City of Ramsey
Agenda
Regular Planning Commission
Thursday, July 22, 2021
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the June 3, 2021 Planning Commission Meeting Minutes.
2. Review Ordinance #21-17 Amending Rental Licensing Requirements to Include Short-Term Rentals
3. Review Future Planning Commission Meeting Dates
4. Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads
5. Review Resolution #21-210 Approving Site Plan and Final Plat for Knoll Properties 2nd Addition; Case of Anderson Dahlen
6. Provide Feedback on Proposed Residential Development on Armstrong/Bunker; Case of Centra Homes
7. Review Proposed Site Plan for G Will Liquors

6. Public Hearing

1. PUBLIC HEARING: Consider Request for a Conditional Use Permit to Expand an Existing Utility Substation (Project No. 21-125); Case of Connexus Energy
2. PUBLIC HEARING: Consider Resolution #21-178 Denying a Variance for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas
3. PUBLIC HEARING: Consider Request for Variance to Deviate from Wetland Setback Requirement on Three Lots in Williams Woods (Project No. 20-138); Case of Landform and Bill Boyum

4. PUBLIC HEARING: Consider Sketch Plan and Comprehensive Plan Amendment for the Property West and South of Fire Station #1 (Project No. 21-122); Case of U.S. Home Corporation dba Lennar

7. Commission Business

1. Interpretation of Regulations Pertaining to Detached Garages and Accessory Apartments

2. Select Planning Representative to Participate on the Interview Panel for the Deputy City Administrator/Community Development Director Position.

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 07/22/2021

By: JoAnn Shaw, Community Development

Information

Title:

Approve the June 3, 2021 Planning Commission Meeting Minutes.

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Planning Commission Meeting Minutes

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 11:23 AM
Form Started By: JoAnn Shaw		Started On: 07/08/2021 12:40 PM
Final Approval Date: 07/15/2021		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 3, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Andrew Dunaway Commissioner Cheri Gengler Commissioner Eric Peters Commissioner Gary VanScoy
Members Absent:	Commissioner Brian Walker
Also Present:	Senior Planner Chloe McGuire Brigl Deputy City Administrator Tim Gladhill City Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Anderson	aye

Commissioner VanScoy aye
Chairperson Bauer aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the May 6, 2021 Planning Commission Meeting Minutes

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

A roll call vote was performed:

Commissioner Peters aye
Commissioner Gengler aye
Commissioner Anderson aye
Commissioner VanScoy aye
Commissioner Dunaway aye
Chairperson Bauer aye

Motion Carried.

6. PUBLIC HEARINGS

6.01: Public Hearing: Consider Preliminary Plat and Variance for Williams Woods (Project No. 20-138); Case of Bill Boyum

Public Hearing

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

Presentation

City Planner Anderson presented the staff report stating that staff recommends approval of both the variance and Preliminary Plat. It was noted that the staff recommendation includes revising the proposed street name to match the Public Safety Grid for Anoka County.

Chairperson Bauer asked if conditions can be put on a variance.

Deputy City Administrator Gladhill commented that conditions could be put upon a variance if there is something the Commission is attempting to mitigate.

Chairperson Bauer stated that the largest concern came from public safety and the statement from Police Chief Katers expressed that public safety could agree with the extended cul-de-sac if there was a guarantee that these nine homes would be the only homes on the cul-de-sac and there would

not be future subdivision. He asked if the condition could be placed upon the variance that only the nine homes could be built.

Senior Planner McGuire Brigl commented that she could speak with the City Attorney for input. She noted that any future subdivision would require an additional variance and therefore would need to come back before the Commission and City Council. She stated that the statement can be made that another variance would not be granted in the future for subdivision and that can be included in the file for future inquiries.

Commissioner Anderson stated that there appear to be outstanding environmental issues related to the wetlands. He stated that it did not appear this would be ready for Preliminary Plat.

City Planner Anderson commented that the approval would be contingent upon those conditions. He reviewed the statements related to drainage and utility easements. He noted that one driveway will need to be realigned in order to avoid the drainage and utility easement. He stated that staff is also working with the DNR to ensure that there would not be floodplain impacts or concerns with driveways being inundated. He stated that the applicant would continue to work on those items. He stated that he would not have any hesitation making the approval contingent upon those actions.

Senior Planner McGuire Brigl commented that there are a similar number of comments for this request as there have been for other development requests.

City Planner Anderson commented that the Environmental Policy Board has also reviewed this and provided a positive recommendation related to natural resources.

Commissioner VanScoy asked for input on the variance requested. He asked if there is a reasoning within City Code as to the maximum length of a cul-de-sac.

City Planner Anderson commented that the variance is related to the cul-de-sac length. He commented that he is not aware of the specific rationale within City Code as to the allowed length of a cul-de-sac.

Commissioner VanScoy commented that he has been under the impression that the policy is based off public safety. He stated that his concern would be that there is a standard that the City is looking to compromise to allow something to happen outside of that standard. He stated that he would be hesitant to compromise public safety. He stated that having a few extra feet of road width may seem to be an improvement but would not be if the road were blocked. He stated that he has difficulty in considering approval.

City Planner Anderson noted that there are other examples of longer cul-de-sacs that have not resulted in issues with safety. He stated that the recommendation from public safety and related comments were included in the staff report.

Chairperson Bauer asked if the Ramsey Code is in line with the adjacent community regulations for cul-de-sac length.

City Planner Anderson replied that he believed that Ramsey fell in the average as some communities had shorter maximums and some communities allowed longer.

Citizen Input

Todd Olin, Landform, spoke in representation of the applicant and stated that they went through several iterations of concepts to find a solution that would avoid requesting a variance but there were none. He stated that the property is bordered by an existing home, multiple properties, wetlands, and a City park. He noted that there were several layouts including one with more lots and the Council preferred the nine-lot layout and therefore they went forward with that concept. He stated that this concept preserves the natural resources in this area and noted that they have tried to be mindful of the wetlands, topography, and tree preservation. He noted that typically a longer road equates to more lots but in this case a longer road is minimizing the impact to the natural resources. He stated that the lots will vary in size from 3.5 acres to 22 acres and will be beautiful premium lots. He noted that they have reviewed the planning and engineering comments in detail and do not have concern in meeting those conditions. He explained that they will also need approvals from other agencies and by the time of Final Plat those comments would be addressed.

Mark Hager, 7431 175th Avenue, stated that this project is in his backyard. He stated that he favors this nine-lot layout versus the 23 lots previously proposed. He commented that his concern is that he has 10 acres while the 3.5-acre lot will abut his property. He asked if the smaller lot could be placed in a different location. He stated that they do have concerns with the water in that area and wanted to ensure that the project does not impact his home. He commented that his driveway is next to this road that will enter the development and asked if that would be an issue. He asked if his driveway would need to be moved to make it safer, and whether that would be his expense to do so.

Chairperson Bauer recalled the issue with the driveway being raised during a prior open house meeting.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:33 p.m.

Commission Business

Chairperson Bauer suggested that the Commission first review the variance request. He noted his previous suggestion to place a condition upon the variance which would limit the extended cul-de-sac to the nine homes proposed.

Commissioner Anderson stated that there are two conditions that create an issue to connect to 178th one of which would be the existing park land. He asked if changing the dedication of that land is difficult to do or is something that cannot be done.

Deputy City Administrator Gladhill commented that un-dedicating a dedicated park plat is almost impossible. He noted that if the land is not put to the intended purpose of park, the first right to the land would be to the person that dedicated the land. He stated that there is the technical issue and then the perceived issue of changing the use of the land as neighbors are used to the park use. He confirmed that the City has attempted to change the use of unused park land in the past and it proved to be difficult and to be a process of multiple years.

Chairperson Bauer commented that in previous meetings the neighbors were strongly opposed to changing the use of the park.

Commissioner Gengler commented that she feels that all options have been reviewed and this development has gone forward with a lot of caution in order to maintain the natural resources on the site.

Motion by Commissioner Gengler, seconded by Commissioner Peters, to adopt Resolution #21-155 granting a variance to cul-de-sac length with the restriction that the cul-de-sac has a maximum of nine lots, subject to City Attorney review as to legal form.

Further discussion

Commissioner VanScoy stated that he is reluctant to approve this as he views it as a public safety issue but appreciates the work of staff and the applicant. Chairperson Bauer commented that the applicant did review multiple other options but there did not seem to be an option that would not result in a variance.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Gengler	aye
Commissioner Anderson	nay
Commissioner Dunaway	aye
Commissioner VanScoy	nay
Chairperson Bauer	aye

Motion Carried.

Motion by Commissioner Peters, seconded by Commissioner Dunaway, to recommend that City Council adopt Resolution #21-156 approving the Preliminary Plat for Williams Woods.

Further discussion

Commissioner Anderson commented that he does not support the cul-de-sac length and therefore cannot support this request as well.

A roll call vote was performed:

Commissioner Anderson	nay
Commissioner VanScoy	nay
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Dunaway	aye
Chairperson Bauer	aye

Motion Carried.

6.02: Public Hearing: Review Site Plan and Preliminary Plat for Oppidan Industrial, 8200 Bunker Lake Boulevard NW

Public Hearing

Chairperson Bauer called the public hearing to order at 7:44 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends approval of the project.

Citizen Input

Jay Moore, Oppidan, stated that they brought their concept plan forward in February and based on that feedback decided to move forward with formal application for three industrial buildings on 43 acres.

Chairperson Bauer stated that in February there was a mention of a specific client Oppidan was working with and asked if that has fallen through.

Mr. Moore commented that that company stepped back but has shown continued interest which is why they chose to move forward with the three buildings.

Chairperson Bauer asked if there would be restrictions on modifying the site plan to a two-building plat before this moves forward to the Council.

Senior Planner McGuire Brigl commented that as long as there were no deviations from City Code, a change from three buildings to two buildings would not have to come back to the Commission. She noted that the previous two building concept requested outdoor storage therefore that would need to come back to the Commission.

Mr. Moore commented that if they gain the proper City approvals, they would begin mass grading in August and would not start construction until next spring. He noted that if the possible tenant comes back, they would come back to the City later this summer if that amendment is needed.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Anderson	aye
Commissioner Gengler	aye
Commissioner Dunaway	aye
Commissioner VanScoy	aye
Chairperson Bauer	aye

Motion Carried.

Chairperson Bauer closed the public hearing closed at 7:51 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #21-158 approving the site plan and preliminary plat for Oppidan.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Commissioner Dunaway	aye
Chairperson Bauer	aye

Motion Carried.

7. COMMISSION BUSINESS

None.

8. COMMISSION / STAFF INPUT

Chairperson Bauer noted that this will be the last meeting for Deputy City Administrator Gladhill as he is leaving Ramsey to work for the City of Stillwater. He thanked him for all that he has done in the years he has been with the City and the leadership, dedication, and commitment. He wished him well in the future.

Deputy City Administrator Gladhill commented that he has enjoyed his time in Ramsey and appreciated the visionary approach of the Planning Commission. He commented that it was a hard decision, and he is excited to try something new. He stated that his last day is June 22nd, but this will be his last Planning Commission meeting.

Commissioner VanScoy commented that although he and Deputy City Administrator Gladhill have disagreed at times, they have always respected each other's opinions and wished him well in the future.

Senior Planner McGuire Brigl commented that it appears the fourth Thursday of the month works for everyone, which would allow things to move forward to the City Council on a faster schedule. She stated that she will speak with the City Clerk to determine when the new date could become effective and noted that they would most likely try it for a one-year period to ensure it is working as desired. She commented that there are more code enforcement issues, with many of the violations related to off-street parking and provided different examples. She asked if the Commission would like to look into possible changes to the ordinance to prevent those situations.

Chairperson Bauer agreed that the intent is not to have paved sections of front yards and confirmed the consensus of the Commission to bring that subject back for further consideration and discussion.

Senior Planner McGuire Brigl stated that staff is also looking into a short-term rental license, that would apply to Airbnb and VRBO type rentals.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Dunaway	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:02 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: 07/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Ordinance #21-17 Amending Rental Licensing Requirements to Include Short-Term Rentals

Purpose/Background:

The purpose of this case is to clarify existing regulations for rental units throughout Ramsey. Staff has received an increased number of requests related to short term rentals (STRs), such as VRBO and AirBNB. It appears that these types of uses are becoming more popular throughout Ramsey, allowing owners to rent their homes when they're away. The existing regulations appear to require a rental license for any type of rental (even if short term), but Staff would like to solidify that and clarify the existing regulations in order to provide the regulations in writing to interested parties.

The cost for a rental license is $25 for three (3) years for a standard residential home. This license allows the City to inspect the property for building and fire code compliance upon request, to ensure the safety of tenants. Most cities throughout the metro area have rental license programs. Ramsey's rental license program is largely scaled back, minimal, and less expensive than other city's programs. Staff has found that the ease of the program has helped with voluntary compliance.

The only change requested at this time is updating the ordinance to explicity include short term rentals (STRs) in the rental ordinance requirements.

Notification:

Notification will be held with City Council meeting; this case is meant as an update for the Planning Commission and to allow the Planning Commission to provide feedback prior to Council meetings.

Observations/Alternatives:

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends adoption of Ordinance #21-17.

Action:

Motion to recommend the City Council adopt Resolution #21-17 amending the Rental Residential Dwelling Units section of City Code to explicity include requirements for Short Term Rentals to receive a rental license.

Attachments

Draft Ordinance #21-17

Form Review

Inbox	Reviewed By	Date

Bruce Westby	Bruce Westby	07/15/2021 12:54 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/14/2021 09:33 AM
Final Approval Date: 07/15/2021		

ORDINANCE #21-17

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHATPER 26 ARTICLE XIV: RENTAL RESIDENTIAL DWELLING UNITS TO INCLUDE SHORT TERM RENTALS

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.6 and Minnesota Statutes 412.851.

SECTION 2. AMENDMENTS

Article XIV. – Rental Residential Dwelling Units is hereby amended as follows:

Division 1. – Generally

Section 26-614 - Definitions
The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a) Short Term Rental - a dwelling unit, as defined by this Code, offered for trade or sale, whether for money or exchange of goods or services, for the public on a nightly or weekly bases for not more than 28 consecutive nights.

Sec. 26-645. - License required.

(a) No person shall operate a rental dwelling building or unit without first having obtained a license to do so from the city.
   a. A rental license is required for all rentals, including short term rentals (STRs).
   b. Tents, campers, trailers, mobile homes, yurts, and similar may not be rented out or used as residences. Only those places of residence with active Certificates of Occupancy (CO) for habitation may be rented.

Sect. 26-646. – Application.

(a) Application for an initial or renewal license shall be made by the owner of rental units or by the owner's legally constituted agent to the city on forms provided by the city. Applications shall include, at a minimum:
   (1) Name, address, telephone number, and date of birth of the dwelling owner, principal partners if a partnership, or corporate officers if a corporation.
   (2) Name, address, telephone number, and date of birth of the designated local agent, if any.

(3) Local address of the dwelling.
(4) Number of buildings.
(5) Number of dwelling units within each building.
(6) Description of procedure through which tenant inquiries and complaints are to be processed.
(7) If the rental license is for a multifamily building, single family dwelling, or Short Term Rental.

Sec. 26-652. - Posting license.
Every licensee of a residential rental facility containing three or more dwelling units, or a Short Term Rental (STR), shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the dwelling. Every licensee of a single occupancy facility shall provide to the occupant of the dwelling unit, a certified copy of the current license for the dwelling.

SECTION 3. SUMMARY
Ordinance #21-17 updates Chapter 26, Article XIV to clarify that rental licenses are required for short term rentals.

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 27th of July, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

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

Regular Planning Commission **5. 3.**

Meeting Date: 07/22/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Brian McCann, Community Development

Information

Title:

Review Future Planning Commission Meeting Dates

Purpose/Background:

The Planning Commission regular meetings have been changed to the fourth Thursday of the month. Staff is proposing future dates for the remainder of the year for the monthly meeting, and requesting confirmation from members if the dates are acceptable.

Notification:

Notification is not required for this action.

Observations/Alternatives:

The following dates are proposed for the Planning Commission regular meetings for the remainder of the year:

- Thursday, August 26, 2021;
- Thursday, September 23, 2021;
- Thursday, October 28, 2021;
- Thursday, November 18, 2021 (moved for Thanksgiving); and
- Thursday, December 16, 2021 (moved for Christmas).

All meetings are proposed for the fourth Thursday of the month, except for the November and December meetings due to Thanksgiving and Christmas holidays - which are proposed for the third Thursday of the month.

Funding Source:

None. This request is part of staff's regular duties.

Recommendation:

No recommendation required.

Action:

No motion required.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	06/16/2021 10:19 AM
Form Started By: Brian McCann		Started On: 06/15/2021 10:06 AM
Final Approval Date: 06/16/2021		

Regular Planning Commission **5. 4.**

Meeting Date: 07/22/2021

By: Brian McCann, Community Development

Information

Title:

Consider Ordinance #21-15 Creating Additional Requirements for Driveways and Parking Pads

Purpose/Background:

A proposed ordinance to limit the width of a driveway to no more than 15 feet of the width of the primary garage or to no more than 20 feet if no garage. The proposed ordinance also limits the number and size of parking pads (1 pad, 200 sq ft maximum).

Notification:

The Public Hearing Notice was advertised in the Anoka County Union-Herald, the City's Official Newsletter.

Observations/Alternatives:

Summary:

At the June Planning Commission regular meeting, the Planning Commission had requested an ordinance update to create more requirements for parking pads and width of driveways in residential districts. The Commission had stated they would like to see a limited width for driveways, a limited number of parking pads per property, and a way to ensure the parking capacity isn't expanded as set in City Code Section 117-355 - Residential Development Off-Street Parking. Planning Staff members have drafted Ordinance #21-15 for review by the Planning Commission to determine if it would meet their proposed requirements, and be sent to the City Council for formal adoption.

Alternatives:

Alternative 1: Recommend adoption of Ordinance #21-15 to the City Council. Staff supports this alternative.
Alternative 2: Recommend changes be made to Ordinance #21-15, and an updated draft be presented to the Planning Commission at their next regular meeting. Staff is also supportive of this alternative.
Alternative 3: Recommend denial of Ordinance #21-15 to the City Council. Staff does not support this alternative.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends forwarding Ordinance #21-15 to the City Council for adoption.

Action:

Motion to recommend City Council adopt Ordinance #21-15.

Attachments

Ordinance #21-15

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	07/14/2021 01:24 PM
Bruce Westby	Brian McCann	07/14/2021 01:29 PM
Brian McCann (Originator)	Brian McCann	07/14/2021 01:32 PM
Chris Anderson	Chris Anderson	07/14/2021 03:03 PM
Bruce Westby	Bruce Westby	07/15/2021 10:53 AM
Tim Gladhill	Brian McCann	07/15/2021 03:09 PM

Form Started By: Brian McCann Started On: 06/11/2021 03:14 PM

Final Approval Date: 07/15/2021

ORDINANCE #21-15

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING SECTIONS 117-111 (R-1 RESIDENTIAL DISTRICT) AND 117-349 (ACCESSORY USES AND BUILDINGS) OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS

Section 117-1. – Definitions shall be amended to read as follows:

> *Driveway* means an onsite prepared surface traffic lane, which shall be the traffic lane leading directly from a public street to the primary garage on the subject parcel.~~; the width of which cannot exceed the primary garage width by more than 15 feet, or in the absence of a garage, a traffic lane to a parking pad that cannot exceed 20 feet in width. Driveway parking may not extend beyond the front of the primary garage without meeting the performance standards for side or rear yard parking. (Cannot exceed maximum width at roadway under zoning district bulk standards).~~

Section 117-111 *General R-1 residential performance standards* (g) shall be amended to read as follows:

(4) *Driveways*

a. The width of a driveway cannot exceed the primary garage width by more than 15 feet, or in the absence of a garage, a traffic lane to a parking pad that cannot exceed 20 feet in width. Driveway parking may not extend beyond the front of the primary garage without meeting the performance standards for parking pads and side or rear yard parking.

Sec. 117-349 *Accessory uses and buildings* (d) (7) shall be amended to read as follows added to read as follows:

(7) *Driveways and Parking Pads*.

a. Parking pads. A parking pad may be installed on a residential property with a zoning permit with the following requirements:
    1. One parking pad is permitted per residential property; and
    2. The parking pad may not exceed two hundred (200) square feet in size; and
    3. The parking pad may not exceed standards set in section 117-355 regarding residential development off-street parking including but not limited to:
        i. Number of vehicles and items allowed; and
        ii. Surfacing requirements of the residential zoning districts.
    4. Parking pad must be in the side or rear yard.

Items (a) and (b) to be renumbered accordingly.

SECTION 3. SUMMARY

The following official summary of Ordinance #20-15 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #20-15 amends Sections 117-111 and 117-349 to create additional requirements for parking pads and driveways in the City of Ramsey.

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2021.

_____
Mayor

ATTEST:

_____
City Administrator

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

Regular Planning Commission **5. 5.**

Meeting Date: 07/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Resolution #21-210 Approving Site Plan and Final Plat for Knoll Properties 2nd Addition; Case of Anderson Dahlen

Purpose/Background:

The purpose of this case is to review a request from Kinghorn Construction on behalf of Anderson Dahlen (the "Applicant") for a site plan and associated plat for Knoll Properties 2nd Addition. The Subject Property is located east of Ramsey Blvd and north of Sunwood Drive. The site is currently vacant and owned by Connexus Energy. The proposed project is a large, approximately 65,000 square foot industrial building with a future ~52,000 square foot planned expansion/second phase. The site is zoned E-2.

Notification:

No notification is required, as the proposed project does not include any deviations from the City Code requirements.

Observations/Alternatives:

General

The purpose of this report is to review a Preliminary Plat (Knoll Properties Second Addition) and Site Plan for Anderson-Dahlen, located east of Ramsey Blvd and north of Sunwood Drive. The Applicant, Kinghorn Construction, on behalf of Anderson Dahlen, has proposed to plat one (1) lot and two (2) outlots, from property which had previously been platted as Outlot A of AEC Energy Park. The property is currently vacant.

Lot Area, Width and Setbacks.

E-2 Employment District				
Standard	**Required**	**Proposed**		
		Lot 1	Outlot A	Outlot B
Minimum Lot Size	1.0 acre	5.8 A	2.8 A	5.3 A
Minimum Lot Width	200 feet	805 ft.	262 ft.	462 f.t
Minimum Front Yard Setback	35 feet	~94 feet		
Minimum Rear Yard Setback	25 feet	~145 feet		
Minimum Side Yard Setback	25 feet	~86 feet		
Maximum Building Height	65 feet	45 feet		
Building Size	n/a	64,416 square feet		

Maximum Lot Coverage	45%	29%

Parking/Site Access:
The site plan shows two curb cuts onto Sunwood Drive. Each curb cut is 30 feet wide at the property line with curb radii sufficient to accommodate semi- truck with trailers.

Per the city code, one parking stall is required for every 300 square feet of office space and one parking stall per 1,000 square feet of industrial space. The site plan shows a 64,416 square foot building (116,399 square feet including future Phase Two) with 192 parking stalls, six (6) of which are shown as disability parking stalls. The site plan provides a parking calculation for the phase 1 building: 43 stalls are required for the 12,922 square feet of office use, and 52 stalls are required for the 51,972 square feet of warehouse/industrial use, giving a total of 95 required stalls (Phase One). The applicant indicates that there will be 10 office employees and 45 industrial employees in Phase One. Assuming a similar ratio of office and warehouse/industrial space in the future Phase Two building expansion (51,983 square feet), 192 total stalls will be more than sufficient.

All parking stalls measure 9 feet in width and 18 feet in depth width drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas
The phase 1 building is designed with three loading docks and 3 on-grade overhead doors. The loading docks and overhead doors are located at the back and sides of the building away from view from the public street. The rear yard pavement, provides 70 feet of maneuvering area between the north curb line and the loading docks retaining walls. The loading areas are dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading docks effectively.

Summary
The Application appears to meet all of the requirements of City Code.

Funding Source:
The Applicant is responsible for all costs associated with the project.

Recommendation:
Staff recommends adoption of the project and Resolution #21-210.

Action:
Motion to recommend the City Council adopt Resolution #21-210.

Attachments

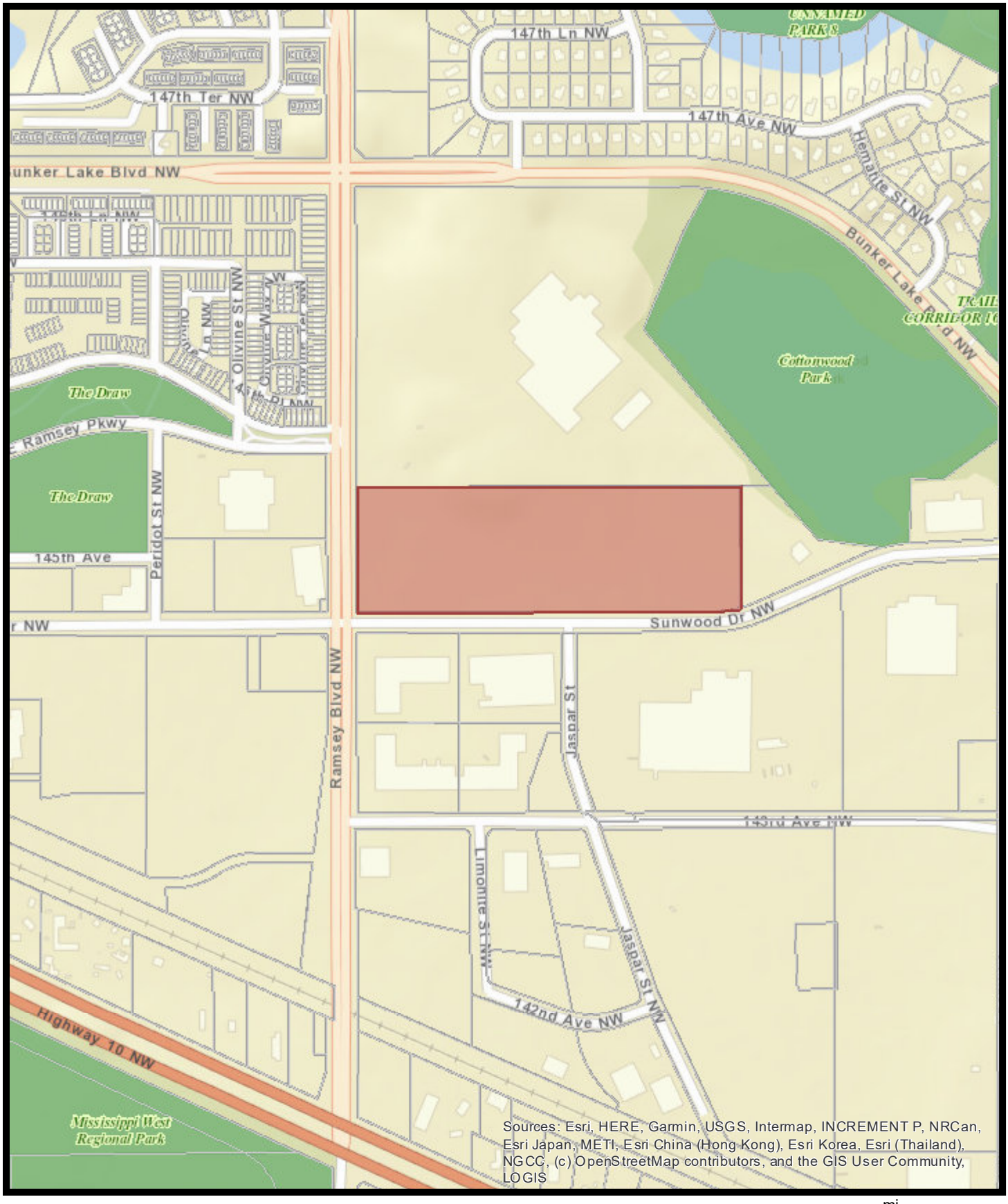
Site Location Map
Planning Review
Civil Plans
Plat
Resolution #21-210

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 12:49 PM
Form Started By: Chloe McGuire Brigl		Started On: 07/13/2021 05:50 PM
Final Approval Date: 07/15/2021		

Knoll Properties 2nd Addition

PID
27-32-25-32-0008



mi
0 0.025 0.05 0.1 0.15 0.2

7/1/2021 12:51:02 PM

Memorandum

To: Chloe McGuire, Senior Planner

From: Alan Brixius, Planning Consultant

Date: July 7, 2021

Re: Knoll Properties Second Addition – Anderson-Dahlen
City Project Number _____
NAC File No. 183.03 21.01

General
The purpose of this report is to review a Preliminary Plat (Knoll Properties Second Addition) and Site Plan for Anderson-Dahlen, located east of Ramsey Blvd and north of Sunwood Drive. The Developer, Kinghorn Construction, has proposed to plat one (1) lot and two (2) outlots, from property which had previously been platted as Outlot A of AEC Energy Park. The property is currently vacant.

Comprehensive Plan
The 2040 Comprehensive Plan guides the subject property for Business Park (BP), and the proposed subdivision is consistent with the Business Park Comprehensive Plan guidance.

PRELIMINARY PLAT REVIEW.

Preliminary plat: The Knoll Properties Second Addition preliminary plat is the subdivision of Outlot A of the AEC Energy Park Addition, consisting of one lot and two outlots

Zoning
The plat is zoned E-2 Employment District. The proposed project is consistent with the E-2: Employment zoning district.

Lot Area, Width and Setbacks.

E-2 Employment District				
Standard	**Required**	**Proposed**		
		Lot 1	Outlot A	Outlot B
Minimum Lot Size	1.0 acre	5.8 A	2.8 A	5.3 A
Minimum Lot Width	200 feet	805 ft.	262 ft.	462 f.t
Minimum Front Yard Setback	35 feet	~94 feet		

Minimum Rear Yard Setback	25 feet	~145 feet
Minimum Side Yard Setback	25 feet	~86 feet
Maximum Building Height	65 feet	45 feet
Building Size	n/a	64,416 square feet
Maximum Lot Coverage	45%	29%

Block 1 Lot 1 occupies the middle of the property. Lot 0ne meets the minimum lot area and width requires of the E-2 Zoning District.

By Code outlots are a future phase of development. Platted as an outlot the parcel is not subject to development fees, however, the outlot is not a developable parcel without being platted into a lot and block description. Outlots must meet the lot area and width dimension of the E-2 zoning district to allow for the future development without variance. As shown above both of the proposed outlots exceed the lot area and width requirements of the E-2 district.

Streets/Access
The proposed plat is located at the corner of Sunwood Drive and Ramsey Boulevard (County Road 57). Any plat abutting a county road is subject to the review and comment by the County. Responding to County Review comments is a condition of plat approval.

Ramsey Boulevard is designated an arterial street requiring a minimum 120 feet of right-of –way. The plat shows the current right-of-way meeting this standard. Pending County review this right-of-way meets code. Sunwood Drive is a major collector street requiring a minimum of 80 feet of right-of way, the plat shows that the current street meets this standard.

All vehicular access to Lot 1 Block 1 will be provided from two driveways connecting to Sunwood Drive.

Utilities.
The plat has access to city sewer and water in Sunwood Drive. Site and Building plans have been submitted illustrating the extension of Utility services into lot 1 Block 1.

Easements
The plat provides the required ten foot drainage and utility easement along the property lines of both Lot 1, Block 1 and the adjoining outlots in compliance with city code. The Ramsey Subdivision code also requires: “All underground utility service lines, including water, drainage and sanitary sewer systems that traverse private property, shall be installed within recorded easements.” The plat illustrates drainage and utility easement covering the internal private service water and storm water pipes and ponding area. The City Engineer shall review and approve the size, configuration and location of all easements within the plat.

Development Fees
The Developer will be required to pay development fees consistent with the City’s approved schedule of Rates and Charges for Lot 1, Block 1. Charges will be included in the development agreement.

Sidewalks/Trail
Trail currently exists along Sunwood Drive. No other public sidewalks and/or trail or trails are planned for this area.

Natural Resource Inventory (NRI)
The NRI indicates that the land included in this proposed development is not located in an area considered to be either an exceptional, high, moderate, or low area of natural quality. In addition, the area is not a part of the Anoka County Greenway Corridor or indicated by the National Wetland Inventory (NWI) to contain any wetlands.

SITE AND BUILDING PLAN REVIEW:

Block 1 Lot 1 of Knoll Properties Second Addition is proposed to be occupied by a 64,416 square foot (244' x 264') and 45-foot-tall building for manufacturing, fabrication, and office use by Anderson-Dahlen, Inc. Within the E-2 Zoning District the proposed industrial uses are allowed as permitted uses. Plans also show a future building expansion of 51,983 square feet (229' x 227'). The building features a main entrance on the south façade facing Sunwood Drive, and roll-up / loading doors on the other elevations. A large retention pond is proposed east of the building.

While intended to be built in phases; the site plan anticipates full construction of the ponding and paving for the parking and loading areas with phase 1 construction. The following review addresses the full build out of both phase 1 and 2.

Setbacks:
As illustrated in the table identifying the lot area, width and setbacks, the proposed building and its future expansion meet exceed all of the minimum E-2 district setbacks.

Building Coverage
Within the E-2 District the maximum Building Coverage is 45% of the total lot area. In review of the site and building plans (phase 1 and 2) will have a total floor area of 116,399 sq. ft. with a lot coverage of 29% of the total lot area.

Parking/Site Access:
The site plan shows two curb cuts onto Sunwood Drive. Each curb cut his 30 feet wide at the property line with curb radii sufficient to accommodate semi- truck with trailers.

Per the city code, one parking stall is required for every 300 square feet of office space and one parking stall per 1,000 square feet of industrial space. The site plan shows a 64,416 square foot building (116,399 square feet including future Phase Two) with 192 parking stalls, six (6) of which are shown as disability parking stalls. The site plan provides a parking calculation for the phase 1 building: 43 stalls are required for the 12,922 square feet of office use, and 52 stalls are required for the 51,972 square feet of warehouse/industrial use, giving a total of 95 required stalls (Phase One). The applicant indicates that there will be 10 office employees and 45 industrial employees in Phase One. Assuming a similar ratio of office and warehouse/industrial space in the future Phase Two building expansion (51,983 square feet), 192 total stalls will be more than sufficient.

All parking stalls measure 9 feet in width and 18 feet in depth width drive aisle being 24 feet or more in width. The parking lot will be paved with bituminous and have a continuous concrete curb around the entire perimeter of the paved parking and loading areas. The driveway and truck maneuvering area at the rear of the building are proposed to have heavy duty bituminous

pavement to handle the larger trucks. The parking lot and drive aisles each meet City standards in dimension and design.

Loading Areas
The phase 1 building is designed with three loading docks and 3 on-grade overhead doors. The loading docks and overhead doors are located at the back and sides of the building away from view from the public street. The rear yard pavement, provides 70 feet of maneuvering area between the north curb line and the loading docks retaining walls. The loading areas are dimensioned and designed to meet code standards and provide adequate maneuvering space for semi-truck to access and egress the building's loading docks effectively.

Landscaping

Please see separate landscaping report.

Snow Storage
With the amount of hard cover across the site 73% percent of total site at full buildout, the site plan and landscape plan must revised to identify locations for snow storage. Assuming that the snow would be pushed to the open space and pond on the east side of the site; proposed landscaping and slope will limit available storage space and access to the this area. Applicant shall provide a revised plan both site plan and landscape plan that establishes area for snow storage that will not interfere with on-site parking, traffic circulation, operations and will not damage proposed landscaping.

Lighting
Lighting plans have not been submitted at this time. Applicant shall submit a lighting and photometric plans that identifies all the proposed exterior lights on the site both building-mounted and freestanding lights. Details on the light fixtures (down lighting with shielded light source) which prevent glare to adjoining properties and public street. Details on the parking lot lighting poles showing height and design. The photometric plan shall show light levels across the site, (parking lots, internal sidewalks and at building entrances.

Exterior light fixtures that illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

Building Elevations
The building elevations provided show that the proposed industrial building will be constructed of ribbed exposed aggregate precast concreted panels. A smooth concrete horizontal bands and smooth concrete panels around the building entrances provide some contrast in the exterior materials and building accent at the entrances.

The E-2 District establishes a maximum building height of 65 feet. The proposed building is 45 feet in height meeting the E-2 District standard. The Site and building plan must identify any ground mounted or roof top mechanical equipment include its location, height, design and screening form the public street.

Trash Enclosure
No separate/exterior trash enclosures are shown on plans. Applicant must clarify whether trash handling and recycling equipment will be internal to the building or in an external enclosure. If trash handling equipment will be outside the building the equipment must be identified with regard to location, equipment size and screening.

Site Grading
The proposed development requires the nearly the entire site to be disturbed. The City Engineer will review and comment on the grading and drainage plan. Upon completion of the development 27% of the lot will remain green space. This area will require the restoration of ground cover and landscaping. The paving and restoration plan shows the establishment of sod and various seed mix treatments of the area disturbed by grading.

Utilities
Municipal sanitary sewer and water is available in Sunwood Drive. The City Engineer will comment of the utility plan for the site. In our review we offer the following comments.

1. The water service entering the building must be separated between potable water and fire suppression.
2. The plan must show the location of a Fire Department Connection (FDC) on the building. The location of FDC must be accessible and not interfere with available parking.
3. The City Engineer / Fire Chief shall comment of the number and location of the on-site fire hydrants.

Next Steps
The developer will be required to enter into a Development Agreement with the City to ensure the timely construction of required improvements. The Development Agreement will also require a financial surety in the amount of 125% of the cost of required improvements. The financial surety shall be in the form of a Letter of Credit or cash escrow only. The Development Agreement will also require an Engineering Inspection Fee of 5% of the cost of required improvements. The escrow must be in the form of a cash escrow. The City will prepare a draft Development Agreement for your review once an engineer's estimate has been provided by the Applicant.

CONCLUSION.

The proposed project is an opportunity to allow a local industry to continue to grow within the City. The land use and plat are consistent with the Ramsey's Comprehensive plan and E-2 Employment Zoning District. Based on Staff review we recommend approval of both the requested preliminary plan and site and building plans with the following conditions being met.

Preliminary Plat.
The Knoll Properties Second Addition Preliminary Plat is approved with the following conditions.

1. The plat is subject to the review and approval of Anoka County.
2. The City Engineer approves the size, configuration and location of all drainage and utility easements.
3. The developer pays all City development fees related to the plat per the City's Fee Schedule for Lot 1, Block 1 Knoll Properties Second Addition.

Site and Building plan.
The development plans submitted for Lot 1, Block 1 Knoll Properties Second Addition dated 06/18/2021 are approved with the following condition being addressed.

1. Applicant shall address the City Staff comments pertaining to Site Landscape plan.
2. The Applicant shall identify snow storage areas on both the site and landscape plan.
3. Applicant shall submit an exterior lighting and photometric plan showing the location of all exterior lights both building mounted and freestanding and design details for the light

fixtures and pole design. The photometric plan shall illustrate the light levels across the site.

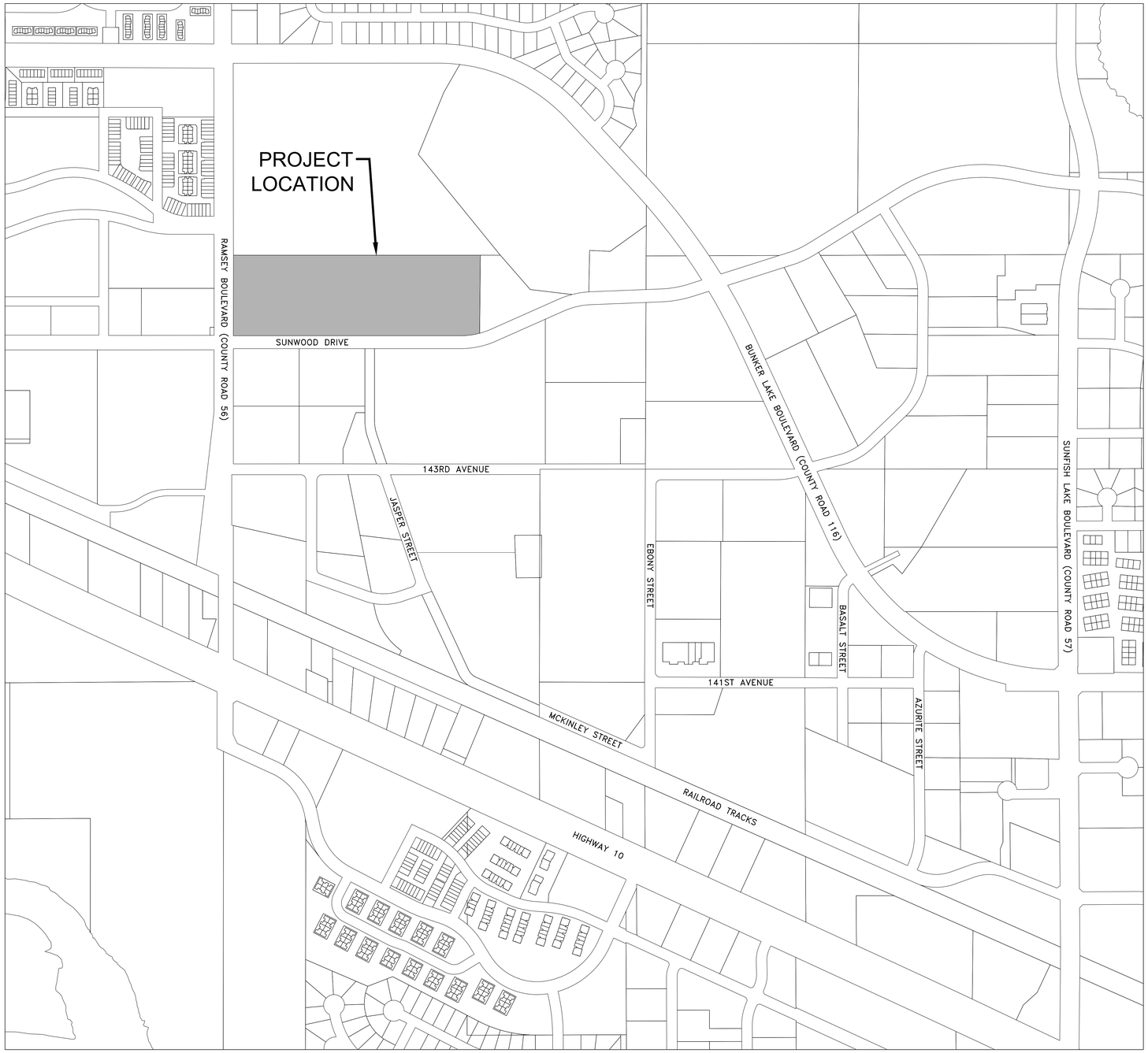
4. The Applicant shall identify the type, design and location of all ground mounted and rooftop mechanical equipment. The mechanical equipment shall be screen from view of the public street.
5. The applicant shall describe the size and location of all trash handling and recycling equipment. If this equipment is to be stored outside the building the site plan shall identify the location and screening of this equipment.
6. Site grading and drainage shall be subject to the review and comment of the City Engineer.
7. Site utilities shall be subject to the review and comment of the City Engineer and Fire Chief.

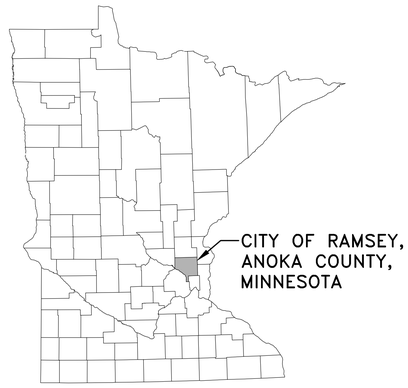
LOT 1, BLOCK 1 - KNOLL PROPERTIES SECOND ADDITION

CONSTRUCTION PLANS FOR SITE GRADING AND STORM SEWER, SANITARY SEWER, WATERMAIN, PARKING LOT AND MISCELLANEOUS CONSTRUCTION

FOR KINGHORN CONSTRUCTION

IN THE CITY OF RAMSEY





N

300 0 300 600
SCALE IN FEET

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2013 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3–C4	DETAILS
C5	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C6	SITE PLAN
C7	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C8	STAKING PLAN
C9	UTILITY PLAN
C10	PAVING AND RESTORATION PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & SPECIFICATIONS

GENERAL CONTRACTOR

KINGHORN CONSTRUCTION
21830 INDUSTRIAL COURT
ROGERS, MN 55374
GRADY KINGHORN
glkinghorn@kinghornco.com
JOHN KINGHORN
johnk@kinghornco.com
763–428–8088

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVENUE
ANOKA, MN 55303
TIMOTHY A. EGGERICHS, P.E.
time@haa–inc.com
BRIAN PERSON, P.L.S.
brianp@haa–inc.com
763–427–5860
763–427–0520 (FAX)

ARCHITECT

HTG ARCHITECTS
9300 HENNEPIN TOWN ROAD
EDEN PRAIRIE, MN 55347
952–278–8880

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

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 6/18/21

DATE	REVISION

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38–02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARKS:
1. TOP NUT OF HYDRANT IN THE NORTHEAST CORNER OF RAMSEY BOULEVARD AND SUNWOOD DRIVE.
   ELEVATION=871.18
2. TOP NUT OF HYDRANT ON THE NORTH SIDE OF SUNWOOD DRIVE AT JASPAR STREET.
   ELEVATION=868.83

3395.12

Jun 18, 2021 – 8:46am
K:\PROJECTS\3395.12\ENGINEERING\3395.12_TITLE.dwg

GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING, INC. AND DATED APRIL 26, 2021 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

① TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.

② TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.

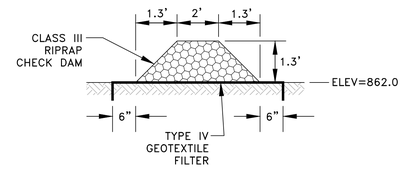
③ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.

④ SEE CITY PLATE NO. STR-26 ON SHEET C3 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

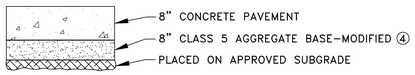
⑤ CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.

⑥ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.

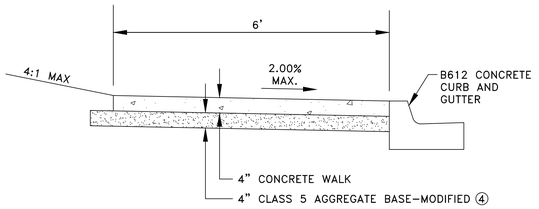
⑦ INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS, SUCH AS DIVERSION BERMS, TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.



