIS SHEET. IN ADDITION, THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT SHOULD BE REVIEWED AND CONSULTED BY THE EROSION AND SEDIMENT CONTROL SUPERVISOR.

GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION STORMWATER PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA (FORM IS AVAILABLE FROM MPCA WEBSITE). THE CONTRACTOR SHALL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP SHALL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.
2. THE CONTRACTOR SHALL PREPARE A WRITTEN, NOT ORAL, WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEER'S APPROVAL AS PER MNDOT SPEC. 1717.2C.
3. IT IS NOT ANTICIPATED THAT THE CONTRACTOR WILL BE REQUIRED TO PERFORM BURNING OF ANY MATERIAL WITHIN PROJECT BOUNDARY. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
4. THE CONTRACTOR SHALL PLACE STABILIZED CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV.C. OF THE NPDES PERMIT. STABILIZED CONSTRUCTION EXITS SHALL BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT. STABILIZED CONSTRUCTION EXITS SHALL BE INCIDENTAL.
5. ALL TOPSOIL IN DISTURBED AREAS SHALL BE REMOVED AND STOCKPILED FOR LATER PLACEMENT. AVOID COMPACTION AS MUCH AS IS FEASIBLE IN ALL AREAS WHERE COMPACTION IS NOT REQUIRED FOR CONSTRUCTION. COMPACTION SHALL BE AVOIDED IN ALL AREAS DESIGNATED FOR INFILTRATION.
6. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTEN PERMISSION PRIOR TO PROCEEDING. PRESERVE ALL BUFFERS (IF ANY) SHOWN ON THE PLANS.
7. DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS AND ROUTE STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER POSSIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION AND NUISANCE CONDITIONS.
8. PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.
9. TEMPORARY DEWATERING ACTIVITIES MAY BE REQUIRED. THEREFORE, IT IS POSSIBLE THAT A PERMIT FOR THE TEMPORARY APPROPRIATION OF WATERS OF THE STATE FROM MNDNR SHALL BE REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS PERMIT (FORMS ARE AVAILABLE FROM THE MNDNR WEBSITE). ALL TEMPORARY DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SITE MANAGEMENT PLANS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO COMMENCING WORK ACCORDING TO SPEC 1717.2D. TEMPORARY DEWATERING SHALL BE INCIDENTAL.
10. BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER SHALL BE DISCHARGED TO TEMPORARY SEDIMENT BASINS WHENEVER POSSIBLE. IN THE EVENT THAT IT IS NOT POSSIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN THE WATER SHALL BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS.
11. IT IS NOT ANTICIPATED THAT POLYMERS, FLOCCULANTS OR OTHER SEDIMENTATION TREATMENT CHEMICALS SHALL BE USED. HOWEVER, IF THE USE OF SUCH CHEMICALS BECOMES NECESSARY TO COMPLY WITH PERMIT REQUIREMENTS, IT SHALL BE IN ACCORDANCE WITH PART IV.C.10. OF THE CONSTRUCTION GENERAL PERMIT.
12. PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
13. SEDIMENT CONTROL DEVICES SHALL BE ESTABLISHED ON AL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT DISTURBING ACTIVITIES BEGIN.
14. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ONSITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED. IF SEDIMENT CONTROLS ARE OVERLOADED (BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE), ADDITIONAL UPGRADIENT OR REDUNDANT BMPS SHALL BE PLACED.
15. STORM SEWER INLETS SHALL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION FOR EACH SPECIFIC PHASE OF CONSTRUCTION. PROVIDE INLET PROTECTION DEVICES WITH EMERGENCY OVERFLOW CAPABILITIES. SILT FENCE PLACED IN THE INLET GRATE IS NOT AN ACCEPTABLE INLET PROTECTION BMP FOR GRADING OPERATIONS (THIS BMP SHALL BE ACCEPTED ONLY FOR SHORT INTERVALS DURING MILLING OR PAVING OPERATIONS). INLET PROTECTION DEVICES MAY NEED TO BE PLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE CONTRACT. INLET PROTECTION DEVICES SHALL BE PAID FOR ONCE PER INLET REGARDLESS OF THE NUMBER OF TIMES THE BMP IS PLACED. ALL STORM SEWER INLET PROTECTION DEVICES SHALL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IF THE PROJECT ENGINEER DEEMS AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL, IN POOR CONDITION, INEFFECTIVE OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES IT SHALL BE REPLACED WITH A SUITABLE ALTERNATIVE AT NO COST TO THE OWNER.

POLLUTION PREVENTION NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, PROVIDING THE FOLLOWING (ITEMS LISTED ARE INCIDENTAL):

   A. WASHOUT AREAS FOR CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS FOR USE BY ALL SUBCONTRACTORS AND MATERIAL TESTING PERSONNEL. LOCATION OF WASHOUT AREAS SHALL BE IDENTIFIED BY SIGNAGE AND SHALL BE AT LEAST 200 FT. FROM SITE MANAGEMENT PLAN REQUIREMENT AREAS (IF APPLICABLE) OR ENVIRONMENTALLY SENSITIVE AREAS, AND UTILIZE A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF ONTO ADJACENT SOILS. AN ENGINEERED COLLECTION SYSTEM CAN ALSO BE USED IF IT IS APPROVED BY THE PROJECT ENGINEER.

   B. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PROJECT ENGINEER FOR A CHEMICAL STORAGE AREA AND SHALL DESIGNATE AN AREA FOR FUELING AND MINOR MAINTENANCE OF CONSTRUCTION VEHICLES (INCLUDING WASHING) WITH MEANS TO CAPTURE ANY FUEL SPILLS. RUNOFF SHALL BE CONTAINED IN A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL AND ALL WASTE GENERATED SHALL BE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

   C. SOLID WASTE COLLECTION AND REMOVAL.

   D. SECONDARY CONTAINMENT FOR STORAGE OF HAZARDOUS MATERIALS.

   E. SECURED HAZARDOUS WASTE STORAGE CONTAINERS

   F. CHEMICAL SPILL KITS (SHALL BE PROVIDED AT EACH LOCATION WHERE CHEMICALS ARE USED OR STORED AND ANY LOCATION WHERE VEHICLES ARE FUELED OR MAINTAINED).

   G. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING

2. CHEMICALS SHALL BE KEPT IN A SECURE STORAGE AREA WITH RESTRICTED ACCESS IN SEALED CONTAINERS WHEN NOT IN USE. RETURN ALL CHEMICALS TO THE DESIGNATED STORAGE AREA BY THE END OF THE DAY UNLESS INFEASIBLE. CHEMICAL STORAGE CONTAINERS SHALL HAVE SECONDARY CONTAINMENT WHEN BEING USED OR STORED ON THE PROJECT SITE, AND PRODUCTS OR CHEMICALS THAT MAY LEACH POLLUTANTS SHALL BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOF). CHEMICAL SPILLS OF ANY KIND (OIL, FUEL, FERTILIZER, ETC.) SHALL BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR SHALL HAVE A SPILL KIT ON SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING AND FOLLOWING A WRITTEN DISPOSAL PLAN FOR ALL HAZARDOUS WASTE MATERIALS. THE PLAN SHALL INCLUDE HOW THE MATERIAL SHALL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE AND SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO WORK ON SITE. LEAKS, SPILLS, OR OTHER RELEASES SHALL BE RESPONDED TO IN ACCORDANCE WITH MPCA SPILL CONTAINMENT AND REMEDIAL ACTION PROCEDURES.
4. THE CONTRACTOR SHALL USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS, AND ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
5. THE CONTRACTOR SHALL USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, SAW CUT SLURRY, PLANING WASTE AND OTHER CONCRETE WASTES FROM LEAVING PUBLIC RIGHT OF WAY, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS OR ENTERING STORMWATER CONVEYANCE SYSTEM INCLUDING INLETS AND CURB FLOW LINES. ONSITE RELEASE OF CONCRETE SLURRY IS PERMISSIBLE IF MINNESOTA POLLUTION CONTROL GUIDANCE FOR ROAD CONSTRUCTION CONCRETE SLURRY AND THE REQUIREMENTS OF THE SPECIAL PROVISIONS ARE FOLLOWED.

EROSION CONTROL SUPERVISOR, INSPECTIONS AND MAINTENANCE NOTES

1. IN ACCORDANCE WITH SPEC. 2573.3 A1, THE CONTRACTOR SHALL PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS. PROVIDE PROOF OF CERTIFICATION (UNIVERSITY OF MINNESOTA – CONSTRUCTION SITE MANAGEMENT) AT THE PRECONSTRUCTION MEETING. WORK SHALL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED. THE EROSION CONTROL SUPERVISOR IS INCIDENTAL.
2. THE EROSION CONTROL SUPERVISOR SHALL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA.
3. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE INSPECTION AND MAINTENANCE REQUIREMENTS STATED IN THE NPDES PERMIT PART IV. E. INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE SHALL OCCUR A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS (IN NO CASE SHALL THE TIME BETWEEN INSPECTIONS EXCEED 7 DAYS). RAINFALL AMOUNTS SHALL BE OBTAINED USING A PROPERLY MAINTAINED RAIN GAUGE ONSITE OR BY A WEATHER STATION THAT IS WITHIN ONE MILE. THE EROSION CONTROL SUPERVISOR SHALL THOROUGHLY INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO ENSURE INTEGRITY AND EFFECTIVENESS OF EACH BMP.
4. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION SHALL BE RECORDED IN WRITING WITHIN 24 HOURS AND THESE RECORDS SHALL BE RETAINED WITH THE SWPPP. INSPECTION REPORTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND SWPPP DESIGNER IN A FORMAT APPROVED BY THE ENGINEER. INSPECTION RECORDS SHALL INCLUDE:

   A. DATE AND TIME OF INSPECTIONS;

   B. NAME OF PERSONS CONDUCTING INSPECTIONS;

   C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;

   D. CORRECTIVE ACTIONS TAKEN INCLUDING DATES, TIMES, AND THE PARTY COMPLETING MAINTENANCE ACTIVITIES;

   E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS;

   F. LOCATION, DESCRIPTION AND PHOTO OF ANY DISCHARGES OFF THE PROJECT SITE.

   G. DOCUMENTS AND CHANGES MADE TO THE SWPPP.

5. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS (INSPECTIONS MAY BE REDUCED UNDER CERTAIN CONDITIONS AS COVER IS ESTABLISHED AND CONDITIONS CHANGE AS DESCRIBED IN PART IV. E OF THE NPDES PERMIT):

   A. SILT FENCE SHALL BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE SILT FENCE. REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

   B. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.

   C. TEMPORARY SEDIMENT BASINS, IF REQUIRED, SHALL HAVE THE SEDIMENT REMOVED ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY.

   D. REMOVE ANY SEDIMENT DEPOSITED IN SURFACE WATERS. SEDIMENT SHALL BE REMOVED AND ANY AREA DISTURBED BY THE REMOVAL RESTABILIZED WITHIN 7 DAYS OF DISCOVERY. A SITE MANAGEMENT PLAN IS REQUIRED FOR WORK IN ANY SURFACE WATER AND APPROPRIATE AUTHORITIES SHALL BE CONTACTED PRIOR TO COMMENCING WORK.

   E. TRACKED SEDIMENT SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OF TRACKING ONTO PAVED SURFACES.

   F. ALL OTHER NONFUNCTIONAL BMPS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY.

   G. REINSTALL AS QUICKLY AS POSSIBLE ANY BMP REMOVED TO ACCOMMODATE SHORT TERM ACTIVITIES.

   H. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH PART II.C OF THE CONSTRUCTION GENERAL PERMIT. SEDIMENT REMOVAL AND MAINTENANCE OF BMPS IS INCIDENTAL. THE CONTRACTOR SHALL PROTECT THE BASIN FROM COMPACTION AND RUNOFF CONTAINING SILT-LADEN STORMWATER. UPSTREAM AREAS SHOULD BE STABILIZED AND TURF ESTABLISHED PRIOR TO CONSTRUCTION OF THE BASINS. BASIN AREAS SHALL NOT BE UTILIZED FOR STOCKPILES AND COMPACTION BY HEAVY EQUIPMENT MUST BE AVOIDED.

6. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS A TEMPORARY SEDIMENT BASIN OR SEDIMENT TRAP TO THE DESIGN CAPACITY AFTER ALL UPGRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
7. BMP QUANTITIES
   SILT FENCE
   BIOLOG 164
   INLET PROTECTION 6

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CITY OF RAMSEY
PUBLIC WORKS FACILITY
JASPAR STREET NW
RAMSEY, MN, 55303

PROJECT NUMBER: XX-XX

DATE OF ISSUE: XXX XX, XXXX

DRAWN BY: XXX

CHECKED BY: ANC

REVISIONS:

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

DATE

LICENSE #

SHEET NAME:
GRADING, DRAINAGE, & EROSION CONTROL PLAN

SHEET NO:
C 105

PLOTTED: 5-27-2020 FILE NAME: 13361_Grading Drainage Erosion Control Plan.dwg

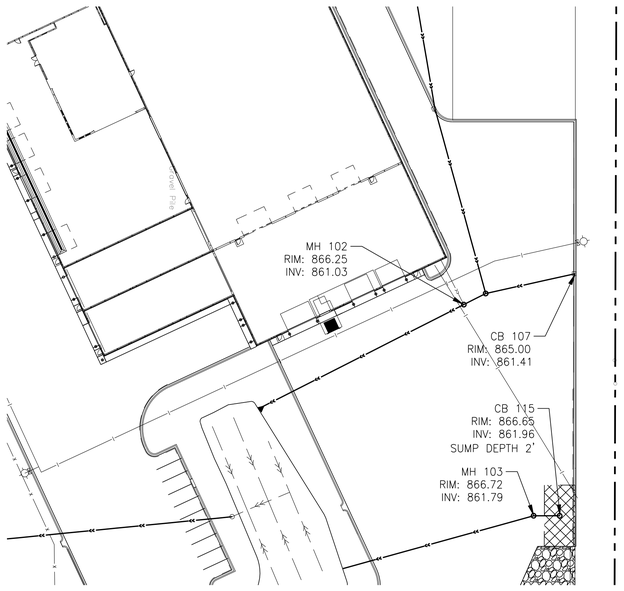
UTILITY NOTES

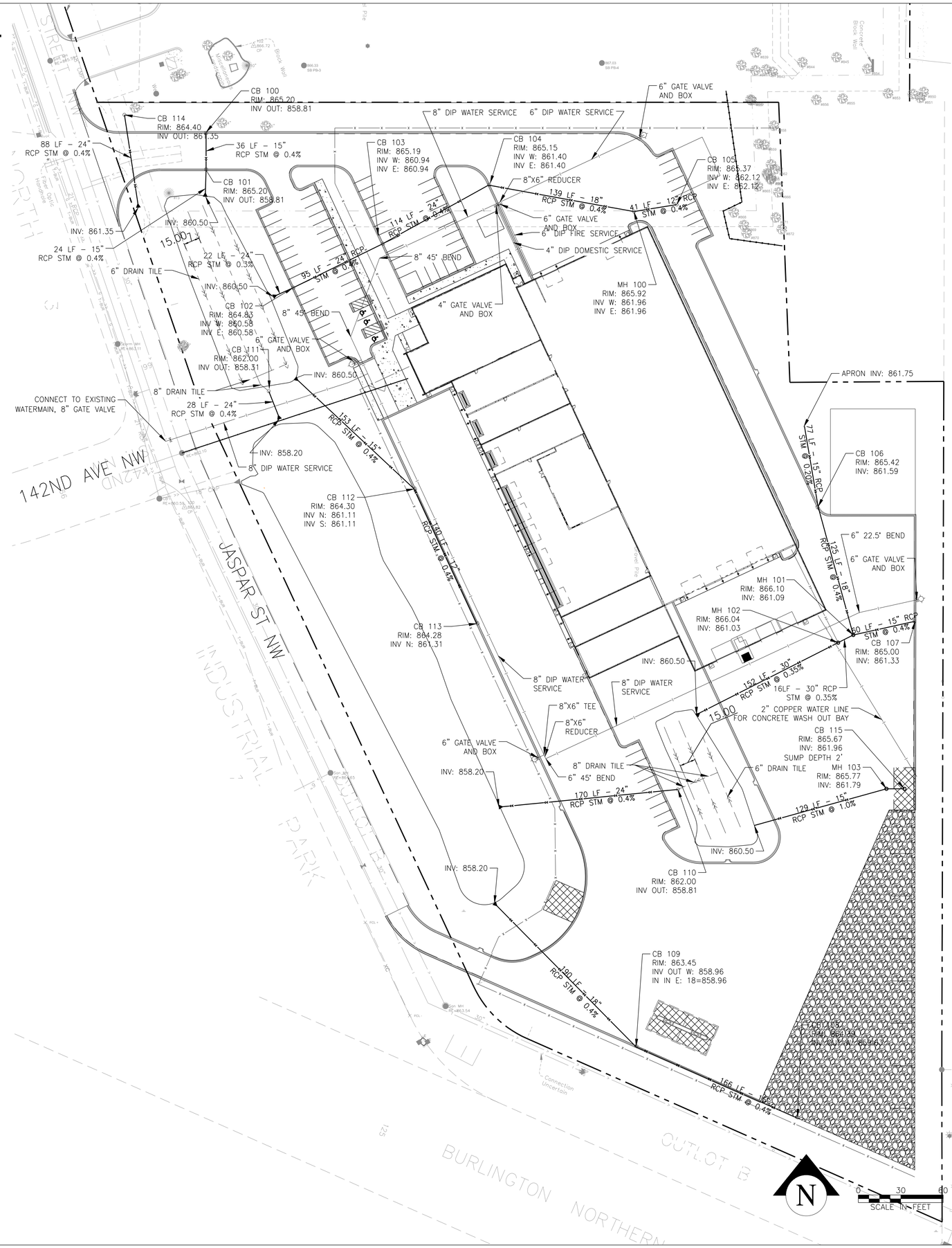
1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES. CONTACT GOPHER SATE ONE CALL PER STATE STATUTES FOR PUBLIC UTILITY LOCATES PRIOR TO ANY EXCAVATION. THE CONTRACTOR MUST HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE PRIVATE UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION.
3. SEE EXISTING CONDITIONS FOR SURVEY INFORMATION. THE ENGINEER CAN NOT BE HELD RESPONSIBLE FOR INACCURACIES RELATED TO THE SURVEY INFORMATION.
4. COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR UTILITY MATERIALS, INSTALLATION, AND TESTING.
5. OBTAIN ALL PERMITS OR APPROVALS FROM LOCAL UTILITY OWNERS PRIOR TO BEGINNING UTILITY INSTALLATIONS. NOTIFY UTILITY OWNERS OF THE START OF CONSTRUCTION FOR THE PROJECT AND ANY SPECIFIC UTILITY WORK AT LEAST 48 HOURS IN ADVANCE.
6. FIELD VERIFY AND COORDINATE ALL BUILDING UTILITY CONNECTIONS AND PUBLIC UTILITY SERVICE CONNECTIONS PRIOR TO CONSTRUCTION, INCLUDING LOCATION, TYPE, SIZE, AND INVERT ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE PLAN FOR RESOLUTION PRIOR TO BEGINNING UTILITY INSTALLATIONS.
7. ADJUST, OR ARRANGE TO BE ADJUSTED BY UTILITY OWNER, ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET IN PAVED AREAS TO MEET OWNER'S REQUIREMENTS FOR TRAFFIC LOADING.
8. SERVICE UTILITIES, SUCH AS ELECTRIC (TRANSFORMER), GAS, TELEPHONE, CABLE, FIBER OPTIC, AND OTHER RELATED SMALL UTILITIES, MAY BE SHOWN FOR GENERAL REFERENCE AND ARE DEEMED CONCEPTUAL LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING ALL LOCATIONS OF SERVICE UTILITY CONNECTIONS AND RELATED ITEMS WITH SERVICE PROVIDERS.
9. WATERMAIN AND WATER SERVICE CONNECTIONS TO BE CLASS 52 DUCTILE IRON PIPE (DIP), UNLESS NOTED OTHERWISE. MAINTAIN 7.5' OF COVER ON ALL NEW WATERMAIN, PROVIDE WATERMAIN THRUST RESTRAINTS AT CHANGE OF DIRECTION, AND PROVIDE 18" SEPARATION BETWEEN SEWER PIPE. ADJUST WATERMAIN VERTICALLY, AS NECESSARY, AS APPROVED BY THE ENGINEER. IF INSULATION IS REQUIRED, PROVIDE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, AT 4-INCH THICKNESS.
10. SANITARY SEWER PIPE OUTSIDE THE BUILDING SHALL BE POLYVINYL CHLORIDE (PVC) SDR35 OR 26. SDR 26 REQUIRED FOR DEPTHS GREATER THAN 15 FEET.
11. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), WITH R-4 GASKETS. RCP CLASS 5 FOR PIPE DIAMETERS 18" OR SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED. POLYVINYL CHLORIDE PIPE (PVC) TO BE SCHEDULE 40. IF ALLOWED BY THE CITY, HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS AND ROCK RIP-RAP.
12. ALL MANHOLE COVERS TO BE STAMPED EITHER SANITARY OR STORM SEWER.
13. PIPE LENGTHS THAT MAY BE SHOWN ARE HORIZONTALLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
14. SITE UTILITY SERVICES TYPICALLY TERMINATE 5 FEET FROM BUILDING, UNLESS NOTED OTHERWISE.
15. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. DRAINTILE LOCATIONS AND QUANTITIES ARE APPROXIMATE AS ILLUSTRATED. FIELD VERIFY FINAL LOCATIONS.
17. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

UTILITY LEGEND

- PROPERTY LINE
- STORM SEWER
- DRAIN TILE
- SANITARY SEWER
- WATER MAIN
- E(UG) — ELECTRIC (BURIED)
- E(OH) — ELECTRIC (OVERHEAD)
- G — GAS LINE
- LIMITS OF DISTURBANCE
- DRAINAGE & UTILITY EASEMENTS
- CB — STORM MANHOLE/CATCH BASIN
- STORM FLARED END SECTION
- C.O. — CLEAN OUT (CO)
- SMH — SANITARY MANHOLE
- HYDRANT
- GV — GATE VALVE

ALTERNATE UTILITY PLAN





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CONSULTANTS:

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CITY OF RAMSEY
PUBLIC WORKS FACILITY

JASPAR STREET NW & 142ND AVENUE NW
RAMSEY, MN, 55303

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SIGNATURE

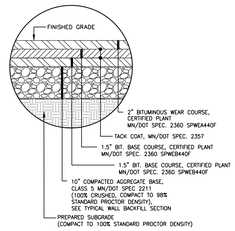
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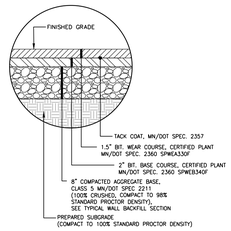
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SHEET NO: C 106

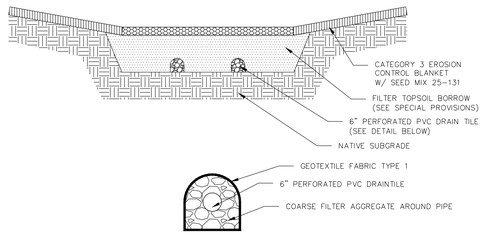
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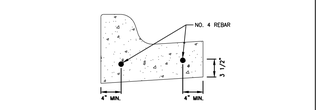
HEAVY-DUTY BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



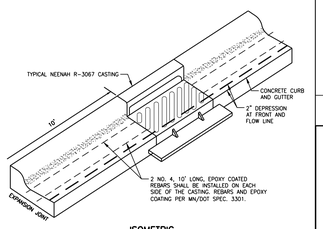
LIGHT-DUTY BITUMINOUS PAVEMENT SECTION
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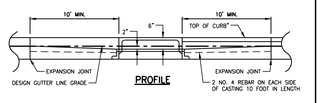
FILTRATION BASIN DETAIL
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SECTION

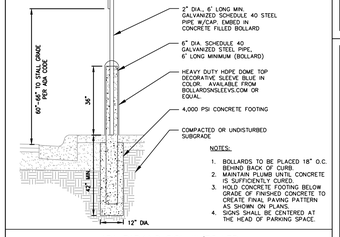


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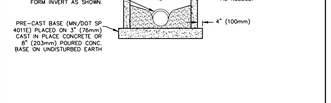


PROFILE

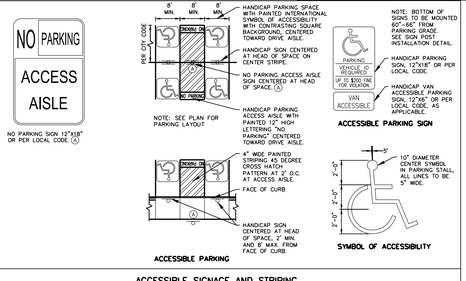
B6 STYLE CURB & GUTTER
CATCH BASIN CASTING INSTALLATION
NOT TO SCALE



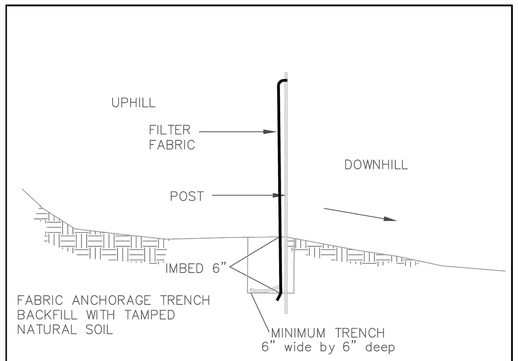
ADA PARKING SIGN W/BOLLRD
NOT TO SCALE



CATCH BASIN MANHOLE
NOT TO SCALE



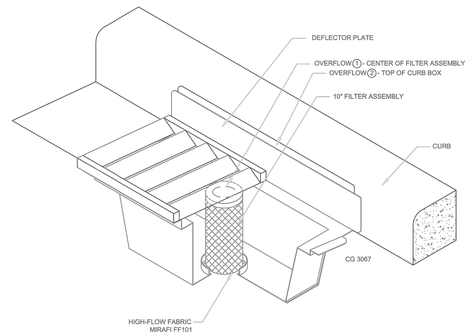
ACCESSIBLE SIGNAGE AND STRIPING
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INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

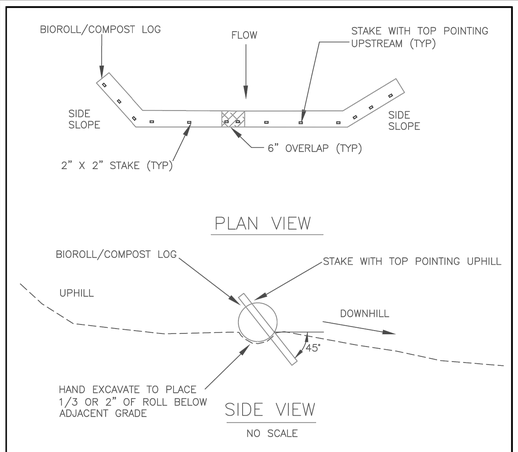
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



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 MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

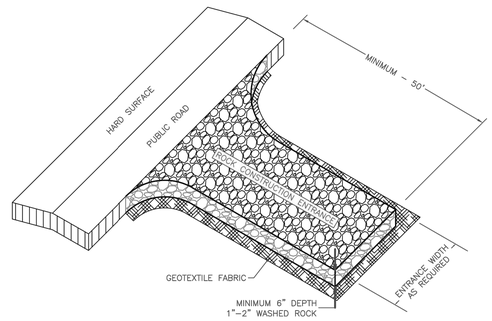
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



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

OERTEL ARCHITECTS
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CONSULTANTS:

NOTES:

50% Construction Documents Set for Pricing

CITY OF RAMSEY
PUBLIC WORKS FACILITY
JASPAR STREET NW
RAMSEY, MN, 55303

PROJECT NUMBER: XX-XX
DATE OF ISSUE: XXX XX, XXXX
DRAWN BY: XXX
CHECKED BY: ANC
REVISIONS:

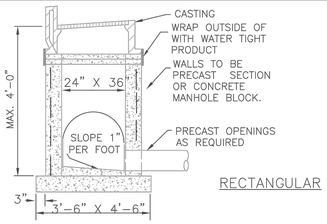
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
DATE
LICENSE #

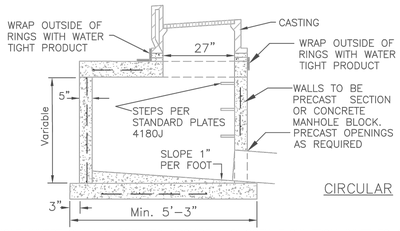
SHEET NAME: CIVIL DETAILS

SHEET NO: C 107

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



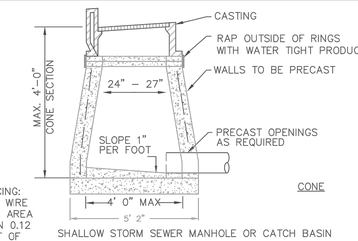
RECTANGULAR



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

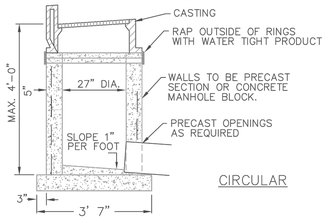
APPROVED:	City of RAMSEY	STANDARD DETAILS:
4 – 2007		CATCH BASIN
		CITY PLATE No. STO–1



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

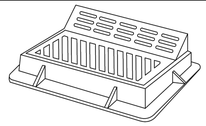
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

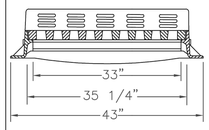
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

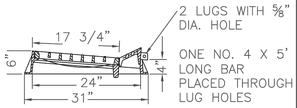
APPROVED:	City of RAMSEY	STANDARD DETAILS:
6 – 2008		STORM AREA INLET
		CITY PLATE No. STO–2

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.





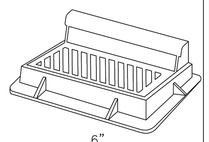


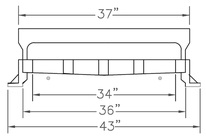
2 LUGS WITH ⅝" DIA. HOLE

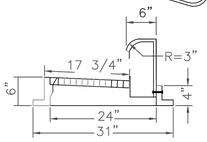
ONE NO. 4 X 5' LONG BAR PLACED THROUGH LUG HOLES

NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL.





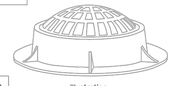


STANDARD CATCHBASIN CASTING

APPROVED:	City of RAMSEY	STANDARD DETAILS:
7 – 2016		STORMWATER CASTING
		CITY PLATE No. STO–4

R–2560 Series
Beehive Grates with Frames

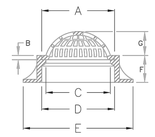
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–O	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

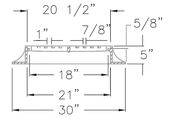
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



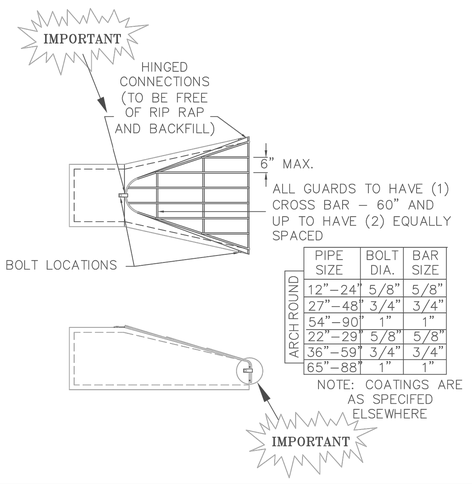
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

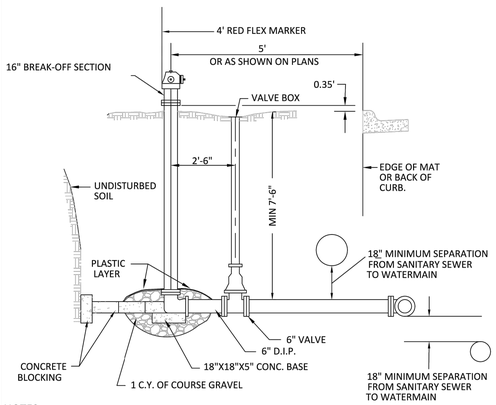
APPROVED:	City of RAMSEY	STANDARD DETAILS:
9 – 2011		STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

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



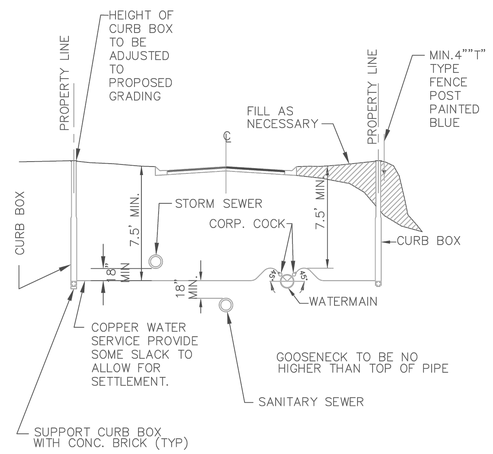
ARCH ROUND PIPE SIZE	BOLT DIA.	BAR SIZE
12"–24"	5/8"	5/8"
27"–48"	3/4"	3/4"
54"–90"	1"	1"
22"–29"	5/8"	5/8"
36"–59"	3/4"	3/4"
65"–88"	1"	1"

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



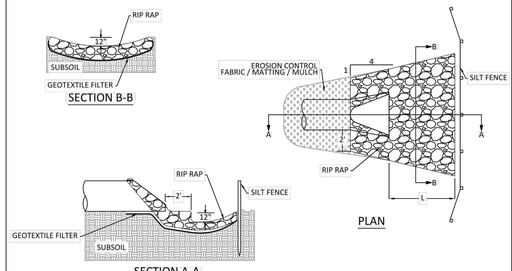
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED:	City of RAMSEY	STANDARD DETAILS:
6 – 2017		HYDRANT
		CITY PLATE No. WAT–1



WATER SERVICE
NTS

APPROVED:	City of RAMSEY	STANDARD DETAILS:
4 – 2016		WATER SERVICE
		CITY PLATE No. WAT–2



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

APPROVED:	City of RAMSEY	STANDARD DETAILS:
9 – 2016		RIP–RAP
		CITY PLATE No. ERO–3

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CONSULTANTS:

NOTES:

50% Construction Documents Set for Pricing

CITY OF RAMSEY
PUBLIC WORKS FACILITY

JASPAR STREET NW
RAMSEY, MN, 55303

PROJECT NUMBER: XX-XX

DATE OF ISSUE: XXX XX, XXXX

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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

DATE

LICENSE #

SHEET NAME: CIVIL DETAILS

SHEET NO: C 108

PLOTTED: 5-27-2020 FILE NAME: 13361_Civil Details.dwg

LANDSCAPE NOTES

1. INSTALLATION OF SHRUBS AND TREES BY OWNER. CONTRACTOR SHALL PREPARE ALL PLANTING AREAS. SEEDING AND SODDING SHALL INSTALLED BY CONTRACTOR.
2. CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL
3. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SOIL CONDITIONS.
4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. COORDINATE ALL LANDSCAPE WORK WITH APPROPRIATE TEMPORARY AND PERMANENT EROSION CONTROL.
6. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
7. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
8. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
9. REMOVE OR FOLDBACK THE TOP 1/3 OF BURLAP AND REMOVE TOP 1/3 OF WIRE BASKET ON B&B MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
10. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
11. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
12. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
14. TOPSOIL (AND PLANTING SOIL) TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW), AND TO BE FREE OF ROOTS, ROCKS (LARGER THAN ONE INCH), SUBSOIL DEBRIS, AND LARGE WEEDS, UNLESS SPECIFIED OTHERWISE. UTILIZE EXISTING ON-SITE TOPSOIL AS APPROPRIATE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL (PLANTING SOIL) FOR TREE, SHRUBS. AND PERENNIALS.
15. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, LANDSCAPE BED, AND MAINTENANCE AREAS, OR AS INDICATED ON THE PLAN. SHREDDED HARDWOOD MULCH TO BE A MINIMUM 2-INCH AND NOT MORE THAN 4" DEPTH AND FREE OF DELETERIOUS MATERIAL. MULCH AROUND TREES SHALL NOT BE PUSHED UP AGAINST TRUNK OF TREE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
16. EDGING TO BE PROVIDED BETWEEN MULCH AND LAWN TURF AREAS, OR AS INDICATED. STEEL EDGING BETWEEN LANDSCAPE BEDS AND LAWN TURF AREAS TO BE COMMERCIAL BLACK STEEL EDGING, INSTALLED PER MANUFACTURER'S INSTALLATION GUIDELINES. BLACK STEEL EDGING SHALL BE PLACED WITH CONNECTORS AND METAL STAKES NO GREATER THAN 4-FOOT ON CENTER AND ELEVATION BELOW LAWN MOWER CUT LINE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. INDIVIDUAL TREE AND SHRUB AREAS TO BE SPADED EDGE BETWEEN MULCH AND LAWN TURF GRASS AREAS WITH V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION.
17. All DISTURBED AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
19. REPAIR ALL DAMAGE FROM PLANTING OPERATIONS AT NO COST TO OWNER.

LANDSCAPE SUMMARY

CODE REQUIREMENTS

- 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.
- 1 SHRUB PER 30 LINEAL FEET OF SITE PERIMETER OR 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.

DECIDUOUS/CONIFEROUS TREES REQUIRED - BUILDING SQUARE FEET

- BUILDING SF = 79,886 SF
- 1 TREE PER 1,000 SF
- TOTAL NUMBER OF TREES REQUIRED = 80 TREES
- 20 CONIFEROUS TREES, 6 FT HT (25% OF TOTAL TREES)
- 5 ORNAMENTAL TREES, 2.5" CAL (6% OF TOTAL TREES)
- 55 OVERSTORY TREES, 2.5" CAL (69% OF TOTAL)

SHRUBS REQUIRED - - BUILDING SQUARE FEET

- BUILDING SIZE = 79,886 SF
- 1 SHRUB PER 300 SF
- TOTAL NUMBER OF SHRUBS REQUIRED = 267 SHRUBS

DECIDUOUS/CONIFEROUS TREES REQUIRED - SITE PERIMETER

- PROPERTY BOUNDARY LENGTH = 3250 LF
- 1 TREE PER 50 LINEAR FEET OF SITE PERIMETER
- TOTAL NUMBER OF TREES REQUIRED = 65 TREES

SHRUBS REQUIRED - SITE PERIMETER

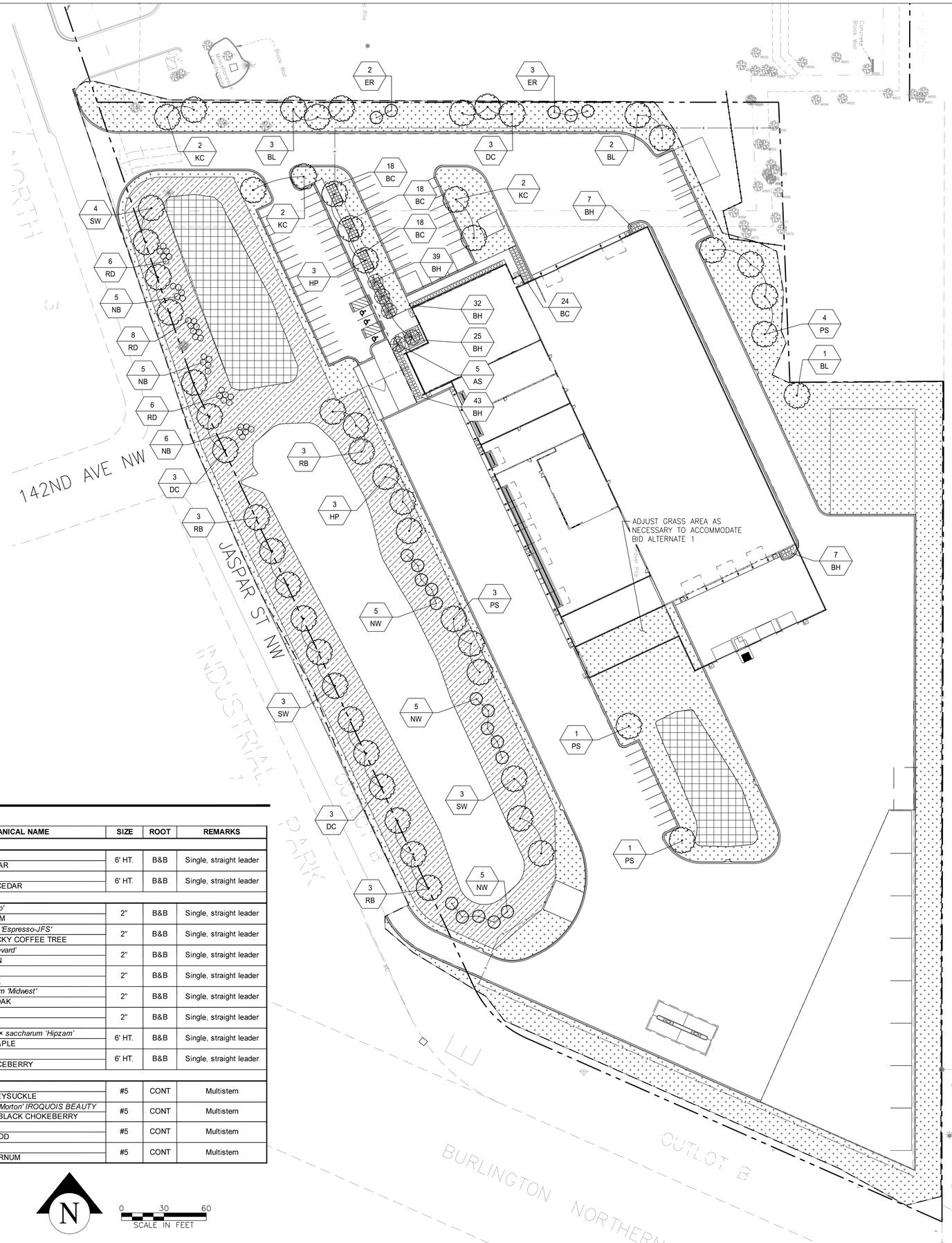
- PROPERTY BOUNDARY LENGTH = 3250 LF
- 1 SHRUB PER 30 LINEAR FEET OF SITE PERIMETER
- TOTAL NUMBER OF SHRUBS REQUIRED = 109 SHRUBS

LANDSCAPE LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUB
- MN STATE SEED MIX 35-241 - MESIC PRAIRIE GENERAL
- MN STATE SEED MIX 33-261 - STORMWATER SOUTH & WEST
- MN STATE SEED MIX 25-131 - LOW MAINTENANCE TURF
- PROPERTY LINE
- LIMITS OF DISTURBANCE

PLANT SCHEDULE

QTY		BOTANICAL NAME	SIZE	ROOT	REMARKS
CONIFEROUS TREES					
5	ER	*Juniperus virginiana* EASTERN RED CEDAR	6' HT.	B&B	Single, straight leader
15	NW	*Thuja occidentalis* NORTHERN WHITE CEDAR	6' HT.	B&B	Single, straight leader
DECIDUOUS TREES					
9	DC	*Ulmus 'Morton Red Tip'* DANADA CHARM ELM	2"	B&B	Single, straight leader
6	KC	*Gymnocladus dioicus 'Espresso-JFS'* ESPRESSO KENTUCKY COFFEE TREE	2"	B&B	Single, straight leader
6	BL	*Tilia americana 'Boulevard'* BOULEVARD LINDEN	2"	B&B	Single, straight leader
10	SW	*Quercus bicolor* SWAMP WHITE OAK	2"	B&B	Single, straight leader
9	PS	*Quercus x bimundorum 'Midwest'* PRAIRIE STATURE OAK	2"	B&B	Single, straight leader
9	RB	*Betula nigra* RIVER BIRCH	2"	B&B	Single, straight leader
6	HP	*Acer grandidentatum × saccharum 'Hipzam'* HIGHLAND PARK MAPLE	6' HT.	B&B	Single, straight leader
5	AS	*Amelanchier laevis* ALLEGHENY SERVICEBERRY	6' HT.	B&B	Single, straight leader
DECIDUOUS SHRUBS					
153	BH	*Diervilla lonicera* DWARF BUSH HONEYSUCKLE	#5	CONT	Multistem
78	BC	*Aronia melanocarpa 'Morton' IROQUOIS BEAUTY* IROQUOIS BEAUTY BLACK CHOKEBERRY	#5	CONT	Multistem
20	RD	*Cornus sericea* REDOSIER DOGWOOD	#5	CONT	Multistem
16	NB	*Viburnum lentago* NANNYBERRY VIBURNUM	#5	CONT	Multistem



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CITY OF RAMSEY
PUBLIC WORKS FACILITY

JASPAR STREET NW
RAMSEY, MN, 55303

PROJECT NUMBER: xx-xx

DATE OF ISSUE: xxx xx, xxxx

DRAWN BY: XXX

CHECKED BY: ANC

REVISIONS:

CERTIFICATION:

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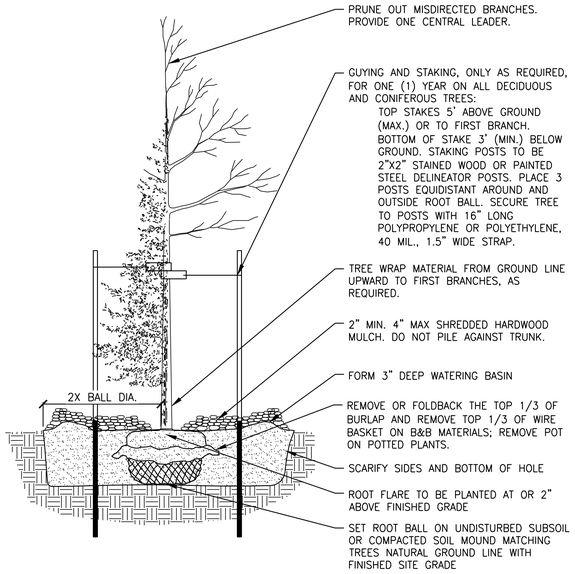
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LANDSCAPE PLAN

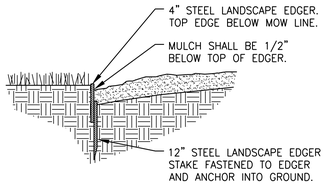
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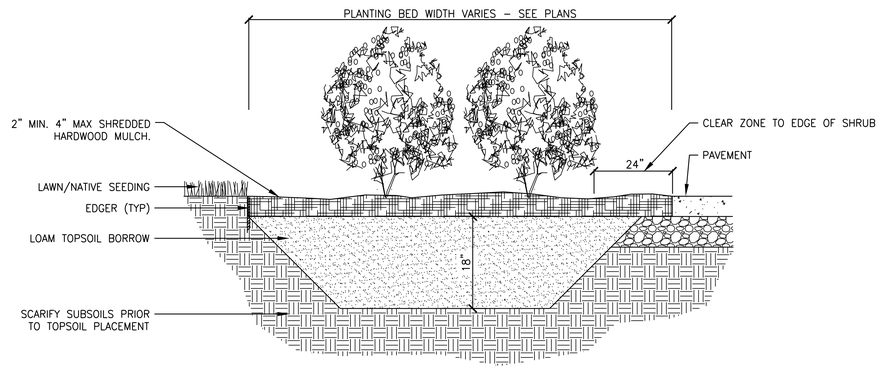
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DECIDUOUS/CONIFEROUS TREE PLANTING DETAIL



STEEL LANDSCAPE EDGER DETAIL



TYPICAL SHRUB/PERENNIAL PLANTING

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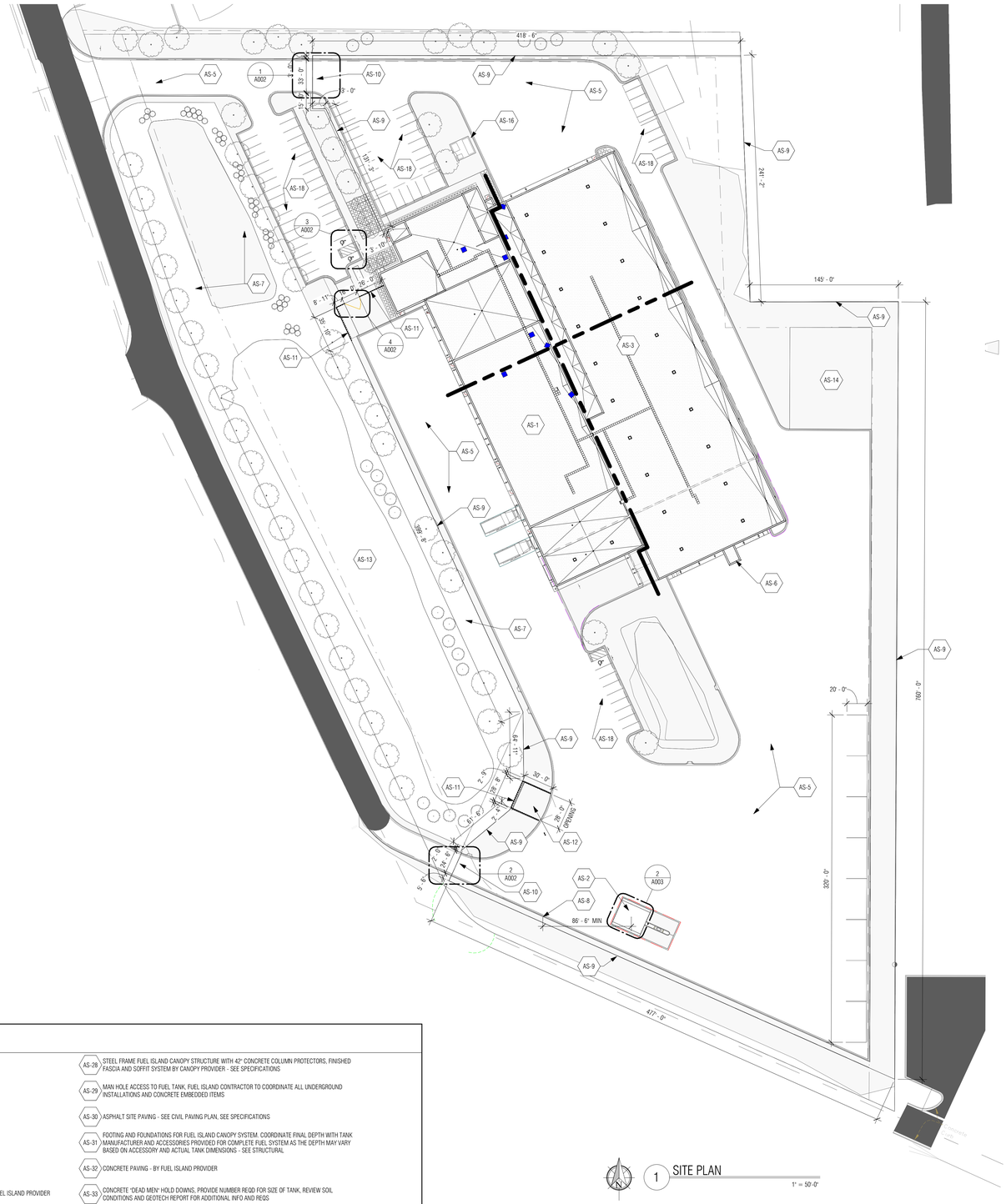
LICENSE #

SHEET NAME:

LANDSCAPE DETAILS

SHEET NO:

L 101



SITE KEYNOTES:

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- AS-2 FUELING ISLAND WITH CANOPY
- AS-3 COLD STORAGE BUILDING
- AS-4 YARD STORAGE
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SIGNATURE: ANDREW N. COOPER

46485 LICENSE #

09/28/09 DATE

SHEET NAME:

SITE PLAN

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER

Designer DATE

Author DRAWN BY

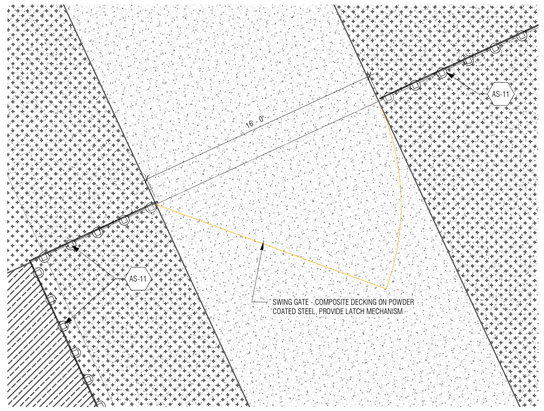
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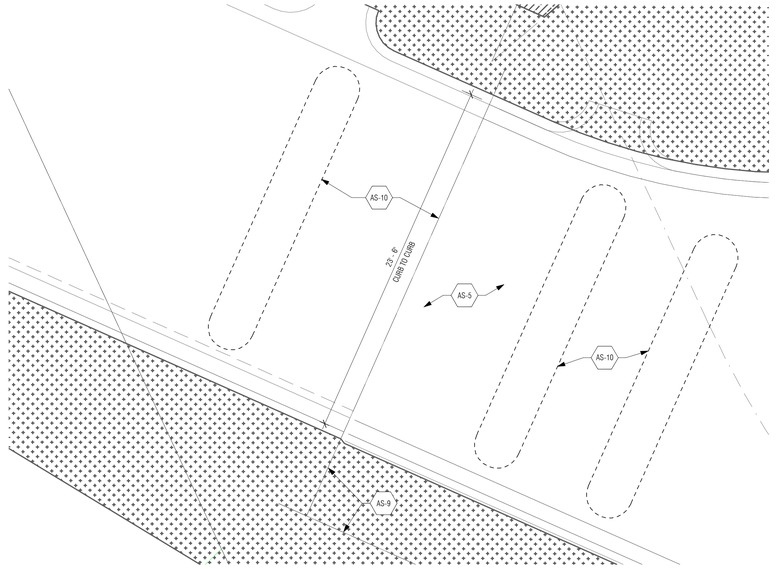
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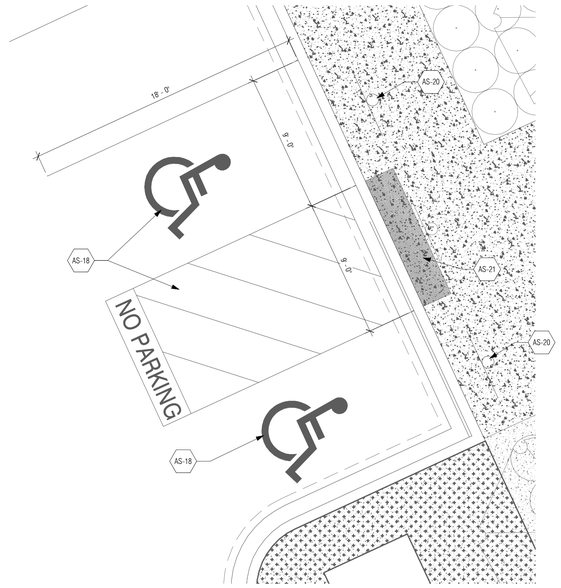
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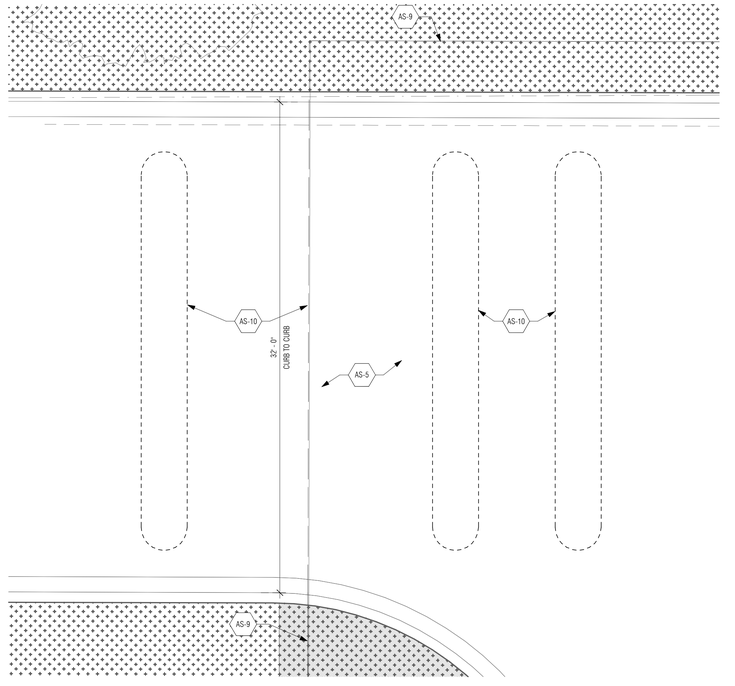
4 SIDE GATE
1/4" = 1'-0"



2 SOUTH GATE
1/4" = 1'-0"



3 ADA PARKING
1/4" = 1'-0"



1 MAIN GATE
1/4" = 1'-0"

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CONSULTANT:

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46485 LICENSE # 05/25/20 DATE

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REVISIONS:

No.	Date	Description

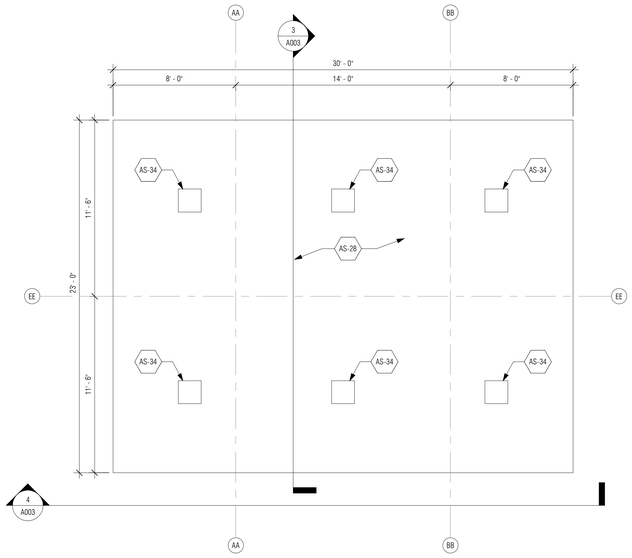
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Designer DATE
Author DRAWN BY
Checker CHECKED BY

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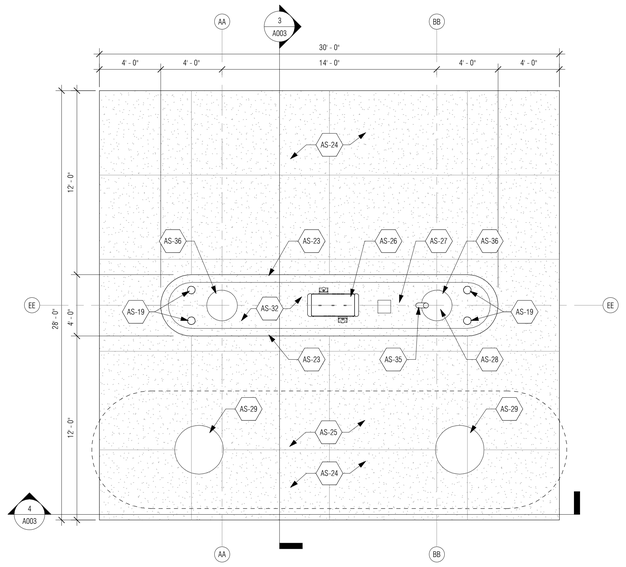
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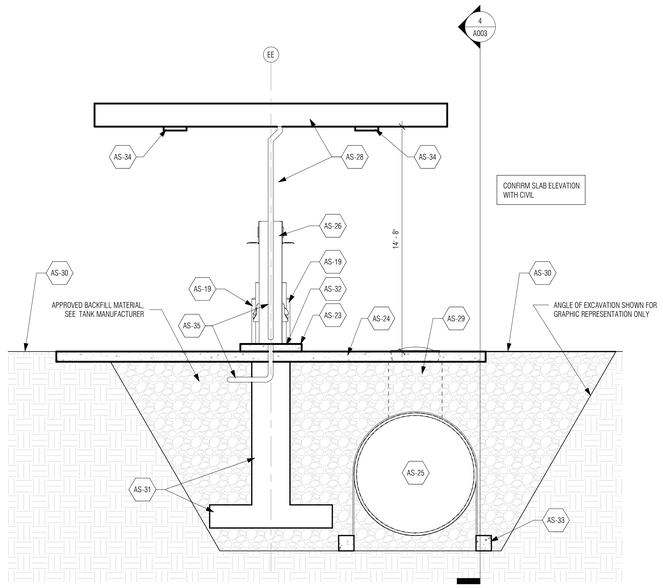
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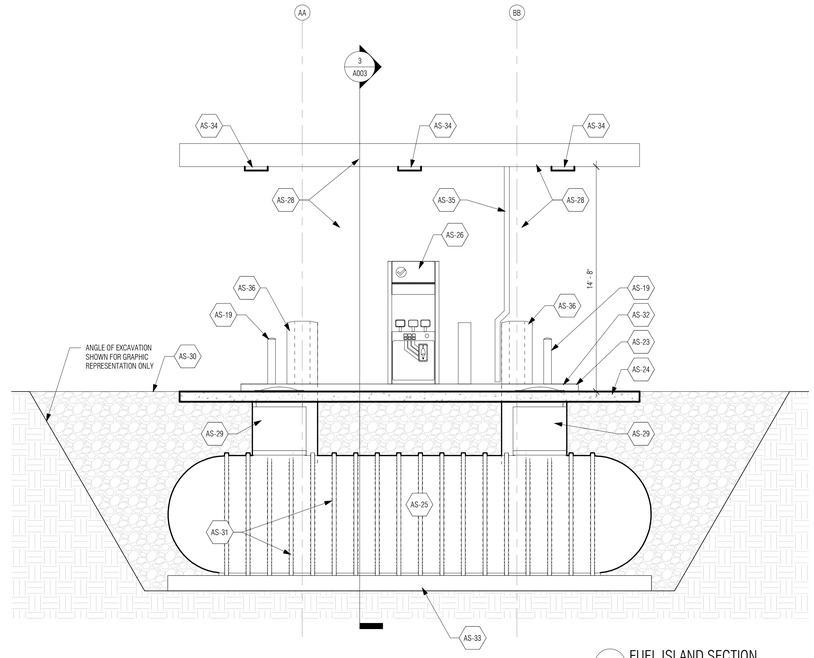
1 FUEL ISLAND RCP
1/4" = 1'-0"



2 FUEL ISLAND
1/4" = 1'-0"



3 FUEL ISLAND SECTION
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SIGNATURE: ANDREW N. COOPER
46485 LICENSE #
05/26/20 DATE

SHEET NAME:

FUEL ISLAND

REVISIONS:

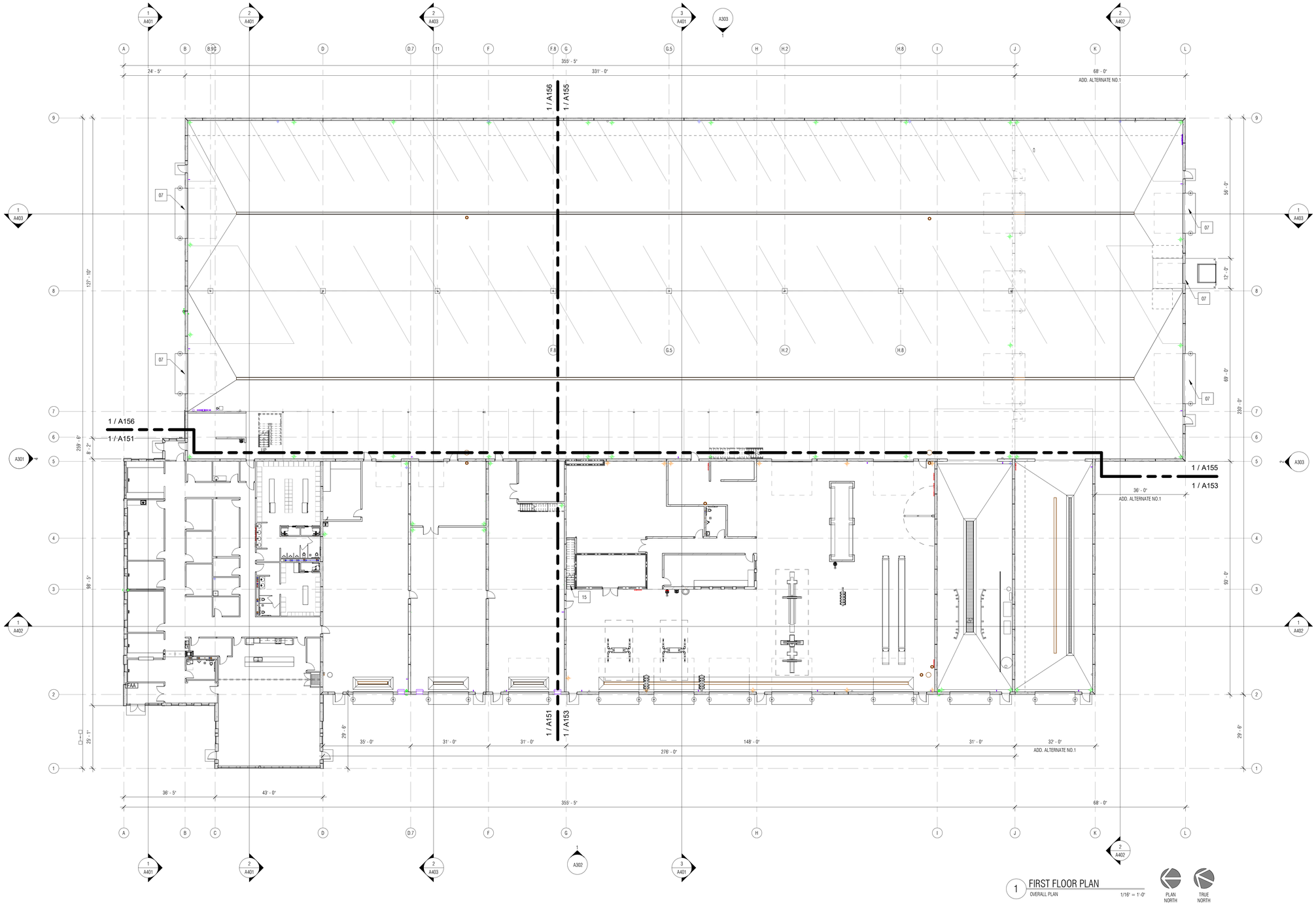
No.	Date	Description

Project Number
PROJECT NUMBER
Designer
DATE
Author
DRAWN BY
Checker
CHECKED BY

SHEET NO:
A003

PLOTTED: 6/1/2020 9:51:24 PM PROJECT NAME: Project Name

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

PLAN NORTH

TRUE NORTH

PLAN KEYNOTES:

1. PRECAST INSULATED WALL PANEL - SEE ELEVATION FOR FINISH
2. SOLID PRECAST WALL PANEL - SEE ELEVATION FOR FINISH
3. CONCRETE SLAB ON GRADE, SEE STRUCTURAL FOR REINFORCEMENT AND DETAILS/NOTES - SEAL ALL CONTROL AND CONSTRUCTION JOINTS
4. CONCRETE SLAB ON GRADE WITH IN-FLOOR RADIANT HEAT, SEE STRUCTURAL FOR REINFORCEMENT AND DETAILS/NOTES - SEAL ALL CONTROL AND CONSTRUCTION JOINTS
5. PRE-FABRICATED TRENCH DRAIN ASSEMBLY, 12"+/- DRAIN WIDTH MAX, COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS
6. EXTERIOR HOLLOW METAL DOOR AND FRAME, PAINT PER SCHEDULE, SEE SCHEDULE FOR INFORMATION, PROVIDE STRUCTURAL STOOP AT ALL EXTERIOR DOORS
7. PRE-FINISHED METAL CUSTOM COLOR AND GLAZED SECTIONAL OVERHEAD DOOR. PROVIDE STEEL PLATE AT JAMB AND OPENING, PAINT PER SCHEDULE. PROVIDE (2) BOLLARDS AT EXTERIOR OF EACH DOOR. PROVIDE DOOR APRON MIN. 4' FROM EXT. FACE OF BUILDING
8. PRE-FINISHED ALUMINUM WINDOW / ENTRY SYSTEM, SEE SCHEDULE FOR TYPE INFORMATION
9. FLOOR TILE, SEE FINISH SCHEDULE
10. CARPET FLOOR TILE, SEE FINISH SCHEDULE
11. SEALED CONCRETE FLOORS, SEE FINISH SCHEDULE
12. INTERIOR HOLLOW METAL DOOR AND FRAME, RETURN WALL FINISH TO DOOR FRAME, SEE SCHEDULE FOR INFORMATION
13. INTERIOR WOOD DOOR AND HOLLOW METAL FRAME, RETURN WALL FINISH TO DOOR FRAME, SEE SCHEDULE FOR INFORMATION
14. 6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, BOLLARD COVER - SEE DETAIL
15. CONCRETE FILLED METAL PAN STAIR AND STEEL PIPE RAILINGS, PAINT ALL EXPOSED STEEL
16. INTERIOR MEZZANINE STEEL PIPE RAILING WITH IN-SWINGING GATES AS INDICATED, PROVIDE LATCHING HASP. GATE TO HAVE STOPS AT HINGES THAT PREVENT OUT-SWINGING ACTIONS. PROVIDE SAFETY CHAIN SLIPPED TO OUTSIDE OF EACH GATE
17. WELDING EXHAUST ARM WITH LIGHT, SEE MECHANICAL FOR MODEL AND DETAIL
18. LUBE REEL AND LUBE REEL SUPPORT BEAM - SEE MECHANICAL/STRUCTURAL
19. IN-FLOOR VEHICLE EXHAUST, 4" DIA. HOSE, 12' OF HOSE UNDERGROUND - TOP OF PLATE TO BE 1/4" ABOVE ADJACENT FLOOR ELEVATION, TYPICAL AT ALL LOCATIONS
20. IN-FLOOR VEHICLE EXHAUST PIPE AND FAN, EXHAUSTED THROUGH ROOF - SEE MECHANICAL
21. FIRE EXTINGUISHER IN CABINET, 4'-0" MAX MOUNTING HEIGHT - WALL MOUNT AT PRECAST WALL, RECESSED AT CMU WALL
22. FLAMABLE WASTE TRAP, SEE MECHANICAL FOR MODEL AND DETAIL
23. VEHICLE WASH EQUIPMENT (INCLUDING ACTIVATION LOOP, TIRE GUIDE, AND DRYER) BY PROVIDER - SEE MECHANICAL AND ELECTRICAL FOR SPECIFICATIONS
24. ELECTRICAL EQUIPMENT - SEE ELECTRICAL
25. 4" CONCRETE HOUSEKEEPING PAD - VERIFY LOCATION AND SIZE WITH MECHANICAL EQUIPMENT
26. 4" CONCRETE SITE PAVING, TOOLED JOINTS, PROVIDE EXPANSION MATERIAL BETWEEN PAVING AND BUILDING - SEAL JOINTS
27. CONCRETE APRON. SEE PLANS FOR WIDTH - SEE STRUCTURAL
28. CONCRETE STOOP, SEE PLANS FOR WIDTH - SEE STRUCTURAL
29. OVERHEAD 5 TON BRIDGE CRANE, SEE STRUCTURAL FOR DETAILS/NOTES, STRUCTURAL CONNECTIONS BY CRANE PROVIDER, STRUCTURAL TO PROVIDE SUPER STRUCTURE TO SUPPORT
30. UNDERCARRIAGE WASH BY PROVIDER, CONTROLS BY PROVIDER, CONTRACTOR TO PROVIDE (2) SHUT OFF SWITCHES FOR UNDERCARRIAGE WASH - COORD. WITH ELECTRICAL
31. METAL STAIR AND STEEL PIPE RAILING FOR ROOF ACCESS
32. STAINLESS STEEL ADA GRAB BARS
33. PRE-FINISHED METAL URINAL PARTITION
34. PRE-FINISHED METAL WATERCLOSET PARTITION
35. FLOOR DRAIN - SEE MECHANICAL FOR DETAILS/NOTES
36. WALL MOUNTED TOILET - SEE MECHANICAL FOR DETAILS/NOTES
37. WALL MOUNTED URINAL - SEE MECHANICAL FOR DETAILS/NOTES
38. UNDERMOUNT BATHROOM SINK - SEE MECHANICAL FOR DETAILS/NOTES
39. WALL MOUNTED PAPER TOWEL HOLDER - BY OWNER
40. WALL MOUNTED MIRROR
41. FULL HEIGHT 2' X 2' STEEL LOCKERS
42. WOOD BENCH - BOLT TO FLOOR
43. ADA WOOD BENCH - BOLT TO FLOOR
44. WALL MOUNTED ADA FOLDABLE SHOWER SEAT
45. STAINLESS STEEL ADA SHOWER GRAB BARS
46. RESTROOM SOLID SURFACE COUNTER
47. SHOWER HEAD FIXTURE
48. SHOWER CURTAIN WITH ROD
49. REFRIGERATOR - PROVIDE ELECTRICAL OUTLET - SEE SPECIFICATION FOR MODEL INFORMATION
50. STAINLESS STEEL SINK
51. DUAL HEIGHT WALL MOUNTED ADA DRINKING FOUNTAINS
52. SINGLE HEIGHT WALL MOUNTED ADA DRINKING FOUNTAINS
53. WASTE OIL RECEPTICLE - SEE MECHANICAL FOR DETAILS/NOTES
54. EMERGENCY EYE WASH STATION - SEE MECHANICAL
55. JANITOR MOP SINK - SEE MECHANICAL FOR NOTES/DETAILS
56. ICE MACHINE - SEE MECHANICAL FOR NOTES/DETAILS
57. GANG SINK - SEE MECHANICAL FOR DETAILS/NOTES
58. MICROWAVE - BY OWNER
59. SOLID SURFACE COUNTERTOP WITH PRE-FIN. MTL SUPPORT BRACKETS
60. WALL MOUNTED SINK - SEE MECHANICAL FOR DETAILS/NOTES
61. FOUR POST SURFACE MOUNT VEHICLE LIFT
62. TWO POST SURFACE MOUNT VEHICLE LIFT
63. POLYCARBONATE SCREEN WALL
64. PRECAST PLANK SHELF ABOVE

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PROJECT NAME: Project Name

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CONSULTANT:

NOTES:

Project Status

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PROJECT NAME:

RAMSEY PUBLIC WORKS FACILITY

CITY OF RAMSEY

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SIGNATURE: ANDREW N. COOPER

46485 LICENSE # 07/22/02 DATE

SHEET NAME:

OVERALL FIRST FLOOR PLAN

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER

Designer DATE

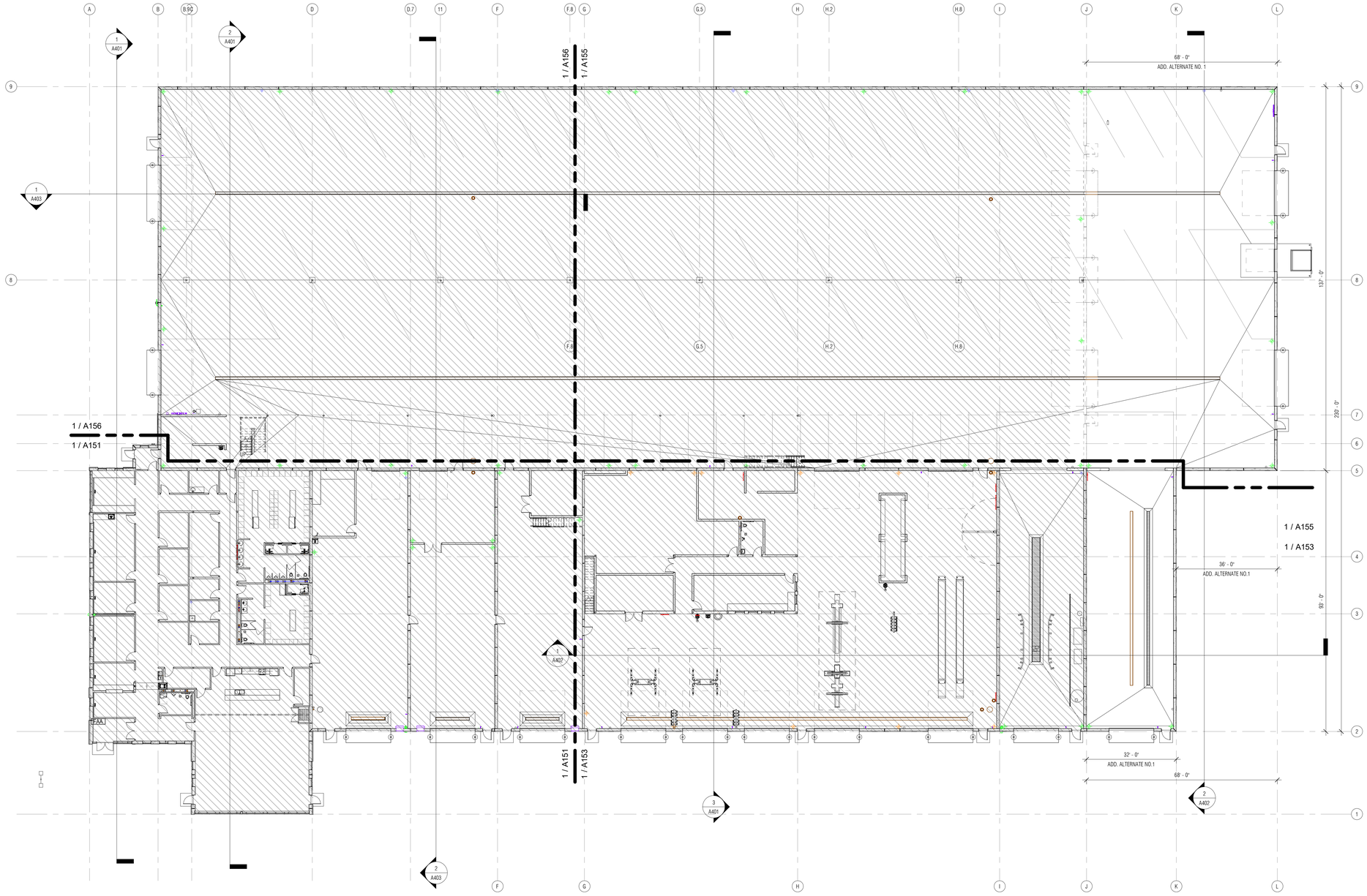
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SHEET NO:

A101

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1 FIRST FLOOR PLAN
OVERALL PLAN - ADD. ALTERNATE NO.1 1/16" = 1'-0"

PLAN NORTH

TRUE NORTH

PLAN KEYNOTES:

1. PRECAST INSULATED WALL PANEL - SEE ELEVATION FOR FINISH
2. SOLID PRECAST WALL PANEL - SEE ELEVATION FOR FINISH
3. CONCRETE SLAB ON GRADE, SEE STRUCTURAL FOR REINFORCEMENT AND DETAILS/NOTES - SEAL ALL CONTROL AND CONSTRUCTION JOINTS
4. CONCRETE SLAB ON GRADE WITH IN-FLOOR RADIANT HEAT, SEE STRUCTURAL FOR REINFORCEMENT AND DETAILS/NOTES - SEAL ALL CONTROL AND CONSTRUCTION JOINTS
5. PRE-FABRICATED TRENCH DRAIN ASSEMBLY, 12"+/- DRAIN WIDTH MAX, COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS
6. EXTERIOR HOLLOW METAL DOOR AND FRAME, PAINT PER SCHEDULE, SEE SCHEDULE FOR INFORMATION, PROVIDE STRUCTURAL STOOP AT ALL EXTERIOR DOORS
7. PRE-FINISHED METAL CUSTOM COLOR AND GLAZED SECTIONAL OVERHEAD DOOR. PROVIDE STEEL PLATE AT JAMB AND OPENING. PAINT PER SCHEDULE. PROVIDE (2) BOLLARDS AT EXTERIOR OF EACH DOOR, PROVIDE DOOR APRON MIN. 4' FROM EXT. FACE OF BUILDING
8. PRE-FINISHED ALUMINUM WINDOW / ENTRY SYSTEM, SEE SCHEDULE FOR TYPE INFORMATION
9. FLOOR TILE, SEE FINISH SCHEDULE
10. CARPET FLOOR TILE, SEE FINISH SCHEDULE
11. SEALED CONCRETE FLOORS, SEE FINISH SCHEDULE
12. INTERIOR HOLLOW METAL DOOR AND FRAME, RETURN WALL FINISH TO DOOR FRAME, SEE SCHEDULE FOR INFORMATION
13. INTERIOR WOOD DOOR AND HOLLOW METAL FRAME, RETURN WALL FINISH TO DOOR FRAME, SEE SCHEDULE FOR INFORMATION
14. 6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, BOLLARD COVER - SEE DETAIL
15. CONCRETE FILLED METAL PAN STAIR AND STEEL PIPE RAILINGS, PAINT ALL EXPOSED STEEL
16. INTERIOR MEZZANINE STEEL PIPE RAILING WITH IN-SWINGING GATES AS INDICATED. PROVIDE LATCHING HASP. GATE TO HAVE STOPS AT HINGES THAT PREVENT OUT-SWINGING ACTIONS. PROVIDE SAFETY CHAIN SLIPPED TO OUTSIDE OF EACH GATE
17. WELDING EXHAUST ARM WITH LIGHT, SEE MECHANICAL FOR MODEL AND DETAIL
18. LUBE REEL AND LUBE REEL SUPPORT BEAM - SEE MECHANICAL/STRUCTURAL
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27. CONCRETE APRON, SEE PLANS FOR WIDTH - SEE STRUCTURAL
28. CONCRETE STOOP, SEE PLANS FOR WIDTH - SEE STRUCTURAL
29. OVERHEAD 5 TON BRIDGE CRANE, SEE STRUCTURAL FOR DETAILS/NOTES, STRUCTURAL CONNECTIONS BY CRANE PROVIDER, STRUCTURAL TO PROVIDE SUPER STRUCTURE TO SUPPORT
30. UNDERCARRIAGE WASH BY PROVIDER, CONTROLS BY PROVIDER, CONTRACTOR TO PROVIDE (2) SHUT OFF SWITCHES FOR UNDERCARRIAGE WASH - COORD. WITH ELECTRICAL
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39. WALL MOUNTED PAPER TOWEL HOLDER - BY OWNER
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56. ICE MACHINE - SEE MECHANICAL FOR NOTES/DETAILS
57. GANG SINK - SEE MECHANICAL FOR DETAILS/NOTES
58. MICROWAVE - BY OWNER
59. SOLID SURFACE COUTNERTOP WITH PRE-FIN. MTL SUPPORT BRACKETS
60. WALL MOUNTED SINK - SEE MECHANICAL FOR DETAILS/NOTES
61. FOUR POST SURFACE MOUNT VEHICLE LIFT
62. TWO POST SURFACE MOUNT VEHICLE LIFT
63. POLYCARBONATE SCREEN WALL
64. PRECAST PLANK SHELF ABOVE

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CONSULTANT:

NOTES:
Project Status

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PROJECT NAME:
RAMSEY PUBLIC WORKS FACILITY
CITY OF RAMSEY
14199 Jaspar St NW
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SIGNATURE: ANDREW N. COOPER

46485 LICENSE #

05/11/20 DATE

SHEET NAME:
OVERALL FIRST FLOOR PLAN - ADD. ALTERNATE NO.1

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER

Designer DATE

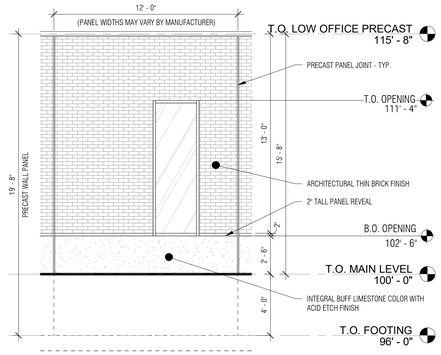
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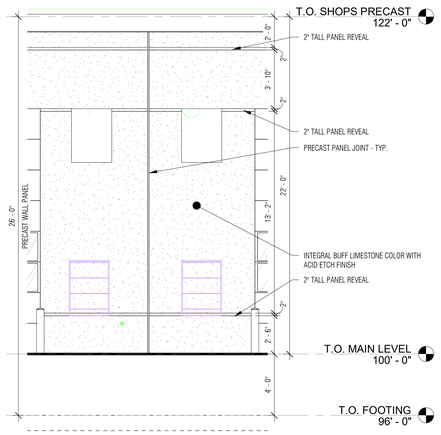
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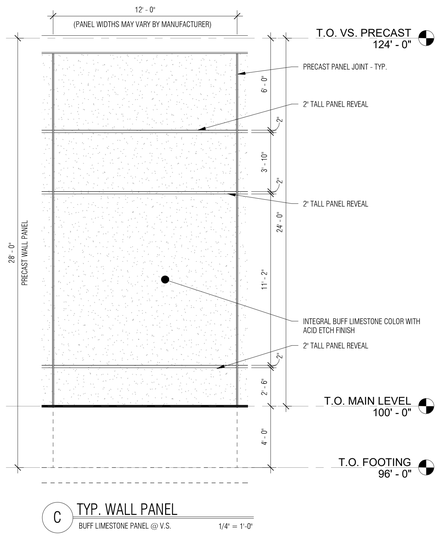
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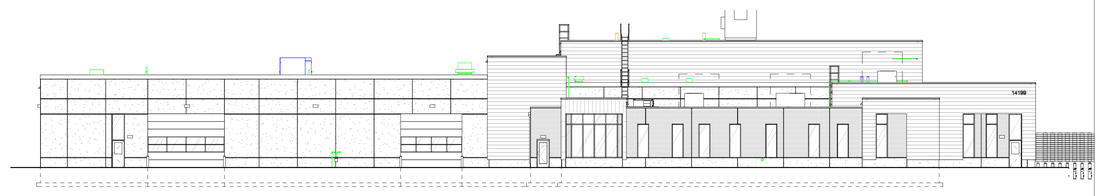
A TYP. WALL PANEL
THIN BRICK @ OFFICE AREA 1/4" = 1'-0"



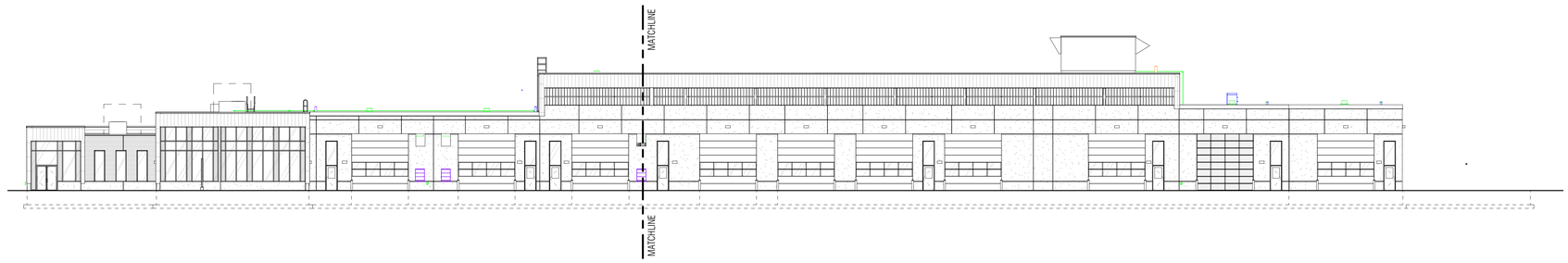
B TYP. WALL PANEL
BUFF LIMESTONE PANEL @ SHOPS & V.M. 1/4" = 1'-0"



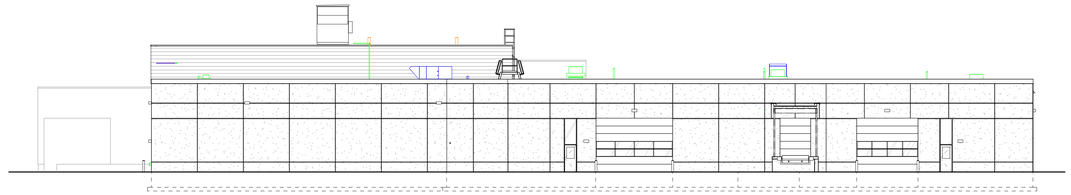
C TYP. WALL PANEL
BUFF LIMESTONE PANEL @ V.S. 1/4" = 1'-0"



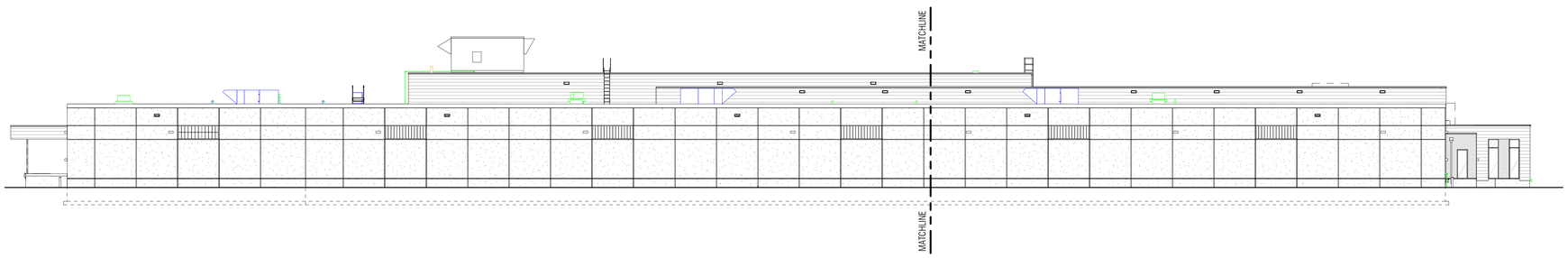
4 BUILDING ELEVATION
OVERALL - NORTH 1/16" = 1'-0"



3 BUILDING ELEVATION
OVERALL - WEST 1/16" = 1'-0"



2 BUILDING ELEVATION
OVERALL - SOUTH 1/16" = 1'-0"



1 BUILDING ELEVATION
OVERALL - EAST 1/16" = 1'-0"

BUILDING ELEVATION KEYNOTES:

01 INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANELS - BUFF LIMESTONE INTEGRAL COLOR WITH ACID ETCHED FINISH - 2" REVEAL PATTERN. SEE WALL PANEL DETAIL FOR MORE INFO.
02 INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANELS - THIN BRICK FINISH @ OFFICE AREA ONLY. SEE WALL PANEL DETAIL FOR MORE INFO.
03 PRE-FINISHED FLUSH FACE MTL. PANEL (MP-01)
04 PRE-FINISHED RIBBED MTL. PANEL WITH CONCEALED FASTENERS (MP-02)
05 TRANSLUCENT WALL PANEL SYSTEM - SEE WINDOW SCHEDULE FOR MORE INFO.
06 PRE-FINISHED ALUM. STOREFRONT WINDOW SYSTEM (SF-01) - SEE WINDOW SCHEDULE FOR GLAZING TYPE AND SYSTEM INFO.
07 NOT USED
08 PRE-FINISHED (2) TWO PIECE MTL. PARAPET CAP
09 PRE-FINISHED WOOD GRAIN MTL. PANEL (MP-03)
10 EXTERIOR H.M. DOOR AND FRAME, PAINT - SEE DOOR SCHEUDLE FOR MORE INFO.
11 EXTERIOR FRP DOOR AND FRAME, PAINT - SEE DOOR SCHEDULE FOR MORE INFO.
12 EXTERIOR PRE-FINISHED O.H. SECTIONAL DOOR - SEE DOOR SCHEDULE FOR MORE INFO.
13 PRE-FINISHED MTL. THRU-WALL SCUPPER AND/OR DOWNSPOUT
14 CONCRETE FILLED 6" DIA. STEEL PIPE BOLLARD, PROVIDE PLASTIC BOLLARD COVERS AT EXTERIOR - TYP. PAINT AT INTERIOR - TYP.
15 MTL. ROOF ACCESS LADDER WITH FALL ARRESTOR
16 FIRE DEPARTMENT CONNECTION - SEE MECH.
17 ROOF TOP UNIT - SEE MECH.
18 LED WALL PACK LIGHTING - SEE ELECTRICAL
19 12" TALL ANODIZED ALUM. BUILDING SIGNAGE
20 PRE-FINISHED BRAKE MTL.
21 EXTERIOR PRE-FINISHED POLY-CARBONATE O.H. SECTIONAL DOOR - SEE DOOR SCHEDULE FOR MORE INFO.
22 42"x30" LOUVER - SEE MECH.
23 ??
24 ??
25 ??
26 ??
27 ??

GENERAL NOTES:

FOR WINDOW AND GLAZING TYPES ⟨▭⟩ SEE A8??

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CONSULTANT:

NOTES:
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CITY OF RAMSEY
14199 Jaspar St. NW
Ramsey, MN 55303

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SIGNATURE: ANDREW N. COOPER
46485 LICENSE # 05/07/20 DATE

SHEET NAME:
OVERALL BUILDING ELEVATIONS

REVISIONS:

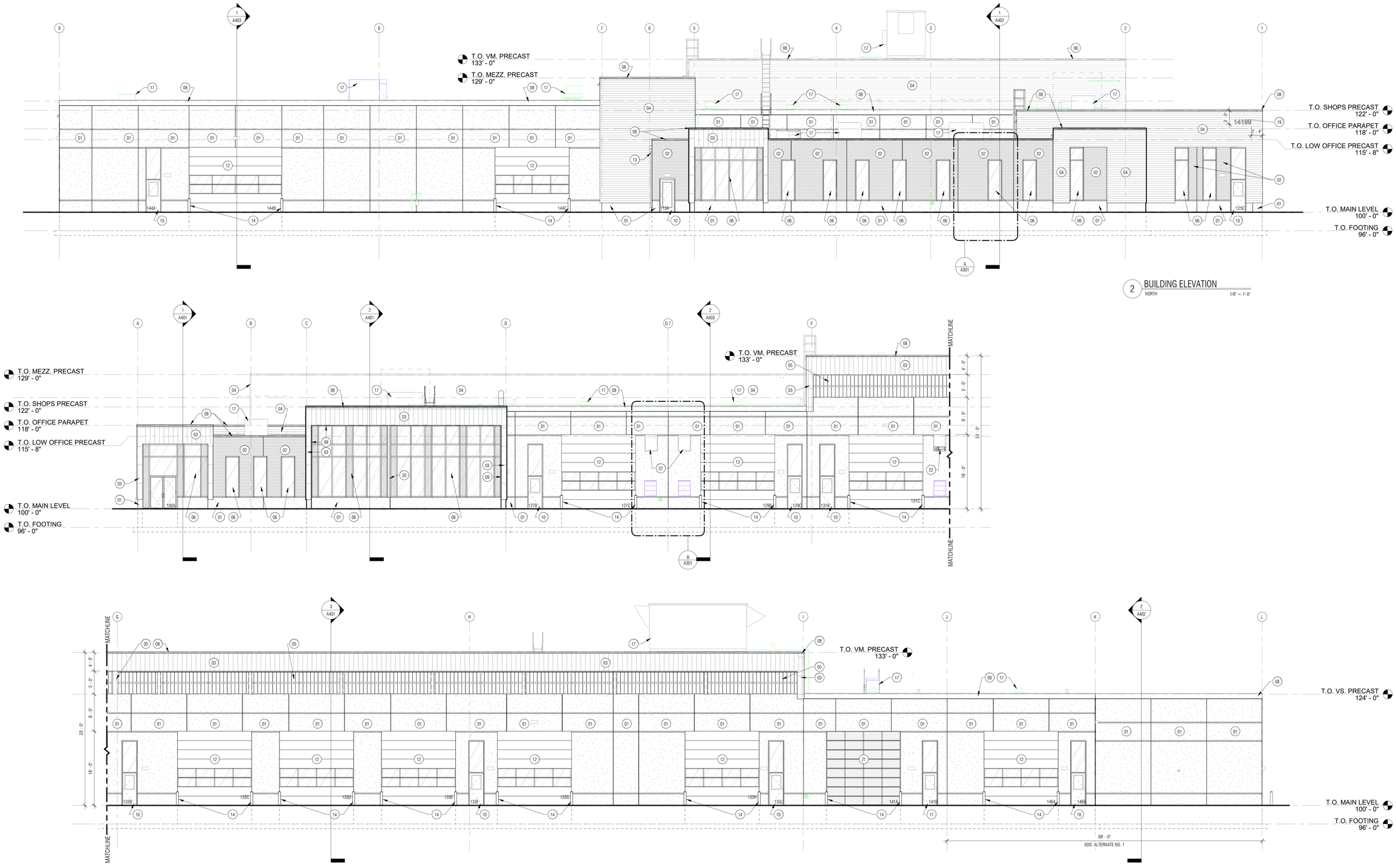
No.	Date	Description

Project Number PROJECT NUMBER
Designer DATE
Author DRAWN BY
Checker CHECKED BY

SHEET NO:
A301

PLOTTED: 6/1/2020 9:52:13 PM PROJECT NAME: Project Name

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2 BUILDING ELEVATION
NORTH 1/8" = 1'-0"

1 BUILDING ELEVATION
WEST 1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES:

01 INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANELS - BUFF LIMESTONE INTEGRAL COLOR WITH ACID ETCHED FINISH - 2' REVEAL PATTERN, SEE WALL PANEL DETAIL FOR MORE INFO.
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03 PRE-FINISHED FLUSH FACE MTL. PANEL (MP-01)
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05 TRANSLUCENT WALL PANEL SYSTEM - SEE WINDOW SCHEDULE FOR MORE INFO.
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10 EXTERIOR H.M. DOOR AND FRAME, PAINT - SEE DOOR SCHEUDLE FOR MORE INFO.
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14 CONCRETE FILLED 6" DIA. STEEL PIPE BOLLARD, PROVIDE PLASTIC BOLLARD COVERS AT EXTERIOR - TYP. PAINT AT INTERIOR - TYP.
15 MTL. ROOF ACCESS LADDER WITH FALL ARRESTOR
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17 ROOF TOP UNIT - SEE MECH.
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19 12" TALL ANODIZED ALUM. BUILDING SIGNAGE
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21 EXTERIOR PRE-FINISHED POLY-CARBONATE O.H. SECTIONAL DOOR - SEE DOOR SCHEDULE FOR MORE INFO.
22 42"x30" LOUVER - SEE MECH.
23 ??
24 ??
25 ??
26 ??
27 ??

GENERAL NOTES:

FOR WINDOW AND GLAZING TYPES ⟨--⟩ SEE A8??

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SIGNATURE: ANDREW N. COOPER
46485 LICENSE # 07/22/02 DATE

SHEET NAME:

BUILDING ELEVATIONS

REVISIONS:

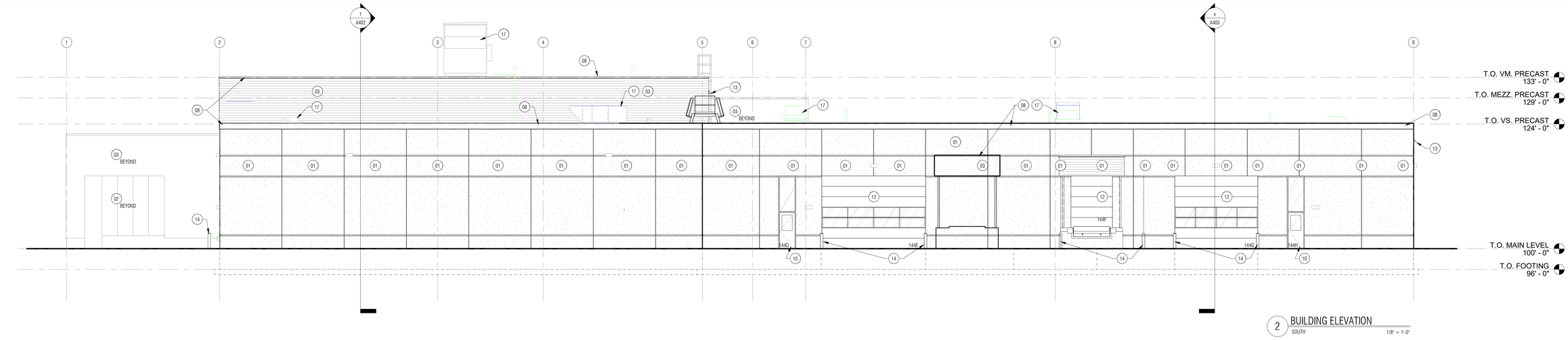
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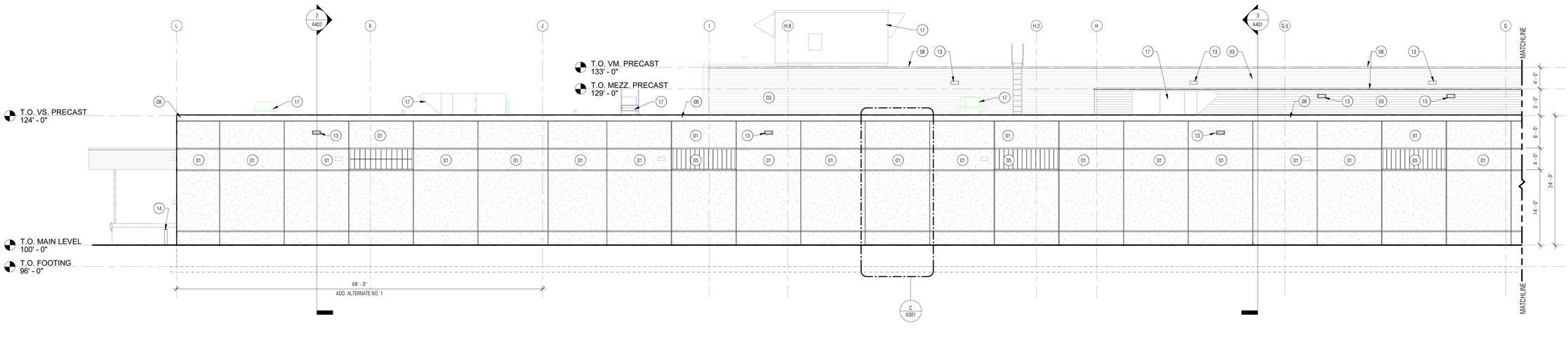
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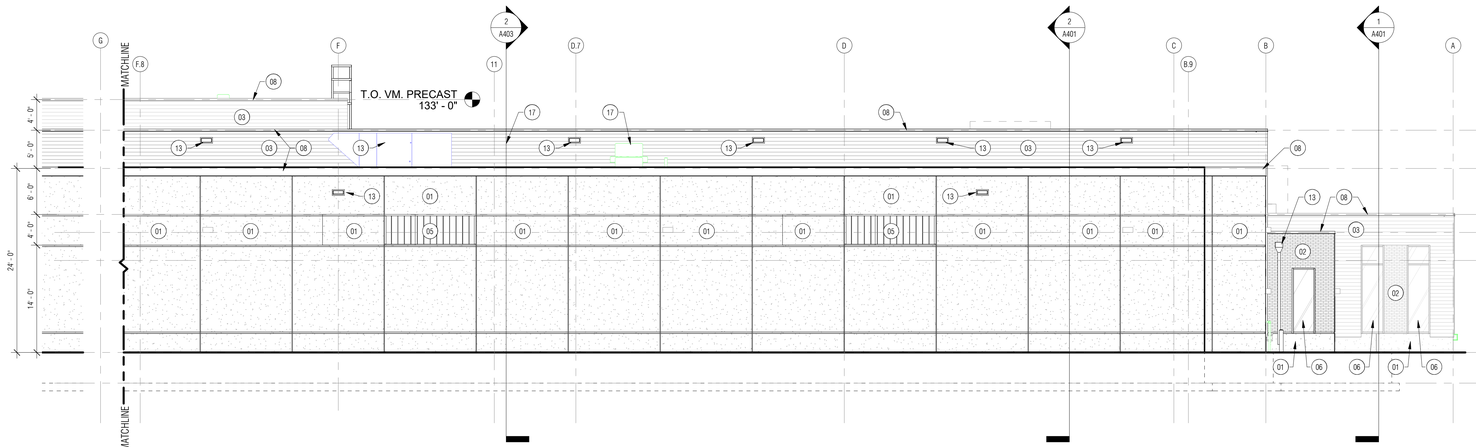
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2 BUILDING ELEVATION
SOUTH 1/8" = 1'-0"





1 BUILDING ELEVATION
EAST 1/8" = 1'-0"

BUILDING ELEVATION KEYNOTES:

01 INSULATED ARCHITECTURAL PRECAST CONCRETE WALL PANELS - BUFF LIMESTONE INTEGRAL COLOR WITH ACID ETCHED FINISH - 2" REVEAL PATTERN. SEE WALL PANEL DETAIL FOR MORE INFO.
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03 PRE-FINISHED FLUSH FACE MTL. PANEL (MP-01)
04 PRE-FINISHED RIBBED MTL. PANEL WITH CONCEALED FASTENERS (MP-02)
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06 PRE-FINISHED ALUM. STOREFRONT WINDOW SYSTEM (SF-01) - SEE WINDOW SCHEDULE FOR GLAZING TYPE AND SYSTEM INFO.
07 NOT USED
08 PRE-FINISHED (2) TWO PIECE MTL. PARAPET CAP
09 PRE-FINISHED WOOD GRAIN MTL. PANEL (MP-03)
10 EXTERIOR H.M. DOOR AND FRAME, PAINT - SEE DOOR SCHEDULE FOR MORE INFO.
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16 FIRE DEPARTMENT CONNECTION - SEE MECH.
17 ROOF TOP UNIT - SEE MECH.
18 LED WALL PACK LIGHTING - SEE ELECTRICAL
19 12" TALL ANODIZED ALUM. BUILDING SIGNAGE
20 PRE-FINISHED BRAKE MTL.
21 EXTERIOR PRE-FINISHED POLY-CARBONATE O.H. SECTIONAL DOOR - SEE DOOR SCHEDULE FOR MORE INFO.
22 42"x30" LOUVER - SEE MECH.
23 ??
24 ??
25 ??
26 ??
27 ??

GENERAL NOTES:

FOR WINDOW AND GLAZING TYPES -- SEE A8??

