City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 26, 2022
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings. 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 March Planning Commission Meeting Minutes

6. Public Hearing

1. PUBLIC HEARING - Ordinance #22-19 Amending Sign Code to Allow Off-Premise Digital Billboard Signs

2. PUBLIC HEARING: Consider Zoning Amendment to Rezone 15861 Jarvis St NW (Project No. 22-120); Case of Big C Development LLC

3. PUBLIC HEARING: Consider Grading and Excavating IUP at Ramsey Elementary School - 15000 Nowthen Blvd. NW

4. PUBLIC HEARING: Consider Site Plan, Preliminary Plat, and Variance Request for a New PACT Charter School 6-12 Grade Campus at 7633 161st Avenue NW (Project No. 22-107): Case of JB Vang

7. Commission Business

1. Provide direction for modifications to Armstrong Boulevard Interchange Overlay District modifications.

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 05/26/2022

Submitted For: Nicole Laubach, Community Development

By: Brian McCann, Community Development

Information

Title:

Approve March Planning Commission Meeting Minutes

Purpose/Background:

The purpose of this case is to approve the Planning Commission regular meeting minutes for the March 24, 2022 meeting.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

April PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/19/2022 09:56 AM
Form Started By: Nicole Laubach		Started On: 05/17/2022 08:29 AM
Final Approval Date: 05/19/2022		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 28, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Tom Hunt (arrived at 7:10p.m.) Commissioner Eric Peters Commissioner Gary VanScoy Commissioner Brian Walker
Members Absent:	None
Also Present:	City Planner Brian McCann Planning Manager Todd Larson Senior Planner Chris Anderson Community Development Dir/Deputy City Admin Brian Hagen 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

Chairperson Bauer introduced the newest member of staff.

Planning Manager Larson introduced himself and provided information on his previous experience in planning.

No other comments from residents.

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

5.01: Approve the March 24, 2022 Planning Commission Meeting Minutes

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

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

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer opened the floor for nominations for the position of Chair.

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to nominate Randy Bauer, as Chairperson of the Planning Commission.

There were no other nominations.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to appoint Randy Bauer, as Chairperson of the Planning Commission.

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

Chairperson Bauer opened the floor for nominations for the position of Vice Chairperson.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to nominate Cheri Gengler as Vice Chairperson of the Planning Commission.

There were no other nominations.

Motion by Commissioner Peters, seconded by Commissioner Anderson, to appoint Cheri Gengler as Vice Chairperson of the Planning Commission.

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

7. PUBLIC HEARINGS/COMMISSION BUSINESS

7.01: Public Hearing: Consider Request for a Home Occupation Permit at 6131 Green Valley Road NW (Project No. 22-118); Case of J. Hill Container Company

Public Hearing

Chairperson Bauer called the public hearing to order at 7:05 p.m.

Presentation

City Planner McCann presented the staff report stating that staff recommends that the Commission recommend denial of the requested Home Occupation Permit. The proposal exceeds the standards set in Ordinance #22-06 regarding allowed number of employees and the "dispatch center" nature of the business.

Commissioner Walker asked the definition of dispatch center by the City.

City Planner McCann reviewed the definition within City Code.

Commissioner Walker stated that at the last meeting a Home Occupation Permit was approved for a food truck and asked how that would be different than this box truck leaving the site to make deliveries.

City Planner McCann replied that the proposed items for the food truck would be stored inside whereas these items would be stored outside. He stated that the food truck would leave the site Friday and return on Sunday (two round trips per week), whereas this request would generate many more daily trips.

Senior Planner Anderson stated that in the case of the food truck, everyone resides onsite whereas with this request there would be employees that do not live onsite coming to the site to transport materials offsite.

Citizen Input

Jeff Hillman, applicant, stated that the use of dispatch center seems weird to him as it is not used as a dispatch center but is used as more of a warehouse. He commented that there is not a business being run out of the site at this time but there are boxes and raw materials stored onsite. He stated that his driver drops off or picks up items to bring to the other location in Elk River. He stated that he has had his company for over 15 years and has been able to grow the company from a small part-time business in a small garage to a full-time business. He commented that it is a difficult business to grow, which is maybe why it is not that familiar. He stated that this property was ideal because of the space. He stated that the business is not operating out of the site, but he does store overflow material on the property. He commented that he is unfamiliar with the process of the application and therefore projected future growth on the application. He stated that currently there is one full-time employee but, on the application, he checked up to four as perhaps he would need more employees in the future. He stated that when he purchased the property from the previous owner, the seller stated that his desire was to sell the property to a small business owner and

therefore did not think there would be a problem with using the potential of the property. He commented that he would like to work with the City to find a solution to what he has found out could be a problem. He stated that he would be happy to comply with whatever rules are necessary. He commented that last spring he received a complaint related to outdoor storage and he worked with staff to bring the site into compliance. He stated that at that time he told staff he did not have a business running on his property but did have a business in Elk River that he would like to transition over and was not told it would be a problem.

Chairperson Bauer commented that once a Home Occupation Permit is obtained, a business could be operated from the property. He explained that the Commission would need to review what is being done currently and what he would like to do on the property. He asked for clarification on what is being done in Elk River, what is being done on the property currently, and what he would like to do on the property in Ramsey in the future.

Mr. Hillman replied that they take corrugated sheets of cardboard and cut them to a certain size, putting slots into the cardboard. He stated that a person them assembles the material into dividers that are used in different boxes, such as the dividers in beer boxes. He stated that there is a small box machine that makes boxes that are then hand glued together. He commented that manufacturing activity occurs in Elk River. He stated that he is storing some of the overflow raw products at his property in Ramsey. He explained that he has been forced to purchase larger lots of the raw materials because of impacts from COVID.

Chairperson Bauer commented that the manufacturing portion of the business occurs in Elk River and the storage of materials occurs in Ramsey. He asked if there would be intent to combine the functions.