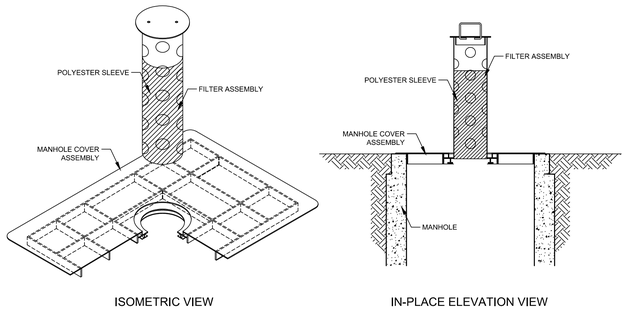
4 / C2 CHECK DAM DETAIL



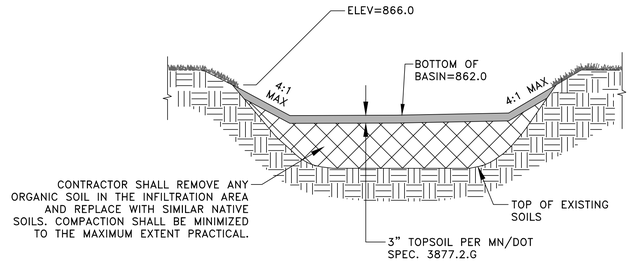
8 / C2 CONCRETE PAVEMENT SECTION
NO SCALE



9 / C2 CONCRETE SIDEWALK
NO SCALE



5 / C2 STORM DRAIN INLET PROTECTION TYPE 1 ①
PRE-CURB



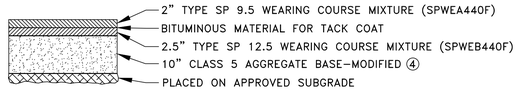
10 / C2 INFILTRATION BASIN ⑤⑥⑦
NO SCALE

SIGNIFICANT TREE INVENTORY TABULATION				
Tree Number	Common Name	Scientific Name	Diameter (inches)	Action
713	American Elm	*Ulmus americana*	8	Protect
714	Siberian Elm *	*Ulmus pumila*	16	Clear & Grub - Pond
715	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Parking Lot
716	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Building
717	Cottonwood	*Populus deltoides*	16	Clear & Grub - Parking Lot
718	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Parking Lot
719	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Parking Lot
720	Siberian Elm *	*Ulmus pumila*	11	Clear & Grub - Pond
721	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Pond
722	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Building
723	Eastern Red Cedar	*Juniperus virginiana*	6	Clear & Grub - Building
725	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Building
726	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Building
727	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
728	Siberian Elm *	*Ulmus pumila*	8	Clear & Grub - Parking Lot
729	Siberian Elm *	*Ulmus pumila*	14	Clear & Grub - Parking Lot
730	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
731	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Parking Lot
732	Siberian Elm *	*Ulmus pumila*	9	Clear & Grub - Parking Lot
733	Siberian Elm *	*Ulmus pumila*	13	Clear & Grub - Parking Lot
734	Siberian Elm *	*Ulmus pumila*	18	Clear & Grub - Building
735	Siberian Elm *	*Ulmus pumila*	13	Clear & Grub - Building
736	Eastern Red Cedar	*Juniperus virginiana*	5	Clear & Grub - Building
737	Siberian Elm *	*Ulmus pumila*	10	Clear & Grub - Building
738	Sugar Maple	*Acer saccharum*	8	Protect
739	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
740	Siberian Elm *	*Ulmus pumila*	11	Clear & Grub - Building
741	Scotch Pine	*Pinus Sylvestris*	10	Clear & Grub - Building
742	Eastern Red Cedar	*Juniperus virginiana*	4	Clear & Grub - Building
743	Scotch Pine	*Pinus Sylvestris*	11	Clear & Grub - Building
744	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
745	Siberian Elm *	*Ulmus pumila*	17	Clear & Grub - Building
746	Cottonwood	*Populus deltoides*	17	Clear & Grub - Parking Lot
747	Siberian Elm *	*Ulmus pumila*	21	Clear & Grub - Parking Lot
748	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Parking Lot
749	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Parking Lot
750	Siberian Elm *	*Ulmus pumila*	14	Clear & Grub - Building
751	Siberian Elm *	*Ulmus pumila*	12	Clear & Grub - Building
752	Siberian Elm *	*Ulmus pumila*	16	Clear & Grub - Building
753	Eastern Red Cedar	Juniperus virginiana	6	Clear & Grub - Building
754	Eastern Red Cedar	Juniperus virginiana	4	Clear & Grub - Building
755	Eastern Red Cedar	Juniperus virginiana	6	Clear & Grub - Building
756	Siberian Elm *	Ulmus pumila	16	Clear & Grub - Parking Lot
757	Siberian Elm *	Ulmus pumila	11	Clear & Grub - Parking Lot
758	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot
759	Siberian Elm *	Ulmus pumila	12	Clear & Grub - Parking Lot
771	Siberian Elm *	Ulmus pumila	15	Clear & Grub - Parking Lot
772	Siberian Elm *	Ulmus pumila	14	Clear & Grub - Parking Lot
773	Eastern Red Cedar	Juniperus virginiana	7	Clear & Grub - Parking Lot
774	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot
776	Siberian Elm *	Ulmus pumila	13	Clear & Grub - Parking Lot
777	Cottonwood	Populus deltoides	10	Clear & Grub - Parking Lot
778	Siberian Elm *	Ulmus pumila	14	Clear & Grub - Parking Lot
779	Siberian Elm *	Ulmus pumila	8	Clear & Grub - Parking Lot
780	Cottonwood	Populus deltoides	10	Clear & Grub - Parking Lot
781	Siberian Elm *	Ulmus pumila	9	Clear & Grub - Parking Lot

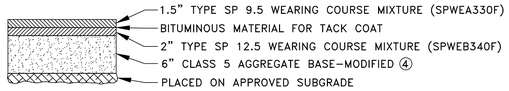
* Invasive Species

SIGNIFICANT TREE SUMMARY

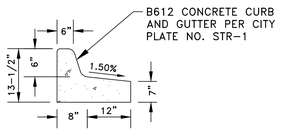
TOTAL SIGNIFICANT TREE DBH ON SITE:	589 INCHES
EXCLUDE (FOR POND, INVASIVES, ETC.):	470 INCHES
REQUIRED TO BE SAVED (30% X 119):	36 INCHES
PROPOSED TO BE SAVED:	16 INCHES



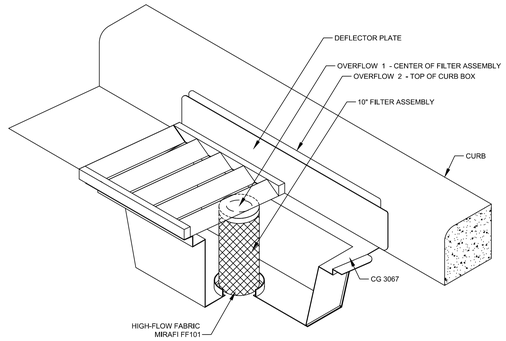
1 / C2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



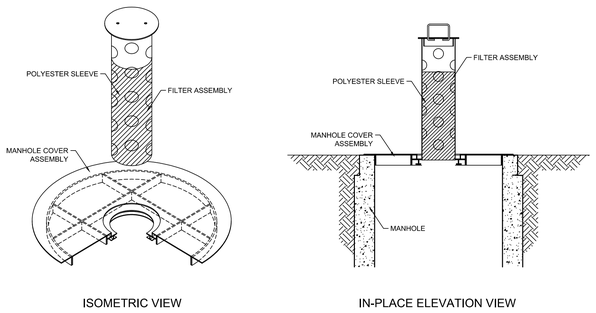
2 / C2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



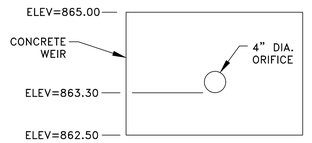
3 / C2 TIPOUT CURB DETAIL
NO SCALE



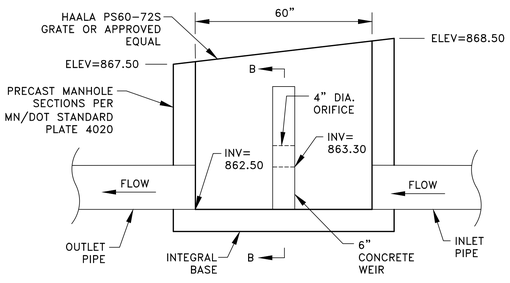
6 / C2 STORM DRAIN INLET PROTECTION TYPE 2 ②
POST-CURB



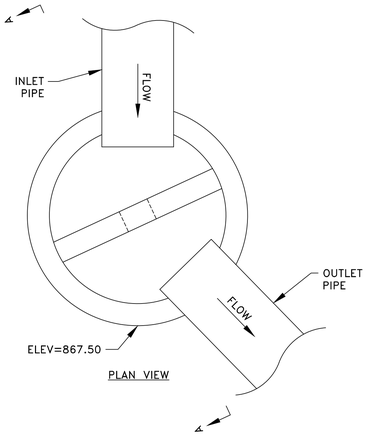
7 / C2 STORM DRAIN INLET PROTECTION TYPE 3 ③



SECTION B-B



SECTION A-A



PLAN VIEW

11 / C2 POND OUTLET STRUCTURE
NO SCALE

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EDGERRIN, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

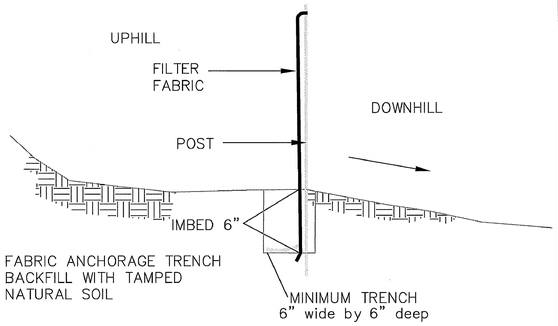
LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

CONSTRUCTION NOTES AND DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C10 SHEETS

3395.12

Jun 18, 2021 - 9:47am
K:\Prjts\TE\3395.12\ENGINEERING\3395I2_DETAIL.dwg



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

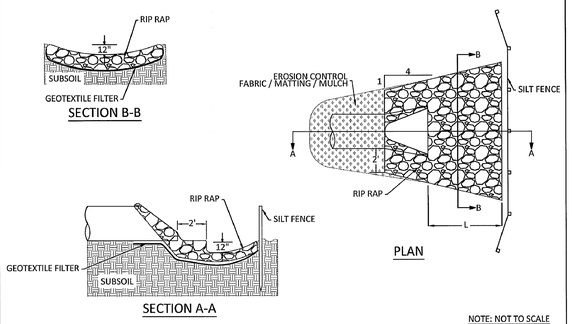
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



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

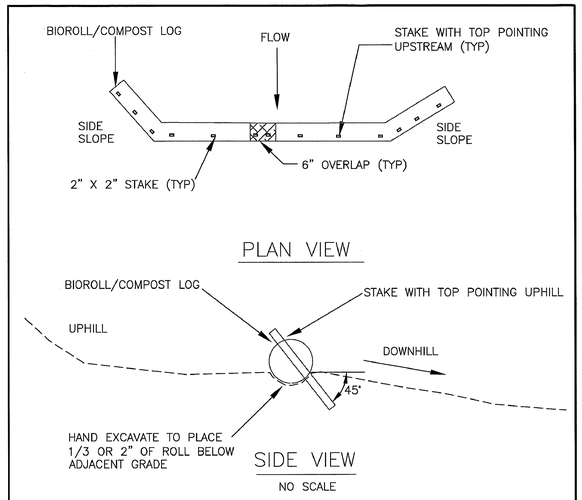
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



NO SCALE

NOTE:

STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

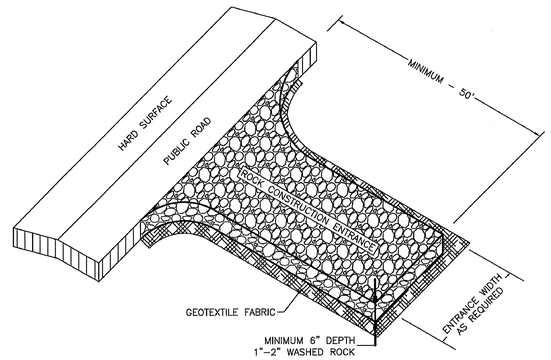
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

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.

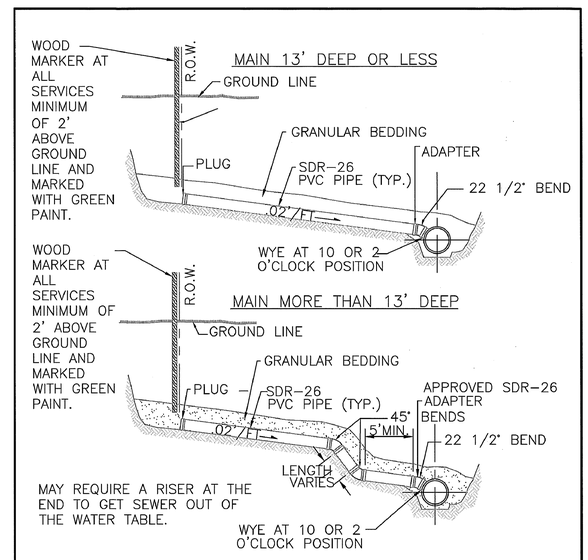
NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5



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.

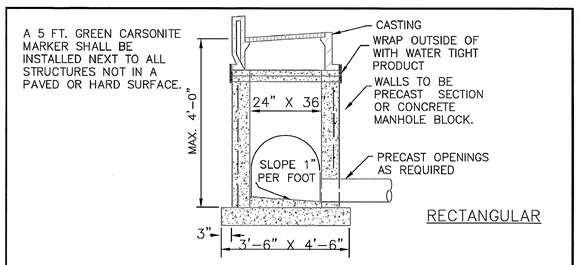
APPROVED: 4 – 2016

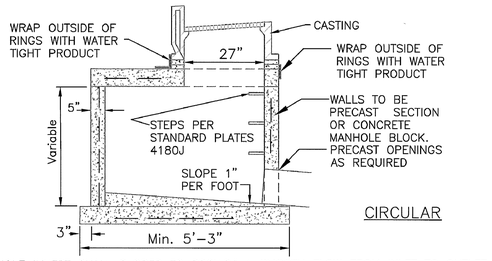
City of RAMSEY

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. SEW–3

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





NOTES:

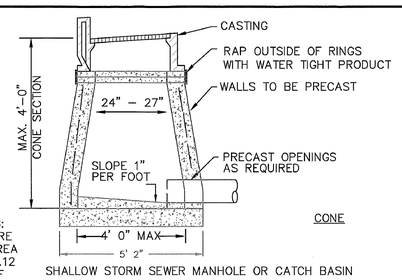
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE 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: 4 – 2007

City of RAMSEY

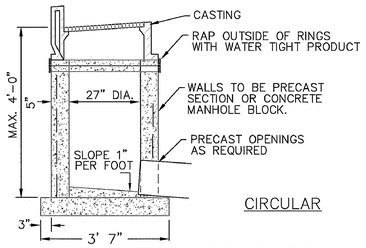
STANDARD DETAILS: CATCH BASIN

CITY PLATE No. STO–1



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



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: 6 – 2008

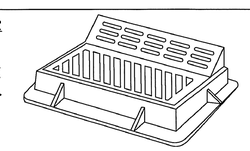
City of RAMSEY

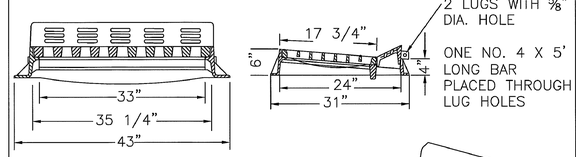
STANDARD DETAILS: STORM AREA INLET

CITY PLATE No. STO–2

NOTE: SURMOUNTABLE CURB & GUTTER

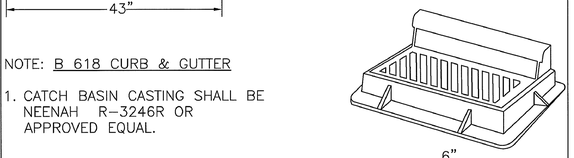
1. CATCH BASIN CASTING SHALL BE NEENAH R–3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R–3246R OR APPOVED EQUAL.

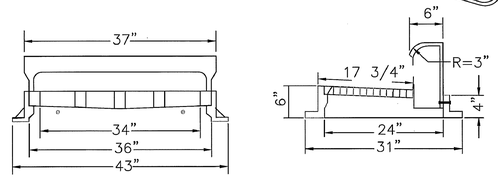




NOTE: B 618 CURB & GUTTER

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





STANDARD CATCHBASIN CASTING

APPROVED: 7 – 2016

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO–4

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EDGERRIN, P.E.

Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520
www.hakanson–anderson.com

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

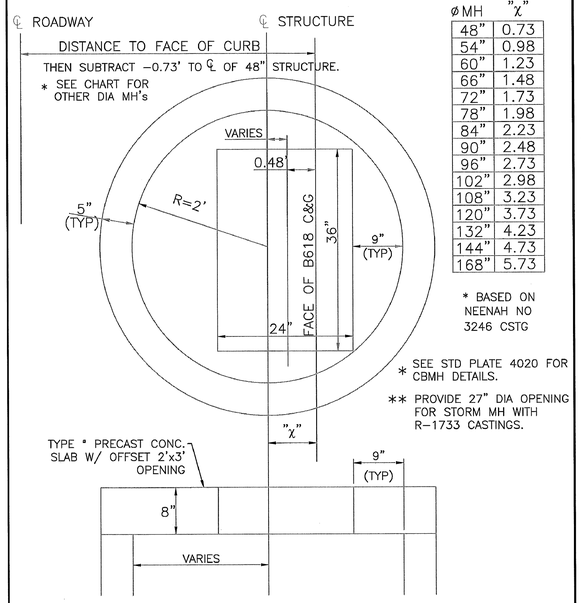
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C10 SHEETS

3395.12

Jun 18, 2021 – 8:48am
K:\PRIV\RE\3395.12\ENGINEERING\339512_DETAIL.dwg

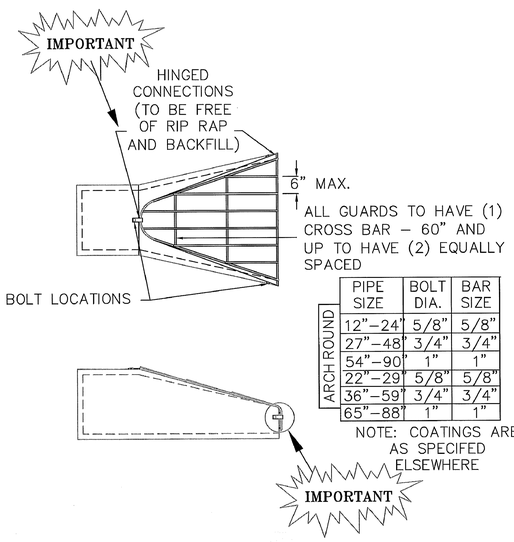


ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

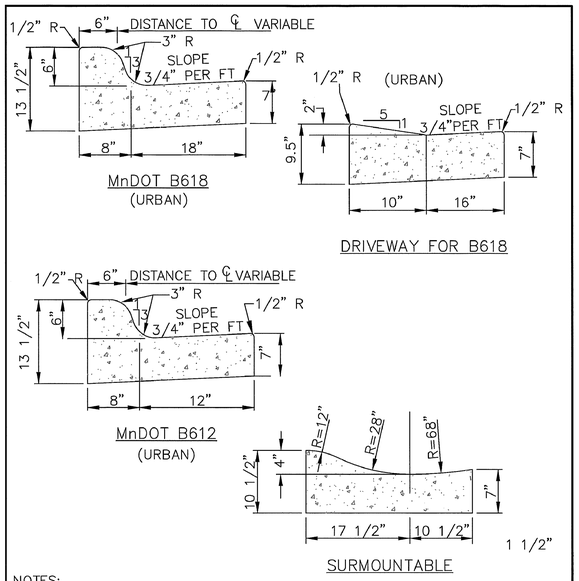
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



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"

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

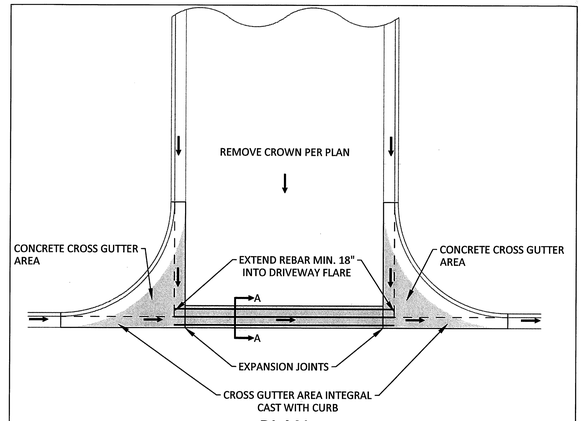
APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8



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.

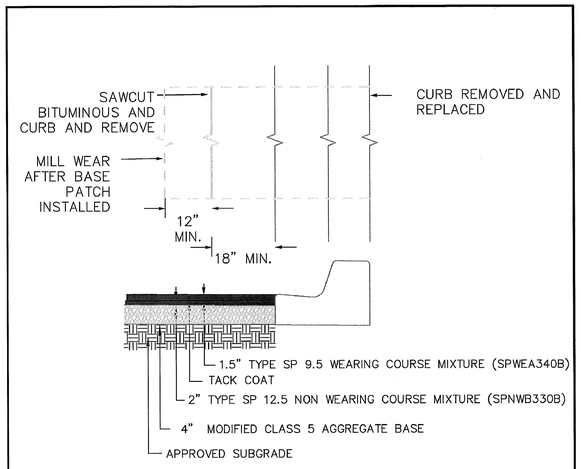
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR–1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR–2



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

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

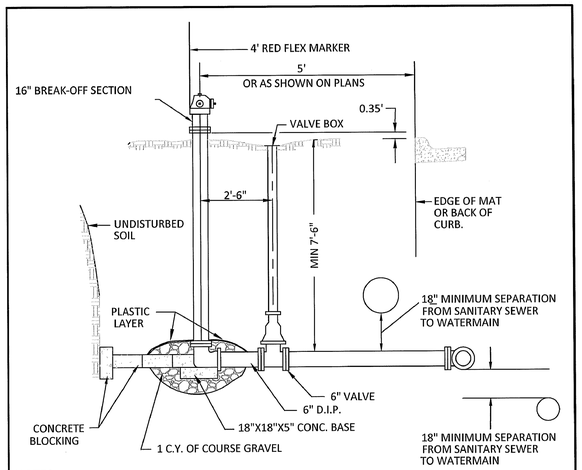
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

NOTES:

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

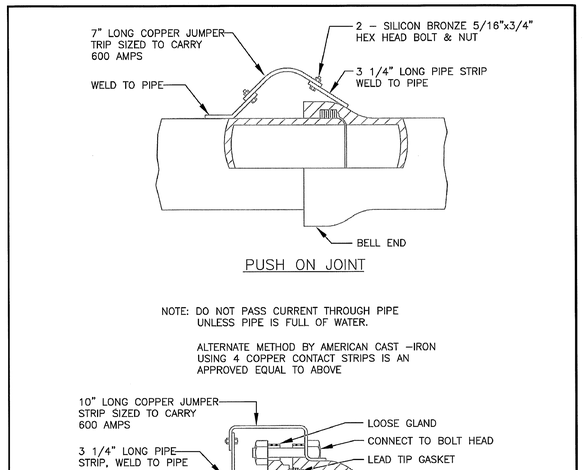
APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26



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



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

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EDGERRIN, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C10 SHEETS

3395.12

Jun 18, 2021 - 9:43am
K:\PRIVATE\3395.12\ENGINEERING\3395I2_DETAIL.dwg

GENERAL NOTES:

1. SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
4. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 2572.2.B. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.

② ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C2 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

LOT 1

LOT 2

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7 SB-8 SB-9 SB-10 SB-11

SUNWOOD DRIVE

JASPAR STREET

SAWCUT, MILL AND REMOVE BITUMINOUS PAVEMENT PER CITY PLATE NO. STR-25

REMOVE 6" DIP WATER SERVICE, GATE VALVE AND DIP TEE

SALVAGE SIGN

REMOVE CATCH BASIN AND STORM SEWER TO FIRST PIPE JOINT

SAN/MH RIM=867.96 INV=853.46

SAN/MH RIM=866.30 INV=853.00

SAN/MH RIM=865.92 INV=851.82

CB RIM=865.21 INV(S)=862.11

CB RIM=865.33 INV(S)=862.03 INV(N,E)=861.93

CB RIM=865.22 INV(S)=862.02 INV(W,E)=861.82

CB RIM=865.38 INV(E)=862.38 INV(W)=861.78 INV(N,S)=861.63

CB RIM=865.44 INV(W)=862.89

CB RIM=864.94 INV(S)=861.69

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- EXISTING CONCRETE CURB
- G GAS MAIN
- P-BUR BURIED ELECTRIC LINE
- T-BUR BURIED TELEPHONE LINE
- TV-BUR BURIED TELEVISION LINE
- FO-BUR BURIED FIBER OPTIC LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- X FENCE
- Ⓢ EXISTING SANITARY SEWER MANHOLE
- Ⓓ EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- CLEAR AND GRUB TREES
- REMOVE CONCRETE CURB
- SAWCUT BITUMINOUS PAVEMENT
- TREE PROTECTION FENCE ①
- XXX TREE NUMBER ②

N

SCALE 30 0 30 60 IN FEET

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EDGERRIN, P.E.

Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:40pm
K:\PRVA ES\3395.12\ENGINEERING\3395.12_EXISTING.dwg

14601 RAMSEY BOULEVARD NW
ZONING: E-2: EMPLOYMENT DISTRICT

OUTLOT A

UNASSIGNED ADDRESS
ZONING: E-2: EMPLOYMENT DISTRICT

LOT 1

FUTURE
51,983 SF
BUILDING
(229'X227')

PROPOSED
64,416 SF
BUILDING
(244'X264')

OUTLOT B

UNASSIGNED ADDRESS
ZONING: E-2: EMPLOYMENT DISTRICT

SUNWOOD DRIVE

7180 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

7100 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

JASPAR STREET

7000 SUNWOOD DRIVE NW
ZONING: E-2: EMPLOYMENT DISTRICT

LEGAL DESCRIPTION
LOT 1, BLOCK 1-KNOLL PROPERTIES SECOND ADDITION

ZONING: E-2: EMPLOYMENT DISTRICT
FRONT YARD SETBACK: 35'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
PARKING SETBACK FROM RIGHT-OF-WAY: 20'

LOT SUMMARY

TOTAL LOT AREA=	402,943 SF	
TOTAL DISTURBED AREA=	401,159 SF	
PRE-CONSTRUCTION IMPERVIOUS AREA=	3,547 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	292,632 SF	(73%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	116,399 SF	(29%)
GREEN SPACE AREA	110,311 SF	(27%)

ESTIMATED NUMBER OF EMPLOYEES-PHASE 1= 10 OFFICE EMPLOYEES
45 INDUSTRIAL EMPLOYEES

PHASE 1 OFFICE SPACE=	12,922 SF
PHASE 1 WAREHOUSE SPACE=	51,972 SF
REQUIRED PARKING STALLS (OFFICE=1 STALL/300 SF)=	43 STALLS
REQUIRED PARKING STALLS (WAREHOUSE=1 STALL/1000 SF)=	52 STALLS
TOTAL REQUIRED PARKING STALLS-PHASE 1=	95 STALLS
TOTAL PROPOSED PARKING STALLS=	192 STALLS

LEGEND
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (XX) PARKING STALL QUANTITY

SIGN LEGEND

(1) PARKING VEHICLE 1 ID. REQUIRED UP TO $200 FINE FOR VIOLATION — R7-8m 12"X18"

(2) ACCESS AISLE / NO PARKING — 12"X18"

SCALE IN FEET: 30 0 30 60

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. ENDERICHS, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:51pm
K:\PRJ\HA\3395.12\ENGINEERING\3395.12_SITE.dwg

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C9 FOR THE UTILITY PLAN.
4. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
5. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS. SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING, INC. FOR ADDITIONAL INFORMATION.
8. MAXIMUM FINISHED GRADES SLOPES SHALL BE 4:1.
9. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER. SEE SHEET C8 FOR RETAINING WALL GRADES.
② PLACE RIPRAP PER CITY PLATE NO. ERO-3.
③ CONSTRUCT INFILTRATION BASIN PER (10/C2).
④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
⑤ PLACE RIPRAP PER (4/C2).
⑥ CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

B612 CONCRETE CURB AND GUTTER PER CITY PLATE NO. STR-1 (TYP.)

RETAINING WALL ①

SB-1 SB-2 SB-3 SB-4 SB-5 SB-6 SB-7 SB-8 SB-9 SB-10 SB-11

CONSTRUCT SIDEWALK PER (9/C2)

FUTURE ADDITION FINISHED FLOOR ELEVATION=870.4

FINISHED FLOOR ELEVATION=870.4

18.7 CY CLASS III RIPRAP OVER 57.8 SY TYPE IV GEOTEXTILE FILTER ②

CHECK DAM-14 CY CLASS III RIPRAP OVER 54 SY TYPE IV GEOTEXTILE FILTER ⑤

INFILTRATION BASIN ③⑥
GWE=857.8
BOTTOM=862.0
OUTLET=863.3
100-YR HWL=866.6

CONSTRUCT CROSS GUTTER PER CITY PLATE NO. STR-2

CONSTRUCT CROSS GUTTER PER CITY PLATE NO. STR-2

INSTALL SALVAGED SIGN

SUNWOOD DRIVE

JASPAR STREET

N

SCALE 30 0 30 60 IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONTOUR
- EXISTING CONCRETE CURB
- GAS MAIN
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- BURIED TELEVISION LINE
- BURIED FIBER OPTIC LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- LIGHT POLE
- SIGN
- DECIDUOUS AND CONIFEROUS TREES
- SB-X APPROXIMATE SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED RIPRAP
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- TREE PROTECTION FENCE
- STORM DRAIN INLET PROTECTION DEVICE PER (5/C2), (6/C2) AND (7/C2)
- PROPOSED TIPOUT CURB PER (3/C2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④
- DRAINAGE ARROW
- DETAIL NUMBER (1/2)
- SHEET NUMBER

DATE	REVISION	DATE	REVISION

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

Date 6/18/21 TIMOTHY A. EDBERGHS, P.E. Lic. No. 43362

DESIGNED BY:	TAE
DRAWN BY:	TAE
CHECKED BY:	CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C10 SHEETS

3395.12

Jun 18, 2021 – 8:51am
K:\PRYM_ATL\3395.12\ENGINEERING\3395I2_GRADING.dwg

LEGEND

PROPOSED TIPOUT CURB PER (3/C2)

DRAINAGE ARROW

T-XXX.XX — TOP OF RETAINING WALL ELEVATION

B-XXX.XX — GROUND ELEVATION AT BASE OF RETAINING WALL

GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION

TC= XXX.XX — PROPOSED TOP OF CURB ELEVATION

BIT= XXX.XX — PROPOSED SPOT ELEVATION (BITUMINOUS)

CONC= XXX.XX — PROPOSED SPOT ELEVATION (CONCRETE)

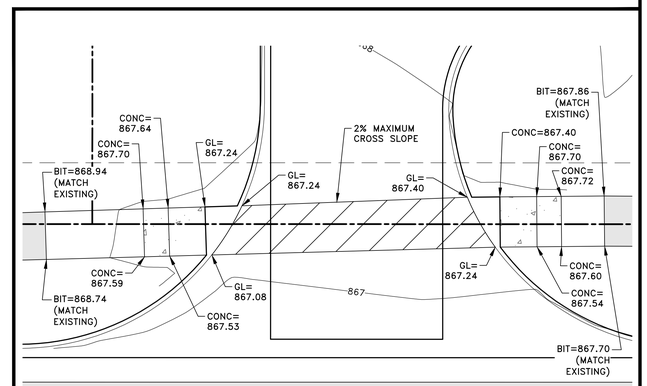
BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING

FUTURE ADDITION
FINISHED FLOOR
ELEVATION=870.4

FINISHED FLOOR
ELEVATION=870.4

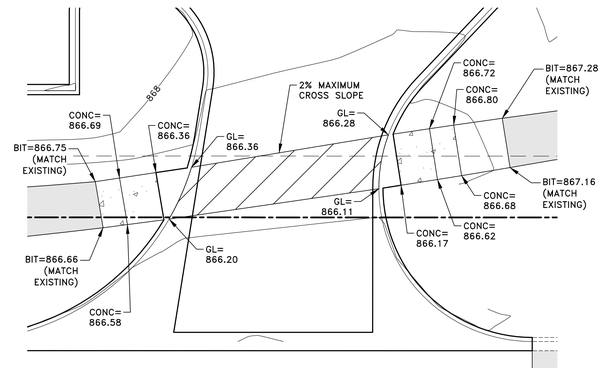
SUNWOOD DRIVE

JASPAR STREET



10 0 10 20
SCALE IN FEET

1 / C8 WEST PEDESTRIAN CURB RAMPS
NO SCALE



10 0 10 20
SCALE IN FEET

2 / C8 EAST PEDESTRIAN CURB RAMPS
NO SCALE

30 0 30 60
SCALE IN FEET

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EGGERTHS, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

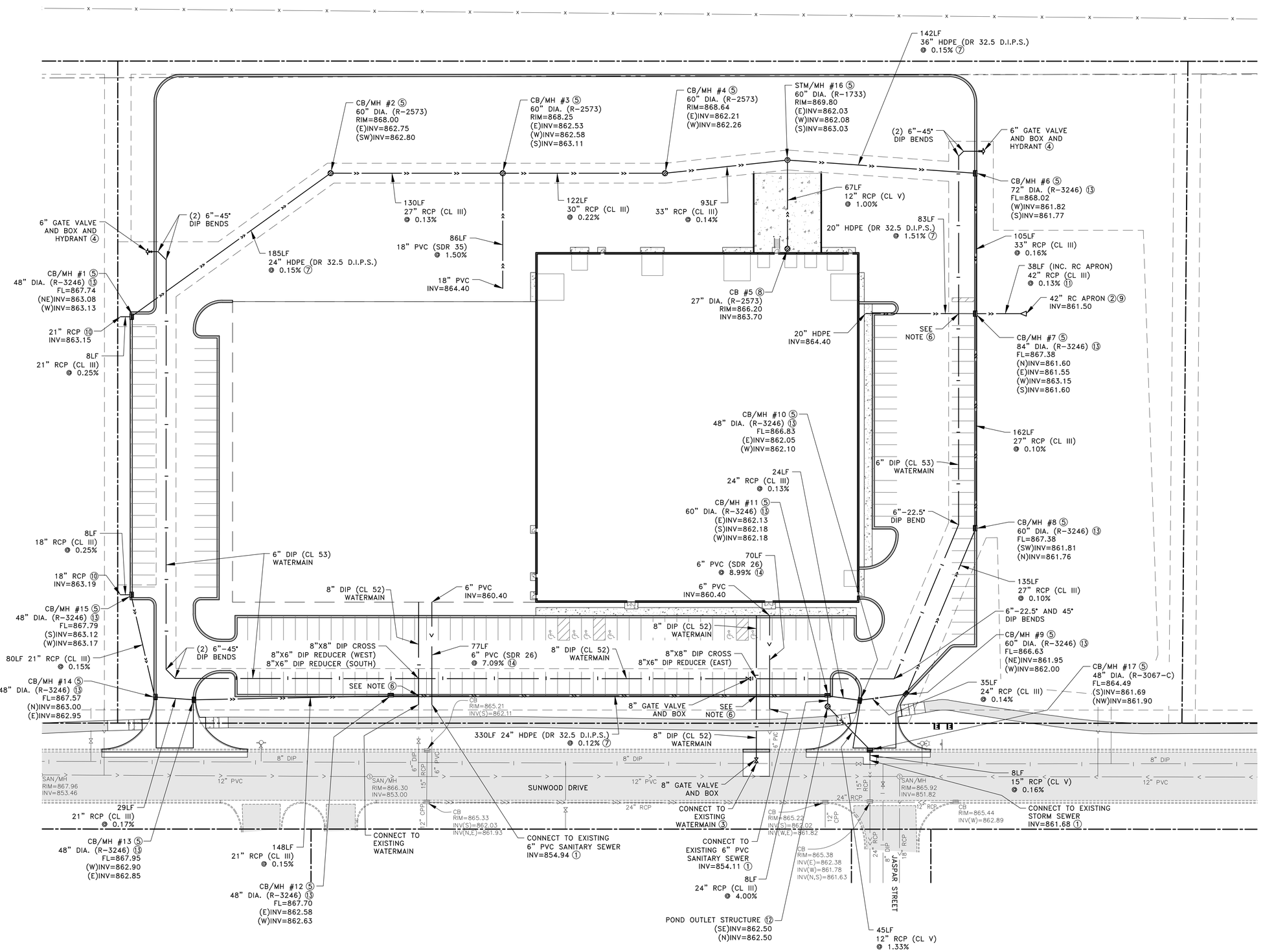
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:54am
K:\PROJECTS\3395.12\ENGINEERING\3395.12_STAKING.dwg



GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ALL THE COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MANHOLE COVERS WITH A 2'X3' OPENING SHALL BE PER CITY PLATE NO. STO-5.
3. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATERMAIN.
4. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
5. CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE WORK IN SUNWOOD DRIVE. PLAN SHALL BE SUBMITTED TO THE CITY OF RAMSEY A MINIMUM OF 7 DAYS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
② PLACE A TEMPORARY PLUG IN THE STORM SEWER UNTIL THE CONTRIBUTING DRAINAGE AREA AND THE INFILTRATION BASIN HAVE PERMANENT COVER.
③ WATER SERVICE CONNECTION SHALL INCLUDE CUTTING IN AN 8"X8" DIP TEE AND CONNECTING TO THE EXISTING WATERMAIN WITH 8" DIP SLEEVES. CONTRACTOR SHALL NOTIFY THE CITY OF RAMSEY AND AFFECTED BUSINESSES A MINIMUM OF 3 DAYS PRIOR TO SHUTTING THE WATER OFF TO ANY PROPERTIES.
④ CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
⑤ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
⑥ CONSTRUCT WATERMAIN SUCH THAT THERE ARE NO PIPE JOINTS WITHIN 10 FEET OF THE STORM SEWER CROSSING.
⑦ HDPE PIPE SHALL MEET THE REQUIREMENTS OF ASTM F 714.
⑧ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-2.
⑨ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
⑩ BULKHEAD PIPE WITH A GASKETED CONCRETE PLUG.
⑪ TIE ALL PIPE JOINTS.
⑫ CONSTRUCT STRUCTURE PER (11/C2).
⑬ CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
⑭ CONSTRUCT SEWER SERVICE PER CITY PLATE NO. SEW-3.

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EDBERG, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

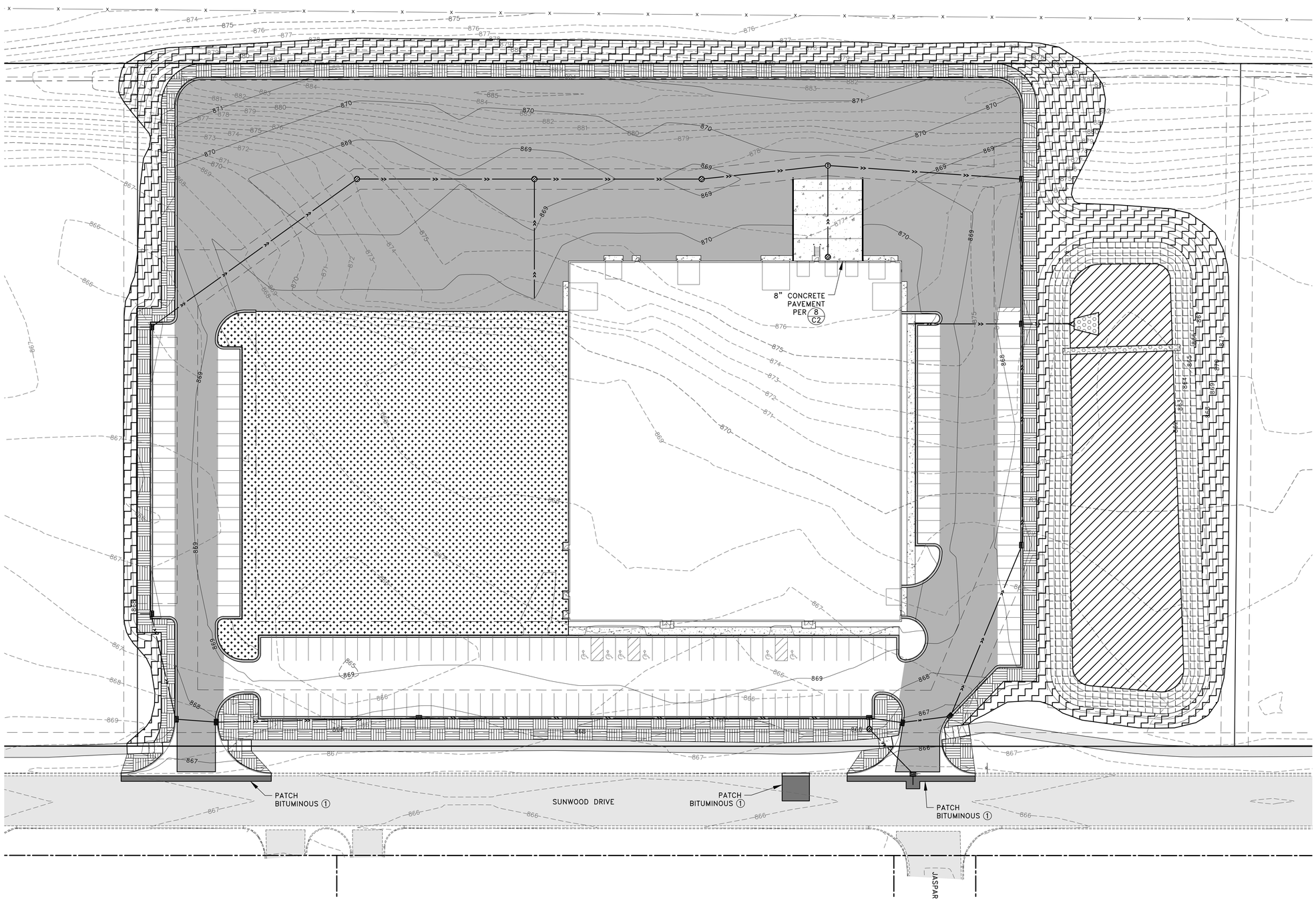
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:47pm
K:\PRJTA ES\3395.12\ENGINEERING\3395.12_UTILITY.dwg



LEGEND

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT PER 1/C2
- SEED MIX 25-131 (220 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) CATEGORY 0 EROSION CONTROL BLANKET TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE) HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE) TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. UNLESS NOTED, ALL BITUMINOUS PAVEMENT SHALL BE LIGHT DUTY PER 2/C2.
2. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE 11/C2 FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.

REFERENCE NOTES:

1. BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON SUNWOOD DRIVE. BASED ON THE RECORD PLANS FOR SUNWOOD DRIVE, THE EXISTING PAVEMENT SECTION IS 1.5" BITUMINOUS WEAR COURSE, 2" BITUMINOUS NON WEAR COURSE AND 5" AGGREGATE BASE.

N

30 0 30 60
SCALE IN FEET

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EDGERRS, P.E.
Date 6/18/21 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

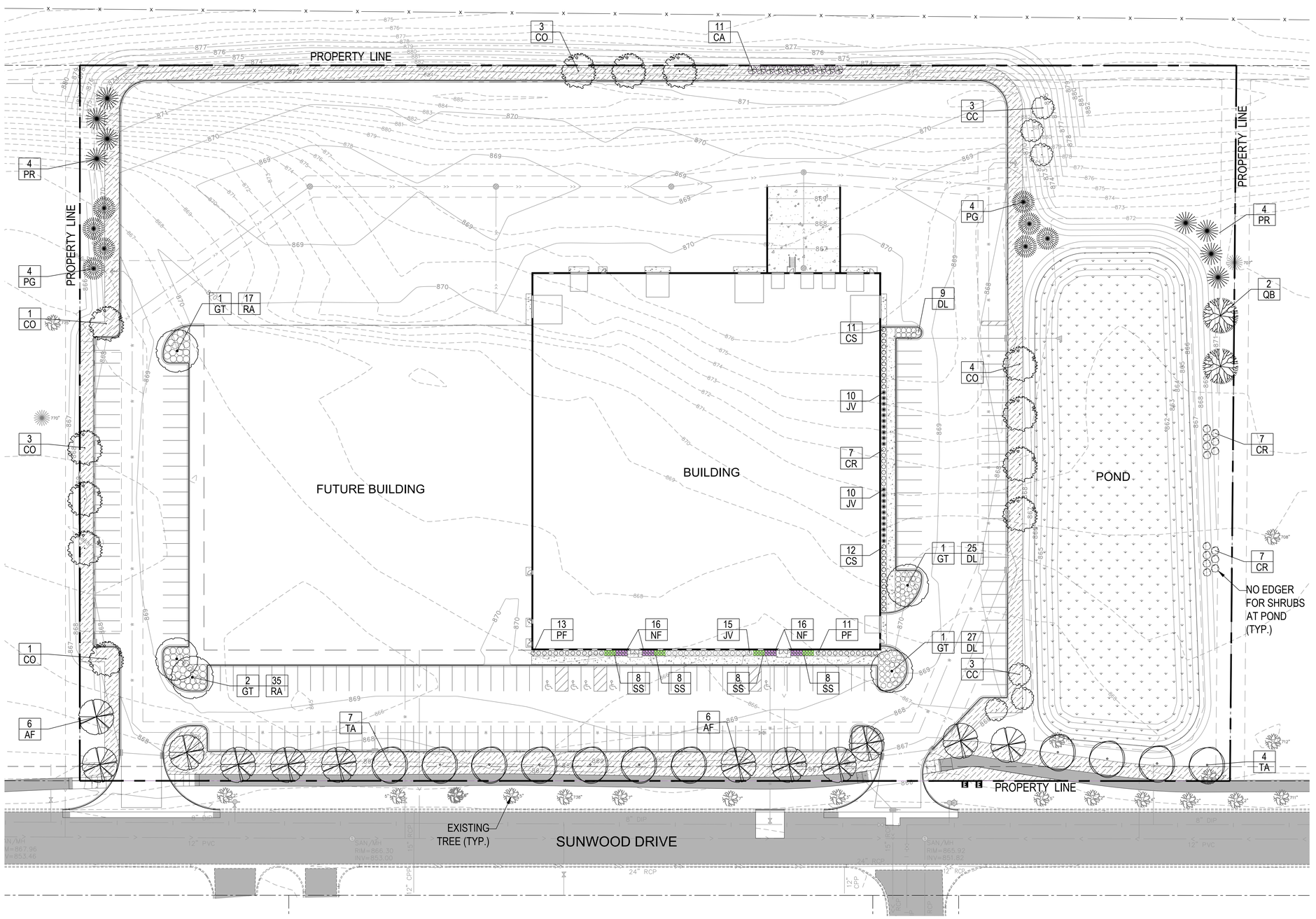
PAVING AND RESTORATION PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C10 SHEETS

3395.12

Jun 18, 2021 - 8:54pm
K:\PRIVATE\3395.12\ENGINEERING\3395.12_RESTORATION.dwg



LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS

LOT PERIMETER: 2612 LF/50 LF = 52 TREES

BUILDING FOOTPRINT: 64,414 SF/1,000 SF = 64 TREES

E-2 EMPLOYMENT DISTRICT

PLANTS BASED ON 64,000 SF BUILDING FOOTPRINT	REQUIRED	ON THIS PLAN
DECIDUOUS/CONIFEROUS TREES PER 1,000 SF (INCLUDES 23 EXISTING OVERSTORY TREES)	64	64
SHRUBS PER 300 SF	215	227
TREE DISTRIBUTION	**REQUIRED**	
OVERSTORY TREES ≥ 25%	≥ 16	43
CONIFER TREES ≥ 25%	≥ 16	16
ORNAMENTAL TREES ≤ 25%	≤ 16	6
OVERSTORY TREES ADJACENT TO PUBLIC R.O.W.	**REQUIRED**	
PUBLIC R.O.W. 804 LF/35 LF	23	23
PARKING LOT LANDSCAPING - 192 STALLS	**REQUIRED**	
1 TREE PER 10 STALLS	19	29

NOTES:
1. SEE SHEET L2 FOR PLANT SCHEDULE, PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. RESTORE ALL DISTURBED AREAS WITH MNDOT LOW MAINTENANCE TURF MIX 25-131 UNLESS OTHERWISE NOTED.

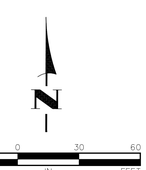
LEGEND

SOD 10' STRIP BEHIND ALL CURBS

MNDOT NATIVE SEED MIX 33-262 POND AREAS

PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
		OVERSTORY TREES			
12	AF	**Acer x freemanii 'Jeffersred'**	2.5" cal.	BB	space 35' o.c.
		Autumn Blaze maple			straight trunk, single leader
12	CO	**Celtis occidentalis**	2.5" cal.	BB	space 35' o.c.
		Hackberry			straight trunk, single leader
5	GT	**Gleditsia triacanthos inermis 'Skycole'**	2.5" cal.	BB	see plan for spacing
		Skyline honeylocust			straight trunk, single leader
11	TA	**Tilia americana 'McKSentry'**	2.5" cal.	BB	space 35' o.c.
		American Sentry linden			straight trunk, single leader
2	QB	**Quercus bicolor**	2.5" cal.	BB	space 35' o.c.
		Swamp white oak			straight trunk, single leader
		ORNAMENTAL TREES			
6	CC	**Crataegus crusgallis inermis**	2" cal.	BB	space 16' o.c.
		Thornless hawthorne			straight trunk, single leader
		EVERGREEN TREES			
8	PG	**Picea glauca densata**	6' ht.	BB	space 16' o.c.
		Black Hills Spruce			straight trunk, single leader
8	PR	**Pinus resinosa**	6' ht.	BB	space 16' o.c.
		Red pine			straight trunk, single leader
		SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
11	CA	**Corylus americana**	#5	cont.	space 6' o.c.
		American hazelnut			
14	CR	**Cornus racemosa**	#5	cont.	space 6' o.c.
		Gray dogwood			
30	CS	**Cornus sericea 'Alleman's Compact'**	#5	cont.	space 4' o.c.
		Alleman's compact redtwig dogwood			
61	DL	**Diervilla lonicera**	#5	cont.	space 3.5' o.c.
		Dwarf bush honehsuckle			
35	JV	**Juniperus virginiana 'Grey Owl'**	#5	cont.	space 4' o.c.
		Grey Owl juniper			
24	PO	**Potentilla fruticosa 'Goldfinger**	#5	cont.	space 4' o.c.
		Goldfinger potentilla			
52	RA	**Rhus aromatica 'Gro-Low'**	#5	cont.	space 4.5' o.c.
		Gro-Low fragrant sumac			
		PERENNIALS			
32	NF	**Nepeta fassenii 'Walker's Low'**	#1	cont.	space 2' o.c.
		Walker's Low catmint			
32	SS	**Schizachyrium scoparium**	#1	cont.	space 2' o.c.
		Little bluestem			



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet
Signature: Carmen Simonet
License # 24236 Date: 06.18.2021

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

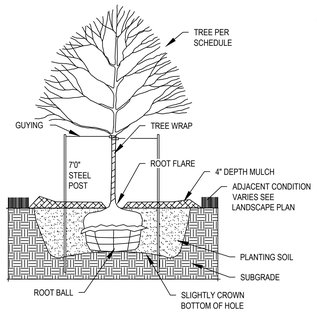
LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L2 SHEETS

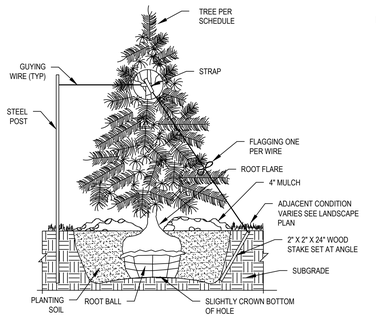
3395.12

PLANTING DETAILS



NOTES:
1. Remove dead or damaged branches. Retain the natural form of the tree. Do not cut the leader.
2. Width of planting hole: 18" min. larger than root ball, on all sides.
3. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
4. Scarify bottom and sides of hole prior to planting.
5. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plants and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk.
12. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post with 10 gauge wire. Remove within one year.
13. Wrap trunk in fall, remove wrap in spring.
14. Refer to plan and specs. for additional information.