PLOTTED: 6/1/2020 9:52:24 PM PROJECT NAME: Project Name

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phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:

NOTES:
Project Status

Not for Construction

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RAMSEY PUBLIC WORKS FACILITY
CITY OF RAMSEY
14199 Jaspar St NW
Ramsey, MN 55303

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46485 LICENSE # 05/11/20 DATE

SHEET NAME:
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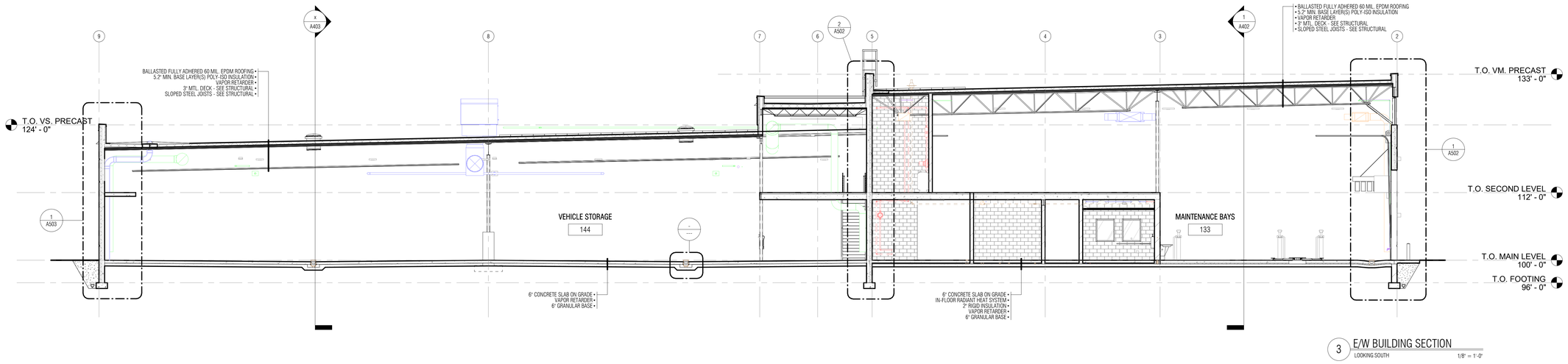
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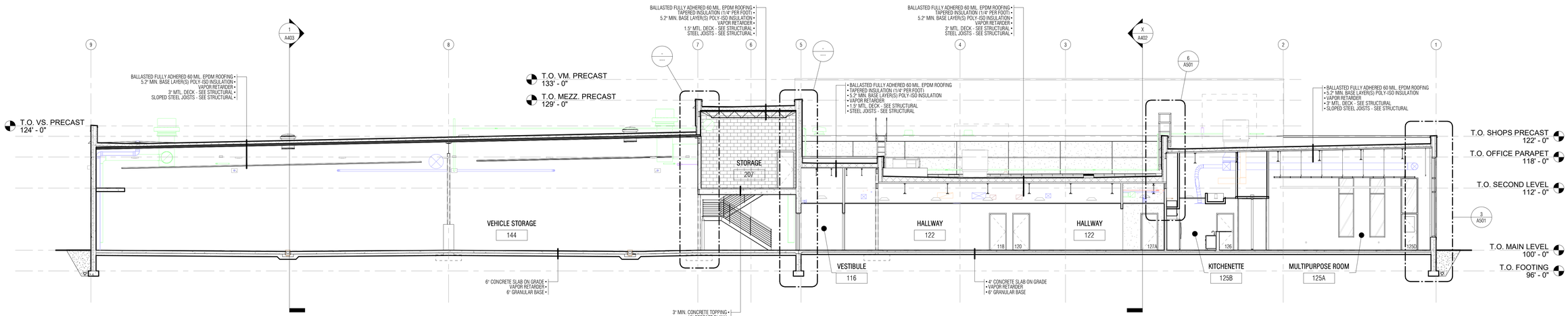
Project Number PROJECT NUMBER
Designer DATE
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A303

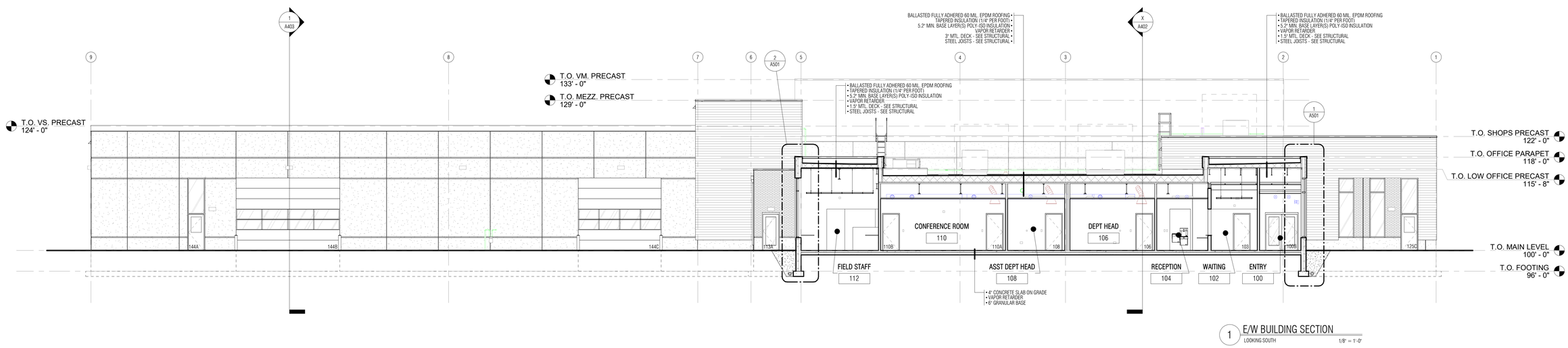
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3 E/W BUILDING SECTION
LOOKING SOUTH 1/8" = 1'-0"



2 E/W BUILDING SECTION
LOOKING SOUTH 1/8" = 1'-0"



1 E/W BUILDING SECTION
LOOKING SOUTH 1/8" = 1'-0"

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BUILDING SECTIONS

REVISIONS:

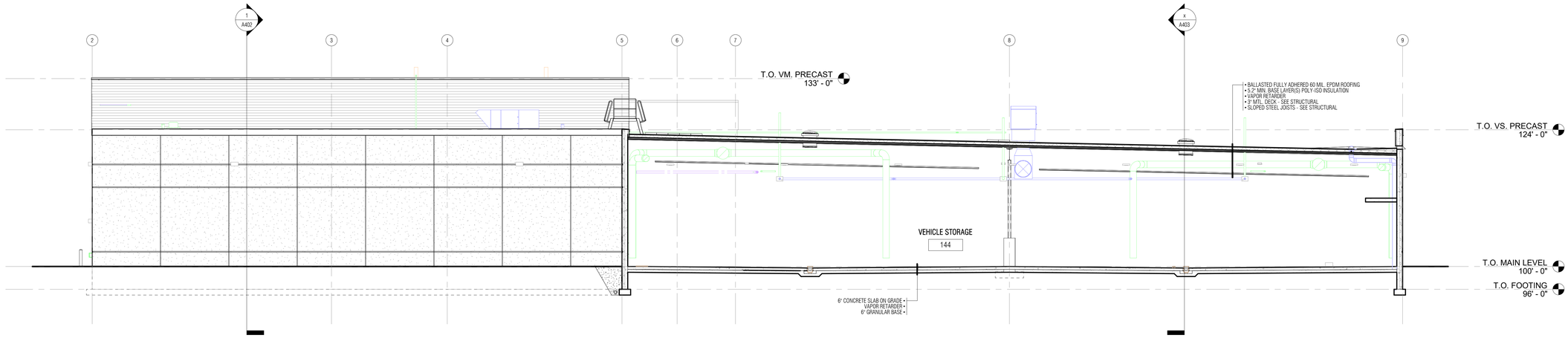
No.	Date	Description

Project Number PROJECT NUMBER
Designer DATE
Author DRAWN BY
Checker CHECKED BY

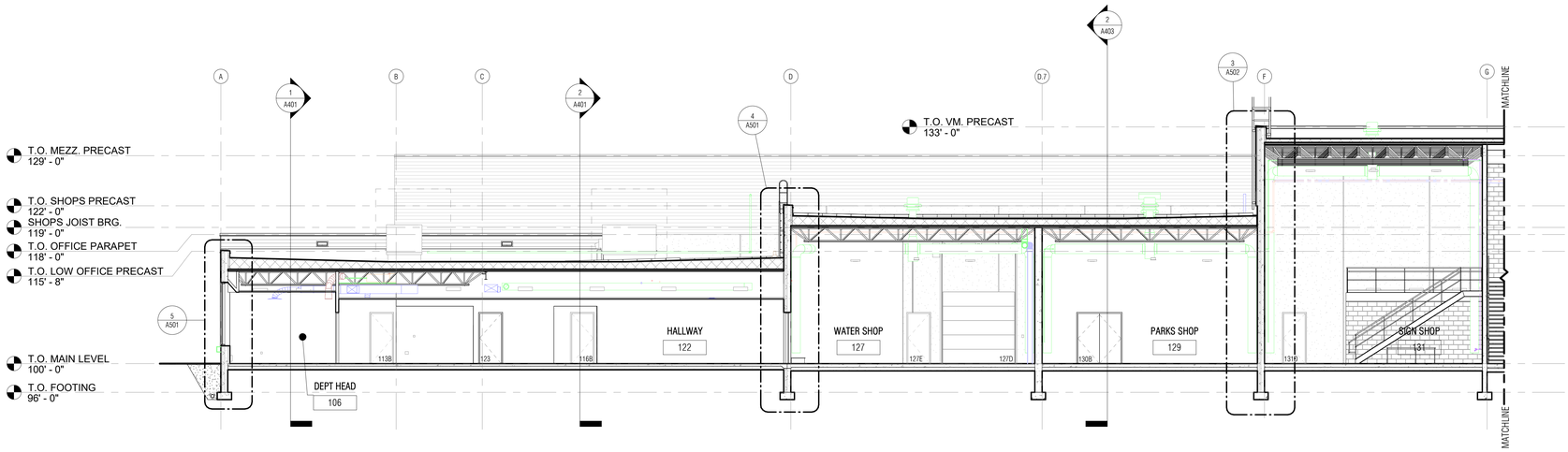
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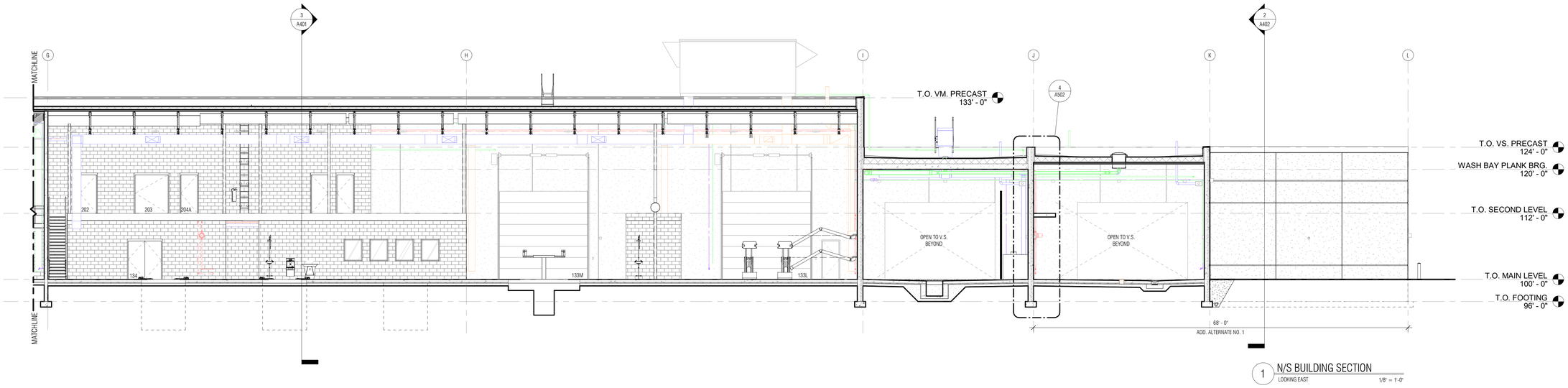
A401

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2 N/S BUILDING SECTION
LOOKING WEST 1/8" = 1'-0"





1 N/S BUILDING SECTION
LOOKING EAST 1/8" = 1'-0"

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CONSULTANT:

NOTES:
Project Status

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PROJECT NAME:
RAMSEY PUBLIC WORKS FACILITY
CITY OF RAMSEY
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46485 LICENSE #
05/05/20 DATE

SHEET NAME:

BUILDING SECTIONS

REVISIONS:

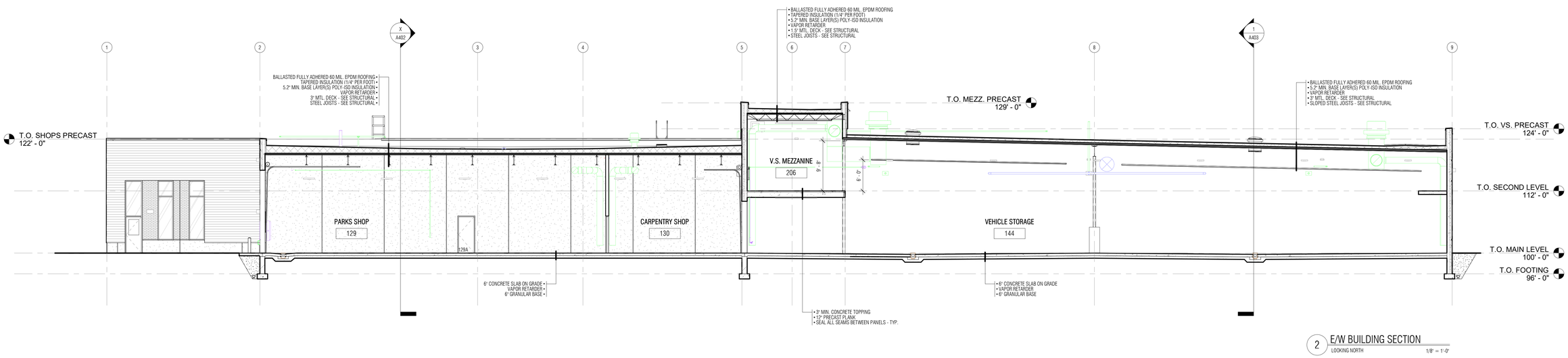
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Project Number PROJECT NUMBER
Designer DATE
Author DRAWN BY
Checker CHECKED BY

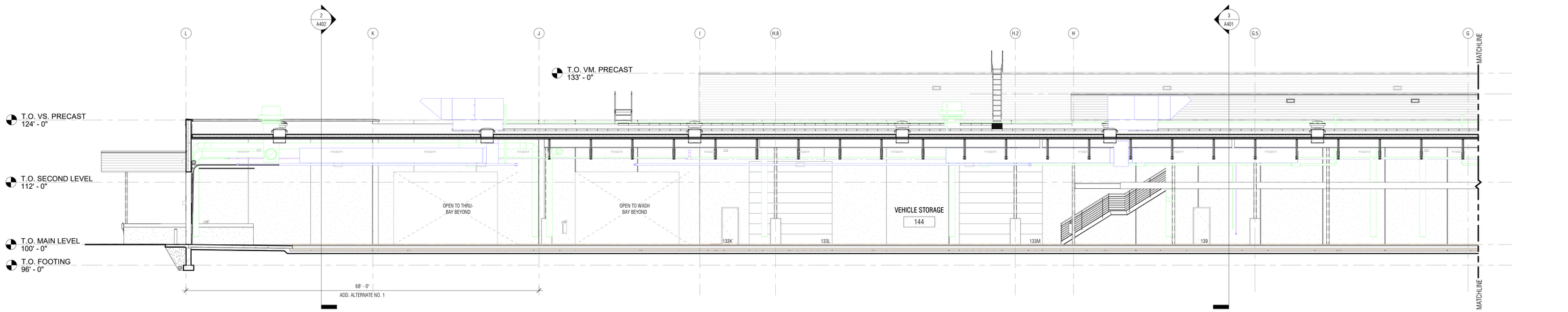
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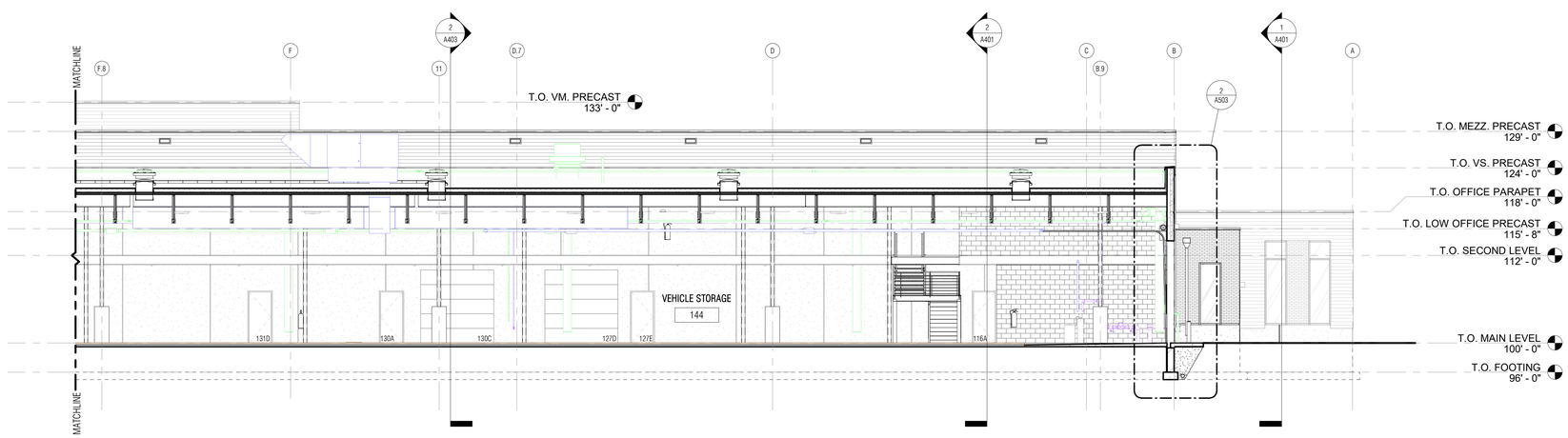
PLOTTED: 6/1/2020 9:52:33 PM PROJECT NAME: Project Name

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2 E/W BUILDING SECTION
LOOKING NORTH 1/8" = 1'-0"





1 N/S BUILDING SECTION
LOOKING WEST 1/8" = 1'-0"

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phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:

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CITY OF RAMSEY
14199 Jaspar St NW
Ramsey, MN 55303

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05/07/20 DATE

SHEET NAME:
BUILDING SECTIONS

REVISIONS:

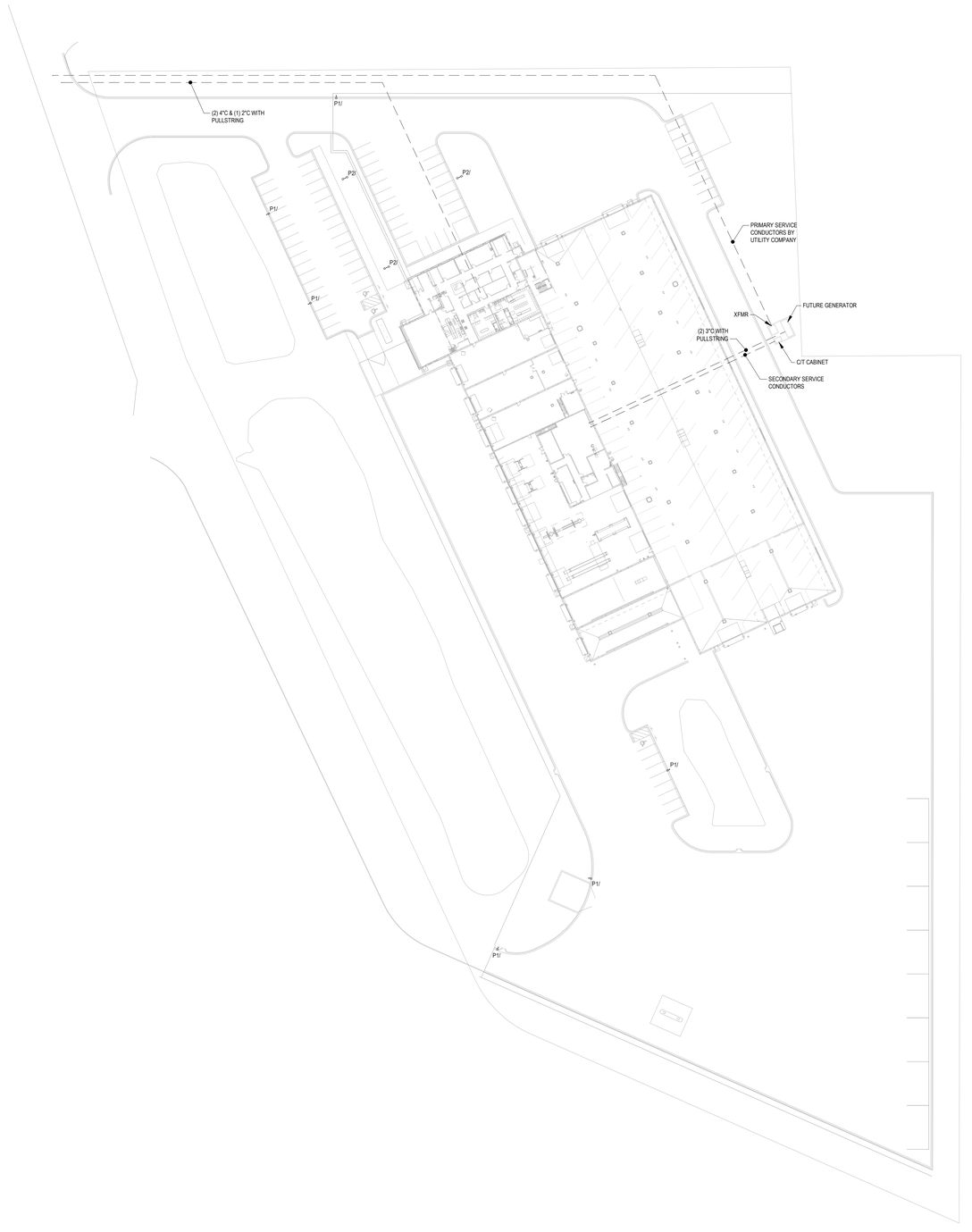
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Designer DATE
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Checker CHECKED BY

SHEET NO:
A403

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1 ELECTRICAL SITE PLAN
SCALE: 1" = 50'-0"

GENERAL NOTES:

A. NOTE A.

B. NOTE B.

KEY NOTES:

1. NOTE 1.
2. NOTE 2.

CLIENT:
Owner

OERTEL ARCHITECTS, LTD.
1795 Suan Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:
emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
(952) 930-0050 | www.epinc.com

NOTES:
Project Status

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Owner
14199 Jasper St. NW
Ramsey, MN 55303

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SIGNATURE:

LICENSE # DATE

SHEET NAME:
ELECTRICAL SITE PLAN

REVISIONS:

No.	Date	Description

Project Number
PROJECT NUMBER

Designer
DATE

Author
DRAWN BY

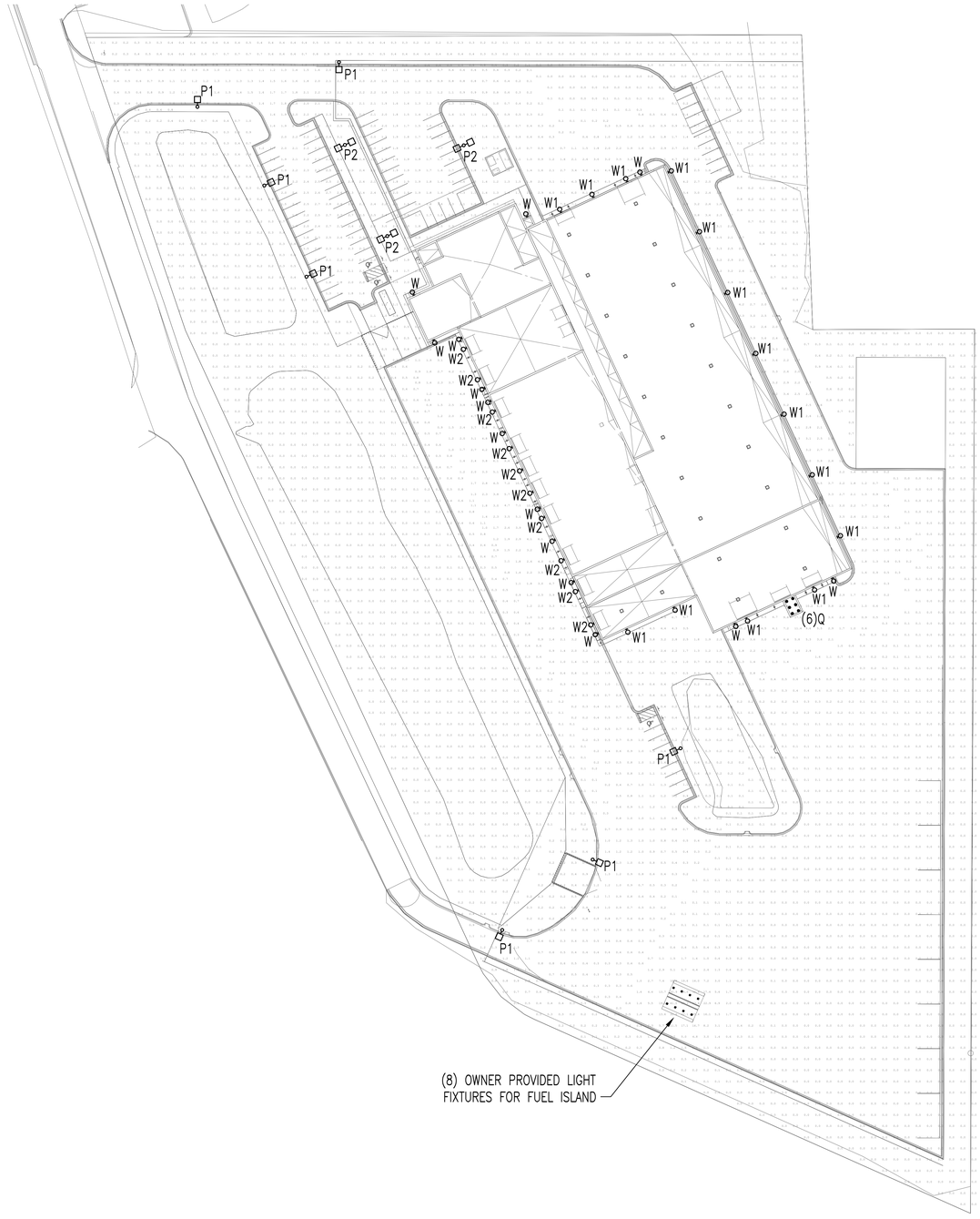
Checker
CHECKED BY

SHEET NO:
E002

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Luminaire Schedule							
Tag	Symbol	Description	Qty	Label	Arrangement	Total Lamp Lumens	LLF
P1/P2		DSX0 LED P5 40K T3M MVOLT	13	DSX0_LED_P5_40K_T3M_MVOLT	SINGLE	N.A.	0.903
W		WDGE1 LED P1 40K 80CRI VF	14	WDGE1_LED_P1_40K_80CRI_VF	SINGLE	N.A.	0.903
W1		WDGE3 LED P3 70CRI R4 40K	14	WDGE3_LED_P3_70CRI_R4_40K	SINGLE	N.A.	0.903
W2		WDGE3 LED P3 70CRI RFT 40K	10	WDGE3_LED_P3_70CRI_RFT_40K	SINGLE	N.A.	0.903
OWNER PROVIDED		SCV-LED-10L-SC-40	8	SCV-LED-10L-SC-40	SINGLE	N.A.	0.903
Q		1315 FCW3360-120V-4K	6	Report#1315 FCW3360-120V-4K	SINGLE	N.A.	0.903

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Lanes	Illuminance	Fc	2.05	17.0	0.1	20.50	170.00
Prop Line	Illuminance	Fc	0.35	49.1	0.0	N.A.	N.A.



1 ELECTRICAL SITE PLAN PHOTOMETRICS

1" = 50'-0"

N

7705 Bush Lake Road
Edina, MN 55439
phone: 952-930-0600
fax: 952-930-0777
www.epkc.net
emanuelson-podas

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

Signature
Name NAME Reg. No. REG. NO.
Date DATE

CITY OF RAMSEY
PUBLIC WORKS
RAMSEY, MN

SHEET TITLE
ELECTRICAL SITE PLAN PHOTOMETRICS

PROJECT #
A2173.0000

DRAWN BY:
JGK

DATE:
06/03/2020

CHECKED BY:
CFM

SHEET # 01
SP1
OF 02



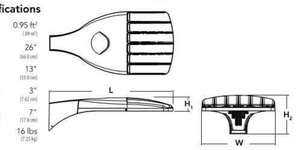
D-Series Size 0
LED Area Luminaire

Catalog Number	
Notes	POLE FIXTURE
Type	P1/P2

hit the Tab key or mouse over the page to see all interactive elements

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.23 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1]	T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[4,5] 120V[1] 208V[1] 240V[1] 277V[1] 347V[3,4] 480V[3,4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[1] RPUMBA Round pole universal mounting adaptor[1] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[7,8] PIRHN Network, high/low motion/ambient sensor[9] PER Nema twist-lock receptacle only (control ordered separate)[10] PER5 Five-pin receptacle only (control ordered separate)[10] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[10,11] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[12]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7,8,9] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[7,8,9] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,8,9] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,8,9] FAO Field adjustable output[13]	**Shipped installed** HS House-side shield[14] SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] L90 Left rotated optics[15] R90 Right rotated optics[15] DDL Diffused drop lens[16] **Shipped separately** BS Bird spikes[16] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone		

Accessories Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3 8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES
1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

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FC LIGHTING

FCW3360



ADA

Date:	Approved:
Type:	Q
Fixture:	
Project:	EXTERIOR CANOPY

FCW3360 Exterior Decor fixture is a die-cast aluminum 14 inch square fixture and is IP65 rated. This ADA compliant, easy to install fixture has an impact resistant lens that provides ample lighting for a variety of ceiling, wall or surface applications.

SPECIFICATIONS

PHYSICAL

lengths/dimensions (LxDxH)	fixture: 14.17" Sq x 5.2" D
weight	4.5 lbs
housing	marine grade, corrosion resistant, heavy gauge high pressure die-cast aluminum; captive stainless steel tamper resistant hex head socket screws
lens	impact and vandal resistant, UV stabilized, white opal, polycarbonate
mounting	ceiling, wall or surface mount applications: mounting holes allow unit to be attached directly to octagonal junction box
ingress protection	IP65 Rated. Suitable for wet, damp or dry location application, with extruded silicone gasket to seal out contaminants
finish	six stage chemical iron phosphate substrate pre-treatment process for a UV stable, super durable standard polyester powder coat

PERFORMANCE

color temperature	2700K	3000K	3500K	4000K	
lumen output	1100 lm | 1600 lm	2550 lm	3800 lm	5100 lm	
lifetime	> 70,000 hours / L70 or better				
color consistency	3-Step McAdam Ellipse / standard: CRI ≥ 85 | optional: CRI ≥ 90 CRI				
temperature	operating: -13°F to 104°F (-25°C to 40°C) | start up: -13°F to 104°F (-25°C to 40°C) | storage: -40°F to 176°F (-40°C to 80°C)				
junction temperature	73°C @ T^a 25°C				
warranty	5 year limited warranty (refer to website for details)				

NON-LED

CFL	socket: PL: four pin plug-in type compact fluorescent lamp holder (lamp by others)
ballast	ballast: fluorescent electronic, UL listed ballast standard

ELECTRICAL

input voltage	Universal 120-277VAC | optional: 347VAC (integral)
power supply	integral Class II, electronic high-power factor > 94% @120V
certifications	ETL/cETL Listed, CEC Title 24 JA8 compliant (only 90CRI complies), ADA Compliant
standards	UL 1598 / CSA C22.2 No. 250.0 - Class II UL8750 / CSA C22.2 No. 250.13 / IES LM-79 / LM-80
power consumption	59W @ 120V - 277V (maximum)
dimming interface	standard: 0-10V (1%) | optional: ELV (120V only)/DMX (integral)/DALI (integral)

Expanded Disclaimer: Due to continuous development and improvements, specifications are subject to change without notice. FC-I Lighting and Solid State Luminaires reserves the right to change lab test details or specifications without notice. Product use certifies agreement to Solid State Luminaires terms and conditions. FCW & FCWS Series fixtures are engineered and produced in our Illinois manufacturing facility.

WDGE1 LED
Architectural Wall Sconce

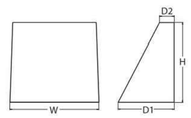


Catalog Number	
Notes	EXTERIOR WALL PACK (MAN DOORS)
Type	W

hit the Tab key or mouse over the page to see all interactive elements

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[1] **Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface- mounted back box (top, left, right conduit entry)

Options		Finish		
E4WH[1] Emergency battery backup, CEC compliant (4W, 0°C min) PE[1] Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	

Accessories Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3 8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES
1 E4WH not available in 80CRI.
2 PE not available with DS.
3 Not qualified for DLC. Not available with E4WH.

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WDGE3 LED
Architectural Wall Sconce

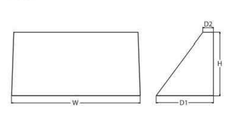


Catalog Number	
Notes	EXTERIOR LARGE WALL PACK
Type	W1/W2

hit the Tab key or mouse over the page to see all interactive elements

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only)[1] **Shipped separately** AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface- mounted back box (top, left, right conduit entry)

Options		Finish	
E1SWH Emergency battery backup, CEC compliant (15W, 5°C min) E20WC Emergency battery backup, CEC compliant (30W, -20°C min) PE[1] Photocell, Button Type DMG[1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points. SPD10KV 10KV Surge pack	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality.	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories Ordered and shipped separately.

WDGEAWS DDBXD U	WDGE 3 8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES
1 347V and 480V not available with E1SWH and E20WC.
2 PE not available in 480V and with sensors/controls.
3 DMG option not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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7705 Bush Lake Road
Edina, MN 55439
ph: 952-930-0700
fax: 952-930-0777
www.epinc.net

emanuelson-podas

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

Signature
Name NAME Reg No. REG. NO.
Date DATE

CITY OF RAMSEY
PUBLIC WORKS
RAMSEY, MN

SHEET TITLE
ELECTRICAL SITE PLAN
LIGHTING CUTSHEETS

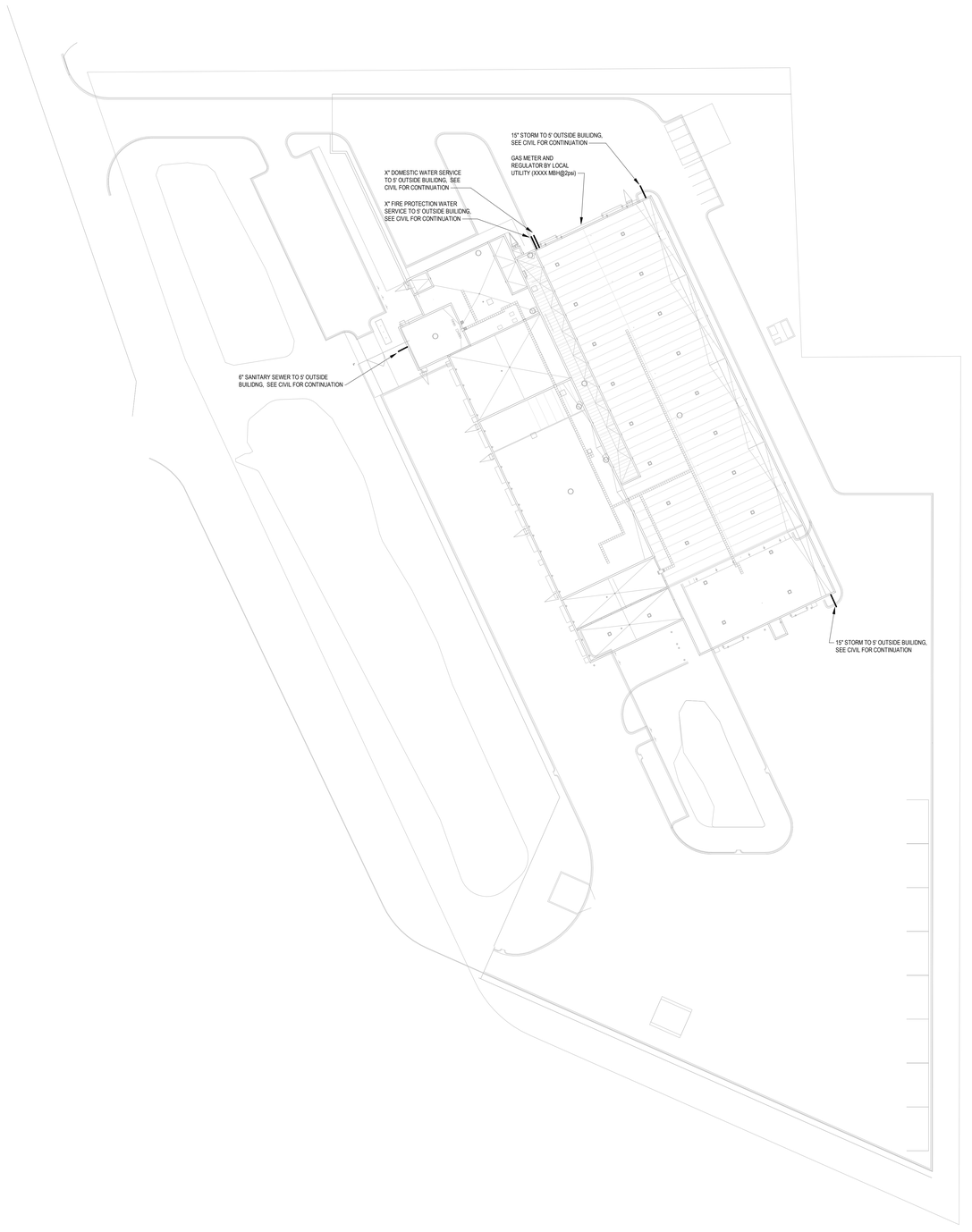
PROJECT #
4570.0000

DATE
06/03/2020

DRAWN BY
JGK

CHECKED BY
CFM

SHEET # 02
SP2
OF 02



1 MECHANICAL SITE PLAN
SCALE: 1" = 50'-0"

PLOTTED: 6/1/2020 12:56:55 PM PROJECT NAME: RAMSEY PUBLIC WORKS FACILITY

CLIENT:
Owner

OERTEL ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CONSULTANT:
emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
(952) 930-0050 | www.epinc.com

NOTES:
Project Status

Not for Construction

50% Construction Documents Set for Pricing

PROJECT NAME:
RAMSEY PUBLIC WORKS FACILITY
Owner
14199 Jasper St NW
Ramsey, MN 55303

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

LICENSE # DATE

SHEET NAME:

MECHANICAL SITE PLAN

REVISIONS:

No.	Date	Description

Project Number PROJECT NUMBER
Designer DATE
Author DRAWN BY
Checker CHECKED BY

SHEET NO:
M001

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S.E. BUILDING PERSPECTIVE



N.E. BUILDING PERSPECTIVE

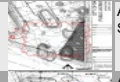
ProjectDox

Changemarks Report

Project Name: Public Works Campus

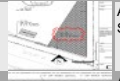
Workflow Started: 04/16/2020 3:22 PM

Report Generated: 06/19/2020 10:58 AM

Cycle	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Survey Info	Survey Info is blank.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Removals Area	Shows removing pavement on the northern lot, doesn't appear anything is going back in place here. Suggest saving the funds	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Offsite Removals	Showing removing pavement off site, don't see the reason. Oppurtunity to save funds.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Note D	Note D is blank	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Extra hatch	Showing extra tree removal hatch off-site.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Tree Save Fencing	Tree save fencing at edge of tree clearing	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Scale/North Arrow	Move so no linework behind scale/north arrow - improve readability.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Sweeping	Street must be swept within 3 hours of notification from the City.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Disturbed Area coverage	cover disturbed areas within 7 days (project is within 1 mile of Mississippi River)	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Grading Contours	Smooth out the grading contours south parking lot.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Proposed Contour Labels	Add more proposed contour labels	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	pond maintenance/safety bench	ponds should have 10-foot wide maintenance/safety bench at the normal water level	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	slope	call out slope for ponds, 1:3.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Pond Elevations	Call out the pond 100 HWL, NWL on the plans.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Flat area	northern parking lot showing flat grading, needs more positive drainage.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Visitor Parking Lot Curb	is the parking lot curb tip out curb, with sheet flow towards the cb. The east side lowpoint needs tipout curb to not hold	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Flared Curb Outlets	Flared Curb Outlets will need some perminent erosion control with them. I would consider a Rain Guardian with	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Total Disturbed Area	Updated Areas - site is much larger than being called out.	06/11/2020 1:54 PM	Joe Feriancek	

ProjectDox

Changemarks Report

2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	SWPPP Diary	Submit weekly and after 1/2 in. rainfall event logs to City Inspector. A complete Diary must be submitted prior to	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	10-foot seperation	Must maintain 10-foot seperation.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Storm Sewer Material	Verify Storm Sewer Material Requirements. Commercial Buildings last couple of years have been required to have	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	CB Sumps	Add sumps to CB outletting to ponds	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Rip Rap at Outlets	Add Rip Rap at outlets. Call out quantities.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Labels	Turn background masks on for labels and text, need to clearly read all text.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	WM Valve Locations	Move valves away from curb, dont want them in the curb line.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Loop Watermain	Watermain needs to be looped.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Line weights	All utility lines need to stand out on this page, site work should be lighter wieght color.	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Sanitary Service	Label the Sanitary Sewer service	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Sever City Details required	City Details are on City of Ramsey Engineering Dept webpage, please review details provided with list of City	06/11/2020 1:54 PM	Joe Feriancek	
2	False	Unresolved	Civil Engineer II		ARCH_Ramsey PW_2020.06.03_SIte Submittal.pdf	JJF	Tree Locations	Please verify trees are not located directly of utility lines.	06/11/2020 1:54 PM	Joe Feriancek	

Regular Planning Commission **6. 1.**

Meeting Date: 07/09/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #20-002 Approving Preliminary Plat for Garden View (Project 19-136)

Purpose/Background:

The purpose of this case is to review a Preliminary Plat Application for Garden View Villas by DC Ramsey LLC (The "Applicant") for a 12 acre piece of land north of 147th Ln NW and east of Center Street at PID 25-32-25-12-0067 (the "Subject Property"). The Subject Property is zoned R-2 and the Applicant has proposed eighteen (18) homes within the Detached Villa (50 foot wide) lot width designation. The proposed homes would each have individual driveways onto 147th Ln NW.

Notification:

City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request by U.S. Mail as reflected by Anoka County Property Records.

Observations/Alternatives:

Summary

The Applicant has proposed eighteen (18) homes with individual driveways onto 147th Lane NW. The R-2 Residential District allows for attached townhomes or detached villas with lot widths of 50 feet. The preliminary plat appears to meet the general requirements of the R-2 Residential District. The general density of the project is approximately 2.7 units per acre (gross), which is lower than anticipated for the R-2 District which is guided for a density of 4 - 7 units per acre. This is due to the large outlot being platted behind the homes. With the removal of the outlot, the net density of the site is approximately 5.7 units per acre (as there is approximately 3.15 acres of buildable acreage onsite). The individual lots meet the requirements of the R-2 District (in terms of lot size and width). Based on original neighborhood concerns from the existing residential to the north, Staff is supportive of locating the homes along 147th and leaving a larger outlot to the North of the homes.

The outlot to the North of the proposed lots could be developed in the future. If it comes forward in the future, it will need to be rerouted through the City's processes at time of application (e.g. Sketch Plan, Preliminary Plat, Final Plat). The area to the north may also be an opportunity to expand the existing wetland onsite, which the City and Applicant are exploring.

The proposed preliminary plat requires to no change to zoning, the City's Comprehensive Plan, or any variances from our standards.

Previous Proposal

The Planning Commission is familiar with this site as in early 2020, the Applicant submitted a Sketch Plan for Detached Villas on the Subject Property. The previously proposed project had additional units, and an internal private road running east-west through the Subject Property. The homes were on either side of the proposed road, which did not leave adequate space for Density Transitioning as required by City Code. This project is now being treated as a more traditional detached single family home project, just on smaller lots (50 foot wide lots).

Platting Process

1. Sketch Plan - Complete
2. Preliminary Plat - Engineering documents, formal public hearing, if approved, the project has entitlement (we

are here)
3. Final Plat - Construction documents and legal agreements, only heard by City Council

City Code Sections

- Section 117-111: R-2 Residential (Existing and Proposed Zoning - No Change)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends adoption of Resolution #20-002 Approving the Preliminary Plat for Garden View.

Action:

Motion to recommend the City Council adopt Resolution #20-002 Approving the Preliminary Plat for Garden View

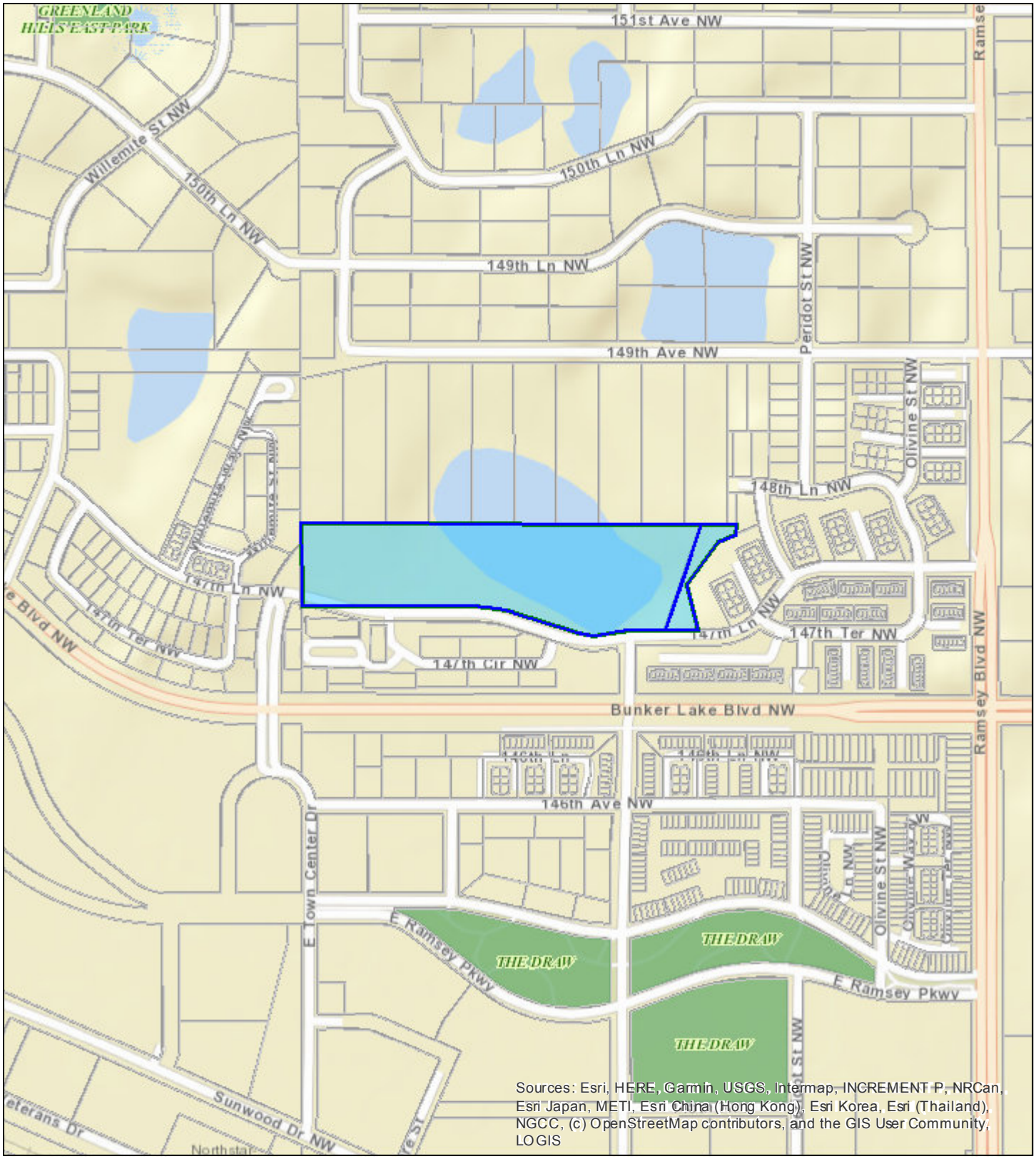
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Attachments

Site Location Map
Plans
Site Plan
Planning Review
Resolution #20-002

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2020 11:48 AM
Tim Gladhill	Tim Gladhill	07/02/2020 12:26 PM
Form Started By: Chloe McGuire Brigl		Started On: 06/08/2020 03:41 PM
Final Approval Date: 07/02/2020		



City of RAMSEY

Site Location Map

Legend

- Site
- Parcels

N

Print Date: September 13, 2019

0 0.175 0.35 mi



LANDFORM
From Site to Finish

Garden View

Ramsey, MN

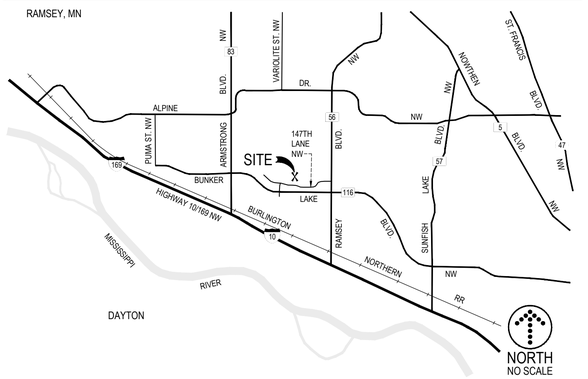
06.30.2020

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GARDEN VIEW

RAMSEY, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE.	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.PT.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE HEIGHT, TYPE	EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00 %	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	FES STS >> RIPRAP	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
T	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

Outlot E and D, Town Center Gardens Third Addition, Anoka County, Minnesota.

Abstract Property.

BENCHMARK

Mn/DOT Name: HYATT MNDT NGS Name: HYATT County: ANOKA, MN

Monument Type: CONCRETE MONUMENT (CAST-IN-PLACE)

Disk Type: HORIZONTAL CONTROL DISK

Elevation: 878.97 (NAVD88)

Description: (1995) Stamping: HYATT 1974

4.5 MILES NORTHWEST OF ANOKA, 4.0 MILES NORTHWEST ALONG TRUNK HIGHWAY 10/TRUNK HIGHWAY 169 FROM THE JUNCTION OF TRUNK HIGHWAY 10/TRUNK HIGHWAY 169 AND TRUNK HIGHWAY 47 IN ANOKA, AT TRUNK HIGHWAY 10 MILEPOINT 220.4, 0.2 MILE SOUTHEAST OF COUNTY ROAD 83 (ARMSTRONG BOULEVARD), 45.7 FEET NORTHEAST OF THE NORTH RAIL OF A RAILROAD, 16.02 FEET SOUTHWEST OF HYATT MNDT RM 1, 20.64 FEET SOUTHEAST OF HYATT MNDT RM 2, 1.9 FEET SOUTHWEST OF A WITNESS POST.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA (SHEETS L2.1 - L7.1).

JOSHUA K. POPEHN

LICENSE NUMBER 44803 DATE: 30 JUNE 2020

OWNER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
MINNEAPOLIS, MN, 55401
TEL 612-252-9070
CONTACT: DARREN LAZAN

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: RANDY HEDLUND

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LYNN CASWELL

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSHUA POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	SHEETS ISSUED BY DATE: 04.29.20	05.15.20	06.29.20
C0.1	TITLE SHEET	X	X	X
C0.2	PRELIMINARY PLAT	X		X
C1.1	EXISTING CONDITIONS & TREE DEMOLITION	X		X
C2.1	SITE PLAN	X	X	X
C3.1	GRADING, DRAINAGE, PAVING & EROSION CONTROL	X		X
C3.2	MINNESOTA SWPPP	X		X
C4.1	UTILITY & EX. UTILITY/PAVEMENT/DEMO & REPLACEMENT PLAN	X		X
C7.1	CIVIL CONSTRUCTION DETAILS	X		X
C7.2	CIVIL CONSTRUCTION DETAILS	X		X
L1.1	TREE PRESERVATION PLAN	X		X
		X		

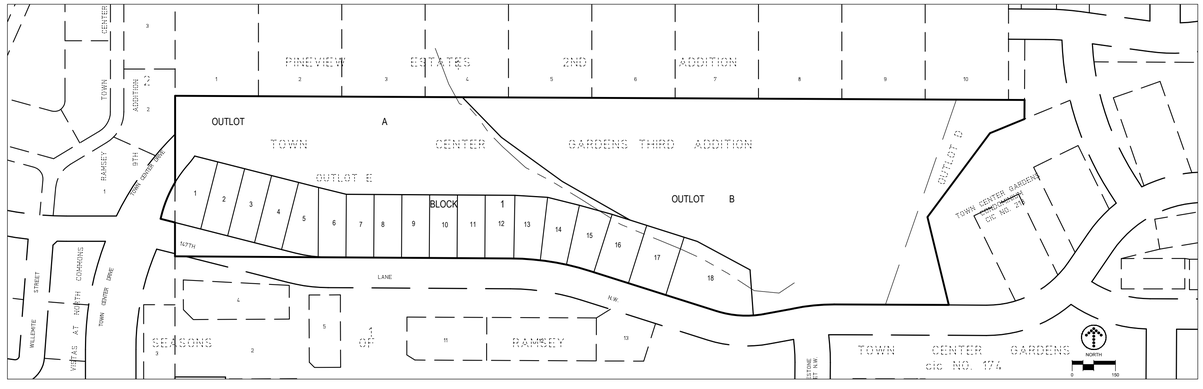
CERTIFICATIONS

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 (SHEETS C0.1 - C7.2).

RANDALL C. HEDLUND, P.E.