Mr. Hillman commented that eventually he would like to bring the manufacturing component to his property in Ramsey as well. He stated that he currently has one full-time employee and one part-time employee. He commented that he does have personal items stored within the building as well and therefore would not foresee using that 100 percent for his business. He stated that he was advised to request a continuance to continue working with staff but would prefer to hash it out with the Commission if possible. He stated that this would be the next steppingstone in his business plan and if the business were to continue to grow past the capacity of the property, he could then look at commercial property. He noted that his business is not yet that profitable to support that step, which is why he is before the Commission tonight. He noted that there are other businesses near his home and his business would not generate a lot of noise.

Commissioner Gengler asked if the applicant's property in Elk River is also a residential property.

Mr. Hillman confirmed that the Elk River property is also residential.

Commissioner Walker asked for information about the items that are sitting outside.

Mr. Hillman replied that one of the first complaints he received for the property was related to outdoor storage. He stated that his father in-law had a farm in Wisconsin and when that property was sold, he allowed him to store some items on his property until he found another property. He

stated that his father in-law has purchased property in Minnesota and is constructing a storage building and those items will be moved to that property.

Commissioner Walker asked if there is any manufacturing occurring on the Ramsey property.

Mr. Hillman confirmed that there is not manufacturing occurring in Ramsey at this time and is only storing excess materials but would eventually like to combine both functions onto the Ramsey property.

Commissioner Gengler asked for details on the vehicles on the property and those that come and go associated with the business. She stated that some of the comments from residents relate to heavy equipment and vehicles coming and going.

Mr. Hillman replied that they use a dock truck and the companies that they sell their product to use a semi-truck or dock truck. He commented that some of those businesses bring materials to the Ramsey location for drop-off. He commented that noise from equipment could be the use of a skid loader or forklift to move items around. He stated that there is racking inside the building.

Commissioner Gengler asked if there would be semitrucks coming and going to the Ramsey property to pick up orders if the manufacturing were moved to Ramsey.

Mr. Hillman replied that would be correct and estimated that would occur perhaps one or two per day with a maximum of three or four per day.

Kelly Schmidt, 6000 177th Lane, stated that the applicant has had his business in Elk River and noted that Elk River does not track CUPs or HOPs. She stated that this is not a home startup business as it is well established business. She commented that the website for the business shows the Ramsey address. She stated that the applicant knew the requirements, ignored them, and operated illegally until caught. She stated that this would place a full on running and established business into a backyard. She believed that the City should follow enforcement for Code violations rather than directing the violator to apply for permissions. She stated that Green Valley Road is in need of maintenance and commented on the dangerous S curve nearby. She asked that a traffic study would be done before considering the request. She noted that if this were approved it would add another HOP within 350 feet of a recently forced HOP. She stated that Councilmember Howell used the logic that property values would increase as a result of the gun shop business in the neighborhood but that is not what the residents have been told by realtors. She stated that the realtors encouraged the residents to sell now while they can before more HOPs change the character of the neighborhood. She stated that the existing residents did not choose to move into an area that allows commercial activity. She asked how residents working night would be able to sleep during the day when there is commercial activity occurring. She stated that two properties that abut this subject property have disabled children and the noise from the site triggers those children. She encouraged the City to review its process for HOPs and require certified surveys and to limit the types of businesses that can operate from a home. She commented that corrugated material is highly combustible and asked if the building would be sprinkled. She commented that the property should also be inspected because there are two horses buried on the property.

Senior Planner Anderson commented that any HOP would have a provision that would provide the City with the legal right to inspect the property with notice to the property owner. He commented on the enforcement ability that staff would have if there were issues.

Charles Lattery, 17646 Saint Francis Boulevard, commented that his property abuts the east side of the subject property. He stated that he met the Hillmans when they moved in, and they have been quiet and kept to themselves. He commented on the loud banging mentioned by the previous speaker. He stated that the property owners made unstable ground stable in order to make a drivable surface to the pole barn. He noted that class five material was laid and once that was finished the noise stopped. He noted that work was done within the allowed hours of City Ordinance noting that the property owners were respectful of neighbors during that time. He stated that he has lived on his property for 18 years. He stated that many people are working from home now following COVID and asked how the excessive FedEx and UPS trucks making deliveries to homes is different than this family trying to support themselves through their small business. He stated that the CEO of Medtronic started out of a two-car garage, you have to start somewhere as an entrepreneur. Denying this permit would crush this family's dreams. He stated that he has no complaints, the Hillmans have been great neighbors and have been respectful.

Carl Blookhouse, Elk River resident, stated that he is the applicant's father in-law and commented that Mr. Hillman is a respectable man that works well with people. He stated that they work with high school kids on occasion which gives them something positive to do as well. He commented that the machinery on the Ramsey property is his and will be moving to his new property as previously mentioned. He agreed that the noise was from the gravel that was put onsite to improve the driving surface. He stated that they have been operating out of the two-car garage for 20 years and have never had any complaints. He stated that they do not hear any noise from the trucks coming to the site that would be different than any general traffic noise from 47. He stated that he is not aware of any traffic issues on Green Valley Road but has noticed accidents further up 47. He commented that they would not be generating any noticeable traffic that would be different than Amazon deliveries or deliveries to the greenhouse business.

Ronald Trail, 6025 Green Valley Road, commented that he lives on the corner of 47 and the traffic is unbearable, and he has seen accidents. He commented that at no time, did any person accessing the subject property account for those issues. He stated that perhaps one vehicle comes to the site per day with the exception of a delivery vehicle such as Amazon. He commented that there is one truck that leaves the site and comes back later in the day. He commented that is the truck of the applicant. He noted that he has only noticed maybe one delivery vehicle per day. He stated that he has a large patio door that looks at the subject property and he is home most days as he is retired. He commented that there are no disturbances caused by this applicant. He stated that the disturbances are caused by the greenhouse, noting that he counted 85 vehicles in the lot for that business at 3:30 today, including 22 or 23 trucks. He stated that business has outgrown its 40 acres and has expanded into the 30-acre lot next door. He stated that the traffic and problems are from the greenhouse business. He stated that Green Valley Road is one mile from 47 to Nowthen Boulevard and there are probably 1,000 vehicles per day, noting that he counted ten vehicles in one minute this morning. He commented that people have been killed at that intersection, but this family is not the cause, and they are helping the neighborhood. He referenced a complaint that people are moving to the area to get away from the bright lights, but they actually moved towards

the lights because of the greenhouse business. He commented that the issues are not caused by this family or their business. He asked the Commission to approve the request. He asked the complaints that were made to the applicant's property.