1 L2 TREE PLANTING DETAIL
NOT TO SCALE



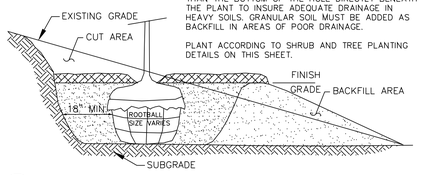
NOTES:
1. Width of planting hole: 18" min. larger than root ball, on all sides.
2. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
3. Scarify bottom and sides of hole prior to planting.
4. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plant and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk or branches.
12. Two alternate methods of staking trees are illustrated in detail.
13. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post or stake with 10 gauge wire. Remove within one year.
14. Refer to plan and specs. for additional information.

2 L2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

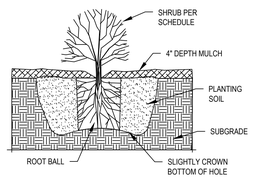
NOTES:

EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

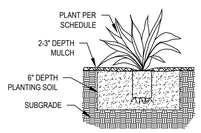


3 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE



NOTES:
1. Dig shrub hole 12" min. larger than container size, all sides.
2. Scarify bottom and sides of hole prior to planting.
3. Remove dead or damaged branches. Retain the natural form of the shrub.
4. Hand loosen roots of containerized material. Score outside of soil mass to redirect circling fibrous roots.
5. Set shrub on undisturbed soil or on thoroughly compacted planting soil. Install plant so the top of the root flare is at or up to 2" above the finished grade.
6. Plumb and backfill with planting soil. Thoroughly water in shrub prior to placing mulch.
7. Place double shredded hardwood mulch. Do not place any mulch on vegetation or in contact with trunk/stems.
8. Refer to plan and specs. for additional information.

4 L2 SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. Plant into prepared planting bed.
2. Plant at same depth as in container.
3. Place double shredded hardwood mulch over perennial bed. Do not place any mulch on vegetation.
4. Thoroughly water in plants.
5. Refer to plan and specs. for additional information.

5 L2 PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
   - A. Mn/DOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2018 Edition.
   - B. American Standard for Nursery Stock, ANSI Z60.1-2014.
   - C. ASTM, American Society for Testing and Materials.

2. QUALITY ASSURANCE
   - A. Work shall be performed by a landscape contractor with extensive horticultural knowledge, and a min. of 3 years experience.
   - B. Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
   - C. Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.

3. PRODUCTS
   - A. Plants: Provide as specified on Plant Schedule. All shrubs shall be a minimum of 24" height or width at time of installation.
   - B. Edging: Steel edging: 3/16" x 4" w/ 15" stakes, black color, Sure-loc or equal.
   - C. Mulch: Double shredded hardwood mulch.
   - D. Water: Contractor to provide.
   - E. Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to Mn/DOT 3877.2 loam topsoil borrow, 3877-2 amended as follows: no more than 35% sand.
   - F. Compost: Conforming to Mn/DOT 3890.2, Grade 2.
   - G. Tree Wrap: Two-ply weather resistant paper product.

4. PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.

5. EXECUTION
   - A. Prior to digging, Contractor to have utilities located.
   - B. Contractor to notify Landscape Architect 3 days in advance of when planting work will occur.
   - C. Plant into prepared planting beds.
   - D. Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
   - E. Separate all shrub and perennial beds from sod areas with edger, unless otherwise noted.
   - F. Clean-up entire site following planting operations.

6. ACCEPTANCE OF PLANTING WORK
   - A. Contractor to notify Owner when planting work is complete for review and punch list.
   - B. Contractor to water and maintain the trees, shrubs and perennials until Owner Acceptance.
   - C. Owner will give Acceptance of Work following satisfactory correction of punch list items.
   - D. Watering and regular landscape maintenance of trees, shrubs and perennials will be Owners responsibility following owner acceptance of work.

7. GUARANTEE PERIOD
   - A. Contractor to warranty trees, shrubs and perennials for **two years** following acceptance of Work by Owner.
   - B. Contractor to maintain the trees in a plumb position throughout the guarantee period.
   - C. Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
   - D. Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

TURF ESTABLISHMENT

1. GENERAL
- A. Description: Sod areas identified on the plan and install turf seed over all disturbed soils not called out for other plant material.
- B. References:
  - (1) MnDOT - Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition.
  - (2) MnDOT Seeding Manual 2014 Edition.
- C. Quality Assurance
  - (1) Contractor to have a minimum of 3 years of experience in sod and turf seed establishment. All crews to be under the supervision of a foreman with sod and turf seeding establishment.

2. PRODUCTS
- A. Sod: Drought tolerant, strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
- B. Turf Seed mix: MnDOT 25-131, conforming to MnDOT 3876.2 requirements.
- C. Delivery and Storage of Seed: Contractor shall protect seed from weather or other conditions which would damage or impair the product.
- D. Topsoil shall be free from noxious weeds, stones, lime, concrete, ashes, slag, or other deleterious matter and shall be well drained, conforming to MnDOT 3877.2,A, Common Topsoil Borrow, table 3877-1 amended as follows: no more than 35% sand.
- E. Fertilizer: Slow release 5-10-5 starter fertilizer.
- F. Mulch: Straw Mulch: MnDOT 3882.2, Type 1.
- G. Erosion Control Blanket: MnDOT 3885.2, table 3885-1, Excelsior blanket 0S.
- H. Water: Contractor to provide.

3. SOIL PREPARATIONS
- A. Cover all areas to be sodded and seeded with a uniform 4 inches of topsoil. Install in 2 lifts, mixing the first layer with the subsoil.
- B. Areas to be sodded to be brought to within thickness of sod at finished grade, with allowance for settlement of the fill.
- C. Immediately prior to sodding and seeding, loosen topsoil to minimum depth of 3"
- D. On slopes operate cultivating equipment at right angles to the direction of surface drainage.
- E. Contractor to work all areas to receive sod and seed until the soil is smooth and an even grade is established. Fill all holes, depressions and rivulets to ensure an even grade and that proper elevation is established. Fill material shall be compacted sufficiently to provide uniform density and to resist erosion. Remove all rubble, sticks, branches, stones and other extraneous material over 1/2" in diameter on the surface prior to sodding and seeding.
- F. For all areas to be sodded and seeded work in dry, free flowing slow release starter fertilizer into the top 1 inches of soil.

4. SODDING
- A. Conduct work under favorable weather conditions. Contractor shall not work soil when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form or that clods will not break readily. Do not work soil when muddy or frozen.
- B. Install sod under favorable weather conditions, do not sod if ground is frozen or sod is dormant.
- C. Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
- D. Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
- E. Stake sod placed on slopes greater than 3:1.

5. TURF SEEDING
- A. Conduct seeding operations under favorable weather conditions. Dates may be adjusted depending on prevailing weather conditions:
  - (1) Spring seeding to occur between April 1 to June 1
  - (2) Fall seeding to occur between July 20 to Sept. 20
- B. Mechanically sow seed at a PLS rate of 220 lbs/ac with a uniform distribution over all disturbed soils not called out on plan for other plant material.
- C. Firm the seedbed immediately following seeding and prior to mulching using a roller or cultipacker.
- D. Mechanically spread mulch over all exposed soil to provide a 90% uniform soil coverage. Follow mulching with disk anchoring.
- E. Install erosion control blanket in drainage swales and on slopes 3:1 or greater, conforming to MnDOT 2575.3,G.2.
- F. Keep vehicle and equipment off seeded and mulched areas. Keep foot traffic to a minimum.
- G. Provide water at a rate and frequency as necessary to initiate rooting, and until the work is accepted by Owner.

6. MAINTENANCE AND ESTABLISHMENT OF SOD
- A. Contractor to notify Owner when sod work is complete. Contractor to maintain all sod areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the sod, for a minimum of 30 days after installation. During the maintenance period, replace sod that is dried, dead, damaged, displaced, weakened, or infested with 50% or more weeds.
- B. Any sod that does not show definite growth and establishment 30 days after installation shall be replaced and established by the Contractor at no additional expense to Owner.

7. MAINTENANCE AND ESTABLISHMENT OF TURF SEED
- A. Contractor to notify Owner when seed work is complete. The Contractor is responsible for maintaining all seeded areas by watering, weeding, etc. for 45 days or until it is evident that the seed has germinated and has established an adequate protective cover.
- B. Contractor to reseed and establish any turf seed areas that have not adequately established, including areas that are dead, weakened, or infested with 50% weeds, at no additional expense to Owner.

8. CLEAN UP
- A. Remove all debris resulting from sodding and seeding activities and dispose of properly. Restore all areas disturbed by sodding and seeding operations to their original condition.

TALLGRASS SEED ESTABLISHMENT

1. GENERAL
   - A. Description of Work: Seeding and establishment of tallgrass groundcover in the pond areas.
   - B. References:
     - (1) MnDOT - Minnesota Department of Transportation Standard Specifications for Construction, 2018 Edition.
     - (2) MnDOT Seeding Manual 2014 Edition.
   - C. Quality Assurance
     - (1) Qualifications: Contractor to have a minimum of five years of experience in prairie seed establishment. All crews to be under the supervision of a foreman with prairie seed establishment and have extensive plant knowledge.
     - (2) Pre-qualified contractors:
       - Minnesota Native Landscapes, Foley, MN
       - Prairie Restoration, Princeton, MN
       - Natural Shore Technologies, Maple Plain, MN

2. PRODUCTS
   - A. Topsoil: Provide friable topsoil, free from weeds, stones, lime, concrete, ashes, slag, or other deleterious matter, conforming to MnDOT 3877.2, A, Common Topsoil Borrow, table 3877-1 amended as follows: no more than 35% sand.
   - B. Compost: Shall meet the requirements of MnDOT 3890.2, Grade 2.
   - C. Native Seed Mix: MnDOT seed mix 33-262, conforming to MnDOT 3876.2 requirements.
   - D. Delivery and Storage of Seed: Contractor shall protect seed from weather or other conditions which would damage or impair the product.
   - E. Mulch: MnDOT 3882.2, Type 3 straw mulch.
   - F. Erosion Control Blanket: MnDOT 3885.2, table 3885-1, Excelsior blanket 0S.
   - G. Water: Contractor to provide.

3. TIME OF PLANTING
   - A. Planting operations are to be conducted under favorable weather conditions. Season of planting can be extended based on current weather patterns.
   - B. Native plant seeding: May 15 to July 15.

4. SITE PREPARATION
   - A. Verify finished grade is complete and ready for seeding work.
   - B. Prior to cultivation, Contractor shall examine site and verify that all vegetation is brown.
   - C. If unwanted vegetation exists, Contractor to remove it, using a broad spectrum, non-persistent herbicide such as glyphosate.
   - D. Spray in proper weather conditions. Reapply initial spray if it does not take.
   - E. Contractor shall disk topsoil as required to achieve compaction of less than five pounds per square inch and smooth-drag as needed for planting purposes.
   - F. Contractor shall not work soil when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Apply water if necessary, to bring soil to an optimum moisture content for tilling. Do not work soil when muddy or frozen.
   - G. Contractor shall use equipment of appropriate size and low ground pressure equipment to achieve a relatively smooth soil surface free of high areas, depressions and tracks, and to minimize soil compaction.

5. SEEDING
   - A. Mechanically seed the areas as identified on the Drawings, at a PLS rate of 44 lbs/ac, with a uniform distribution, conforming to MnDOT 2575.3, B3.
   - B. Install erosion control blanket over the newly seeded areas, conforming to MnDOT 2575.3, G2.

6. CLEAN-UP
   - A. Contractor shall clean up and remove deleterious materials and debris from the entire work area prior to final completion.

7. REVIEW AND PRELIMINARY ACCEPTANCE
   - A. Contractor to notify Owner when work is complete to request a review and punch list by Landscape Architect.
   - B. Owner to give Preliminary Acceptance of the work following satisfactory correction of punch list items.
   - C. The 60 day Establishment Period will commence upon the date given for Preliminary Acceptance.

8. MAINTENANCE - 60 DAY ESTABLISHMENT PERIOD
   - A. Native Seed Area:
     - Water: Keep topsoil moist for the first 6 weeks to ensure good germination.
     - Mow to 6" height when annual weed growth reaches 1' height.
     - Weed: Spot spray thistles and other invasive species, and reseed.
     - Reseed bare areas that are 9 square feet or larger.

9. REVIEW AND FINAL ACCEPTANCE
   - A. At the end of the 60 day establishment period, Contractor to contact Owner to request a review by the Landscape Architect.
   - B. Landscape Architect will recommend Owner accept the work when the project meets the following establishment standards:
     - Native Seed Areas: Seedlings of 3 dominant prairie grasses (species with highest seeding rates) and 3 forbs are found widely dispersed throughout seeded area.
     - Native seed area is free of bare spots larger than 9 square feet.
     - Plantings that do not show definite growth and establishment during the 60 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.
     - Seeded areas not meeting the coverage standards during the 60 day establishment period, to be reseeded and maintained following the specifications.
   - C. Following Final Acceptance of Work, Owner will take over on-going maintenance of newly established tallgrass seeded areas.

IRRIGATION

1. DESCRIPTION
   - A. Work includes: design, furnish, and install complete, fully automatic and programmable underground irrigation system, capable of alternate date watering for all landscape areas excluding the native tallgrass areas. The system shall provide full coverage with uniform levels of total precipitation throughout all irrigated areas.
   - B. The system is to include water efficient technologies including: a WaterSense labeled controller, a flow meter, soil moisture and/or evapotranspiration (ET) sensors, a rain sensor, and be calibrated to meet all applicable City Codes.
   - C. Dripline to be used in beds adjacent to building and in parking lot islands.
   - D. The system is to meet state department of health standards and have a backflow preventer.
   - E. Materials, equipment, and methods of design and installation shall comply with, but not be limited to, the following codes and standards:
     - All local and state laws and ordinances, and with all the established codes applicable thereto.
     - National Electrical Code.
     - American Society for Testing and Materials (ASTM).
     - National Sanitation Foundation (NSF).
     - The best management practices developed by the Irrigation Association.
   - F. The designer shall provide balanced pressure and flow and optimum operating efficiency.
   - G. The contractor is responsible for obtaining all permits and licenses required for installation of irrigation system.

2. QUALITY ASSURANCE
   - A. The irrigation system shall be designed and installed by a contractor specializing in irrigation work, and will have a minimum of 5 years of experience designing and installing systems of similar scope and size.
   - B. The contractor shall maintain a skilled foreman on site during the installation of all work and the foreman will have a Minnesota Power Limited Technician License.

3. SUBMITTALS
   - A. Shop Drawings: submit irrigation plan, product schedule, and specifications for review and acceptance.
   - B. Operation and Maintenance Manual: following completion of work, provide the Owner with an operation and maintenance manual of the complete system in a digital pdf file format and one hard copy.
   - C. As-Built Plan: following completion of work, contractor to furnish Owner a scaled as-built irrigation map, with dimensions as needed, on durable paper or laminated to be mounted on wall with the main control panel and a digital file in pdf format. The map shall indicate the zones, location of all controls, piping and depths, heads (including type), drip-lines, valves, connection to water service, and other related components.

4. PRODUCTS
   - A. Select products suitable to the landscape areas.
   - B. All products and materials used in the system shall be new and professional grade.
   - C. Provide sprinkler heads, driplines, electric valves, and automatic controller from one manufacturer: Toro, Rainbird, Hunter Industries, or equal.

5. EXECUTION
   - A. Prior to digging, contractor to have utilities located.
   - B. Water Coverage: Provide uniform water coverage over turf areas and planting beds.
   - C. Turf: Turf areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
   - D. Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
   - E. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - F. Install the irrigation system per contractor's plan and specifications.
   - G. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - H. Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.

6. REVIEW AND ACCEPTANCE
   - A. Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
   - B. Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
   - C. Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.

7. MAINTENANCE
   - A. Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.

8. GUARANTEE
   - A. Warranty irrigation system materials and labor for **one yea**r following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet
Signature:
License # 24236 Date: 06.18.2021

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

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

LOT 1, BLOCK 1
KNOLL PROPERTIES SECOND ADDITION

LANDSCAPE DETAILS & SPECIFICATIONS

CITY OF RAMSEY, MINNESOTA

SHEET L2 OF L2 SHEETS

3395.12

KNOLL PROPERTIES SECOND ADDITION

REVIEW COPY 06/16/21

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 27, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Connexus Energy, a Minnesota corporation, owner of the following described property:

Outlot A, A.E.C. ENERGY PARK, according to the recorded plat thereof, Anoka County, Minnesota.

EXCEPT

That part of Outlot A, A.E.C. ENERGY PARK, Anoka County, Minnesota, lying southwesterly of the following described line:

Beginning at a point on the south line of said Outlot A, distant 25.00 feet easterly of the southwest corner of said Outlot A; thence northwesterly to a point on the west line of said Outlot A, distant 25.00 feet northerly of said southwest corner of Outlot A and said line there terminating.

Has caused the same to be surveyed and platted as KNOLL PROPERTIES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Connexus Energy, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

SIGNED: Connexus Energy

By _____ , Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by _____, Chief Manager of Connexus Energy, a Minnesota corporation.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of KNOLL PROPERTIES SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20_____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

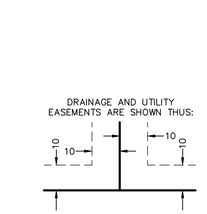
By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of KNOLL PROPERTIES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _ day of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy



(NOT TO SCALE)

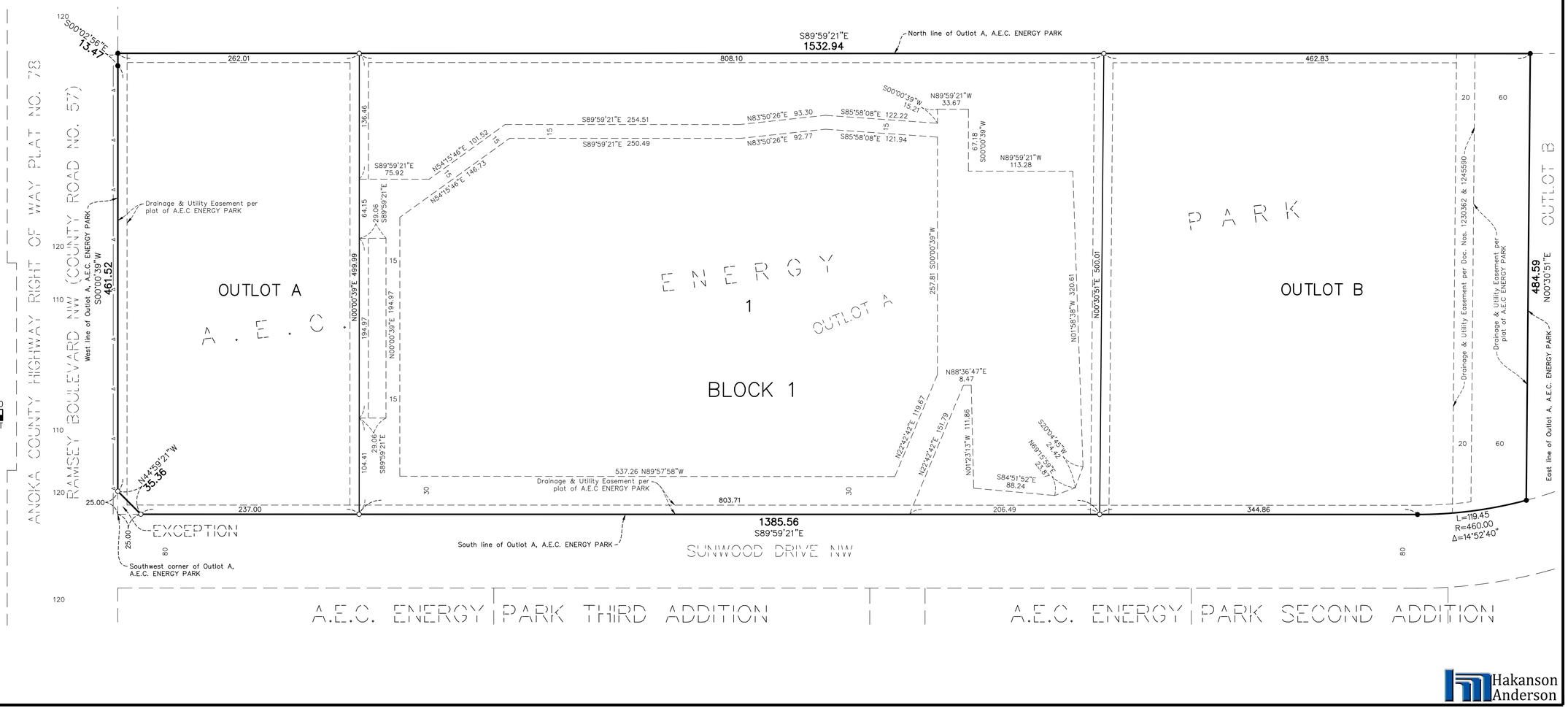
Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

60 0 60 120
SCALE IN FEET

1 INCH = 60 FEET

For the purposes of this plat the North line of OUTLOT A, A.E.C ENERGY PARK is assumed to bear N89°69'21"E.

- ○ Denotes a 1/2 inch by 14 inch iron monument set with a plastic cap marked R.L.S. No. 49138
- ● Denotes a found capped 1/2 inch iron pipe
- —△—△— Controlled access per plat of A.E.C. ENERGY PARK



Hakanson Anderson

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

RESOLUTION #21-210

RESOLUTION APPROVING FINAL PLAT AND SITE PLAN FOR KNOLL PROPERTIES 2ND ADDITION

WHEREAS, Anderson Dahlen hereafter referred to as "Developer," properly applied for Site Plan and Final Plat approval of the following described property located in the City of Ramsey:

> Outlot A, AEC Energy Park, Anoka County, Minnesota or upon Platting: Lot 1, Block 1, Outlot A, and Outlot B, Knoll Properties Second Addition, Anoka County Minnesota (the 'Subject Property');

WHEREAS, the City has received an Application for Site Plan Approval for one industrial lot and two outlots; and

WHEREAS, the Subject Property is located in the E-2 Industrial District and guided as business park in the Comprehensive Plan; and

WHEREAS, the Planning Commission on July 22, 2021 and recommended approval of the Site Plan and Final Plat; and

WHEREAS, the City Council approved the Site Plan and Final Plat on August 10, 2021.

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 final plat and development agreement approval for Knoll Properties 2nd Addition 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. Final approval by City Engineer and City Attorney.
    d. The Developer entering into a Development Agreement with the City.
    e. Rum River Watershed Management Organization approval

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:

DRAFT

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10 day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

Regular Planning Commission **5. 6.**

Meeting Date: 07/22/2021

By: Chloe McGuire Brigl, Community Development

Information

Title:

Provide Feedback on Proposed Residential Development on Armstrong/Bunker; Case of Centra Homes

Purpose/Background:

The purpose of this case is to review a site plan from Centra Homes, who shared with the City a high-level concept plan for residential homes off the SE corner of Bunker Lake Blvd and Armstrong Blvd, north of the existing roundabout. The existing land is owned by the City of Ramsey and guided for residential and commercial. The Applicant has provided a site that shows the site as entirely residential. Staff provided high-level, preliminary comments on the site plan (attached) and Staff is requesting that the Planning Commission confirm the direction for the site as residential and commercial, with the SW corner of the site reserved for commercial. This would be no change from previous direction.

Notification:

No notification is required. There is no formal application at this time.

Observations/Alternatives:

The COR Interim Development Plan shows numerous options for this site. The document can be found here, with pages 8 - 11 dedicated to this site:
http://www.ci.ramsey.mn.us/DocumentCenter/View/723/The-COR-Interim-Development-Plan-PDF?bidId=

This case has not yet been formally submitted to the City, this is a "free pass" to get comments and feedback from the Planning Commission prior to developing a formal application. If the Planning Commission feels the Applicant should retain a piece for commercial and comply with existing plans and noted Staff comments, the Planning Commission should leave this case on the consent agenda.

Funding Source:

Staff is handling this case as part of regular duties.

Recommendation:

Staff recommends directing the Applicant to modify the site plan to conform with Staff comments, and retaining a piece of the land in the SW corner of the site for commercial.

Action:

Direct the Applicant to modify the site plan and apply for formal Sketch Plan application, modifying the application to include all Staff comments.

Attachments

Site Plan

Staff Comments (Preliminary)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 01:22 PM

Form Started By: Chloe McGuire Brigl Started On: 07/14/2021 10:53 AM

Final Approval Date: 07/15/2021

UNIT MIX

TOWNHOMES: 60 units
TWINS: 22 Units
SF COTTAGE: 30 Units
SF 50' PRODUCT: 44 Units
TOTAL: 156 UNITS

156 UNITS / 24.6 ACRES = 6.34 DU/ACRE

88 PARKING SPACES

TRAIL THROUGH PROPERTY

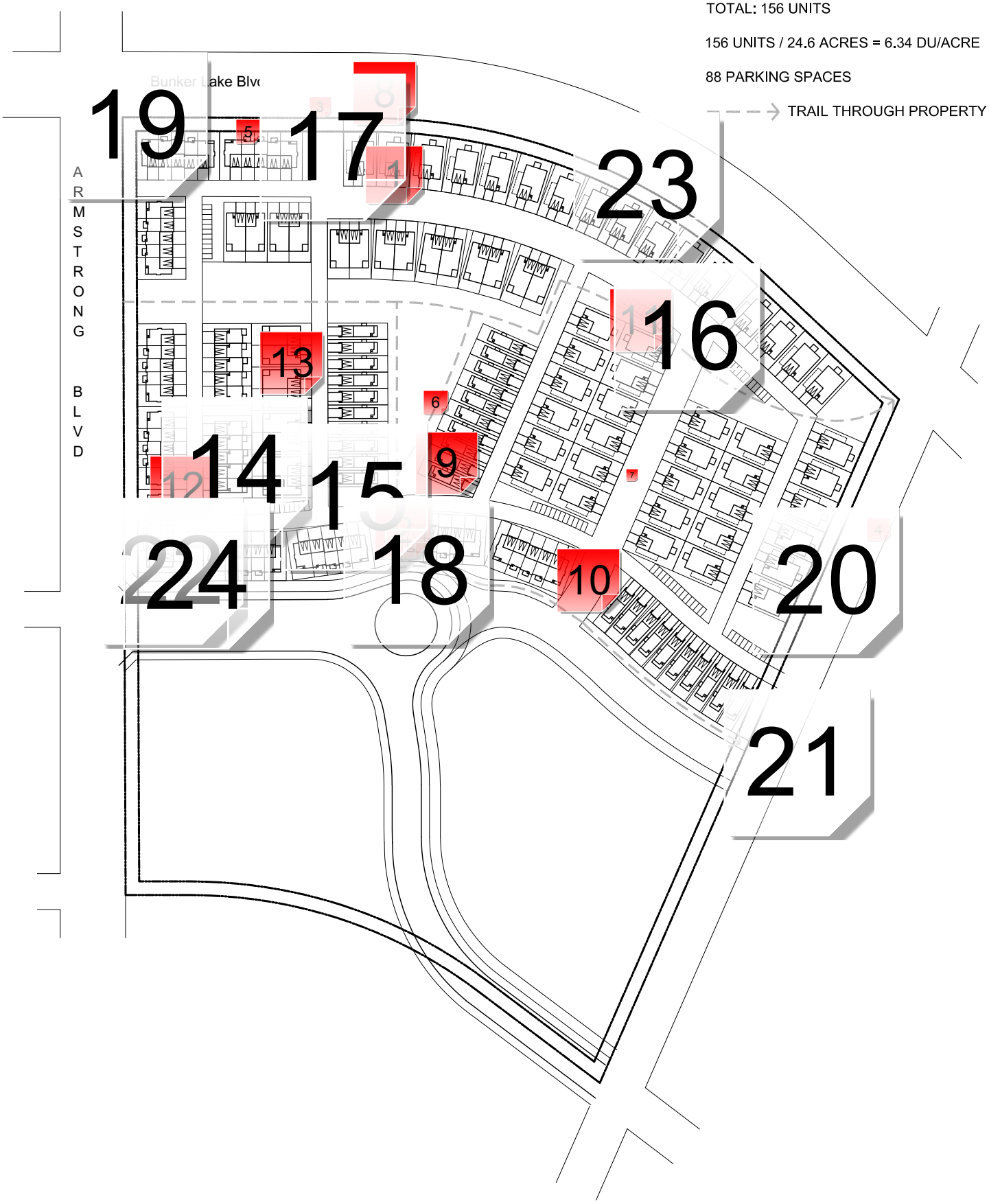
UNIT MIX

TOWNHOMES: 60 units
TWINS: 22 Units
SF COTTAGE: 30 Units
SF 50' PRODUCT: 44 Units
TOTAL: 156 UNITS

156 UNITS / 24.6 ACRES = 6.34 DU/ACRE

88 PARKING SPACES

TRAIL THROUGH PROPERTY



Cor Two Site Plan.pdf V1 - Changemark Notes (24 Notes)

1 - Bunker Lake Blvd Access

Created by: Logan Czech
On: 06/28/2021 09:11 AM

This access would be right in/out only due to median and would need to be approved with county.

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

2 - Roundabout Access

Created by: Logan Czech
On: 06/28/2021 09:17 AM

Consider running roundabout connection to the north to make route through development more direct, improve traffic flow

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

3 - Bunker Lake Blvd Access

Created by: Joe Feriancek
On: 06/28/2021 03:31 PM

My understanding is Anoka County will not allow additional access along Bunker, this would need their approval.

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

4 - Zeolite Street

Created by: Joe Feriancek
On: 06/28/2021 03:32 PM

Zeolite Street is not a final street design at this point. There would likely be some kind of cost-share required for the street improvements. Something to be aware of.

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

5 - Trail

Created by: Joe Feriancek
On: 06/28/2021 03:35 PM

Other Developments along Bunker have needed to extend the Trail/wide sidewalk, assumption is this will be required here as well.

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

6 - Existing Site Elevation

Created by: Joe Feriancek
On: 06/28/2021 03:38 PM

Please keep in mind that the exisitng site is low and will require fill. Wetlands exist on-site as well.

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

7 - City ROW

Created by: Joe Feriancek
On: 06/28/2021 03:41 PM

Assuming the wider areas are City Right-of-Way, should be labeled for claification if there is a mix. Would prefer the city streets loop to other City Streets with better flow. Are the trails to be maintained by the city, or a combination?

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

8 - Right of Access

Created by: Len Linton
On: 07/01/2021 12:07 PM

Right of access to Bunker Lake Blvd was dedicated to Anoka County with the current plat. Creating an acess in this location will require approval from Anoka County.

The accesses to this project must be on Zeolite Street and at the round about as noted in another comment.

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

9 - Existing Wetland

Created by: Len Linton
On: 07/01/2021 12:09 PM

The exixting wetland was created as a mitigation area for construction of Bunker Lake Blvd. Filling a mitigated wetland will require additional review and construction of a new mitigation area. This must be factored in the proposed schedule for this project.

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

10 - Access locatoin

Created by: Len Linton
On: 07/01/2021 12:12 PM

The southern access must be placed to connect to the roundabout. If thie access is placed in this location it should be right in - right out. Vehicles trying to make a left turn out of the development do not have clear sight lines for deciding when it is clear to turn.

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

11 - Parking areas

Created by: Len Linton
On: 07/01/2021 12:19 PM

Permanent Screening must be provided between this parking areas that face the sides of buildings so that headlight glare is not visible in the buildings. The screening should be a berm with dense vegetation on top.

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

12 - Exisiting Storm Pond

Created by: Len Linton
On: 07/01/2021 12:29 PM

This pond provides drainage for Armstrong Blvd. The storage miust be accounted for in the design.

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

13 - This project overlaps the wellhead protection area.

Created by: Len Linton
On: 07/01/2021 12:30 PM

The development must pay into the City infiltration mitigation fund.

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

14 - Sidewalk

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Sidewalk Required on one side of all public streets

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

15 - Commercial

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Reserve area for commercial here

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

16 - Layout

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:16 AM

Trail corridor needs to go from NW corner to middle section of east property line, recommend using this as a natural feature as trail corridor is greenway. City will take ownership of corridor.

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

17 - Layout

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:17 AM

This needs review from Anoka County but could likely only be RIRO. Make clear how intersections between public and private roads work. How wide are roads?

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

18 - Street

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:17 AM

Recommend main street coming off roundabout north

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

19 - 10 foot trail

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Greenway will be 10 foot trail

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

20 - Architecture

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Fronts of homes will need to face roads, stone and porch on each home or high quality architecture. 4 x 6 porch at a minimum.

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

21 - Zeolite

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:18 AM

Road needs improvements, will need to be partially funded by developer (minimum)

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

22 - Wetlands

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:19 AM

These are mitigated wetlands that will need to be relocated. FYI site is in COR infiltration area so no infiltration allowed onsite. Pay fee instead.

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

23 - Bunker

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:19 AM

Bunker Lake Blvd is being improved, Staff will find plans to share.

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

24 - 3-5 acres

Created by: Chloe McGuire Brigl
On: 07/13/2021 10:20 AM

Reserve for commerical

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

Regular Planning Commission **5. 7.**

Meeting Date: 07/22/2021

Submitted For: Chloe McGuire Brigl, Community Development

By: Chloe McGuire Brigl, Community Development

Information

Title:

Review Proposed Site Plan for G Will Liquors

Purpose/Background:

The purpose of this case is to review a high level proposal for G Will Liquors on the northeastern corner of Alpine Drive and Highway 47, across from Bil's Superette. The Subject Property is currently just over 20 acres and is home to Ken's Repair and Sales, as well as a residential home. The Applicant is proposing to split off a section of this 20 acre piece that is currently vacant for the store.

Notification:

No notification is required.

Observations/Alternatives:

The attached site plan is a site plan from G Will Liquors in another City, which they are proposing to duplicate (as much as possible) on the Subject Property. G Will Liquors uses a simliar site plan and architectural plan for their sites, which is standard for businesses with multiple locations. G Will Liquors has locations in Andover, Champlin, Brooklyn Park, Blaine, Lino Lakes, Oak Grove, Cottage Grove, and Royalton.

The Subject Property is zoned B-1 in the southern section, where G Will Liquors would be, and R-2 Medium Density Residential north of the liquor store site. Off sale liquor is an allowed use in the B-1 Business District.

The proposed Site Plan, while not complete, appears to meet the requirements of the B-1 district for parking, setbacks, site layout, and lot coverage.

Staff is waiting for digital copies of the proposed Site Plan and will update the case with attachments when they are received.

Funding Source:

Staff is handling this "free pass through review" as part of normal duties. Staff frequently offers up a free cycle of review prior to an Applicant investing in formal plans, to ensure that the City is generally supportive of the project.

Recommendation:

Recommend that the Applicant move forward with formal Site Plan and Final Plat review.

Action:

Recommend that the Applicant move forward with formal Site Plan and Final Plat review.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 12:50 PM
Bruce Westby	Chloe McGuire Brigl	07/15/2021 01:29 PM
Bruce Westby	Brian McCann	07/15/2021 03:41 PM

Form Started By: Chloe McGuire Brigl Started On: 07/13/2021 06:21 PM

Final Approval Date: 07/15/2021

Regular Planning Commission **6. 1.**

Meeting Date: 07/22/2021

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Conditional Use Permit to Expand an Existing Utility Substation (Project No. 21-125); Case of Connexus Energy

Purpose/Background:

The City has received an application for a Conditional Use Permit (CUP) from Connexus Energy (the "Applicant") to expand an existing utility substation at 9180 Alpine Drive NW (the "Subject Property"). The Applicant has stated that due to the growth in Ramsey, both currently and anticipated, this utility substation needs to be updated and expanded to increase electrical capacity.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request.

Observations/Alternatives:

Based on historical aerial imagery, the utility substation has been in place since at least 1965. This predates the incorporation of Ramsey and the adoption of the Zoning Code, making the utility substation a lawful, nonconforming use. The Subject Property is zoned Planned Unit Development (PUD), which doesn't specify any permitted, conditional, or accessory uses. However, City Code Section 117-51 (Conditional Use Permits) states that a conditional use is a use that cannot be properly classified as a permitted use in a specific district.

The footprint of the existing utility substation is approximately 50' x 70'. The proposed expansion would result in a footprint of approximately 84' x 128' (fenced area). All equipment would be contained within this area, enclosed with a seven (7) feet tall chain link fence, topped with a 12" tall security feature (barbed wire).

The utility substation abuts the BNSF railroad right-of-way to the south/west and The Links of Northfork golf course to the east and north. The nearest residential property is over 350 feet from the boundary of the Subject Property (and on the opposite side of Alpine Drive) and the nearest actual home is about 600 feet from the Subject Property. It does not appear that the proposed expansion would have any negative impact(s) to surrounding properties.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit. Due to current and forecasted growth in Ramsey, additional electrical capacity is needed, which is prompting this proposed expansion. The location of the existing substation, nestled between railroad right-of-way and a golf course, seems ideal and should not negatively impact any surrounding uses. Staff supports this alternative.

Alternative 2: Recommend denial of the Conditional Use Permit. Based on the location of the existing substation, and the need for additional electrical capacity (per Connexus Energy), Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Action:

Motion to recommend City Council adopt Resolution #21-208 granting a Conditional Use Permit to expand an existing utility substation.

Attachments

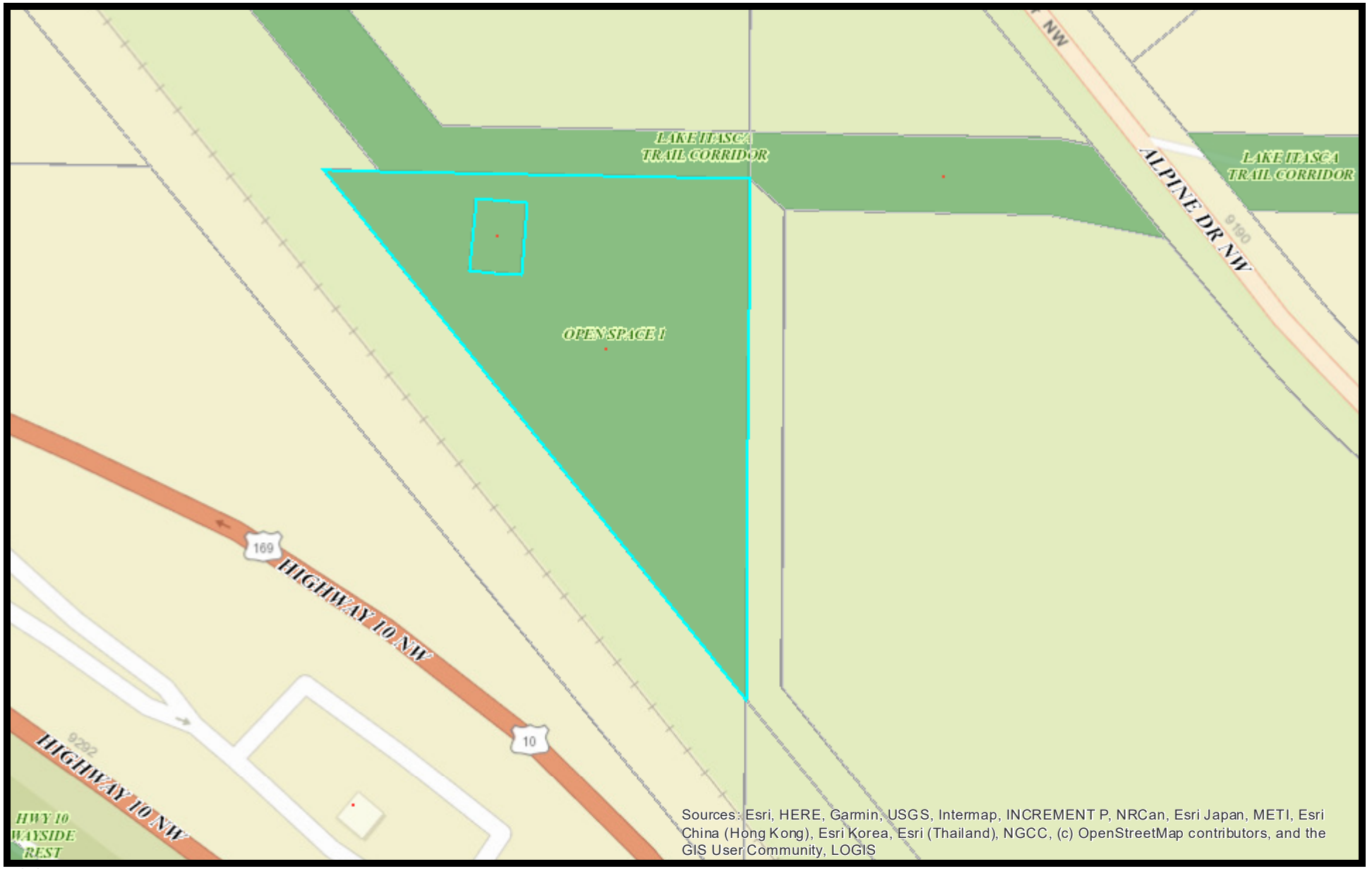
Site Location Map
Aerial View of Substation
Plan Set
Resolution #21-208

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 12:35 PM
Form Started By: Chris Anderson		Started On: 07/13/2021 03:56 PM
Final Approval Date: 07/15/2021		

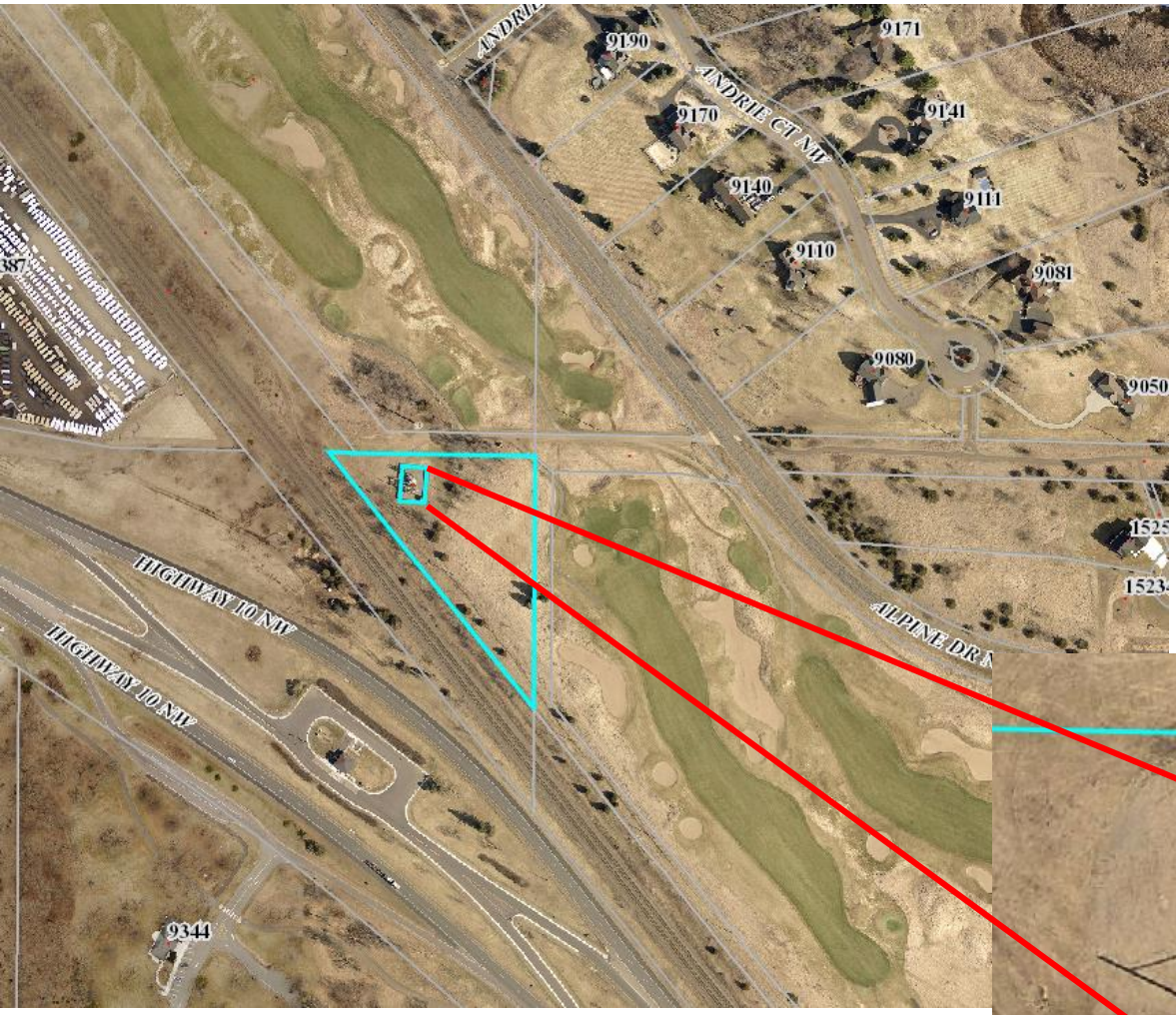
Site Location Map

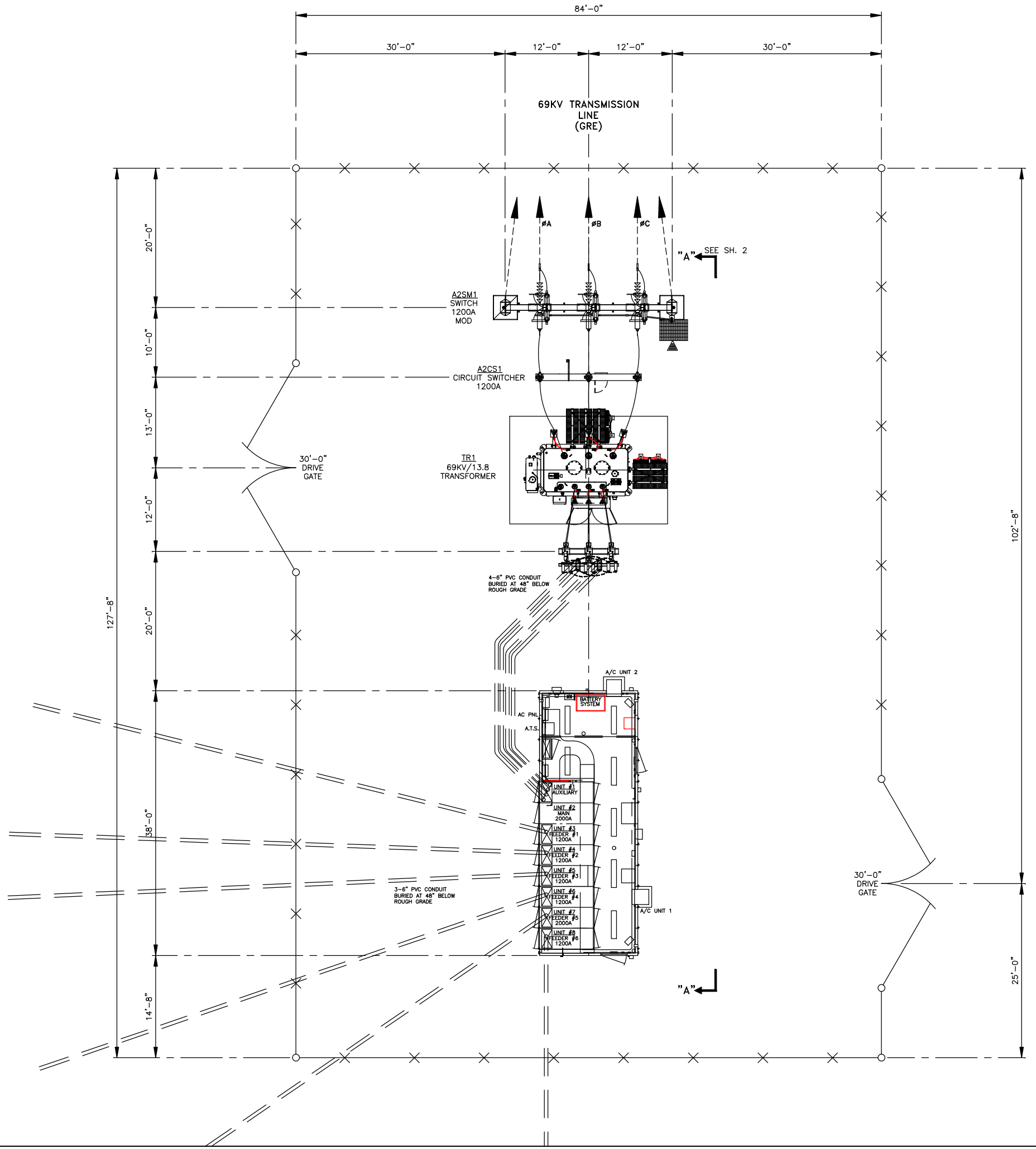
Daytonport Substation



7/7/2021, 10:43:57 AM

0 0.0075 0.015 0.03 0.045 0.06
mi


9190
9171
9170
9141
9140
9111
9110
9081
9080
9050
HIGHWAY 10 NW
HIGHWAY 10 NW
9344



N

LEGEND:

▶ = SWITCH OPER. MECH. LOCATION

(1) INDICATES ITEM NUMBER ON BOM DWG. SA02-03D, SH. 1

REFERENCE DRAWINGS:

ELECTRICAL PLAN B.O.M._____SA02-03D, SH. 1
FENCE & FOUNDATION PLAN_____SA02-05D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
CABLE TRENCH PLAN & DETAILS____SA02-08D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL PLAN_____SA02-35D, SH. 1

APPROVED FOR CONSTRUCTION

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0
Date: 05/27/2021 Lic. No. 57767
Electronically signed by GRE user: u8014

REV NO	DATE	REVISION	REV BY	APPD BY
6				
5				
4				
3				
2				
1				

CONNEXUS ENERGY

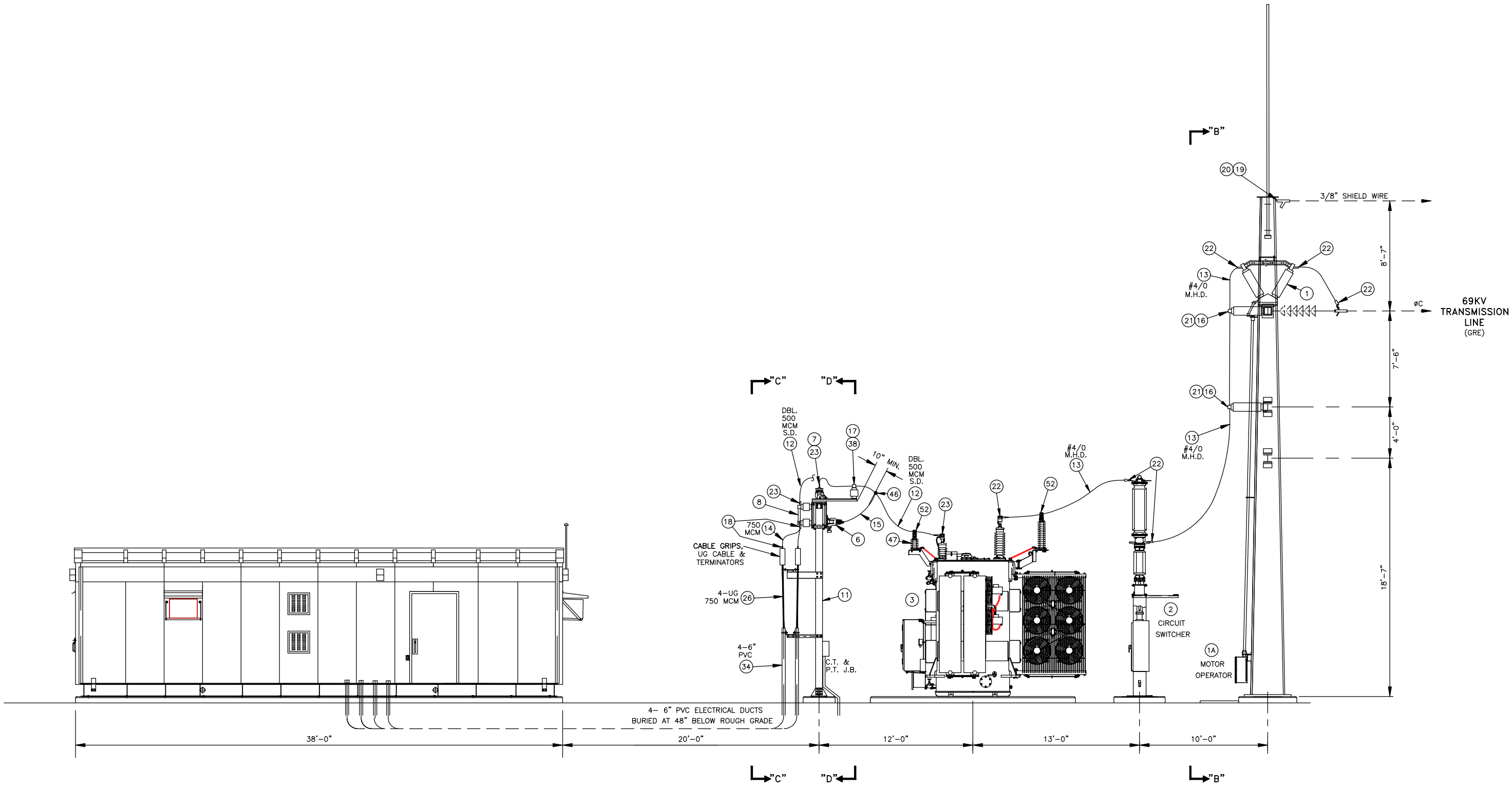
ELECTRICAL PLAN

DAYTONPORT SUBSTATION

SA02

DATE: 10-26-20
SCALE: AS SHOWN
DWN BY: RSB
CKD BY:
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-04D
SHEET 1



SECTION "A-A"

SCALE: 1/4"=1'-0"

0 2' 4' 6'

APPROVED FOR CONSTRUCTION

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0

Date: 05/27/2021 Lic. No. 57767

Electronically signed by GRE user: u8014

REV NO	DATE	REVISION	REV'D BY	APP'D BY
6				
5				
4				
3				
2				
1				

CONNEXUS ENERGY

ELEVATION VIEW
SECTION "A-A"

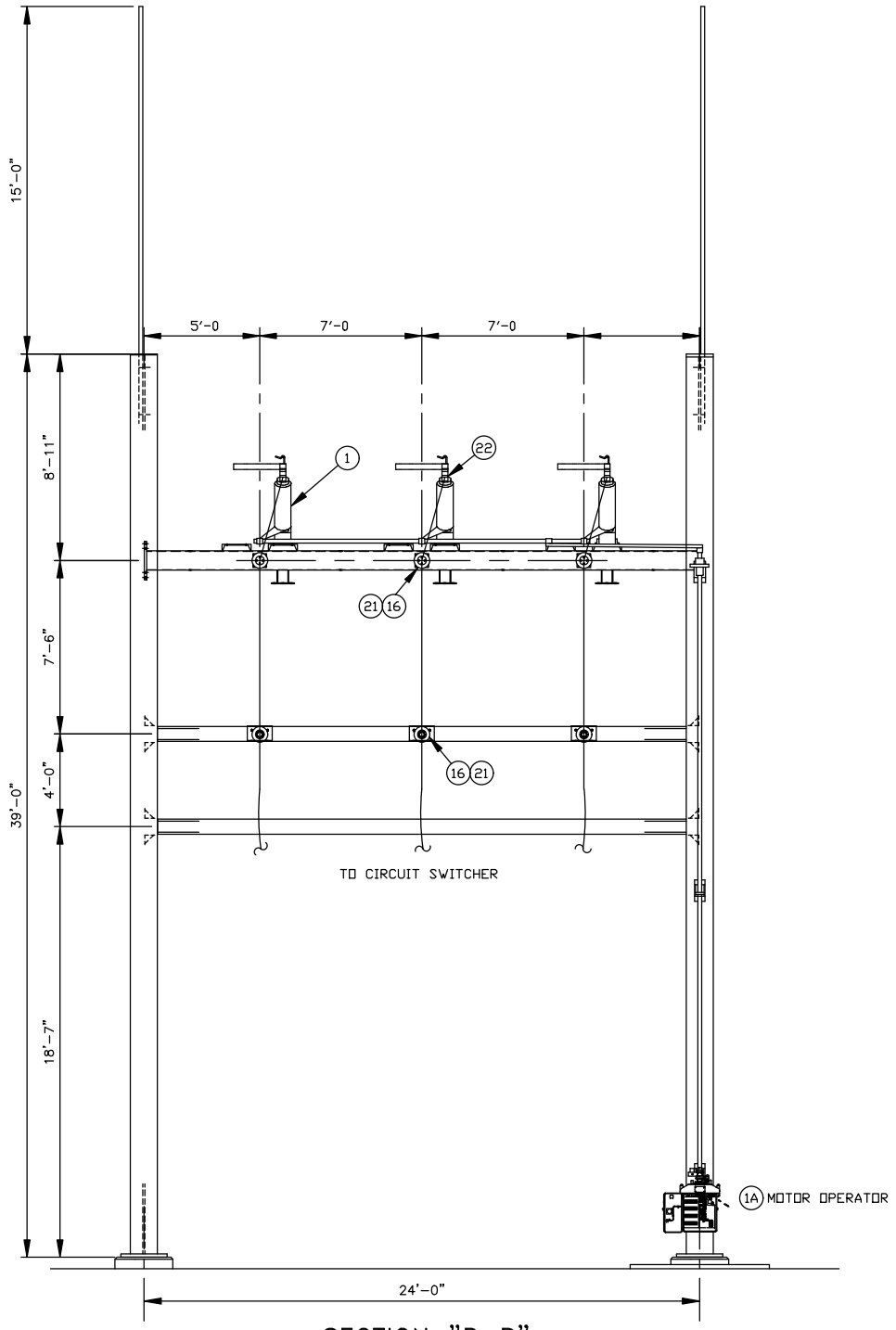
DAYTONPORT SUBSTATION

SA02

DATE: 1-13-21
SCALE: AS SHOWN
DWN BY: RSB
CKD BY:
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-04D
SHEET 2

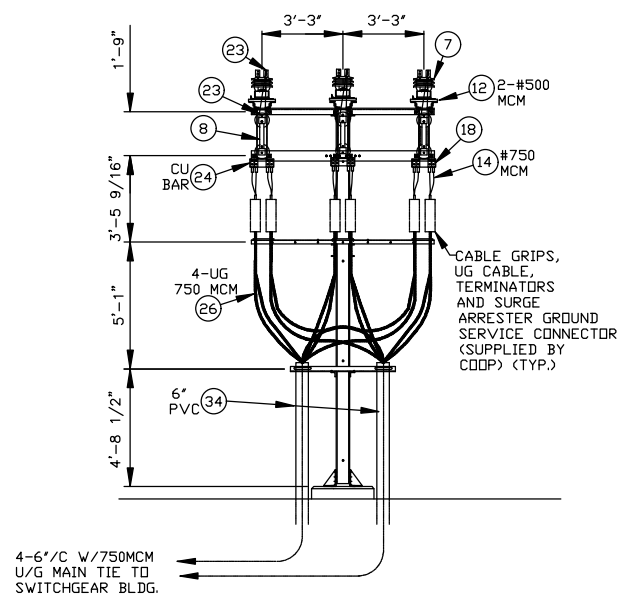
APPROVED FOR CONSTRUCTION



SECTION "B–B"

SCALE: 1/4"=1'-0"

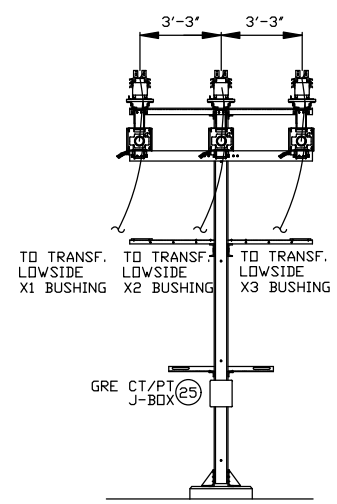
0 2' 4' 6'



SECTION "C–C"

SCALE: 1/4"=1'-0"

0 2' 4' 6'



SECTION "D–D"

SCALE: 1/4"=1'-0"

0 2' 4' 6'

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0

Date: 06/01/2021 Lic. No. 57767

Electronically signed by GRE user: u8014

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

NO	DATE	REVISION	BY	APPD BY
6				
5				
4				
3				
2				
1				

CONNEXUS ENERGY

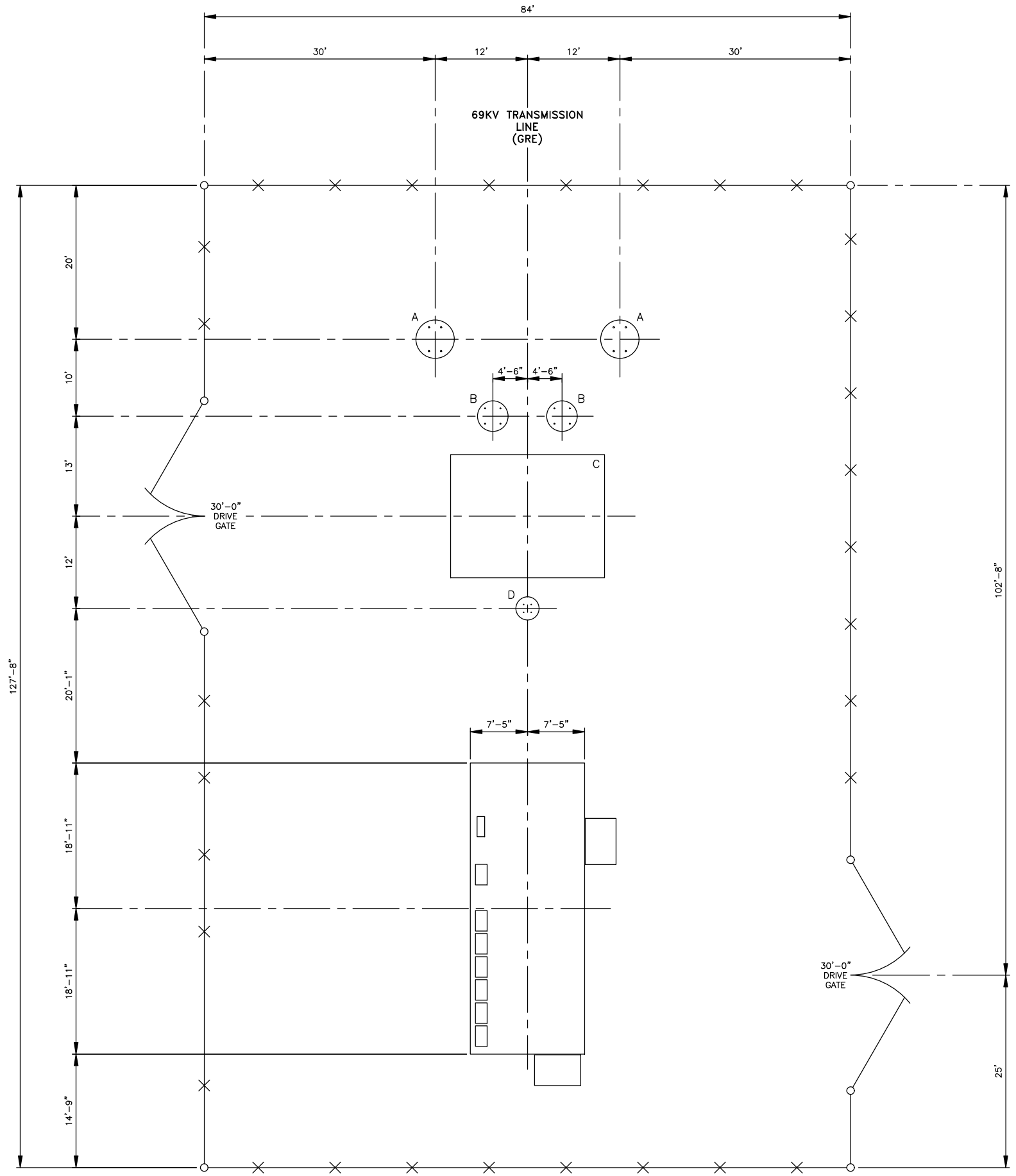
ELEVATION VIEW
SECTION "B–B", "C–C", "D–D"

DAYTONPORT SUBSTATION

SA02

DATE: 1-13-21
SCALE: AS SHOWN
DWN BY: RSB
CKD BY:
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-04D
SHEET 3



PLAN VIEW

69KV & 13.2KV SUBSTATION AREAS

N

SCALE: 1/8"=1'-0"

0 2' 4' 6' 8' 10'

LEGEND

FDN MARK	QTY	DESCRIPTION	CONNEXUS ENERGY DRAWING
A	2	69KV DEAD END STRUCTURE	SA02-05D SH. 2
B	2	69KV CIRCUIT SWITCHER STAND	SA02-05D SH. 2
C	1	115KV-69KV TRANSFORMER SLAB	SA02-05D SH. 4
D	1	REG. BYPASS, CT & PT STRUCTURE	SA02-05D SH. 2
E	1	SWITCH GEAR SLAB	SA02-05D SH. 5

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL STEEL PLAN_____SA02-35D, SH. 1

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 5-25-2021 Lic. No. 48335

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

FOUNDATION PLAN

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

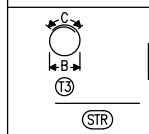
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-05D
SHEET 1

APPROVED FOR CONSTRUCTION

GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATION SHALL NOT BE LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: NO CONTROL JOINTS PERMITTED UNLESS NOTED.
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A-615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELED AND THEN BROOMED.
9. ANCHOR BOLTS ARE OWNER FURNISHED WITH THE STRUCTURAL STEEL.
10. WHEN BOLTED STEEL FORMS ARE USED TO FORM THE TOP OF THE PIER, THE EXCAVATED PIER DIAMETER BELOW THE FORM IS TO BE INCREASED BY 1'-0" TO A MINIMUM DEPTH OF 4'-0" BELOW FINISHED GRADE.

BAR BENDING DATA



BAR SIZE	D	END HOOKS 180° HOOK A or G	J	END HOOKS 90° HOOKS A or G	STIRRUP & TIE HOOKS D	STIRRUP & TIE HOOKS 90° HOOKS A or G
#						
3	2½	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'-0"		
7	5¼	10"	7"	1'-2"		
8	6	11"	8"	1'-4"		
9	9	1'-3"	11¼	1'-7"		
10	10	1'-5"	1'-0½	1'-10"		

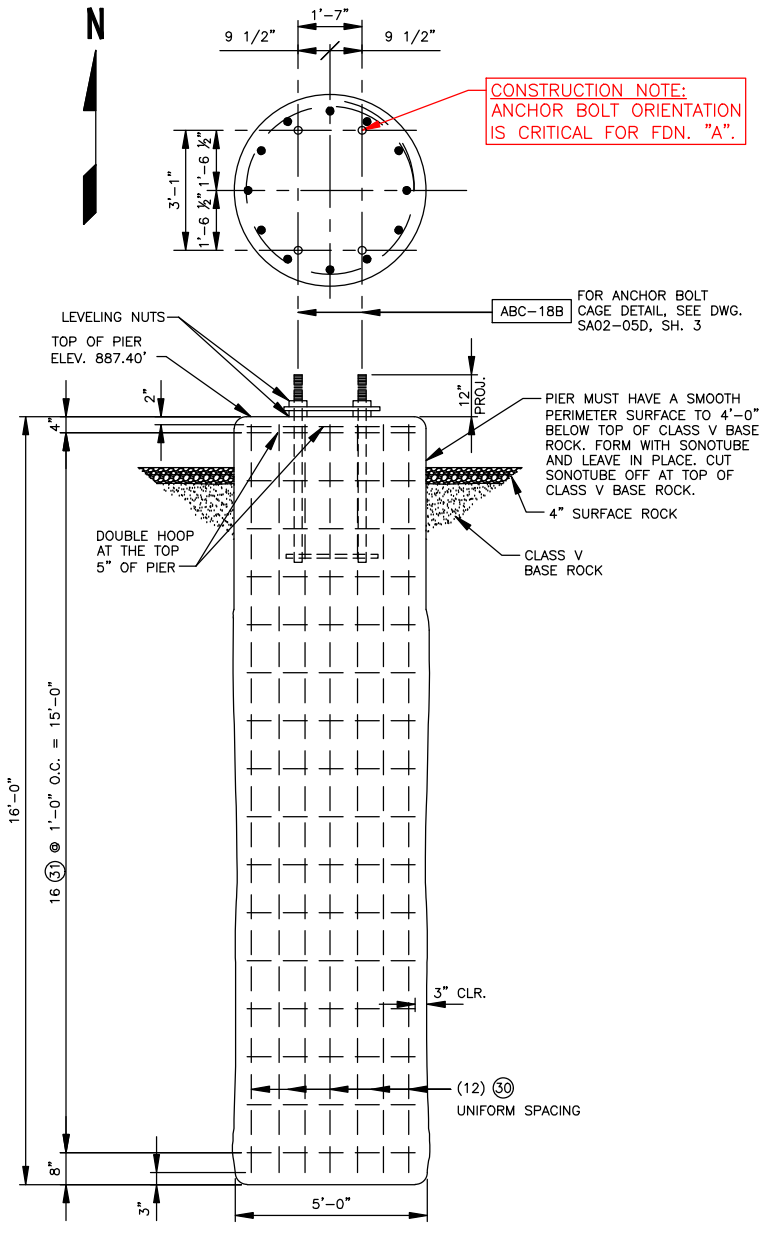
DETAILING DIMENSION, HOOK A or G, J, d, D, 180°

DETAILING DIMENSION, 90°, d, D, 6b

NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

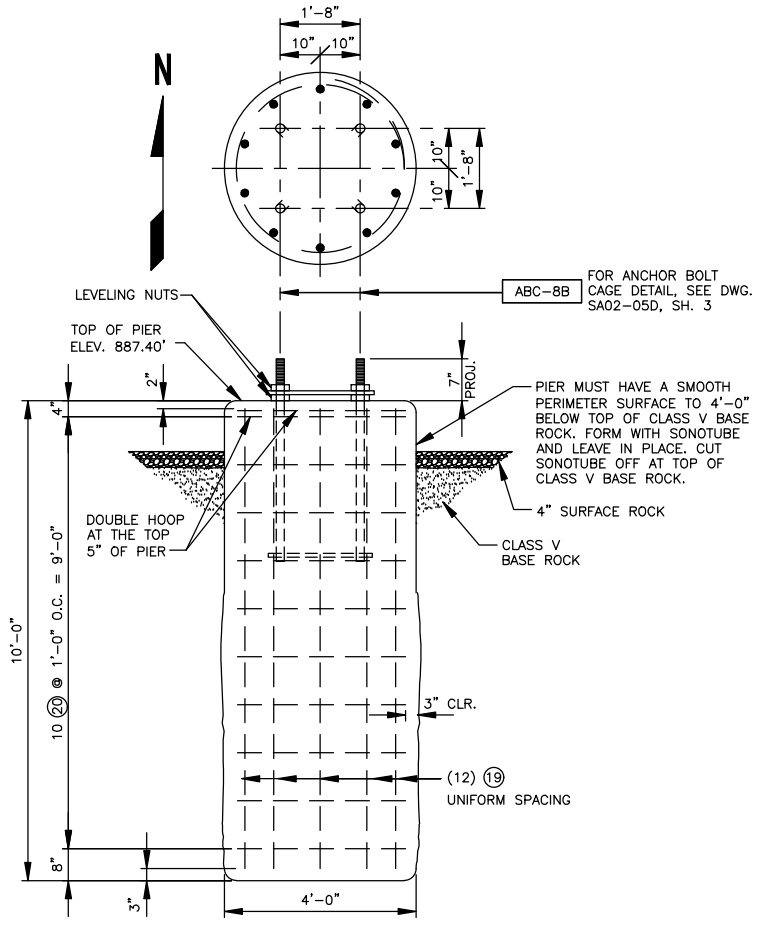
NO. REQ'D	CU. YD. CONC. /FDN.	FDN MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT. /BAR	TOTAL WT.
2	11.6	A	30	12	#10	15'-7"	STR								67.1	805.2
			31	17	#6	16'-1"	T3		4'-6"	1'-11"					24.2	411.4
															WT. REBAR PER FDN. =	1216.6
2	4.7	B	19	12	#8	9'-7"	STR								25.6	307.2
			20	11	#4	12'-3"	T3		3'-6"	1'-3"					8.2	90.2
															WT. REBAR PER FDN. =	397.4
1	1.8	D	23	6	#8	9'-7"	STR								25.6	153.6
			22	11	#4	7'-6"	T3		2'-0"	1'-3"					5.0	55.0
															WT. REBAR PER FDN. =	208.6

TOTAL CU. YDS. CONC. = 34.4 CU. YDS.
TOTAL WT. REBAR = 3,436.6 LBS.



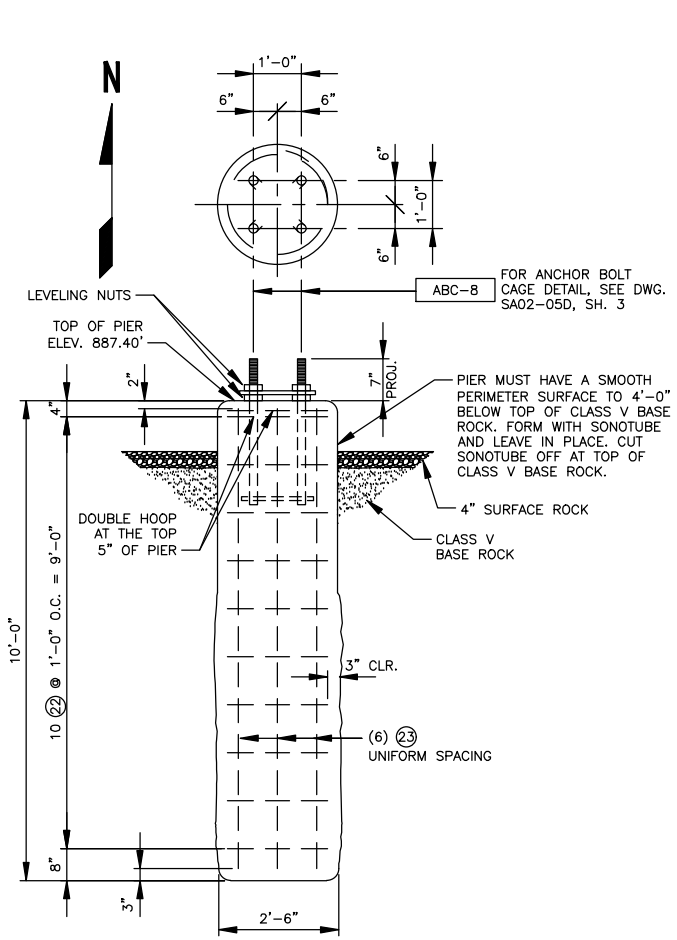
FOUNDATION "A" (2 REQ'D)

69KV SINGLE BAY DEAD END STRUCTURE



FOUNDATION "B" (2 REQ'D)

CIRCUIT SWITCHER STAND



FOUNDATION "D" (1 REQ'D)

REG. BYPASS, CT & PT STRUCTURE

APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0
Date: 5-25-2021 Lic. No. 48335

REFERENCE DRAWINGS:

FOUNDATION PLAN_____SA02-05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

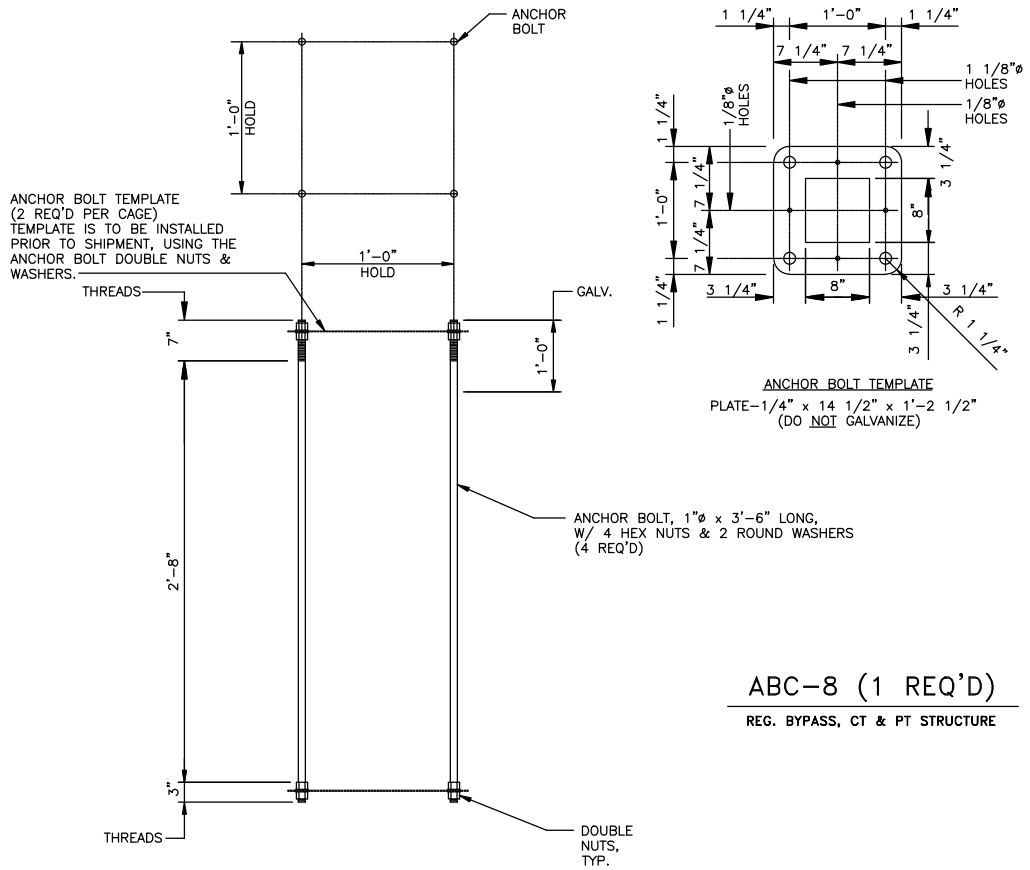
FOUNDATION DETAILS

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21
SCALE: AS SHOWN
DWN BY: SWL
CKD BY: SJL
CKD BY:
APPD BY: DJK

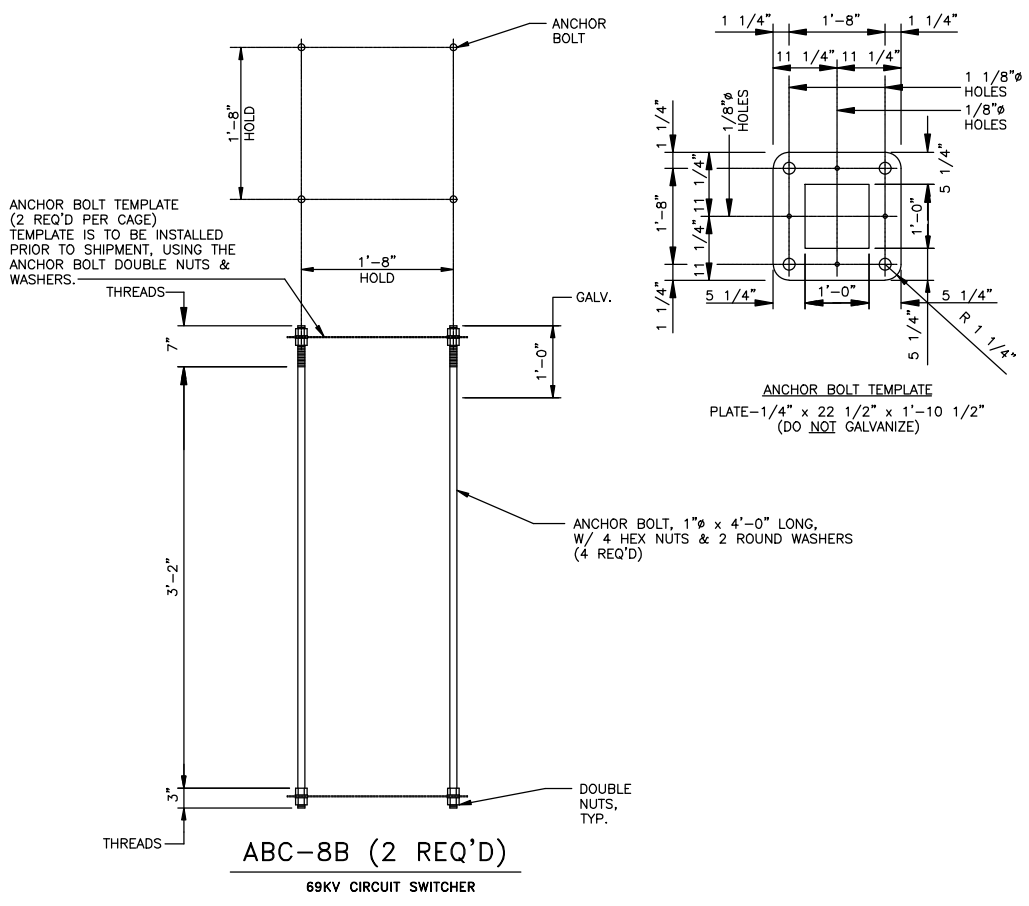
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-05D
SHEET 2



ANCHOR BOLT TEMPLATE
PLATE–1/4" x 14 1/2" x 1'–2 1/2"
(DO NOT GALVANIZE)

ABC–8 (1 REQ'D)

REG. BYPASS, CT & PT STRUCTURE



ANCHOR BOLT TEMPLATE
PLATE–1/4" x 22 1/2" x 1'–10 1/2"
(DO NOT GALVANIZE)

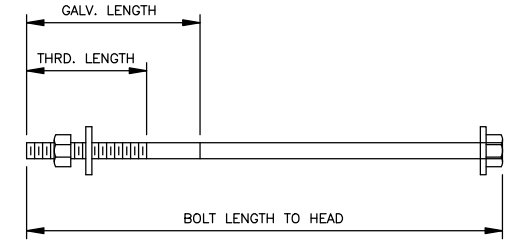
ABC–8B (2 REQ'D)

69KV CIRCUIT SWITCHER

STANDARD NON–LEVELING ANCHOR BOLT

AB_____–_____

BOLT DIA. IN 8THS OF AN INCH — BOLT LENGTH TO HEAD IN INCHES

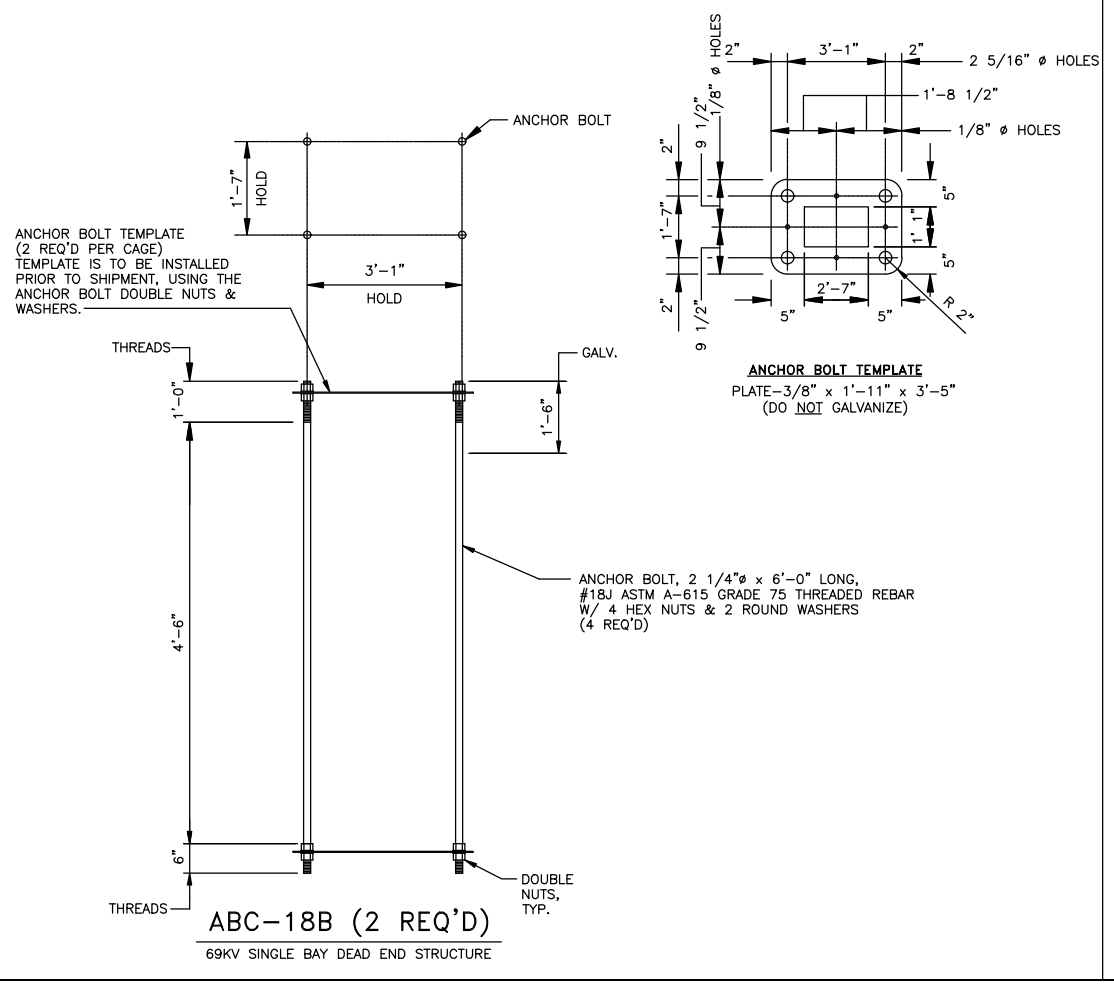


GUIDELINES:
THREAD LENGTH – 6 x DIA. UNLESS OTHERWISE NOTED
GALV. LENGTH – 9 x DIA. UNLESS OTHERWISE NOTED

EXAMPLE:
AB8.24 = NON–LEVELING ANCHOR BOLT, 1"ø x 2'–0"
W/6" OF THREADS, 9" OF GALVANIZING.

MATERIALS:
1 EA. – BOLT – ASTM F–1554 GRADE 55
1 EA. – NUT – ASTM A563 HEX GALVANIZED
2 EA. – WASHER – ROUND GALVANIZED

NOTE:
THREADS SHALL BE RECHECKED AFTER GALVANIZING TO ASSURE THAT THE NUT WILL TURN ON EASILY



ANCHOR BOLT TEMPLATE
PLATE–3/8" x 1'–11" x 3'–5"
(DO NOT GALVANIZE)

ABC–18B (2 REQ'D)

69KV SINGLE BAY DEAD END STRUCTURE

ANCHOR BOLT CAGE & ANCHOR BOLT BILL OF MATERIAL

MARK	QTY.	DESCRIPTION	FDN. DETAIL DWG. NO.	WEIGHT EA.	WEIGHT TOTAL
ABC–8	1	ANCHOR BOLT CAGE (FDN. "A")	SA02–05D, SH. 2	72.1	72.1
		SEE THIS DRAWING FOR FABRICATION DETAILS			
ABC–8B	2	ANCHOR BOLT CAGE (FDN. "B")	SA02–05D, SH. 2	122.6	245.2
		SEE THIS DRAWING FOR FABRICATION DETAILS			
ABC–18B	2	ANCHOR BOLT CAGE (FDN. "C")	SA02–05D, SH. 2	594.0	1188.0
		SEE THIS DRAWING FOR FABRICATION DETAILS			

TOTAL WT. ANCHOR BOLT CAGES & ANCHOR BOLTS = 1,505.3 LBS.

FABRICATION NOTES:

1. ANCHOR BOLT MATERIAL: F–1554 GRADE 55 UNLESS NOTED OTHERWISE.
2. GALV. HEX NUTS: ASTM A563.
3. GALV. ROUND WASHERS.
4. HOT DIP GALVANIZE ENDS OF ANCHOR BOLTS AS SHOWN.
5. THREADS SHALL BE RECHECKED AFTER GALVANIZING TO ASSURE THAT THE NUT WILL TURN ON EASILY.

REFERENCE DRAWINGS:

FENCE & FOUNDATION PLAN_____SA02–05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 4–20–2021 Lic. No. 48335

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

FOUNDATION DETAILS
ANCHOR BOLTS

DAYTONPORT SUBSTATION

SA02

DATE: 4–20–21
SCALE: AS SHOWN
DWN BY: CMK
CKD BY: SJL
CKD BY:
APPD BY: DJK

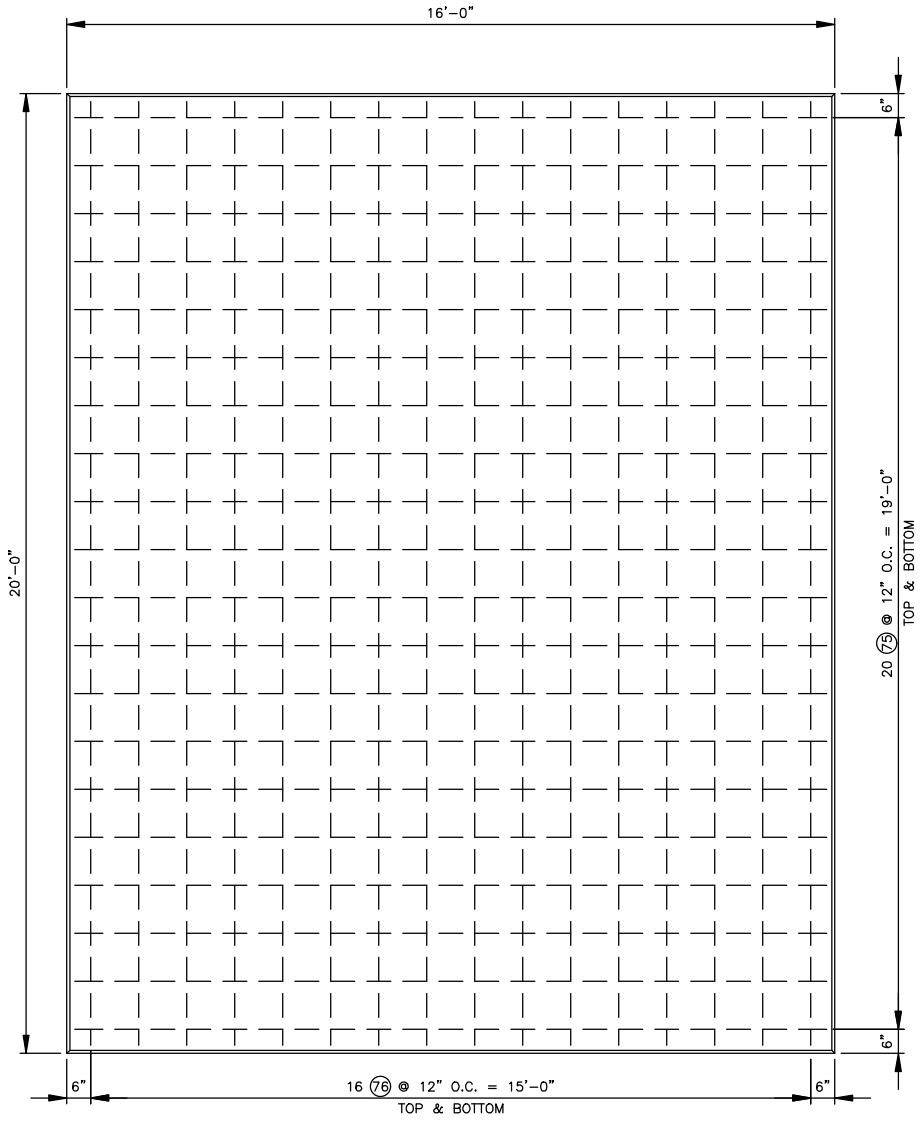
PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02–05D
SHEET 3

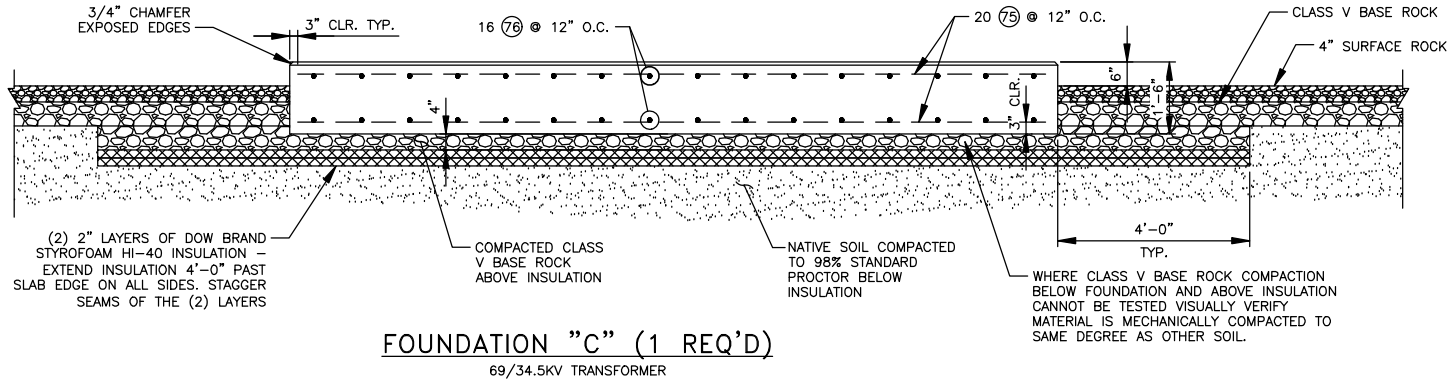
APPROVED FOR CONSTRUCTION

N

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'





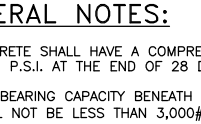
FOUNDATION "C" (1 REQ'D)

69/34.5KV TRANSFORMER

GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATION SHALL NOT BE LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: NO CONTROL JOINTS PERMITTED UNLESS NOTED.
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A-615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELED AND THEN BROOMED.

BAR BENDING DATA



BAR SIZE #	D	END HOOKS 180° HOOK A or G	J	90° HOOK A or G	STIRRUP & TIE HOOKS D	90° HOOKS A or G
3	2½	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'-0"		
7	5¼	10"	7"	1'-2"		
8	6	11"	8"	1'-4"		
9	9	1'-3"	11¼"	1'-7"		
10	10	1'-5"	1'-0¼"	1'-10"		

DETAILING DIMENSION, HOOK A or G, d, J, D, 180°

DETAILING DIMENSION, d, D, 90°, b

NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

NO. REQ'D	CU. YD. CONC. /FDN.	FDN MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT./BAR	TOTAL WT.
1	17.8	C	75	40	#6	15'-6"	STR								23.3	932.0
			76	32	#6	19'-6"	STR								29.3	937.6
															WT. REBAR PER FDN. =	1,869.6

TOTAL CU. YDS. CONC. = 17.8 CU. YDS.
TOTAL WT. REBAR = 1,869.6 LBS.

REFERENCE DRAWINGS:

FOUNDATION PLAN_____SA02-05D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3

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.