LICENSE NUMBER 19576 DATE: 30 JUNE 2020

OVERALL SITE



DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
24 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

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

PRELIMINARY PLAT
06.24.2020

LANDFORM
From Site to Finish

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

FILE NAME C001LDP007.dwg

PROJECT NO. LDP19007

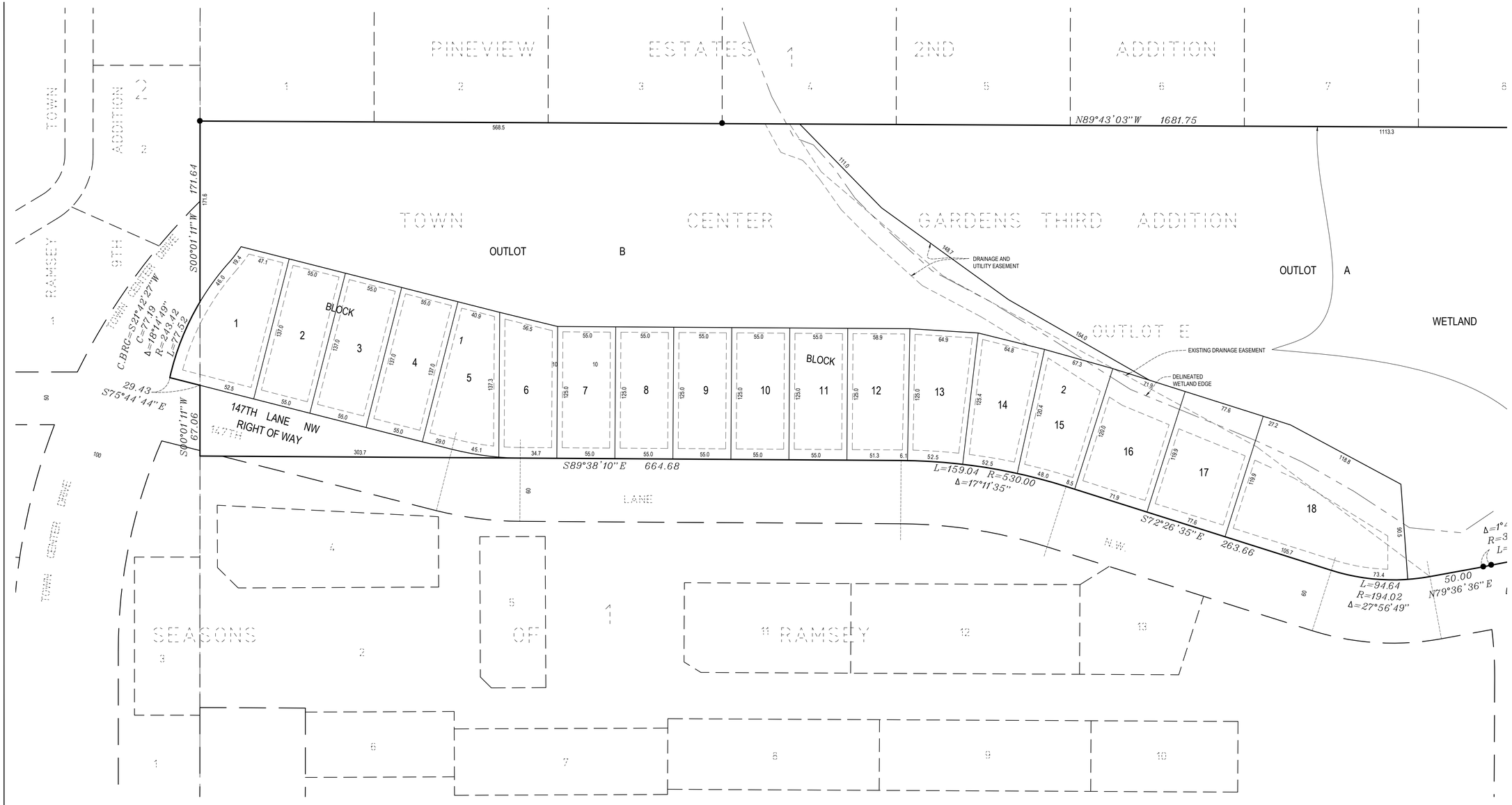
TITLE SHEET

C0.1

SHEET NO. 1/10

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LEGAL DESCRIPTION

Outlots D and E, TOWN CENTER GARDENS THIRD ADDITION, Anoka County, Minnesota.

And

That part of 147th Lane N.W. as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.

(Abstract property)

AREA SUMMARY

TOTAL SITE AREA: 558,031 S.F. = 12.81 AC

WETLAND AREA: 258,694 S.F. = 4.94 AC.

RIGHT OF WAY AREA: 9,123 S.F. = 0.21 AC.

NET AREA: 290,214 S.F. = 6.66 Ac.

TOTAL SINGLE FAMILY LOTS = 18

NET DENSITY = 2.70 U/A

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-2: MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD - 25 FT. FROM PRIVATE STREETS (MEASURED FROM BACK OF CURB)
REAR - 20 FT.
SIDE (INTERIOR) - 5 FT.
SIDE (STREET) - 25 FT.

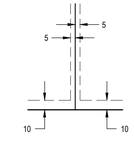
LOT COVERAGE INFORMATION IS AS FOLLOWS:
REQUIRED LOT AREA = .15 AC.
MINIMUM LOT WIDTH = 50 FT.
MAXIMUM BUILDING COVERAGE = 35%

LOT AREA TABLE

Lot Area Table		
Parcel #	Lot/Block	Area (Ac.)
1	1/1	0.22
2	2/1	0.17
3	3/1	0.17
4	4/1	0.17
5	5/1	0.18
6	6/1	0.17
7	7/1	0.16
8	8/1	0.16
9	9/1	0.16
10	10/1	0.16
11	11/1	0.16

Lot Area Table		
Parcel #	Lot/Block	Area (Ac.)
12	12/1	0.17
13	13/1	0.17
14	14/1	0.16
15	15/1	0.17
16	16/1	0.20
17	17/1	0.21
18	18/1	0.40
19	Outlot A	2.76
20	Outlot B	6.48
21	R/W	0.21

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES UNLESS OTHERWISE SHOWN

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund

License No.

Signature above is a digital facsimile of original. Wet signed original is on file at Landform Professional Services office and is available upon request.

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

PRELIMINARY PLAT
06.30.2020

LANDFORM
From Site to Finish

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

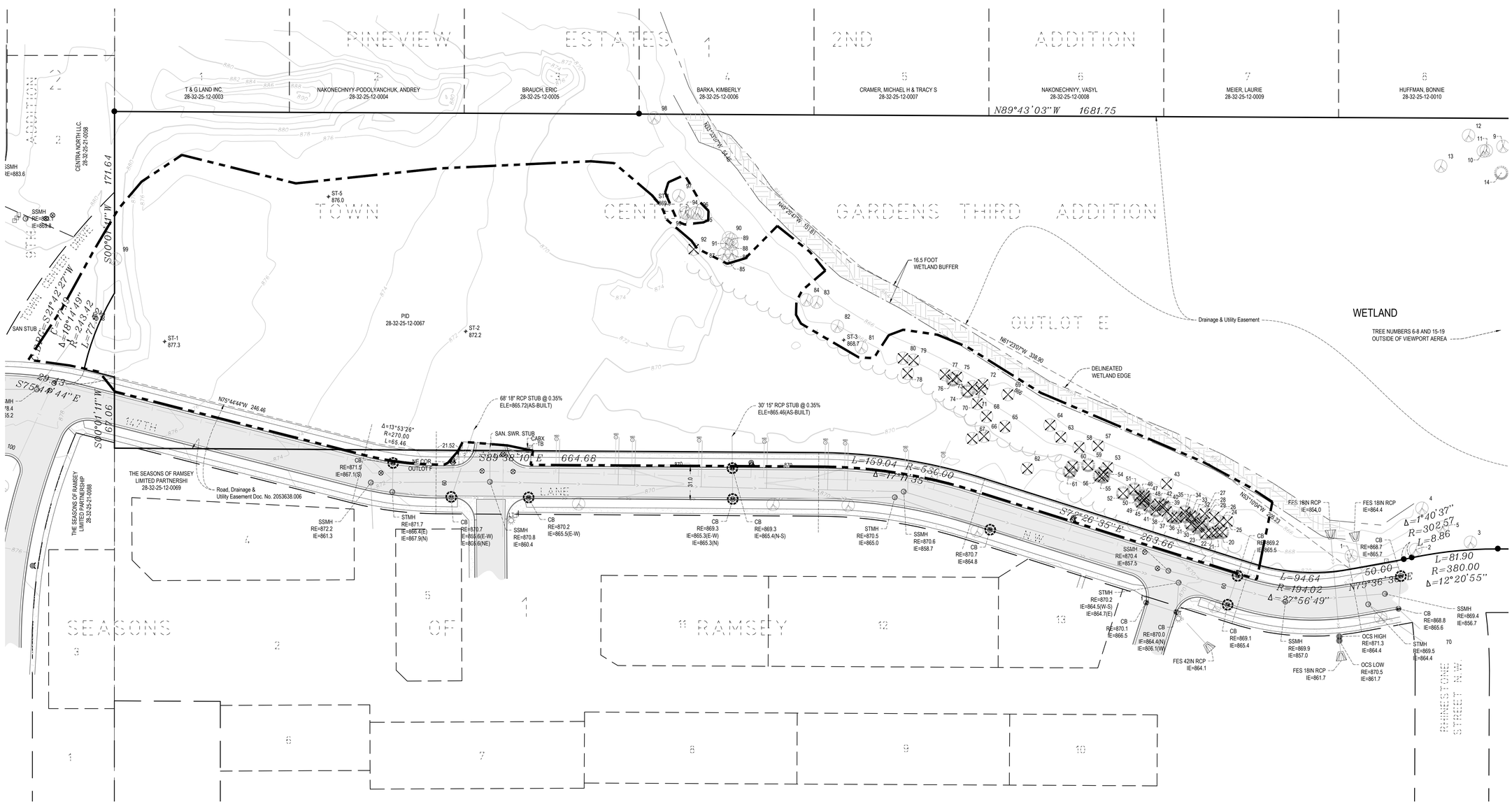
FILE NAME C002LDP007.dwg

PROJECT NO. LDP19007

PRELIMINARY PLAT
C0.2

SHEET NO. 2/10

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LEGAL DESCRIPTION

Outlots D and E, TOWN CENTER GARDENS THIRD ADDITION, Anoka County, Minnesota.

And

That part of 147th Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8TH ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.

(Abstract property)

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES, MINNEAPOLIS, MN, IN AUGUST, 2019, EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY, MINNESOTA RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. GEOTECHNICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY INDEPENDENT TESTING TECHNOLOGIES, WAITE PARK, MINNESOTA, IN SEPTEMBER, 2019.
3. WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC. ON OCTOBER 7TH, 2019.
4. SEE SHEET L2.1 FOR TREE INVENTORY.

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
4. REFER LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
5. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
6. SEE SHEET C4.1 FOR UTILITY AND PAVEMENT DEMOLITION AND REPLACEMENT.

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
	BUILDING		MANHOLE
	CONCRETE SURFACE		CATCH BASIN
	BITUMINOUS SURFACE		FLARED END SECTION
	GRAVEL SURFACE		FIRE HYDRANT
	WETLAND		WATER VALVE/CURB STOP
			WELL
			GUY WIRE
	CONCRETE CURB		POWERPOLE
	PEDESTRIAN RAMP	T	TRANSFORMER
HEIGHT, TYPE A / HEIGHT, TYPE C	FENCING	AC	AIR CONDITIONER
>>	STORM SEWER		UTILITY BOX (TV, TEL, ELEC)
>	SANITARY SEWER		HAND-HOLE
I	WATER MAIN		TRAFFIC SIGN
G	UNDERGROUND GAS MAIN		1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
UT	UNDERGROUND TELEPHONE		CAST IRON MONUMENT FOUND
OT	OVERHEAD TELEPHONE		IRON MONUMENT FOUND
UE	UNDERGROUND ELECTRIC	PE	PLAT EASEMENT
OE	OVERHEAD ELECTRIC	1	TITLE ITEM NUMBER
FO	UNDERGROUND FIBER OPTIC	[ ]	BEARING & DISTANCE PER PLAT OR DEED
FO	UNDERGROUND CABLE TV		

LEGEND

- :TREE REMOVAL
- B-X :SOIL BORING
- :CONSTRUCTION LIMITS

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

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

Randall C. Hedlund

License No. 48176 Date

Signature above is a digital representation of original. Wet signature is on file on file at Landform Professional Services, LLC office and is available upon request.

PRELIMINARY NOT FOR CONSTRUCTION

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PRELIMINARY PLAT
06.30.2020

LANDFORM
From Site to Finish

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

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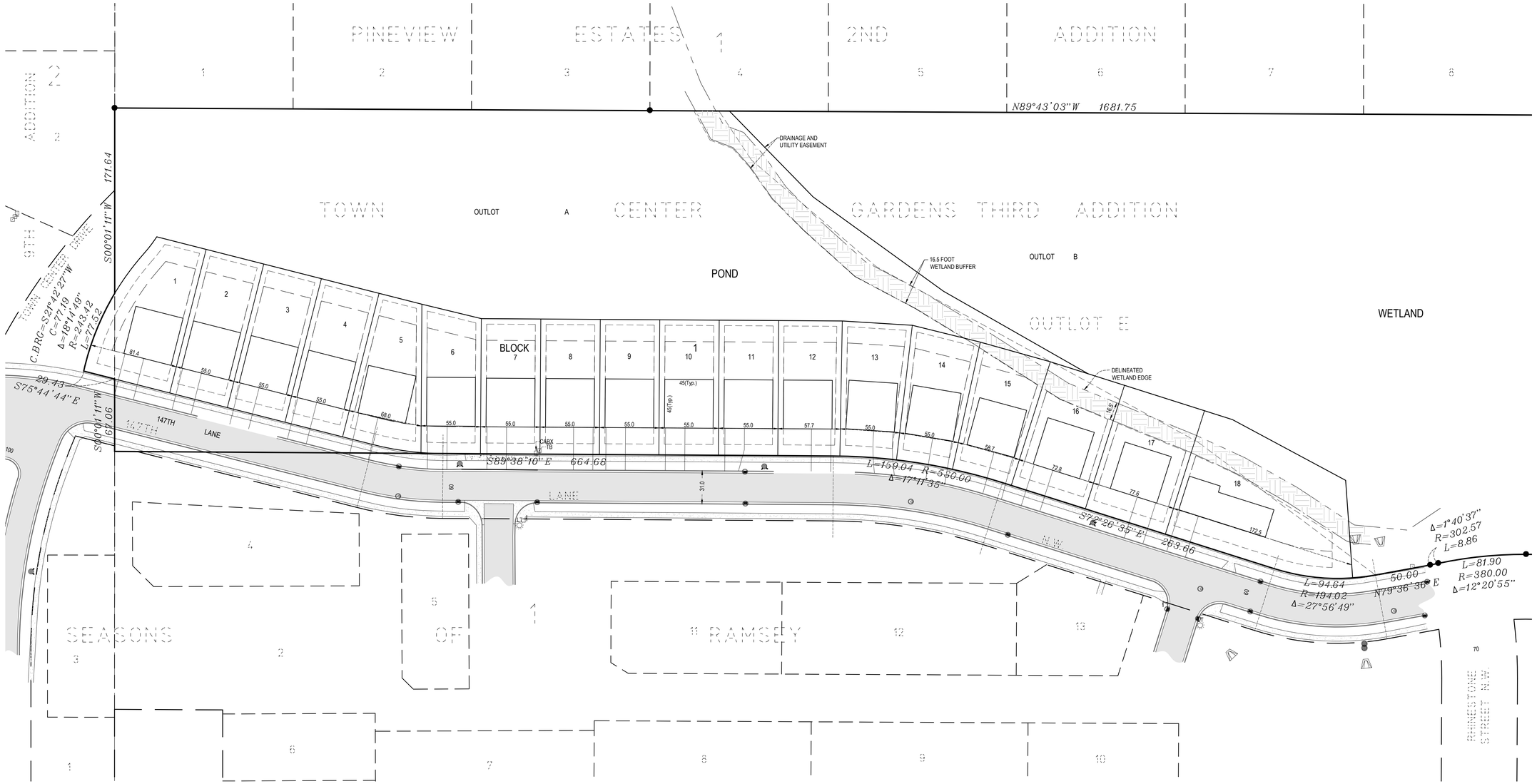
PROJECT NO. LDP19007

EXISTING CONDITIONS & TREE DEMOLITION

C1.1

SHEET NO. 3/10

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GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
2. BUILDERS ARE RESPONSIBLE FPR TWO TREES PER LOT PER CITY REQUIREMENTS

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

IMPERVIOUS AREA SUMMARY

EXISTING:					
PERVIOUS	550,265	S.F.	12.63	AC.	99.0%
IMPERVIOUS	6,483	S.F.	0.15	AC.	1.0%
TOTAL	556,748	S.F.	12.78	AC.	100.0%
PROPOSED:					
PERVIOUS (Existing + New))	507,498	S.F.	11.65	AC.	91.2%
IMPERVIOUS (Existing + New)	49,250	S.F.	1.13	AC.	8.8%
TOTAL	556,748	S.F	12.78	AC.	100.0%

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-2: MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD - 25 FT. FROM PRIVATE STREETS (MEASURED FROM BACK OF CURB)
REAR - 20 FT.
SIDE (INTERIOR) - 5 FT.
SIDE (STREET) - 25 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
REQUIRED LOT AREA = .15 AC.
MINIMUM LOT WIDTH = 50 FT.
MAXIMUM BUILDING COVERAGE = 35%

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FROM EXTERIOR DEVELOPMENT BOUNDARY LINES = 30 FT.
SETBACK FROM STRUCTURE - 15 FT.

AREA SUMMARY

TOTAL SITE AREA: 558,031 S.F. = 12.81 AC

WETLAND AREA: 258,694 S.F. = 4.94 AC.

RIGHT OF WAY AREA: 9,123 S.F. = 0.21 AC.

NET AREA: 290,214 S.F. = 6.66 Ac.

TOTAL SINGLE FAMILY LOTS = 18

NET DENSITY = 2.70 U/A

PARKING SUMMARY

REQUIRED PARKING:

NOT SPECIFIED.

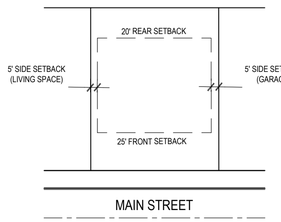
LOT AREA TABLE

Lot Area Table		
Parcel #	Lot/Block	Area (Ac.)
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Lot Area Table		
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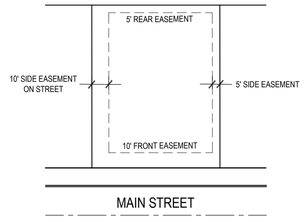
TYPICAL SETBACKS

NO SCALE



TYPICAL EASEMENTS

NO SCALE



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

NORTH

0 50 100

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisions Per City Comments	RCH

CERTIFICATION

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

Randall C. Hedlund

License No. 41606 Date: 06.30.2020

Signature shown is a digital representation of original. Wet signature(s) are on file at Landform Professional Services, LLC and is available upon request.

PRELIMINARY NOT FOR CONSTRUCTION

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

PRELIMINARY PLAT
06.30.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C201LDP007.dwg

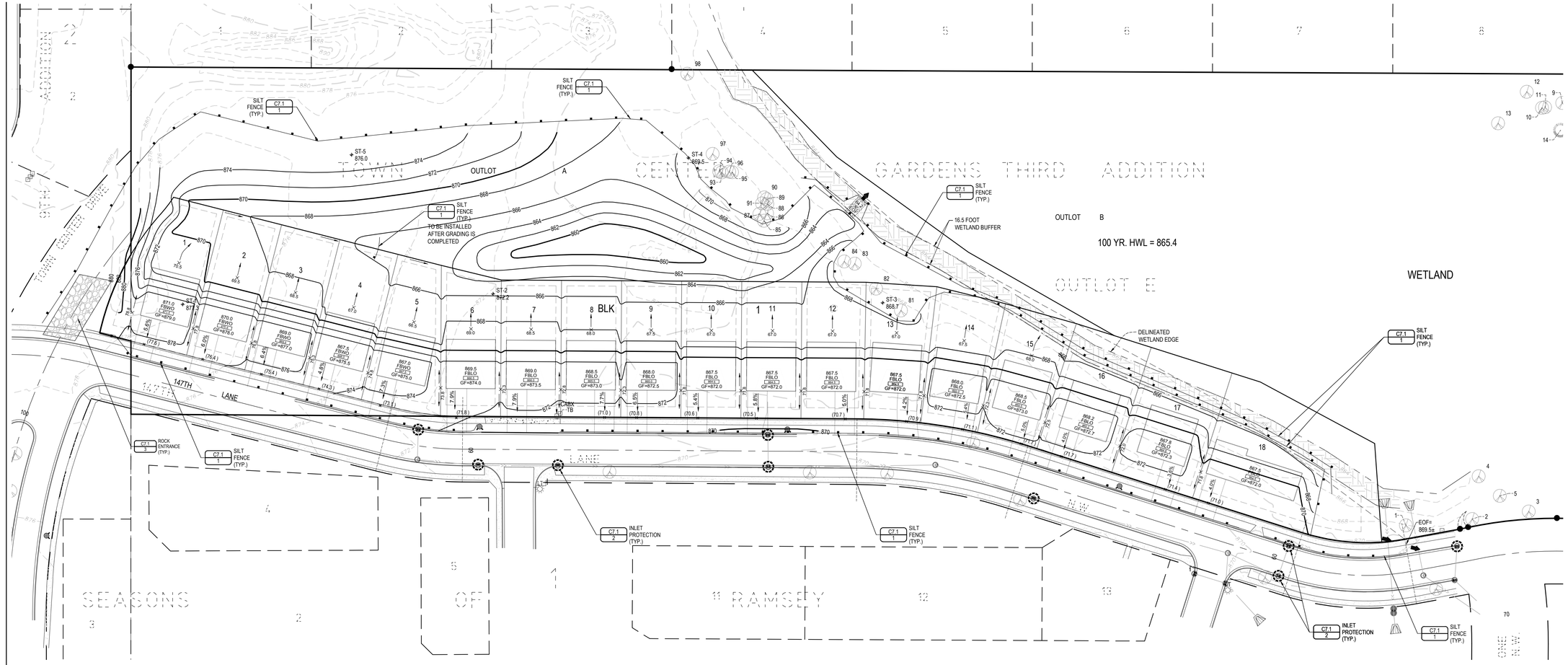
PROJECT NO. LDP19007

SITE PLAN

C2.1

SHEET NO. 4/10

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GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

2. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
3. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
4. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
5. Refer to SWPPP Notes on Sheet C3.2 for additional requirements.
6. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
7. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number	Estimated Quantities
Sod	MNDOT 3878	
Seed	MNDOT 3876	
	MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
	MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
	MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882 (MNDOT Type 1 @ 2 ton/ac., Disc Anchored)	
Fertilizer	MNDOT 3881	
General Placement	MNDOT 2575	

8. See Landscape Sheets for permanent turf and landscape establishment.
9. Scrape adjacent streets clean daily and sweep clean weekly.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	9 ea.
	:Silt Fence	3,970 ft.
	:Vehicle Tracking Pad	1 ea.
	:ENKAMAT 7010 OR EQUAL	250 Sq.Ft.

NPDES AREA SUMMARY

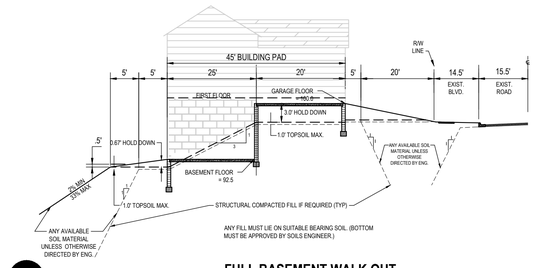
	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	12.63 ACRES	11.60 ACRES	11.60 ACRES
IMPERVIOUS	0.15 ACRES	1.18 ACRES	1.18 ACRES
TOTAL	12.78 ACRES	12.78 ACRES	12.78 ACRES

GRADING NOTES

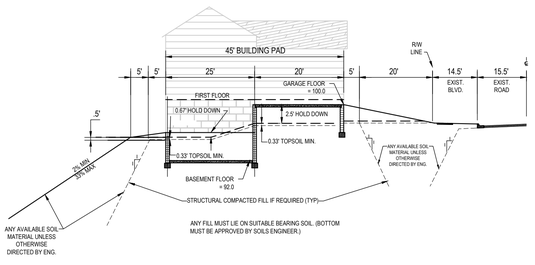
10. Contact utility service providers for field location of services 72 hours prior to beginning grading.
11. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated Septemper 24, 2019, for additional information on backfill material and groundwater conditions.
12. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
13. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
14. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
15. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
16. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
17. Builders are responsible for two tree per lot per city requirements.

LOT BY LOT TABULATION

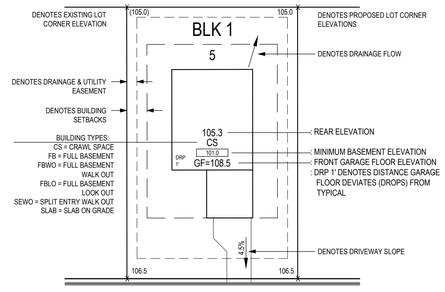
Lot	Block	House Type	Garage Floor Ele	Driveway Grade (%)	Lowest Floor Elev.	Lowest Opening Ele (Living Space)	100 Year Flood Ele	Emergency Overflow Ele	Highest Anticipated Water Table or Mottled Soil
1	1	FBWO	879.0	5.6	871.5	871.5	865.4	869.5±	862.0
2	1	FBWO	878.0	6.0	870.5	870.5	865.4	869.5±	862.0
3	1	FBWO	877.0	6.4	869.5	869.5	865.4	869.5±	862.0
4	1	FBWO	875.5	4.8	868.0	868.0	865.4	869.5±	862.0
5	1	FBLO	875.0	7.3	867.5	867.5	865.4	869.5±	862.0
6	1	FBLO	874.0	7.9	866.5	869.7	865.4	869.5±	862.0
7	1	FBLO	873.5	7.9	866.0	869.2	865.4	869.5±	862.0
8	1	FBLO	873.5	7.7	865.5	868.7	865.4	869.5±	862.0
9	1	FBLO	872.5	6.5	865.0	868.2	865.4	869.5±	862.0
10	1	FBLO	872.0	5.4	864.5	867.7	865.4	869.5±	862.0
11	1	FBLO	872.0	5.8	864.5	867.7	865.4	869.5±	862.0
12	1	FBLO	872.0	5.0	864.5	867.7	865.4	869.5±	862.0
13	1	FBLO	872.0	4.2	864.5	867.0	865.4	869.5±	862.0
14	1	FBLO	872.5	5.4	865.0	867.2	865.4	869.5±	862.0
15	1	FBLO	873.0	5.0	865.5	868.7	865.4	869.5±	862.0
16	1	FBLO	872.7	4.0	865.2	868.4	865.4	869.5±	862.0
17	1	FBLO	872.3	3.6	864.8	868.0	865.4	869.5±	862.0
18	1	FBLO	872.0	4.0	864.5	867.7	865.4	869.5±	862.0



2 **FULL BASEMENT WALK OUT (FBWO)** NO SCALE



3 **FULL BASEMENT LOOK OUT (FBLO)** NO SCALE



NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

1 **TYPICAL LOT DETAIL** NO SCALE

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

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

Randall C. Hedlund

License No. 41577 Date: 06.30.2020

Signature shown is a digital image of original. Wet signature on file at Landform Professional Services and is available upon request.

PRELIMINARY NOT FOR CONSTRUCTION

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

PRELIMINARY PLAT
06.30.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C301LDP007.dwg

PROJECT NO. LDP19007

GRADING, DRAINAGE, PAVING AND EROSION CONTROL

C3.1

SHEET NO. 5/10

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NPDES PERMIT AND SWPPP COMPONENTS

1. *The current Minnesota Construction Stormwater General Permit dated Month Day, 2019 is referenced in this document as the Permit.*

   The SWPPP includes the following components:
   - Construction Documents prepared by Landform
   - Stormwater Narrative prepared by Landform
   - Maintenance Plan for permanent stormwater BMPs
   - Geotechnical Report prepared by Independent Testing Technologies, Inc.

   All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: 45.238914, Longitude: -93.459300

Disturbed area = 3.7 ac.
Pre-construction impervious area within disturbed area = 0.0 ac.
Post-construction impervious area within disturbed area = 2.3 ac.
Net change in impervious area within disturbed area = 2.3 ac.

Type of stormwater management:
- Regional ponds
- Infiltration credits purchased from the city

Erosion prevention and sediment control quantities are on sheet C3.1.

SITE EVALUATION / ASSESSMENT / PLANNING

1. The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
   - Ensuring full compliance with the SWPPP and the Permit
   - Implementing all elements of the SWPPP, including but not limited to:
     - Implementing prompt and effective erosion and sediment control measures
     - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
   - Conducting routine inspections and maintenance
   - Ensuring elimination of all unauthorized discharges
   - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.*
2. The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash downstream or contaminate stormwater.
3. Building products that have the potential to leach pollutants must be under cover.
4. Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
5. Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
6. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
7. Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
9. Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
10. External vehicle washing: external washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
11. Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

1. Owner:
   DC RAMSEY, LLC
   attn: Darren Lazan
   105 S. 5TH AVE STE 513
   MINNEAPOLIS, MN 55401
   612-252-9070
   dlazan@landform.net
2. SWPPP Designer:
   Randy Hedlund, P.E.
   Landform Professional Services
   105 South Fifth Avenue, Suite 513
   Minneapolis, Mn 55401
   612-252-9070
   rhedlund@landform.net
   Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
3. SWPPP Inspector / Manager:
   To Be Determined. Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
   Certification: , Exp.
4. BMP Installation And Repair:
   To Be Determined. Contact Owner until BMP Installer And Maintainer is selected.
   Certification: , Exp.
5. BMP Long Term Maintenance:

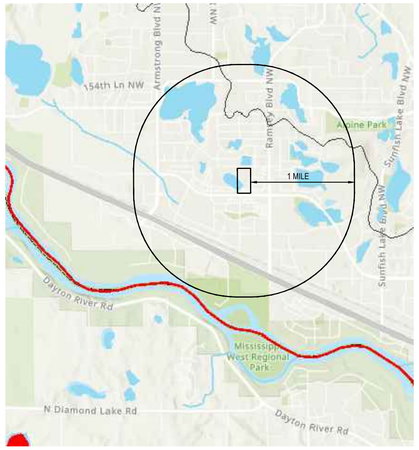
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, building construction, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheet(s) for initial locations of BMPs.
2. Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
3. Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
4. Rough grade site.
5. Install utilities.
6. Install small utilities (gas, electric, communications).
7. Final grade pavement areas and compact subgrade.
8. Lay down pavement aggregate and compact.
9. Install curb and gutter. Backfill after a minimum of three days and provide a minimum of two rolls of sod at the back of curb.
10. Provide final stabilization.
11. Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



STORMWATER POLLUTION MITIGATION MEASURES

1. Required stormwater mitigation measures to meet the final environmental review document are:
   - Pretreatment Wet Pond
   - Regional Ponds
   - Infiltration credits purchased from the City of Ramsey

MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

1. There are no impaired waters within 1 mile of the Project site.
2. Project Site is within the Lower Rum River Watershed Management Organization District.

EROSION PREVENTION AND SEDIMENT CONTROL

1. See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage, Utility, and Landscape sheets for the location and type of permanent erosion prevention and sediment control BMPs.
2. Minimize Disturbed Areas and Protect Natural Features and Soil

   Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.

   Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.

   Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.

   Topsoil shall be salvaged and reused to the extent practicable.
3. Phase Construction Activity

   Operator must not disturb more land than can be effectively inspected and maintained.

   Sediment control practices shall be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established in accordance with the Permit.

   The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
4. Control Stormwater Flowing onto and Through the Project

   The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water.

   Stabilization of the last 200 lineal feet shall be completed within 24 hours after connecting to a surface water.

   Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

   Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.
5. Stabilize Soils

   All exposed soil areas, including stockpiles, must be stabilized.

   Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 14 days of cessation of construction activity.

   Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

   Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.
6. Protect Slopes

   Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes(e.g. slope draining and terracing).
7. Protect Storm Drain Inlets

   All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.
8. Provide Energy Dissipation at all Pipe Outlets within 24 Hours

   After connection to a surface water or permanent stormwater treatment system.
9. Establish Perimeter Controls and Sediment Barriers

   Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.
10. Retain Sediment On-site and Control Dewatering Practices

    Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

    Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

    Refer to Permit requirements for temporary or permanent sediment basins.
11. Establish Stabilized Construction Exits

    Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheet to minimize tracking of sediment from the construction site onto adjacent streets.
12. Reserved
13. Remove Sediment from Surface Waters

    All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

TEMPORARY SEDIMENTATION BASIN(S)

1. This project does not have more than ten disturbed acres draining to a common location and the site DOES NOT drain to an impaired or special water, therefore a temporary sediment basin is not required.

POST CONSTRUCTION / PERMANENT BMPS

1. See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

1. Permittees must ensure that a trained person will inspect the entire construction site at least once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
2. Inspections shall include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.
3. Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
4. Inspection Records content shall include:
   A. Date and time of inspections;
   B. Name of persons conduction inspections;
   C. Findings of inspections, including specific locations where corrective actions are needed;
   D. Corrective actions taken including dates, times, and the party taking the corrective action;
   E. Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
   F. Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
   G. Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit
5. BMP Maintenance:
   A. Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
   B. Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
   C. Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
   D. Remove sediment from paved roadways within one calendar day of discovery.
   E. Remove sediment from around BMPs protecting storm drain inlets.
   F. Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
   G. Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
   H. Replace damaged BMPs that no longer operate effectively.

   Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.

RECORD KEEPING / RECORD RETENTION

1. The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
2. All Owners(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
3. The following is a list of records that shall be kept at the project site available for inspectors to review:
   - Copy of the SWPPP, with any modifications;
   - Inspection and maintenance records;
   - Permanent operation and maintenance agreements;
   - Calculations for the design of temporary and permanent stormwater management systems;
   - Any other permits required for the project;
   - Records of all inspection and maintenance conducted during construction; and
   - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance
   - Send weekly rainfall event inspection reports to the city inspector.

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.*

FINAL STABILIZATION

1. *The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:*
   A. Ensuring all areas have permanent cover.
   B. Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

1. *Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:*
   A. Site must have achieved final stabilization (refer to section above).
   B. The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
   C. All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
   D. Single Family Residential - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.
   E. Send notice of termination to the city for review prior to submittal.

DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

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

Randall C. Hedlund
License No. [illegible]
Signature shown is a digital representation of original. Wet signature is maintained on file at Landform Professional Services and is available for review.

PRELIMINARY NOT FOR CONSTRUCTION

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

PRELIMINARY PLAT
06.30.2020

LANDFORM
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105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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FILE NAME C302LDP007.dwg
PROJECT NO. LDP19007

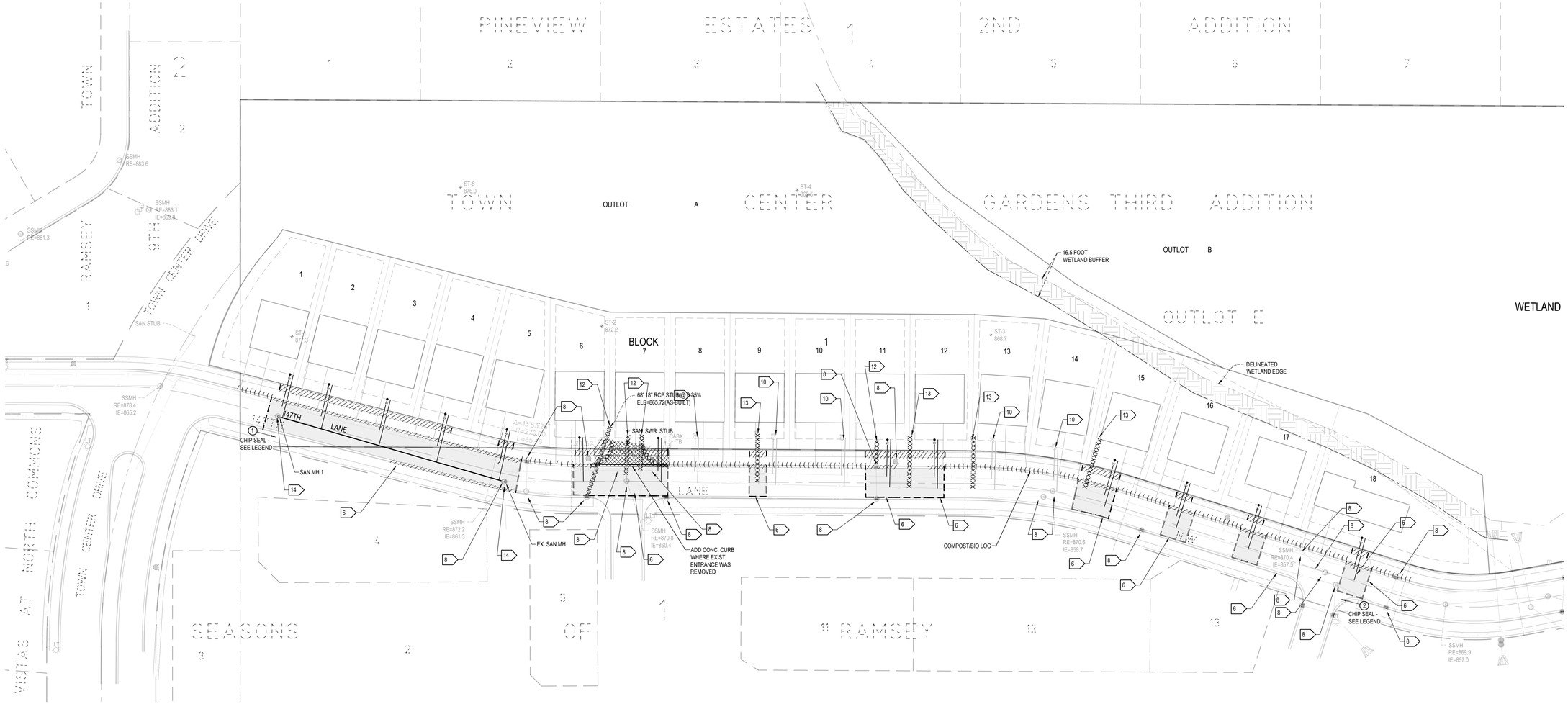
MN SWPPP NOTES

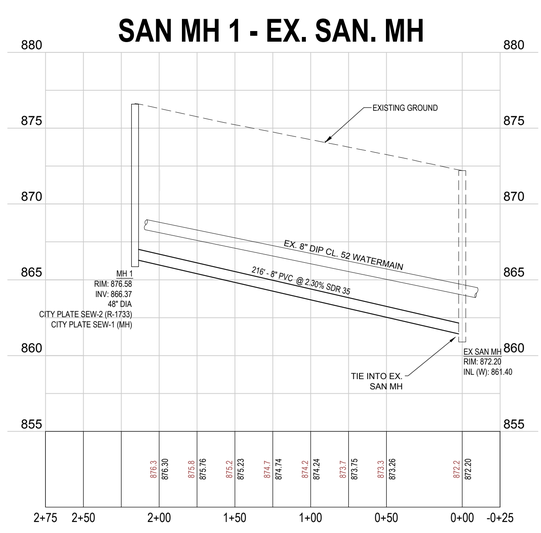
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SHEET NO. 6/10

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SANITARY SEWER AND WATER SERVICE CALCULATIONS

SANITARY SEWER AND WATER SERVICE CALCULATIONS

LOT #	BLOCK 1	(S) WYE	(S) INV	(W) STA	(W) ELEV.	L.F. OF 1" COPPER	LFE
1	1	2+12	868.1	2+15	878.1	30	871.5
2	1	1+75	866.7	1+78	876.6	30	870.5
3	1	1+20	866.0	1+23	876.0	30	869.5
4	1	0+65	864.5	0+68	874.5	30	868.0
5	1	0+05	863.8	0+08	873.8	30	867.5
6	1	0+40	862.8	0+43	872.8	30	866.5
7	1	3+59	862.0	3+62	872.0	30	866.5
*8	1	3+23	863.0	3+26	871.6 ADJUST TO 871.9	EXIST	866.0
*9	1	2+57	863.0	2+60	871.4 ADJUST TO 871.5	EXIST	865.5
*10	1	1+89	863.0	1+92	870.9 ADJUST TO 871.1	EXIST	865.0
11	1	1+50	861.1	1+53	871.1	34	864.5
12	1	1+06	861.2	1+09	871.2	35	864.5
*13	1	0+52	863.5	0+55	870.7 ADJUST TO 871.2	EXIST	864.5
*14	1	2+58	863.5	2+61	871.6	EXIST	865.0
15	1	2+11	862.2	2+14	872.2	33	865.5
16	1	1+43	861.5	1+46	872.1	32	865.2
17	1	0+74	861.0	0+77	871.8	32	864.8
18	1	0+87	861.0	0+90	871.0	29	864.5

(W) STA ARE 3' UPSTREAM OF (S) WYE
* DENOTES DATA AND EXIST. SERVICESTO BE CONNECTED TO PER RECORD PLAN DATED 04/16/09

LEGEND

- CURB/SIDEWALK REMOVAL AND REPLACEMENT
- SAW CUT
- XXXXXXXXXX EXIST. UTILITY/CURB REMOVAL
- COMPOST/BIO LOG
- PAVEMENT REMOVAL AND REPLACEMENT (RESTORE TO ORIGINAL STREET SECTION - SEE DETAIL STR-25) THEN CHIP SEAL COAT THE WHOLE ROADWAY FROM POINT ① TO POINT ②
- PAVEMENT REMOVAL/SIDEWALK REMOVAL

DEMOLITION NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
4. REFER TO DETAIL STR-25 FOR STREET PACHING REQUIREMENTS. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND SAWCUT LINE.
5. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
6. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS. NOTIFY NEIGHBORING PROPERTIES AND CITY AT LEAST 1 WEEK PRIOR TO STARTING WORKING WITHIN THE PUBLIC STREETS.
7. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. USE MNDOT TRAFFIC CONTROL MANUAL FOR LAYOUT, CITY MUST APPROVE LAYOUTS BEFORE CONSTRUCTION BEGINS.
8. PROTECT STRUCTURES, UTILITIES, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
9. ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
10. EXISTING SANITARY SEWER AND WATER SERVICES.
11. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
12. REMOVE EXIST STORM SEWER, SANITARY SEWER BACK TO STRUCTURES AND REMOVE EXIST WATERMAIN BACK TO TEE.
13. REMOVE EXIST. SANITARY SEWER AND WATER SERVICES TO MAINLINE AND CAP. SEE LEGEND FOR UTILITIES, CURB, SIDEWALK, AND BITUMINOUS REMOVAL AND/OR REPLACEMENT.
14. ADJUST MH CASTING STRUCTURES TO MATCH EXISTING GRADE.

GENERAL NOTES

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

UTILITY NOTES

16. PIPE MATERIALS
    - WATER SERVICE: 1" COPPER TYPE K (ASTM B88)
    - SANITARY SEWER: 8" PVC SDR 35 (ASTM: D3034, D2665, & F891)
    - SANITARY SEWER SERVICE: 4" PVC SCHEDULE 40 (ASTM: D1785, D2665, F794, & F1866)
    - STORM SEWER: RCP 12"-18" CLASS 5 (ASTM C76)
17. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
18. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS (INCLUDING PRIVATE UTILITIES) PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
19. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
20. INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
21. CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
22. CONTACT THE CITY OF RAMSEY UTILITIES, AT 763.433.9861 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
23. COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO EACH PAD.
24. ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
25. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED. SEE LEGEND BELOW FOR MORE INFORMATION.

Know what's Below. Call before you dig.

NORTH

0 50 100

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

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30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
License No. 41577
Signature above is a digital representation of original. Wet signature on file at Landform Professional Services office and is valid as of this date.

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06.30.2020

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

FILE NAME C401LDP007.dwg

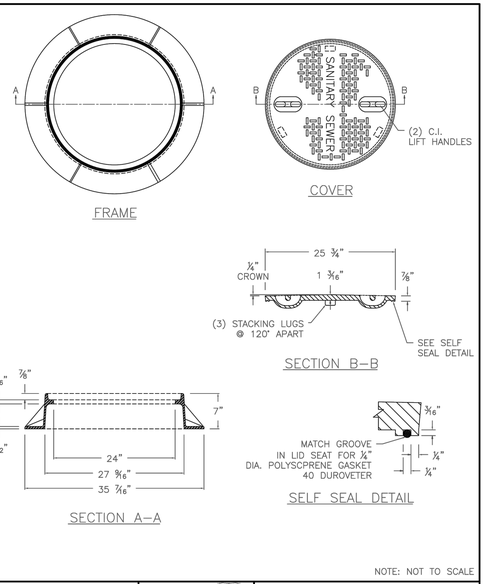
PROJECT NO. LDP19007

UTILITY & EXIST. UTILITY/ PAVEMENT/ DEMO & REPLACEMENT PLAN

C4.1

SHEET NO. 7/10

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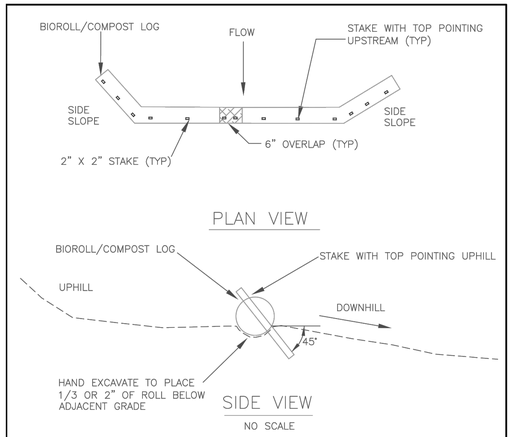
APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

5 **WATER TIGHT CASTING** NO SCALE

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

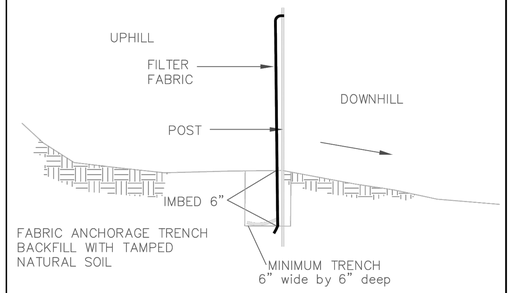
5 **TOPSOIL REQUIREMENTS** NO SCALE



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	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

3 **BIO ROLL (COMPOST LOG)** NO SCALE

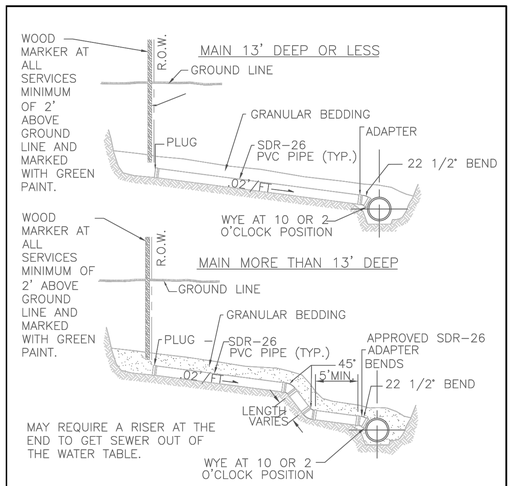


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

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

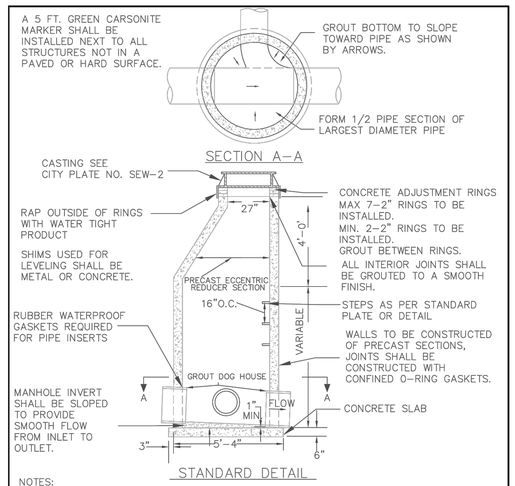
1 **SILT FENCE** NO SCALE



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.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3

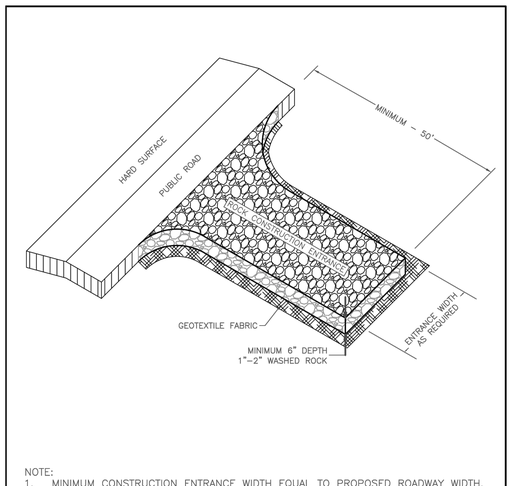
6 **STANDARD SEWER SERVICE** NO SCALE



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

APPROVED: 1 – 2019	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW–1

6 **SANITARY MANHOLE** NO SCALE

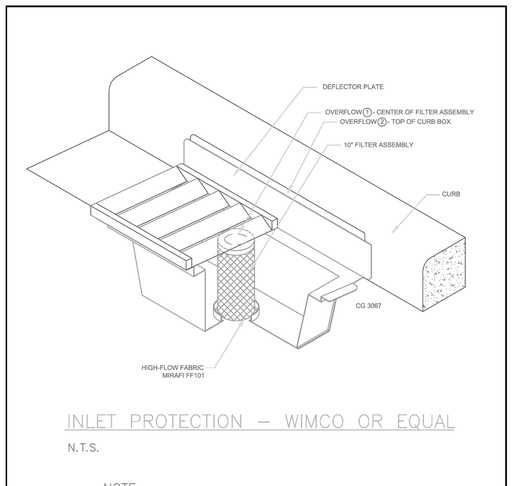


NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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

4 **ROCK CONSTRUCTION ENTRANCE** NO SCALE



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 MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

2 **INLET PROTECTION** NO SCALE

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DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

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License No. 41577

Signature above is a digital representation of original. Wet signed original is on file at Landform Professional Services and is available for review.

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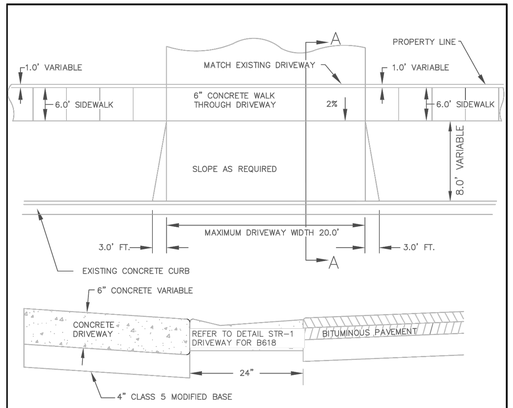
LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

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PROJECT NO. LDP19007

CIVIL CONSTRUCTION DETAILS
C7.1

SHEET NO. 8/10

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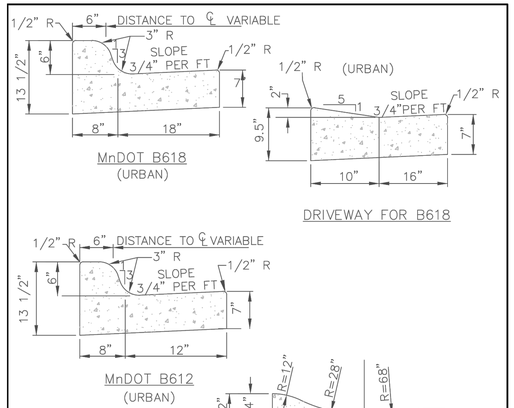


SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

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. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED:		STANDARD DETAILS:
2 - 2004	City of RAMSEY	RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

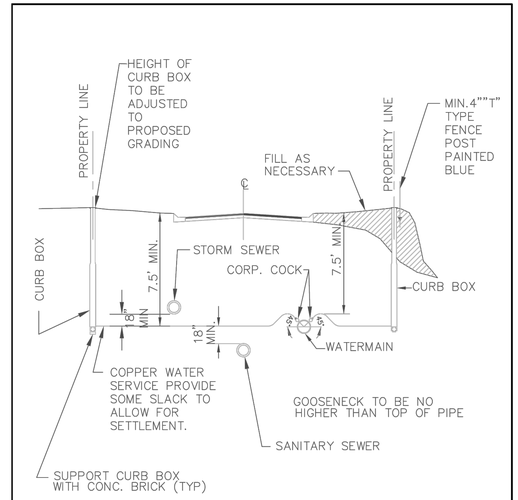
5 **RESIDENTIAL DRIVEWAY** NO SCALE



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.