Chairperson Bauer commented that anyone running a business from their home without a permit would receive a complaint. He stated that in the case such complaint is made, staff encourages the person to submit an application and go through this process.

Mr. Trail commented that he has lived in his home for 22 years and once the Hillmans moved in, all their complaints against the previous property owner were resolved. He stated that they are happy to have the Hillmans as neighbors and would like to see them be able to operate their business.

Ashley Walsh, 60100 177th Lane NW, commented that she lives across from the subject property. She stated that they purchased their property looking for a quiet neighborhood as her son is autistic and nonverbal. She stated that the noise coming from the subject property has been greatly downplayed in this meeting. She stated that there has been a lot of noise and the last few summers her son is crying when he hears the machinery, and they have to go back inside. She felt that a level of peace and tranquility has been lost. She was happy to learn the machinery would be leaving as it is unsightly to look at. She believed people should do their due diligence when purchasing property to ensure everything is done legally. She believed the applicant should be held accountable for not having the proper permits before operating his business.

Chairperson Bauer commented that the applicant has stated that he is manufacturing in Elk River and warehousing in Ramsey but would eventually like to manufacture in Ramsey as well. He asked if that would be allowed to occur if this were approved without any conditions that would prohibit that activity.

City Planner McCann stated that if certain conditions are placed that align with future expansion that should be acceptable.

Chairperson Bauer asked if the HOP could be granted to only allow warehousing and not manufacturing.

City Planner McCann confirmed that could be done and noted that if desired, the applicant could apply for an amended permit in the future if there was a desire to move the manufacturing to the site.

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

Further discussion: Mr. Trail referenced the last speaker who complained about noise. He stated that if there is noise going out it must only be going in one direction as he lives closest to the property with no trees between the properties whereas the other properties that abut the subject property would be sheltered with trees.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Peters, Anderson, Gengler, Hunt, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:00 p.m.

Commission Business

Chairperson Bauer noted that during the public comments the newest member of the Commission arrived, Tom Hunt, and welcomed him.

Commissioner VanScoy asked staff to pull up the address on Google maps with the satellite view as the GIS is dated imagery. He noted that a truck terminal was listed in the documents but noted that he does not see that on the site. He noted that there is significant parking on the northeast. He noted that the site appears to be setup for large vehicle traffic and asked how that fits into the narrative of one truck per day.

Commissioner Walker commented that he believes that the trucks seen in the photo from Google maps are the farm trucks of the father in-law.

Carl Blookhouse commented on the multiple trucks that he currently has on the property. He noted that he was temporarily storing those vehicles on the site when he sold his farm in Wisconsin and they will be moved to his new Minnesota property once his building is completed. He confirmed that those vehicles are his personal equipment that was moved from his farm.

Commissioner VanScoy referenced the parking pad and asked staff for details.

City Planner McCann commented that in the current format the parking pad does not meet the recently updated ordinance.

Commissioner Hunt asked what would constitute as dispatch.

City Planner McCann stated that they previously reviewed the definition within City Code and repeated that definition.

Commissioner Hunt asked if it would be employees that are dispatched.

City Planner McCann confirmed that it would be the employees and materials.

Commissioner Anderson asked if there is fire suppression in the buildings.

Mr. Hillman replied that they have fire extinguishers throughout the building.

Commissioner Anderson commented then the applicant would rely on typical fire response if there were a fire. He asked why the applicant does not want to stay in Elk River.

Mr. Hillman replied that he would like to stop paying rent for the smaller property in Elk River and operate out of this larger property. He noted that would also eliminate the need to bring materials from one site to the other and would provide him with additional control as he cannot be in both locations at one time.

Commissioner Anderson stated that if the entire operation were moved to Ramsey, he would ask how the material would be partitioned to help prevent a fire.

Mr. Hillman commented that could be something they could figure out.

Commissioner Anderson asked the applicant what the number would be if there were a limit on the number of vehicles coming in, including customers.

Mr. Hillman replied that the maximum he would anticipate would be four vehicles per day, whether those are semi, dock, or UPS trucks.

Commissioner Anderson asked the business hours.

Mr. Hillman stated that he would request 8 a.m. to 5 p.m. but would be negotiable if needed.

Commissioner Anderson stated that the application notes truck storage outside and asked the number.

Mr. Hillman replied that the dock truck would be stored outside and possibly a 40-foot trailer. He noted that the dock truck would leave the site during the day to make deliveries or pickup material and then would return later in the day.

Commissioner Anderson commented that there would also be restrictions placed upon the number of vehicles that could be stored/parked at the property.

Commissioner Peters asked if the opinion of the Fire Marshall can be obtained on whether the building would need to be sprinkled. He noted that he just worked in a building in Ramsey last week that was not sprinkled because it was grandfathered in unless there was an expansion. He commented on the high cost to add sprinklers to a building, noting an estimate of about $250,000.

Senior Planner Anderson replied that if the use of a building changes, that requirement could come into play.

Commissioner Gengler asked staff to pull up the zoning map.

Commissioner Anderson asked if the City Fire Chief has looked at the building.

City Planner McCann did not believe that has been done.

Senior Planner Anderson referenced a previous discussion Commissioner Anderson had with the applicant related to the number of trips and noted that the applicant estimated deliveries and noted that employees should also be counted.

Mr. Hillman commented that he only has one employee and estimated seven including deliveries and the employee.

Commissioner Walker commented that the applicant is also including Amazon and other delivery vehicles in that number and did not believe those would be counted if they were going to a home as Amazon could be delivering a product ordered by the home.

Commissioner Anderson commented that he would not count Amazon and those delivery vehicles as every home has those.

Commissioner Walker commented that in terms of a traffic count it would seem to be two trucks (semi or dock) and three for the employee.

Commissioner Anderson clarified that all those things need to be written down in the case the Commission supports the request.

Commissioner Walker agreed but wanted to ensure Amazon and those types of deliveries are not counted.

Chairperson Bauer referenced a property that is blacked out on the map and asked if that is wetland.