Dustin J. Kinnischtzke Dwg. Rev. 0

Date: 5-25-2021 Lic. No. 48335

REV NO	DATE	REVISION	REV'I APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

FOUNDATION DETAILS

DAYTONPORT SUBSTATION

SA02

DATE: 5-25-21 | PROJECT NO 208250 | REVISION 0

SCALE: AS SHOWN

DWN BY: SWL

CKD BY: SJL

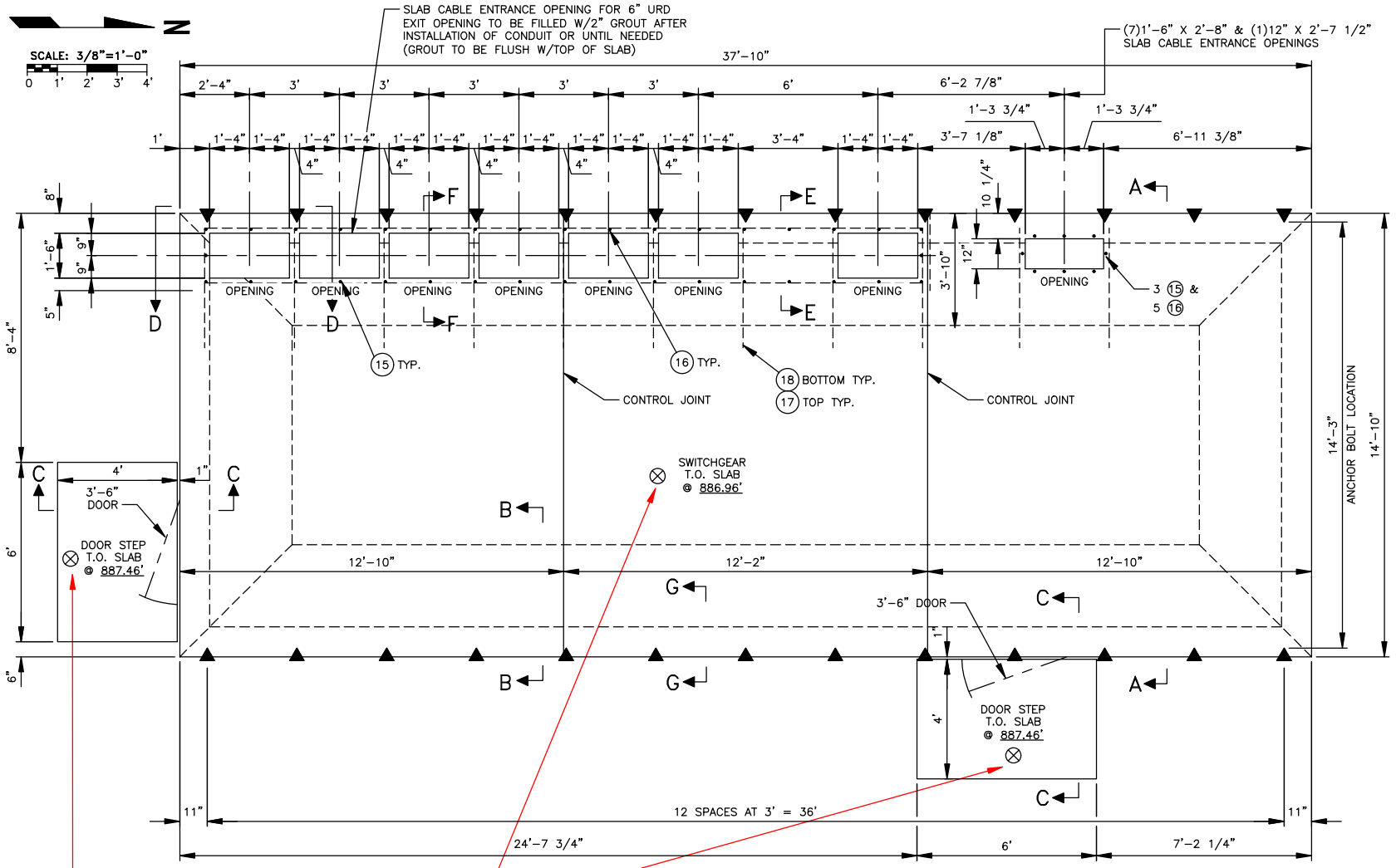
CKD BY:

APPD BY: DJK

DRAWING NUMBER SA02-05D

SHEET 4

APPROVED FOR CONSTRUCTION



FOUNDATION LAYOUT

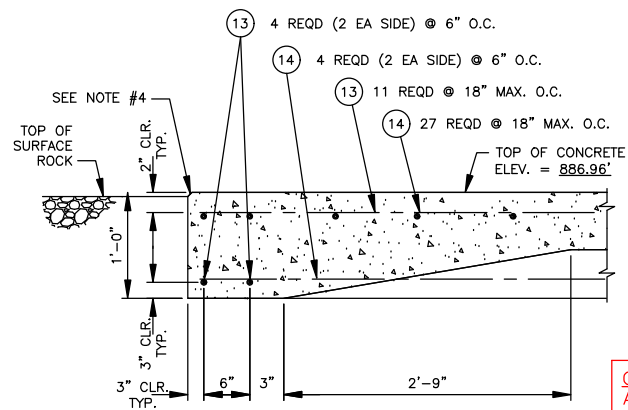
BAR BENDING DATA

BAR SIZE #	D	END HOOKS 180° HOOKS A or G	J	END HOOKS 90° HOOKS A or G	D	STIRRUP & TIE HOOKS 90° HOOKS A or G
3	2½	5"	3"	6"	1½	4"
4	3	6"	4"	8"	2	4½"
5	3¾	7"	5"	10"	2½	6"
6	4½	8"	6"	1'-0"		
7	5¼	10"	7"	1'-2"		
8	6	11"	8"	1'-4"		
9	9	1'-3"	11¼"	1'-7"		
10	10	1'-5"	1'-0⅝"	1'-10"		

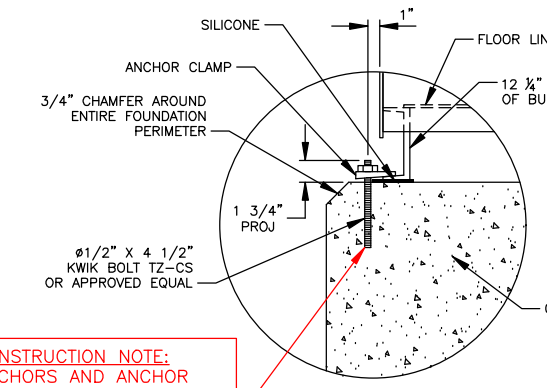
NOTES:
1. DIMENSIONS OMITTED ARE ZERO
2. DIMENSIONS ARE OUT TO OUT OF BAR
3. DEFORMED REINFORCING BARS ARE TO BE GRADE 60 STEEL (ASTM A615)

NO. REQ'D	CU.YD. CONC. /FDN.	FDN. MARK	BAR MARK	QUAN.	SIZE	NOM. LENGTH	TYPE	A	B	C	D	E	G	J	WT./BAR	TOTAL WT.
2	0.6	DOOR STEP	11	4	#4	5'-6	STR								3.7	14.8
			12	6	#4	3'-6	STR								2.4	14.4
															WT. REBAR PER FDN. =	29.2
1	14.5	SWITCH GEAR	13	16	#4	37'-4	STR								24.9	398.4
			14	31	#4	14'-4	STR								9.6	297.6
			15	20	#4	0'-5	STR		0'-5	1'-6					0.3	6.0
			16	22	#4	0'-7	STR		0'-7	0'-6					0.4	8.8
			17	11	#4	4'-0"	STR		0'-7	0'-6					2.7	29.7
			18	11	#4	0'-10"	STR		0'-7	0'-6					0.6	6.6
															WT. REBAR PER FDN. =	747.1

TOTAL CU. YDS. CONC. = 15.7 CU. YDS.
TOTAL WT. REBAR = 805.5#

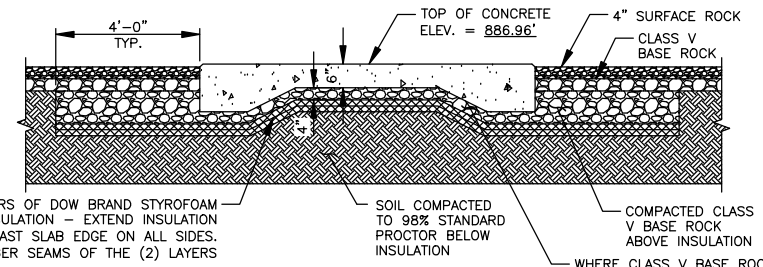


SECTION B–B
SCALE: NONE

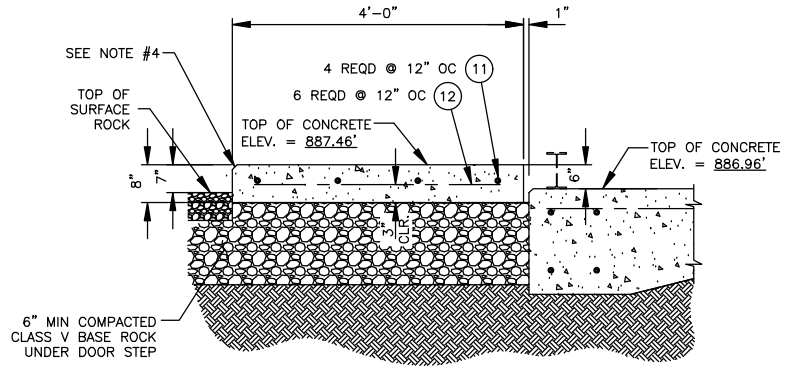


CONSTRUCTION NOTE:
ANCHORS AND ANCHOR CLIPS ARE NOT INCLUDED WITH SWITCHGEAR BUILDING AND MUST BE PROCURED

SECTION G–G
TYPICAL BUILDING ANCHOR DETAIL
▲ DENOTES ANCHOR LOCATION

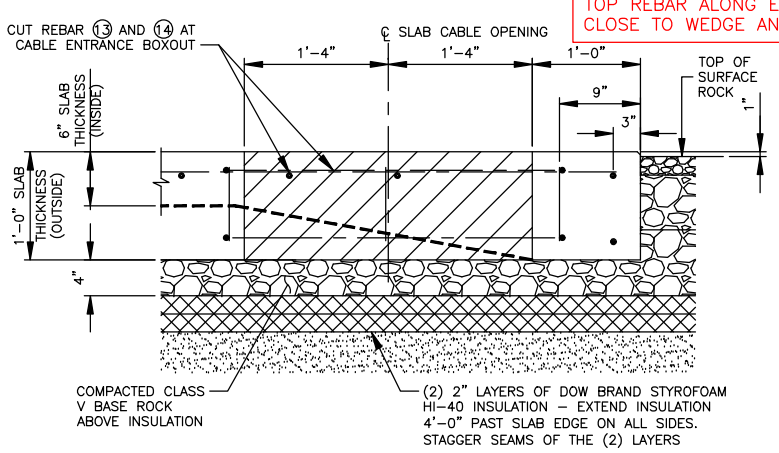


SECTION A–A
SCALE: NONE

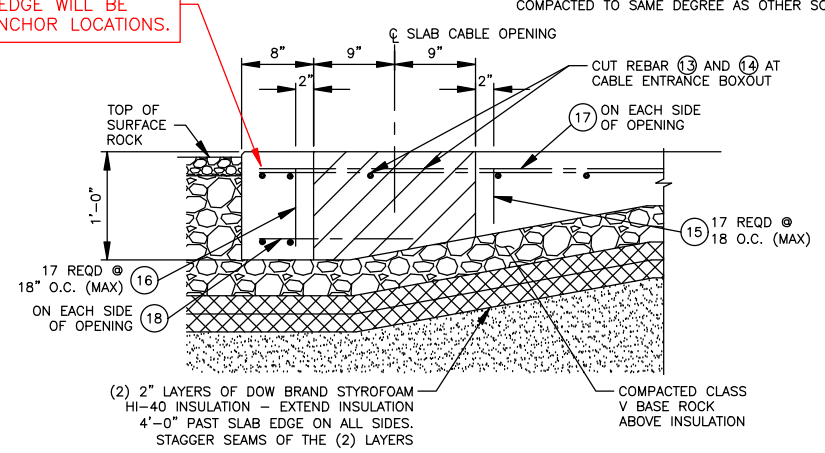


SECTION C–C
DOOR STEP DETAIL
SCALE : NONE

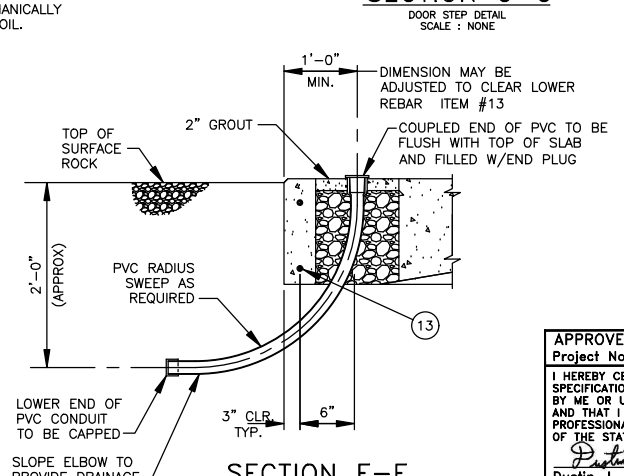
CONSTRUCTION NOTE:
TOP REBAR ALONG EDGE WILL BE CLOSE TO WEDGE ANCHOR LOCATIONS.



SECTION D–D
CABLE ENTRANCE SLAB OPENING DETAIL
SCALE: NONE



SECTION E–E
CABLE ENTRANCE SLAB OPENING DETAIL
SCALE: NONE



SECTION F–F
TYPICAL CONDUIT ENTRANCE DETAIL
CONDUIT SLAB ENTRANCE DETAIL
SCALE: NONE

REFERENCE DRAWINGS:

BUILDING PLAN VIEW _____ POWERCON D–16368 SHT 1

GENERAL NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4500 P.S.I. AT THE END OF 28 DAYS.
2. SOIL BEARING CAPACITY BENEATH FOOTING OR FOUNDATIONS SHALL BE NOT LESS THAN 3,000#/SQ. FT.
3. CONCRETE PLACEMENT: CONTROL JOINTS SHALL BE SAW CUT TO 1 1/4".
4. EDGES OF CONCRETE: ALL EXPOSED EDGES ABOVE GROUND ROUNDED OR CHAMFERED 3/4 INCH.
5. REINFORCING STEEL: ASTM A–615 GRADE 60.
6. COVER: TWO INCHES MINIMUM PROTECTIVE CONCRETE COVER OVER REINFORCING STEEL UNLESS NOTED.
7. REFER TO DETAILED SPECIFICATION ON CONCRETE.
8. FINISH: TOP SURFACE OF PIERS TO BE PERFECTLY LEVEL, SCREEDED AND BROOMED. OUTDOOR EQUIPMENT SLABS WOOD FLOATED, LIGHTLY TROWELLED.

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 3
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.
Dustin J. Kinnischtzke Dwg. Rev. 0
Date: 5-25-2021 Lic. No. 48335

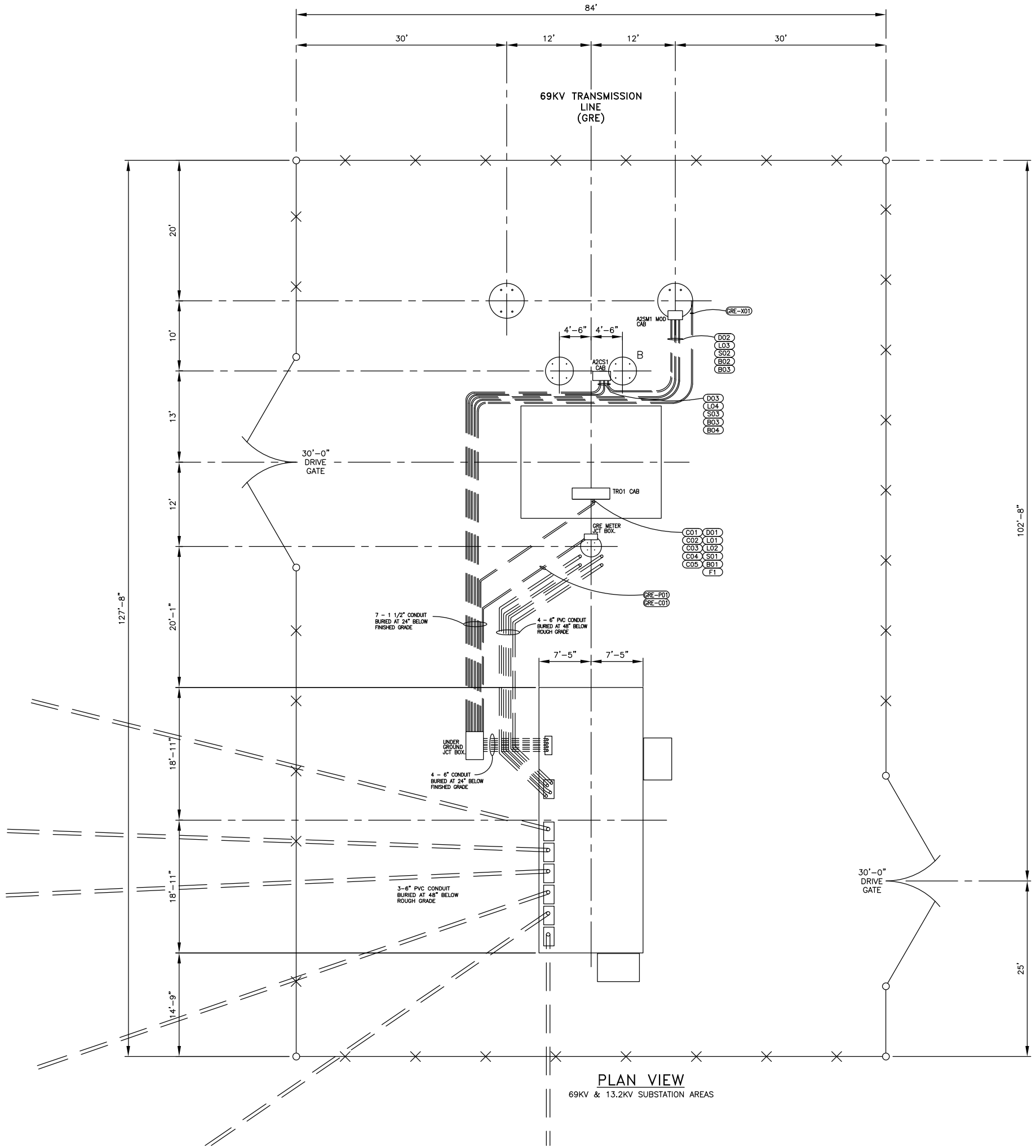
*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV. APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY
14'-8 x 37'-10 SWITCH GEAR BLDG. FOUNDATION LAYOUT
DAYTONPORT SUBSTATION
SA02

DATE:	5-25-21
SCALE:	AS SHOWN
DWN BY:	SWL
CKD BY:	SJL
CKD BY:	
APPD BY:	DJK
PROJECT NO	208250
REVISION	0
DRAWING NUMBER	SA02–05D
SHEET	5

APPROVED FOR CONSTRUCTION



PLAN VIEW

69KV & 13.2KV SUBSTATION AREAS

N

SCALE: 1/8"=1'-0"

0 2' 4' 6' 8' 10'

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL STEEL PLAN_____SA02-35D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

REV NO	DATE	REVISION	REV BY	APPD BY
6				
5				
4				
3				
2				
1				

CONNEXUS ENERGY

CABLE AND CONDUIT PLAN

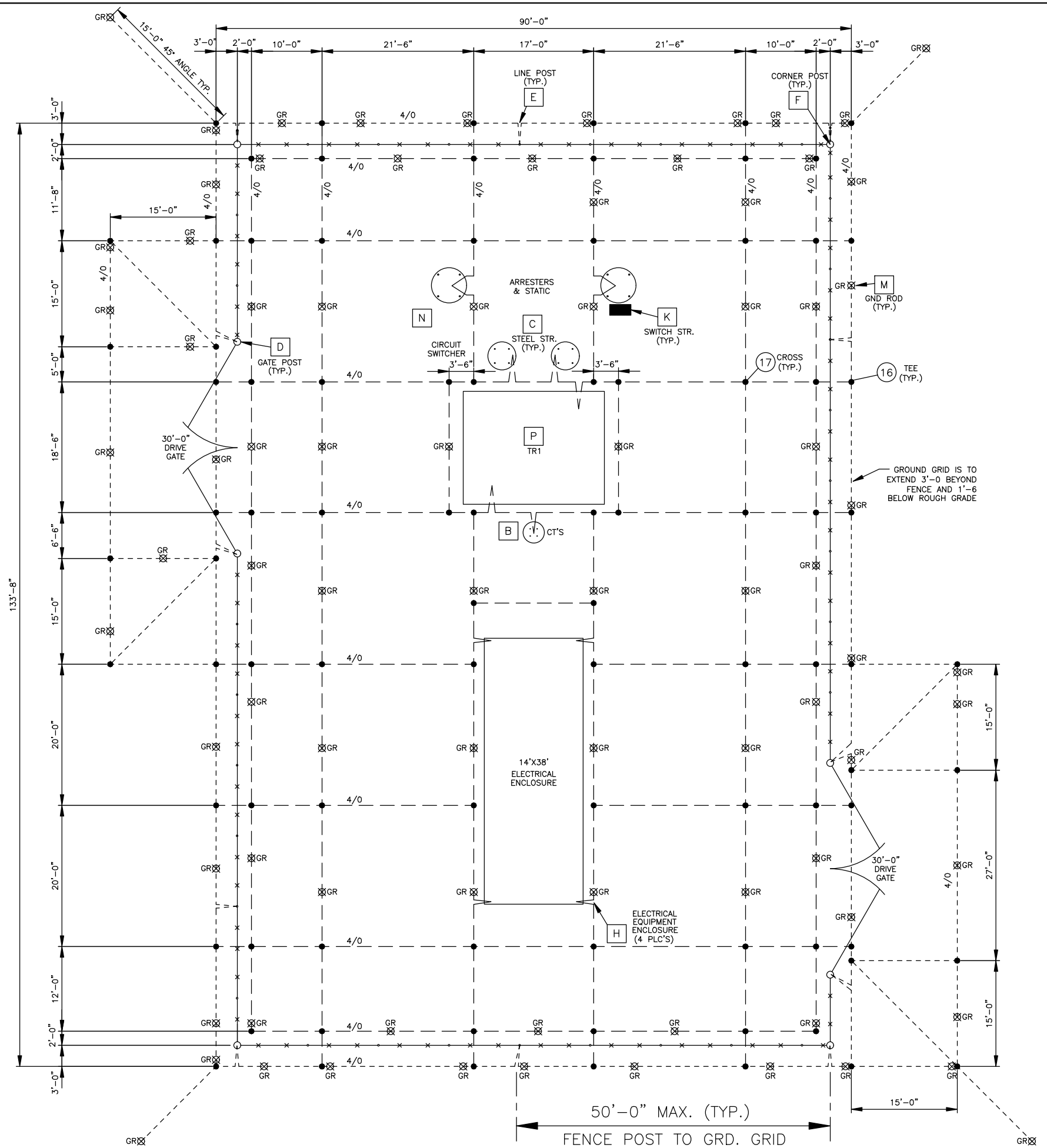
DAYTONPORT SUBSTATION

SA02

DATE: 6-21
SCALE: AS SHOWN
DWN BY: MTB
CKD BY: TJP
CKD BY:
APPD BY: TJP

PROJECT NO 208250
REVISION 0
DRAWING NUMBER SA02-07D
SHEET 1

PRELIMINARY



N

SCALE: 1/8"=1'-0"
0 2' 4' 6' 8' 10'

GROUND GRID DESIGN DATA

DESIGN IS BASED ON IEEE STD. 80-2013 USING CDEGS SOFTWARE (VERSION 16.1.61732) AND THE FOLLOWING DATA:

1. TOP RESISTIVITY DATA:
   - SOIL RESISTIVITY TEST DATE ---------- 12/2020
   - SOIL RESISTIVITY TESTING ENGINEER ------- CONNEXUS ENERGY
   - SOIL MODEL:
   - SURFACE ROCK RESISTIVITY ---------- 3000 OHM-METER (EST)
   - SURFACE ROCK DEPTH ---------- 0.333 FEET
   - SOIL LAYER 1 RESISTIVITY ---------- 329.113 OHM-METER (CALC)
   - SOIL LAYER 1 DEPTH ---------- 1.054 FEET
   - SOIL LAYER 2 RESISTIVITY ---------- 1296.365 OHM-METER (CALC)
   - SOIL LAYER 2 DEPTH ---------- 24.168 FEET
   - SOIL LAYER 3 RESISTIVITY ---------- 82.144 OHM-METER (CALC)
   - SOIL LAYER 3 DEPTH ---------- INFINITE
2. DESIGN CRITERIA
   - MAXIMUM CALCULATED FAULT CURRENT ----- 8,867 AMPS
   - FAULT LOCATION ---------- ON LOW SIDE OF MPT
   - DESIGNED FAULT CURRENT ---------- 10,640 AMPS (120%)
   - DESIGNED FAULT DURATION ---------- 30 CYCLES (0.5 SEC.)
   - SPILT FACTOR
   - # OF TRANSMISSION LINES CONNECTED ----- 1
   - # OF FEEDERS CONNECTED ---------- 5 (4 USED IN CALCULATION)
   - % FAULT CURRENT THRU GRID ---- 53.64%
3. SAFETY DATA:
   - IEEE BODY WEIGHT ---------- 50 KG
   - IEEE BODY RESISTANCE ---------- 1,000 OHMS
   - STEP POTENTIAL OVER NATIVE SOIL:
   - CALCULATED ALLOWABLE ---------- 476.831 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 475.616 VOLTS
   - STEP POTENTIAL:
   - CALCULATED ALLOWABLE ---------- 2,290.484 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 257.831 VOLTS
   - TOUCH POTENTIAL
   - CALCULATED ALLOWABLE ---------- 689.608 VOLTS
   - CALCULATED GRID MAXIMUM ---------- 670.532 VOLTS
   - GROUND POTENTIAL RISE AT FAULT LOCATION:
   - CALCULATED ALLOWABLE ---------- 6,680.70 VOLTS
   - GROUND GRID RESISTANCE:
   - CALCULATED ---------- 1.1706 OHMS
4. FIELD DATA:
   - FIELD MEASURED GRID RESISTANCE --------- _____ OHMS*
   - FIELD MEASURED DATE ---------- _____ *
   - *FIELD TO UPDATE AND INCLUDE IN FIELD REVISIONS.

GROUNDING NOTES:

1. GROUND GRID TO BE BURIED AT 1'-0" OR 1'-6" BELOW FINISHED GRADE. SEE LEGEND FOR DETAILS.
2. CONNECT GROUND WIRES AT ALL INTERSECTIONS.

LEGEND:

- GR ⊠ 5/8" CU CLAD GROUND ROD, 30' LENGTH (3x 10'-0" RODS W/COULPER)
- ● CADWELD CONNECTION
- ■ SWITCH OPERATOR'S PLATFORM
- — — 4/0 S.D. 7 STR. CU. GROUND GRID CONDUCTOR (DIRECT BURIED) 12" DEPTH.
- - - 4/0 S.D. 7 STR. CU. GROUND GRID CONDUCTOR (DIRECT BURIED) 18" DEPTH.
- -×-×- FENCE
- ○ FENCE POST
- (1) INDICATES ITEM NUMBER ON BILL OF MATERIAL, SEE DWG. #SA02-09D, SH. 4
- [A] INDICATES GROUNDING DETAIL LETTER, SEE DWG'S #SA02-09D, SH. 2-3

REFERENCE DRAWINGS:

ELECTRICAL PLAN	SA02-04D, SH. 1
FENCE & FOUNDATION PLAN	SA02-05D, SH. 1
CABLE & CONDUIT PLAN	SA02-07D, SH. 1
GROUNDING DETAILS & B.O.M.	SA02-09D, SH. 2-4
PLOT PLAN	SA02-10D, SH. 1
STRUCTURAL PLAN	SA02-35D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 2

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.

Patrick Deibel
Date: 5-19-2021 Dwg. Rev. 0 Lic. No. 49037

APPROVED FOR CONSTRUCTION

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

GROUNDING PLAN

DAYTONPORT SUBSTATION

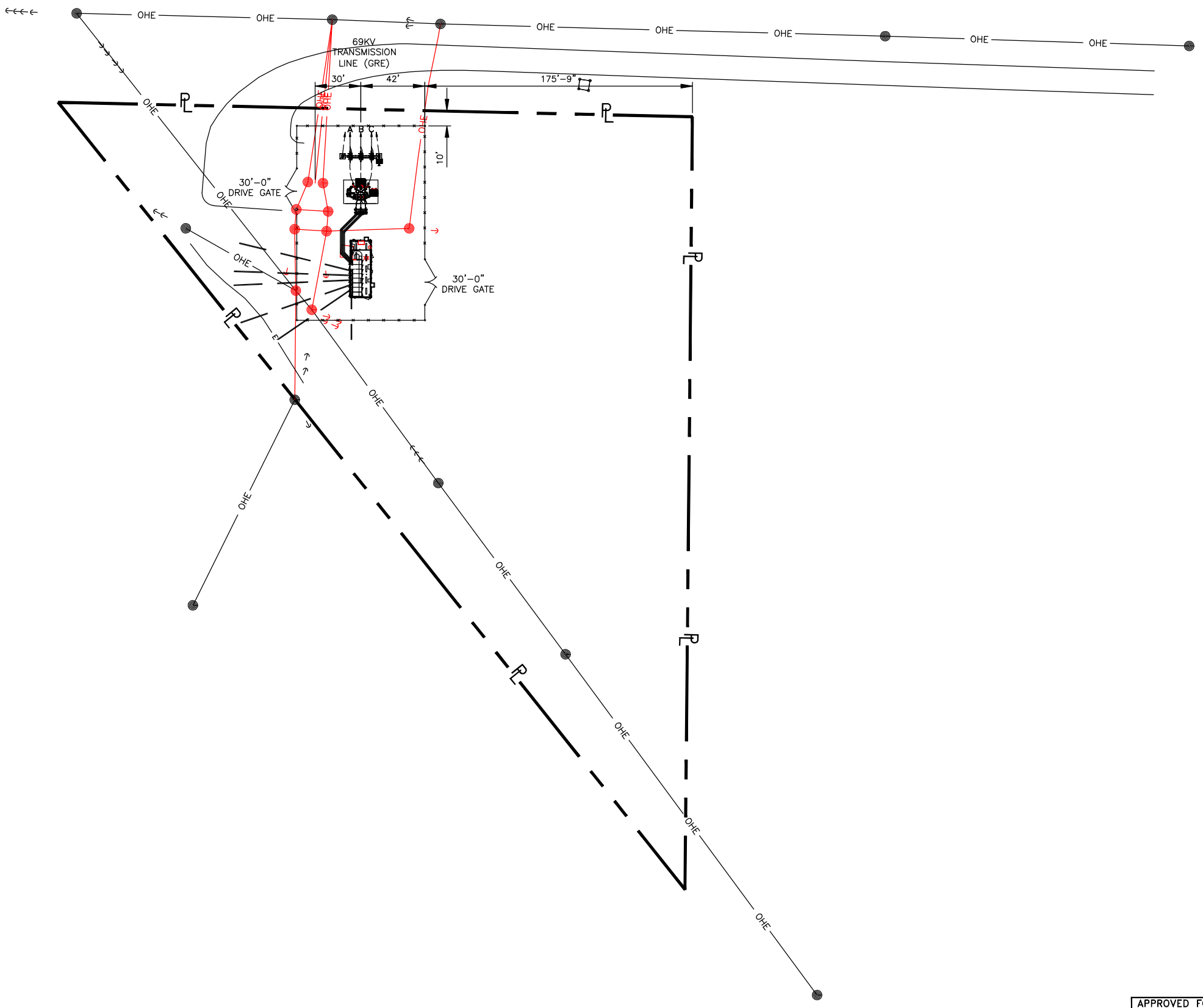
SA02

DATE: 05-19-21	PROJECT NO 208250
SCALE: AS SHOWN	REVISION 0
DWN BY: DKH	
CKD BY: TJS	DRAWING NUMBER SA02-09D
CKD BY:	
APPD BY: PDD	SHEET 1

N

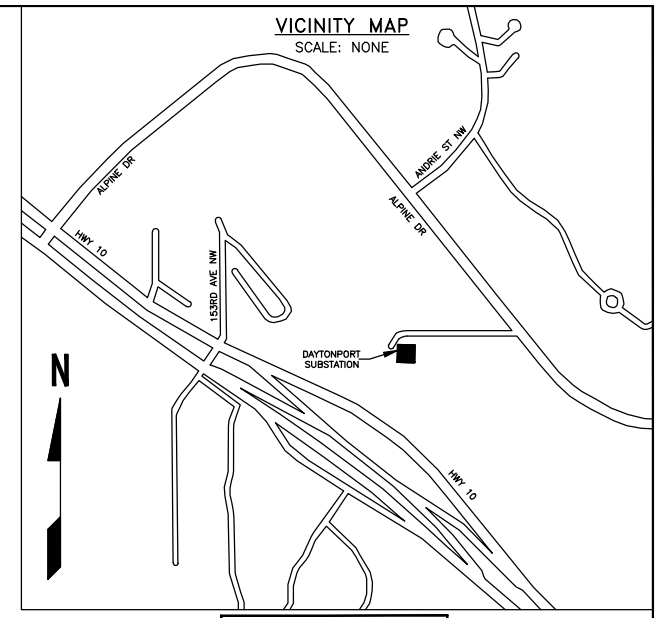
SCALE: 1"=40'-0"

0 10' 20' 30' 40' 50'



VICINITY MAP

SCALE: NONE



Street Address:
9180 ALPINE DRIVE
RAMSEY, MN 55303

LEGEND

- PROPERTY LINE
- ROAD RIGHT-OF-WAY
- GAS LINE EASEMENT
- TRANSMISSION LINE EASEMENT
- E — UNDERGROUND ELEC. UTILITY
- OHE — OVERHEAD TRANSMISSION LINE
- OHE — EXISTING SUB LAYOUT-LOCATION
- PP — POWER POLE
- EDGE GRAVEL
- SUBSTATION FENCE

REFERENCE DRAWINGS:

ELECTRICAL PLAN_____SA02-04D, SH. 1
FENCE & FOUNDATION PLAN_____SA02-05D, SH. 1
CONDUIT PLAN_____SA02-07D, SH. 1
GROUNDING PLAN_____SA02-09D, SH. 1
STRUCTURAL PLAN_____SA02-35D, SH. 1
GRADING PLAN_____SA02-40D, SH. 1

*COOPERATIVE DRAWING MAINTAINED & HOUSED BY GREAT RIVER ENERGY

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 0

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.

Tyler Porter Dwg. Rev. 0
Date: 05/27/2021 Lic. No. 57767

Electronically signed by GRE user: u8014

REV NO	DATE	REVISION	REV APPD BY
6			
5			
4			
3			
2			
1			

CONNEXUS ENERGY

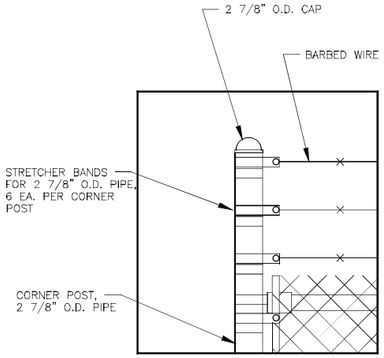
PLOT PLAN

DAYTONPORT SUBSTATION

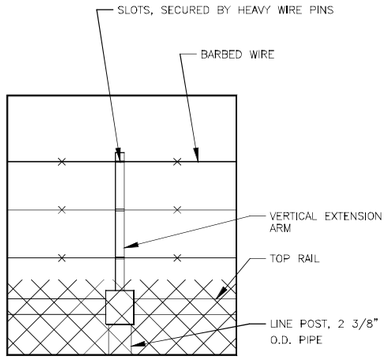
SA02

DATE: 11-10-20	PROJECT NO 208250
SCALE: AS SHOWN	REVISION 0
DWN BY: RSB	DRAWING NUMBER SA02-10D
CKD BY:	
CKD BY:	
APPD BY: TJP	SHEET 1

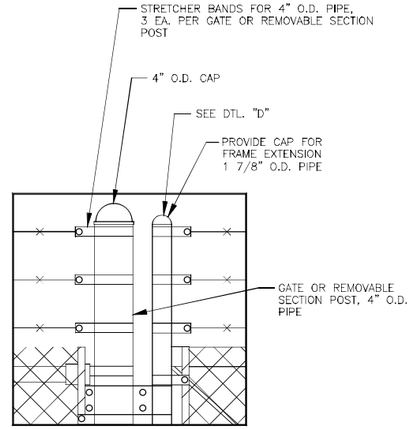
APPROVED FOR CONSTRUCTION



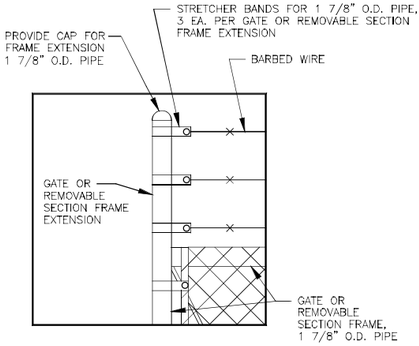
DETAIL "A"
CORNER POST – TOP ASSEMBLY
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'



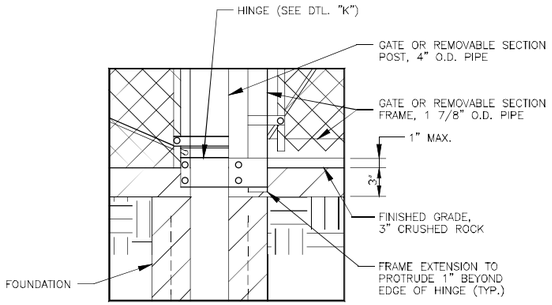
DETAIL "B"
LINE POST – TOP ASSEMBLY
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'



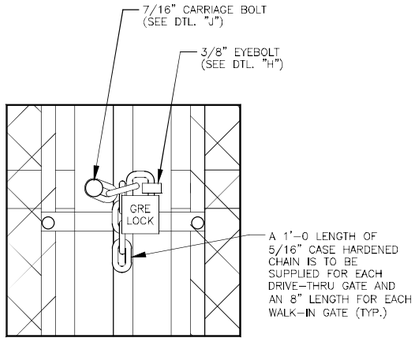
DETAIL "C"
GATE AND REMOVABLE SECTION POST – TOP ASSEMBLY
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'



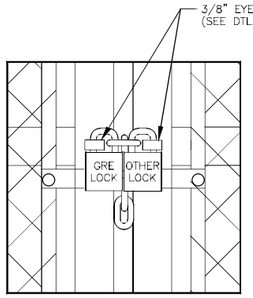
DETAIL "D"
GATE AND REMOVABLE SECTION FRAME EXTENSION – TOP ASSEMBLY
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'



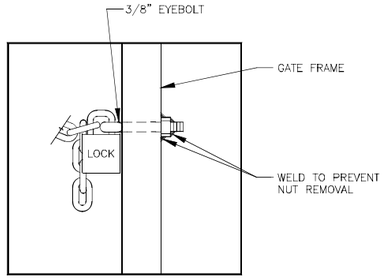
DETAIL "E"
LOWER HINGE AND FRAME DETAIL FOR GATE AND REMOVABLE SECTION
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'



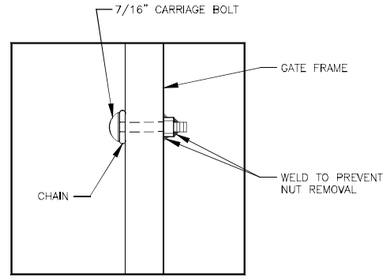
DETAIL "F"
ONE LOCK SYSTEM
TYPICAL
SCALE: 3" = 1'-0"
0 3" 6" 9" 12"



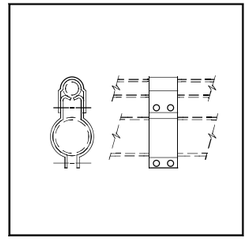
DETAIL "G"
TWO LOCK SYSTEM
TO BE FURNISHED ONLY WHEN SPECIFIED BY GRE
SCALE: 3" = 1'-0"
0 3" 6" 9" 12"



DETAIL "H"
EYEBOLT DETAIL
NOT TO SCALE



DETAIL "J"
CARRIAGE BOLT DETAIL
NOT TO SCALE



DETAIL "K"
GATE AND REMOVABLE SECTION HINGE
HINGE DETAIL FOR 4" O.D. POST TO 1 7/8" O.D. FRAME
(CYCLONE FENCE PART #H82)
SCALE: 1/2"=1'-0"
0 3 6 9 1' 2' 3' 4'

GATE CHAIN–LOCK NOTES:

1. CHAIN, 5/16" CASE HARDENED, GALV. FINISH 2. CARRIAGE BOLTS, 7/16" DIA., GALV. STEEL 3. EYEBOLTS, 3/8" DIA., DROP–FORGED, GALV. STEEL, WITH NUT, SHOULDER PATTERN, 2 1/2" LONG UNC CLASS II THREADS, EYE I.D. 3/4", SHANK LENGTH 4 1/2"

REFERENCE DRAWINGS AND SPECIFICATIONS:

TYPICAL FENCE DTLS_____DWG. #SXXX–61D, SH. 1
TYPICAL FENCE SPEC'S_____GRE SPEC. #SP–9.1

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

NO	DATE	REVISION	BY	APPD BY
6			ZLM	GDS
5	10-19	UPDATE DETAIL "H" WITH TOP CAP AND NEW NUMBER. UPDATE TITLE	MW2	GDS
4	6-15	ID BLOCK	MW2	AJW
3	4-13	UPDATED TO CAD STANDARDS	MW2	DPH
2	10-97	ADDED "A" DIM. TO CORNER POST DETAIL	JAT	JAT
1				

GREAT RIVER ENERGY.

TYPICAL FENCE DETAILS FOR TRANSMISSION SUBSTATIONS

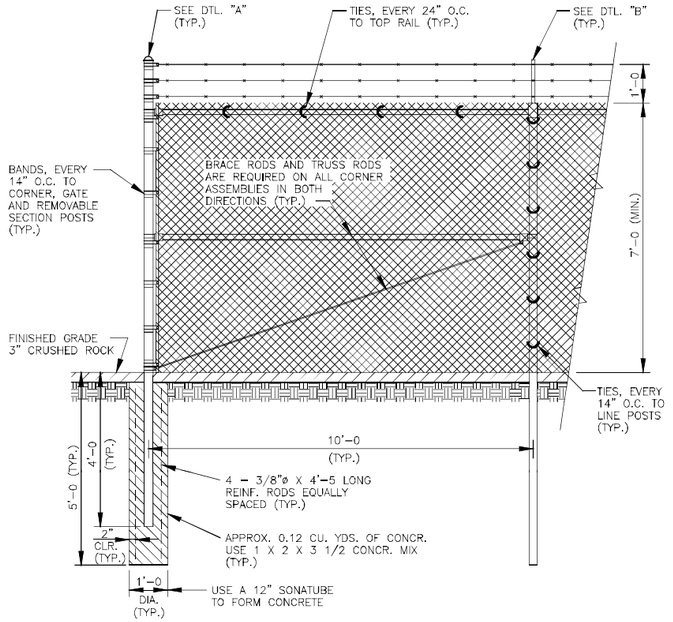
MASTER DWG SUBSTATION

SXXX

DATE: 10-23-19
SCALE: AS SHOWN
DWN BY: M. KLEMZ
CKD BY:
CKD BY:
APPD BY: ZLM

PROJECT NO STANDARD
REVISION 4
DRAWING NUMBER SXXX-61D
SHEET 2 OF 2

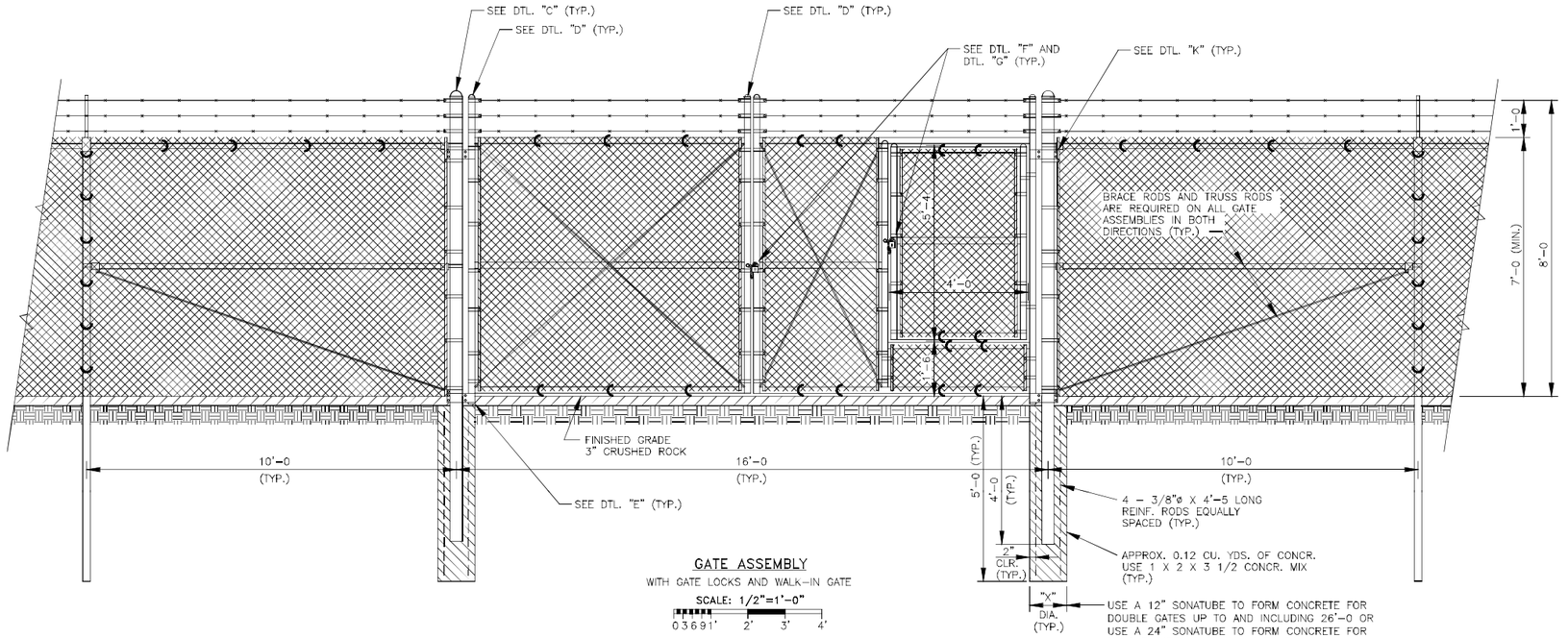
ACTIVE



CORNER & END ASSEMBLY

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'

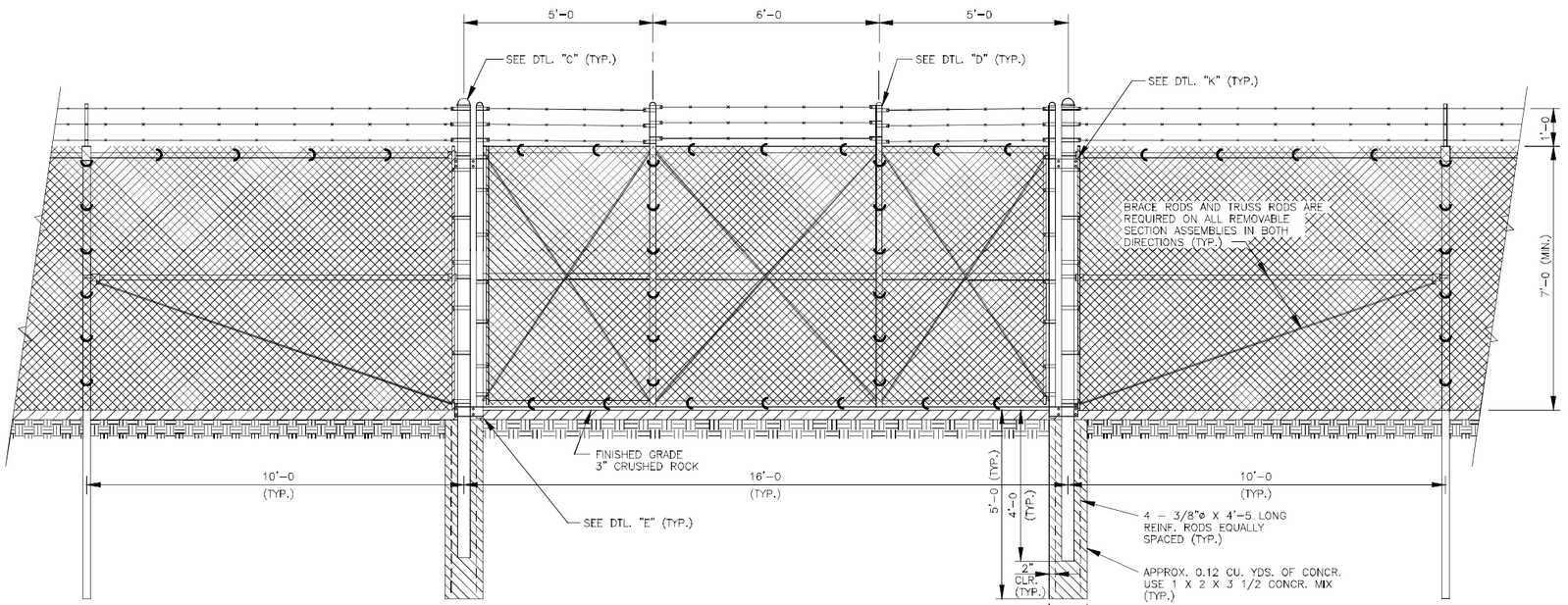


GATE ASSEMBLY

WITH GATE LOCKS AND WALK-IN GATE

SCALE: 1/2"=1'-0"

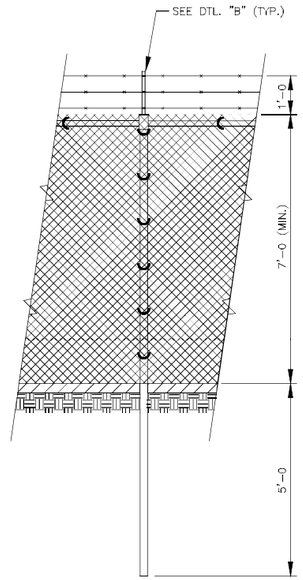
0 3 6 9 1' 2' 3' 4'



REMOVABLE SECTION ASSEMBLY

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'



LINE POST ASSEMBLY

DIRECT DRIVE

SCALE: 1/2"=1'-0"

0 3 6 9 1' 2' 3' 4'

FOUNDATION NOTES:

1. FULL LENGTH FORMS ARE TO BE USED ON ALL CORNER, GATE AND REMOVABLE SECTION POST FOOTINGS.
2. TOPS OF FOOTINGS ARE TO BE CROWNED AND FINISHED TO A SMOOTH DENSE SURFACE WITH NO PROJECTIONS OR OVERHANGS.
3. ALL MATERIALS TO BE FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.
4. SEE "SPECIFICATIONS FOR REINFORCED CONCRETE", GRE SPEC. SP-3.3.