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

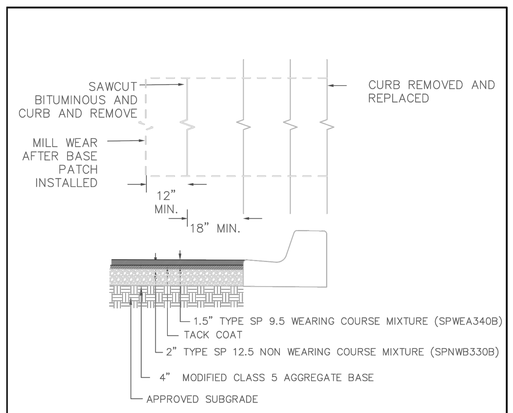
3 **CURB AND GUTTER** NO SCALE



WATER SERVICE
NTS

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2

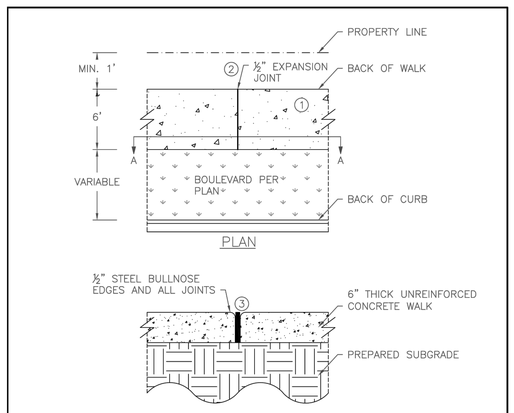
1 **WATER SERVICE** NO SCALE



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:		STANDARD DETAILS:
6 - 2016	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

6 **STREET PATCHING STANDARDS** NO SCALE

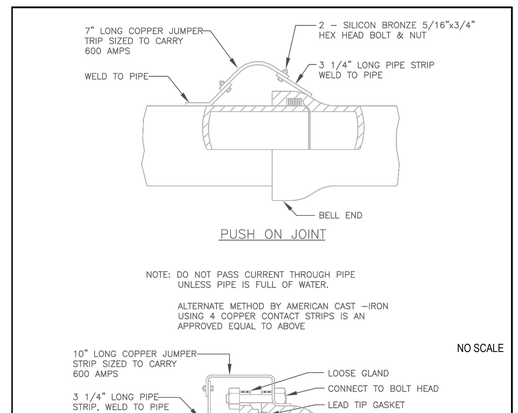


NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 – 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-3

4a **CONCRETE SIDEWALK** NO SCALE



APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT–4

2 **JOINT CONNECTION** NO SCALE

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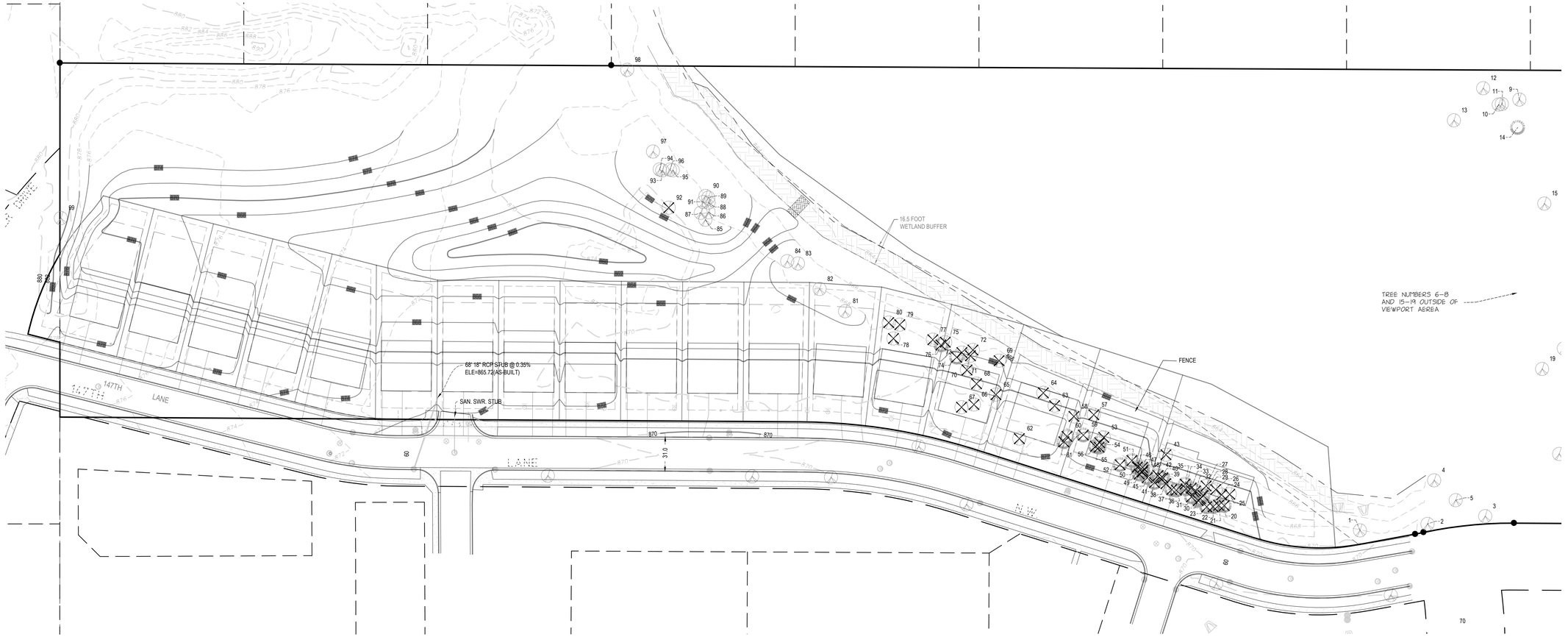
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PROJECT NO. LDP19007

CIVIL CONSTRUCTION DETAILS
C7.2

SHEET NO. 9/10

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TREE PRESERVATION LIST

Tree #	Species	DBH	Condition	Stems	Lost	Significant
1	Cottonwood	20.0	Fair	1		Y
4	Boxelder	13.0	Fair	2		Y
6	Cottonwood	8.0	Good	1		Y
7	Willow	25.0	Good	1		Y
8	Cottonwood	9.0	Good	1		Y
9	Ash, green	8.0	Fair	2		Y
10	Cottonwood	9.0	Good	1		Y
11	Cottonwood	14.0	Good	1		Y
12	Cottonwood	14.0	Good	1		Y
13	Elm, American	20.0	Good	1		Y
14	Redcedar	4.5	Good	1		Y
15	Boxelder	28.0	Fair	3		Y
16	Boxelder	32.0	Fair	4		Y
17	Cottonwood	9.0	Good	1		Y
18	Boxelder	11.5	Good	1		Y
19	Boxelder	10.0	Good	1		Y
20	Redcedar	8.0	Good	1	X	Y
21	Redcedar	9.0	Good	1	X	Y
22	Redcedar	6.0	Fair	1	X	Y
23	Redcedar	6.5	Fair	1	X	Y
24	Cottonwood	78.0	Very Poor	2	X	Y
25	Boxelder	22.0	Fair	2	X	Y
26	Boxelder	11.0	Fair	1	X	Y
27	Cottonwood	62.0	Fair	1	X	Y
28	Redcedar	5.0	Very Poor	1	X	Y
29	Redcedar	5.0	Good	1	X	Y
30	Redcedar	6.0	Fair	1	X	Y
31	Redcedar	8.0	Fair	1	X	Y
32	Redcedar	5.0	Good	1	X	Y
33	Redcedar	7.5	Good	1	X	Y
34	Redcedar	9.5	Good	1	X	Y
35	Redcedar	6.5	Good	1	X	Y
36	Redcedar	10.0	Good	1	X	Y
37	Redcedar	9.0	Good	1	X	Y
38	Hackberry	8.0	Good	1	X	Y
39	Redcedar	7.5	Good	1	X	Y
40	Hackberry	9.0	Good	1	X	Y
41	Redcedar	8.5	Good	1	X	Y
42	Redcedar	5.5	Fair	1	X	Y
43	Boxelder	19.5	Fair	3	X	Y
45	Redcedar	5.0	Fair	1	X	Y
46	Redcedar	5.0	Good	1	X	Y
47	Redcedar	7.5	Good	1	X	Y
48	Redcedar	7.5	Good	1	X	Y
49	Redcedar	4.5	Good	1	X	Y
50	Redcedar	7.0	Good	1	X	Y
51	Redcedar	8.0	Good	1	X	Y
52	Redcedar	8.5	Good	1	X	Y
53	Cottonwood	69.0	Good	1	X	Y
54	Redcedar	4.0	Good	1	X	Y
55	Redcedar	6.5	Fair	1	X	Y
56	Redcedar	5.5	Good	1	X	Y
57	Ash, green	9.0	Good	1	X	Y
58	Boxelder	11.0	Fair	2	X	Y
59	Redcedar	8.0	Good	1	X	Y
60	Redcedar	5.0	Good	1	X	Y
61	Redcedar	6.0	Good	1	X	Y
63	Boxelder	16.0	Good	2	X	Y
64	Boxelder	11.0	Good	1	X	Y
69	Boxelder	9.0	Good	1	X	Y
71	Boxelder	29.0	Fair	5	X	Y
72	Boxelder	15.0	Fair	2	X	Y
73	Boxelder	8.0	Good	1	X	Y
74	Redcedar	7.5	Good	1	X	Y
75	Boxelder	21.5	Poor	3	X	Y
76	Redcedar	9.5	Good	1	X	Y
77	Boxelder	12.0	Good	1	X	Y
79	Boxelder	8.0	Good	1	X	Y
80	Boxelder	21.0	Fair	4	X	Y
83	Boxelder	16.0	Fair	1	X	Y
84	Aspen	8.0	Good	1	X	Y
85	Boxelder	15.0	Fair	1		Y
86	Boxelder	10.0	Good	1		Y
87	Willow	10.0	Very Poor	1		Y
88	Boxelder	11.5	Good	1		Y
89	Boxelder	10.0	Good	1		Y
90	Boxelder	20.0	Good	3		Y
91	Boxelder	9.0	Good	1		Y
93	Boxelder	25.0	Good	2	X	Y
94	Boxelder	8.0	Good	1	X	Y
95	Boxelder	10.0	Good	1	X	Y
96	Boxelder	9.0	Good	1	X	Y
97	Boxelder	38.0	Good	4	X	Y
98	Boxelder	18.0	Good	1	X	Y
2	Maple, amur	18.0	Good	6	N.A.	
3	Maple, amur	25.0	Good	5	N.A.	
5	Olive, Russian	18.0	Good	1	N.A.	
62	Elm, Siberian	9.0	Poor	1	N.A.	
65	Elm, Siberian	19.0	Fair	2	N.A.	
66	Elm, Siberian	9.0	Good	1	N.A.	
67	Elm, Siberian	14.0	Good	1	N.A.	
68	Elm, Siberian	8.5	Good	1	N.A.	
70	Elm, Siberian	12.0	Good	1	N.A.	
78	Elm, Siberian	8.5	Good	1	N.A.	
81	Elm, Siberian	14.0	Good	1	N.A.	
82	Elm, Siberian	12.0	Good	1	N.A.	
92	Elm, Siberian	14.0	Good	1	N.A.	
99	Elm, Siberian	12.0	Good	1	N.A.	

TREE PRESERVATION NOTES

1. TOTAL CALIPER INCHES OF SIGNIFICANT TREES ONSITE = 1,129 (60% ALLOWABLE REMOVAL = 677 CAL. IN.)
2. PROPOSED REMOVALS = 810 CAL. IN.
3. REPLACEMENT REQUIRED = 810 - 677 = 133 CAL. IN.
   133 x 1.25 REPLACEMENT RATE = 166 CAL. IN.
4. 'NA' DESIGNATION IN 'LOST' COLUMN DENOTES SPECIES NOT COUNTED TOWARDS CALCULATIONS.

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Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

DC RAMSEY, LLC
105 S. 5TH AVE. STE 513
Minneapolis, MN 55401

MUNICIPALITY

City of RAMSEY

PROJECT

GARDEN VIEW

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH
15 MAY 2020	Preliminary Plat	RCH
30 JUNE 2020	Revisons Per City Comments	RCH

CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MINNESOTA.

Joshua K. Pope
License # 43621 05/05/20

PRELIMINARY NOT FOR CONSTRUCTION

Date: 05/05/20 It is a violation of law to alter this record copy of this plan or for any unauthorized duplication, reuse and is available upon request.

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

PRELIMINARY PLAT
06.30.2020

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME L201LDP007.dwg

PROJECT NO. LDP19007

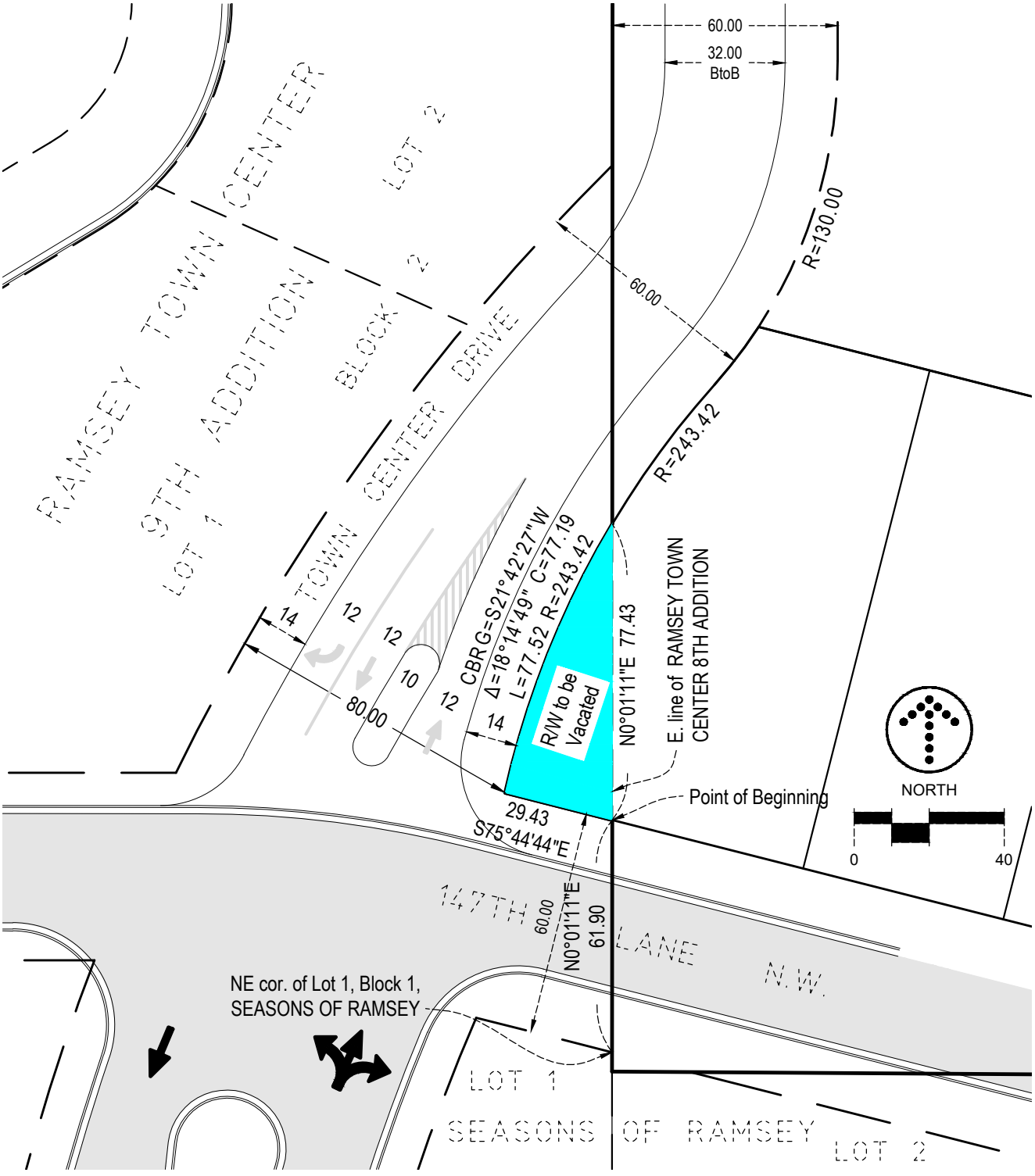
TREE PRESERVATION PLAN

L1.1

SHEET NO. 10/10

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That part of 147th Lane as dedicated in the plat of SEASONS OF RAMSEY, of record in the office of the Anoka County Recorder, Anoka County, Minnesota and that part of Town Center Drive as dedicated in the plat of RAMSEY TOWN CENTER 8th ADDITION, of record in the office of the Anoka County Recorder, Anoka County, Minnesota, described as follows: Commencing at the northeast corner of Lot 1, Block 1, said SEASONS OF RAMSEY; thence North 0 degrees 01 minutes 11 seconds East, on an assumed bearing along the east line of said RAMSEY TOWN CENTER 8TH ADDITION, a distance of 61.90 to the Point of Beginning; thence continuing North 0 degrees 01 minutes 11 seconds East, along said east line, a distance of 77.43 feet; thence southerly a distance of 77.52 feet along a non-tangential curve, concave to the southeast, having a central angle of 18 degrees 14 minutes 49 seconds, a radius of 243.42 feet and a chord that bears South 21 degrees 42 minutes 27 seconds West to an intersection with a line lying 60.00 feet northerly of and parallel with the northerly line of said Lot 1; thence South 75 degrees 44 minutes 44 seconds East, along said parallel line, a distance of 29.43 feet to the Point of Beginning.



RIGHT OF WAY VACATION

LANDFORM
From Site to Finish

in collaboration with:
DC RAMSEY, LLC

Ramsey Townhomes • Ramsey, MN
Vacation Exhibit • 06.17.2020

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Land Use Application

☐ 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:	Erin Carlson		
Street Address:			
City, State, ZIP:			
Home Phone:		Work Phone:	
Email:	eaconsulting425@gmail.com	Fax Number:	
Name of Business (if applicable):	DC Ramsey, LLC		
Business Address (if applicable)	105 South 5th Avenue, Suite 513		
Business City, State, ZIP	Minneapolis, MN 55401		
Business Phone:	952-380-8422	Business Fax:	

Subject Property Information

(Location of Application)

Address	N/A
PIN	28-32-25-12-0067 and 28-32-25-11-0230
Legal Description	Outlot E and Outlot D, Town Center Gardens 3rd Addition
Zoning District	R-2 Medium Density Residential

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:	DC Ramsey, LLC		
Street Address:	105 South 5th Avenue, Suite 513		
City, State, ZIP:	Minneapolis, MN 55401		
Home Phone:		Work Phone:	(612) 598-3920
Email:	casey@darkenwaldinc.com	Fax Number:	

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

See attached.

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		Co-Applicant Signature	
Printed Name	Darren Lazan	Printed Name	
Title	Co-Chief Manager	Title	
Date	6/25/2020	Date	

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

Property Owner Signature		Property Owner Signature	
Printed Name	Darren Lazan	Printed Name	
Title	Co-Chief Manager	Title	
Date	6/25/2020	Date	

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

CITRIX

RightSignature

SIGNATURE CERTIFICATE

REFERENCE NUMBER
20135357-C4E5-43C2-BE5B-A45DA5C0C26D

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 20135357-C4E5-43C2-BE5B-A45DA5C0C26D	**Document Name** Dc Ramsey - Land Use Application - Prelim Plat Row
Transaction Type Signature Request	**Filename** dc_ramsey_-_land_use_application_-_prelim_plat_row.pdf
Sent At 06/25/2020 16:48 EDT	**Pages** 2 pages
Executed At 06/26/2020 11:47 EDT	**Content Type** application/pdf
Identity Method email	**File Size** 499 KB
Distribution Method email	**Original Checksum** 87c4bf5118bbcc751a12643a67515988142d4830eecb959d4543c7000c90469b
Signed Checksum 4c30f74cea8195e2289ab13d2665819a34239db4b027c2077db41f441542ea26	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Darren Lazan	**Status** signed	**Viewed At** 06/26/2020 11:46 EDT
Email dlazan@landform.net	**Multi-factor Digital Fingerprint Checksum** ffda361929f9f0887e0c52f4a42167c4d1a6913cdcaf4717a6889b7360bec1a3	**Identity Authenticated At** 06/26/2020 11:47 EDT
Components 2	**IP Address** 174.219.140.117	**Signed At** 06/26/2020 11:47 EDT
	Device Safari via Mac	
	Drawn Signature	
	Signature Reference ID E4219302	
	Signature Biometric Count 115	

AUDITS

TIMESTAMP	AUDIT
06/26/2020 11:47 EDT	Darren Lazan (dlazan@landform.net) signed the document on Safari via Mac from 174.219.140.117.
06/26/2020 11:47 EDT	Darren Lazan (dlazan@landform.net) authenticated via email on Safari via Mac from 174.219.140.117.
06/26/2020 11:46 EDT	Darren Lazan (dlazan@landform.net) viewed the document on Safari via Mac from 174.219.140.117.
06/26/2020 11:45 EDT	Darren Lazan (dlazan@landform.net) viewed the document on Safari via Mac from 73.94.201.40.
06/25/2020 16:48 EDT	Darren Lazan (dlazan@landform.net) was emailed a link to sign.
06/25/2020 16:48 EDT	Erin Carlson (eaconsulting425@gmail.com) created document 'dc_ramsey_-_land_use_application_-_prelim_plat_row.pdf' on Chrome via Windows from 73.164.83.45.



LANDFORM
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Garden View

Ramsey, MN

06.30.2020

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CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

Date	7/1/20	Project Site	PID: 28-32-25-12-0067
Project Title	Garden View		
Escrow #	19-136		
Department:	Community Development: Planning Division		
Technical Reviewer:	Name: Chloe McGuire Phone: 763-433-9821 Email: cmcguire@cityoframsey.com		

Required Steps

1. ~~Sketch Plan – Planning Commission~~
2. Site Plan – Planning Commission + City Council
3. Final Plat – City Council

Site Plan Review

Notes:

- Maximum lot coverage for a single lot is 35% (structures included, driveway not included). Preliminary plat should ensure that each lot is properly sized for home as to not exceed this threshold.

General: The property is currently platted as Outlot E Town Center Gardens 3rd Addition, and is PID 25-32-25-12-0067. The site does not have an assigned address at this time, but is north of 147th Ln and East of Center Street. The site is approximately 12.07 acres. The Applicant has proposed 18 homes with individual driveways onto 147th Ln NW.

Zoning: The site is currently zoned as R-2 Medium Density Residential. The properties to the west and south are zoned COR (townhomes) and to the north are zoned PUD with underlying zoning of R-1 Detached Single Family Homes (well and septic, large lot homes). The property to the east and southeast are zoned R-2 Medium Density Residential.

Intent: The intent of the R-2 Medium Density Residential District is to accommodate attached townhomes, small multifamily buildings, and detached villas with an overall density of 4 – 7 units per acre.

R-2 Detached Villa Standards		
Standard	*Required*	*Proposed*
Minimum Lot Size	.15 Acres	All greater than .15
Density Range	4 – 7 Units/Acre	5.7 units per acre (gross – no outlot or wetland)

Minimum Lot Width	50 feet	50 feet
Building Setbacks		
Front, Side Corner	25 Feet	25 feet
Rear	20 Feet	20 feet
Side	5 Feet	5 feet
From Development Boundary	25 Feet	25 feet
Maximum Lot Coverage (All Buildings, Excludes Paving)	35%	Needs to be calculated on an individual lot basis at time of pre plat and indicated on each individual survey with building permit
Minimum Building Size for Townhouse with Garage	1 Bedroom – 700 sq ft 2 Bedroom – 800 sq ft 3 Bedroom – 960 sq ft Each additional bedroom – 125 sq ft	
Required Parking Stalls	2 enclosed (townhome)	2 enclosed
Maximum Driveway Width at Street	20 feet	20 feet
Side Yard Setback for Driveway	5 feet	5+ feet
Driveway Surface	Bituminous or Concrete	Bituminous
Minimum Driveway Length	25 feet	25 feet
Wetland Setback	16.5 feet	16.5 feet
Minimum Private Street Width (With No Parking)	24 feet	N/A

Wetlands: The property contains significant wetlands on the eastern portion of the site. A wetland delineation will be required with preliminary plat and all wetlands will need to be encumbered by drainage and utility easement and the City requires a 16.5 foot setback from any wetland.

Lighting: The applicant should submit a lighting plan as part of site plan review with preliminary plat for any street lighting.

Utilities and Municipal Services: The property will be connected to City Utilities. A Grading and Utility Plan should be submitted with preliminary plat.

Density Transitioning: Under the City Code, density transitioning is typically required for R-2 to R-1 Rural Residential (single family detached homes with well and septic). This would include 45 feet of buffer in a typical situation. The Applicant has left the area behind the homes empty at this time so there will not be any abutting lots.

Landscaping: Please see EPB Landscape Technical Report.

Roads: Please see staff comments in ProjectDox which indicate that Engineering will require a mill and overlay of 147th.

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

RESOLUTION #20-002

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF GARDEN VIEW

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

Outlot E and Outlot D, Town Center Gardens 3rd Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the City has received an Application for Preliminary Plat Approval for Garden View Villas, which includes eighteen (18) residential lots; and

WHEREAS, the Subject Property is located in the R-2 Residential District; and

WHEREAS, the Developer has proposed 50 foot-wide lots consistent with the requirements of the R-2 Residential (Detached Villa) District requirements; and

WHEREAS, the Planning Commission reviewed the sketch plan on June 4, 2020; and

WHEREAS, the Planning Commission met and held a public hearing for the Preliminary Plat on July 9, 2020 and recommended approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat on July 28, 2020; and

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

1. That the Ramsey City Council hereby grants preliminary plat approval for Garden View Villas in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Letters.
    b. Compliance with all Staff Review Comments in ProjectDox.
    c. Contingent upon final approval by City Engineer.
    d. The Developer entering into a Development Agreement with the City.
    e. Approved wetland delineation and 16.5 foot setback encumbered by easement.

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:

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and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this _____ day of _____, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

Regular Planning Commission **6. 2.**

Meeting Date: 07/09/2020

Submitted For: Chloe McGuire Brigl, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #20-09: Revisions to Section 117-349 related to Accessory Uses and Structures

Purpose/Background:

The purpose of this case is for the Planning Commission to review proposed updates to the Accessory Uses section of the City's ordinances. Proposed updates have been drafted by Staff based on experience in implementing the current ordinance and feedback provided to Staff by city residents applying for various permits related to accessory uses on their property.

Notification:

Staff published the Notice of Public Hearing in the Anoka County UnionHerald. This public hearing is not specific to a single address and as a result individual mailers regarding this public hearing have not been sent to individual residences.

Observations/Alternatives:

Observations

City Staff have been tracking areas of the City's zoning ordinance which require review and consideration for updating. One of those sections is the Accessory Uses portion of the zoning ordinance (Section 117-349). This sections outlines standards for uses such as decks, sheds, pools, and driveways. Each year City Staff receive dozens of permits related to these types of property improvements and as a result the current ordinance has been thoroughly tested by both Staff and residents in its current form and Staff have identified a number of areas within the current ordinance that are recommended to be updated. The updates that are proposed are meant to reduce redundancies as well as react to common resident requests related to the ordinance itself. Staff has attached the draft ordinance for review by the Planning Commission. Staff will walk through each of the proposed revisions with the Planning Commission and members of the public in attendance.

Proposed Revision Summary

- Relocation of language regarding pools. Currently ordinance language related to pools is in three different locations within the ordinance. Staff is proposing to condense that information under the accessory uses section 117-349.
- Removal of the requirement that property owners site accessory buildings in a location that would still allow for future re-subdivison of the property.
- Revising the process for a resident to request a taller accessory building from a variance request to a conditional use permit. A variance carries with it certain statutory requirements whereas a conditional use permit requirements are specific to the City.
- Removal of language related to accessory building architectural requirements if the building is in the front yard. Staff has found requiring three of the four (minimum of three complimentary colors, minimum 35% brick on street facing side, one hundred percent vegetative screening agreement recorded against the property, and 10% window coverage on street facing and common property lines) to be unrealistic when administering the code. City staff have revised the code to buildings in the front yard requiring that the exterior material match the principal building which achieves the original intent of that part of the ordinance that is proposed to be deleted.

- Combining the accessory building size restricts table into a single table. Currently there are two tables, one each for the R-1 Rural Developing and the R-1 MUSA, however both tables have the same information. **Staff is also seeking feedback from the planning commission to further revise the allowable square footage and number of buildings and has provided some research on neighboring communities ordinances on this matter.**

Alternatives

Alternative 1: Provide staff with specific direction on revisions to the allowable square footage of accessory building space and number of accessory buildings and recommend that the City Council introduce Ordinance #20-09 revising City Code Section 117-349 related to Accessory Uses. Staff supports this alternative.

Alternative 2:Table Ordinance #20-09 for further revision by City Staff based on feedback and direction by the Planning Commission. Staff also supports this alternative with specific feedback from the Planning Commission for desired revisions to the draft ordinance.

Funding Source:

Staff is handling this case as part of their regularly scheduled duties.

Recommendation:

Staff recommends that the Planning Commission recommend that Ordinance #20-09 be introduced by the City Council.

Action:

Motion to recommend that the City Council introduce Ordinance #20-09 amending City Code section 117-349 related to Accessory Uses.

Attachments

Ordinance 20-09 - Accessory Uses Section 117-349

Neighboring Communities Accessory Building Guidelines

Current Ordinance Analysis

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Eric Maass	06/26/2020 09:42 AM
Tim Gladhill	Tim Gladhill	07/02/2020 12:25 PM
Form Started By: Eric Maass		Started On: 05/18/2020 02:49 PM
Final Approval Date: 07/02/2020		

ORDINANCE #20-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 SECTION 349 WHICH IS KNOWN AS THE ACCESSORY USES AND BUILDINGS SECTION OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following ~~stricken~~ language is hereby removed from Chapter 117 Section 349 and the following underlined words are to be added to Chapter 117 Section 349.

Sec. 117-349. – Accessory uses and buildings

(a) Sport courts and other impervious surfaces must meet the minimum setbacks established for accessory buildings in section 117-111 unless otherwise specified by this Code.

(b) Every commercial fishing pond shall be enclosed by a fence or wall not less than four feet high to prevent uncontrolled access by small children.

(c) Swimming pools and spas ~~(also see chapter 105, article III).~~

~~(1)~~ Setback requirements.

a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for buildings in the applicable zoning district (section 117-1101~~1~~(d)). Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.

b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.

c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.

d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

~~(2)~~ Fencing.

a. *Temporary fencing.* During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.

1. Temporary fencing shall be flush with the ground and securely anchored.

2. Supportive posts shall be placed no more than eight feet apart.

b. Permanent fencing.

1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool, said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.

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2. All in ground swimming pools shall require that the area be secured by a permanent fence at least four feet in height.

~~2~~3. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.

4. All permanent fencing shall have self-closing and self-latching gates.

~~(3)~~ *Noise.*

a. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.

b. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

~~(4)~~ *Pool walkway deck and deck drains.* Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in-ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required deck area shall be constructed of impervious material. The deck shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage into the pool. If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

~~(5)~~ *Swimming pool drainage.* To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land.

~~(6)~~ *Lighting.* Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.

~~(7)~~ Administration and *Permits.* Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.

(a) Application for a pool/spa permit shall be made on a form supplied by the city, and shall contain all information as stated on the application, including, but not limited to, the following:

(1) Legal description and the fee owner of the parcel on which swimming pool/spa is proposed to be constructed.

(2) Proposed location of swimming pool or spa on the parcel.

(3) Parcel dimensions.

(4) Location of any on-site sewage disposal system and/or location of any private water well.

(5) Side, front and rear yard setbacks.

(6) All easements.

(b) All site plans showing the information listed in subsection (a) of this section shall be drawn to scale, and shall be signed by the parcel's fee owner.

~~(8)~~ Construction Methods. Due precautions shall be taken during the construction of a swimming pool or spa to avoid damage, hazards, or inconvenience to adjacent or nearby property, and to ensure that proper care is taken in stock piling excavated material in order to avoid erosion, dust, or other infringement onto adjacent property.

(d) Accessory buildings.

~~(1) *Future re-subdivision.* Any proposed accessory building should be located on the parcel of land so as to allow for orderly future re-subdivision of a parcel on which the building is to be located.~~

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(12) *Principal building required.* No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

(23) *Permits.* A permit is required prior to constructing or moving an accessory building on to a property.

a. *Zoning permit.* Detached accessory buildings not addressed by Minnesota State Building Code shall require the issuance of a zoning permit prior to the building being constructed or moved onto a property and shall comply with all required setbacks and zoning regulations.

b. *Building permit.* Detached accessory buildings addressed by Minnesota State Building Code shall require the issuance of a building permit prior to being constructed or moved onto a property and shall comply with all applicable building codes and zoning regulations.

(34) *Agricultural buildings.* Agricultural buildings, as defined in Minn. Stats. § 326B.103, subd. 3, shall require a zoning permit prior to the building being constructed or moved onto a property and shall comply with all other zoning regulations.

(45) Accessory building height.

a. The height of detached accessory buildings located on properties zoned as R-1 Rural Developing or R-1 MUSA shall not exceed 22 feet in height. ~~on parcels two acres (87,120 square feet) or greater in size.~~ Accessory buildings on properties zoned R-1 Detached Villa shall not exceed 16 feet in height.

b. ~~The height of detached accessory buildings shall not exceed 16 feet on parcels less than two acres (87,120 square feet) in size. On parcels less than two acres, the height of side walls shall not exceed 14 feet.~~

bc. The height of attached accessory buildings shall not exceed the height of the principal structure.

cd. A ~~variance~~ conditional use permit will be required to exceed the established height restrictions for accessory buildings. The ~~variance~~ conditional use permit shall be processed in accordance with the procedures established in section 117-513. ~~Criteria governing consideration of a variance request to exceed height restrictions on accessory buildings shall include, but not be limited to the following:~~

~~1. Whether the variance will impair an adequate supply of light and air to adjacent property.~~

~~2. Whether the variance will have the effect of allowing a use that is prohibited in the applicable zoning district.~~

~~3. Whether the variance will impair established property values within the neighborhood.~~

~~4. Whether the increased height will be compatible with the principal building on the same parcel.~~

~~5. Whether the increased height will be compatible with existing development in the immediate neighborhood.~~

~~6. Whether the variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.~~

(6) Architectural and exterior standards for accessory buildings.

~~a.~~ Exterior building materials for detached accessory buildings not addressed by Minnesota State Building Code shall be generally consistent with the exterior finish of the principal building and~~or~~ finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

~~b.~~ Properties zoned R-1 Residential (MUSA) or R-1 Residential Detached Villa shall

~~(i)~~ Exterior building materials for detached accessory buildings addressed by Minnesota State Building Code shall be the same general design and materials in the home and have soffit, fascia, eave overhang to match the home.

~~c.~~ Properties zoned R-1 Residential Rural Developing shall

~~(i)~~ Exterior building materials for detached accessory buildings addressed by Minnesota State Building Code shall be the same general design and materials in the home or color compatible metal panels and have soffit, fascia, eave overhang to match the home.

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a.d. Gambrel roofs (barn style) are permitted.

b.e. Where provided, accessory buildings with metal panel exterior finish must include the following:

1. If located in the front yard, shall include at least three of the following:

(i) Minimum of three complimentary colors.

(ii) Minimum of 35 percent brick on front (street facing) façade.

(iii) One hundred percent vegetative screening. Use of vegetative screening shall require an agreement, recorded against the property with the Anoka County Recorder, specifying replacement standards, species, size of plantings, and other items as required by the zoning administrator.

(iv) Ten percent window coverage on front (street facing) façade and common property lines.

(7) Driveways.

a. *Attached accessory buildings*. A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight feet wide by seven feet tall. The driveway must meet underlying zoning district standards in which the property is located.

b. *Detached accessory buildings*. A driveway is not required to service a detached accessory building unless said detached accessory building serves as the primary garage. If the detached accessory building serves as the primary garage, a driveway shall be installed meeting the underlying zoning district standards in which the property is located.

1. If a detached accessory building does not serve as the primary garage, class V gravel shall be permitted as an extension of an existing driveway for the sole purpose of accessing the detached accessory building if the existing driveway is in compliance with current zoning standards.

2. If a driveway is not installed to service a detached accessory building, there shall be no off-street parking unless in accordance with City Code section 117-355.

(8) Detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments). For the purposes of this ordinance, an independent living facility would contain three or more of the following criteria: living, sleeping, eating, and sanitation spaces. , which would include permanent provisions for living, sleeping, eating, and sanitation. Independent living facilities shall be considered those which meet three or more of the criteria in subsection (6)d of this section and have provisions for separating the living space.

(9) Two-story accessory buildings shall be permitted on properties under the following conditions:

a. Within MUSA with the issuance of a conditional use permit in accordance with City Code section 117-51.

b. Outside the MUSA on parcels less than two acres in size with the issuance of a conditional use permit in accordance with City Code section 117-51.

c. Outside the MUSA on parcels two acres in size or greater.

(10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

(11) Any accessory building proposed to be within five feet, overhang to overhang, of the principal building shall either be made structurally a part of the principal building or the wall and soffit area of the accessory building that is within five feet of the principal building shall be constructed to a one-hour fire rating.

(12) Accessory building location.

a. On lots two acres (87,120 square feet) or greater in size, the detached accessory building may be located nearer the front property line than the principal building provided the following criteria are met:

1. The placement of the detached accessory building maintains compliance with the standard front yard structure setback requirement for the respective zoning district;

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2. The exterior materials used on the detached accessory building match those of the principal building on the subject property ~~unless otherwise provided for in this section~~;

3. The accessory building is designed with soffit, fascia and eave overhang; and

4. The accessory building does not exceed the height of the principal building or 22 feet, whichever is less.

~~b.~~ On lots less than two acres (87,120 square feet) in size, the accessory building shall be located in the side or rear yard and shall not be located nearer the front property line than the principal building on that lot, unless a variance is obtained. This provision shall not apply to attached garages that maintain compliance with the applicable front yard setback requirement.

~~c.~~ Front, side and rear yard accessory building setback requirements are outlined in section 117-111(d).

~~d.~~ Detached accessory buildings may be located in the front (street facing) yard when located riparian lots in the wild and scenic, critical area, or shoreland overlay districts, provided the structure meets the underlying front yard setback and cannot exceed the height of the principal structure. Detached accessory buildings located nearer the front property line than that of the principal structure must meet the same general design and materials as the principal structure.

(13) All accessory buildings, with the exception of attached garages, shall be included when calculating the maximum square footage of accessory building space allowed on a property. All accessory buildings, excluding attached garages, shall be included when determining the total number of accessory buildings on a property.

(14) R-1 Residential (Rural Developing), R-1 Residential (MUSA), and R-1 Residential Villa~~,~~ Accessory building size restrictions. Size restrictions and the number of ~~and performance standards for~~ accessory buildings in residential districts shall be as follows:

~~*a. R-1 Residential (MUSA).*~~

Parcel Size (sq. ft. and acres) (excl. road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings [1]	Maximum # of Acc. Bldgs. Allowed	~~Exterior Finish Permitted~~	~~Architectural Standards Required (for buildings regulated by MN State Building Code)~~	~~Maximum Allowable Height in Feet – (one story buildings permitted, two with CUP and 2 acres)~~
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2	~~Same general design and materials as home~~	~~Soffit, fascia, eave overhang to match home~~	~~16~~
21,780—43,559 (0.5 acre to 1 acre)	1,800	3	~~Same general design and materials as home~~	~~Soffit, fascia, eave overhang to match home~~	~~16~~
43,560—65,339 (1 acre to 1.49 acres)	2,200	3	~~Same general design and materials as home~~	~~Soffit, fascia, eave overhang to match home~~	~~16~~
65,340—87,119 (1.5 to 1.99 acres)	2,400	3	~~Same general design and materials as home~~	~~Soffit, fascia, eave overhang to match home~~	~~16~~
87,120—108,899 (2.0 to 2.49 acres)	2,400	3	~~Same general design and materials as home or color compatible~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~

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			~~metal panels [2]~~		
108,900—152,459 (2.5 to 3.49 acres)	2,700	3	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
152,460—196,019 (3.5 to 4.49 acres)	3,000	4	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
196,020—239,579 (4.5 to 5.49 acres)	3,500	4	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
239,580—283,139 (5.5 to 6.49 acres)	3,900	4	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
283,140—326,699 (6.5 to 7.49 acres)	4,300	5	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
326,700—370,259 (7.5 to 8.49 acres)	4,700	5	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
370,260—413,819 (8.5 to 9.49 acres)	5,100	5	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
413,820—435,599 (9.5 to 9.99 acres)	5,500	5	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~

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435,600—871,199 (10 to 19.99 acres)	6,000	6	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
871,200—1,742,399 (20 to 39.99 acres)	8,000	7	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~
1,472,400 plus (40 acres or more)	12,000	8	~~Same general design and materials as home or color compatible - metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~22 [3]~~

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

~~[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home.~~

~~[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.~~

~~*b. R-1 Residential (Rural Developing).*~~

~~Parcel Size (sq. ft. and acres) (excl. road right-of-way)~~	~~Maximum Square Footage Allowed for Accessory Buildings [1]~~	~~Maximum # of Acc. Bldgs. Allowed~~	~~Exterior Finish Permitted~~	~~Architectural Standards Required - (for buildings regulated by MN State Building Code)~~	~~Maximum Allowable Height in Feet – (one story buildings permitted, two with CUP and 2 acres)~~
~~0—21,779 (0 to 0.5 acre)~~	~~10% of lot, or 1,500 square feet, whichever is smaller~~	~~2~~	~~Same general design and materials as home or color compatible metal panels [2]~~	~~Soffit, fascia, eave overhang to match home~~	~~16~~
~~21,780—43,559 (0.5 acre to 1~~	~~1,800~~	~~3~~	~~Same general design and materials as~~	~~Soffit, fascia, eave overhang to~~	~~16~~

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acre)			home or color compatible metal panels [2]	match home	
43,560 – 65,339 (1 acre to 1.49 acres)	2,200	3	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	16
65,340 – 87,119 (1.5 to 1.99 acres)	2,400	3	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	16
87,120 – 108,899 (2.0 to 2.49 acres)	2,400	3	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
108,900 – 152,459 (2.5 to 3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
152,460 – 196,019 (3.5 to 4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
196,020 – 239,579 (4.5 to 5.49 acres)	3,500	4	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
239,580 – 283,139 (5.5 to 6.49 acres)	3,900	4	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
283,140 – 326,699 (6.5 to 7.49 acres)	4,300	5	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
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413,820 — 435,599 (9.5 to 9.99 acres)	5,500	5	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
435,600 — 871,199 (10 to 19.99 acres)	6,000	6	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
871,200 — 1,742,399 (20 to 39.99 acres)	8,000	7	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]
1,472,400 plus (40 acres or more)	12,000	8	Same general design and materials as home or color compatible metal panels [2]	Soffit, fascia, eave overhang to match home	22 [3]

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home or with metal panels as outlined in this section.

[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.

(d) Noncommercial horse boarding. The number of horses on the property shall be limited based upon Chapter 10, Section 10-24.

(Code 1978, § 9.11.02; Ord. No. 73-05, 5-21-1973; Ord. No. 74-08, 12-21-1974; Ord. No. 79-04, 4-8-1979; Ord. No. 87-4, 8-10-1987; Ord. No. 91-09, 6-30-1991; Ord. No. 91-17, 12-23-1991; Ord. No. 92-09, 7-13-1992; Ord. No. 97-15, 12-1-1997; Ord. No. 98-04, 4-13-1998; Ord. No. 99-05, 5-31-1999; Ord. No. 01-11; Ord. No. 03-30, 9-15-2003; Ord. No. 03-01, 3-7-2003; Ord. No. 05-12, 7-25-2005; Ord. No. 06-05, 3-28-2006; Ord. No. 08-18, § 2, 7-8-2008; Ord. No. 11-08, § 1, 6-14-2011; Ord. No. 15-06, § 2, 4-14-2015)

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SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the_____day of_____, 2020.

_____
Mayor

ATTEST:

_____
City Clerk

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

DRAFT

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City of Rogers – Accessory Structure sizing

(10) Maximum size of accessory structures in RE-2 zoning district:

Acreage	Square Feet
1.00—1.99	800
2.00—3.99	1,300
4.00—4.99	1,700
5.00—6.99	1,900
7.00—7.99	2,100
8.00—8.99	2,400
9.00—9.99	2,600
10.00+	2,800

(11) Maximum size of accessory structures in RE-5 zoning district:

Acreage	Square Feet
1.00—1.99	800
2.00—3.99	1,300
4.00—4.99	1,700
5.00—6.99	1,900
7.00—7.99	3,150
8.00—8.99	3,600
9.00—9.99	3,900
10.00+	4,200

City of Blaine – Accessory Structure sizing in single family residential districts

It shall be required for all single family dwellings that there be a garage constructed of a minimum of four hundred (400) square feet with no dimension less than twenty (20) feet. Total garage and accessory building space shall not exceed one thousand (1,000) square feet and two hundred (200) square feet respectively unless specifically authorized by a Conditional Use Permit. The architectural style and color of a garage and accessory building shall be compatible with the principal building. The facing material of the garage shall be compatible with the principal building. Garage/ accessory building doors shall not exceed ten (10) feet in height. (Ord. No. 99-1799, amended 6-24-1999; Ord. No. 94-1501, amended 4-21-1994)

No accessory building, other than a garage shall be located within any yard other than the rear yard, except that single story accessory buildings may be permitted in the side yard with the

approval of the Zoning Administrator only if there is a door on the same side of the single family dwelling that is accessible to living space. Side yard shed approval will also be based on a screening plan consisting of privacy fencing and or landscaping to minimize the impact to adjacent properties. Garages located in the rear yard must have capability of hard surface driveway access meeting all setback requirements. The minimum width of access drive shall be no less than eight (8) feet. Access can include the ability to drive through existing garage into the rear yard upon providing evidence that an eight-foot minimum width garage door has been installed along the rear of the garage and that access to rear door is not restricted by non-vehicular storage. Garages or accessory buildings not having driveway access capability shall be limited in door size to no more than five (5) feet in width to preclude storage of vehicles normally requiring driveway access. (Ord. No. 00-1836, amended 03-16-2000; Ord. No. 98-1705, amended 3-19-1998)

City of Andover – Accessory Structure sizing

1. Accessory Structure Area: If an accessory structure or portion thereof serves to satisfy the minimum garage size requirements of Section 12-3-5, then that area, whether attached or detached, will not be deducted from the maximum allowable area of accessory structures. The maximum allowable area of residential accessory structures must not exceed the area specified below:

a. Lots In The R-4 District and Lots Less Than 1 Acre – In the R-4 District and in all other residential districts, on lots of less than one (1) acre the maximum allowable area of accessory structures shall not exceed fifty percent (50%) of the principal structure foundation area (excluding attached garage); and the total combined area of attached garage and accessory structures shall not exceed one thousand two hundred (1,200) square feet, whichever is less.

b. Lots 1 Acre To Less Than 5 Acres -- In residential districts other than the R-4 district, on lots of at least one (1) acre but less than five (5) acres, the maximum allowable area of accessory structures shall not exceed the principal structure foundation area (excluding attached garage).

c. Lots 5 Acres and Larger -- In residential districts other than the R-4 district, on lots of five (5) acres and larger, the maximum allowable area of accessory structures shall be limited only by the setbacks and maximum impervious land coverage requirements of this code.

B. All Districts: Accessory structures shall not occupy more than twenty five percent (25%) of any required rear yard.

City of Elk River – Accessory Structure sizing

(b) *R-1a district.* Restrictions on the number of agricultural accessory structures shall not apply to parcels that are 40 acres or larger. The total area of attached garages and number of detached accessory buildings shall not exceed the following:

R-1a Accessory Building Requirements		EXPAND
Parcel Size	Max Accessory Structure Area	Number of Detached Structures
less than 1 acre	2,000 sq. ft. attached and detached	2
1 acre to < 2.5 acres	2,500 sq. ft. attached and detached	2
2.5 acres to < 5 acres	3,000 sq. ft. attached and detached	2
5 acres to < 10 acres	4,000 sq. ft. attached and detached	4
10 acres to < 20 acres	8,000 sq. ft. attached and detached	4
20 acres to < 40 acres	16,000 sq. ft. attached and detached	4
40 acres	Not to exceed 2% of the lot area	Unlimited

(c) *Other R-1 districts.* In the R-lb, R-lc, and R-ld zones, two detached accessory buildings are allowed per single-family parcel. Also, on lots less than five acres, the total area of attached garages and accessory buildings shall not exceed 1,200 square feet. On lots five acres and larger, the total area of attached garages and accessory buildings shall not exceed the following scale:

Parcel Size	Maximum Accessory Structure Area
5 acres to < 10 acres	3,500 sq. ft. attached and detached
10 acres to < 20 acres	4,500 sq. ft. attached and detached
20 acres to < 40 acres	6,000 sq. ft. attached and detached
40 acres or more	Unlimited

Current City of Ramsey Accessory Building Size Requirements

Parcel Size			Percentage	
Min	Max	Sq Ft allowed	% of Lot (Based on min parcel size)	% of Lot (Based on max parcel size)
0	0.5	1,500	n/a	6.89%
0.5	1	1,800	8.26%	4.13%
1	1.49	2,200	5.05%	3.39%
1.5	1.99	2,400	3.67%	2.77%
2	2.49	2,400	2.75%	2.21%
2.5	3.49	2,700	2.48%	1.78%
3.5	4.49	3,000	1.97%	1.53%
4.5	5.49	3,500	1.79%	1.46%
5.5	6.49	3,900	1.63%	1.38%
6.5	7.49	4,300	1.52%	1.32%
7.5	8.49	4,700	1.44%	1.27%
8.5	9.49	5,100	1.38%	1.23%
9.5	9.99	5,500	1.33%	1.26%
10	19.99	6,000	1.38%	0.69%
20	39.99	8,000	0.92%	0.46%
40	n/a	12000	0.69%	n/a

Regular Planning Commission **7. 1.**

Meeting Date: 07/09/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Sketch Plan for Ramsey Villas North (Project 20-117)

Purpose/Background:

The purpose of this case is to review a revised Sketch Plan for Ramsey Villas North from Rivers Bend Holding, LLC (The "Applicant") for a 1.37 acre piece of land north of Xkimo St NW and east of Highway 47 PID 25-32-25-31-0006 (the "Subject Property"). The Subject Property is zoned R-2 and the Applicant has proposed four (4) lots within the Detached Villa (50 foot wide) lot width designation.

Notification:

Notification is not required for Sketch Plan but City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request by U.S. Mail.

Observations/Alternatives:

Summary

The Applicant has proposed four (4) 50 foot wide lots. The R-2 Residential District allows for attached townhomes or detached villas with lot widths of 50 feet. Staff notes that the homes, which are close to the existing wetland, may be over the 35% lot coverage maximum allowed in City Code. Staff has requested calculations of the proposed lot coverages at time of preliminary plat if the project moves forward. A full wetland delineation will also be required with preliminary plat, as well as 16.5 feet from the edge of any wetland encumbered by drainage and utility easement. No grading or impacts to the wetland or easement may happen. Staff is concerned about the proximity to the wetlands for the proposed house pads, which is another contributing factor to the recommendation for three lots onsite instead of the proposed four.

Density Transitioning

Density transitioning is required between R-2 lots and existing R-1 lots. Typically, density transitioning is applied when a rear yard abuts existing residential, or next door to new residential. This situation is unique because the less dense units are across the street. Staff acknowledges that the site is quite tight with the existing wetland, need for a noise barrier along Highway 47, and acreage onsite. Staff recommends reducing the number of lots from four (4) to three (3) onsite to allow for a gradual transition to the existing homes, as well as less impacts to the wetlands onsite.

Staff Recommendations

- A reduction in the total number of lots from 4 to 3 to provide for additional wetland protection and more adequate density transitioning to the existing residential lots.
- Noise barrier shall be required and should be added to sketch plan and included in preliminary plat

Platting Process

1. Sketch Plan - Identify red flags and direct the Applicant on moving forward to Preliminary Plat (we are here)
2. Preliminary Plat - Engineering documents, formal public hearing, if approved, the project has entitlement
3. Final Plat - Construction documents and legal agreements, only heard by City Council

City Code Sections

- Section 117-111: R-2 Residential (Existing and Proposed Zoning - No Change)
- Section 117-588: Major Plat
- Section 117-614: Subdivision Design Standards

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends providing the Applicant input on the revised sketch plan. This could include, but is not limited to identifying any red flags, noting any potential concerns and providing the Applicant direction to invest in a Preliminary Plat.

Action:

No formal action required. Provide the Applicant feedback and direction on moving forward to preliminary plat.