City Planner McCann replied that is the PUD zoning district.

Chairperson Bauer asked the specifics on the PUD.

City Planner McCann was unsure. He noted that it appears to be residential.

Senior Planner Anderson replied that is a PUD, but he is confident it was residential deviation from Code. He stated that about a decade ago there was a HOP request from the property at 6160 that was denied.

Commissioner Walker suggested a motion noting that he would be open to suggestion on additional conditions.

Commissioner Anderson suggested that the applicant work with staff to define the number of trips, hours of operation, and that there be inspection by the Fire Chief to determine if modifications would be necessary to support manufacturing.

Commissioner Walker stated that he would agree with the first two conditions but would be opposed to the condition requiring inspection by the Fire Chief. He stated that if the manufacturing is moved over the applicant could come back and make that request and that could be brought in at that time.

Commissioner Anderson replied that he would want review by the Fire Chief because this is cold storage, and it is unknown as to what could spark a fire. He noted that recommendations could be made that may or may not need to be done in preparation for moving the manufacturing portion.

Commissioner Walker agreed.

Motion by Commissioner Walker, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-085 Approving a Home Occupation Permit for a Container Business at 6131 Green Valley Road NW, directing the applicant to define the number of trips, business hours, and inspection by the Fire Chief to determine if changes are necessary to support manufacturing.

Further discussion

Commissioner VanScoy commented that it seems this use is inappropriate in a residential area, and he is concerned with allowing warehousing with the intent to move to manufacturing. He stated that an HOP is a place to start but when a business reaches this point it should look at alternatives. Commissioner Gengler agreed with Commissioner VanScoy noting that this sounds like a well-formed business enterprise and would not be appropriate in a residential area. Commissioner Walker commented that if the business employed 15 or 20 people, he would agree, but this is two or three employees, and they would like to operate on their own property. He hoped that the business would outgrow this and then find another location in Ramsey to grow the business. He stated that he supports assisting a small business in reaching the next step. Commissioner VanScoy stated that he appreciates the intent but disagrees with this use in this area.

Motion Failed. Voting Yes: Commissioners Walker, Peters, and Anderson. Voting No: Chairperson Bauer, Commissioners Gengler, Hunt, VanScoy. Absent: None.

Motion by Commissioner Walker, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #22-085 Approving a Home Occupation Permit for a Container Business at 6131 Green Valley Road NW for the purposes of warehousing only at this time.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Walker, Peters, Anderson, Peters, and Walker. Voting No: Commissioners Gengler, Hunt, and VanScoy. Absent: None.

Senior Planner Anderson stated that this is a recommendation that will go forward to the City Council. He noted that under this motion, if adopted by the Council, if the applicant desired to add manufacturing they would need to come back and request an amendment to the HOP which would follow a similar process.

7.02: Public Hearing: Consider Request for an Amended Conditional Use Permit to Expand an Existing Natural Gas Substation at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy

Public Hearing

Chairperson Bauer called the public hearing to order at 8:25 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Amended Conditional Use Permit for expansion of the natural gas substation on the subject property. The footprint of the natural gas substation is not changing, there would just be additional equipment installed on the site. There is sufficient maneuvering area for a tanker truck to enter the site, fill the storage tank and exit back onto 173rd Avenue without disrupting traffic. Personnel would be on site any time flaring occurs and said occurrence would only occur during regular, daytime business hours, reducing the visible light from the flare to a nearly non-detectable light source.

Citizen Input

Dustin Daniels, CenterPoint Energy, stated that staff did a good job explaining the intention. He stated that today this is property owned by CenterPoint and Northern Natural Gas supplies gas to them at this location. He provided details on previous activity and noted that this would replace old, outdated infrastructure to properly handle the equipment. He stated that the smaller company owned vehicles would come to the site to be filled by the tank, estimating four trips per month in the winter and maybe two trips during the remainder of the year. He stated that because of the unseasonably cold year they are having a fourth fill this year but noted that in his previous years in his position there were only three fills.

Joseph Christian, 7631 172nd Ln NW, stated that he has concerns with the gas in the tank and whether it would be toxic or poisonous.

Mr. Daniels provided details on the odorant blend that is used by CenterPoint and within the tank. He stated that there is a natural gas blanket that sits on the top of the gas and natural gas is pushed into the tank to build pressure and push the odorant out into the truck. He stated that they then burn off that gas in flaring rather than releasing it into the air. He noted that it is a clean burn, so it rids the odorant. He provided background details on the use of odorant with natural gas and on the product. He stated that if spilled on the ground there would be a larger concern with the smell than toxicity. He noted that if it were spilled it is easily absorbed by materials kept onsite.

Mr. Christian commented that the chemical is explosive and can explode under pressure. He stated that it is also a carcinogenic and reviewed other information he found online. He stated that he has concern with this being stored near his home and loaded into trucks three to four time per year. He stated that his neighbor has lung issues and is also near the site. He also commented on the proximity to the wetlands. He stated that the work that was done on the site the last time drained the swamp and then once work was completed the water returned and flooded a neighboring property.

Mr. Daniels commented on the work that was referenced and asked when that occurred.

Mr. Christian replied that the work was done about one year ago.

Mr. Daniels replied that Northern Natural replaced line and piping from their facility which then goes west along the edge of the wetland. He noted that the digging was five to ten feet in depth and there would have been dewatering in those trenches. He could not speak to what happened with the neighboring property but noted that was not CenterPoint. He stated that this project would be surface level with the exception of putting in supports for the tank. He commented that this is a vapor and is flammable. He was unsure the odorant that the resident looked up online but provided the Chevron SDS that is used. He also provided details on studies that have been done and that can be supplied if desired.

Chairperson Bauer asked if staff requested those reports.

Senior Planner Anderson stated that staff did not make that type of request as those concerns were not raised by the development review team. He noted that the Commission could make that a condition if desired. He noted that the project from one year ago was maintenance and the WMO issued the proper permits for dewatering. He was not aware of any concerns or complaints made upon completion of the project.

Commissioner VanScoy asked if there is anything about the use that is unusual or unique to this location.