REFERENCE DRAWINGS AND SPECIFICATIONS:

TYPICAL FENCE DTLS.____DWG. SXXX-61D, SH. 2
TYPICAL FENCE SPEC'S____GRE SPEC. SP-9.1

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

NO.	DATE	REVISION	REV / APP'D BY
6			
5			
4			
3	10-19	UPDATE END ASS'Y, DTL. D, TOP CAP & FOOTING SIZE AND UPDATED TIE AND FENCE NOTES	ZLM / GDS
2	6-15		MKL / GDS
1	4-13	LENGTHS IN FDN. DETAILS	JLW / GDS

GREAT RIVER ENERGY

TYPICAL FENCE DETAILS FOR TRANSMISSION SUBSTATIONS

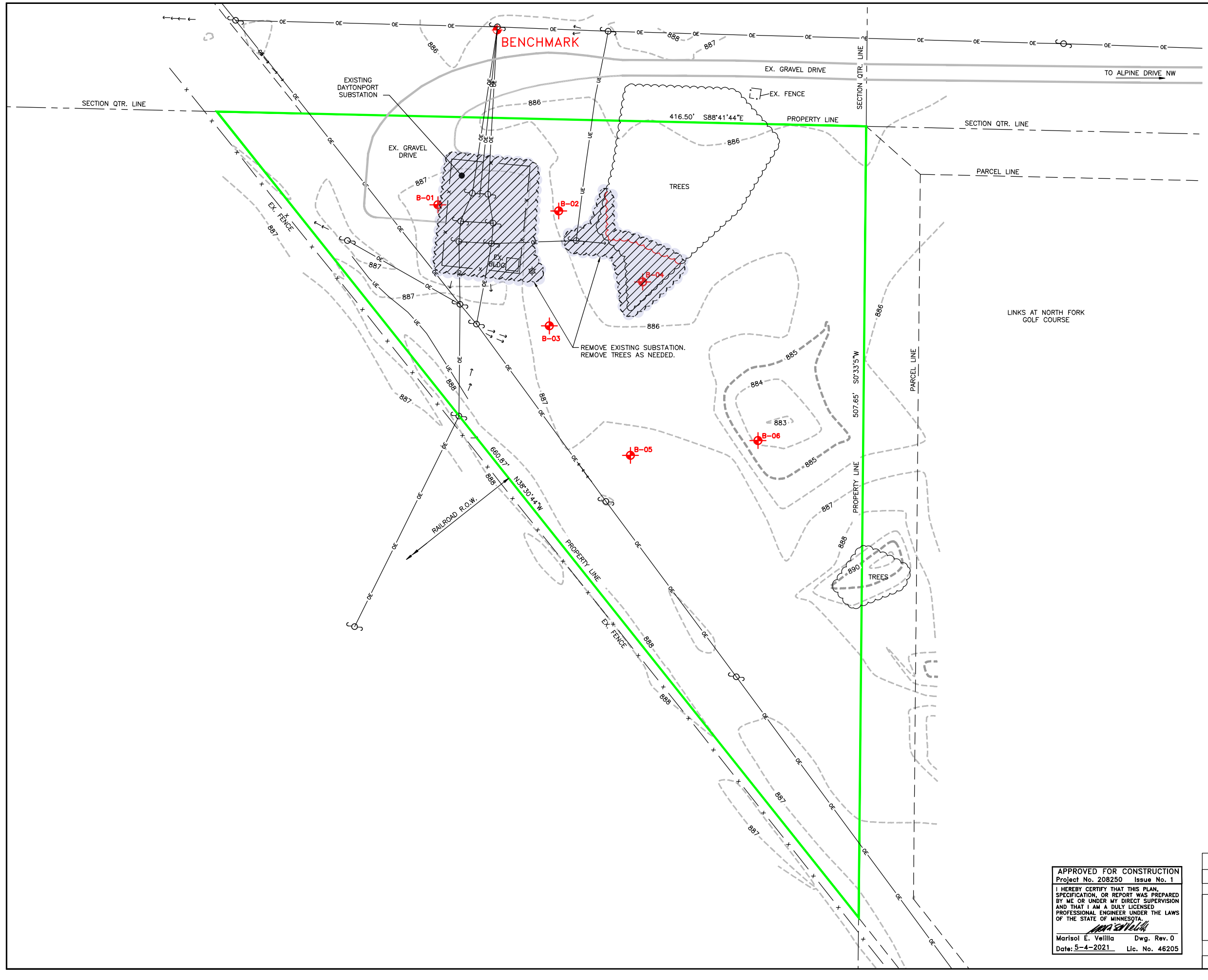
MASTER DWG SUBSTATION

SXXX

DATE: 10-23-19
SCALE: AS SHOWN
DWN BY: M. KLEMZ
CK'D BY:
CK'D BY:
APP'D BY: ZLM

PROJECT NO: STANDARD
REVISION: 3
DRAWING NUMBER: SXXX-61D
SHEET 1 OF 2

ACTIVE



BENCHMARK

BM SPIKE
N=177949.89
E=439209.35
ELEV.=888.00

HORIZONTAL CONTROL

NAD 83 ANOKA MN-F
MINNESOTA DOT: ANOKA COUNTY, US FOOT

VERTICAL CONTROL

NAVD 88

N

SCALE: 1"=30'-0"
0 10' 20' 30'

NOTES

1. SITE HORIZONTAL CONTROL IS IN FEET.
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS.

SOIL REPORT

SEE DESIGN PHASE GEOTECHNICAL REPORT, PROPOSED CONNEXUS SUBSTATION, ALPINE ROAD, RAMSEY, MINNESOTA DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT# 15883.19.MNS.

LEGEND

- QUARTER LINE
- PARCEL LINE
- PROPERTY LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING POWER POLE & GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING TREE LINE
- x — EXISTING FENCE LINE
- EXISTING GRAVEL EDGE
- 886 — EXISTING CONTOUR
- B-06 — SOIL BORING LOCATION

SITE LOCATION

9180 ALPINE DR NW
RAMSEY, MN 55303

GOPHER STATE ONE CALL
800/252-1166

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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

Marisol E. Velilla Dwg. Rev. 0
Date: 5-4-2021 Lic. No. 46205

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

GREAT RIVER ENERGY.

EXISTING CONDITIONS AND REMOVALS

DAYTONPORT SUBSTATION

SA02

DATE:	05-04-21
SCALE:	1"=30'
DWN BY:	AMG
CKD BY:	EKD
CKD BY:	
APPD BY:	MEV

PROJECT NO 208250 | REVISION 0
DRAWING NUMBER SA02-40D
SHEET 1

REV NO | DATE | REVISION | APPD BY

ISSUED FOR CONSTRUCTION

EX. GRAVEL DRIVE

94.00'

886

SECTION QTR. LINE

GRADE EX. GRAVEL DRIVE TO MATCH PROPOSED SUBSTATION CORNER

B SH. 3

BIO ROLL

PROPERTY LINE 416.50' S88°41'44"E

TREES

CLASS V ROCK MATCH EX. EL. EL 886.7± N=177870.08 E=439166.21

CLASS V ROCK F.G. EL. 886.94 N=177887.08 E=439181.21

CLASS V ROCK F.G. EL. 886.00 N=177887.08 E=439275.21

17.00'

CLASS V ROCK F.G. EL. 886.94 N=177870.08 E=439181.21

1.0%

EX. GRAVEL DRIVE

80.00'

887

63.00'

30' GATE

B-01

B-02

A

LIMITS OF WORK

NEW EDGE OF TREES

TREES

138.00'

CLASS V ROCK F.G. EL. 886.00 N=177810.08 E=439275.21

SH. 3

15.00'

CLASS V ROCK F.G. EL. 886.94 N=177807.08 E=439181.21

CLASS V ROCK F.G. EL. 885.85 N=177810.08 E=439290.21

CLASS V ROCK F.G. EL. 88X.XX N=177807.08 E=439166.21

886

887

61.00'

30' GATE

B-04

1.0%

660.87' N35°30'44"W PROPERTY LINE

EX. FENCE

CLASS V ROCK F.G. EL. 886.94 N=177749.08 E=439181.21

B-03

CLASS V ROCK F.G. EL. 886.00 N=177749.08 E=439275.21

BIO ROLL

CLASS V ROCK F.G. EL. 885.85 N=177749.08 E=439290.21

RAILROAD R.O.W.

888

109.00'

B

SUBSTATION FINISH GRADE
IS TOP OF CLASS V BASE ROCK

BENCHMARK

BM SPIKE (SEE SH. 1 FOR LOCATION)
N=177949.89
E=439209.35
ELEV.=888.00

HORIZONTAL CONTROL

NAD 83 ANOKA MN-F
MINNESOTA DOT: ANOKA COUNTY, US FOOT

VERTICAL CONTROL

NAVD 88

N

SCALE: 1"=10'-0"
0 5' 10' 15'

NOTES

1. SITE HORIZONTAL CONTROL IS IN FEET.
2. CONTOURS ARE SHOWN IN 1 FOOT INTERVALS.
3. FINISHED GRADE (F.G.) IS TOP OF CLASS V BASE ROCK. SURFACE GRADE IS 4" HIGHER THAN FINISH GRADE.

SOIL REPORT

SEE DESIGN PHASE GEOTECHNICAL REPORT, PROPOSED CONNEXUS SUBSTATION, ALPINE ROAD, RAMSEY, MINNESOTA DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT# 15883.19.MNS.

LEGEND

- QUARTER LINE
- PARCEL LINE
- PROPERTY LINE
- OE — EXISTING OVERHEAD ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING POWER POLE & GUY ANCHOR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- x — EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING GRAVEL EDGE
- PROPOSED GRAVEL EDGE
- 886 — EXISTING CONTOUR
- 886 — PROPOSED CONTOUR
- F.G. — FINISHED GRADE ELEVATION
- FLOW DIRECTION
- LIMITS OF WORK TOTAL DISTURBED AREA = 0.43 ACRES
- BIO ROLL
- B-06 — SOIL BORING LOCATION

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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

Marisol E. Velilla Dwg. Rev. 0
Date: 5-4-2021 Lic. No. 46205

GOPHER STATE ONE CALL
800/252-1166

SITE LOCATION

9180 ALPINE DR,
RAMSEY, MN 55303

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

GREAT RIVER ENERGY.

GRADING AND EROSION CONTROL PLAN

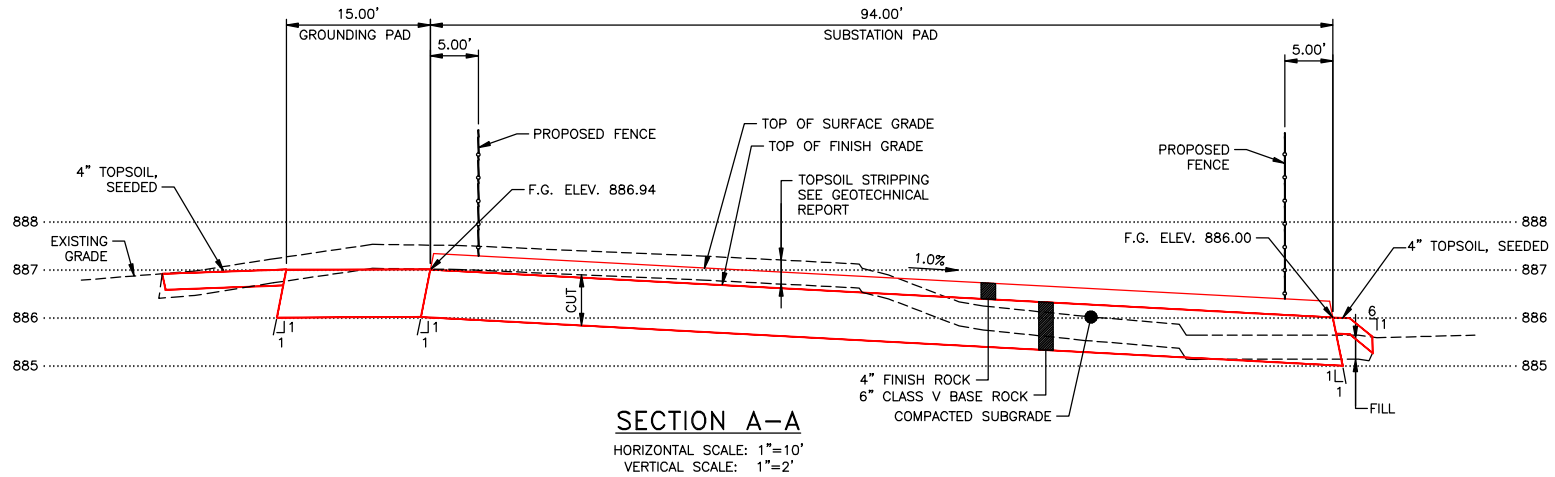
DAYTONPORT SUBSTATION

SA02

DATE:	05-04-21
SCALE:	AS SHOWN
DWN BY:	AMG
CKD BY:	EKD
CKD BY:	
APPD BY:	MEV
PROJECT NO	208250
REVISION	0
DRAWING NUMBER	SA02-40D
SHEET	2

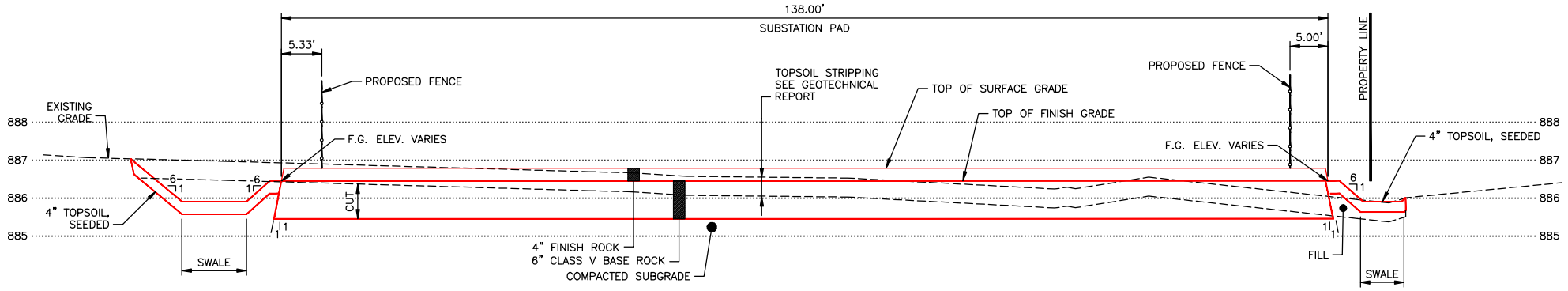
REVISION: ADDED AB REV AB COPY
DATE
REV NO

ISSUED FOR CONSTRUCTION



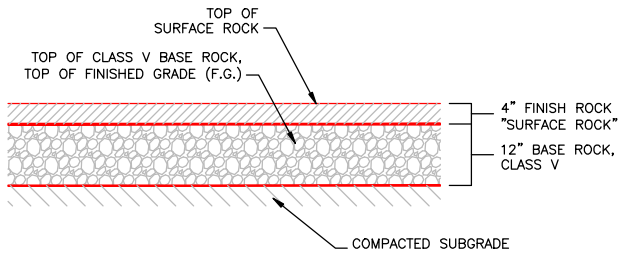
SECTION A–A

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



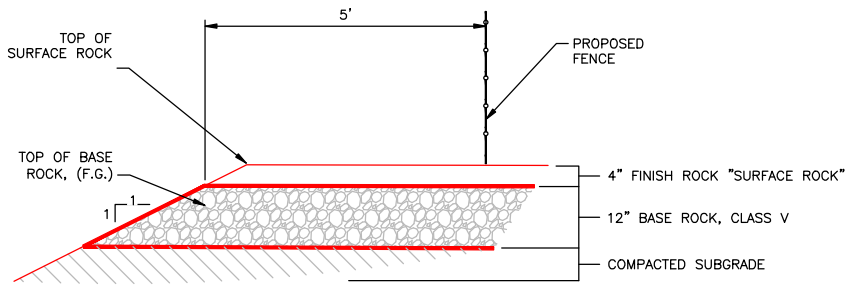
SECTION B–B

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



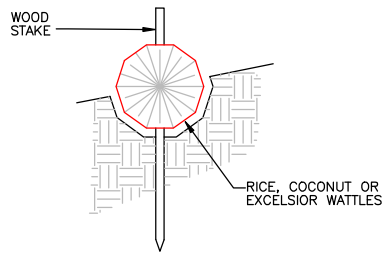
TYPICAL SUBSTATION SURFACING

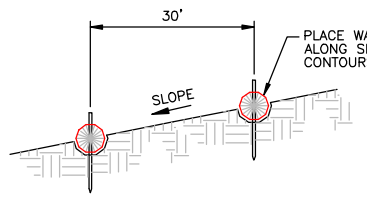
SCALE: NONE

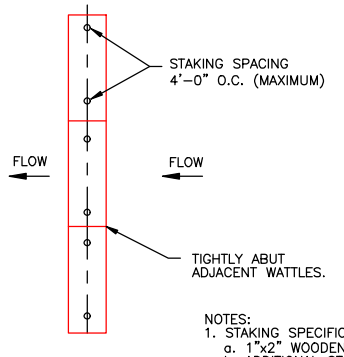


TYPICAL SUBSTATION EDGE

SCALE: NONE



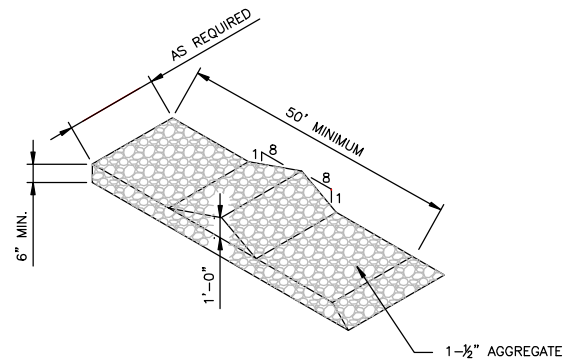




NOTES:
1. STAKING SPECIFICATIONS:
   a. 1"x2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.

BIO ROLLS

SCALE: NONE



ROCK CONSTRUCTION ENTRANCE

SCALE: NONE

GRADING AND EROSION CONTROL SCHEDULE

1. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE.
2. COMPLETE CLEARING AND GRUBBING.
3. STRIP TOPSOIL. INSTALL STOCKPILE SILT FENCE.
4. COMPLETE MASS GRADING.
5. SEED AND MULCH WITHIN 14 DAYS OF COMPLETION OF GRADING.
6. INSTALL BIO ROLLS IN SWALES.

AFTER VEGETATION IS ESTABLISHED

1. REMOVAL PRACTICES: REMOVE ALL TEMPORARY BMPS SUCH AS SILT FENCES AND BIOROLLS AS SOON AS ALL DISTURBED AREAS HAVE BEEN STABILIZED.

MAINTENANCE

1. INSPECTION OF ALL EROSION CONTROL FEATURES SHOULD BE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER 1/2" RAIN EVENT.
2. MAINTENANCE OF BMPS SHALL BE COMPLETE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
3. THE ROCK CONSTRUCTION ENTRANCE PERFORMANCE SHALL BE MAINTAINED THROUGH SCRAPING OR DRESSING WITH ADDITIONAL AGGREGATE.
4. SEDIMENT CLEANUP. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF–SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE CONSTRUCTION SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.

APPROVED FOR CONSTRUCTION
Project No. 208250 Issue No. 1

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

Marisol E. Velilla Dwg. Rev. 0
Date: 5–4–2021 Lic. No. 46205

GENERAL NOTES

1. STRIPPING MATERIAL TO BE USED FOR DRESSING OF SIDE SLOPES.
2. LOCATION AND STAKING OF THE SITE WITHIN THE PROPERTY LINES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL SLOPES 3:1 MAXIMUM UNLESS NOTED.
4. STERIALNT SHALL BE APPLIED TO WEEDS AND VEGETATION WITHIN BASE ROCK AREA PRIOR TO PLACEMENT OF SURFACE ROCK.
5. EXCESS MATERIAL SHALL BE SPREAD EVENLY IN AREAS AS DIRECTED IN THE PLAN DRAWING OR HAULED OFF AND DISPOSED OF OFF SITE.
6. ELEVATIONS INDICATED IN SUBSTATION GRADED AREA ARE FINISHED GRADE. FINISHED GRADE IS TOP OF BASE ROCK.
7. CONTOURS OUTSIDE OF THE SUBSTATION GRADED AREA INDICATE THE TOP OF FINISHED TOPSOIL OR TOP OF DRIVEWAY BASE ROCK.
8. SURFACE GRADE IN SUBSTATION AREA IS 4" HIGHER THAN FINISHED GRADE ELEVATION. SURFACE GRADE CONSISTS OF 4" OF SURFACING ROCK MATERIAL.

CONSTRUCTION NOTES

1. THE SITE TOPSOIL SHALL BE STRIPPED OF VEGETATION TO A DEPTH OF 6 INCHES OR TO SUCH GREATER DEPTH AS MAY BE NECESSARY TO REMOVE ROOTS AND OTHER ORGANIC MATTER. (SEE DESIGN PHASE GEOTECHNICAL EVALUATION, PROPOSED CONNEXUS SUBSTATION, RAMSEY, DATED DECEMBER 30, 2019 BY CHOSEN VALLEY TESTING, INC., CVT NUMBER: 15883.19.MNS.)
2. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL DEBRIS, INCLUDING TREE STUMPS, BRUSH, ROOTS, AND SOD STRIPPING RESULTING FROM SITE PREPARATION OPERATIONS. TREE TOPS ABOVE STUMPS TO BE REMOVED BY OTHERS.
3. PRIOR TO PLACEMENT OF FILL, THE SUBGRADE SHALL BE PROOF–ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK WITH A MINIMUM GROSS WEIGHT OF 25 TONS. UNSUITABLE AREAS OBSERVED SHALL BE IMPROVED BY COMPACTION OR BE REPLACEMENT WITH SUITABLE COMPACTED FILL MATERIAL.
4. AFTER COMPLETION OF STRIPPING, EXCAVATING, AND ALL SUBGRADE SURFACES IN THE AREA, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE SUBGRADE BY THE OWNER, PRIOR TO FURTHER CONSTRUCTION. ANY UNKNOWN WATER CONDITIONS OR SOIL CONSIDERED TO BE WEAK AND SUBJECT TO SIGNIFICANT DISPLACEMENT UNDER NORMAL EQUIPMENT WHEEL APPLICATION SHALL REQUIRE THE OWNER'S ENGINEER TO BE CONTACTED. UPON DISCOVERY OF ANY UNKNOWN WATER CONDITIONS OR WEAK SUBGRADE MATERIALS, THE ENGINEER MAY ORDER ADDITIONAL SUBCUTS OR GEOTEXTILE TREATMENT. THE CONTRACTOR SHALL PERFORM AND INSTALL THESE CHANGES AS DIRECTED BY THE OWNER. ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR WITHOUT LIABILITY ON THE PART OF THE OWNER.
5. COMMON FILL SHALL CONSIST OF APPROVED MATERIAL WHICH IS FREE OF ORGANIC MATTER AND DEBRIS. SPREAD TEMPORARILY EXCAVATED MATERIAL IF TOO WET FOR PLACING UNTIL MOISTURE CONTENT IS ACCEPTABLE.
6. SELECT FILL SHALL CONSIST OF A GRANULAR MATERIAL WHICH CONTAINS LESS THAN 8% PASSING #200 SIEVE AND LESS THAN 40% PASSING THE #40 SIEVE. MATERIAL OF THIS TYPE IS LOW IN FROST SUSCEPTIBILITY AND IS RELATIVELY FREE DRAINING.
7. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED IN UNIFORM LIFTS OR LAYERS NOT EXCEEDING 9 INCHES OF LOOSE FILL AND LAID PARALLEL TO THE FINISHED SURFACE.
8. COMPACT FILL MATERIAL IN LIFTS NOT EXCEEDING 9 INCHES UNCOMPACTED THICKNESS TO 98% OF STANDARD PROCTOR DENSITY (ASTM D698). MAINTAIN MOISTURE CONTENT WITHIN PLUS OR MINUS 2% OF THE OPTIMUM DETERMINED FOR MAXIMUM DENSITY. DO NOT PLACE, SPREAD, OR COMPACT FILL MATERIAL DURING WET OR UNFAVORABLE WEATHER CONDITIONS. WET GRANULAR MATERIALS THOROUGHLY DURING OR IMMEDIATELY PRIOR TO COMPACTION.
9. FINISH FILL, EXCAVATED AND OTHER DISTURBED AREAS TO UNIFORM GRADE AND SECTION NORMALLY OBTAINABLE WITH A BLADE GRADER FINISH GRADE TO A NEAT APPEARANCE AND PROVIDE POSITIVE DRAINAGE. ALLOWABLE TEMPLATE TOLERANCE: ± 0.10 FT.
10. THE GRADING CONTRACTOR SHALL INSTALL THE ACCESS DRIVE AS SOON AS GRADING IS COMPLETED. DRIVE SURFACE SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE SUBSTATION SITE. ACCESS DRIVE SURFACING SHALL BE COMPACTED WITH VIBRATING ROLLER.

BASE ROCK CLASS V (FINISHED GRADE)

1. MNDOT CLASS V BASE ROCK SHALL BE A MINIMUM OF 12 INCHES DEEP. SEE GRE SPECIFICATION.
2. MNDOT 313S, TABLE 3138–1 (VIRGIN MATERIAL). NO RECYCLED MATERIAL.

FINISH ROCK "SURFACE ROCK" (SURFACE GRADE)

1. FINISH ROCK SURFACING SHALL BE A MINIMUM OF 4 INCHES DEEP. SEE GRE SPECIFICATION.
2. FINISH ROCK SURFACING SHALL BE INSTALLED BY THE CONTRACTOR AFTER INSTALLATION OF FOUNDATIONS, GROUNDING, CONDUIT AND FENCE IS COMPLETE.

SEEDING

1. SEED MIXTURE SHALL BE MNDOT 35–221 AND APPLIED AT A RATE OF 36.5 LBS/ACRE.

GOPHER STATE ONE CALL
800/252-1166

SITE LOCATION

9180 ALPINE DR,
RAMSEY, MN 55303

DISCLOSURE OF THIS DOCUMENT TO A THIRD PARTY EXCLUSIVE OF DIRECT USE FOR OPERATION, MAINTENANCE OR NEW CONSTRUCTION IS SUBJECT TO WRITTEN PERMISSION FROM GREAT RIVER ENERGY.

GREAT RIVER ENERGY.

GRADING SECTIONS AND DETAILS

DAYTONPORT SUBSTATION

SA02

DATE:	05–04–21
SCALE:	AS SHOWN
DWN BY:	AMG
CKD BY:	EKD
CKD BY:	
APPD BY:	MEV
PROJECT NO	208250
REVISION	0
DRAWING NUMBER	SA02–40D
SHEET	3

REV NO | DATE | REVISION | REV APPD BY | APPD BY

ISSUED FOR CONSTRUCTION

PRIMARY CABLE
ANCE FROM
W WITH ALUMINUM
RS (TYPICAL)

GRI METER
PANEL
#391

GROUND BUS
(CONFIRM
LOCATION
WITH SWGR)

3"

GFCI
REC.
#349

UNIT #3
EEDER #1

UNIT #2
MAIN

UNIT #1
INCOMING
BUS 1
AUXILIARY

BANK #1 AND
SCADA
RACK

4" X 24" CABLE TRAY #517
ON TOP OF SWGR

OKE DETECTOR
90

BATTERY
SWITCH
#379

EXHAUST FAN
W/ RAIN HOOD
#376

8"

8"

LED LIGHT #332
(TYPICAL OF 7)

4 1/2"

SMOKE
DETECTOR
#390

HYDROGEN
DETECTOR
#375

GPS
ANTENNA
#108

C6X10.5#/FT
HORIZONTAL
ROOF SUPPORT

BATTERY
SYSTEM
#371,#371A
#372,#372A

14'-1"

A/C UNIT 2
#381

2' X 3' ALUM.
RAIN CANOPY

A/C REC. #346

REC. #347

7.5KW ELECTRIC
HEATER #385

EXTERIOR
LIGHT
#333

"C"

C. #347

36" x 24"
FOLD-UP
TABLE
#520

O.D. LT. SW. #341
LT .SW. #342
REC. #347

BKR. TOOL
MTG RACK

DOOR
SWITCH
#345

EXIT
SIGN
#335

FIRE
EXTINGUISHER
#389

SPACE
FOR
EYE WASH

FILTERED, MOTORIZED
DAMPER W/ HOOD
#377,377A
(TYPICAL OF 2)

EXTERIOR
LIGHT
#333

GFCI
REC.
#349

O.D.
LT.SW.
#341

23H
#324

23L
#325

42"

99 1/4"

PLAN VIEW

THERMAL INSULATION
(R-21.3), #518

DOOR
CLOSER
#526

O.D. LT. SW. #341
LT. SW. #342

DOOR
SWITCH
#345

42"W X 84"H
DOOR #524

PANIC CROSS BAR
#527

FIRE
EXTINGUISHER
#389

THERMAL INSULATION
(R-40.3), #518, #518A

O.D. REC.
#349

REC.
#347

1"

ANCHOR BOLT
REFER TO DETAIL "Y"

14'-

SE

1"

ANCHOR BOLTS
& CLAMP BARS
(BY OTHERS)

1 3/4"

INSIDE OF FRONT
OR REAR BEAM

1/2" DIA. ANCHOR BOLT
(BY OTHERS)

DETAIL "Y"
NOT TO SCALE

38'-2" ROOF

"A"

"D"

GPS
ANTENNA
#108

EXTERIOR
LIGHT
#333

2' X 3' ALUM.
RAIN CANOPY

3/8"

SLOPE DOWN
FOR CONDENSATE
DRAINAGE

A/C UNIT 2, #381
W/ THRU-WALL
SLIDE-OUT
CHASSIS

18 3/8"

EXTERIOR
LIGHT
#333

42"W X 84"H
DOOR #524

FILTERED
MOTORIZED
INTAKE DAMPER
W/ RAIN HOOD
#377,377A

DOOR TRIM
#527 WITH
THUMBLATCH
AND EXTERIOR
LOCK CYLINDER

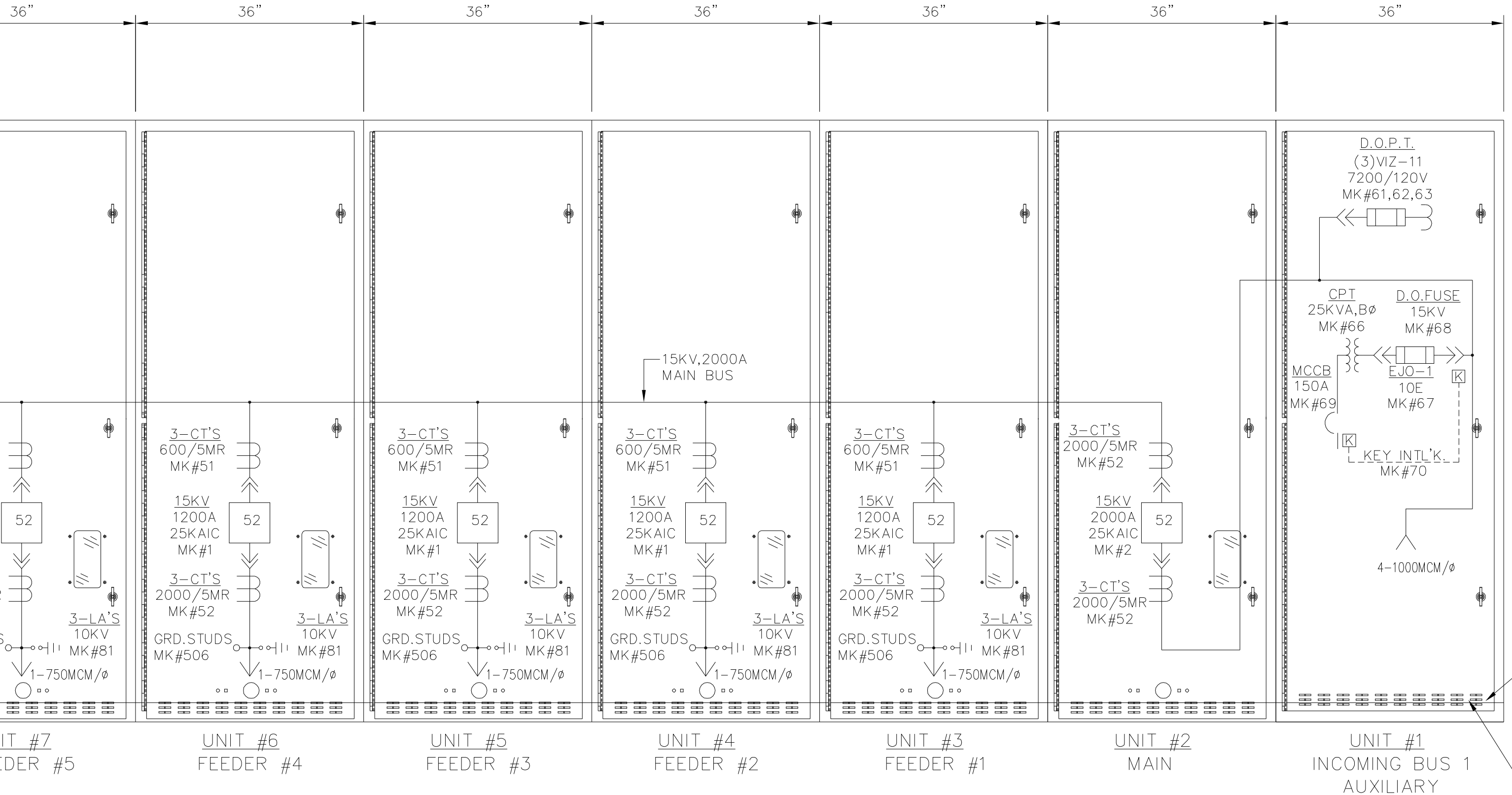
GFCI REC.
#349

24"

11'-7" SHIPPING HEIGHT

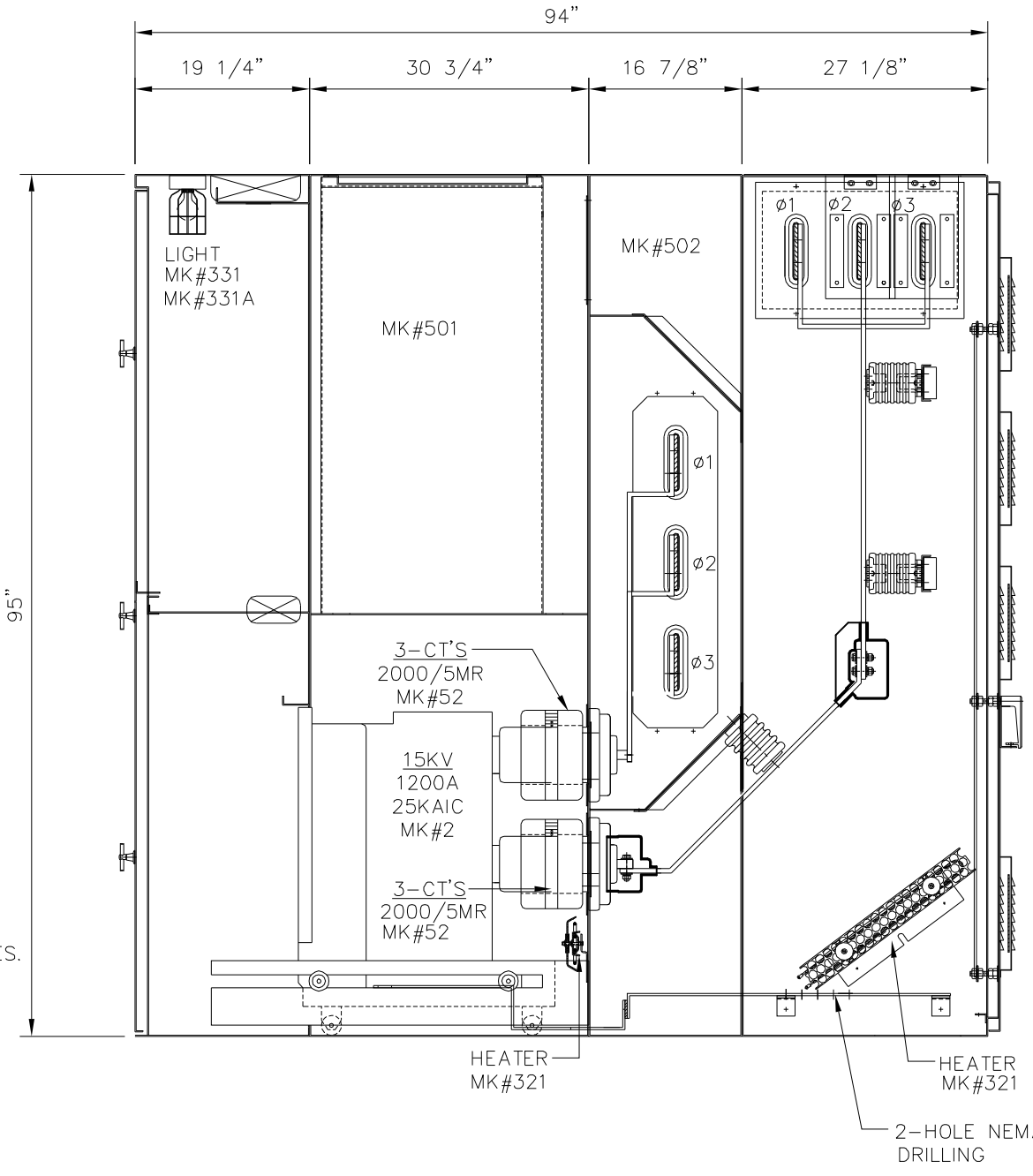
GROUND BUS
(CONFIRM
LOCATION
WITH SWGR)

GPS
ANTENNA
#108

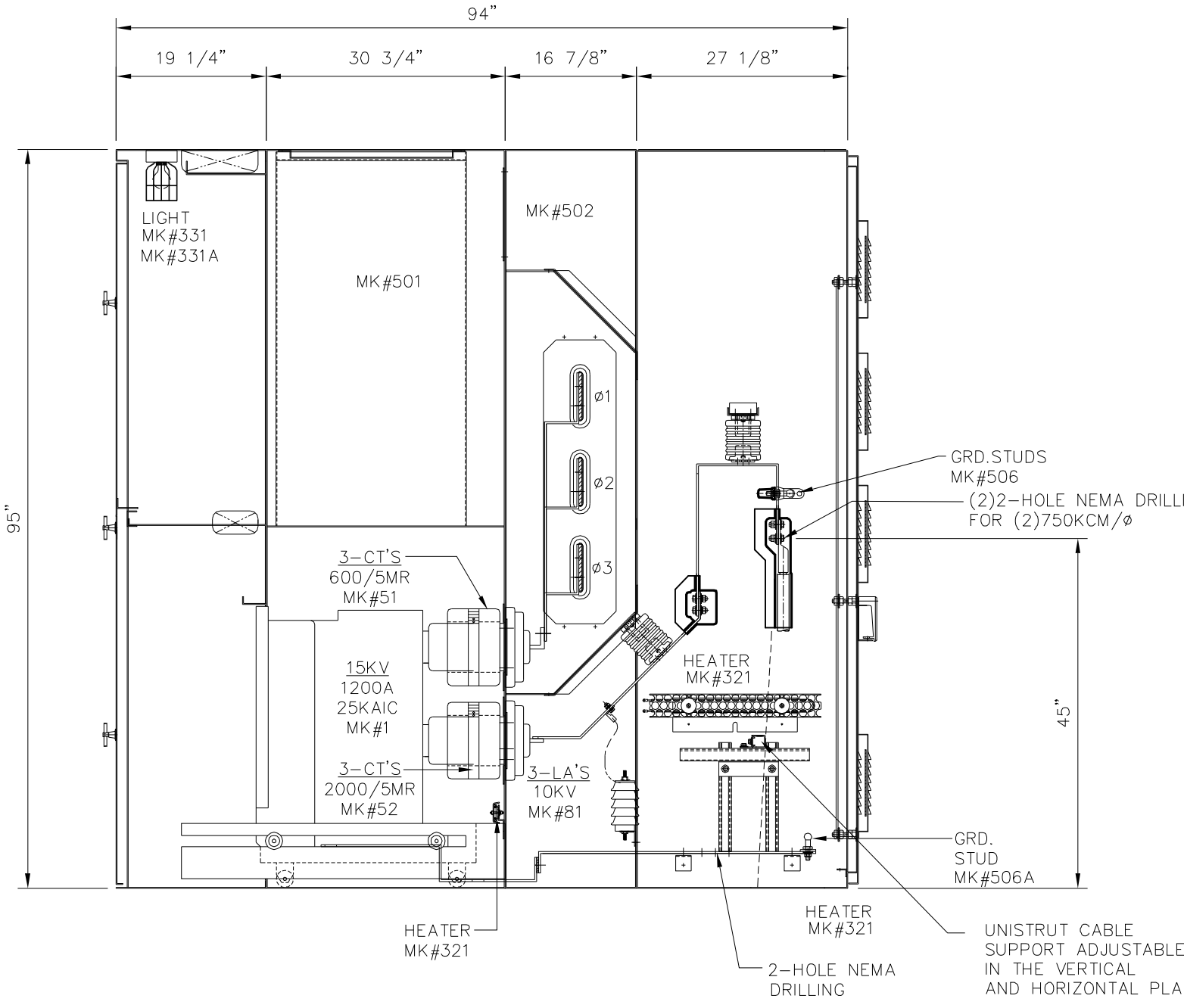


FRONT ELEVATION AND SINGLE LINE DIAGRAM

TYPICAL BUS CONNECTION



SIDE SECTION
UNIT NO. 2



SIDE SECTION
UNIT NO'S 3,4,5,6 & 7

#7GA PIPE STIFFENER CHANNEL

4" IPS SCHED. 40 PIPE

168"

20 3/8"

23 3/8"

21 13/16"

20 3/16"

21 13/16"

37 1/2" | 33" | 32 1/4" | 32 1/4" | 33" | 33" | 33" | 33" | 34 1/4" | 33"

114"

218"

446"

APPROXIMATE WEIGHT= 78,000LBS

PLAN VIEW
FLOOR NOT SHOWN

446"

114"

218"

1/4" THICK FLOOR PLATES

12.3125"

6"

6"

6"

12"

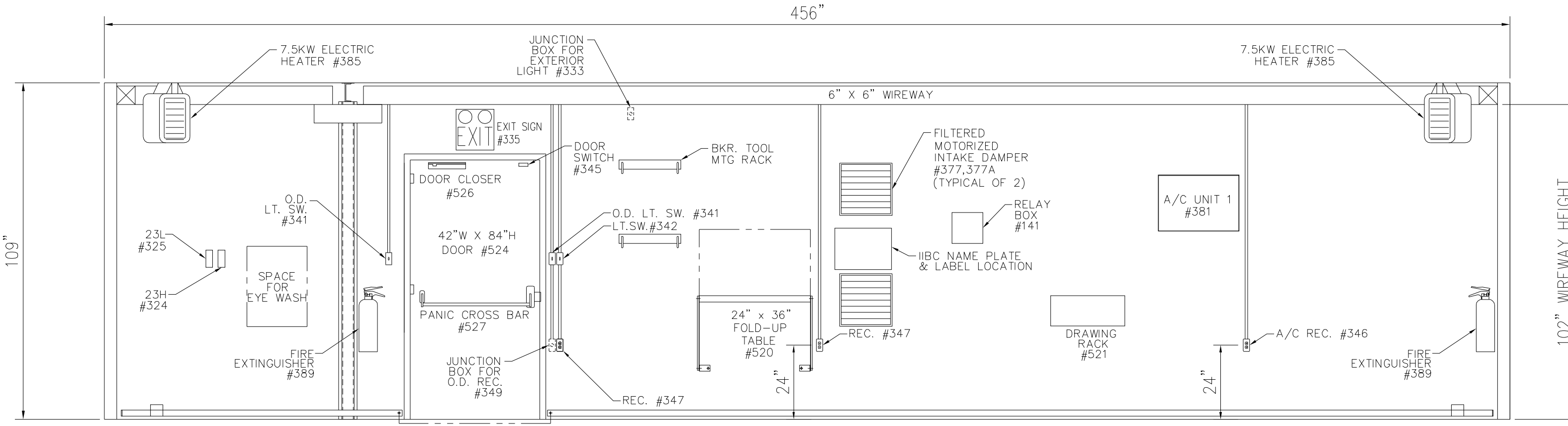
2-HOLE NEMA
2" X 4" X 1/4"
COPPER GROUND PAD
(TYP. EACH CORNER)

#16GA GALV. STEEL FLASHING

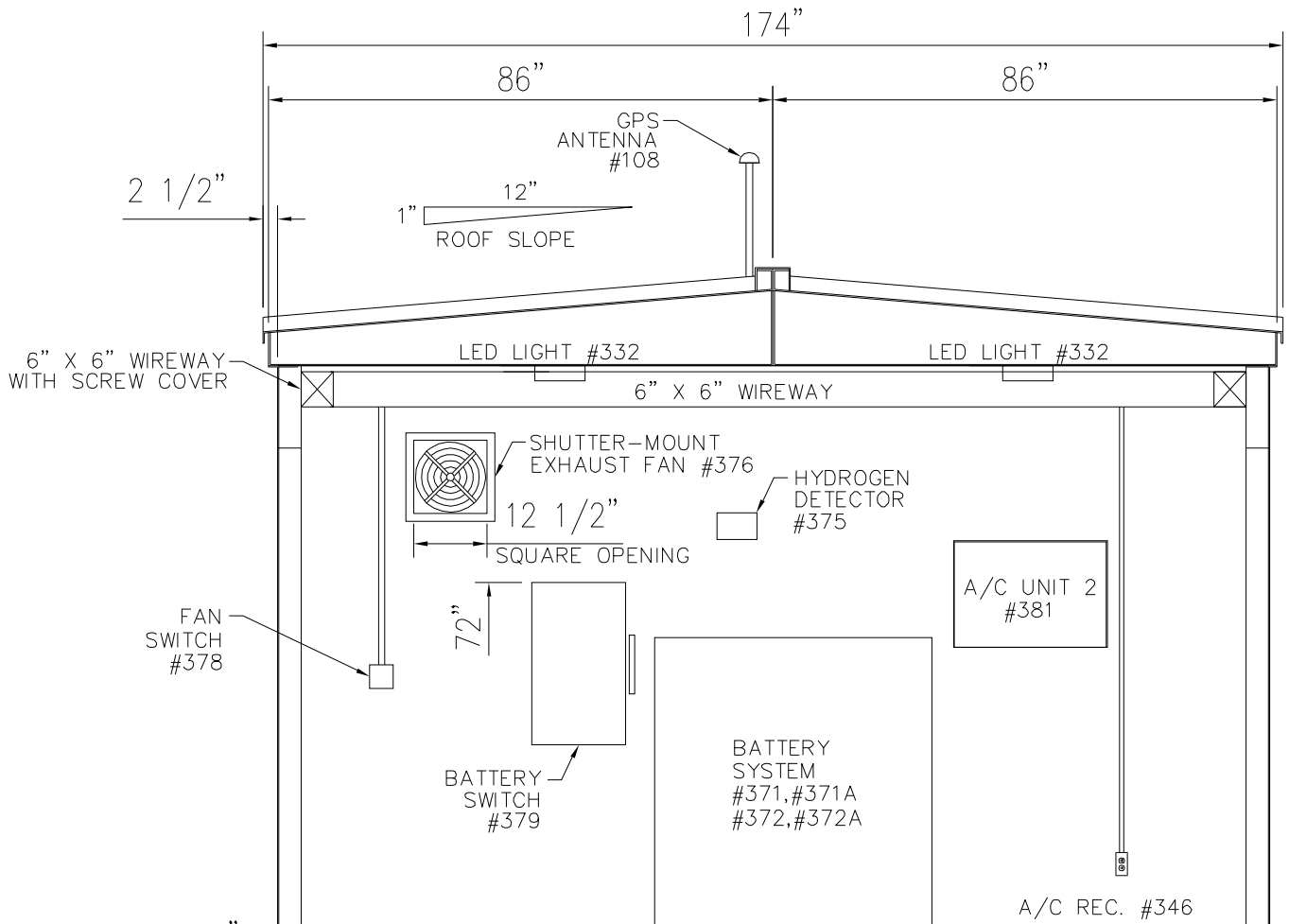
4" IPS
SCHEDU
PIPE FO

FRONT ELEVATION

SECTION "B–B"



SECTION "C–C"



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

RESOLUTION #21-208

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR EXPANSION OF AN EXISTING ELECTRICAL SUBSTATION AT 9180 ALPINE DRIVE NW

RECITALS

1. Connexus Energy, hereinafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to expand an existing electrical substation at the property generally described as 9180 Alpine Drive NW and legally described as follows:

   Power Substation Used on Agreement with Northfork Inc. Being Part of Lot 4 Auditors Subdivision No. 33 (NKA that part of Outlot C Northfork Located in Government Lot 5 Section 19-32-25)

   -and-

   That Part of Government Lot 5 Section 19 Township 32 Range 25 Lying within Outlot C Northfork Except that Part Being Used as Power Substation on Agreement with Northfork Inc. (See PIN 19-32-25-31-0002); excluding road.