Attachments

Site Location Map

Sketch Plan

Review Comments (ProjectDox)

Review Comments

Proposed Architecture

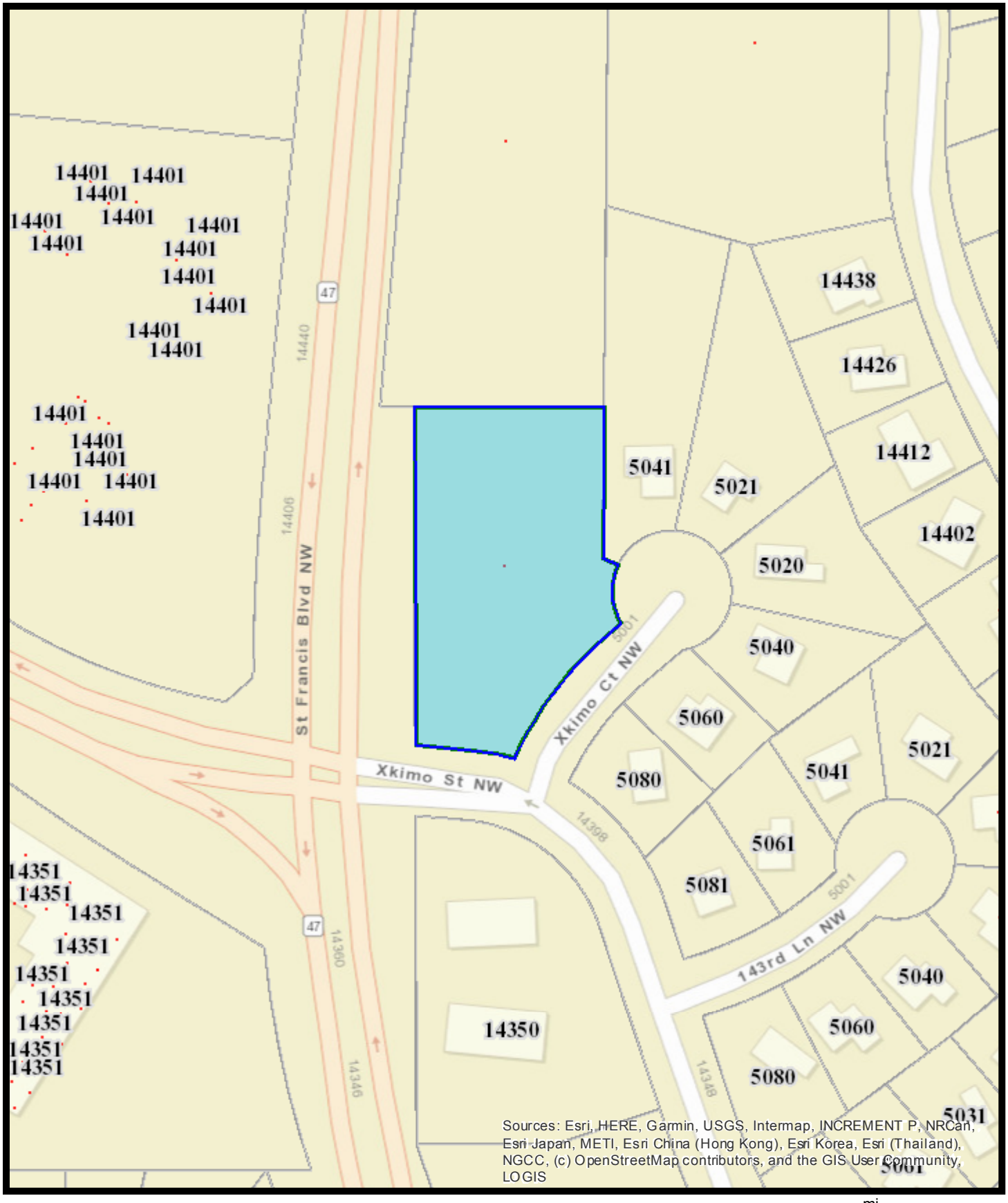
Proposed Architecture (2)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2020 11:47 AM
Form Started By: Chloe McGuire Brigl		Started On: 07/01/2020 08:27 AM
Final Approval Date: 07/02/2020		

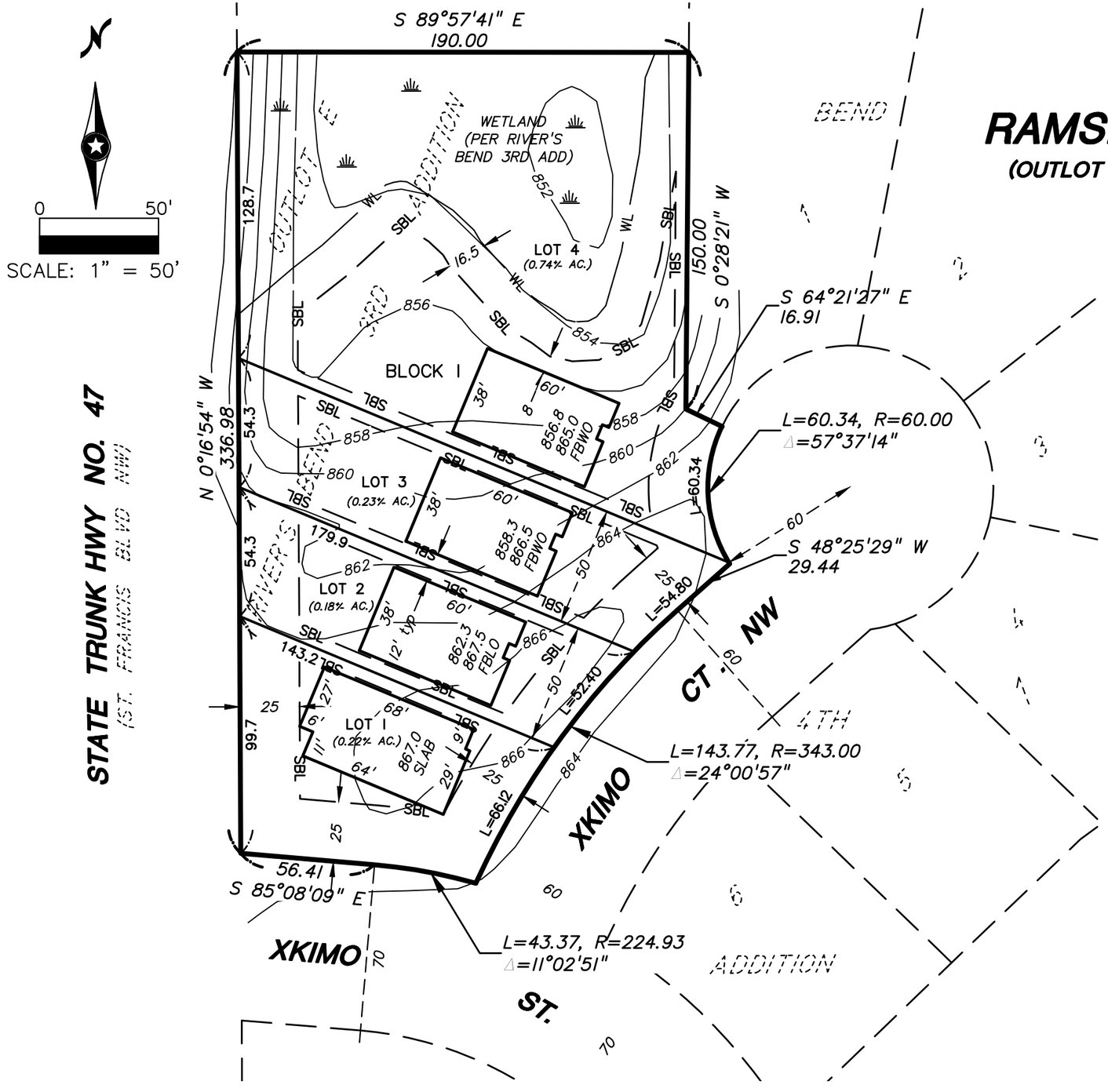
val_Display_PID
val_CO_ADDR

val_Title
val_Comment



Print Date: June 10, 2020

SKETCH PLAN
OF
RAMSEY VILLAS NORTH
(OUTLOT E, RIVER'S BEND 3RD ADDITION)



Zoning:
R-2: Medium-Density Residential

Detached Villas

0.15 Ac. Min Lot Size
50' Lot Width
25' Exterior Boundary Setback
25' Front Yard Setback
5' Side Yard Setback
25' Side Yard Corner Lot Setback
20' Rear Yard Setback
16.5' Wetland Setback

Owner/Developer:
Rivers Bend Holdings LLC
19230 Evans St #115
Elk River, MN 55330

Property Description:
Outlot E, River's Bend 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

Plat Details:
1.37± Acres (59,887± SF)

Proposed Units: 4 Detached Villas

Notes:
1) *Contours shown per MNDNR MNTOPO LiDAR data.*
2) *FBWO denotes Full Basement Walk-Out house type*
3) *House elevations shown denote front and rear grades*
4) *Wetland boundary shown per RIVER'S BEND 3rd ADD.*

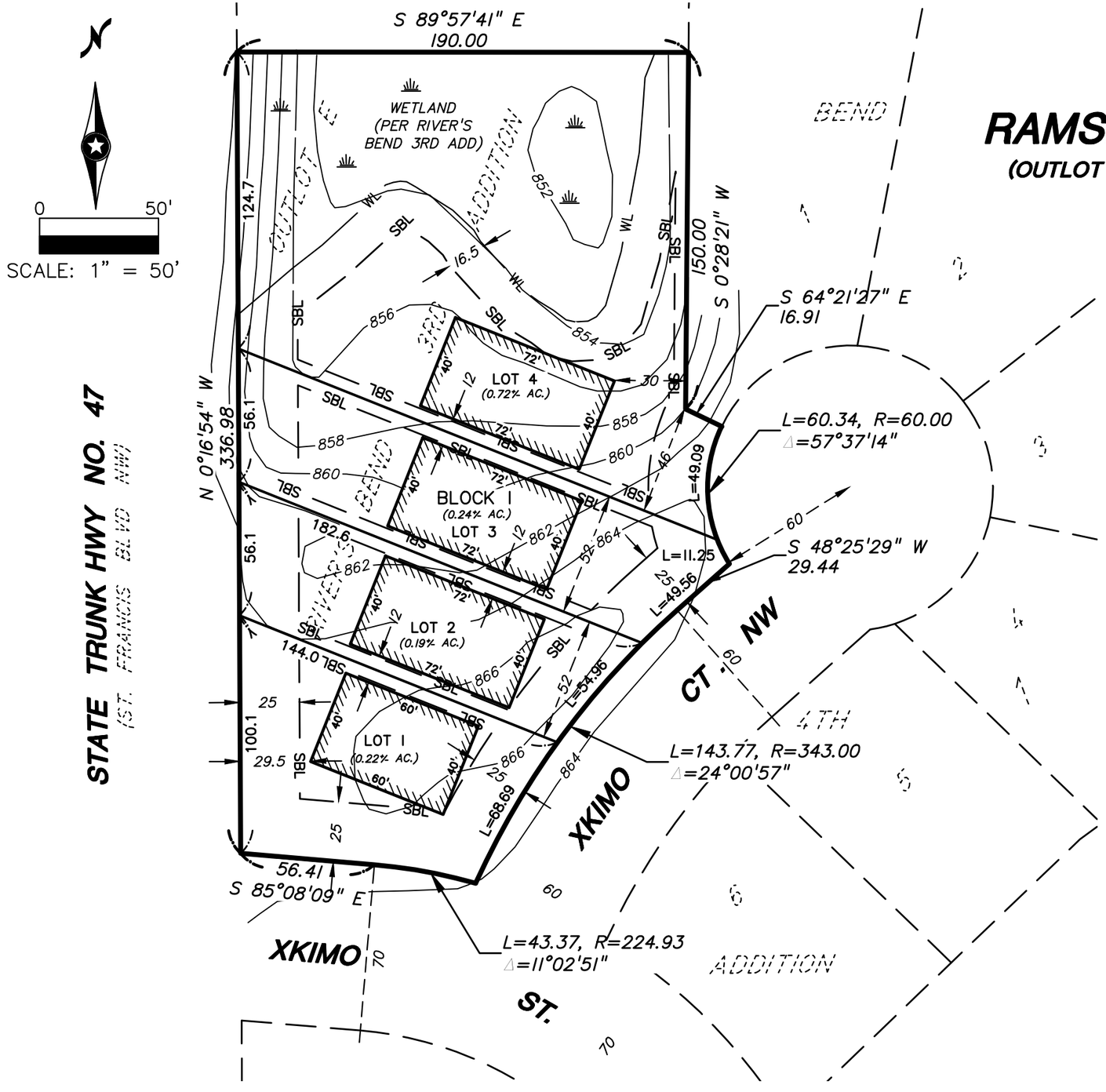
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

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

Signed: Craig Wensmann
Craig Wensmann
Date: 6-23-20 Lic. No. 47466

Rivers Bend Holdings LLC
RAMSEY VILLAS NORTH
OUTLOT E, RIVER'S BEND 3RD ADD
CITY OF RAMSEY, ANOKA COUNTY, MN

SKETCH PLAN



SKETCH PLAN
OF
RAMSEY VILLAS NORTH
(OUTLOT E, RIVER'S BEND 3RD ADDITION)

Zoning:
R-2: Medium-Density Residential

Detached Villas

0.15 Ac. Min Lot Size
50' Lot Width
25' Exterior Boundary Setback
25' Front Yard Setback
5' Side Yard Setback
25' Side Yard Corner Lot Setback
20' Rear Yard Setback
16.5' Wetland Setback

Owner/Developer:
Rivers Bend Holdings LLC
19230 Evans St #115
Elk River, MN 55330

Property Description:
Outlot E, River's Bend 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

Plat Details:
1.37± Acres (59,887± SF)

Proposed Units: 4 Detached Villas

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

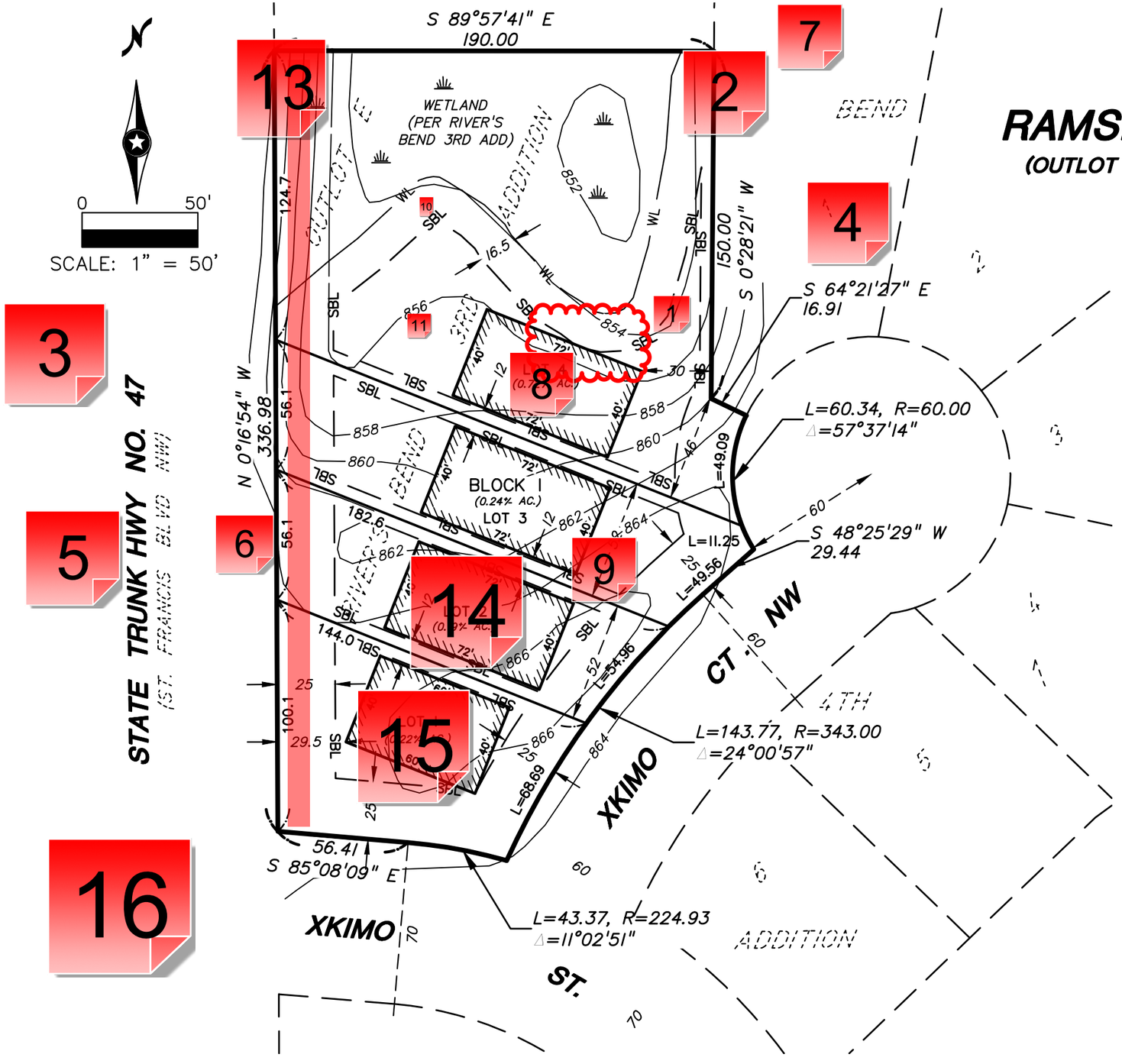
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: Craig Wensmann
Craig Wensmann
Date: 6-4-20 Lic. No. 47466

Rivers Bend Holdings LLC
RAMSEY VILLAS NORTH
OUTLOT E, RIVER'S BEND 3RD ADD
CITY OF RAMSEY, ANOKA COUNTY, MN

SKETCH PLAN

SKETCH PLAN
OF
RAMSEY VILLAS NORTH
(OUTLOT E, RIVER'S BEND 3RD ADDITION)



Zoning:
R-2: Medium-Density Residential

Detached Villas

0.15 Ac. Min Lot Size
50' Lot Width
25' Exterior Boundary Setback
25' Front Yard Setback
5' Side Yard Setback
25' Side Yard Corner Lot Setback
20' Rear Yard Setback
16.5' Wetland Setback

Owner/Developer:
Rivers Bend Holdings LLC
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OUTLOTE, RIVER'SBEND 3RD ADD
CITY OF RAMSEY, ANOKA COUNTY, MN

SKETCH PLAN

DL_200624_7704_4140_76035031_0.pdf - Changemark Notes (16 Notes)

1 - Wetland/Stormwater Pond Setback

Created by: Chris Anderson
On: 06/08/2020 12:32 PM

While the 16.5 foot setback is shown on the plan, that is also the boundary of where silt fence should be installed and there shall not be any disturbance beyond that barrier. It is unclear if that is feasible based on this layout.

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

2 - Wetland Delineation

Created by: Chris Anderson
On: 06/08/2020 12:34 PM

Delineations are only valid for 5 years. A new wetland delineation will be required as part of any development proposal on this site.

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

3 - Tree Inventory

Created by: Chris Anderson
On: 06/08/2020 12:36 PM

A Tree Inventory and Preservation Plan will be required. All oaks and evergreens with a DBH of 4 inches or greater as well as all other deciduous trees with a DBH of 8 inches or greater must be inventoried by an ISA Certified Arborist or a SAF Certified Forester. Inventory must include species, diameter, condition, status (remove/preserve), and if remove, reason for removal (e.g. house pad, grading, stormwater pond, etc.). At least 40% of the DBH inches shall be retained on site.

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

4 - Density Transitioning

Created by: Chris Anderson
On: 06/08/2020 12:40 PM

It appears that Density Transitioning will be required along the eastern boundary of all 4 lots. If landscaping is used, it shall require 2 overstory trees, 2 evergreen trees, and 2 ornamental trees for every 100 feet of common boundary. Plantings shall be located wthin a 25 foot wide buffer area.

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

5 - Noise Study

Created by: Chris Anderson
On: 06/08/2020 12:44 PM

A noise study should be completed due to the site backing up to State Highway 47.

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

6 - Screening

Created by: Chris Anderson
On: 06/08/2020 12:51 PM

Either through tree preservation or additional landscaping, screening should be seriously considered along the western boundary to help buffer against highway traffic.

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

7 - Driveways

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:45 PM

Please show proposed driveways

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

8 - Lot coverage calculation

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:46 PM

Please update the lot coverage calculation on this lot if wetland is under D/U and not outlot. 16.5 foot buffer required on edge of all wetland.

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

9 - Acreages

Created by: Chloe McGuire Brigl
On: 06/08/2020 03:47 PM

Please show the acreages of each lot

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

10 - Easement

Created by: Joe Feriancek
On: 06/11/2020 07:51 AM

Wetland plus 16.5' buffer must be incumbered within drainage & utility easement. The wetland must be delineated. Please keep in mind no part of a structure is allowed within easements, this includes roof overhangs.

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

11 - Lot 4

Created by: Joe Feriancek
On: 06/11/2020 07:52 AM

Lot 4 doesn't look buildable, no disturbance within 16.5' of wetland boundary doesn't appear attainable with this layout.

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

12 - Reduce Number of Lots

Created by: Tim Gladhill
On: 06/15/2020 06:19 PM

Based on a culmination of comments to the Sketch Plan (wetland setbacks, density transition, driveways/access spacing), Staff recommends reducing the # of lots by 1 (3 new lots instead of 4).

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

13 - Noise Barrier

Created by: Tim Gladhill
On: 06/19/2020 08:20 AM

Noise barrier shall be required and should be added to sketch plan. Exact details to be worked out with Preliminary Plat. City to discuss contributing to oversizing noise barrier for broader benefit.

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

14 - Footprint Details

Created by: Tim Gladhill
On: 06/19/2020 08:22 AM

Staff cannot accurately determine full compliance with easement and eave overhang interaction. Please provide more detailed footprints to ensure that eave overhangs do not encroach into drainage and utility easements.

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

15 - Architectural Renderings

Created by: Tim Gladhill
On: 06/19/2020 08:25 AM

Please provide architectural renderings.

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

16 - Stormwater

Created by: Len Linton
On: 06/18/2020 12:35 PM

A Lower Rum River Watershed Management Organization (LRRWMO) permit will be required. The LRRWMO requires rate control for the 2, 10 and 100 year rates. The LRRWMO also

requires infitration of the first 1" of runoff from the site. The sketch plan does not show any areas for ponding for rate control or infiltration. This must be corrected on the preliminary plat.

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

I/WE THE BUYERS OF LOT____ BLOCK ____
SUBDIVISION: _____
AND/OR ADDRESS: _____

HAVE EXAMINED THIS SET OF PLANS AND ACCEPT THESE AS A REPRESENTATIVE OF THE DWELLING TO BE BUILT BY PRICE CUSTOM HOMES. I/WE THE BUYER(S) ALSO ACKNOWLEDGE THE BUILDER'S RIGHT TO MAKE ALTERATIONS OR SUBSTITUTE PRODUCT ℄ DESIGN OF EQUAL OR GREATER QUALITY. ALL ALTERATIONS MADE IN COMPLIANCE WITH APPLICABLE BUILDING CODES ℄ REGULATIONS. SUCH DESIGN ALTERATIONS SHALL INCLUDE BUT NOT BE LIMITED TO: EXACT DIMENSIONS OF DWELLING ℄ ROOMS THEREIN, OPENING SIZES ON ANY LEVEL OF DWELLING, THE NUMBER OF STEPS TO THE FRONT PORCH OR ANY OTHER LEVEL OF DWELLING, LOCATION OF HEAT VENTS ℄ RUNS, ELECTRICAL PANEL ℄ OUTLETS. THE BUYER(S) ALSO ACKNOWLEDGE THAT ANY MODEL HOME, ADVERTISING, BROCHURE, AND/OR DISPLAYS ARE SHOWN ℄ PUBLISHED FOR ILLUSTRATION ONLY. ALTERATIONS TO PLAN, DESIGN, PRODUCTS, AND STANDARD FEATURES MAY HAVE BEEN MADE SINCE THE CONSTRUCTION OF A MODEL HOME OR ANY OTHER COMPLETED DWELLING OF THIS PLAN. THE BUYER(S) MAY HAVE SEEN MODEL HOME DECORATING FEATURES SUCH AS DRAPERIES, SHELVING, WALLPAPER, FURNITURE, AND LANDSCAPING WHICH ARE NOT INCLUDED UNLESS OTHERWISE SPECIFICALLY CONTRACTED FOR.

STRUCTURAL SIGNOFF
CUSTOMER SIGNATURES:

BUYER _____ DATE _____

BUYER _____ DATE _____

FINAL SIGNOFF
CUSTOMER SIGNATURES:

BUYER _____ DATE _____

BUYER _____ DATE _____

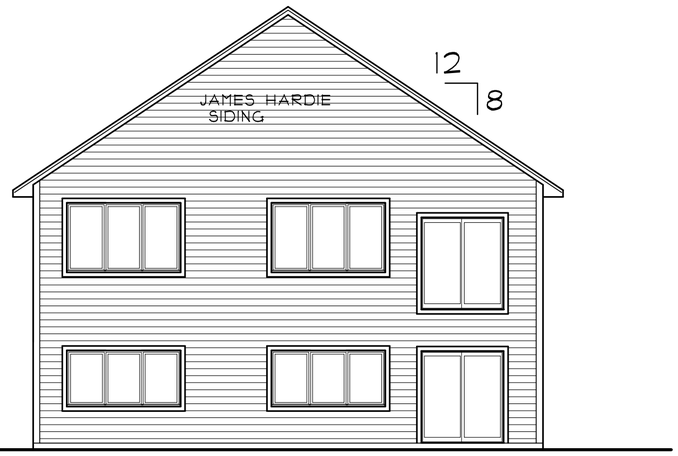
SQUARE FOOTAGE CALCULATIONS

AREA	FINISHED	UNFINISHED
LOWER LEVEL	1530	200
MAIN FLOOR	1740	N/A
UPPER FLOOR	N/A	N/A
TOTAL	3270	200
GRAND TOTAL SQ. FT.	3470	

GARAGE 485 SQ FT
PORCH 39 SQ FT

FLASHING NOTE:

ALL OPENINGS TO EXTERIOR MUST BE CAULKED ℄ FLASHED
FLASHING IS REQUIRED WHERE ALL ROOF AND VERTICAL SURFACES MEET, OR WHERE SIDING MATERIAL CHANGES.



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUYER NOTICE:

DUE TO THE VARIOUS SITE CONDITIONS OF INDIVIDUAL LOTS, THE GRADE LINES REFLECTED BY THIS PRINT ARE FOR ILLUSTRATIVE PURPOSES ONLY. AND DO NOT REFLECT ACTUAL FINISH GRADE OR ELEVATIONS.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

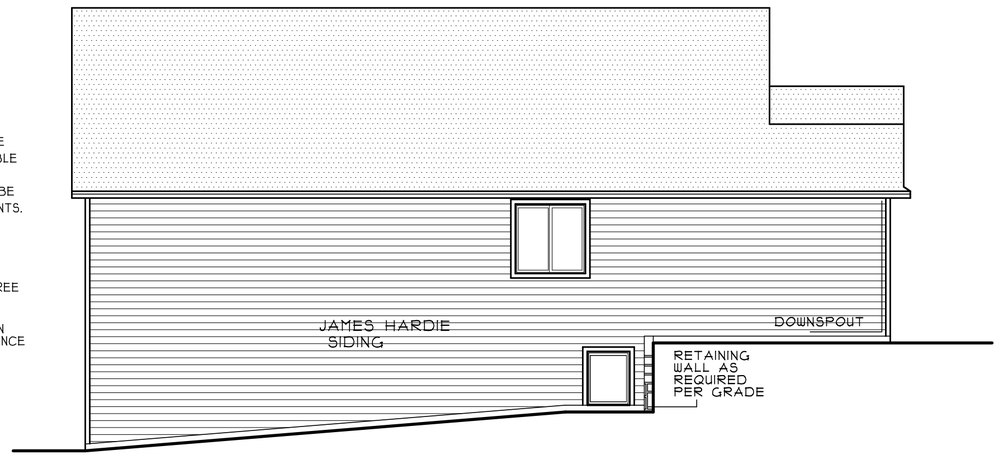
PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.

HOUSE NUMBERS:

THE APPROVED ADDRESS SHALL BE DISPLAYED, PLAINLY VISIBLE ℄ LEGIBLE FROM THE STREET FRONTING THE PROPERTY. 4" HIGH NUMBERS WILL BE USED, SUBJECT TO CITY REQUIREMENTS.

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION, NET FREE AREA TO BE EQUAL TO 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC AREA PROVIDED AT LEAST 50% IS IN UPPER PORTION OF ROOF WITH BALANCE IN SOFFIT

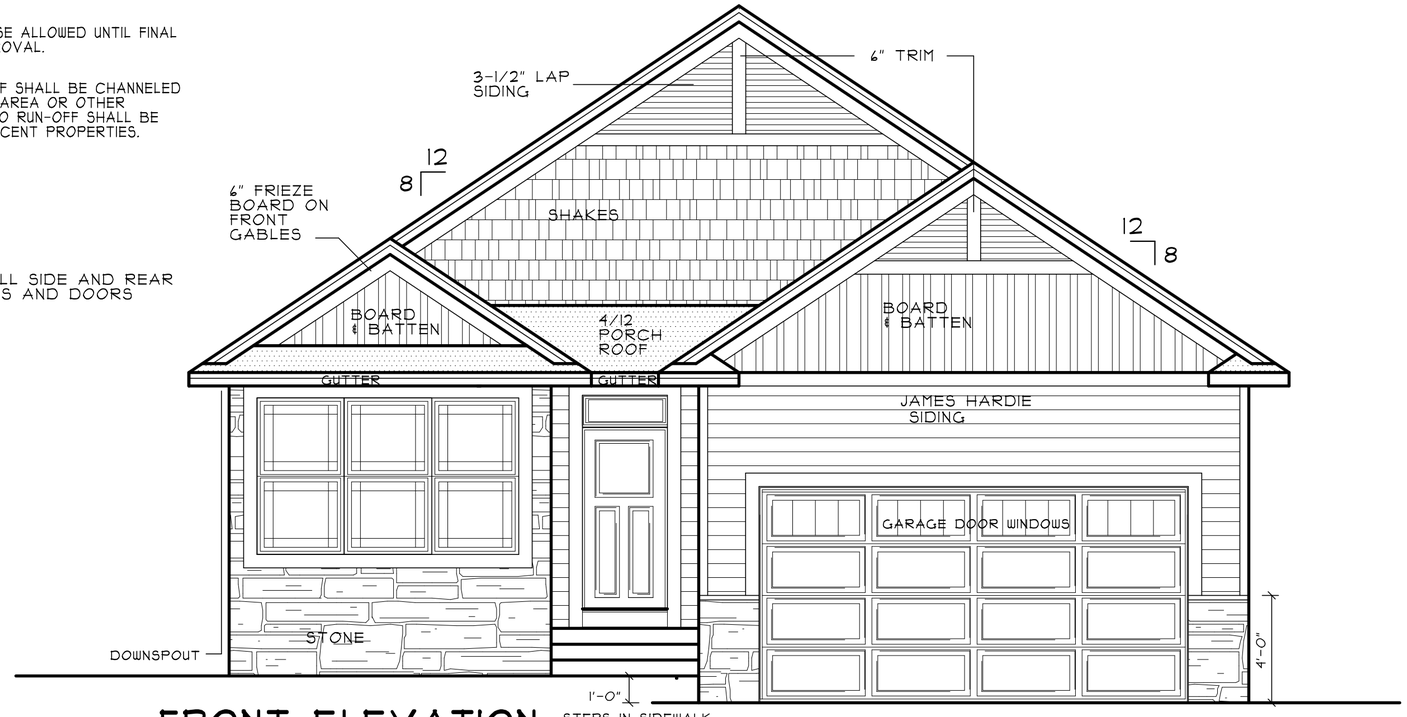


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

NO OCCUPANCY OR USE ALLOWED UNTIL FINAL INSPECTION AND APPROVAL.

STORM WATER RUN-OFF SHALL BE CHANNELED INTO SWALE, PONDING AREA OR OTHER SUITABLE FACILITY. NO RUN-OFF SHALL BE DIRECTED ONTO ADJACENT PROPERTIES.

4" TRIM AROUND ALL SIDE AND REAR ELEVATION WINDOWS AND DOORS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STEPS IN SIDEWALK IF REQUIRED PER GRADE

MUST POST ADDRESS ON CONSTRUCTION SITE VISIBLE FROM ROAD.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE SHALL COMPLY

6" TRIM AROUND FRONT ELEVATION WINDOWS AND DOORS

PROPERTY LINES MUST BE STAKED IN ORDER TO VERIFY SETBACKS TO LOT LINES-IF NOT STAKED SURVEY MUST BE PROVIDED.

CLEAN STREET DAILY OF ANY MATERIAL TRACKED ONTO IT FROM THIS SITE.

ICE DAM PROTECTION

1 LAYER OF 40# COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

REVISION DATES

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

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RESIDENCE FOR:
MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

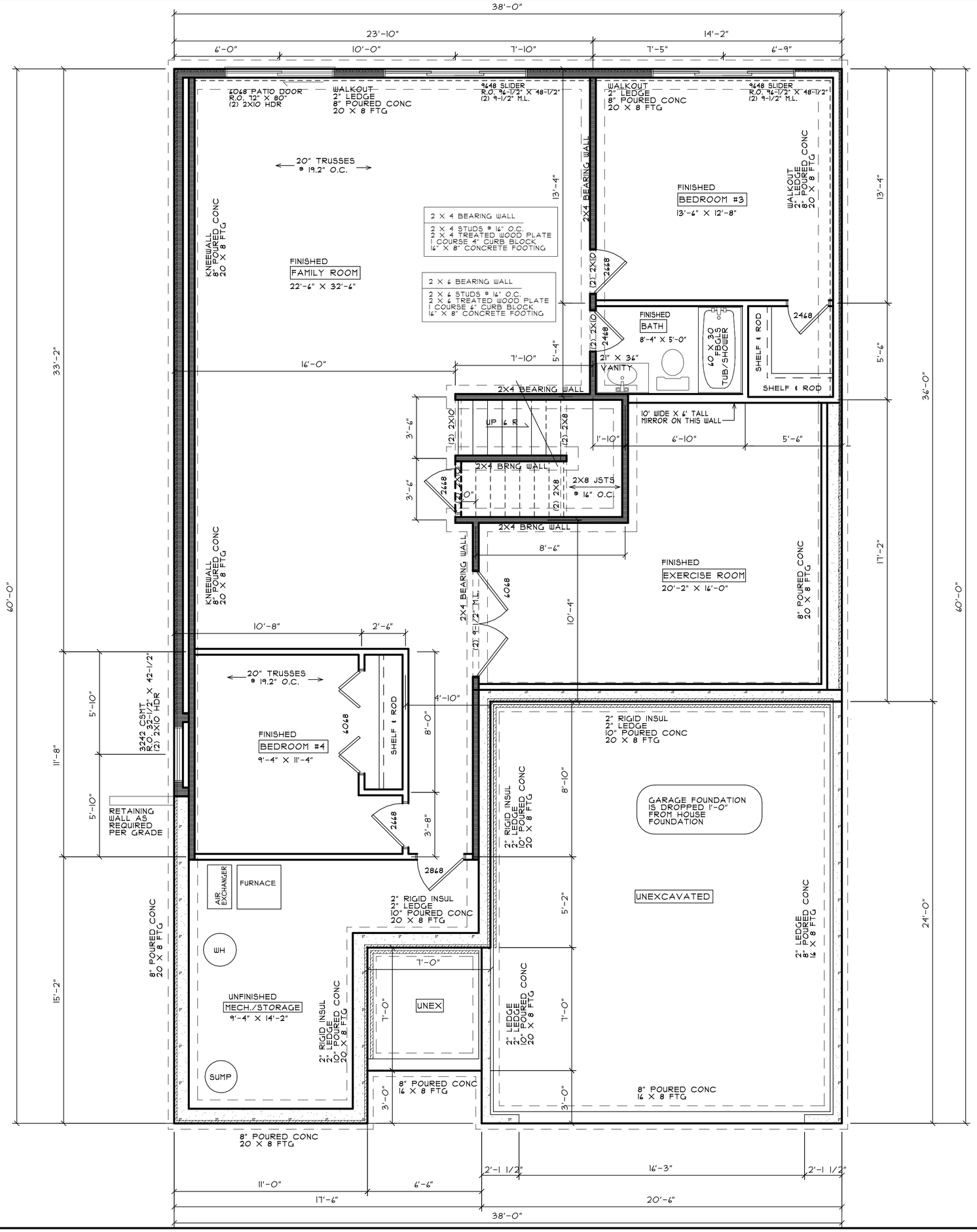
PROJECT TITLE
BROOKS
VILLA
MODEL

PRICE CUSTOM HOMES
11110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE

PRICE CUSTOM HOMES

ELEVATIONS
SCALE AS SHOWN
DATE: 4-21-20
SHEET # 1 OF 8

PERMIT PLAN



BUYER NOTICE:

STANDARD WALLS

STRUCTURAL WALLS NOT TO BE MOVED

REVISION DATES

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PROJECT TITLE

BROOKS

VILLA

MODEL

PRICE CUSTOM HOMES
11110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7191 OFFICE

PRICE CUSTOM HOMES

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PLAN DATE: 4-21-20

SHEET # 2 OF 8

PERMIT PLAN

BLOCK PATIO DOOR SO DOOR CANNOT BE OPENED MORE THAN 4" UNTIL FUTURE DECK IS BUILT

38'-0"
24'-10"
13'-2"

6'-0" | 10'-0" | 8'-10" | 6'-5" | 6'-9"

6068 PATIO DOOR R.O. 72" X 80" (2) 2X10 HDR

9660 SLIDER R.O. 96 1/2" X 60-1/2" (2) 9-1/2" M.L. @ 7'-11" HEIGHT

9660 SLIDER EGRESS R.O. 96-1/2" X 60-1/2" (2) 9-1/2" M.L. @ 7'-11" HEIGHT

2668

ROOF TRUSSES @ 24" O.C.

9' CEILING
DINING
9'-0" X 13'-4"

9' CEILING
GREAT ROOM
15'-2" X 18'-0"

SEE FIREPLACE FRAMING DETAIL THIS PAGE

CROWN AROUND TOP OF FIREPLACE WALL

74" ELECTRIC FP DIMPLEX BLF7451

9' CEILING
MASTER BEDROOM
12'-6" X 16'-0"

END PANEL

REFRIG.

3'-0"

D.W.

4'-0"

36" SINK

9' CEILING
KITCHEN
9'-10" X 15'-0"

2' OVEN 4" MICRO

7'-0"

WOOD CAP 1/2 WALL

9'-4"

DN 14 R

3'-8"

8'-0"

1'-4"

3'-6"

WOOD CAP 1/2 WALL

2'-6"

SINGLE WIRE

DBL WIRE

2468

2'-0"

9'-0"

9' CEIL
WIC
5'-6" X 8'-8"

21" X 96" VANITY

DBL WIRE

2468

9' CEILING
MSTR BATH
5'-10" X 18'-8"

2468 PKT

3'-4"

ARCH WAY SEE ARCH DETAIL THIS PAGE

SHELF & ROD

6068

2468

LAUNDRY
5'-2" X 6'-4"

DRYER RIGHT

WASHER LEFT

VENTED TO BACK OF HOUSE

5'-2" X 3' CERAMIC SHOWER

4" DEAD WALLS

3'-4"

3'-8"

2448

PANTRY SHELVES

36" COOKTOP

STAINLESS STEEL HOOD

2'-4"

4'-4" | 5'-4" | 2'-6" | 5'-6" | 8'-4"

5068

SH & ROD

7'-10"

36" BARN DOOR

9' CEILING
MUD ROOM
8'-0" X 7'-2"

2868 MIN.

BENCH

4040 SL R.O. 40-1/2" X 60-1/2" (2) 2X10 HDR @ 7'-11" HGT

5'-8"

11'-4"

5'-8"

9' CEILING
BEDROOM #2
9'-0" X 11'-0"

ARCH WAY SEE ARCH DETAIL THIS PAGE

2X6 WALL STARTING AT 36" HEIGHT FROM FLOOR UP TO CLG

NOTE...BATHTUBS AND SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6' FROM FLOOR.

8'-0" | 6'-6"

WOOD RISERS

ATTIC ACCESS 22 X 30

20'-0"

2448

8'-0"

9' CEILING
BATH
8'-4" X 5'-6"

30X60 FBGLS TUB

VANITY 21" X 36"

2448

9' CEILING
FOYER
8'-4" X 22'-8"

6'-0"

BENCH WITH BEADBOARD & HOOKSTRIP

14'-0"

GARAGE FOUNDATION IS DROPPED 1'-0" FROM HOUSE FOUNDATION

GARAGE
19'-6" X 23'-6"
INTERIOR DIMENTIONS
3-1/2" CONCRETE SLAB WITH 6X6 10/10 WWM COMPACTED GRANULAR FILL-SLOPE TOWARDS DOOR

ROOF TRUSSES @ 24" O.C.

SHELF & ROD

2448

3068

5068

12" TRANSOM

2'-9" | 2'-9"

CONCRETE PORCH

5'-4"

9' CEILING
OFFICE/BEDROOM
11'-0" X 10'-6"

7'-0"

7'-0"

ROOF TRUSSES @ 24" O.C.

CONC RISERS

1'-8"

3'-0"

CONC SIDEWALK

6'-0" | 6'-0" | 3'-0"

3'-0"

16 X 8 OVERHEAD DOOR W/WINDOWS (2) 11-7/8" MICROLAMS

(3) 3666 SH R.O. 108-1/2" X 66-1/2" (2) 9-1/2" M.L. @ 7'-11" HEIGHT

12'-0"

4'-0" CONCRETE GARAGE APRON

2'-3" | 16'-0" | 2'-3"

5'-6"

17'-6"

20'-6"

38'-0"

60'-0" | 60'-0" | 29'-0" | 24'-6" | 13'-10" | 10'-8" | 4'-6" | 11'-4" | 5'-11" | 2'-1" | 11'-2"

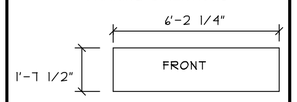
24'-0" | 16'-8" | 5'-5" | 10'-0" | 2'-1" | 3'-6" | 3'-6" | 2'-6" | 7'-0" | 4'-0" | 15'-8" | 3'-8" | 36'-0"

BUYER NOTICE:

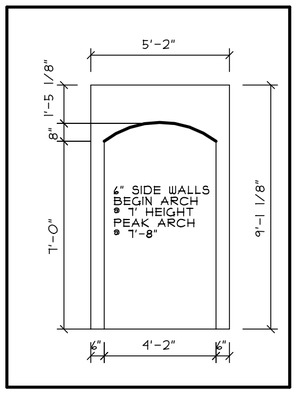
STANDARD WALLS

STRUCTURAL WALLS NOT TO BE MOVED

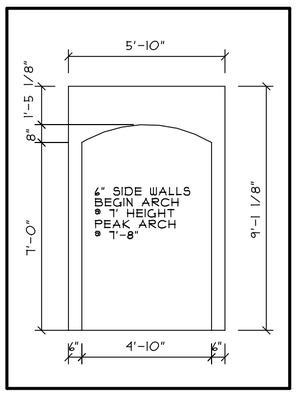
DIMPLEX BLF7451
ELECTRIC FIREPLACE
FRAMING DIMENTIONS



FIREPLACE 16" OFF FLOOR



FOYER ARCH WALL DETAIL
SCALE: 1/4" = 1'-0"



MASTER BATH ARCH WALL DETAIL
SCALE: 1/4" = 1'-0"

PERMIT PLAN

REVISION DATES

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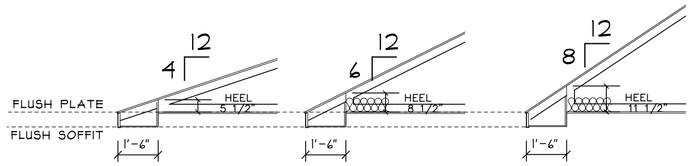
RESIDENCE FOR:
MODEL
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PROJECT TITLE
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1110 INDUSTRIAL CIRCLE NW
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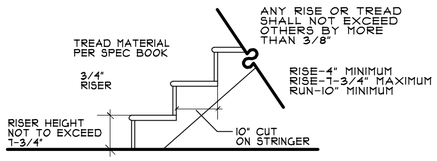
PRICE CUSTOM HOMES

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
DATE: 4-21-20
SHEET # 3 OF 8



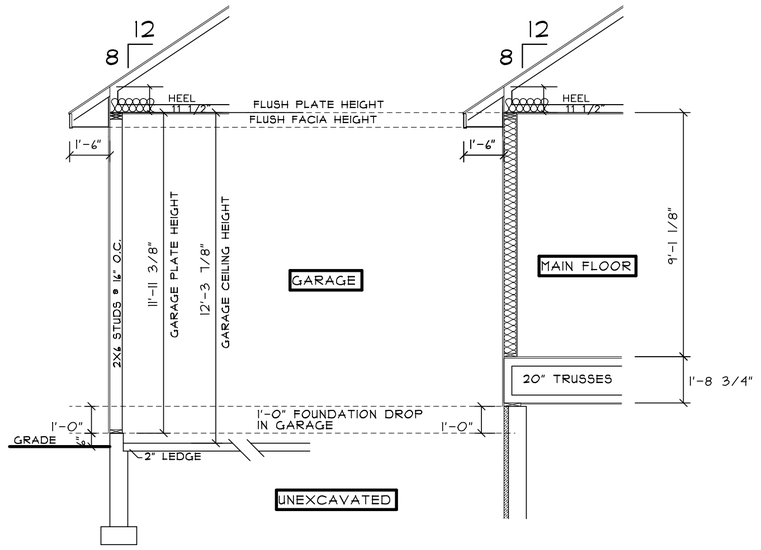
HEEL HEIGHT DETAIL

SCALE: 1/4" = 1'-0"



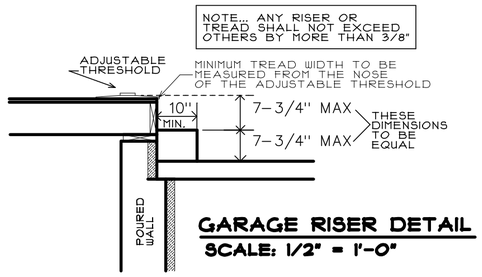
TYPICAL STAIR DETAIL

SCALE: 1/2" = 1'-0"



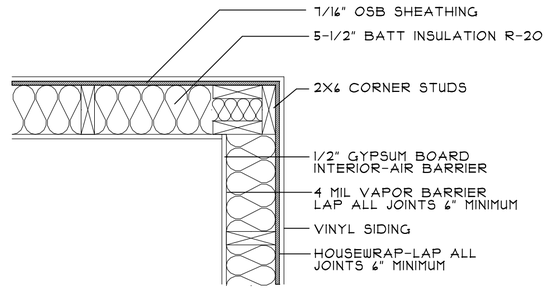
GARAGE SECTION

SCALE: 1/4" = 1'-0"



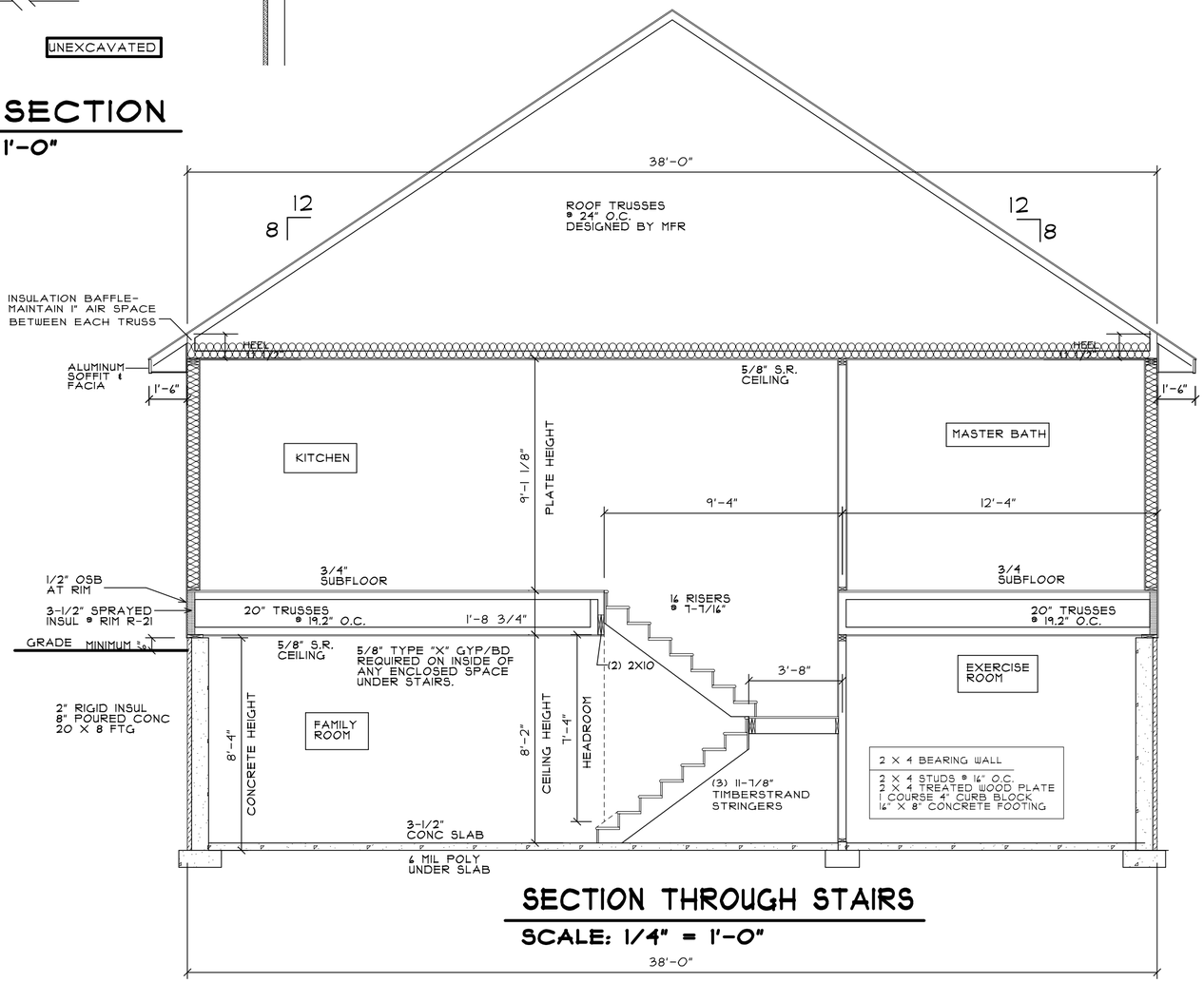
GARAGE RISER DETAIL

SCALE: 1/2" = 1'-0"



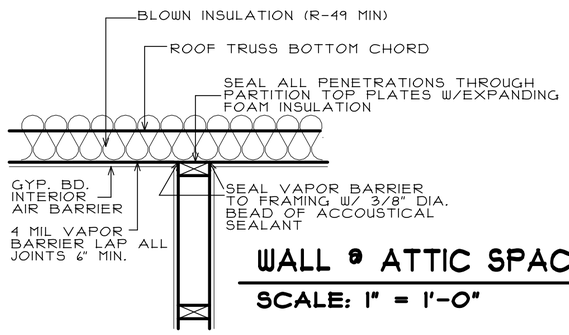
OUTSIDE CORNER DETAIL

SCALE: 1" = 1'-0"



SECTION THROUGH STAIRS

SCALE: 1/4" = 1'-0"



WALL @ ATTIC SPACE

SCALE: 1" = 1'-0"

NOTE...FIRE BLOCKING VERTICALLY AT CEILINGS AND FLOORS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET, CONCEALED SPACES AT SOFFITS, DROP CEILINGS AND BETWEEN STAIR STRINGERS.

REVISION DATES

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PERMIT PLAN

PROJECT TITLE

BROOKS
VILLA
MODEL

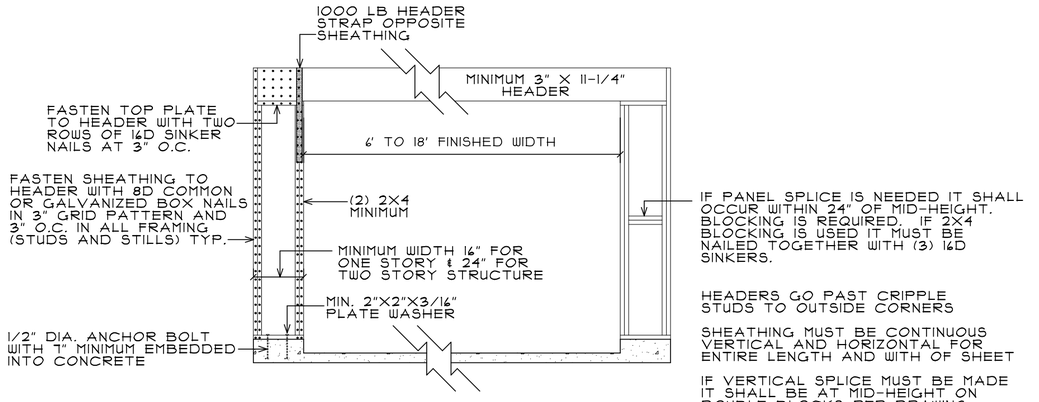
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SECTIONS/DETAILS

SCALE: AS SHOWN

DATE: 4-21-20

SHEET # 4 OF 8



IF PANEL SPLICE IS NEEDED IT SHALL OCCUR WITHIN 24" OF MID-HEIGHT. BLOCKING IS REQUIRED. IF 2X4 BLOCKING IS USED IT MUST BE NAILED TOGETHER WITH (3) 16D SINKERS.