Mr. Daniels replied that there is nothing unusual or unique about the location, but it is good use of property they own. He noted that the use of these tanks are industry standard, and these would be above ground storage tanks, therefore a diking system would be used to ensure containment could occur.

Mr. Christian asked for details on who looked into the application and the requested chemical.

Senior Planner Anderson stated that the development review team includes staff from planning, economic development, building, engineering, public works, fire department and police. He stated that any land use application is routed through all those departments for review and comment. He stated that the Fire Department did not have any concerns other than the permit for above ground storage tank that would include the diking system.

Mr. Christian asked if the name of the chemical was known prior to tonight.

Senior Planner Anderson confirmed that information was included in the application.

Mr. Christian asked if anyone would like this tank behind their home.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, VanScoy, Anderson, Gengler, Hunt, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:50 p.m.

Commission Business

Motion by Commissioner Peters, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #22-093 Granting an Amended Conditional Use Permit to Expand the Substation with an Odorant Storage Tank and Associated Equipment.

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

7.03: Public Hearing: Consider Resolution #22-083 Approving a Variance for 16165 Olivine Street NW (Project No. 22-115); Case of Charles Hansen

Public Hearing

Chairperson Bauer called the public hearing to order at 8:51 p.m.

Presentation

City Planner McCann presented the staff report stating that staff feels that the variance request is reasonable, unique and meets the criteria for a variance and therefore recommends adoption of Resolution #22-083 approving a variance allowing a detached garage nearer the front property line than the home at 16165 Olivine Street NW.

Commissioner VanScoy asked for clarification on the statement that the placement which would comply with the setback would interfere with the septic system.

City Planner McCann stated that there is a requirement that outlines setbacks from portions of septic systems, including the drain field. He noted that there are no other viable locations on the property that would not interfere with the septic system elements.

Senior Planner Anderson replied that the setback from the tank is 10 feet and 20 feet from the drain field. He noted that the City also discourages driving over any of the plumbing that goes from the house to the tank to the drain field. He noted that a vehicle would drive over the piping of the system if in another location.

Commissioner VanScoy asked how the garage would be accessed.

City Planner McCann stated that a driveway is not proposed to provide connection in the plan.

Citizen Input

Charles Hansen, applicant, stated that he would access from the south of the building, off the existing driveway.

Chairperson Bauer asked why the long side is running parallel to the road rather than having the short side parallel to the road. He asked if that would better meet the requirements.

Mr. Hansen replied that if the building is pushed back to the front of the primary structure there would be no way to fall within the setback guidelines for the septic system elements along with additional tree clearing that would be needed. He stated that he does not plan to have a separate driveway from the street because of a line of mature oaks that he would like to keep and the location of power lines. He acknowledged that one of the main reasons for the front setback is for the appeal of the neighborhood and noted that he plans to include architectural elements to compliment the house and look nice.

Commissioner Anderson asked if the drain field is a mound system or normal underground drain field. He asked where that would be moved if the system failed and the age of the drain field.

Mr. Hansen replied that it is an underground drain field from 1992. He stated that it was inspected in 2018 when they bought the property and was up to Code and proper at that time. He stated that if there were a failure, he would hopefully utilize that area, if possible, for the field.

Commissioner VanScoy commented that it looked like the building could be moved back to meet the requirements, but to access the building it would require driving over the septic piping, so he now understands the need.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Hunt, Peters, VanScoy, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:03 p.m.

Commission Business

Motion by Commissioner Gengler, seconded by Commissioner Peters, to Adopt Resolution #22-083 Granting a Variance to Setbacks for a Detached Garage at 16165 Olivine Street NW.

Further discussion

Commissioner Anderson commented that he will support the request but believes that it could create a problem if there were a failure of the drain field as the building would occupy usable space. Chairperson Bauer noted that it could be dug up and replaced in the same location.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Gengler, Peters, Anderson, Hunt, VanScoy, and Walker. Voting No: None. Absent: None.

7.04: Public Hearing: Consider Request for a Conditional Use Permit to Exceed Accessory Building Square Footage Allotment at 18055 Saint Francis Boulevard NW (Project No. 22-114); Case of Trevor and Ashley Nordick

Public Hearing

Chairperson Bauer called the public hearing to order at 9:05 p.m.

Presentation

Senior Planner Anderson presented the staff report stating staff recommends approval of the Conditional Use Permit, with the contingency that the membrane-type structure is removed and/or converted to a more "permanent" type of structure and one of the smaller accessory buildings is removed altogether from the subject property. The proposed use (indoor horse-riding arena) seems reasonable based on the zoning and guidance of the subject property. The applicant has stated that it would be compatible in color with the dwelling and based on existing conditions, it would be somewhat screened from public view (especially considering the speed limit on Saint Francis Boulevard). The total number of detached accessory buildings could be addressed via the Conditional Use Permit. He noted that one written comment was received.

Commissioner VanScoy asked why a CUP is being used rather than a variance.

Senior Planner Anderson replied that an oversized accessory building is allowed through CUP in the R-1 district.

Citizen Input

Trevor and Ashley Nordick, applicants, were present to address any questions.

Chairperson Bauer referenced the current structures and membrane structure. He asked what is stored in the membrane structure.

Mr. Nordick replied that firewood is stored in that structure. He commented that he has 11 cord of firewood and did not believe that would be desired in the riding arena.

Commissioner VanScoy referenced the accessory buildings onsite and asked if one is planned to be removed.

Mr. Nordick stated that one of the deals they made with the seller of the property was to allow them to store things in that accessory building for a set period of time. He stated that the sellers are working to remove those items and then that structure will be removed.

Commissioner Gengler asked the applicant for thoughts on possibly reducing accessory structures.

Mr. Nordick stated that they could also remove the firewood shed and put a tarp over the wood. He stated that the home was originally built in 1912 with a barn that the tack is currently stored in.

He stated that he has contemplated removing that but struggles with that because it is over 100 years old.

Commissioner Gengler commented that the proposed structure is attractive and very large. She asked if any of the other items being stored outdoors could then be stored indoors.

Mr. Nordick replied that they do not. He commented that riding the horses requires a fair bit of space and that is what the new structure would be used for.