   ("Subject Property")

2. That the Permittee appeared before the Planning Commission on July 22, 2021 for a public hearing and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is currently zoned Planned Unit Development (PUD) and is approximately 3.14 acres in size.

4. That the Planned Unit Development District does not specify permitted, conditional or accessory uses.

5. That the Subject Property abuts the BNSF railroad right-of-way to the west and south and the parcels to the east and north are zoned PUD (part of The Links at Northfork).

6. That the existing utility substation predates the adoption of the City's Zoning Code and thus is considered a lawful, nonconforming use.

7. That due to the growth occurring within the City of Ramsey (the "City"), the updates to the substation are needed to increase electrical capacity.

8. That City Code Section 117-51 (Conditional Use Permits) defines a conditional use as a use that cannot be properly classified as a permitted use in a particular zoning district.

FINDINGS OF FACT

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

2. That the expansion of the substation will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the expansion of the substation be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

4. That the expansion of the substation will not be hazardous to existing or future neighboring uses.

5. That the expansion of the substation will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the expansion of the substation will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the expansion of the substation will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") to expand the lawful nonconforming use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the expansion of the utility substation in accordance with plans prepared by Connexus Energy, dated May 25, 2021, and by Great River Energy, dated May 4, 2021 (combined, the "Plans") to occur on the **Subject Property.** The **Plans** are not attached to this **Permit** but are housed with the **City**.

2. That the **Permittee** shall maintain the Subject Property in compliance with City Code Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.

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

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

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

6. That this **Permit** shall automatically expire if the use is not initiated by August 10, 2022.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 10th day of August, 2021.

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

Regular Planning Commission **6. 2.**

Meeting Date: 07/22/2021

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #21-178 Denying a Variance for 7474 163rd Ave NW (Project 21-118); Case of Manuel Cuevas

Purpose/Background:

The purpose of this case is to consider a request from Manuel Cuevas (the "Applicant") for a detached structure to continue to be placed within the side yard setback of the property at 7474 163rd Ave NW (the "Subject Property"). The Subject Property is approximately 0.38 acres. The currently placed building is a 10 x 12 foot shed to store items. The Subject Property is in the R-1 Residential (MUSA) Zoning District and guided as Low Density Residential in the Comprehensive Plan. The Subject Property abuts other residential properties. There are wetlands on the southern portion of the Subject Property.

Notification:

The City attempted to send a mailing via Standard US Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing. The notice was also published in the Anoka County UnionHerald.

Observations/Alternatives:

Summary

The Applicant has requested a variance to keep a 10' x 12' detached shed (the "Structure") zero (0) feet off the eastern lot line of the Subject Property, overlaying the entire width of the drainage and utility easement. The City would typically apply the required side yard setback from the east property line of the Subject Property, which would be six (6) feet away, but also apply at least ten (10) feet from the east property line to remain out of the drainage and utility easement - a total distance of ten (10) feet from the neighboring property line to remain out of the easement and setback.

The requested variance is to deviate from the required side yard setback of six (6) feet from the east property line. The Applicant would prefer to keep the Structure in its current placement due to aesthetics. For the Structure to remain in its current location, the Planning Commission would have to approve a Variance to the side yard setback requirement of City Code, and an Easement Agreement would need to be approved by the City Council to encroach in the drainage and utility easement. The Structure cannot stay in the current location without both the Variance, and the Easement Agreement.

The Subject Property only has the one (1) accessory structure on the property, with a fire pit located to the west, and a garden and wetlands located to the south. See the attached Presentation for current and alternatives placements of the Structure, and an overview of the discussion that was provided by City Staff to the Applicant after a meeting on May 11, 2021.

Variance Considerations

When considering granting a variance, statute states that the Planning Commission should consider the following three questions, which is the three-pronged test to decide if there is a practical difficulty onsite:

- **Is the request reasonable?** Accessory buildings are an allowed use in the residential district, and are common throughout the City of Ramsey. This building is an allowable size under current City ordinances.

Staff finds the building is reasonable.

- **Is the situation unique?** Staff does not feel that the situation is unique. The variance is requested because of the personal preference of the Applicant for placement of the shed along the east property line. The side yard setback of six (6) feet should be applied on the east lot line. Staff is handling at least four other Code Enforcement cases that are similar, and this is not a unique situation. The rear yard has other space for a shed. While variances do not set precedence legally, this could cause tension with other residents who are also told this is not allowed and lead to other variance requests.
- **Would the request alter the essential character of the neighborhood?** Staff does feel that the request would alter the character of the neighborhood. Detached structures are a common feature throughout Ramsey, and in this neighborhood. Other properties in the area have been held to the same standard for setback requirements in regards to their accessory structures. If a variance were to be approved for the side setback, additional applicants are expected to come forward with similar requests.

Based on the three factor test above, Staff does not feel that the request meets the requirements to pass a variance.

City Code Sections

- 117-349 (Accessory Uses and Buildings)
- 117- 111 (R-1 Residential District).

Alternatives

Alternative 1**:** Deny the variance request.
Alternative 2**:** Approve the variance request. Staff does not feel the variance request is reasonable, unique, and meets the criteria for a variance.

Reminder that the Planning Commission acts in a quasi-judicial manner for variance requests.

Funding Source:

The Applicant is responsible for all costs associated with this project and review.

Recommendation:

Staff recommends Planning Commission adopt Resolution #21-178 denying a Variance to side setback for a detached structure at 7474 163rd Ave NW.

Action:

Motion to adopt Resolution #21-178 denying a Variance to side setback for a detached structure at 7474 163rd Ave NW.

Attachments

First Notice of Violation
Second Notice of Violation
May 11 2021
Site Location Map
Resolution #21-178

Form Review

Inbox	Reviewed By	Date
Brian McCann (Originator)	Brian McCann	06/17/2021 01:46 PM
Brian McCann (Originator)	Brian McCann	06/22/2021 03:45 PM
Brian McCann (Originator)	Brian McCann	06/29/2021 02:05 PM
Tim Gladhill	Brian McCann	07/15/2021 03:09 PM
Form Started By: Brian McCann		Started On: 06/15/2021 12:05 PM
Final Approval Date: 07/15/2021		

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

April 2nd, 2021

Amber N. Cuevas
Or Current Owner
7474 163rd Ave NW
Ramsey, MN 55303

-1ST NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #16-32-25-13-0030 (7474 163rd Ave NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- City Code Section 117-189 states that a permit is required for the following:
  - The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 117-1.
- City Code Section 117-349.- Accessory uses and buildings:
  (10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

You have 14 days from the date of this letter to address the following (or you will receive an administrative citation of $75):

- Work without permits [Violation of Section 117-189]
  - Please contact the Planning Division, 763-433-9860, to apply for a zoning permit for the shed.
- Structure in easement [Violation of Section 117-349]
  - Please move the shed out of the Drainage and Utility Easement. The structure must be at least 5 feet from the side property line.

Please contact me at (763) 433-9860 if you have any questions or concerns. City Staff appreciates your cooperation and work to resolve these violations.

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

PLEASE CONTACT THE PLANNING DIVISION BEFORE FILING AN APPEAL

You may request a hearing before a Hearing Examiner regarding these violations. Your request must be filed in writing addressed to the Chief of Police within fourteen (14) days from the date you receive this notice and your request MUST identify with specificity the basis for your objection to the interpretation of the Code and the Notice of Violation for requesting the hearing. A $250 filing fee must also accompany your hearing request. The Police Chief's name and address is as follows:

Jeff Katers, Chief of Police
Ramsey Police Department
7550 Sunwood Drive NW
Ramsey, MN 55303

If you fail to correct the violations and come into compliance with the City Code or request a hearing within the fourteen (14) day period, you may be subject to an administrative fine AND the City will come onto the Property and correct (abate) the violations, and assess the costs of abatement along with any penalties and interest incurred. Those costs will be certified to the county auditor and will be collected along with current taxes the following year or in annual installments not exceeding ten as the City Council may determine. The assessments will remain a perpetual lien on the Property until paid in full.

You are further notified that any item removed from the Property by the City will be held for 15 days prior to disposal. Within said 15 days you may reclaim the items held by the City after paying all fees incurred by the City associated with the abatement. If you do not contact the City within 15 days to reclaim the items, all items will be disposed of and sold. Any abated items that are reclaimed and returned to the Property owner that are found to be in violation of the City Code's nuisance provisions shall be abated immediately by the City.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

April 20th, 2021

Amber N. Cuevas
Or Current Owner
7474 163rd Ave NW
Ramsey, MN 55303

-SECOND NOTICE OF VIOLATION -

RE: Violations on Anoka County PID #16-32-25-13-0030 (7474 163rd Ave NW)

Dear Property Owner:

The City of Ramsey has adopted ordinances that are designed to keep the community safe, healthy and attractive. A recent inspection of the above premises revealed the following violations of the Ramsey City Code as listed below:

- City Code Section 117-189 states that a permit is required for the following:
  - The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in section 117-1.
- City Code Section 117-349.- Accessory uses and buildings:
  (10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

The City attempted to contact you on April 2nd, 2021, but did not receive a response. Since the violation is ongoing, an administrative citation of $75 is enclosed. If you do not pay this citation, the City will assess it onto your property taxes within the following weeks.

You have 14 days from the date of this letter to address the following (or you will receive another administrative citation of $250, and the City will move towards abating the shed from the property):

- Work without permits [Violation of Section 117-189]
  - Please contact the Planning Division, 763-433-9860, to apply for a zoning permit for the shed.
- Structure in easement [Violation of Section 117-349]
  - Please move the shed out of the Drainage and Utility Easement. The structure must be at least 5 feet from the side property line.

Please contact me at (763) 433-9860 if you have any questions or concerns. City Staff appreciates your cooperation and work to resolve these violations.

STATE OF MINNESOTA
COUNTY OF ANOKA

CITY OF RAMSEY
Code Enforcement Unit

Sincerely,

Brian McCann, Planning Technician
(763) 433-9860 | bmccann@cityoframsey.com
Community Development Department

7474 163rd Ave NW

Background

- Shed appears to be next to the property line
- Needs to be moved approximately 6 feet over and 12 feet up to meet requirements for setbacks and easements
- A few trees around the shed
- No permit
- Code enforcement letters
  - 4/2/21 – 14 day appeal
  - 4/20/21 – no appeal
    - $75 citation attached

Options

Move Shed

- Move shed to the front of the sod line to the west
- Between fire pit and play structure would be an acceptable location.
- Ask the City's Building Official for alternative locations abutting the home.

Keep Shed

- Variance and Easement encroachment agreement

or

- Prove shed is outside of all easements and meets setbacks
  - New survey/as-built
  - Would likely mean trees are on neighboring property lot

Red area represents easements and setbacks, not likely good location for shed

Green area represents where shed can go

Elevations can be noted by the red lines and corresponding numbers

Staff proposed location

Current location

Variance and Easement Encroachment

Variance to Setback Requirement

- Planning Commission looks at:
  1. Practical Difficulty
  2. Uniqueness of Property and Situation
  3. Cannot be caused by landowner
  4. Cannot be for economic reasons alone
  5. Cannot be against character of neighborhood

Cost: $600 upfront, $200 non-refundable

Easement Encroachment (for being in drainage and utility easement)

- City Council approves with recommendation from Engineering
  - Engineering would not support this encroachment based on side yard drainage and utility easement and existing room on property for shed elsewhere

City of RAMSEY

Site Location Map

7474 163rd Ave NW

16-32-25-13-0030

Legend

Site

Parcels

N

6/15/2021, 3:08:16 PM

0 0.01 0.02 mi

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

RESOLUTION #21-178

A RESOLUTION DENYING THE ISSUANCE OF A VARIANCE TO KEEP A DETACHED ACCESSORY BUILDING WITHIN THE REQUIRED SIDE YARD SETBACK AT THE PROPERTY AT 7474 163RD AVENUE NW

RECITALS

1. Manuel Cuevas, hereinafter referred to as the "Applicant", has properly applied for a Variance to keep a detached accessory building (the "Structure") within the required side yard setback on the property located at 7474 163rd Ave NW and legally described as follows:

   Lot 15 Block 2 Sweetbay Ridge, Anoka County, Minnesota

   ("Subject Property")

2. That the Subject Property is zoned R-1 Residential (MUSA) District; the surrounding parcels are also zoned R-1 Residential (MUSA).

3. That the Subject Property is approximately 0.38 acres in size.

4. That the detached building is 12' x 10' feet and 120 square feet in size, and is placed within the side yard setback as well as the drainage and utility easement. The Subject Property has a drainage and utility easement on the east side of the property that is 10' wide, which is where the accessory structure has been placed.

5. That the placement within the drainage and utility easement would require an easement encroachment agreement, approved by the City Council; City Staff is not supportive of said encroachment agreement.

6. The accessory structure typically would have required a zoning permit before placement on the property, and has since been subject to the City's code enforcement process.

7. That City Staff followed the code enforcement process with a first notice of violation, a second notice of violation with an administrative citation, and an additional meeting on May 11, 2021 to discuss alternative locations and requirements for the structure to remain in its current placement.

8. That the City of Ramsey does not support this request as the Applicant has options for placement of the Structure on the Subject Property.

9. That the Planning Commission met and held a duly noticed public hearing on July 22, 2021 and denied the request.

FINDINGS OF FACT

1. That the proposed use will adversely impact traffic in the area.

2. That the proposed use will substantially or adversely impair the use, enjoyment or market value of surrounding properties.

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

4. That the proposed use will create additional requirements at public cost for public facilities and services.

5. That the proposed use will be detrimental to the economic welfare of the community.

6. That the proposed use will be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use will involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

That the Ramsey Planning Commission hereby denies approval of a variance (the "Variance") to keep the Structure within the side yard setback, and drainage and utility easement, on the Subject Property.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of July, 2021.

CITY OF RAMSEY

By:_____ By:_____
Planning Commission Chair City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this_____day of_____, 2021, before me a Notary Public personally appeared Randy Bauer and Colleen Lasher, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Randy Bauer and Colleen Lasher acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

Regular Planning Commission **6. 3.**

Meeting Date: 07/22/2021

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Variance to Deviate from Wetland Setback Requirement on Three Lots in Williams Woods (Project No. 20-138); Case of Landform and Bill Boyum

Purpose/Background:

The City has received an application from Landform (the "Applicant") for a Variance to deviate from the wetland setback requirement on Lots 3-5, Block 1 Williams Woods (the "Subject Property). The Preliminary Plat has been reviewed by both the Environmental Policy Board and Planning Commission and both bodies recommended approval, contingent upon compliance with Staff's review comments (which included addressing the encroachment into the wetland setback). The City Council formally approved the Preliminary Plat on June 22, again, contingent upon compliance with Staff's review comments.

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request.

Observations/Alternatives:

The Subject Property is approximately ninety-four (94) acres in size and of that, about thirty (30) acres is wetland. The City's Natural Resources Inventory (NRI) identifies multiple, moderate quality, natural areas within the Subject Property, including both Oak Forest and Dry Prairie. The Applicant has attempted to minimize impacts to natural resources by limiting the number of proposed lots (only proposed nine [9]) and by proposing the public road to generally follow the driveway path that led to the former residence on the Subject Property (this helped in terms of tree preservation).

There are three (3) lots, all on the north side of the proposed public road, that access is restricted due to the location of small pocket wetlands. The Applicant did relocate the proposed driveway for Lot 8, Block 1 (south side of proposed road), which eliminated the need for a variance on that lot. While it appears there *may be* space for a house pad on Lots 4-5 south of the small wetlands, it would be extremely tight considering the minimum front yard setback of forty (40) feet. More importantly, this would almost assuredly lead to future issues with encroachment into not only the wetland setback but likely the delineated wetlands as well. Staff has seen this play out in previous developments where homeowners wish to extend their 'usable' yard for play space and accessory buildings.

The Applicant has proposed ten (10) foot wide driveways, at least from the road through the encroachment areas, to minimize encroachment. On Lot 3, the impact is only to the setback area. On Lot 4, 178 square feet of wetland proper would be impacted, along with the encroachment into the wetland setback. On Lot 5, ninety-two (92) square feet of wetland proper would be impacted in addition to the wetland setback encroachment. Cumulatively, the wetland impacts (270 square feet) fall under the de minimus exemption, per the Wetland Conservation Act (meaning no mitigation is required). Furthermore, the Applicant has noted that additional fill could be placed (still under the de minimus exemption) to create the upland area to meet the sixteen and a half (16.5) foot wetland setback, but feels that would be contradictory to the spirit of the Wetland Conservation Act.

Staff has added several conditions to the attached Resolution concerning the proposed driveways. First, the driveways for Lots 3-5, plus Lot 8, shall be installed by the developer, at least through the encroachment area. This ensures that the driveways will comply with what has been proposed in terms of width and location of the

encroachment. Secondly, that Lots 3-5 will be restricted to a single driveway access point (the zoning district would allow for two access points) to eliminate future encroachments. Finally, that culverts are placed under the three (3) driveways to ensure ecological connectivity between the wetlands.

The Environmental Policy Board (EPB) is reviewing this request at their July 19, 2021 meeting. Staff will provide a verbal update of their recommendation at the meeting.

When contemplating a variance, a three (3) factor test must be applied to determine practical difficulties:

1. Reasonableness - The project is reasonable, as it is proposing nine (9) total lots over ninety-four (94) acres of land, of which, about thirty (30) acres is wetland. The proposed impacts of the three (3) driveways on actual wetland area is only 270 square feet, which is under the de minimus exemption outlined in the Wetland Conservation Act (WCA). It may be possible to add more fill within the wetland areas and still remain within the de minimus exemption; however, that does seem contradictory to the purpose of the WCA.
2. Uniqueness - There are unique conditions applicable to the Subject Property. Approximately 1/3 of the Subject Property is encumbered with wetland and floodplain. The Applicant has proposed a project that really does minimize impacts to natural resources. Access to the larger, buildable areas of Lots 3-5 (where encroachment in the form of fill, sod, etc.) is obstructed due to the location of several small, pocket wetlands, and the required wetland setback. The project is attempting to minimize impacts to existing natural site conditions (wetlands, flood plain, tree cover).
3. Essential Character - The proposed subdivision would not alter the essential character of the neighborhood. In fact, the project includes far fewer lots than would be allowed by City Code. The current configuration has the least impact to existing site conditions and includes lot sizes more compatible with surrounding properties. Furthermore, it is consistent with the community's desire to retain rural character.

Alternatives

Alternative 1: Approve the requested variance to wetland setback requirements on Lots 3-5 to accommodate driveway access to building sites. Locating the house pads north of the small, pocket wetlands (but south of the large wetland complex) provides more wide open space for future homeowners to establish a 'usable' yard without inadvertently filling wetland area. Overall, this project has strived to limit impacts to natural resources and attempted to retain rural character by proposing fewer total lots, that by and large, far exceed minimum lot size. Any redesign of the Preliminary Plat would likely result in greater impacts to the natural resources on the Subject Property. Staff supports this alternative.

Alternative 2: Deny the requested variance. Should the requested variance be denied, the Applicant would need to revise the Preliminary Plat to eliminate encroachment into the wetland setback areas on Lots 3-5, which most likely would result in greater impacts to natural resources. The proposed impacts from the three (3) driveways fall under the de minimus exemption regarding actual wetland impacts. The location of the small, pocket wetlands restrict access to the larger, buildable areas on these lots, where there is much less likelihood of wetland encroachments by the future homeowners. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approving the requested variance. An update regarding the EPB's recommendation will be provided at the meeting.

Action:

Motion to adopt Resolution #21-203 granting a variance to deviate from the wetland setback requirement on Lots 3-5, Block 1 Williams Woods.

Attachments

Site Location Map

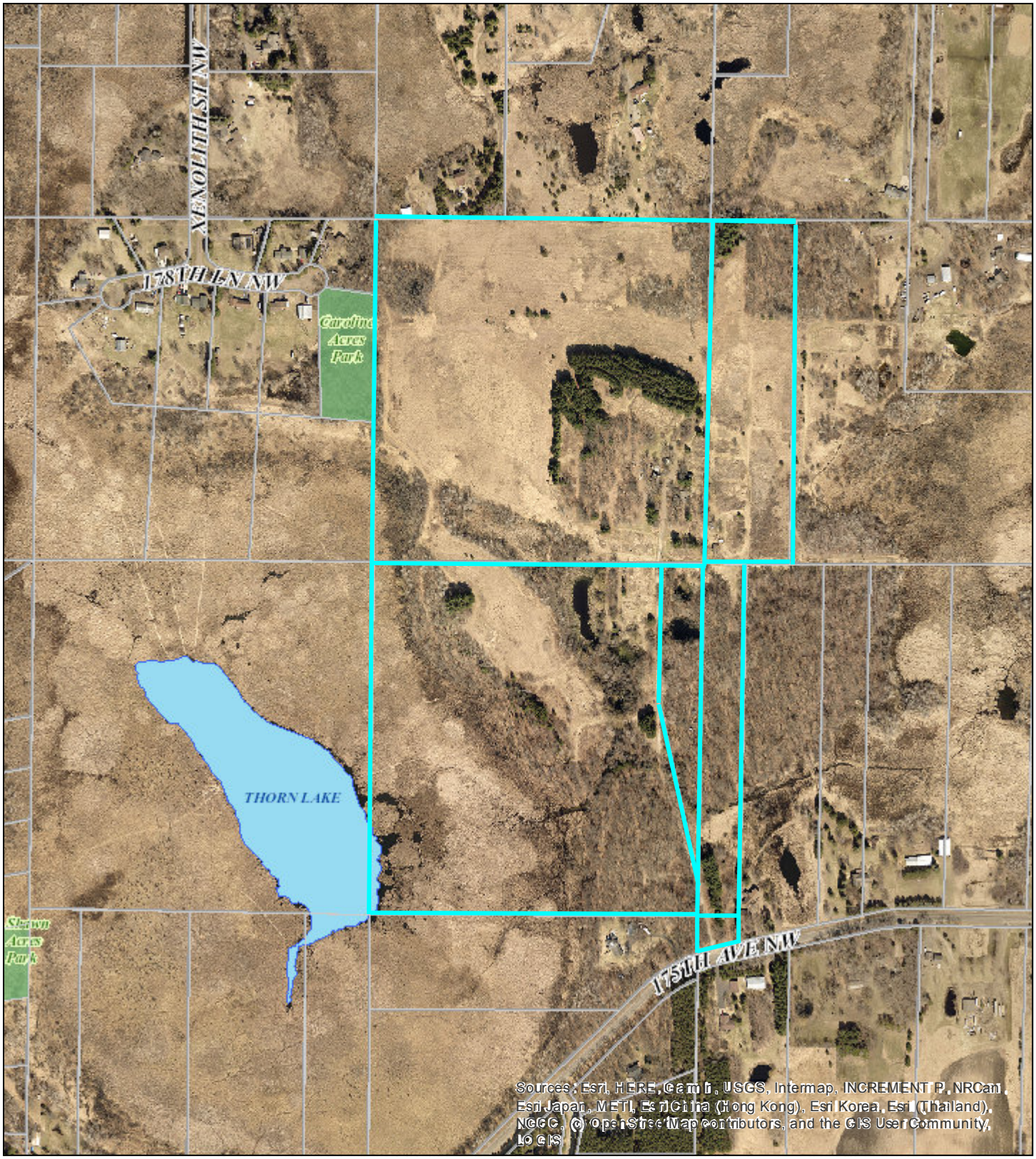
Applicant Summary of Variance Request

Wetland Setback Exhibits for Lots 3-5

Resolution #21-203

Form Review

Inbox	Reviewed By	Date
Chris Anderson (Originator)	Chris Anderson	07/09/2021 11:03 AM
Bruce Westby	Bruce Westby	07/15/2021 11:23 AM
Form Started By: Chris Anderson		Started On: 07/08/2021 12:50 PM
Final Approval Date: 07/15/2021		



City of RAMSEY

Williams Woods Preliminary Plat

Legend

- Site
- Parcels

N

November 20th, 2020

0 0.175 0.35 mi

LANDFORM
From Site to Finish

Narrative
Wetland Setback Variance for
William Woods 1st Addition

Prepared for:

Bill Bovum

June 22, 2021

SUBMITTED TO
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

CREATING MEMORABLE PLACES 25 YEARS

PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

Landform®, SensiblyGreen® and Site to Finish® are registered service marks of Landform Professional Services, LLC

TABLE OF CONTENTS

Introduction 1

Variance 1

Summary 3

Contact Information 3

Introduction

On behalf of Bill Boyum, Landform is pleased to submit this application for approval of a wetland setback variance for "Williams Woods", a nine lot rural subdivision on 94.4 acres located at 7363 175th Avenue NW (PIN #04-32-25-13-0001, 04-32-25-14-0005, 04-32-25-41-0002, 04-32-25-42-0002, 04-32-25-42-0003 and 04-32-25-44-0003).

At the June 3rd meeting, the Planning Commission approved a variance from the maximum cul-de-sac length. The Commission also recommended approval of the preliminary plat request, which is scheduled for City Council action on June 22nd.

Variance

Wetland Setback

We have completed our wetland delineation for the site and expect LRRWMO (Lower Rum River Watershed Management Organization) to approve the delineation on July 15th. We are requesting City approval for a variance from Section 117-289, which requires a 16.5-foot setback from all wetlands and stormwater ponds. This site is uniquely restricted by the wetlands and trees on site. We have designed the subdivision to limit the impacts to trees and wetlands by limiting the subdivision to nine lots where the code would allow up to 37 lots. However, some flexibility is requested to allow driveways to cross the wetlands for three of the lots.

The variance is needed to put the property to reasonable use. The location of the wetlands on the southern half of the property creates a hardship that makes it impossible for the developer to serve three of the lots and meet the wetland setback requirements. The physical characteristics of the site require the variance.

The wetland complex on the west side of the site does not allow driveway access for Lots 3-5 without some wetland setback flexibility. The Wetland Conservation Act (WCA) allows up to 2,500 sq. ft. of de minimis wetland fill on this site. We have worked to minimize the wetland impacts and have only 270 sq. ft. for these three driveways. Unfortunately, this means that we cannot meet the wetland setback for these lots and are requesting a variance to allow a 1.9-foot setback on Lot 3 and zero setback on Lots 4-5. While the WCA rules could allow additional de minimis fill under to create the required setbacks, we do not believe that filling wetlands to create the setback is in the spirit of the WCA.

If the driveways for Lots 4 and 5 were combined into a shared driveway, we could fill the wetland under the de minimis rule to create the driveway on Lot 3 and the new shared driveway on Lot 4 within the de minimum fill allowance and create the required wetland setbacks.

The following table summarizes the proposed impacts for the three affected lots:

	Wetland Impact	Wetland Setback Impact
Lot 3	0 sq. ft.	873 sq. ft.
Lot 4	178 sq. ft.	2,157 sq. ft.
Lot 5	92 sq. ft.	1,816 sq. ft.
Total	270 sq. ft.	3,973 sq. ft.

We have reviewed the request in accordance with MN law and the City ordinance standards in Section 117-53 and find that the ordinance standards have been met. Specifically, the proposed action will not:

1. *Impair an adequate supply of light and air to adjacent property.*

   The variance from the wetland buffer requirements will have no impact on the supply of light and air to adjacent property.

2. *Unreasonably increase the congestion in the public street.*

   The wetland buffer setback variance will not increase the congestion on public streets.

3. *Have the effect of allowing any uses prohibited in the applicable zoning district, permit a lesser degree of public health, safety, and general welfare protection than established by this chapter, or permit standards which are lower than those required by state law.*

   The variance will not allow any uses prohibited by ordinance and will only affect three homes. We have reduced the driveway width to 10 feet for these lots to minimize the wetland impacts, but the location of the wetlands makes it impossible to access the west side of the property without some flexibility. We would be well below the amount of de minimis fill allowed by WCA rules, but believe that requesting the variance rather than filing the wetland to create the setback is consistent with the spirit and intent of the ordinance.

4. *Increase the danger of fire or endanger the public safety.*

   The setback variance will not increase the danger of fire or endanger public safety. The plan provides driveways for each of the homes.

5. *Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this chapter.*

   The project will allow construction of nine custom homes. Three of the driveways require a variance from the wetland setback requirements for the driveway crossing, but the remainder of the wetlands on the lots will meet the setback requirements. Many other communities do allow some wetland setback averaging to accommodate common impacts like the driveway impacts proposed.

6. *Violate the intent and purpose of the comprehensive plan.*

   The development is consistent the intent and purpose of the Comprehensive Plan goals to maintain and expand the rural character of Ramsey by creating nine estate lots rather than maximizing the potential number of homes on the lot. The development was designed to minimize wetland impacts and tree loss by creating only nine lots on this 94.4-acre site.

7. *Violate any of the terms or conditions of subsection (b)(2)b of this section.*

   Granting the variance would not violate any of the terms or conditions of the subsection, which references the statutory requirements in MN Statute §462.357, subd. 6(2).

Furthermore, the City Code requires compliance with the following:

1. *A variance from the terms of this chapter shall not be granted unless it can be demonstrated that that the conditions for granting a variance under Minn. Stats. § 462.357, subd. 6(2) have been satisfied.*

   There are practical difficulties in complying with the wetland setback due to the physical site constraints. The hardship is caused by the location of the wetlands on site, which do not allow access to the western portion of the property without impact to the wetland setback. These physical constraints were not caused by the landowner. If the variance is granted it will not alter the essential character of the locality, but will reinforce the rural character of Ramsey.

2. *Application for a variance shall set forth reasons that the variance is justified in order to make reasonable use of the land, structure or building.*

   The variance is required to make reasonable use of the land. The site is zoned to allow up to 37 lots and our project is for only nine lots. The existing wetlands on site and the location of the trees that are proposed for preservation create challenges to accessing this portion of the property.

Summary

We respectfully request approval of the variance for wetland setbacks for Lots 3-5 in Williams Woods 1st Addition. It is our understanding that this item will be scheduled for the July 22nd Planning Commission meeting.

Contact Information

This document was prepared by:

Kendra Lindahl, AICP
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Kendra Lindahl at klindahl@landform.net or 612.638.0225.

OVERALL IMPACTS

WETLAND 6 IMPACT = 46 S.F.

WETLAND 7 IMPACT = 61 S.F.

WETLAND 8 IMPACT = 163 S.F.

SETBACK IMPACT = 4,846 S.F.

: DENOTES AREA OF WETLAND SETBACK IMPACT

: DENOTES AREA OF WETLAND IMPACT

N00°35'03"E 1360.45

N00°35'03"E 132

S00°38'21"E 1360.00

N01°06'48"E 178.79

L=82.38'
R=580.00'
N07°08'14"W
82.30'

S01°22'43"W 1495.87

S80°34'04"E 170.31

S01°15'51"W 1323.82

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 9

SEE PAGE 2 FOR LOT 3 IMPACTS

SEE PAGE 3 FOR LOT 4 IMPACTS

SEE PAGE 4 FOR LOT 5 IMPACTS

EDGE OF WETLAND

WETLAND BUFFER ZONE

100 YR FLOOD PLAIN

UTILITY EASEMENT

EXISTING GARAGE

NORTH

0 200

WETLAND SETBACK VARIANCE EXHIBIT

WILLIAMS WOODS • Ramsey, MN

PAGE 1 • 06.22.2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC

LOT 3 IMPACTS

SETBACK IMPACT = 873 S.F.

: DENOTES AREA OF WETLAND SETBACK IMPACT

WETLAND 13

WETLAND BUFFER ZONE

SILT FENCE (TYP.)

1.9'

1.9'

EDGE OF WETLAND

16.50

WETLAND 9

10' DRIVEWAY

892

894

896

898

890

NORTH

0

30

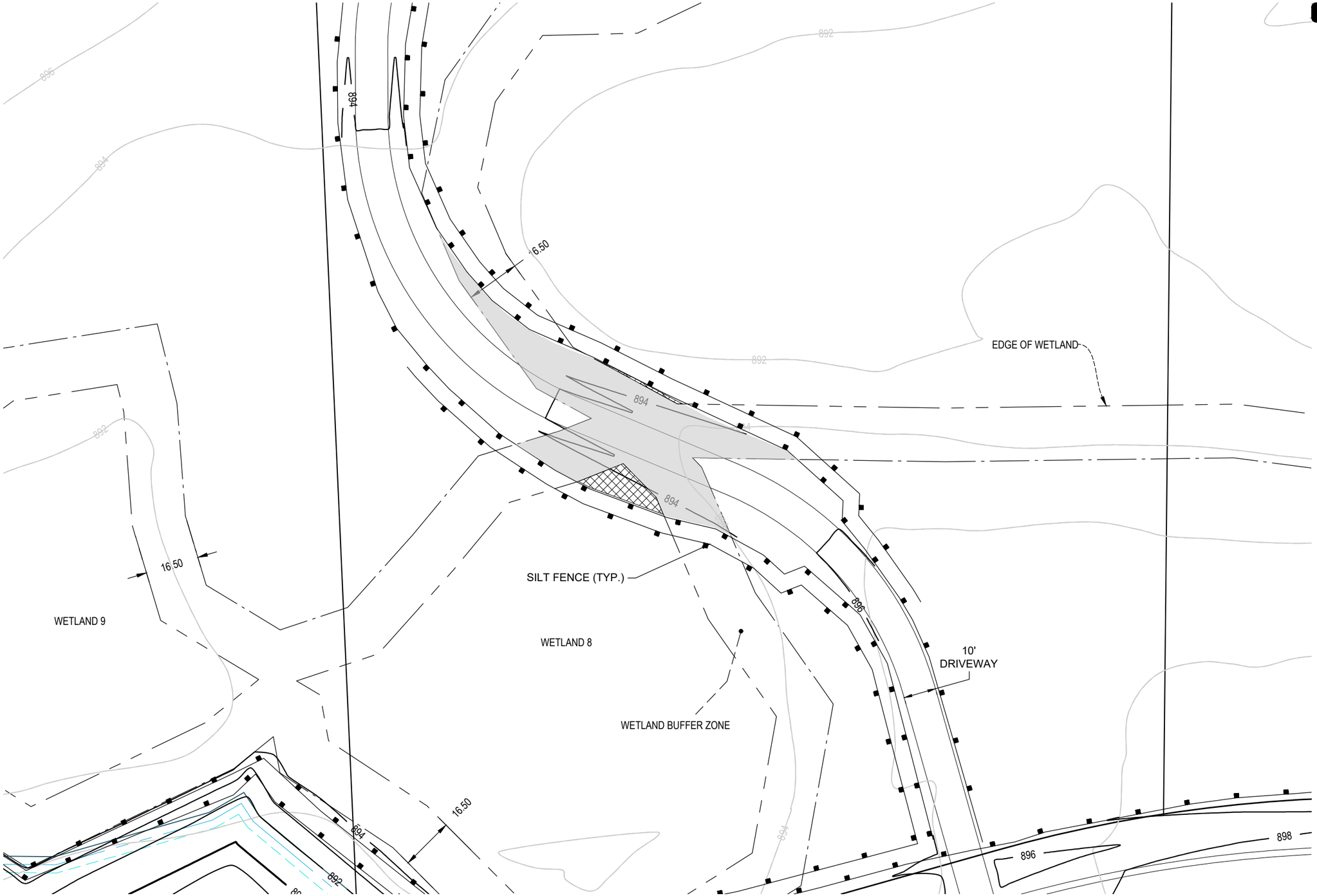
WETLAND SETBACK VARIANCE EXHIBIT

LANDFORM

WILLIAMS WOODS • Ramsey, MN

PAGE 2 • 06.22.2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC



LOT 4 IMPACTS

WETLAND 7 IMPACT = 15 S.F.

WETLAND 8 IMPACT = 163 S.F.

SETBACK IMPACT = 2,157 S.F.

: DENOTES AREA OF WETLAND SETBACK IMPACT

: DENOTES AREA OF WETLAND IMPACT

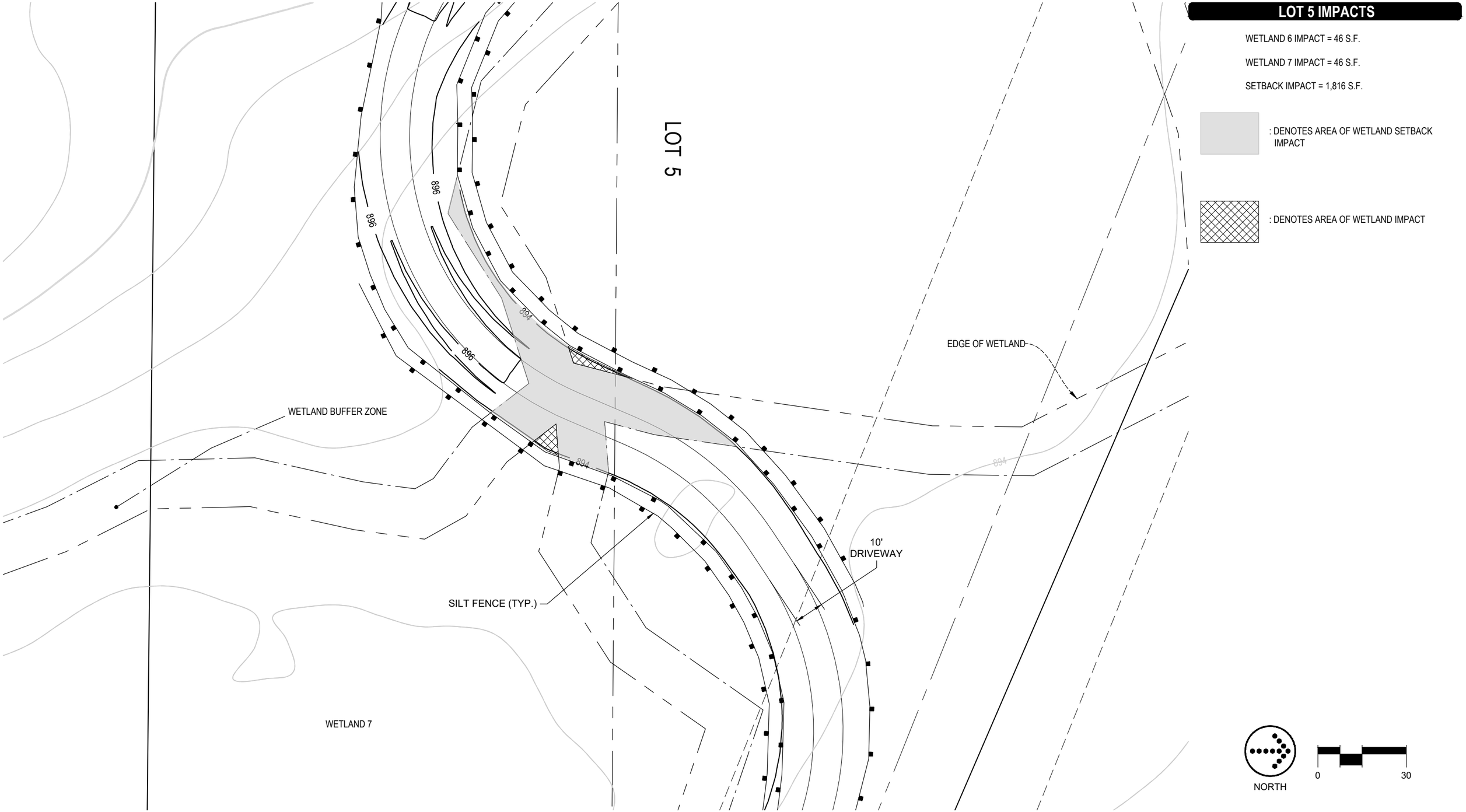
LANDFORM

WETLAND SETBACK VARIANCE EXHIBIT

WILLIAMS WOODS • Ramsey, MN

PAGE 3 • 06.22.2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.



LOT 5 IMPACTS

WETLAND 6 IMPACT = 46 S.F.

WETLAND 7 IMPACT = 46 S.F.

SETBACK IMPACT = 1,816 S.F.

: DENOTES AREA OF WETLAND SETBACK IMPACT

: DENOTES AREA OF WETLAND IMPACT

LANDFORM

WETLAND SETBACK VARIANCE EXHIBIT

WILLIAMS WOODS • Ramsey, MN

PAGE 4 • 06.22.2021

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC

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

RESOLUTION #21-203

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO WETLAND SETBACK STANDARDS ON LOTS 3-5, BLOCK 1 WILLIAMS WOODS AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Bill Boyum (the "Permittee") requesting a Variance to Section 117-289 (Permanent Wetland and Stormwater Pond Setbacks) of the Ramsey City Code for:

   Lots 3-5, Block 1 WILLIAMS WOODS

   (the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on July 22, 2021, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the Subject Property is approximately 94 acres in size and is zoned R-1 Residential (Rural Developing).

4. That the surrounding residential parcels are all also zoned R-1 Residential (Rural Developing) and range in size from about 1 acre to 20 acres.

5. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map along with all of the surrounding parcels as well.

6. That the Permittee has applied for Preliminary Plat for a proposed nine (9) lot subdivision gaining access from a new public road.

7. That City Code Section 117-289 (Permanent Wetland and Stormwater Pond Setbacks) requires a wetland setback of sixteen and a half feet (16.5') from the delineated boundary of wetlands.

8. That driveways to Lots 3-5 would encroach into the required wetland setback to provide access to larger, buildable areas.

9. That based on acreage, the Subject Property could potentially be subdivided into thirty-seven (37) lots.

10. That the Permittee has opted for fewer lots with larger sizes in an attempt to incorporate public comments received and to minimize impacts to natural resources.

11. That the Permittee is attempting to minimize disruption of natural resources on the Subject Property, including wetlands (approximately one-third of the Subject Property), floodplain, and tree cover by locating the public road within the same corridor as the driveway that accessed the former residence.

12. That the City Council approved the Preliminary Plat on June 22, 2021 contingent upon compliance with review comments.

13. That the Environmental Policy Board reviewed the request for a variance to the wetland setback requirement on July 19, 2021.

FINDINGS OF FACT

1. That the wetland setback encroachment will not impair an adequate supply of light and air to adjacent property.

2. That the wetland setback encroachment will not unreasonably increase the congestion on the public street.

3. That the wetland setback encroachment will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.

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

5. That the wetland setback encroachment will not increase the danger of fire or endanger the public safety.

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

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

8. That the wetland setback encroachment will not violate the intent and purpose of the Comprehensive Plan.

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

10. That the wetland setback encroachment is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the wetland setback standard on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow an encroachment into the wetland setback on the **Subject Property** as outlined in Exhibits 1-4.

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

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

4. That the **Permittee** shall install the driveways on the **Subject Property** from the road to a point beyond the area of encroachment and in accordance with Exhibits 1-4.

5. That the **Permittee** shall install the driveway apron for Lot 8, Block 1 Williams Woods in accordance with Exhibit 5.

6. That the **Subject Property** lots shall be restricted to a single driveway access to avoid additional encroachments.

7. That the **Permittee** shall install adequately sized culverts under each driveway on the **Subject Property** to retain ecological connectivity between the wetlands.

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

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

10. That this **Variance** shall automatically expire if the use is not initiated by July 22, 2022, and initiation shall be considered recording of the Final Plat of WILLIAMS WOODS with Anoka County.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of July, 2021.