HEADERS GO PAST CRIPPLE STUDS TO OUTSIDE CORNERS

SHEATHING MUST BE CONTINUOUS VERTICAL AND HORIZONTAL FOR ENTIRE LENGTH AND WITH OF SHEET

IF VERTICAL SPLICE MUST BE MADE IT SHALL BE AT MID-HEIGHT ON DOUBLE BLOCKS PER DRAWING

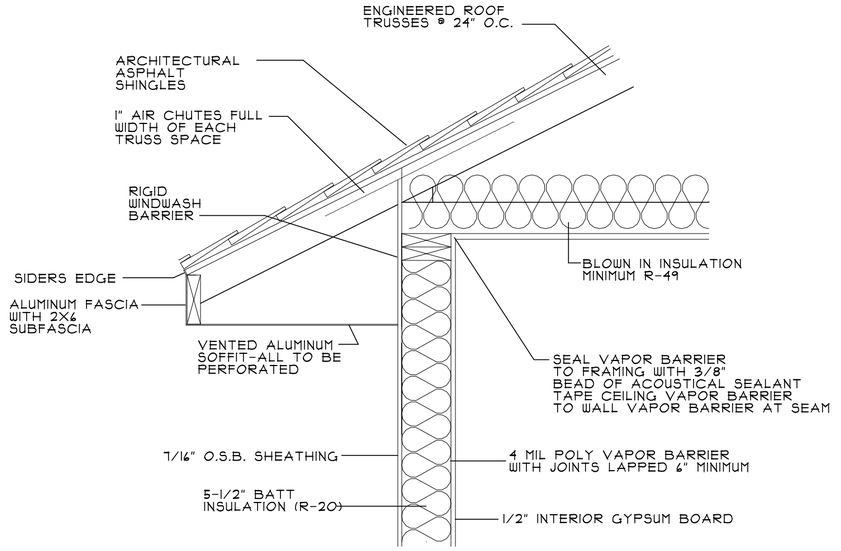
ANCHOR BOLTS OR STRAPS MUST PENETRATE MINIMUM 2 BLOCK HEIGHTS OR BE IN SOLID FILLED CORES CONTAINING #4 RERODS EXTENDING TWO BLOCKS AND VISIBLE AT FOUNDATION INSPECTION

SHEATH ONE SIDE 3/4" OR TWO SIDES 1/2" STRUCTURAL WOOD SHEATHING

DEPENDING UPON WIDTH OF WALL, ADDITIONAL CEILING BRACING MAY BE NEEDED

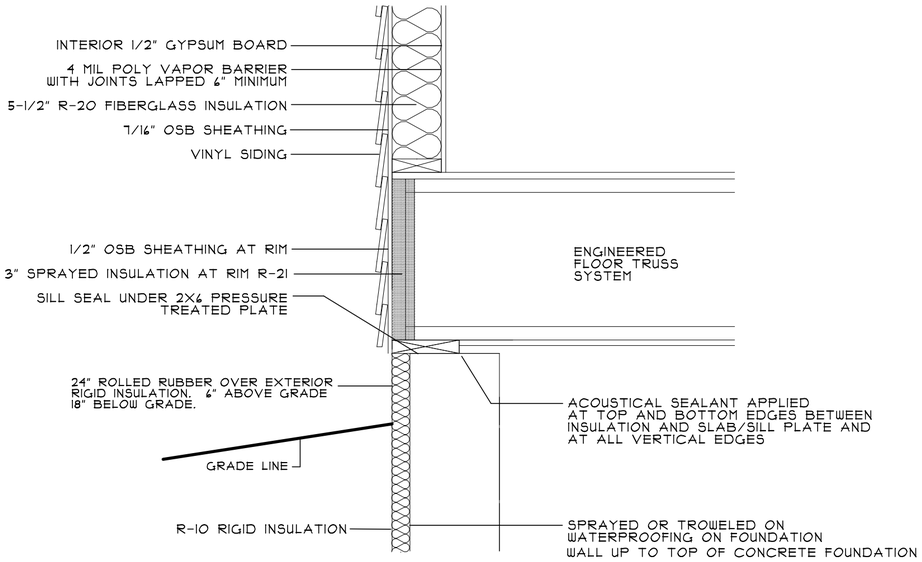
BRACED WALL PANEL AT GARAGE DOORS

NO SCALE



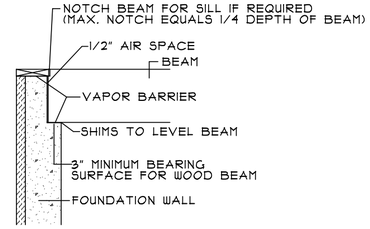
TRUSS DETAIL

SCALE: 1" = 1'-0"



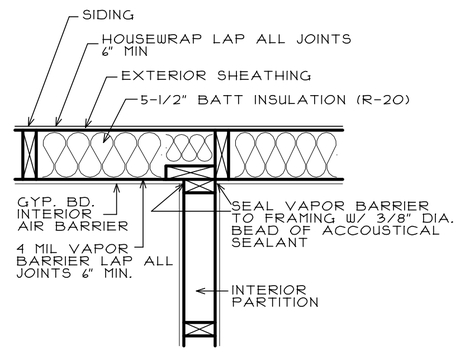
RIM AT FOUNDATION DETAIL

SCALE: 1" = 1'-0"



BEAM POCKET DETAIL

SCALE: 1/2" = 1'-0"



WALL INTERSECTION DETAIL

SCALE: 1" = 1'-0"

PERMIT PLAN

REVISION DATES

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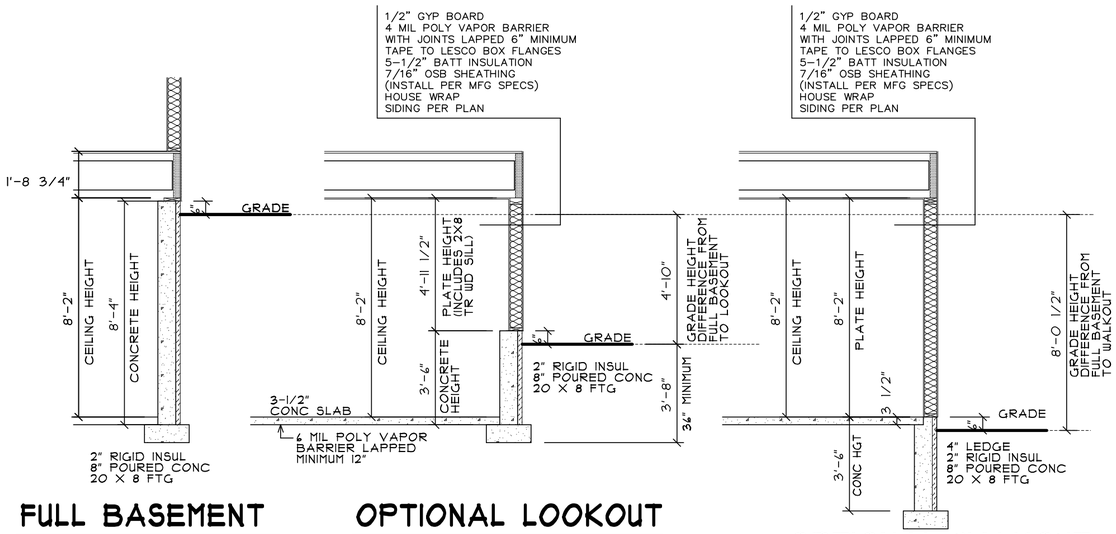
PRICE CUSTOM HOMES

SECTIONS/DETAILS

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DATE: 4-21-20

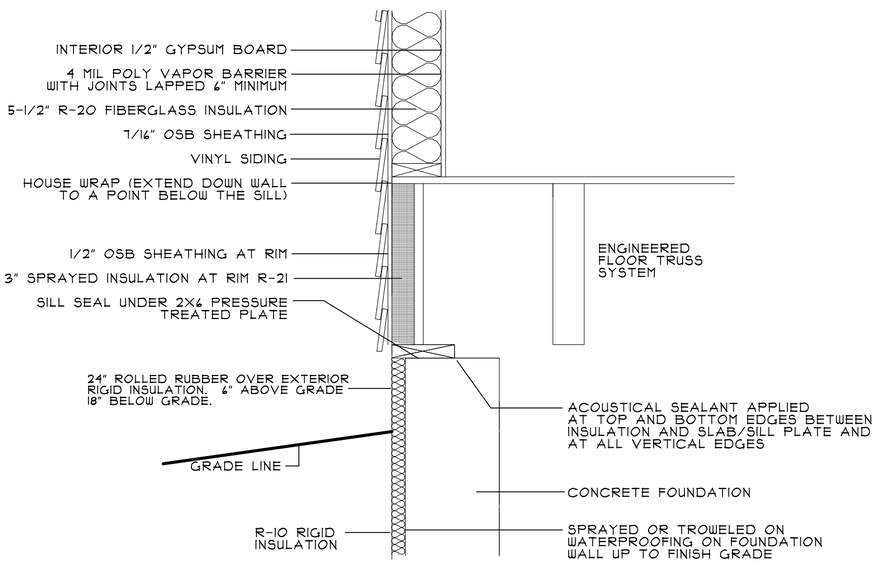
SHEET # 5 OF 8



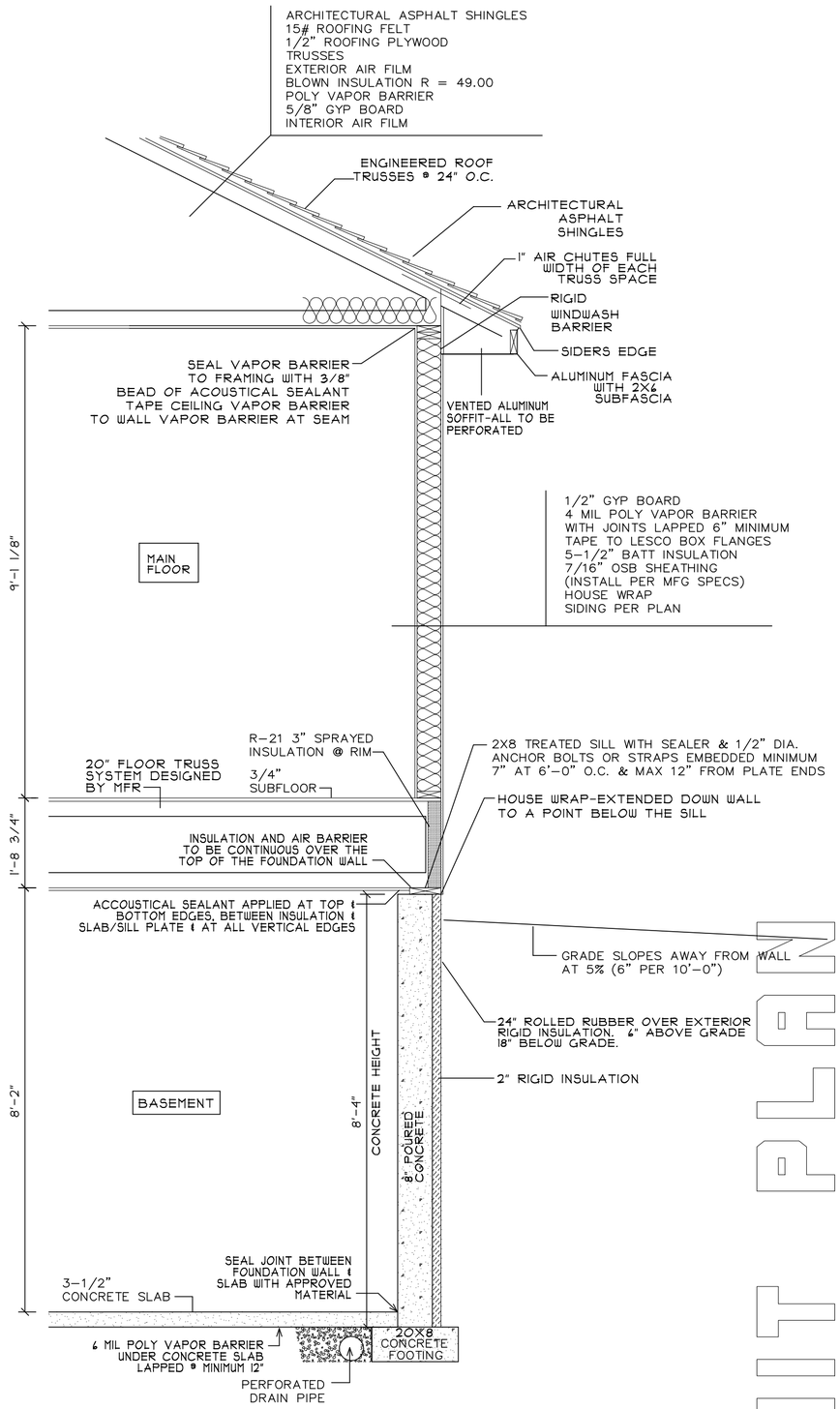
FULL BASEMENT
SCALE: 1/4" = 1'-0"

OPTIONAL LOOKOUT
SCALE: 1/4" = 1'-0"

OPTIONAL WALKOUT
SCALE: 1/4" = 1'-0"



RIM AT FOUNDATION DETAIL
SCALE: 1" = 1'-0"



RAMBLER FULL BASEMENT WALL SECTION
SCALE: 1/2" = 1'-0"

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SECTIONS/DETAILS
SCALE: AS SHOWN
DATE: 2-28-20
SHEET # 6 OF 8

PERMIT PLAN

RADON MITIGATION SYSTEM

RADON MITIGATION-PASSIVE SYSTEM

1. SUBFLOOR PREPARATION

CLAY JOBS

ALL INTERIOR BASEMENT FLOOR SPACE TO BE BACKFILLED WITH AGGREGATE APPROXIMATELY 8" DEEP. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.

SAND SUPPLIED BY EXCAVATOR
SAND INSTALLED BY EXCAVATOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY EXCAVATOR

RADON MITIGATION-ALTERNATIVE PASSIVE SYSTEM

SAND JOBS

A FOUNDATION DRAIN PIPE SYSTEM INSTALLED UNDER CONCRETE FLOOR SLAB AREAS, CONSISTING OF A CONTINUOUS LOOP OF MINIMUM 4" PERFORATED PIPE SHALL BE LAID IN THE SUB-GRADE WITH THE TOP OF THE PIPE LOCATED APPROXIMATELY 1 INCH BELOW THE CONCRETE SLAB. THE LOOP OF PERFORATED PIPE MUST BE BURIED 4 INCHES DEEP IN A GAS-PERMEABLE LAYER OF CLEAN SAND FILL.

SAND SUPPLIED BY WATERPROOFING CONTRACTOR
SAND INSTALLED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE SUPPLIED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY WATERPROOFING CONTRACTOR

2. SOIL GAS RETARDER (6 MIL POLY) THE SOIL IN BASEMENT FLOOR AREAS SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6 MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF 12 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.
6 MIL POLY SUPPLIED AND INSTALLED BY CONCRETE SUBCONTRACTOR.

3. FLOOR OPENINGS-OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRADE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK.

4. CONCRETE JOINTS-ALL CONCRETE JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRFETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS OR JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK.

5. CONDENSATION DRAINS-SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.

6. SUMPS-SUMP PITS SERVING AS THE TERMINATION POINT FOR SUB-SLAB OR INTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.

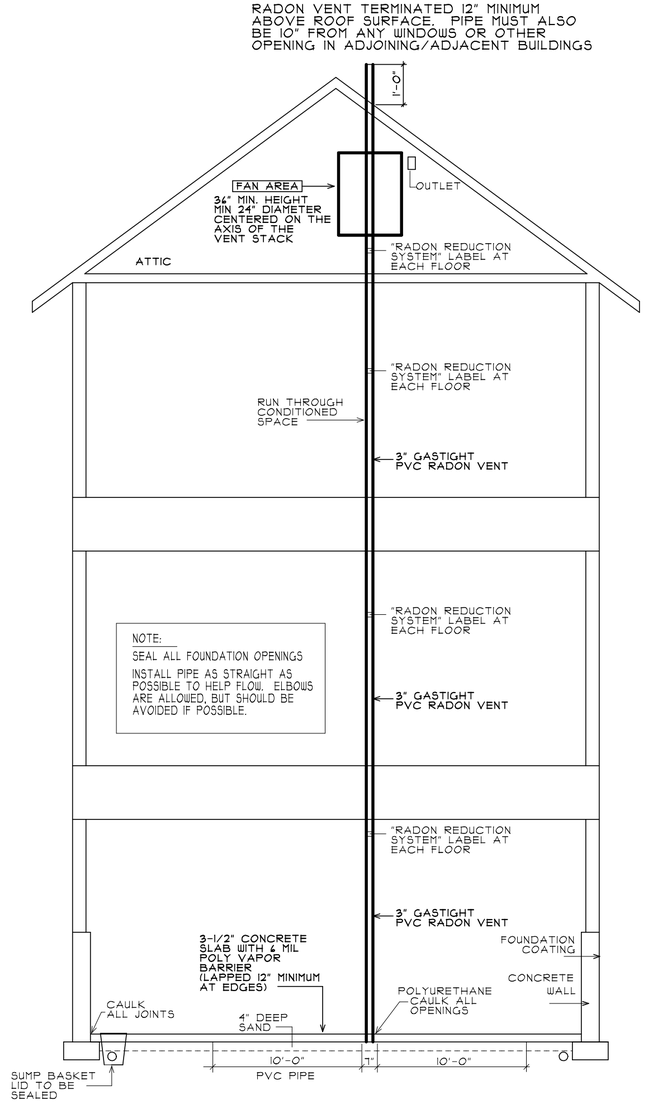
7. VENT PIPE-A PLUMBING TEE CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE P(OLY WITH ONE 10 FOOT SECTION OF A PERFORATED PIPE CONNECTED TO EACH SIDE OF THE "T" FITTING AND THEN CONNECTED TO A 3 OR 4 INCH DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE OF SOLID PIPING MATERIAL AND SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, TERMINATED AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING TGHAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING.

8. VENT PIPE DRAINAGE-ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR POLY.

9. VENT PIPE ACCESSIBILITY-RADON VENT PIPES SHALL PROVIDE ENOUGH SPACE AROUND THE PIPE FOR FUTURE INSTALLATION OF A FAN SYSTEM. THE SPACE PROVIDED FOR INSTALLATION OF A FUTURE FAN SHLL BE A MINIMUM OF 24 INCHES IN DIAMETER, CENTERED ON THE AXIS OF THE VENT STACK, AND SHALL EXTEND FOR A MINIMUM VERTICAL DISTANCE OF 3 FEET.

10. VENT PIPE IDENTIFICATION-ALLJ RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LAVEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM".

11. POWER SOURCE-TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC LOCATION OF VENT PIPE FANS.



PASSIVE RADON SYSTEM

REVISION DATES

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PRICE CUSTOM HOMES

RADON

SCALE AS SHOWN

DATE: 4-21-20

SHEET # 7 OF 8

PERMIT PLAN

2015 CODE REQUIREMENTS

HVAC

ALL HVAC MUST BE RUN WITHIN THERMAL ENVELOPE (CONDITIONED SPACE)
DUCTWORK CANNOT BE EMBEDDED IN INSULATION

BLOWER DOOR TESTING REQUIRED

BLASTER DOOR TESTING NOT REQUIRED
SO LONG AS ALL HVAC IS WITHIN THE THERMAL ENVELOPE

ALL RETURN AIR DUCTING MUST BE HARD PIPED
NO FRAMING SHEETROCK CAVITIES

ALL DUCTWORK MUST BE SEALED WITH U.L. APPROVED MATERIALS
ALUMINUM TAPE IS NOT U.L. APPROVED FOR THIS APPLICATION

THE MINIMUM VERTICAL CLEARANCE BETWEEN CONTAMINANT SOURCE AND AN OUTDOOR INTAKE HAS INCREASED FROM 2" TO 3"

FALL PROTECTION

OPERABLE WINDOWS TO COMPLY WITH ASTM F 2090

ENERGY

ATTICS MINIMUM R-49, EXTERIOR WALLS R-20
BASEMENT WALLS AT FOUNDATION R-15
R-10 MINIMUM OUTSIDE
R-5 INSIDE IN LOCATIONS REQUIRED BY CODE (R402.1.1 & R402.4.1.2)

FLOOR CANTILEVERS AND TUCKUNDERS R-30

BLOWER DOOR TESTING REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

CONCRETE

ALL HOUSE STRIP FOOTINGS TO BE 5000 PSI

FRAMING

ALL SILL PLATES TO OVERHANG FOUNDATION BY 2".
USE 2X6 TREATED LSL AT WALKOUT
USE 2X8 BORATE TREATED SPF OTHER LOCATIONS

WINDOW & DOOR NOTES

EGRESS...ONE WINDOW IN LOWER LEVEL AND ONE WINDOW IN EACH BEDROOM MUST HAVE 5.1 SQ. FT. OF NET OPENABLE AREA WITH A MINIMUM OF 20" IN WIDTH AND 24" IN HEIGHT. MAXIMUM SILL HEIGHT ABOVE FLOOR IS 44".

BLOCK ALL EXTERIOR PATIO DOORS WITH NO DECK ATTACHED SO DOOR CANNOT BE OPENED MORE THAN 4".

GARAGE/HOUSE SEPARATION DOOR TO BE 20 MINUTE FIRE RATED, LATCHING & GASKETED.

ALL VEHICLE ACCESS DOORS MUST BE RATED TO WITHSTAND 90 MPH WIND LOADS. APPROVED ASSEMBLIES MUST BE MARKED OR LABELED AS COMPLIANT WITH ANSI/DSMA108.

DOUBLE STUD EACH SIDE OF DOOR OPENING FOR TRIM

ROUGH OPENING SCHEDULE

ITEM	ROUGH OPENING
ALL WINDOWS-ADD 1/2" TO HEIGHT AND 1/2" TO WIDTH	
6068 PATIO DOOR	74" X 83"
8080 PATIO DOOR	99" X 99"
2868 EXTERIOR GARAGE DOOR	34" X 83"
3068 EXTERIOR FRONT DOOR	38" X 83"
3068 FRONT DOOR WITH 1 S.L.	50-1/2" X 82"
3068 FRONT DOOR WITH 2 S.L.	62-1/2" X 82"
3068 FRONT DOOR 1 S.L. & TRANSOM	50-1/2" X 94"
3068 FRONT DOOR 2 S.L. & TRANSOM	62-1/2" X 94"
2068 PREHUNG INTERIOR	26" X 83"
2468 PREHUNG INTERIOR	30" X 83"
2668 PREHUNG INTERIOR	32" X 83"
2868 PREHUNG INTERIOR	34" X 83"
3068 PREHUNG INTERIOR	38" X 83"
2068 BIFOLD	82" X 25-1/2"
2668 BIFOLD	82" X 31-1/2"
3068 BIFOLD	82" X 37-1/2"
4068 BIFOLD	82" X 49-1/2"
5068 BIFOLD	82" X 61-1/2"
6068 BIFOLD	82" X 73-1/2"

STAIR & RAILING NOTES

EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8".

CARPENTER TO PROVIDE BLOCKING FOR NEWEL POSTS.

TOP OF HANDRAILS TO BE MOUNTED AT 36" ABOVE FRONT EDGE OF TREAD NOSING-CONTINUOUS FULL LENGTH OF STAIRS. TURN ENDS INTO NEWEL POST OR WALL.

RAILINGS ARE AT MINIMUM 36" HEIGHT WITH MAXIMUM LESS THAN 4" BETWEEN INTERMEDIATE RAILS.

STAIRS 4" MINIMUM RISE AND 7-3/4" MAXIMUM RISE. STAIR TREADS MINIMUM 10" RUN ON ALL STAIRS. ANY RISER OR TREAD SHALL NOT EXCEED OTHERS BY 3/8".

EXTERIOR STAIR SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.

FOUNDATION NOTES

FOUNDATION ANCHORAGE
PROVIDE MINIMUM 1/2" BOLTS WITH AT LEAST 2 PER PIECE AND PLACED BETWEEN 3-1/2" TO 12" FROM ENDS OF EACH BOARD, SPACED A MAXIMUM OF 6' O.C. BOLTS SHALL HAVE MINIMUM 7" EMBEDMENT IN CONCRETE AND BE CAPPED WITH NUTS AND WASHERS. LATERALLY SUPPORTED FOUNDATION WALL REQUIREMENT-2" WASHER, .125" THICK, AND COUNTER SUNK .25"

FOUNDATION WATERPROOFING MEMBRANE:
CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES SHALL BE WATERPROOFED WITH AN APPROVED MATERIAL FROM TOP OF FOOTING TO FINISHED GRADE. JOINTS SHALL BE LAPPED AND SEALED.

VAPOR RETARDER REQUIRED BETWEEN CONCRETE FLOOR SLAB AND SUB-GRADE. GARAGE IS EXCLUDED.

APPROVED FOUNDATION DRAINAGE SYSTEM REQUIRED (R405.1)

DRAFTSTOPPING REQUIRED. CONCEALED AREA NOT TO EXCEED 1000 SQ. FT.

ALL WATER FROM FOUNDATION DRAINS OR SUMPS MUST BE PUMPED OR DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIGID PLASTIC OR STEEL PIPING. NO SUMP WATER IS ALLOWED TO BE PUMPED INTO FLOOR DRAINS, SINKS, OR ANY OTHER ACCESS TO SANITARY SEWER.

SUB-SLAB DEPRESSURIZATION SYSTEM REQUIRED (RADON REDUCTION SYSTEM) PER MNRC 1322.2103 SECTION 103.6

PROVIDE CONNECTION LOCATION POINT FOR ELECTRICAL SERVICE TO CONCRETE-ENCASED ELECTRODE. CONCRETE ENCASED ELECTRODE MAY BE REQUIRED.

PROVIDE CLEARANCE TO COMBUSTIBLES PER MECHANICAL CODE FOR ALL VENTS/CHIMNEYS CONVEYING COMBUSTION PRODUCTS.

PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE AREA OR THE RETURN AIR DUCT.

PROVIDE CORE FILL AND VERTICAL REINFORCEMENT A MINIMUM OF SIX FEET ON CENTER PER MN BLDG CODE 1303-1900

PROVIDE 6" WOOD/EARTH SEPARATION

FROST FOOTING MINIMUM 42" DEPTH.

PLAN CHANGES

4-21-20 RFI 0290 (ADAM)

REMOVE SPORT COURT, MAKE 2 CAR GARAGE, 38' WIDE TOTAL

5-8-20 RFI 0290 (MOLLY)

CHANGED WATERMARK TO "PERMIT PLAN"

GENERAL PLAN NOTES

ALL INTERIOR WALLS 3-1/2" UNLESS NOTED OTHERWISE. ALL INTERIOR PLUMBING WALLS 5-1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD.

TOWEL BARS MOUNTED AT 54" AND TOILET PAPER HOLDERS MOUNTED AT 24"

SAFETY GLAZING GLASS TO BE USED ON ALL GLASS IN TUB AND SHOWER AREA.

ATTIC ACCESS REQUIRED MINIMUM 22" X 30" IN AN ACCESSIBLE LOCATION.

SMOKE DETECTORS INTERCONNECTED, HARD WIRED, WITH BATTERY BACKUP EACH LEVEL AND EACH BEDROOM.

SUMP BASKET COVER TO BE SECURED.

GARAGE/HOUSE SEPARATION WALL TO BE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON GARAGE SIDE OF WALL WITH JOINTS TAPED.

LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE POSTED ON JOB SITE.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

CONTINUOUS AIR BARRIER TO BE PROVIDED AT ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.

5/8" TYPE "X" GYP/BD REQUIRED ON INSIDE OF ANY ENCLOSED SPACE UNDER STAIRS.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE SHALL COMPLY WITH THE CODE.

CARBON MONOXIDE DETECTORS ARE REQUIRED WITHIN 10 FEET OF EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES.

EXHAUST FANS MUST BE VENTED TO OUTSIDE AIR.
INSULATE DUCT IN UNHEATED AREAS.

REVISION DATES

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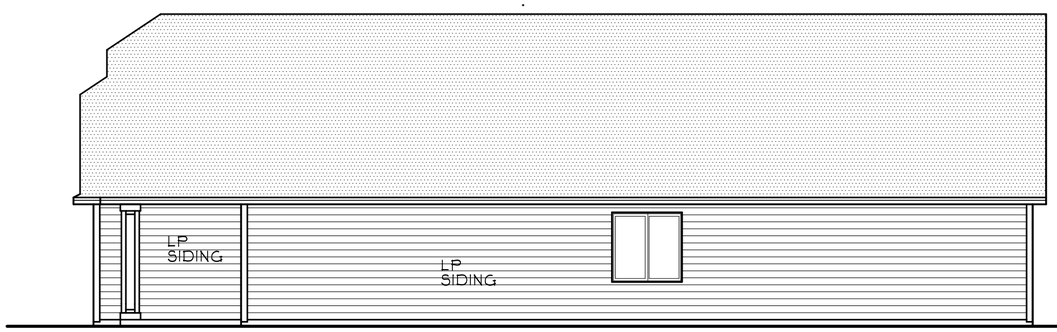
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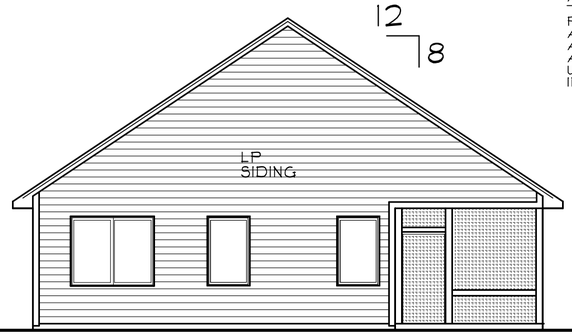
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NOTES
NO SCALE
DATE: 4-21-20
SHEET # 8 OF 8



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

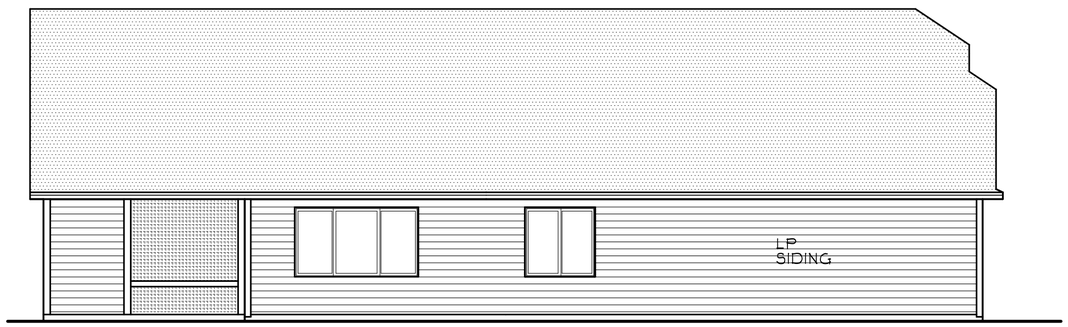


REAR ELEVATION
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION, NET FREE AREA TO BE EQUAL TO 1/150TH OF ATTIC AREA OR 1/300TH OF ATTIC AREA PROVIDED AT LEAST 50% IS IN UPPER PORTION OF ROOF WITH BALANCE IN SOFFIT

PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ICE DAM PROTECTION

1 LAYER OF 40# COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

NOTE..DRIVEWAY MAY BE ADJUSTED IN FIELD TO LINE UP WITH CURB CUT BY DEVELOPER

FLASHING NOTE:

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED
FLASHING IS REQUIRED WHERE ALL ROOF AND VERTICAL SURFACES MEET, OR WHERE SIDING MATERIAL CHANGES.

SQUARE FOOTAGE CALCULATIONS

AREA	FINISHED	UNFINISHED
LOWER LEVEL	N/A	N/A
MAIN FLOOR	1719	N/A
UPPER FLOOR	N/A	N/A
TOTAL	1719	N/A
GRAND TOTAL SQ. FT.	1719	
GARAGE 677 SQ FT	SCREEN PORCH 99 SQ FT	
PORCH 81 SQ FT		

I/WE THE BUYERS OF LOT_____ BLOCK _____

SUBDIVISION: _____

AND/OR ADDRESS: _____

HAVE EXAMINED THIS SET OF PLANS AND ACCEPT THESE AS A REPRESENTATIVE OF THE DWELLING TO BE BUILT BY PRICE CUSTOM HOMES. I/WE THE BUYER(S) ALSO ACKNOWLEDGE THE BUILDER'S RIGHT TO MAKE ALTERATIONS OR SUBSTITUTE PRODUCT & DESIGN OF EQUAL OR GREATER QUALITY. ALL ALTERATIONS MADE IN COMPLIANCE WITH APPLICABLE BUILDING CODES & REGULATIONS. SUCH DESIGN ALTERATIONS SHALL INCLUDE BUT NOT BE LIMITED TO: EXACT DIMENSIONS OF DWELLING & ROOMS THEREIN, OPENING SIZES ON ANY LEVEL OF DWELLING, THE NUMBER OF STEPS TO THE FRONT PORCH OR ANY OTHER LEVEL OF DWELLING, LOCATION OF HEAT VENTS & RUNS, ELECTRICAL PANEL, & OUTLETS. THE BUYER(S) ALSO ACKNOWLEDGE THAT ANY MODEL HOME, ADVERTISING, BROCHURE, AND/OR DISPLAYS ARE SHOWN & PUBLISHED FOR ILLUSTRATION ONLY. ALTERATIONS TO PLAN, DESIGN, PRODUCTS, AND STANDARD FEATURES MAY HAVE BEEN MADE SINCE THE CONSTRUCTION OF A MODEL HOME OR ANY OTHER COMPLETED DWELLING OF THIS PLAN. THE BUYER(S) MAY HAVE SEEN MODEL HOME DECORATING FEATURES SUCH AS DRAPERIES, SHELVING, WALLPAPER, FURNITURE, AND LANDSCAPING WHICH ARE NOT INCLUDED UNLESS OTHERWISE SPECIFICALLY CONTRACTED FOR.

STRUCTURAL SIGNOFF CUSTOMER SIGNATURES:

BUYER _____ DATE _____

BUYER _____ DATE _____

FINAL SIGNOFF CUSTOMER SIGNATURES:

BUYER _____ DATE _____

BUYER _____ DATE _____

MUST POST ADDRESS ON CONSTRUCTION SITE VISIBLE FROM ROAD.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE SHALL COMPLY WITH THE CODE.

NO OCCUPANCY OR USE ALLOWED UNTIL FINAL INSPECTION AND APPROVAL.

STORM WATER RUN-OFF SHALL BE CHANNELED INTO SWALE, PONDING AREA OR OTHER SUITABLE FACILITY. NO RUN-OFF SHALL BE DIRECTED ONTO ADJACENT PROPERTIES.

PROPERTY LINES MUST BE STAKED IN ORDER TO VERIFY SETBACKS TO LOT LINES-IF NOT STAKED SURVEY MUST BE PROVIDED.

CLEAN STREET DAILY OF ANY MATERIAL TRACKED ONTO IT FROM THIS SITE.

HOUSE NUMBERS:

THE APPROVED ADDRESS SHALL BE DISPLAYED, PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. 4" HIGH NUMBERS WILL BE USED, SUBJECT TO CITY REQUIREMENTS.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY DO NOT BUILD

REVISION DETAILS

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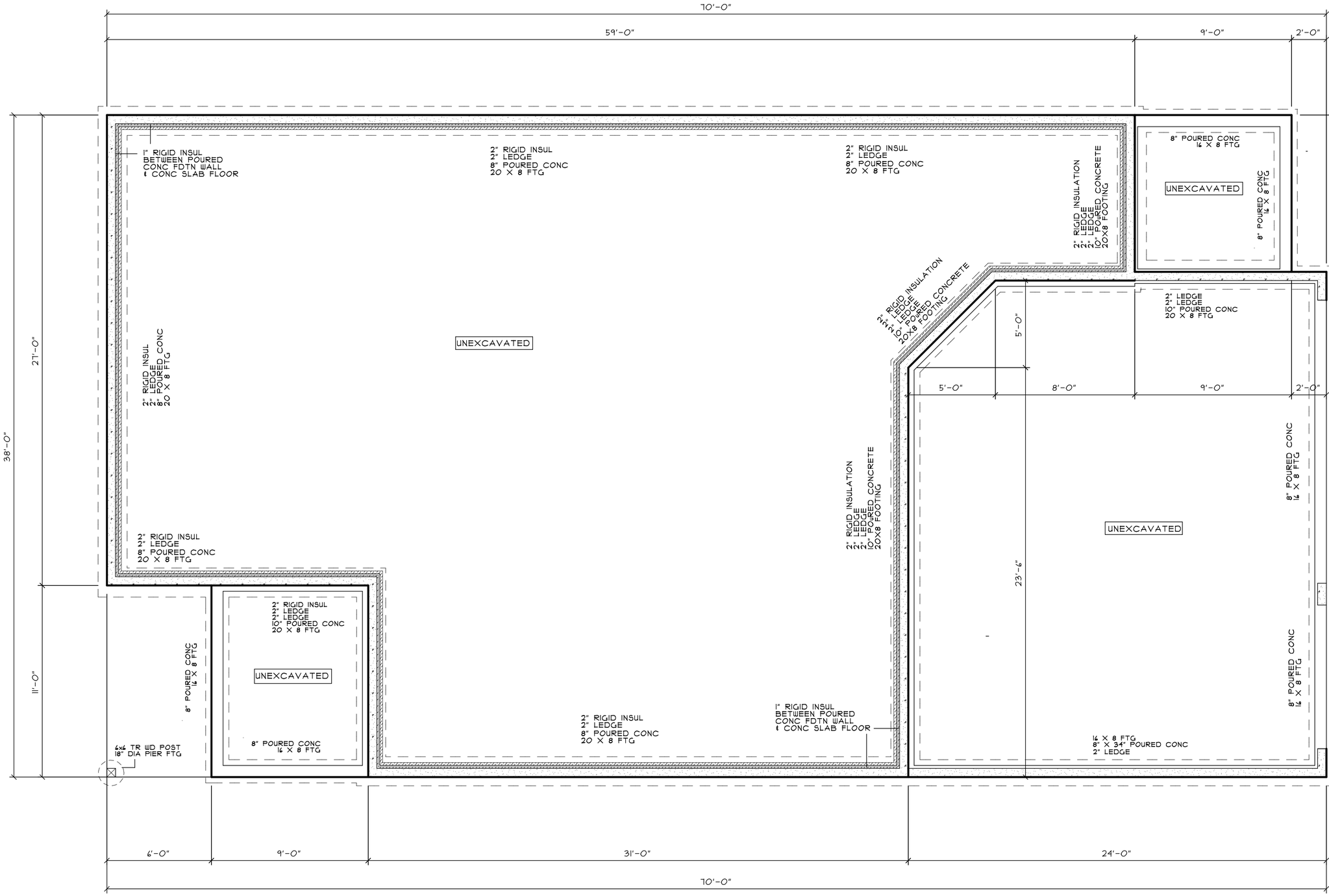
RESIDENCE FOR:
RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

PROJECT TITLE
HUMMINGBIRD III
RAMBLER

PRICE CUSTOM HOMES
1110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE

PRICE CUSTOM HOMES

ELEVATIONS
SCALE AS SHOWN
PLAN DATE: 4-2-20
SHEET # 1 OF 8



PRELIMINARY

REVISION DATES

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PRICE CUSTOM HOMES
1110 INDUSTRIAL CIRCLE NW
SUITE E
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763-276-7197 OFFICE

PRICE CUSTOM HOMES

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

PLAN DATE: 4-2-20

SHEET # 2 OF 8

BUYER NOTICE:

STANDARD WALLS

STRUCTURAL WALLS NOT TO BE MOVED

70'-0"

59'-0"

9'-0"

2'-0"

13'-6" | 5'-10" | 5'-4" | 12'-2" | 2'-6" | 5'-11" | 13'-9"

6'-1" | 6'-1" | 6'-7" | 7'-2"

SL 6060 E
R.O. 60-1/4" X 60-1/4"
(2) 2X10 HDR
@ 7'-11" HEIGHT

20" x 20" POST

(2) 2X10 HDR

9' CEILING
MASTER BEDROOM
12'-10" X 11'-8"

VANITY 21" X 66"

36"X60" FBGLS SHOWER

9' CEILING
MSTR BATH
10'-10" X 8'-0"

3068 PKT

3'-0"

9' CEILING
WIC
10'-10" X 5'-1"

SHELF & ROD

3068

6" MECHANICAL WALL

TRUSSES @ 24" O.C.

5068

SHELF & ROD

STANDARD FIBERGLASS BATH BAY

9' CEIL
BATH
5'-6" X 8'-4"

SHELF & ROD

9' CEIL
WIC

SHELF & ROD

BENCH SEAT
COAT HOOKS

2'-1"

4068

TRUSSES @ 24" O.C.

3068 12" S.L.

(2) 2X10
12" TRANSOM
VERIFY R.O. W/MFR

CONCRETE
PORCH

5'-4"

4'-2"

9' CEILING
BEDROOM 2
11'-10" X 11'-8"

SLIP IN LINEN

3068

VANITY 21" X 34"

9' CEILING
FOYER

3'-6"

1'-9"

9'-0"

3068 PKT

3'-4"

34" BARN DOOR

NICHE

5'-0"

8'-0"

9'-0"

2'-0"

9' CEILING
LAUNDRY
7'-4" X 5'-4"

WASHER LEFT

DRYER RIGHT

5'-8"

5'-0"

4'-6"

STORAGE TRUSSES @ 24" O.C.

6'-0"

3'-0"

12" FLUSH LEDGE

9' CEILING
DINING
9'-0" X 13'-10"

MICRO & RANGE

2'-2"

3068

3'-2"

ATTIC ACCESS 22 X 30 (INSUL)

9' CEILING
LIVING ROOM
15'-0" X 13'-10"
CROWN MOULDING IN LIVING ROOM

GAS FP

(TYP)
3660 CSMT
R.O. 36-1/2" X 60-1/2"
(2) 2X10 HDR
@ 7'-11" HEIGHT

TRUSSES @ 24" O.C.

9' CEILING
KITCHEN
13'-2" X 13'-10"

2468

PANTRY SHELVES

A/E

FURNACE

MECH
7'-6" X 8'-6"

WH

3-1/2" CONCRETE SLAB
WITH 6X6 10/10 WWM
COMPACTED GRANULAR
FILL-SLOPE TOWARDS DOOR

GARAGE

16 X 8 OVERHEAD DOOR

8 X 8 OVERHEAD DOOR

(2) 11-1/8" MICROLAMS

(2) 9-1/2" MICROLAMS

38'-0"

29'-0"

16'-0"

8'-0"

1'-6"

1'-9"

REFRIG.

SINK

D.W.

2'-1"

2'-4"

5'-0"

10"

2'-3"

CASED OPENING

8'-2"

5'-9"

2'-5"

SHELF & ROD

2'-6"

1'-4"

SL 3648
R.O. 36-1/4" X 48-1/4"
(2) 2X10 HDR
@ 7'-11" HEIGHT

5068

6'-6"

8'-2"

(TYP)
3660 CSMT
R.O. 36-1/2" X 60-1/2"
(2) 2X10 HDR
@ 7'-11" HEIGHT

2'-9" | 3'-3" | 6'-9" | 3'-6"

3068 SCREEN DOOR

SCREEN PORCH
9'-0" X 11'-0"

TRUSSES @ 24" O.C.

6'-0" X 11'-0"
CONCRETE PATIO

SLPD 6068
R.O. 80-1/4" X 80-1/4"
(2) 2X10 HDR

9' CEILING
4-SEASON PORCH
15'-8" X 10'-8"

8'-10"

9'-10"

10'-6"

9' CEILING
BEDROOM #3
14'-0" X 9'-10"

3068

(2) 2X10 HDR

(2) 2X10 HDR

108 X 60 SLIDER
R.O. 108-1/4" X 60-1/4"
(3) 9-1/2" M.L. HDR
@ 7'-11" HEIGHT

SL 6060 E
R.O. 60-1/4" X 60-1/4"
(2) 2X10 HDR
@ 7'-11" HEIGHT

11'-0"

21'-0"

11'-6"

5'-11"

5'-7"

5'-5"

3'-1"

2'-4"

4'-4" | 9'-2" | 11'-2" | 8'-1"

4'-3" | 4'-5"

6'-0" | 9'-0" | 8'-4" | 8'-0" | 7'-2" | 7'-6"

15'-0" | 16'-4" | 14'-8"

46'-0" | 24'-0"

70'-0"

PRELIMINARY DRAWING NOT TO BUILD

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RESIDENCE FOR:
RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

PROJECT TITLE
HUMMINGBIRD III
RAMBLER

PRICE CUSTOM HOMES
1110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE

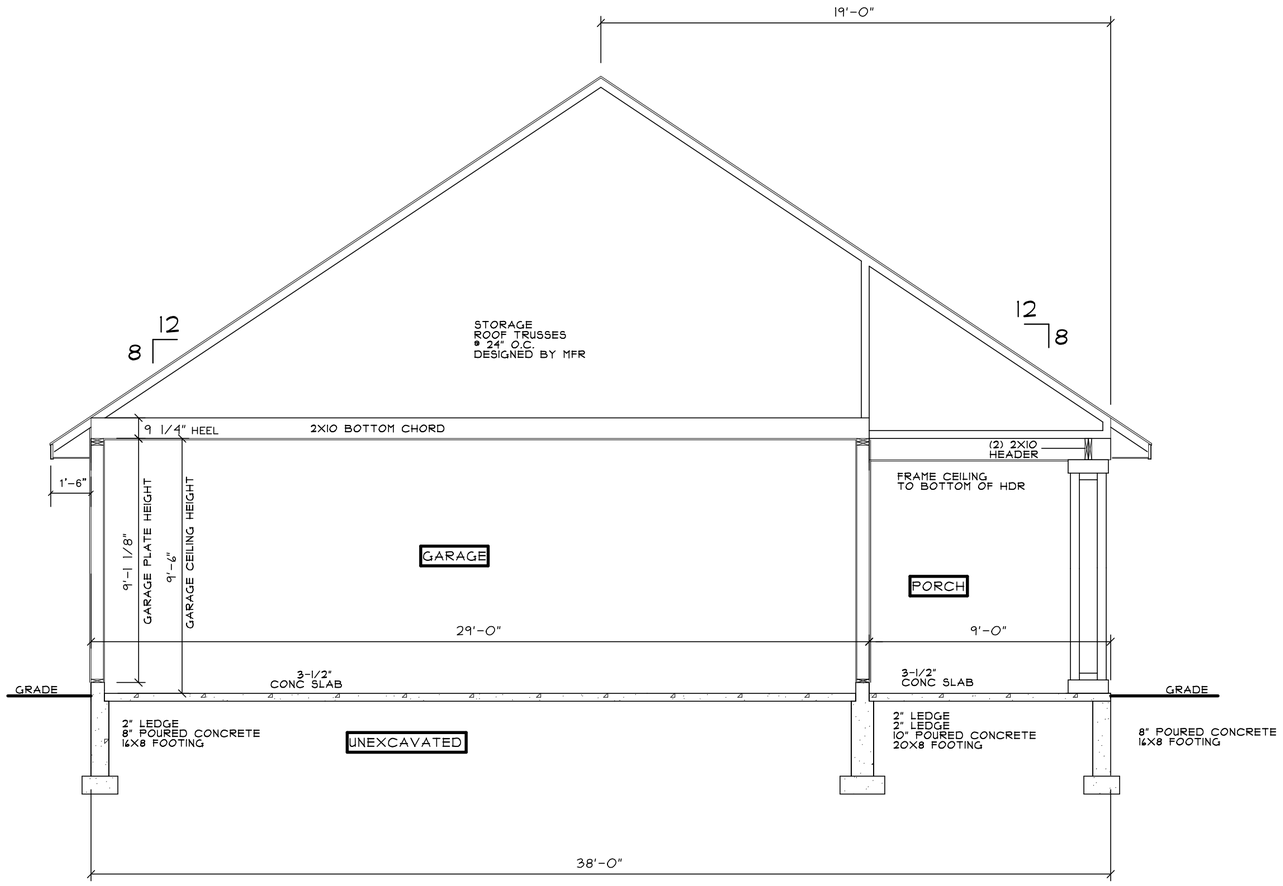
PRICE CUSTOM HOMES

MAIN FLOOR

SCALE: 1/4"=1'-0"

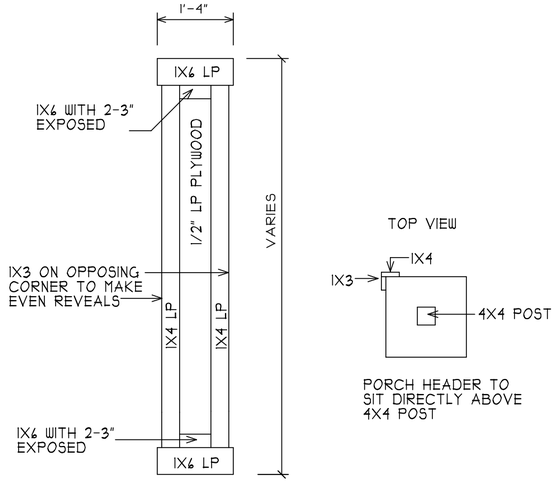
PLAN DATE: 4-2-20

SHEET # 3 OF 8



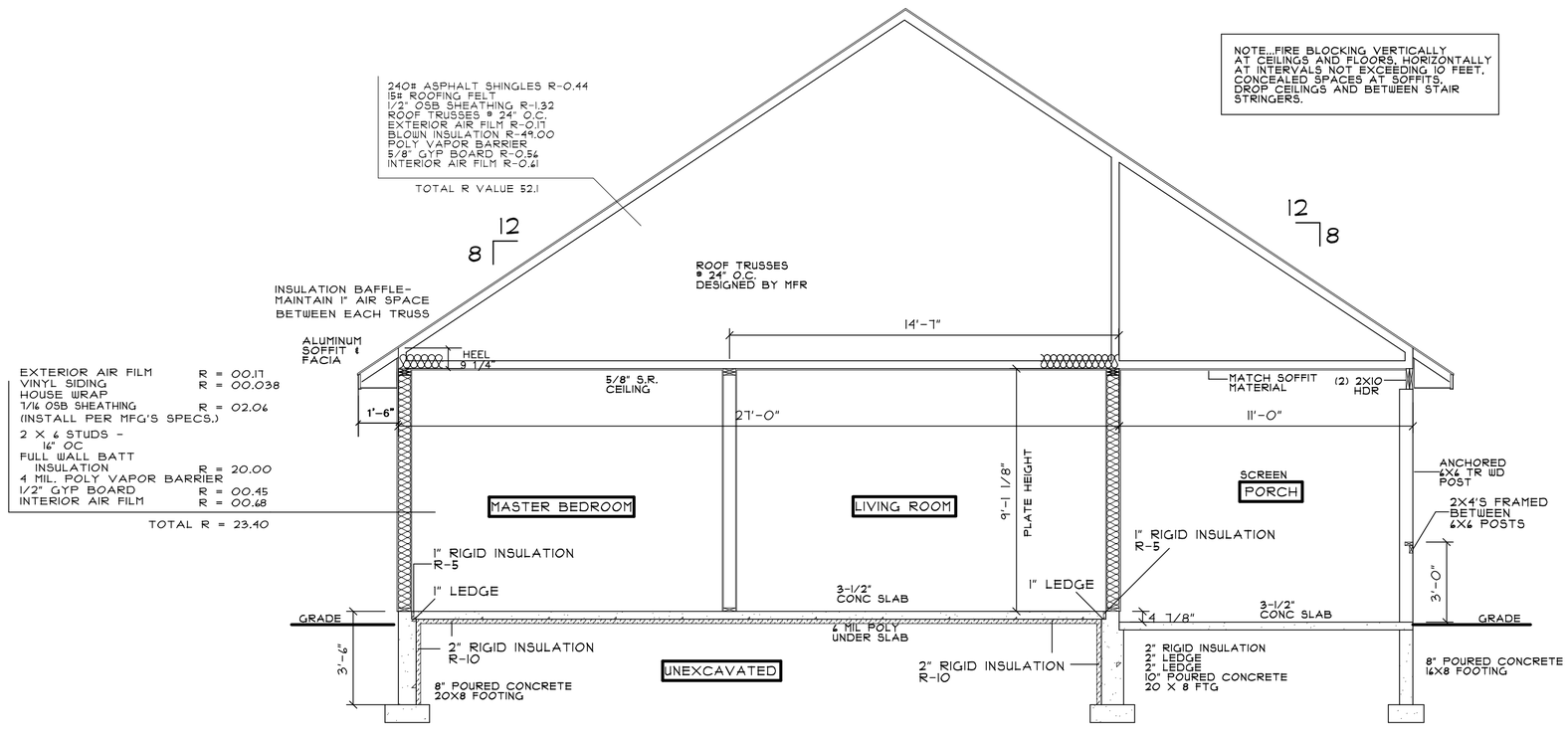
SECTION THROUGH GARAGE

SCALE: 1/4" = 1'-0"



COLUMN DETAILS

SCALE: 1/2" = 1'-0"



SECTION THROUGH HOUSE

SCALE: 1/4" = 1'-0"

PRELIMINARY DO NOT BUILD

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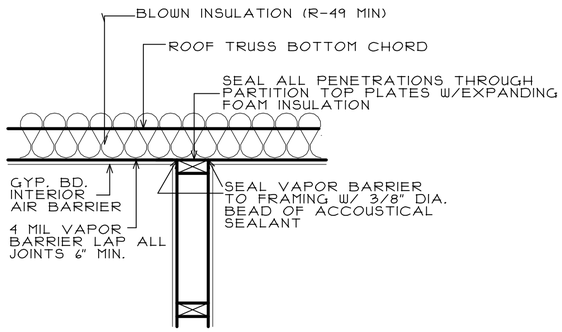
PRICE CUSTOM HOMES

SECTIONS

SCALE: AS SHOWN

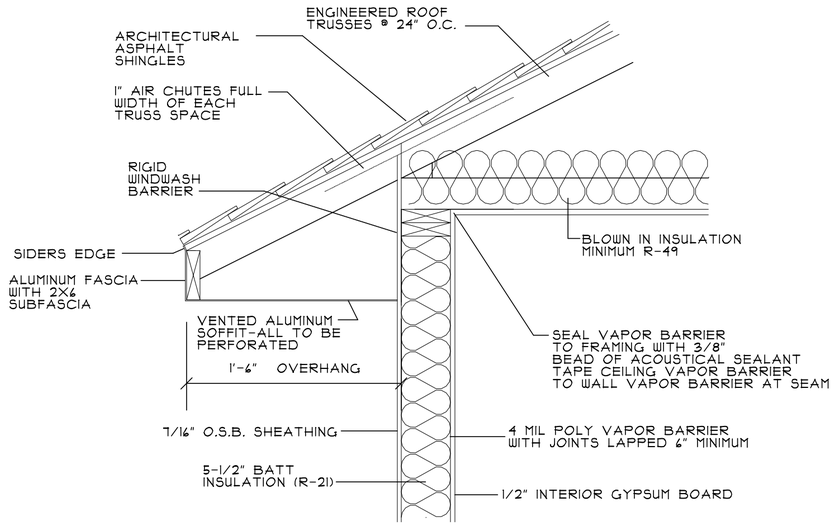
PLAN DATE: 4-2-20

SHEET # 4 OF 8



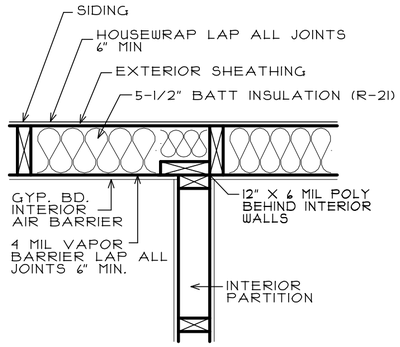
WALL @ ATTIC SPACE

SCALE: 1" = 1'-0"



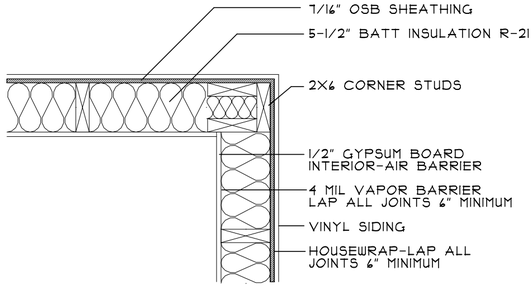
TRUSS DETAIL

SCALE: 1" = 1'-0"



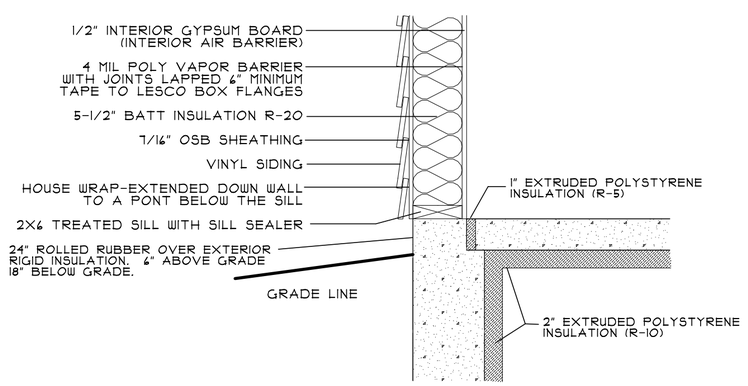
WALL INTERSECTION DETAIL

SCALE: 1" = 1'-0"



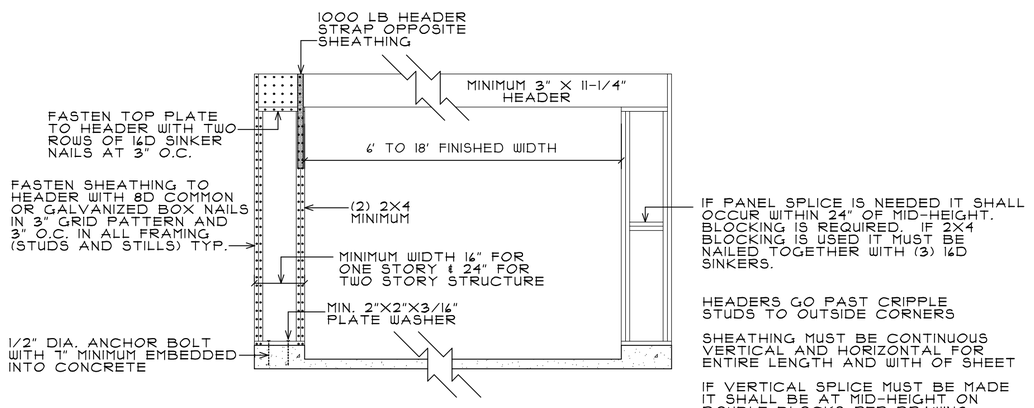
OUTSIDE CORNER DETAIL

SCALE: 1" = 1'-0"



SOG FOUNDATION DETAIL

SCALE: 1" = 1'-0"



BRACED WALL PANEL AT GARAGE DOORS

NO SCALE

CONSTRUCTION NOTES

- EXTERIOR DECKS, POSTS, ETC. TO BE GREEN TREATED OR EQUIVALENT
- WOOD ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH OR WOOD WITHIN 6" OF GRADE MUST BE TREATED OR DECAY RESISTANT.
- PROVIDE SOLID BEARING UNDER ALL BEAMS, HEADERS, AND GIRDERS TO THE FOUNDATION.
- CARPENTERS TO PROVIDE BLOCKING FOR ALL NEWEL POSTS.
- CARPENTER TO PROVIDE BLOCKING FOR ALL UPPER AND LOWER CABINETS.
- FIRESTOP SOFFITS AT CEILING.
- FIRESTOP FLUESPACES AT FLOOR & CEILING.
- PLACEMENT OF MECHANICAL COMPONENTS WILL BE DETERMINED BY BUILDING CODES AND MAY VARY FROM THAT SHOWN.
- ELECTRICAL WILL BE PROVIDED TO CODE. LOCATION OF OUTLETS MAY VARY FROM THAT SHOWN. ADDITIONS AND UPGRADES MUST BE SPECIFIED ON PLANS.
- EGRESS: ONE WINDOW IN LOWER LEVEL AND ONE WINDOW IN EACH BEDROOM MUST HAVE 5.1 SQ. FT. OF NET OPENABLE AREA WITH A MINIMUM OF 20" IN WIDTH AND 24" IN HEIGHT. MAXIMUM SILL HEIGHT ABOVE FLOOR IS 44".
- BIFOLD DOORS: 80-1/2" TRIMMERS, ROUGH OPENING TO BE 1-1/4" WIDER THAN DOOR SIZE NOTED.
- PRE-HUNG DOORS, 81" TRIMMERS, ROUGH OPENING TO BE 2" WIDER THAN DOOR SIZE NOTED.
- SAFETY GLAZING TO BE USED ON ALL GLASS IN TUB AND SHOWER AREA.
- ATTIC ACCESS REQUIRED MINIMUM 22" X 30" IN AN ACCESSIBLE LOCATION.
- SMOKE DETECTORS: INTER-CONNECTED, HARD WIRED, WITH BATTERY BACKUP-EACH LEVEL & EACH BEDROOM.
- GARAGE/HOUSE SEPARATION WALL TO BE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON GARAGE SIDE OF WALL WITH JOINTS TAPED.
- GARAGE/HOUSE SEPARATION DOOR TO BE 20 MINUTE FIRE RATED, LATCHING, AND GASKETED.
- LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE POSTED ON JOB SITE.
- BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
- CONTINUOUS AIR BARRIER TO BE PROVIDED AT ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.
- EXTERIOR JOINTS AND OPENINGS TO BE CAULKED, GASKETED, OR OTHERWISE SEALED IN AN APPROVED MANNER.
- 5/8" TYPE "X" GYP/BD REQUIRED ON INSIDE OF ANY ENCLOSED SPACE UNDER STAIRS.
- FINISHED LOWER LEVEL WALLS SHALL HAVE TREATED BOTTOM PLATE WHEN IN CONTACT WITH CONCRETE FLOOR.
- ALL CONSTRUCTION MATERIALS SHALL MEET BUILDING CODES AND MAY BE CHANGED AT THE BUILDER'S DISCRETION.
- CARPENTER TO PROVIDE WINDWASH 18" FROM BOTTOM OF TRUSS CORD & UP.
- MOISTURE BARRIER TO BE INSTALLED BEHIND ANY FACE BRICK.