Community Development Director/Deputy City Administrator Hagen stated that when it was mentioned that the firewood could be covered with a tarp, he would imagine a blue tarp and therefore in terms of aesthetics it would seem preferable to instead make that membrane structure more permanent.

Commissioner Walker asked if the property in Nowthen was included, the number of outbuildings would then be compliant.

Senior Planner Anderson replied that would be true with the exception of the riding arena.

Commissioner Walker asked if the applicant has checked the regulations of Nowthen related to membrane structures.

Mr. Nordick stated that he brought that membrane structure from his last house.

Commissioner Walker suggested moving it to the Nowthen side of the property.

Mrs. Nordick agreed that is a good idea.

Chairperson Bauer believed that the Nowthen property is already being factored in.

Senior Planner Anderson clarified that technically the Ramsey property is noncompliant with five buildings and moving one of those would bring it into compliance and the CUP could then allow for the riding arena for a total of five detached buildings on the Ramsey property.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Hunt, Peters, and Walker. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:25 p.m.

Commission Business

Commissioner Walker stated that he completely supports this request, noting the weather conditions and the benefit of indoor riding for horses. He commented that there are trees on every side of the proposed structure, and he did not see a reason this should be denied.

Motion by Commissioner Walker, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #22-084 Granting a Conditional Use Permit to Exceed the Allowable Square Footage for Detached Accessory Buildings on the Subject Property and number of structures.

Further discussion

Commissioner VanScoy asked for clarification on the number of structures. Commissioner Walker stated that his understanding was to allow one more than they currently have. Chairperson Bauer commented that allowing one more than they currently have would provide the flexibility to keep them all plus the riding arena and it is understood that one structure will be removed. Commissioner Anderson asked and received clarification that there is no intention for this to be a commercial riding arena and will only be used by friends and family.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Walker, Anderson, Gengler, Hunt, Peters, and VanScoy. Voting No: None. Absent: None.

7.05: Public Hearing: Consider Request for a Conditional Use Permit for an Oversized Accessory Building at 16501 Jarvis St NW (Project No. 22-113); Case of Allen Skogquist

Public Hearing

Chairperson Bauer called the public hearing to order at 9:30 p.m.

Presentation

City Planner McCann presented the staff report stating staff recommends adoption of Resolution #22-082 approving the Conditional Use Permit for an oversized accessory building addition, contingent upon compliance with conditions outlined in the said resolution and any others identified by the Planning Commission.

Citizen Input

Allen Skogquist, applicant, stated that he has 12,000 square feet in one structure which is a barn built in 2019 and the home was built in 2020/2021.

Chairperson Bauer stated that the application indicated a use for personal storage. He asked what would be stored that would require that much space.

Mr. Skogquist stated that his home is slab on grade and a large portion of the barn is a gathering space/man cave. He stated that he does not store items from other people to be stored on his

property and the items he has within the structure are all his own. He stated that he has three boys that race snowmobiles, and he has large trucks with a large gooseneck trailer. He provided details on the other equipment that he has in order to maintain his property. He stated that he likes to have the equipment to complete the work himself. He noted that he has 127 acres in total and has trails and plants food plots for deer. He stated that he signed an agreement with the City that there is no home business on his property. He stated that he intends to stay on the property for the remainder of his life.

Commissioner VanScoy asked if there is agricultural use.

Mr. Skogquist stated that he plans to plant five-acre food plots in different areas and also has five goats that he has been moving to control buckthorn.

Commissioner Gengler asked for clarification on the proposed location for the structure.

Mr. Skogquist stated that his property was just staked and noted that the structure would be almost parallel to the barn but moved up ten feet.

Commissioner Gengler asked if there are any driveways planned for access.

Mr. Skogquist stated that he does not need to do anything as there is a concrete apron slab in front of the existing barn and crushed gravel that exists to provide access in that location.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Walker, Peters, Anderson, Gengler, Hunt, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:40 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Walker, to recommend that City Council adopt Resolution #22-082 Approving the Conditional Use Permit for an Oversized Accessory Building Contingent Upon Compliance with the Conditions.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Walker, Anderson, Gengler, Hunt, and Peters. Voting No: None. Absent: None.

8. COMMISSION / STAFF INPUT

Chairperson Bauer invited Commissioner Hunt to introduce himself.

Commissioner Hunt apologized for the delay today and introduced himself.

Community Development Director/Deputy City Administrator Hagen asked the remaining members of the Commission that have not responded to be please do so in response to requests for availability for a joint meeting. He also provided an update on the application and interview process for the Zoning Code Enforcement Officer position. He anticipated a start date of early June.

Commissioner Walker stated that he will not be present for the May meeting.

Chairperson Bauer noted that he and Commissioner VanScoy would have to step down from the PACT request which will be at the May meeting, therefore he would need to ensure at least four other members of the Commission would be attending.

Community Development Director/Deputy City Administrator Hagen asked that Commissioners let him know this week if they will be unable to attend as staff would need to move the meeting up one week in that case and would need to provide notice for the public hearing.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Hunt, Peters, and Walker. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:46 p.m.

Respectfully submitted,

_____
Brian Hagen
Deputy City Administrator/Community Development Director

ATTEST:

_____
Nicole Laubach
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **6. 1.**

Meeting Date: 05/26/2022

By: Brian Hagen, Community Development

Information

Title:

PUBLIC HEARING - Ordinance #22-19 Amending Sign Code to Allow Off-Premise Digital Billboard Signs

Purpose/Background:

The purpose of this case is to consider an ordinance amendment to the Sign Code which would allow Off-Premise Digital Billboards.

The City Council, Planning Commission and EDA have all reviewed and provided input at various stages of this consideration. The EDA has also supported terms of a lease with a private company to construct a digital billboard on City owned land. The City Council will consider the lease in June in conjunction with the ordinance amendment.

The Planning Commission and City Council were both provided an opportunity to give direction on the code language prior to the Planning Commission holding a Public Hearing on the amendment. Additionally, the Planning Commission held an open house for the public to attend to ask questions and learn more about what the ordinance amendment would allow. The Public Hearing was scheduled for 5:30-6:30 pm immediately prior to the Planning Commission meeting. Feedback from the open house will be provided during the public hearing.