_____
Chairperson

ATTEST:

_____
City Clerk

CITY OF RAMSEY:

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

Exhibit 1

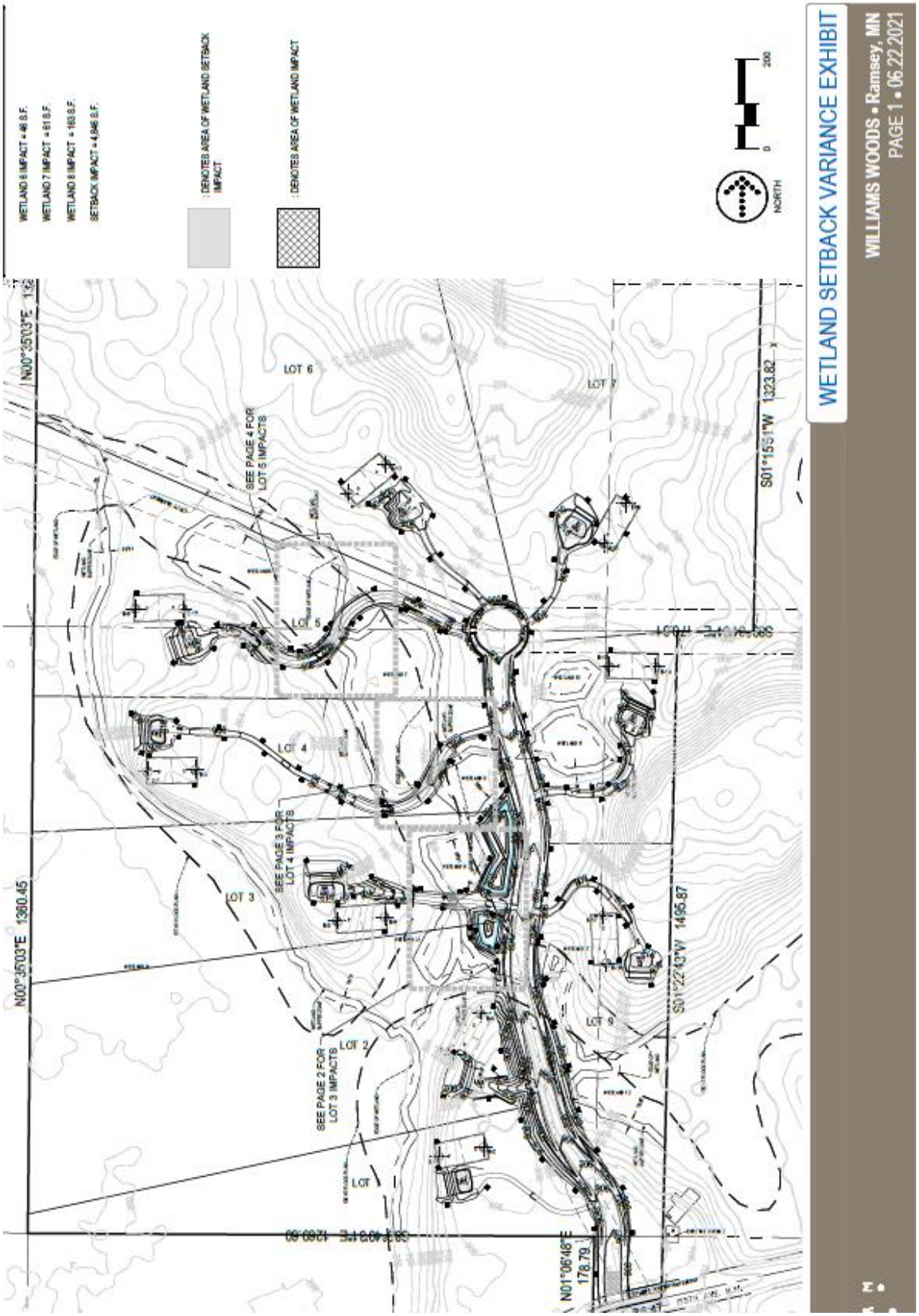

WETLAND SETBACK VARIANCE EXHIBIT
WILLIAMS WOODS • Ramsey, MN
PAGE 1 • 06.22.2021
WETLAND 6 IMPACT = 40 S.F.
WETLAND 7 IMPACT = 61 S.F.
WETLAND 6 IMPACT = 168 S.F.
SETBACK IMPACT = 4,846 S.F.
: DENOTES AREA OF WETLAND SETBACK IMPACT
: DENOTES AREA OF WETLAND IMPACT
200
0
NORTH
LOT 6
LOT 7
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 8
LOT 9
SEE PAGE 4 FOR LOT 5 IMPACTS
SEE PAGE 3 FOR LOT 4 IMPACTS
SEE PAGE 2 FOR LOT 3 IMPACTS
N00°35'03"E 1360.45
S01°15'51"W 1323.82
S01°22'43"W 1495.87
N01°06'48"E 178.79

Exhibit 2
Lot 3, Block 1 Williams Woods

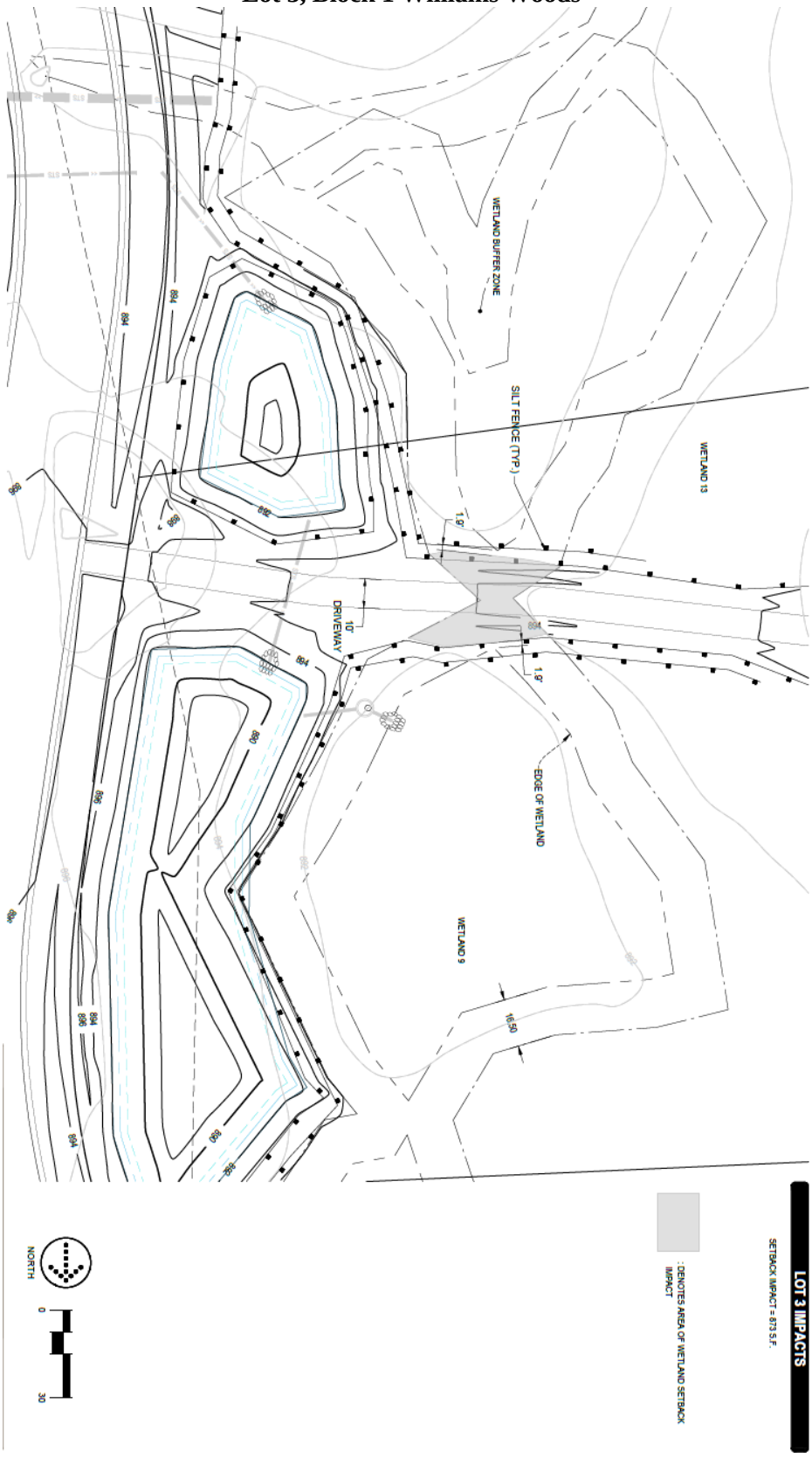


Exhibit 3
Lot 4, Block 1 Williams Woods

Exhibit 4
Lot 5, Block 1 Williams Woods

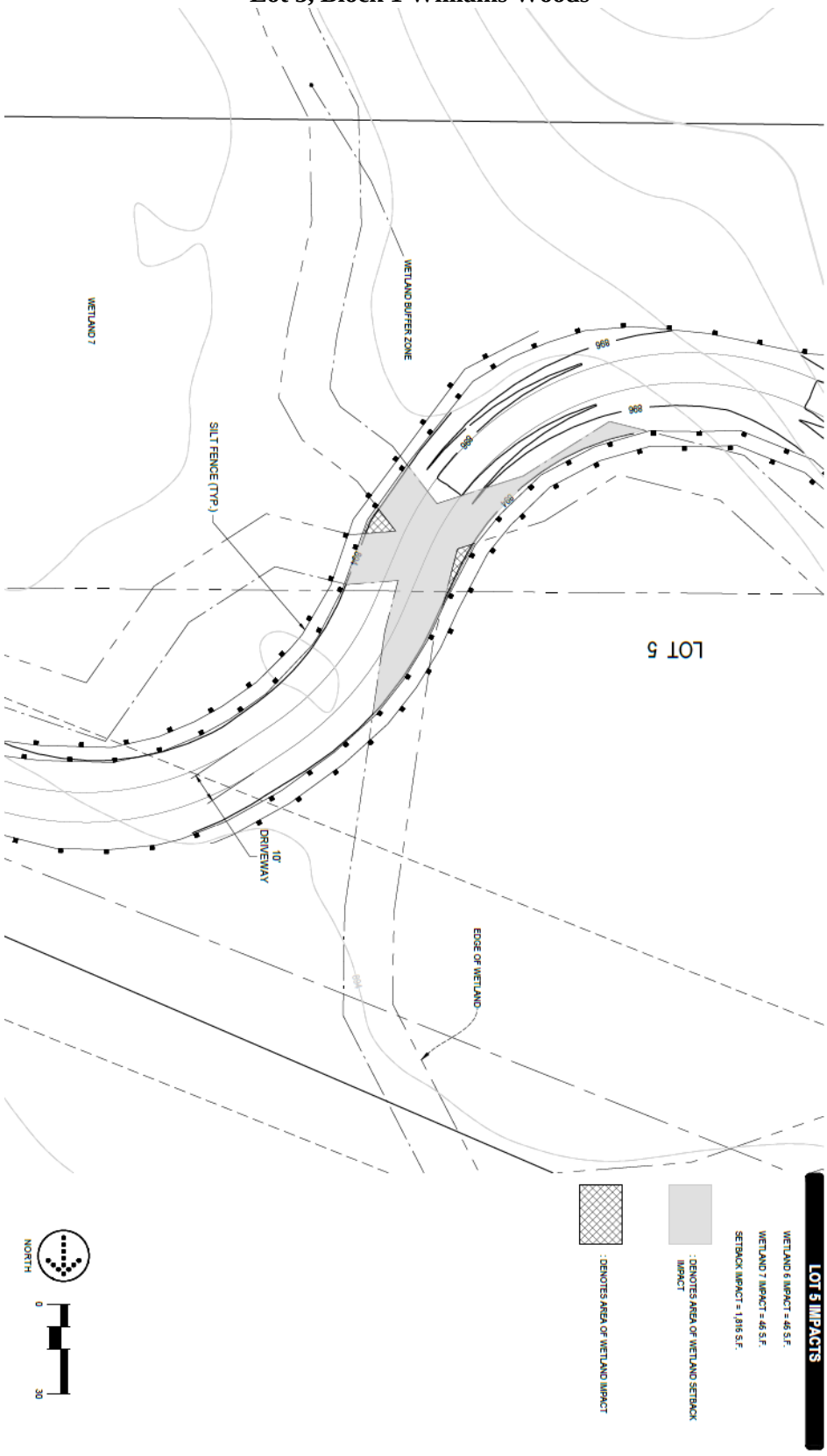
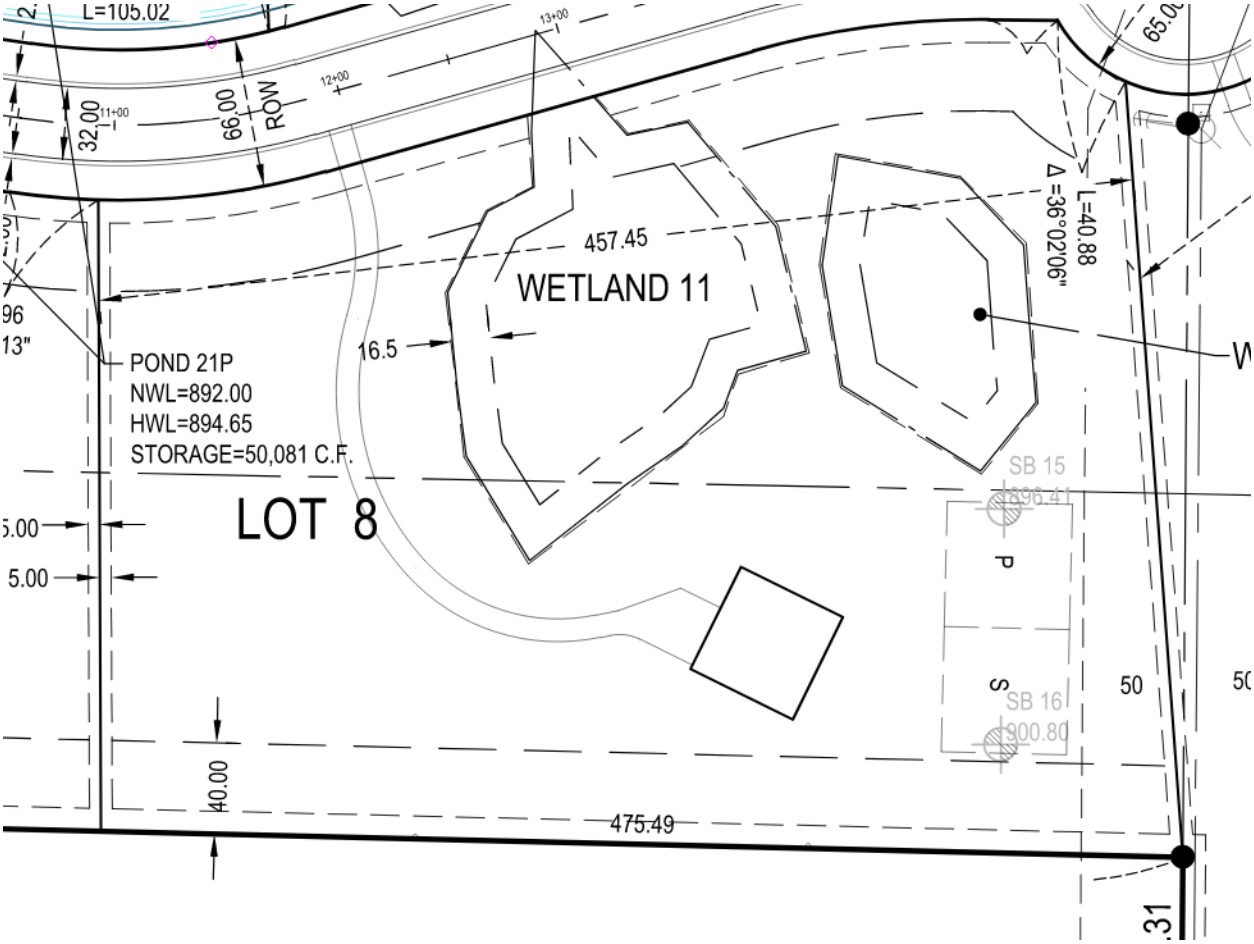


Exhibit 5
Lot 8, Block 1 Williams Woods



Regular Planning Commission **6. 4.**

Meeting Date: 07/22/2021

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Sketch Plan and Comprehensive Plan Amendment for the Property West and South of Fire Station #1 (Project No. 21-122); Case of U.S. Home Corporation dba Lennar

Purpose/Background:

The City has received an application from U.S. Home Corporation dba Lennar (the "Applicant") for a Sketch Plan and Comprehensive Plan Amendment for the property generally located west and south of Fire Station #1 and identified as PID #20-32-25-44-0003 (the "Subject Property"). The Applicant is seeking action on a Comprehensive Plan Amendment now, before incurring significant cost in preparing a Preliminary Plat.

The Sketch Plan is the first of three (3) steps in a Major Plat. No formal action is required on a Sketch Plan. Rather, it provides an opportunity for the Planning Commission to provide feedback to the applicant prior to the drafting of more detailed plans required at the Preliminary Plat (2nd step) and Final Plat (3rd step).

Notification:

The City attempted to notify Property Owners, as reflected in the Anoka County Property Records, within 700 feet of the Subject Property of the request.

Observations/Alternatives:

Project Summary

The Subject Property is approximately 35.5 acres in size, including about eight (8) acres of wetland. The site surrounds the City Firestation on the west side of Armstrong Blvd. The Applicant is proposing 133 new dwellings, including a mix of single family homes (65-foot wide lots) and attached townhomes. The proposed net density of the project is 5.1 units per acre.

Comprehensive Plan

The Subject Property is guided as High Density Residential in the 2040 Comprehensive Plan. This designation requires a density range between eight (8) and fifteen (15) units per acre. The Applicant has applied for a Comprehensive Plan Amendment to re-guide the Subject Property from HDR to Medium Density Residential (MDR), which allows a density range of four (4) to eight (8) units per acre.

The City can approve a Comprehensive Plan amendment without a formal plan for the site, if the City Council wishes to do so. This can be helpful to set plans for the and solicit projects, if the vision now differs from what is in the Comprehensive Plan (in this case, High Density Residential).

Staff does see merit in the request to reduce the density from 8 - 15 units per acre to 4 - 8 units per acre, since the site abuts some low density residential on the north and west, and is across from low density residential across Armstrong Blvd on the east. All comprehensive plan amendments must receive approval from the Metropolitan Council. Staff has sent the request to the Metropolitan Council for high level feedback on the request, and will follow up with additional information if the Council approves said amendment.

Zoning

The Subject Property currently has a split zoning. Approximately six (6) acres (in the northwest corner of the Subject Property) are zoned as R-1 Residential (MUSA) - 80 with the remainder zoned as R-3 Residential (High

Density). A Zoning Amendment would be required to rezone the northwest portion of the Subject Property to R-1 Residential (MUSA) - 65 and the remainder to R-2 Residential (Medium Density). Density transitioning will be required between new lots and existing residential lots.

Streets and Access

As proposed, there is only a single point of access, which would be off Armstrong Boulevard (directly across from 149th Lane). The length of the proposed cul-de-sac is about 2,100 feet, which exceeds the 600 foot maximum outlined in City Code. Staff has recommended that an alternative layout be developed so that the cul-de-sac length does not exceed 600 feet and that a second point of access be incorporated. Potential options could include acquiring some or all of the parcel to the north of the Subject Property and the Fire Station, if that owner were interested, or possibly along the southern edge of the Fire Station. The City would like to see the site to the north incorporated into the site plan, at a minimum as a ghost plat, to allow a future road connection to the existing cul-de-sac on 151st Ln NW.

Sidewalks and Trail

Sidewalks will be required along at least one (1) side of every public road. Furthermore, the southwestern part of the Subject Property is part of the Lake Itasca Greenway. Thus, a trail (or possibly trail easement) would be desired as part of this project. This likely could align with the required 16.5 foot buffer required from the edge of any wetland.

Landscaping and Density Transitioning

A Tree Inventory and Preservation Plan will be required (all oaks and evergreens 4 inches or greater in diameter and all other trees 8 inches or greater in diameter are to be inventoried). Retention of at least forty percent (40%) of the significant tree inches are to be preserved (or replaced at a rate of 1.25 inches for each 1 inch over the removal threshold). Landscaping will also be required as outlined in City Code.

As laid out, the project does step down in density moving west, away from Armstrong Boulevard and toward the adjacent, existing single family residential neighborhood north and west of the project. However, density transitioning is applicable along the western and northern boundaries of the project (the adjacent neighborhood is zoned R-1 Residential Rural Developing). Those lots will need have an increased depth of 45 feet (or 35 feet if a berm is included) with additional plantings as outlined in City Code.

Utilities

The Subject Property is located within the MUSA boundary and therefore, sanitary sewer and water will need to serve each unit. The project does conceptually include stormwater ponding. Those ponds, as well as all wetlands, will need to be encumbered with drainage and utility easements extending at least 16.5 feet beyond their boundaries. A street lighting plan will also need to be prepared and included as part of the plan set.

Staff also intends to explore options for extending utilities to the fire station through this development. These improvements are included in the 10-year CIP, and it may be beneficial to the City (less expensive to construct and easier to maintain and operate) to extend utilities to the Fire Station through this development, rather than to extend the existing utilities south and east of the Fire Station.

Funding Source:

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

Recommendation:

Staff is generally supportive of the Comprehensive Plan Amendment. However, significant revisions to the Sketch Plan seem necessary. Most notably, there is a need to modify the layout to incorporate at least one additional point of access and reducing any proposed cul-de-sac to no more than 600 feet.

Action:

Provide Applicant feedback on the Sketch Plan.

-and-

Motion to recommend City Council approval of the Comprehensive Plan Amendment and forward the request to the Metropolitan Council for consideration.

Attachments

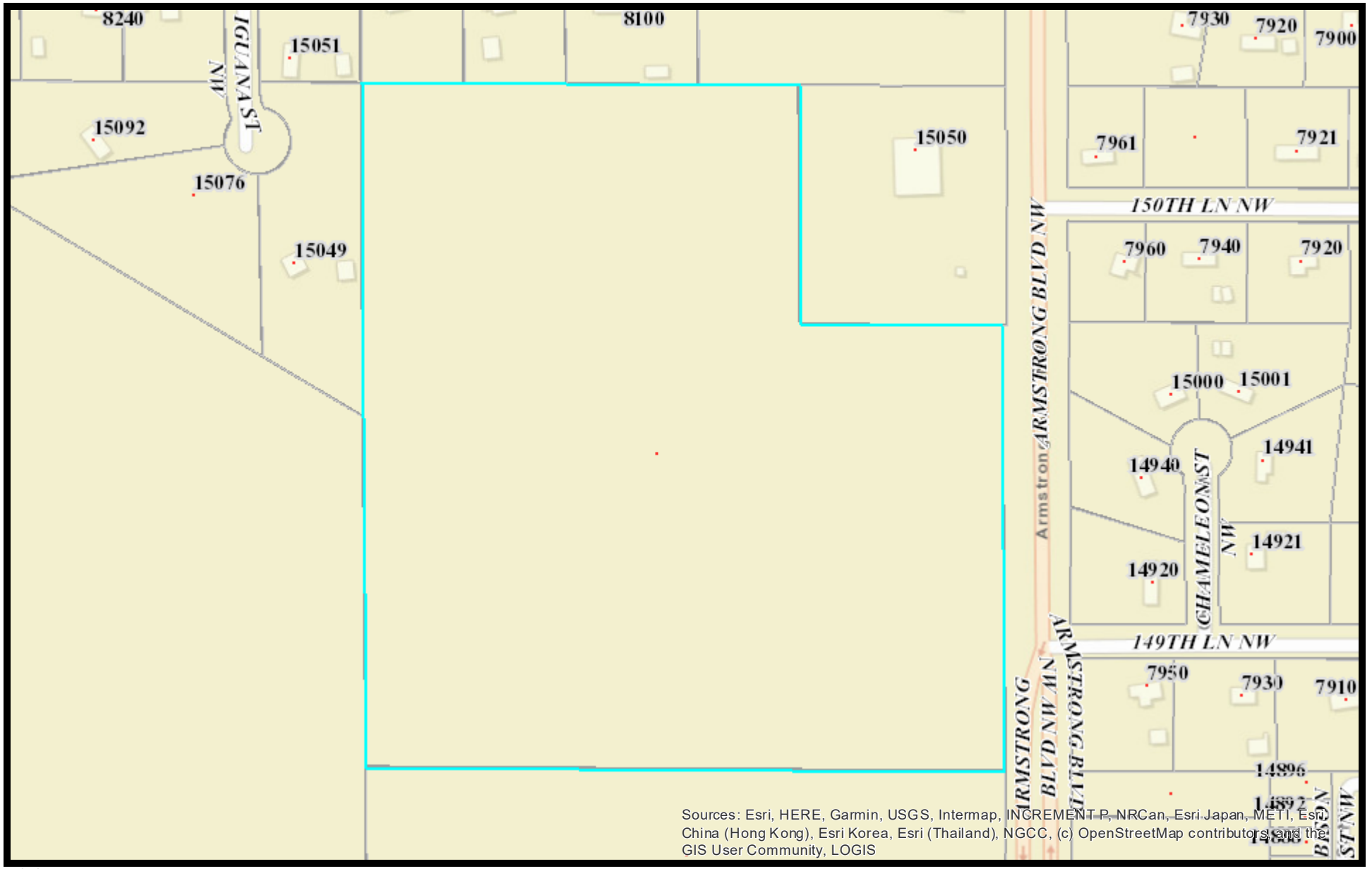
Site Location Map
Sketch Plan
Staff Review Comments

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 11:32 AM
Form Started By: Chris Anderson		Started On: 07/09/2021 10:58 AM
Final Approval Date: 07/15/2021		

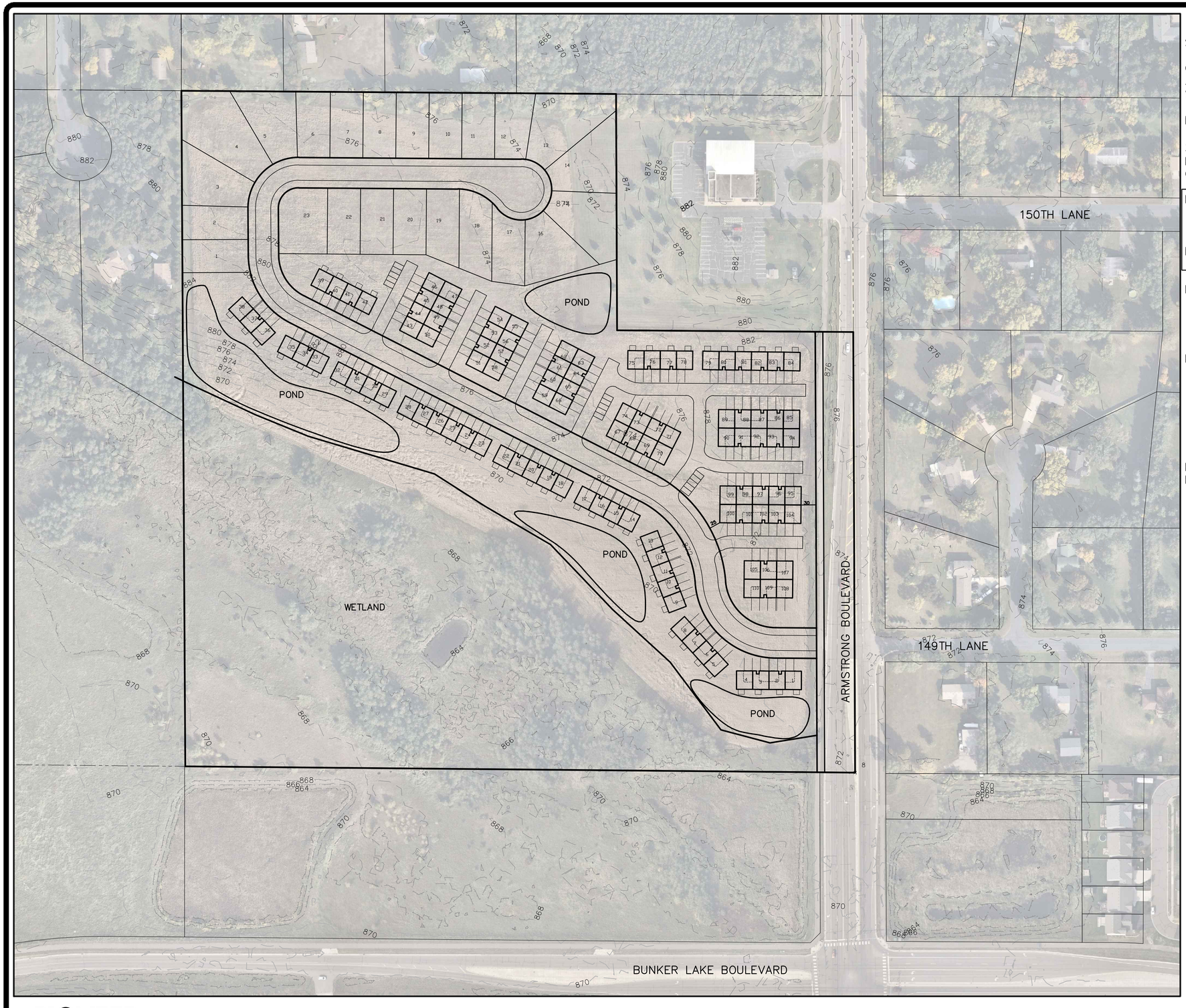
20-32-25-44-0003

Site Location Map



7/7/2021, 10:31:14 AM

0 0.035 0.07 0.105 0.14 mi



SITE DATA:

GROSS AREA: ±35.5 ACRES
ARMSTRONG ROW: ±1.5 ACRES
WETLAND: ±8.2 ACRES (NOT DELINEATED)

NET AREA: ±25.8 ACRES

2040 COMP PLAN: HIGH DENSITY RESIDENTIAL (10–15 UNITS/ACRE)
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL (4–8 UNITS/ACRE)
CURRENT ZONING: R–1 NORTH END, R–3 SOUTH END

PROPOSED UNITS: 133
110 TOWNHOMES
23 SINGLE FAMILY

NET DENSITY: ±5.1 UNITS/ACRE

R–3 STANDARDS:
SETBACK FROM BUILDING TO PRIVATE ROAD: 25'
SETBACK BETWEEN BUILDINGS: 20'
SETBACK FROM BOUNDARY: 30'

R–1 STANDARDS (VILLA):
LOT WIDTH: 65'
LOT AREA: 6,534 SF (0.15 ACRE)
FRONT SETBACK: 25'
SIDE SETBACK: 5' INTERIOR, 25' CORNER
REAR SETBACK: 20'

ROW LENGTH: 2,100 LF
PRIVATE DRIVE LENGTH: 1,700 LF

N

0 50 100 200
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions

Date	2-24-21
Designed	JLT
Drawn	JLT

CONCEPT PLAN 2

LENNAR

RAMSEY PROPERTY
RAMSEY, MINNESOTA

1 OF 1

© 2021 Pioneer Engineering, P.A.

ProjectDox

Changemarks Report

Project Name: Lennar Armstrong Firestation Development

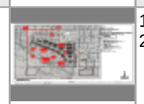
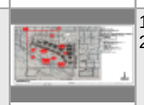
Workflow Started: 06/21/2021 1:48 PM

Report Generated: 07/14/2021 12:37 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	12	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Density Transitioning	Density Transitioning will be required along these portions of the project. If landscaping is used to satisfy this requirement, lots will need to increase depth by 35 feet (if landscaping PLUS berm is used) or by 45 feet if just landscaping is used. See City Code Section 117-110 for specifics.	07/09/2021 11:33 AM	Chris Anderson	
		10	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Wetland and Stormwater Pond Setbacks	City Code requires a 16.5 foot setback from delineated boundaries of wetlands and from the designated normal water level of a stormwater pond. The setback shall be encumbered with drainage and utility easement.	07/09/2021 11:33 AM	Chris Anderson	
		16	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Part of Project?	It is our understanding that this property owner may be interested in being included in the development. It would be ideal if the road could work it's way back to Armstrong Boulevard to eliminate the long cul-de-sac.	07/09/2021 11:33 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	11	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Cul-De-Sac Length	Cul-de-sac length is limited to 600 feet. Anything beyond that requires a variance. Staff strongly recommends amending layout to eliminate the single access point to the project.	07/09/2021 11:33 AM	Chris Anderson	
		13	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Tree Inventory and Landscape Plan	A tree inventory of all significant trees (oaks and evergreens 4" or greater in diameter and all other trees 8" or greater in diameter) is required and should be prepared by a Certified Arborist. 40% of significant tree DBH inches should be preserved. If threshold is exceeded, must reforest with 1.25" for each 1" over threshold. Landsacping in accordance with City Code Section 117-364 will be required.	07/09/2021 11:33 AM	Chris Anderson	
		14	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Open Space	R-2 District requires at least 40% open space with at least 10% being identifiable as community space. Will need to add this calculation at time of Pre Plat.	07/09/2021 11:33 AM	Chris Anderson	
		15	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Building Separation	Attached townhome buildings must have at least 20 feet of separation between them. Please add that measurement with next submittal.	07/09/2021 11:33 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	9	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Parking Spaces	2.5 offstreet parking spaces per unit required, at least one of which per unit must be enclosed. Consideration for additional parking nodes should be considered. There will be rather limited parking spaces on the public road due to driveways.	07/09/2021 11:33 AM	Chris Anderson	
		8	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Street Lighting	A Street Lighting plan shall be provided with the Pre Plat submittal.	07/09/2021 11:33 AM	Chris Anderson	
		22	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Comp Plan Amendment	A Comp Plan Amendment will be necessary for the proposed development. The site is currently guided as High Density Residential (HDR) (8-15 units per acre). Proposal is for 5.1 units per acre (equivalent to the Medium Density Residential (MDR). Application for a CPA has been received.	07/09/2021 11:33 AM	Chris Anderson	
		23	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Trail Easement	A trail easement will be needed from the southeast corner of the site traveling to the northwest as this is part of the Lake Itasca Greenway.	07/09/2021 11:33 AM	Chris Anderson	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	24	False	Unresolved	Environmental Review		121026 cp02-L1 2.26.21.pdf	CA	Zoning Amendment	As proposed, a Zoning Amendment will be required to rezone the northwestern portion of the property from R-1 Residential (MUSA) - 80 to R-1 Residential (MUSA) - 65 and the remainder of the site from R-3 Residential (High Density) to R-2 Residential (Medium Density).	07/09/2021 11:33 AM	Chris Anderson	
		7	False	Unresolved	Civil Engineer IV		121026 cp02-L1 2.26.21.pdf	LL	Civil Engineer IV review	This reviewer agrees with the comments made by the other reviewers.	07/02/2021 9:15 AM	Len Linton	
		4	False	Unresolved	Civil Engineer II		121026 cp02-L1 2.26.21.pdf	JF	Armstrong Connection	Developer will need approvals from Anoka County for connection to Armstrong Blvd. May require Northbound Left Turn and Southbound Right turn lanes. This would require modification to the Armstrong Median.	06/28/2021 3:24 PM	Joe Feriancek	
		5	False	Unresolved	Civil Engineer II		121026 cp02-L1 2.26.21.pdf	JF	Potential Loop	This CDS does not meet City Standard for Length, Max 600 feet. May want to consider looping the road or making shorter road with cul-de-sac near the central pond, private drives to the west? Has there been any discussions with adjacent property owners to buy out right of way or roadway easement to connect to Iguana Street or 151st Lane?	06/28/2021 3:24 PM	Joe Feriancek	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	6	False	Unresolved	Civil Engineer II		121026 cp02-L1 2.26.21.pdf	JF	Emergency Access Route?	Woud potentially connecting the fire station parking lot to the cul-de-sac with an emergency fire road be a work around for the cul-de-sac length exceeding 600 feet?	06/28/2021 3:24 PM	Joe Feriancek	
		1	False	Unresolved	Engineering Tech		121026 cp02-L1 2.26.21.pdf	LC	Emergency Vehicle Access	Narrow streets with tight radii will make it difficult for fire trucks and ambulences to access back lots in current layout	06/25/2021 12:49 PM	Logan Czech	
		2	False	Unresolved	Engineering Tech		121026 cp02-L1 2.26.21.pdf	LC	Limited parking	continuous driveways along south side of street will limit street parking	06/25/2021 12:49 PM	Logan Czech	
		3	False	Unresolved	Engineering Tech		121026 cp02-L1 2.26.21.pdf	LC	Utility stubs	During this development may be the best time to connect fire station to city sewer and water through the end of this cul de sac or whatever the road configuration ends up being in this area. The existing stubs off of Armstrong are inconvenient to hook up to based on their location	06/25/2021 12:49 PM	Logan Czech	
		17	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	Connection	Connection should be made through property to NE, if coordination can't be made, provide ROW	06/21/2021 1:54 PM	Chloe McGuire Brigl	
		18	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	Density Transitioning	Density transitioning will be required against North and West property lines, see code for full requirements	06/21/2021 1:54 PM	Chloe McGuire Brigl	

ProjectDox

Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	19	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	CDS	cul de sac is too long for City requirements, at a minimum, cul-de-sac should loop back to the south on a public road connection, and we should attempt to provide access strip to firestation site as well	06/21/2021 1:54 PM	Chloe McGuire Brigl	
		20	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	County	Anoka County will need to review	06/21/2021 1:54 PM	Chloe McGuire Brigl	
		21	False	Unresolved	City Planner		121026 cp02-L1 2.26.21.pdf	Chloe	Wetland	Full wetland delineation required, 16.5 foot buffer from the edge of any wetland required. Trail easement required along edge of wetland for City greenway	06/21/2021 1:54 PM	Chloe McGuire Brigl	

Regular Planning Commission **7. 1.**

Meeting Date: 07/22/2021

By: Chris Anderson, Community Development

Information

Title:

Interpretation of Regulations Pertaining to Detached Garages and Accessory Apartments

Purpose/Background:

A property owner has been in contact with both Building Division and Planning Division staff regarding proposed plans for a new, detached accessory building. He is attempting to address any potential concerns or issues prior to finalizing plans to apply for a Building Permit. One of the potential concerns involves whether the proposed building would constitute an accessory dwelling.

Notification:

Observations/Alternatives:

City Code Section 117-349(d)(8) states that detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments). It goes on to state that an independent living facility would contain three or more of the following criteria: living, sleeping, eating, and sanitation spaces. However, none of those criteria are actually defined in City Code. Sanitation is fairly straight forward (does the space include a bathroom). But, living, sleeping, and eating spaces are more vague.

The draft plans that the resident has provided do include a bathroom, an area for an office/kitchenette (sink and refrigerator), and, upstairs in the bonus room area, a full kitchen (includes range/stove, refrigerator, sink, and dishwasher. Staff has interpreted the 'office area' as living space and thus, combined with the bathroom and full kitchen, this proposed building would constitute an accessory apartment. Since City Code does not include definitions for living, sleeping, eating, or sanitation spaces, Staff has inquired with the City Attorney as to how those should be interpreted/applied.

It is worth noting that this type of proposal is not necessarily completely out of the ordinary. Additionally, oftentimes the person proposing the building has no intention of utilizing the space as an accessory apartment. However, circumstances can change, or the property can be sold and a future owner may have other ideas for how to use that space.

Staff is seeking feedback on this specific building proposal and whether the Planning Commission supports Staff's interpretation that it constitutes an accessory apartment. More generally, Staff is seeking input from the Planning Commission on what constitutes living, sleeping, eating, and sanitation spaces to ensure that Staff is applying this portion of City Code appropriately.

Funding Source:

Recommendation:

Provide feedback on both this specific building proposal relating to accessory apartment criteria and clarification on the four (4) criteria that City Code outlines in terms of what is considered an accessory apartment.

Action:

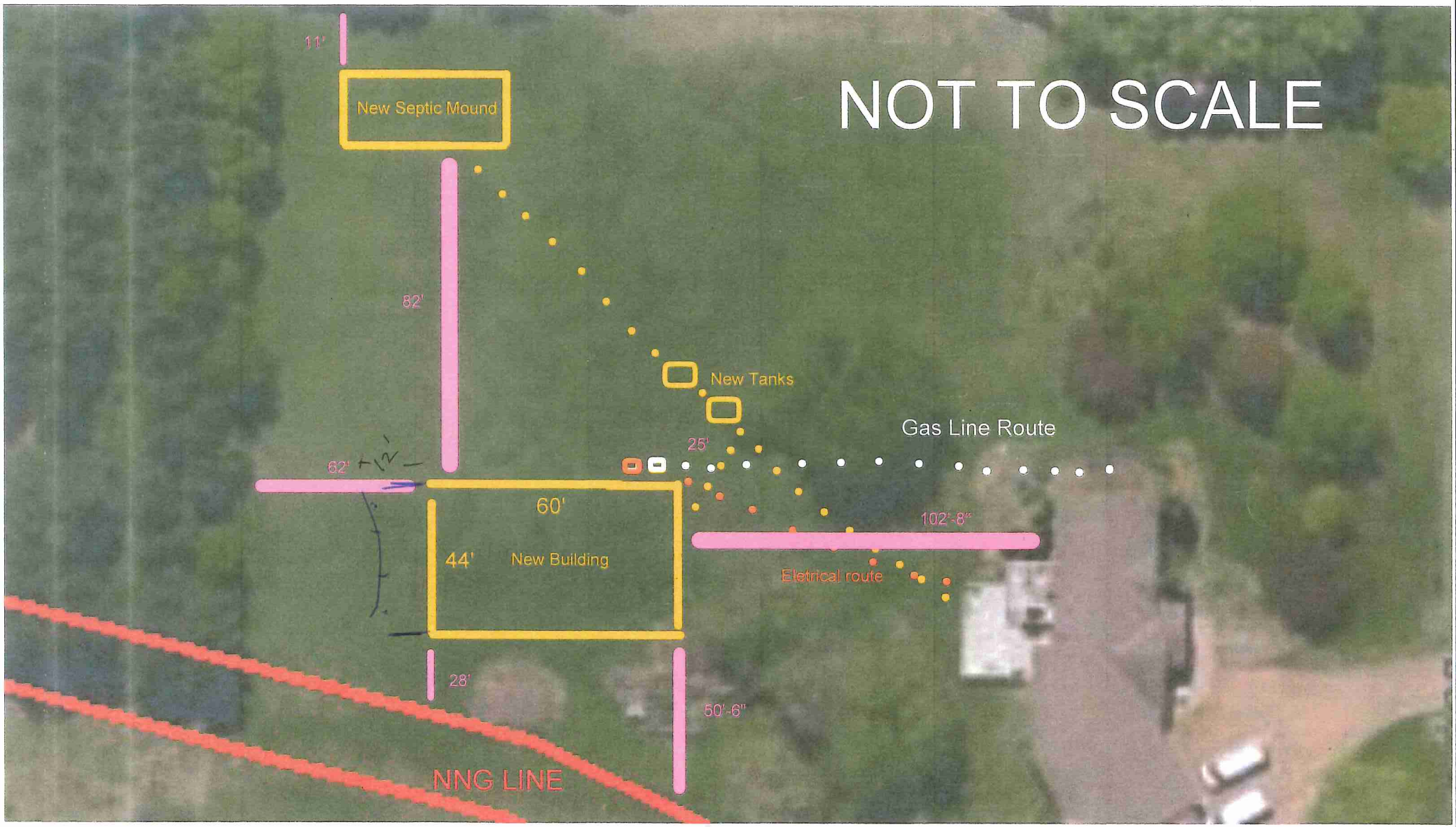
Based on discussion.

Attachments

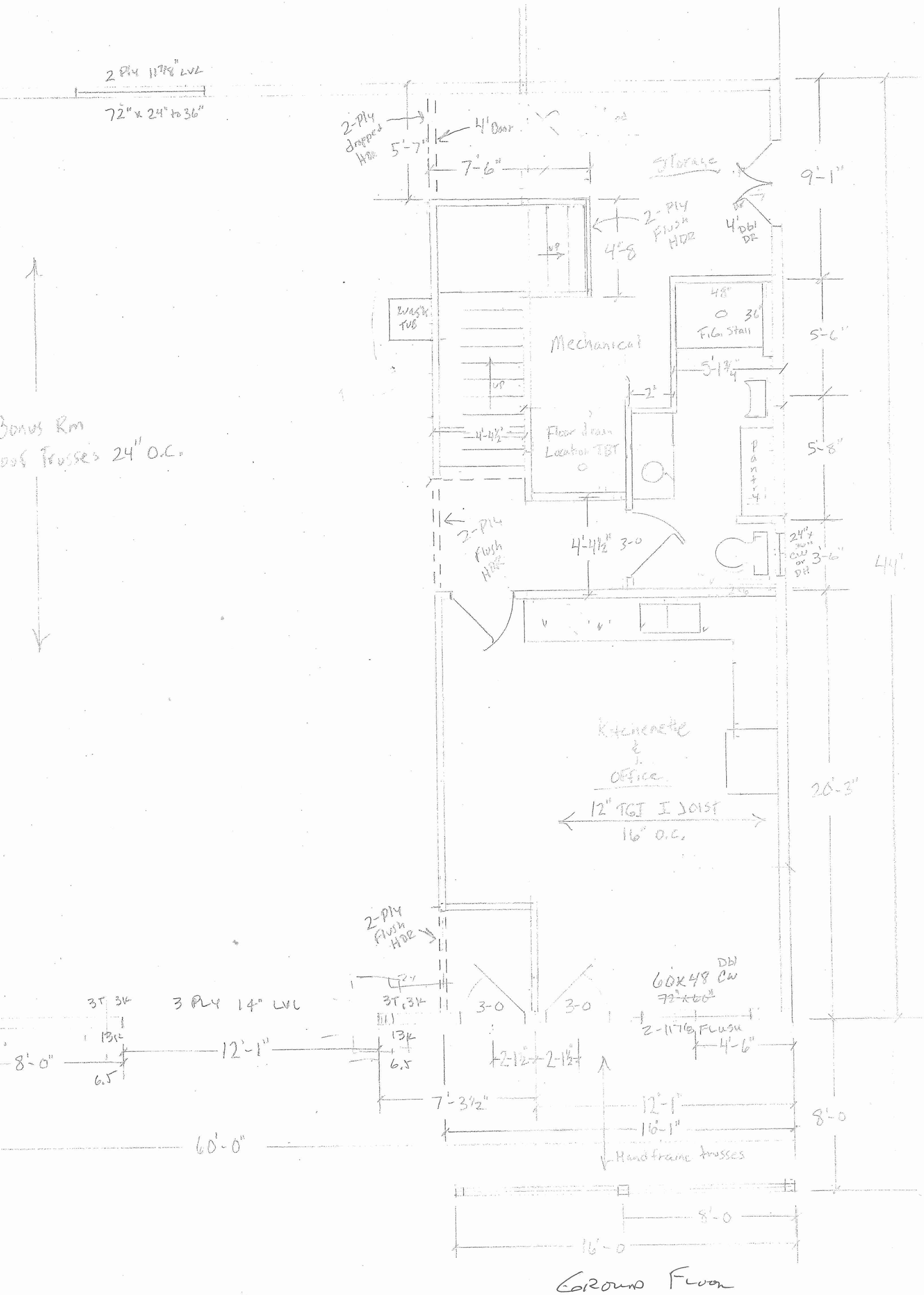
Draft Plans for Detached Garage

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/15/2021 04:09 PM
Form Started By: Chris Anderson		Started On: 07/15/2021 12:35 PM
Final Approval Date: 07/15/2021		



16239 GERMANIUM ST NW


2 PLY 11 7/8" LVL
72" x 24" to 36"
2-PLY dropped HDR
5'-7"
4' Door
7'-6"
Storage
9'-1"
2-PLY FLUSH HDR
4'-8
4' DBL DR
48"
36"
F16. Stall
WASH TUB
Mechanical
5'-6"
5'-1 7/8"
2"
Floor Drain Location TBT
4'-4 1/2"
pantry 4'
5'-8"
2-PLY FLUSH HDR
4'-4 1/2" 3-0
24" x 30" CW or DH
3'-6"
44'
Bonus Rm
oof Trusses 24" O.C.
Kitchenette & Office
12" TGI I JOIST
16" O.C.
20'-3"
2-PLY FLUSH HDR
3T 3K
3 PLY 14" LVL
3T 3K
13K
13K
6.5
6.5
8'-0"
12'-1"
3-0
3-0
60X48 DBL CW
72"x60"
2-1176 FLUSH
4'-6"
7'-3 1/2"
2-1 1/2"
2-1 1/2"
12'-1"
16'-1"
8'-0
60'-0"
Hand frame trusses
8'-0
16'-0
GROUND FLOOR

9/12

6/12 valk

8'-1 1/4"

7'-6"

Bonus Rm

8'-6"

22'

14'-1 1/2"

12 R @ 7 1/2" = 0'-

8'-0"

2nd Flr

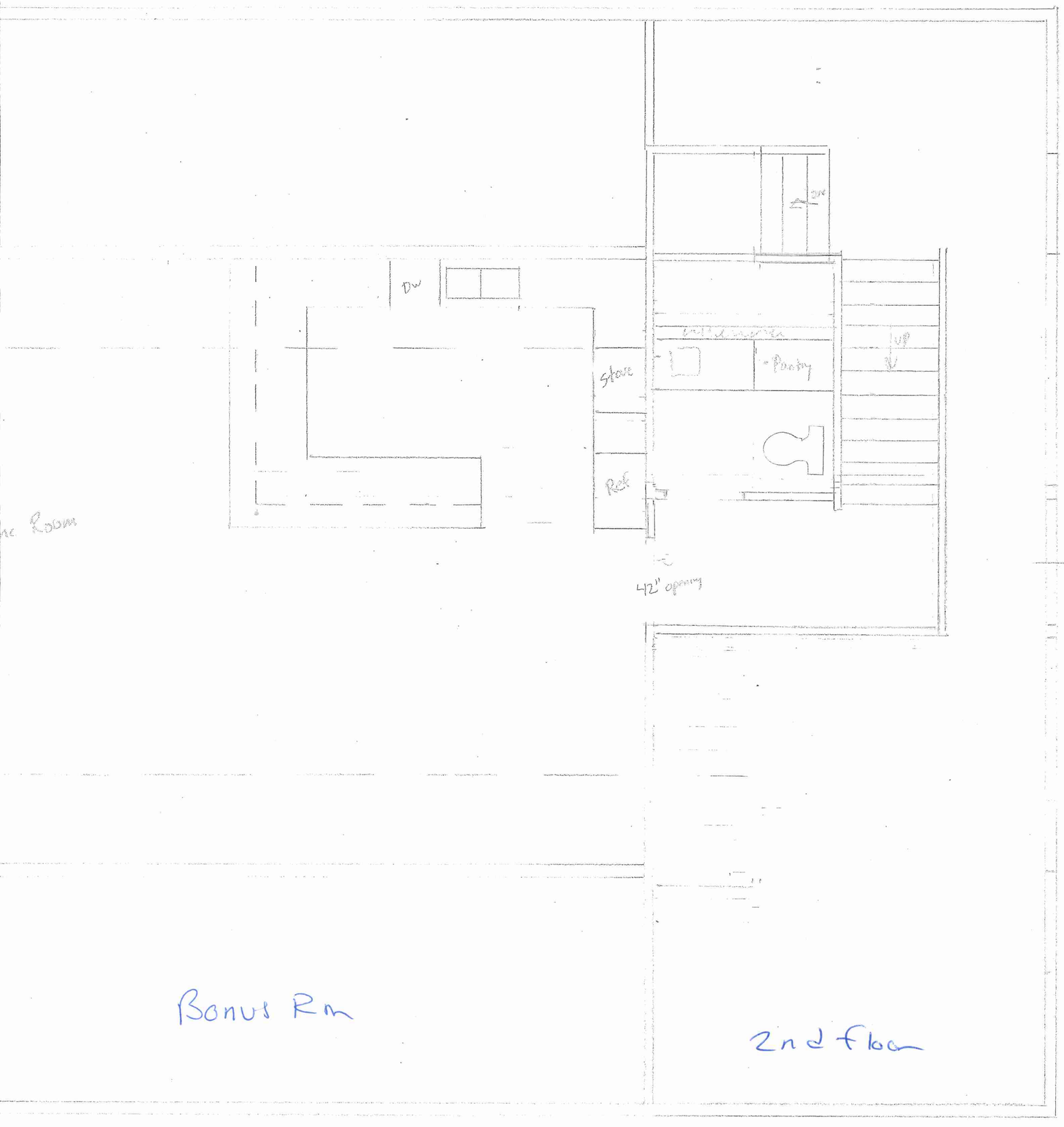
8'-1 1/8"

4 R @ 7 1/2"

Landing

11 R @ 7 1/2" to Landing

Ground



Bonus Rm

2nd floor

Tom Adler
612-269-5389

9/12

9/12

calm

window 3'11"

floor

8'

14' +or-

12x12

12x12

Regular Planning Commission **7. 2.**

Meeting Date: 07/22/2021

By: Katie Schmidt, Administrative Services

Information

Title:

Select Planning Representative to Participate on the Interview Panel for the Deputy City Administrator/Community Development Director Position.

Purpose/Background:

Purpose:

The purpose of the this case is to select a Planning representative to participate on the interview panel (for first interviews) in hopes of filling the vacant Deputy City Administrator/Community Development Director position.

First interviews are scheduled to take place during the day and/or the evening the week of July 26, 2021 (dates/times to be determined) and will require a 2-day/night time commitment of the panel member's time. The interview panel will include: three City Council members, a Planning Commissioner and Economic Development Commission representative, the City Administrator and three Department Heads.

Notification:

Notification is not required.

Observations/Alternatives:

Funding Source:

N/A

Recommendation:

Based on discussion.

Action:

Select a Planning Representative to Participate on the Interview Panel for the Deputy City Administrator/Community Development Director Position.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	07/16/2021 11:12 AM
Bruce Westby	Brian McCann	07/16/2021 11:18 AM
Form Started By: Katie Schmidt		Started On: 06/29/2021 09:05 AM
Final Approval Date: 07/16/2021		