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FOR:
RESIDENCE
MODEL
RIVERWALK
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

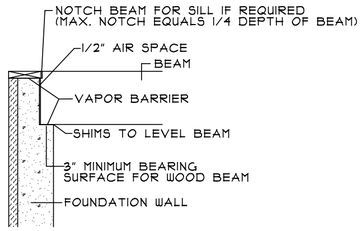
PRELIMINARY

PROJECT TITLE
HUMMINGBIRD III
RAMBLER

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11110 INDUSTRIAL CIRCLE NW
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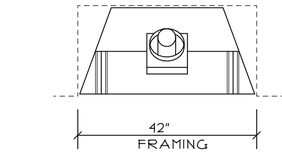
PRICE CUSTOM HOMES

DETAILS
SCALE: AS SHOWN
PLAN DATE: 4-2-20
SHEET # 5 OF 8

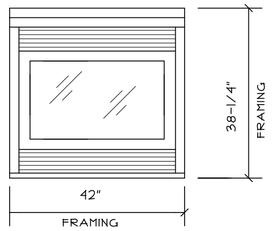


BEAM POCKET DETAIL IF APPLICABLE

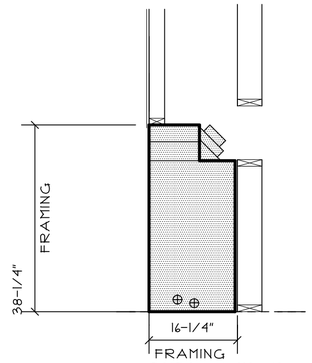
SCALE: 1/2" = 1'-0"



TOP VIEW



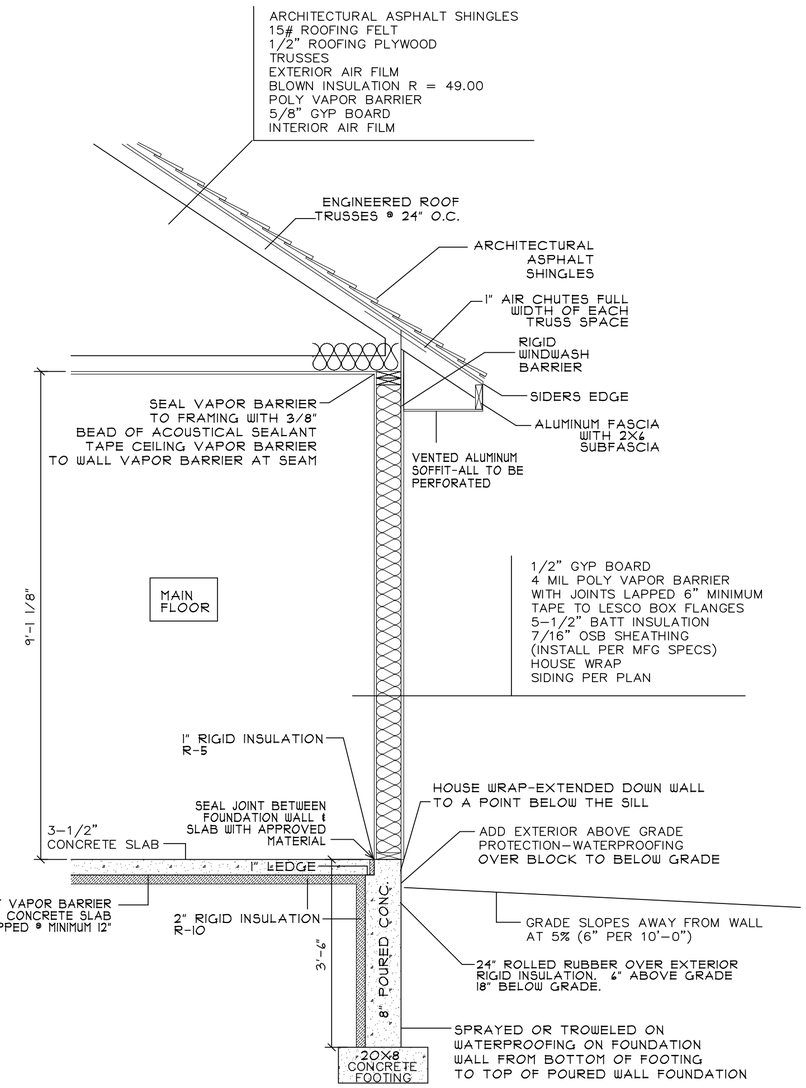
FRONT VIEW



SIDE VIEW

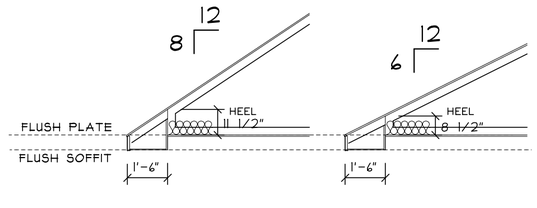
OPTIONAL SL750 GAS FP

REAR VENTED
NO SCALE



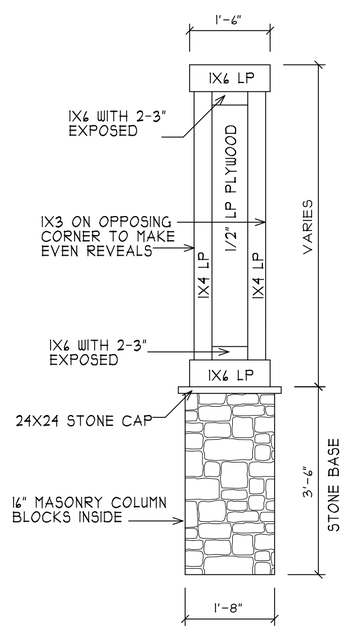
RAMBLER SOG WALL SECTION

SCALE: 1/2" = 1'-0"



HEEL HEIGHT DETAIL

SCALE: 1/4" = 1'-0"



OPTIONAL COLUMN DETAILS

SCALE: 1/2" = 1'-0"

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PRICE CUSTOM HOMES

SECTIONS
SCALE: AS SHOWN
PLAN DATE: 4-1-20
SHEET # 6 OF 8

RADON MITIGATION SYSTEM

RADON MITIGATION-PASSIVE SYSTEM

1. SUBFLOOR PREPARATION

CLAY JOBS

ALL INTERIOR BASEMENT FLOOR SPACE TO BE BACKFILLED WITH AGGREGATE APPROXIMATELY 8" DEEP. THE AGGREGATE SHALL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.

SAND SUPPLIED BY EXCAVATOR
SAND INSTALLED BY EXCAVATOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY EXCAVATOR

RADON MITIGATION-ALTERNATIVE PASSIVE SYSTEM

SAND JOBS

A FOUNDATION DRAIN PIPE SYSTEM INSTALLED UNDER CONCRETE FLOOR SLAB AREAS, CONSISTING OF A CONTINUOUS LOOP OF MINIMUM 4" PERFORATED PIPE SHALL BE LAID IN THE SUB-GRADE WITH THE TOP OF THE PIPE LOCATED APPROXIMATELY I INCH BELOW THE CONCRETE SLAB. THE LOOP OF PERFORATED PIPE MUST BE BURIED 4 INCHES DEEP IN A GAS-PERMEABLE LAYER OF CLEAN SAND FILL.

SAND SUPPLIED BY WATERPROOFING CONTRACTOR
SAND INSTALLED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE SUPPLIED BY WATERPROOFING CONTRACTOR
RADON SEALED SUMP BASKET AND COVER/DRAINTILE INSTALLED BY WATERPROOFING CONTRACTOR

2. SOIL GAS RETARDER (4 MIL POLY) THE SOIL IN BASEMENT FLOOR AREAS SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6 MIL POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM OF I2 INCHES AT JOINTS AND SHALL EXTEND TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.
6 MIL POLY SUPPLIED AND INSTALLED BY CONCRETE SUBCONTRACTOR.

3. FLOOR OPENINGS-OPENINGS AROUND BATHTUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES, OR OTHER OBJECTS THAT PENETRADE CONCRETE SLABS OR OTHER FLOOR ASSEMBLIES SHALL BE FILLED WITH A POLYURETHANE CAULK.

4. CONCRETE JOINTS-ALL CONCRETE JOINTS, ISOLATION JOINTS, CONSTRUCTION JOINTS, AND ANY OTHER JOINTS IN CONCRFETE SLABS OR BETWEEN SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. GAPS OR JOINTS SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK.

5. CONDENSATION DRAINS-SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.

6. SUMPS-SUMP PITS SERVING AS THE TERMINATION POINT FOR SUB-SLAB OR INTERIOR DRAIN TILE LOOPS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID. SUMPS USED AS THE SUCTION POINT IN A SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE. SUMPS USED AS A FLOOR DRAIN SHALL HAVE A LID EQUIPPED WITH A TRAPPED INLET.

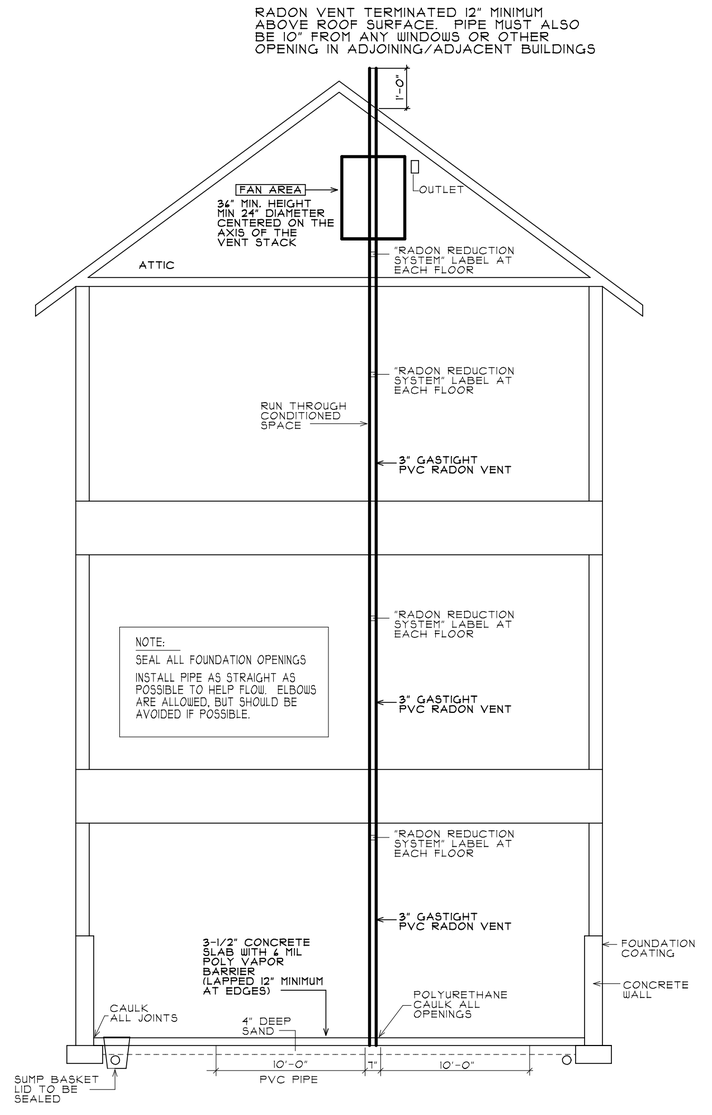
7. VENT PIPE-A PLUMBING TEE CONNECTION SHALL BE INSERTED HORIZONTALLY BENEATH THE PlOLY WITH ONE I0 FOOT SECTION OF A PERFORATED PIPE CONNECTED TO EACH SIDE OF THE "T" FITTING AND THEN CONNECTED TO A 3 OR 4 INCH DIAMETER FITTING WITH A VERTICAL VENT PIPE INSTALLED THROUGH THE SHEETING. THE VENT PIPE SHALL BE OF SOLID PIPING MATERIAL AND SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, TERMINATED AT LEAST I0 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING TGHAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND I0 FEET FROM ANY WINDOW OR OTHER OPENING.

8. VENT PIPE DRAINAGE-ALL COMPONENTS OF THE RADON VENT PIPE SYSTEM SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SLAB OR POLY.

9. VENT PIPE ACCESSIBILITY-RADON VENT PIPES SHALL PROVIDE ENOUGH SPACE AROUND THE PIPE FOR FUTURE INSTALLATION OF A FAN SYSTEM. THE SPACE PROVIDED FOR INSTALLATION OF A FUTURE FAN SHLL BE A MINIMUM OF 24 INCHES IN DIAMETER, CENTERED ON THE AXIS OF THE VENT STACK, AND SHALL EXTEND FOR A MINIMUM VERTICAL DISTANCE OF 3 FEET.

10. VENT PIPE IDENTIFICATION-ALLJ RADON VENT PIPES SHALL BE IDENTIFIED WITH AT LEAST ONE LAVEL ON EACH FLOOR AND IN ACCESSIBLE ATTICS. THE LABEL SHALL READ: "RADON REDUCTION SYSTEM".

11. POWER SOURCE-TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC LOCATION OF VENT PIPE FANS.



PASSIVE RADON SYSTEM

PRELIMINARY DO NOT BUILD

REVISION DATES

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

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RESIDENCE FOR:
RIVERWALK MODEL
ADDRESS
RAMSEY
LOT BLOCK
DEVELOPMENT

PROJECT TITLE
HUMMINGBIRD III
RAMBLER

PRICE CUSTOM HOMES
IIIIO INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE

PRICE CUSTOM HOMES

ENERGY CODE
SCALE: AS SHOWN
PLAN DATE: 4-2-20
SHEET # 7 OF 8

2015 CODE REQUIREMENTS

HVAC

ALL HVAC MUST BE RUN WITHIN THERMAL ENVELOPE (CONDITIONED SPACE)
DUCTWORK CANNOT BE EMBEDDED IN INSULATION

BLOWER DOOR TESTING REQUIRED

BLASTER DOOR TESTING NOT REQUIRED
SO LONG AS ALL HVAC IS WITHIN THE THERMAL ENVELOPE

ALL RETURN AIR DUCTING MUST BE HARD PIPED
NO FRAMING SHEETROCK CAVITIES

ALL DUCTWORK MUST BE SEALED WITH U.L. APPROVED MATERIALS
ALUMINUM TAPE IS NOT U.L. APPROVED FOR THIS APPLICATION

THE MINIMUM VERTICAL CLEARANCE BETWEEN CONTAMINANT SOURCE AND AN OUTDOOR INTAKE HAS INCREASED FROM 2" TO 3"

FALL PROTECTION

OPERABLE WINDOWS TO COMPLY WITH ASTM F 2090

ENERGY

ATTICS MINIMUM R-49, EXTERIOR WALLS R-20
BASEMENT WALLS AT FOUNDATION R-15
R-10 MINIMUM OUTSIDE
R-5 INSIDE IN LOCATIONS REQUIRED BY CODE (R402.1.1 & R402.4.1.2)

FLOOR CANTILEVERS AND TUCKUNDERS R-30

BLOWER DOOR TESTING REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

CONCRETE

ALL HOUSE STRIP FOOTINGS TO BE 5000 PSI

FRAMING

ALL SILL PLATES TO OVERHANG FOUNDATION BY 2".
USE 2X6 TREATED LSL AT WALKOUT
USE 2X8 BORATE TREATED SPF OTHER LOCATIONS

WINDOW & DOOR NOTES

EGRESS...ONE WINDOW IN LOWER LEVEL AND ONE WINDOW IN EACH BEDROOM MUST HAVE 5.7 SQ. FT. OF NET OPENABLE AREA WITH A MINIMUM OF 20" IN WIDTH AND 24" IN HEIGHT. MAXIMUM SILL HEIGHT ABOVE FLOOR IS 44".

BLOCK ALL EXTERIOR PATIO DOORS WITH NO DECK ATTACHED SO DOOR CANNOT BE OPENED MORE THAN 4".

GARAGE/HOUSE SEPARATION DOOR TO BE 20 MINUTE FIRE RATED, LATCHING & GASKETED.

ALL VEHICLE ACCESS DOORS MUST BE RATED TO WITHSTAND 90 MPH WIND LOADS. APPROVED ASSEMBLIES MUST BE MARKED OR LABELED AS COMPLIANT WITH ANSI/DSMA108.

DOUBLE STUD EACH SIDE OF DOOR OPENING FOR TRIM

ROUGH OPENING SCHEDULE

ITEM	ROUGH OPENING
ALL WINDOWS-ADD 1/2" TO HEIGHT AND 1/2" TO WIDTH	
6068 PATIO DOOR	74" X 83"
8080 PATIO DOOR	99" X 99"
2868 EXTERIOR GARAGE DOOR	34" X 83"
3068 EXTERIOR FRONT DOOR	38" X 83"
3068 FRONT DOOR WITH 1 S.L.	50-1/2" X 82"
3068 FRONT DOOR WITH 2 S.L.	62-1/2" X 82"
3068 FRONT DOOR 1 S.L. & TRANSOM	50-1/2" X 94"
3068 FRONT DOOR 2 S.L. & TRANSOM	62-1/2" X 94"
2068 PREHUNG INTERIOR	26" X 83"
2468 PREHUNG INTERIOR	30" X 83"
2668 PREHUNG INTERIOR	32" X 83"
2868 PREHUNG INTERIOR	34" X 83"
3068 PREHUNG INTERIOR	38" X 83"
2068 BIFOLD	82" X 25-1/2"
2668 BIFOLD	82" X 31-1/2"
3068 BIFOLD	82" X 37-1/2"
4068 BIFOLD	82" X 49-1/2"
5068 BIFOLD	82" X 61-1/2"
6068 BIFOLD	82" X 73-1/2"

STAIR & RAILING NOTES

EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8".

CARPENTER TO PROVIDE BLOCKING FOR NEWEL POSTS.

TOP OF HANDRAILS TO BE MOUNTED AT 36" ABOVE FRONT EDGE OF TREAD NOSING-CONTINUOUS FULL LENGTH OF STAIRS. TURN ENDS INTO NEWEL POST OR WALL.

RAILINGS ARE AT MINIMUM 36" HEIGHT WITH MAXIMUM LESS THAN 4" BETWEEN INTERMEDIATE RAILS.

STAIRS 4" MINIMUM RISE AND 7-3/4" MAXIMUM RISE. STAIR TREADS MINIMUM 10" RUN ON ALL STAIRS. ANY RISER OR TREAD SHALL NOT EXCEED OTHERS BY 3/8".

EXTERIOR STAIR SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.

FOUNDATION NOTES

FOUNDATION ANCHORAGE
PROVIDE MINIMUM 1/2" BOLTS WITH AT LEAST 2 PER PIECE AND PLACED BETWEEN 3-1/2" TO 12" FROM ENDS OF EACH BOARD, SPACED A MAXIMUM OF 6' O.C. BOLTS SHALL HAVE MINIMUM 7" EMBEDMENT IN CONCRETE AND BE CAPPED WITH NUTS AND WASHERS. LATERALLY SUPPORTED FOUNDATION WALL REQUIREMENT-2" WASHER, .125" THICK, AND COUNTER SUNK .25"

FOUNDATION WATERPROOFING MEMBRANE:
CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES SHALL BE WATERPROOFED WITH AN APPROVED MATERIAL FROM TOP OF FOOTING TO FINISHED GRADE. JOINTS SHALL BE LAPPED AND SEALED.

VAPOR RETARDER REQUIRED BETWEEN CONCRETE FLOOR SLAB AND SUB-GRADE. GARAGE IS EXCLUDED.

APPROVED FOUNDATION DRAINAGE SYSTEM REQUIRED (R405.1)

DRAFTSTOPPING REQUIRED. CONCEALED AREA NOT TO EXCEED 1000 SQ. FT.

ALL WATER FROM FOUNDATION DRAINS OR SUMPS MUST BE PUMPED OR DRAINED DIRECTLY TO THE EXTERIOR THROUGH RIGID PLASTIC OR STEEL PIPING. NO SUMP WATER IS ALLOWED TO BE PUMPED INTO FLOOR DRAINS, SINKS, OR ANY OTHER ACCESS TO SANITARY SEWER.

SUB-SLAB DEPRESSURIZATION SYSTEM REQUIRED (RADON REDUCTION SYSTEM) PER MNRC 1322.2103 SECTION 103.6

PROVIDE CONNECTION LOCATION POINT FOR ELECTRICAL SERVICE TO CONCRETE-ENCASED ELECTRODE. CONCRETE ENCASED ELECTRODE MAY BE REQUIRED.

PROVIDE CLEARANCE TO COMBUSTIBLES PER MECHANICAL CODE FOR ALL VENTS/CHIMNEYS CONVEYING COMBUSTION PRODUCTS.

PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE AREA OR THE RETURN AIR DUCT.

PROVIDE CORE FILL AND VERTICAL REINFORCEMENT A MINIMUM OF SIX FEET ON CENTER PER MN BLDG CODE 1303-1900

PROVIDE 6" WOOD/EARTH SEPARATION

FROST FOOTING MINIMUM 42" DEPTH.

PLAN CHANGES

4-2-20 RFI # 0271 (ADAM)

ORIGINAL PLAN ORDER, HUMMINGBIRD III THAT IS 38' WIDE AND 70' DEEP
REMOVE LINEN IN MASTER BATHROOM

GENERAL PLAN NOTES

ALL INTERIOR WALLS 3-1/2" UNLESS NOTED OTHERWISE. ALL INTERIOR PLUMBING WALLS 5-1/2" UNLESS NOTED OTHERWISE. ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM BOARD. ALL CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD.

TOWEL BARS MOUNTED AT 54" AND TOILET PAPER HOLDERS MOUNTED AT 24"

SAFETY GLAZING GLASS TO BE USED ON ALL GLASS IN TUB AND SHOWER AREA.

ATTIC ACCESS REQUIRED MINIMUM 22" X 30" IN AN ACCESSIBLE LOCATION.

SMOKE DETECTORS INTERCONNECTED, HARD WIRED, WITH BATTERY BACKUP EACH LEVEL AND EACH BEDROOM.

SUMP BASKET COVER TO BE SECURED.

GARAGE/HOUSE SEPARATION WALL TO BE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON GARAGE SIDE OF WALL WITH JOINTS TAPED.

LEGIBLE SET OF MANUFACTURERS ENGINEERED TRUSS DETAILS TO BE POSTED ON JOB SITE.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

CONTINUOUS AIR BARRIER TO BE PROVIDED AT ALL ELECTRICAL, MECHANICAL, AND PLUMBING PENETRATIONS.

5/8" TYPE "X" GYP/BD REQUIRED ON INSIDE OF ANY ENCLOSED SPACE UNDER STAIRS.

EVERY PERSON PERFORMING WORK FOR WHICH THE CODE IS APPLICABLE SHALL COMPLY WITH THE CODE.

CARBON MONOXIDE DETECTORS ARE REQUIRED WITHIN 10 FEET OF EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES.

EXHAUST FANS MUST BE VENTED TO OUTSIDE AIR.
INSULATE DUCT IN UNHEATED AREAS.

ALL MEASUREMENTS AND LOCATIONS OF ALL OBJECTS HAVE BEEN PLACED AS ACCURATELY AS POSSIBLE. SOME ADJUSTMENTS MAY BE NECESSARY IN THE ACTUAL CONSTRUCTION DUE TO STRUCTURAL FRAMING AND OTHER FIELD CONSIDERATIONS.

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11110 INDUSTRIAL CIRCLE NW
SUITE E
ELK RIVER, MN 55330
763-276-7197 OFFICE

PRICE CUSTOM HOMES

CALCULATIONS
NO SCALE

PLAN DATE: 4-2-20

SHEET # 8 OF 8

Regular Planning Commission **7. 2.**

Meeting Date: 07/09/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

Consider Trott Brook North Small Area Planning Framework

Purpose/Background:

The purpose of this case is to provide very high-level policy direction pertaining to a potential development project north of Trott Brook, west of Nowthen Blvd, and east of Variolite St on the Makowksy Property. This is not a formal application nor official development review. The intent is to provide Staff will direction on key policy points to assist Staff in reviewing concepts with the Excelsior Group, the potential Developer. As is commonplace, there will be significant opportunities for ongoing public engagement throughout this process moving forward.

A sketch plan for this site was previously seen by the City Council and Planning Commission. The Applicant requested 55, 65, and 75 foot wide lots, and the request was denied by the City Council. Staff and Developer are stepping back based on these discussions in order to obtain public input and policy direction to prepare a Concept Plan for further review. Staff and Developer have reached a point where policy direction is required before next steps can be taken. Staff notes that there has been significant public input to date.

Notification:

No notification is required, but Staff did send emails to residents for those who were interested in the original Sketch Plan application to notify them of the regular meeting and what would be discussed. There has been significant public input to date via online workshop, written petitions, written comments, telephone communication, a formal public hearing on the Planning Commission agenda, as well as a meeting at the City Council where residents were able to speak.

Observations/Alternatives:

Please see the attached draft policy framework.

Both the Property Owners and the Excelsior Group (the "Applicant") are hopeful in continuing conversations with the City on the Subject Property. *At the request of the Developer and Property Owner*, Whether to confirm existing City Council Direction or to recommend that the City Council consider an alternative Staff is bringing forward the attached policy framework and information from the Property Owners to facilitate a continued conversation about the appropriate Future Land Use. Staff would note that any compromise solution would need to increase density transitioning and supports public park amenities and trail connections to adjacent neighborhoods.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Based on discussion. Staff's recommendation is to give clear policy direction on the points raised in the attached report. This meeting is meant for high level review, and to provide an update to the Planning Commission on the City Council decision and allow the Property Owner to provide feedback. Provide feedback on the non-binding policy document to encapsulate previous direction in a clear manner that can be saved on our records. Staff desires that the record be clear that the purpose of tonight is to honor an ongoing dialogue at the request of the Property Owner. Nothing in this case should be interpreted as Staff attempting to bring forward a proposal inconsistent with

previous City Council Direction.

Action:

Motion to recommend that the City Council adopt the attached document as an official, yet nonbinding policy document with/without changes.

Attachments

Property Owner/Broker Supplemental Information

Draft Policy Framework

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/02/2020 12:25 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/02/2020 10:27 AM
Final Approval Date: 07/02/2020		

Members of the City Council and Planning Commission,

We are the listing brokers for the Trott Brook North development. We request that you read and consider the information presented in the attached letter that was written in conjunction with some of the Trott Brook North landowners.

We want to thank those of you who voted in favor of allowing flexibility on lot frontage size. This will allow the developer and city staff the flexibility to compromise and collaborate on a creative development. If you voted in opposition to flexibility on lot frontage, then we ask you to reconsider after hearing the landowner's views and concerns.

We have not engaged in dialogue with the Planning Commission or City Council members prior to this point as we wanted to respect the city's process of disseminating factual information and gathering input from residents in the vicinity of our land. However, after monitoring the city meetings and public comment on social media it has become apparent that the landowner's voices need to be heard as well. Unfortunately, the initial resident petition which was the catalyst for much of the opposition had misleading and incorrect information that served to inflame residents and was signed by people other than residents of Ramsey.

Thank you for taking the time to read the attached letter. The family has owned the land since 1914, so you can imagine how difficult hearing this opposition is for the family. It is important to the family that this project be a creative, dynamic and inclusive development We are confident that under the city council's direction, city staff and the Excelsior Group can come to a compromise to create a marketable development and community space that all residents of Ramsey can enjoy.

We would welcome your feedback. Please reach out to us directly with questions, thoughts and comments.

Thank You,

Jake Packer
763-913-6061
jakepackerrealty@gmail.com

Jon Packer
763-913-6261
packer.jonathan@yahoo.com

ATTN: City Council Members, Planning Commission Members, City Staff

Greetings,

Please allow us to introduce ourselves. Our names are Jake and Jon Packer. We are the listing brokers for the Trott Brook North development. We both have B.S. Degrees in Real Estate Sales & Appraisal, we are both Commercial Real Estate Appraisers, Licensed Assessors, and Realtors. We are also the great, great, grandsons of William Makowsky, who purchased the Trott Brook North Development land back in 1914. We are reaching out to you so that you might better understand this proposed development from the landowner's perspective.

Addressing public feedback concerns:

The main concerns of residents seem to revolve around the overall change in this area from rural to urban. Residents seem concerned about the impact this change will have on wildlife, the natural attributes of the land, and city infrastructure. We feel residents need to understand that the city has been planning for development in this area for over two decades. This land has been slated for city utilities since before the year 2000 and has been zoned R-1 MUSA since 2012. The Comprehensive Plan already accounts for and addresses the needed infrastructure and environmental changes associated with development of this area.

Despite the city's forethought and preparation when creating the Comprehensive Plan, residents are still opposed to the development. Based upon public comment, especially on social media platforms there is a concerted effort to push for maintaining the 80-foot lot requirement. It appears this effort has little to do with lot sizes and more to do with reducing the economic desirability of the land in the hopes that buyers will not find developing financially feasible; ultimately keeping the land undeveloped. We understand that neighboring residents enjoy the beauty of the open space and seeing the wildlife that comes with it. We cannot tell you how happy it has made us to have been able to provide that for the last 106 years. However, at a certain point keeping the land at its current use is no longer economically feasible. We believe it is our right as landowners and your responsibility as a city to utilize the land to its highest and best use. It is unreasonable for residents to try to prevent us from having a marketable and maximally productive property. The Excelsior Group's current proposal keeps overall density well within the limits allowed in the R-1 Zoning District. Their goal is simply to reduce lot frontage on a portion of the development, which will provide buyers with lower lot prices and a more desirable development layout (every 1 foot of street frontage increases hard costs $600, not including builder mark-ups). Essentially, lot sizes will remain relatively unchanged, but will have smaller side yards and larger backyards giving buyers more variety in their lot. This lot layout has proven time and again to be preferable in the current marketplace and is more aesthetically pleasing and cost effective to the end lot buyer.

Why the city council should support lots sized smaller than 80 feet:

We understand that as elected officials you must weigh resident concerns, landowner rights, and what is best for the city. However, many of these neighboring residents are uneducated in real estate economics and may not understand what is best for the city as a whole. The city council is entrusted to make difficult decisions based on the information at hand. Information and resources from industry experts can provide useful guidance and support for creating a cohesive and marketable development within the city of Ramsey. Below are some resources and supporting points that stress the importance of allowing a mixture of lot frontages.

Comprehensive Plan and 2019 Maxfield Housing Study:

Upon reading these documents it is clear that current market conditions support providing variety in price and lot size. The housing study noted how difficult it is to produce housing at an affordable price point for Ramsey residents. As stated previously, making lots with less road frontage helps to keep lot costs down, making the houses more affordable for the average person. Producing a new home for under $375,000 is becoming exceedingly difficult in today's market. Offering only 80-foot-wide lots does not provide the variety that consumers need to achieve affordable housing. Providing only 80-foot-wide lots will also dramatically increase the holding time for the developer, which will increase costs for everyone. Lots that remain unsold for longer periods of time can become an unsightly hindrance to the community and do not contribute as much to the tax base. Other current developments in the city have offered varying lot sizes and people who choose to live in the Trott Brook North development should have the same opportunity. In reading the City of Ramsey's vision statement for housing on the 2040 comp plan it is made clear how important it is to build an inclusive community; one that will be affordable and welcoming to residents with varying socioeconomic statuses, housing preferences, and ages.

Planning commission and city staff comments taken from minutes:

Planning Commission Recommendation (taken from the May 7, 2020 meeting minutes): Alternative 2 (Compromise Scenario): "Recommend modifications to Ordinance #20-08 allowing 65 and 80-foot-wide lots on the subject property and recommending the applicant keep 80-foot-wide lots and abutting existing residential homes, while putting smaller 65-foot-wide lots interior to the site to create a natural density transition. Recommend the Applicant modify the sketch plan to remove 55-foot-wide lots. This would keep the entire site zoned low density residential and each lot size would fit within the city's current set of zoning standards. The Planning Commission supported this decision."

Staff recommendation (taken from the May 7, 2020 meeting minutes): "Staff would recommend continuing a conversation about appropriate development in this area and work to see if a compromise can be reached. It is possible that a scenario exists that maintains the same number of lots allowed by code but clusters certain parts of the development to maximize density transition and development creativity."

Flexible lot sizes result in better use of land:

A piece of land this large should be developed with creativity and flexibility to maximize the site's natural characteristics, while protecting wildlife habitat and maximizing buildable land. This can be accomplished by allowing flexibility with lot sizes. Of the proposed 200-acre Trott Brook North development only 123 acres will be used for housing. The remaining 77 acres will remain as wildlife habitat and park space. City staff recently toured the farmstead and were excited about the possibility of incorporating our historic 100-year-old barns in the proposed park plan. We could not think of a better way to preserve the rural character of Ramsey than to restore and preserve these historic barns for all of Ramsey to enjoy! Unfortunately, if a compromise on lot sizes is not reached, it is unlikely that residents will have the opportunity to enjoy this piece of history and park space.

The Excelsior Group as a valued partner:

The Makowsky Family has been trying to sell the Trott Brook North property on and off for the last 18 years. We have been approached by numerous developers who were only interested in purchasing 40 acres and not the full 200 acres. We as landowners care about the final product and are convinced that piecemealing 40-acre developments together would not "flow" and not be as visually appealing as a well thought out master development for the entire 200 acres. We decided to move forward with the Excelsior Group for a variety of reasons:

- They understand the value of the land.
- They are interested in more than just profits. If you look at their portfolio, it is evident that they create neighborhoods that are rich in nature and community.
- The Excelsior Group is well respected in the industry. They are one of the top players in the residential land development space and one of few developers that can and are willing to purchase a parcel of land this large.
- They have the expertise and financial means to develop all 200 acres with a complete master plan.
- They are willing to work with neighbors and city officials to discuss and remedy reasonable concerns.

We encourage you to reach out to Ben Schmidt (contact information is below) at the Excelsior Group, so he may answer any questions you may have about Excelsior's vision for our land. Ben has urged council and planning members to tour developments where Excelsior has utilized a similar mix of lot sizes. If you have not already, we request that city staff and council members take time to look at Excelsior's past developments. We are excited to partner with Excelsior to develop one of the last large parcels of land along a valued natural resource, we hope you are as well!

Contact information:

Ben Schmidt President, Partner - Residential Land Development
952.525.3225
Ben.Schmidt@excelsiorllc.com
The Excelsior Group 1660 Highway 100 S, Suite 400 St. Louis Park, MN 55416

Change and Family Background:

There has been a lot of discussion regarding change and how residents surrounding the Trott Brook North Development do not want change. The Makowsky family is no stranger to change. The majority of the proposed Trott Brook North Development (160 acres) is owned by Makowsky Family Farms, which is owned by 4 families, of which are all descendants of William Makowsky. The Makowsky family has been the stewards of this land for the last 106 years.

William purchased the land and homestead back in 1914, before Ramsey was even a city. At its inception the farm was utilized as a dairy farm. Over time, inevitably change came to the dairy business as larger farms and corporations began taking over the industry. This pushed dairy prices down and to help make it through these tough times our great grandfather sold 140 acres in 1972 to develop Golden Eagle Estates, which is directly west, across Variolite from the Trott Brook North Development. This was not a popular decision amongst residents, at the time there were concerns that development "would change the rural feel of Ramsey, bring a crime

element into the area, strain existing infrastructure, and reduce property values." Fortunately for neighbors none of these fears came to fruition. If the Makowskys had not sold this land to a developer many families, including some of those currently opposed to developing our land would not be living there today. Because of our grandfather's decision, numerous families got to build houses in that development and enjoy the beauty of Ramsey and our family's land across the street.

After the turn of the century the Makowskys had transitioned into raising beef cattle, around that same time the Brookfeild development was started across Trott Brook. Soon after we began receiving complaints about the sounds and smells of an operating cattle farm. We could also no longer hunt along Trott Brook as we had for generations prior. Times were changing and our way of life was no longer acceptable in Ramsey.

Eventually the Makowskys quit farming beef cattle and began trying their hand at corn and soybeans. For those of you unfamiliar with the economics of farming, the income produced from raising corn and soybeans on such a small tract of land would provide the owner with an annual income well below the poverty line, whilst still paying taxes on a large and expensive parcel of land. Farming this tract of land is no longer economically viable and is not possible given the age and physical limitations of the family members. In this modern era the highest and best use of our property is for a housing development. We are simply asking the city to allow us to construct a development that meets the needs of the market, residents, and owners alike.

The smaller northern portion (40 acres) of the proposed development is owned by Jack and Janis Petersen. The Petersons have owned this property since the early 1990's and continue to farm Christmas trees and spruce tops on the land. The Petersons have made Ramsey their home for many years and live just south of Trott Brook.

We understand change is hard, but many times once we get over our fear of change, change is good.

Moving forward:

Thank you for taking the time to hear and understand our views on this topic. We are requesting that city council members continue the conversation with the Excelsior Group to create a marketable development for today's economy.

Please reach out to us with any questions or concerns you may have,

Best Regards,

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Trott Brook North Small Area Planning Framework

July 9, 2020

Document Purpose

The purpose of this document is to outline high-level land use planning policy for a portion of the area generally known as Trott Brook North between Variolite Street and Nowthen Boulevard, north of Trott Brook, based on recent City Council direction. There is no obligation to change policies and plans. However, at minimum, this document will provide additional detail beyond our Comprehensive Plan and Zoning Code.

This a visionary document to help guide policy discussions. This is not the official land use plan for the area nor carries any legal entitlements. This document would be implemented through amendments to the City's Comprehensive Plan and Zoning Code, if needed.

City of RAMSEY

Summary of Review

Meeting Date	Meeting Type
May 7, 2020	Planning Commission (Sketch Plan)
May 26, 2020	City Council (Sketch Plan)
July 9, 2020	Planning Commission Work Session and Regular Session (Policy Document)

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Planning Area



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Existing Conditions

- Variolite St (West) and Nowthen Blvd (East)
- Allowed Land Use: 80 foot wide lots
- Adjacent Land Uses
  - West, North, East: Rural Residential, Private Well/Septic
  - South: 80 foot wide lots, City Utilities
- Significant Historical Context
  - Barn and homestead
- Significant Ecological Resources
  - Tree Cover
  - Wetland
  - Trott Brook (and adjacent corridor)

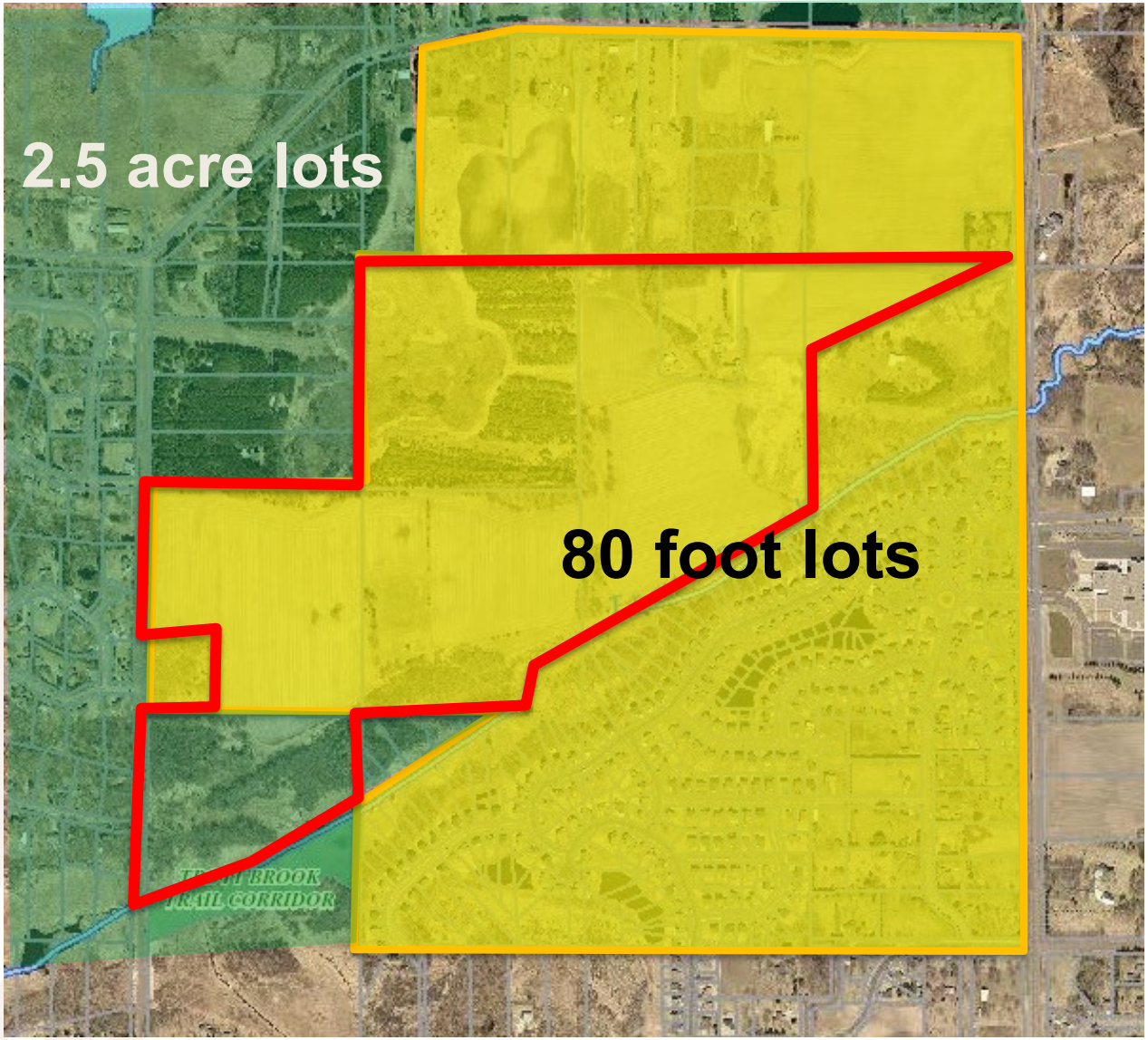
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Future Conditions

- Hunt Property
  - Future Development Likely, Zoned for 80 Foot Lots (City Utilities)
- Nowthen Blvd Plan
  - City-Directed Plan
- Tree Preservation Plan
- Public Park
  - Opportunity to Preserve Barn for Public Park Space
- Density Transitioning
  - Adjacent to Existing Residential

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Future Land Use



City of RAMSEY


Density transitioning required
No density transitioning required but recommended

Developer/Owner Request to Discuss: Potential Compromise



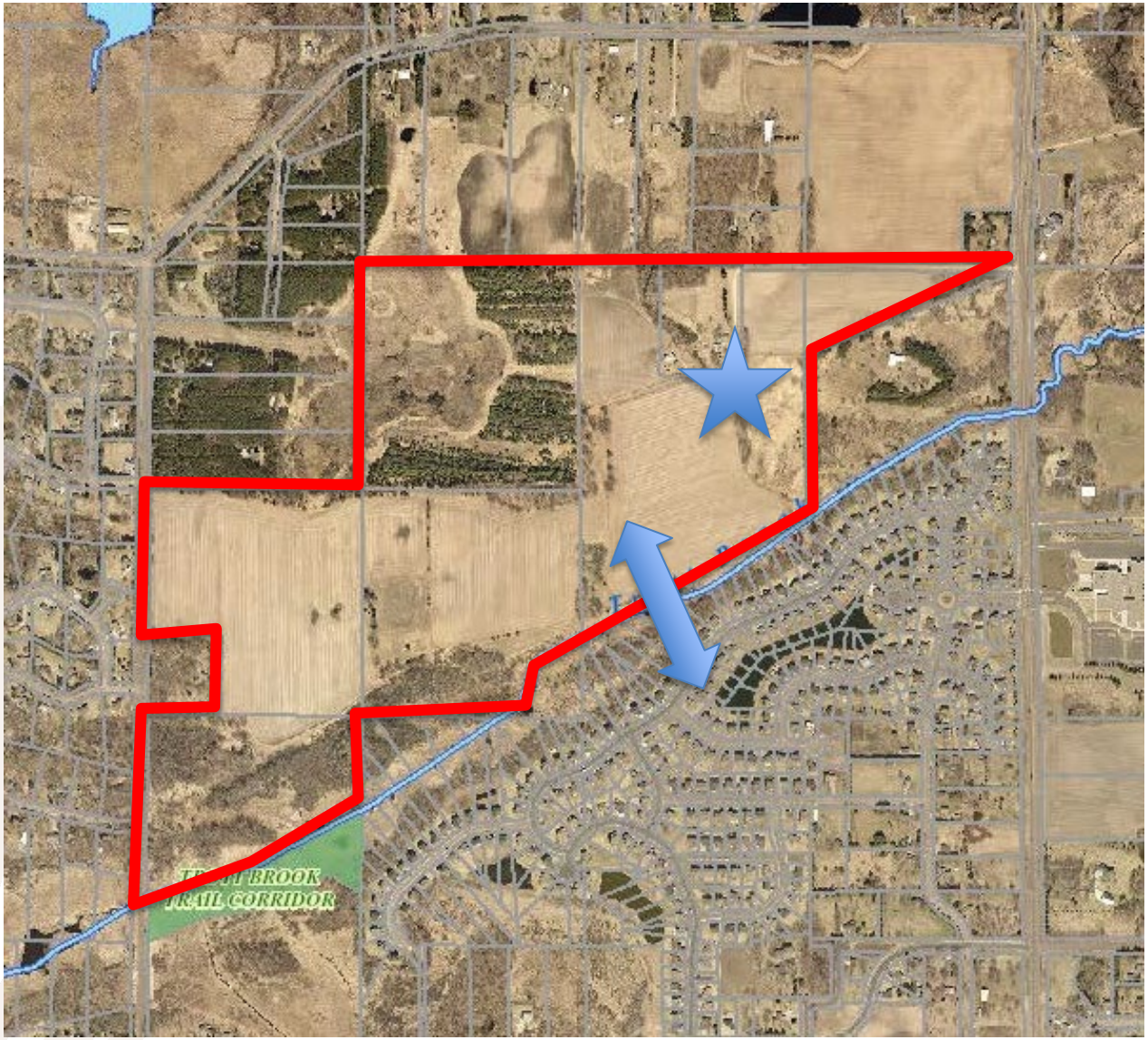
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Historical Context/Park Plan



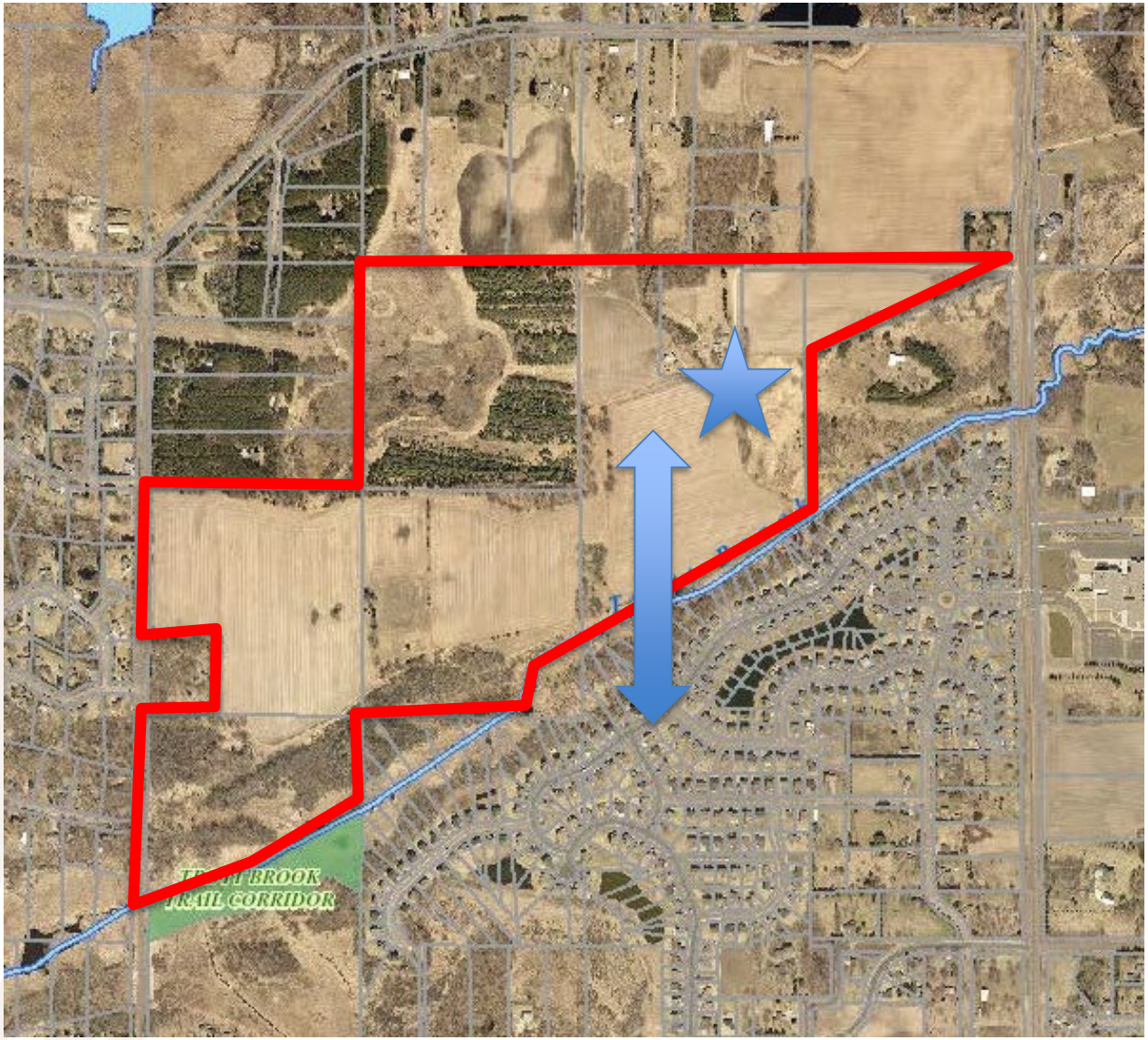
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TRAIL CONNECTION



City of RAMSEY

Historical Context/Park Plan



Connect Existing Brookfield Neighborhood with New Park via Walking Path

City of RAMSEY

Implementation Plan

1. [Park Planning] Create high quality public park onsite utilizing existing historical buildings in NE section of site
   - Trails throughout site and connecting to existing Brookfield neighborhood that is lacking park amenities
2. Land Use Planning
   1. Alternative 1: City Council Direction
      1. All 80 foot wide lots
   2. Alternative 2: Applicant request to allow mix of lot sizes in exchange for the following:
      - 80 foot lots around entirely of site
      - Medium-sized lots only internal to site, not adjacent to any existing residential
      - No lots that don't fall into R-1 regulations – no lots smaller than 65 foot wide (current R-1 minimum)

City of RAMSEY