Notification:

The open house was advertised in the May/June edition of the Ramsey Resident and on the City's Facebook page.

The Public Hearing was advertised in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

Funding Source:

Alternative 1: Recommend approval of Ordinance #22-19

Alternative 2: Recommend approval of Ordinance #22-19 with changes

Alternative 3: Recommend denial of Ordinance #22-19

Recommendation:

Staff recommendation is to approve Ordinance #22-19.

Action:

Motion to recommend City Council approve Ordinance #22-19.

Attachments

Digital Billboard Ordinance Section - CC Direction

Entire Sign Code with Billboard Regulations

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/20/2022 12:51 PM
Form Started By: Brian Hagen		Started On: 03/09/2022 02:36 PM
Final Approval Date: 05/20/2022		

DIVISION 8. SIGNS

Sec. XXX-XXX. Off-Premises Digital Billboard Signs

(a) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and preservation of the health, safety, welfare, and aesthetics of the community that the construction, location, size, conspicuity, brightness, legibility, operational characteristics, and maintenance of off-premises digital billboard signs be controlled. Off-premises digital billboard signs have a direct and substantial impact on traffic safety, pedestrian safety, community aesthetics and property values. If left uncontrolled, off-premises digital billboard signs, designed to catch the eye of persons in their vicinity and hold it for extended periods of time, including video display signs, constitute a serious traffic safety threat. The city council intends by this subsection to establish a legal framework for off-premises digital billboard sign regulation in the city to facilitate an easy and agreeable communication between people while protecting and promoting the public health, safety, welfare and aesthetics of the community. It is not the purpose or intent of this subsection to prefer or favor commercial messages or speech over noncommercial messages or speech or to discriminate between types of noncommercial speech or the viewpoints represented therein. Rather, the purpose of the off-premises digital billboard sign regulations promulgated in this subsection is:

(1) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights of way;

(2) To safeguard and enhance property values;

(3) To control nuisances;

(4) To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;

(5) To eliminate excessive and confusing sign displays;

(6) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;

(7) To maintain the character of the mainstreet core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10 and

(8) To promote the public health, safety, and general welfare.

(b) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary contained within this Code, off-premises digital billboard signs may be located only within the off-premises digital billboard sign overlay district. Off-premises digital billboard signs are prohibited in all zoning districts of the city other than the off-premises digital billboard sign overlay district. Off-premises digital billboard signs located in the off-premises digital billboard sign overlay district must comply with all Code requirements for permitted off-premises digital billboard signs.

(1) *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within two hundred fifty feet (250') of the Highway 10 centerline within the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential zoning district.

(2) *Number of off-premises digital billboard signs.* A total of three off-premises digital billboard signs shall be permitted within the entirety of the off-premises digital billboard sign overlay district.

(3) *Separation distance between off-premises digital billboard signs.* Off-premises digital billboard signs shall have a separation distance of at least 2 miles between each site in which they are located.

~~(4) *Site restrictions*. Off-premises digital billboard signs shall not be placed upon any property upon which a building already exists.~~

(5) *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.

(6) *Number of surfaces.* Off-premises digital billboard signs shall not contain more than two sign surfaces. Said sign surfaces shall face in opposite directions with an interior angle not to exceed 45 degrees.

(7) *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as measured from the established grade of the site upon which the off-premises signs and digital billboards is located.

(8) *Conditional use*. Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in section 117-51~~, with the exception of recording the home occupation permit should it be approved by city council~~.

Formatted: Not Highlight

(c) *Off-premises digital billboard sign overlay district performance standards:* The off-premises digital billboard sign overlay district is hereby established as a separate zoning district within the city. Within the off-premises digital billboard sign overlay district, off-premises digital billboard signs are permitted subject to the following conditions:

(1) No off-premises digital billboard signs shall be erected that, by reason of position, shape, movement, or color, interferes with the proper functioning of a traffic signal or which constitutes a traffic hazard.

(2) Off-premises digital billboard signs shall ~~meet all required principal structure setbacks of the underlying zoning district.~~not be located so as to extend over any property line or within a drainage and utility easement, or within 15 feet of any point of vehicular access from a parcel to a public roadway.

(3) Off-premises digital billboard signs must have an architecturally enhanced base.

(4) Off-premises digital billboard signs must have minimum display duration of ~~eight (8)~~seven (7) seconds. Such display shall contain static messages only; change from one static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of another subtle transition technique that does not have the appearance of moving text or images.

Formatted: Not Highlight

(5) Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.

(6) All off-premises digital billboard signs shall have ambient light monitors installed as part of the off-premises digital billboard sign and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.

(7) Off-premises digital billboard signs shall meet the following brightness standards:

a. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign √(12 x 100) = 34.6 feet measuring distance.

(8) Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.

(9) Off-premises billboard signs must be part of the state of Minnesota's public safety alert system.

(10) Applicants for an off-premises digital billboard signs permit shall enter into an agreement with the city to provide the city no less than 20 hours (provided in 9,000 eight-second spots) per month per dynamic display off-premises sign face in the city for community and public service messages at such times as shall be reasonably determined by the city. This agreement must be approved by the city council before a permit for the construction or conversion of an off-premises signs and digital billboard may be issued by the building official.

DIVISION 8. SIGNS

Subdivision I. In General

Sec. 117-457. Purpose.

The purpose of this division is to protect and promote the general welfare, health, safety and order within the city through the establishment of a comprehensive and impartial series of standards, regulations and procedures governing the erection, use and/or display of devices, signs or symbols serving as a visual communicative media to persons situated within or upon public rights-of-way or properties. The provisions of this division are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication and a sense of concern for the visual amenities on the part of those designing and displaying communicative media for the types regulated by this division, while at the same time assuring that the public health and welfare is not endangered.

(Code 1978, § 9.12.01; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-458. Substitution clause.

The owner of any sign that is otherwise allowed by this division may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. The owner of any sign that is otherwise allowed by this division may substitute commercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this division is to prevent any inadvertent favoring of commercial speech over noncommercial speech, favoring of noncommercial speech over commercial speech, favoring any particular commercial speech over any other commercial speech, or favoring of any particular noncommercial speech over any other noncommercial speech. This division prevails over any more specific provision to the contrary.

Sec. 117-459. Variations.

Request for variations from the provisions of this division shall be processed by the applicant applying to the zoning administrator for a conditional use permit, which conditional use permit procedure shall be as prescribed in section 117-50.

(Code 1978, § 9.12.24; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-460. Conflict.

If any portion of this division is found to be in conflict with any other provision of any zoning, building, fire, safety or health ordinance of the city, the provision that establishes the higher standard shall prevail.

(Code 1978, § 9.12.25; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-461. Violations.

(a) When, in the opinion of the zoning administrator, a violation of this Code exists, the zoning administrator shall issue a written order to either the owner of the sign, or the owner of the property, or tenant leasing the property, on which the sign is placed. The order shall specify those sections of this Code involved, describe the violation and shall direct that the violation be corrected within five days from the date of the order, unless otherwise specified by the zoning administrator. If the violation is not corrected, the violation will be penalized through the administrative citation or removal, whichever is appropriate.

(b) If the zoning administrator or building official finds that a sign is abandoned or is structurally, or electrically defective, or in any way endangers the public, the zoning administrator or building official shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring repair or removal of the sign within 60 days of the date of the order.

(Code 1978, § 9.12.21; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-462. Removal of signs by the zoning administrator.

(a) The zoning administrator may cause the removal of any illegal sign, any sign remaining after a business permanently closes, or any sign not properly maintained in cases of emergency, or after failure to timely comply with written orders for removal or repair. After removal or demolition of the sign, a notice shall be mailed to the sign owner and owner of the property where the sign was located stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the zoning administrator together with an additional 50 percent for inspection and incidental costs.

(b) If the amount specified in the notice is not paid within 30 days after mailing of the notice, it shall become a lien against the parcel where the sign was located and shall be certified as an assessment against the property together with ten percent interest for collection in the same manner as the real estate taxes.

(c) The owner of the parcel upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the zoning administrator.

(d) In case of emergency, the zoning administrator or building official may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the state building code.

(Code 1978, § 9.12.22; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-463. General restrictions.

(a) *Address sign.* One address sign shall be required per main building in all districts.

(b) *Bench sign.* Bench signs shall be permitted only at bus stops.

(c) *Ground sign.* A ground sign shall not project higher than 25 feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is lower. Any ground sign within 50 feet of any intersection of street right-of-way lines and/or driveway entrances shall have a minimum vertical clearance of 12 feet above the centerline of the pavement unless it can be shown that it can comply with subsections (e)(2)a and b of this section.

(d) *Canopies or marquees.* Canopies and marquees shall be considered to be an integral part of the structure to which they are an accessory. Signs may be attached to a canopy or marquee, but such structures shall not be considered as part of the wall area and thus shall not warrant additional sign area.

(e) *Location.*

(1) No sign other than governmental signs shall be erected or temporarily placed within any street or public right-of-way or upon any public easement.

(2) A permit for a sign to be located within 50 feet of any street or highway regulatory or warning sign, or any traffic sign or signal, or of any crossroad or crosswalk, will not be issued unless:

a. The sign will not interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk; and

b. The sign will not distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.

(3) A sign shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from a parcel to a public roadway.

(f) *Dynamic display and illumination.*

(1) Based on findings conducted by scientific studies, the city finds that dynamic displays should be allowed on signs with appropriate regulation in order to minimize their proliferation and their potential threats to public safety.

(2) Regulations. Dynamic displays on signs are subject to the following conditions:

a. Size. On-premise signs may include dynamic displays. Dynamic display signs shall not exceed the size allowed by this chapter. Dynamic displays are not in addition to the size allowed for static signs.

b. Frequency of display change. A dynamic display may not change more often than once every three seconds, and no part of the display may include flashing or scrolling text. The images display must be static, and the transition from one display to another must be instantaneous without special effects. The dynamic display shall not be allowed to project full-motion video. Subtle transition animations shall be allowed.

c. Brightness. No sign may be brighter than is necessary for clear and adequate visibility, or that it interferes with the effectiveness of a traffic sign or signal, or that it distracts a driver from motor vehicle operation.

d. Troubleshooting. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.

(g) *Institutional and recreational identification sign.* One wall and/or ground sign shall be permitted to identify the civic, philanthropic, educational, public or religious organization or recreational use occupying the parcel. There shall not be more than one ground sign for each parcel. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. Such facilities having more than one point of entrance or street frontage may erect secondary identification signs not to exceed 50 square feet for each exposed face at the additional entrance points or street frontages.

(h) *Institutional attraction boards.* There shall not be more than one institutional attraction board for each principal building and it may be either wall or ground type or constructed as a part of the institutional

identification sign. The gross surface area of an attraction board shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet. An attraction board shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from any parcel to a public roadway. Attraction boards shall not exceed 15 feet in height as measured from the base of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.

(i) *Pennants.* The use of pennants is permitted in any commercial district provided the pennants are securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the pennants have been determined to be in violation of this Code. Failure to remove or replace the pennants within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said pennants. The property owner shall be billed for all costs incurred by the city in administering this subdivision.

(j) *Banners.* The use of banners is permitted in any commercial district as permanent wall signage provided the banner is securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The square footage dedicated to banners is limited to 50 percent of the total square footage allowance for wall signs. Facilities choosing to utilize wall banners in addition to other permanent wall signage shall be required to obtain a separate sign permit for the maximum square footage allowed for banners and payment of the permanent sign fee.

(k) *Flags.* The display of flags shall be permitted in all districts. However, the total square footage area of any flags used as advertising copy or as attention getting devices for commercial purposes shall be considered as permanent signage and counted towards the total allowable sign area permitted by this section for the parcel on which the flag is displayed. Flag height is restricted to 25 feet.

(l) *Directional signs.* Directional or instructional signs are restricted to on-site direction and instruction, with the exception of governmental signs, temporary real estate signs and public event signs, and shall not exceed four square feet in size. Such signs shall only provide direction or instruction to guide persons to facilities intended to serve the public.

(m) *Maintenance.*

(1) The surface and structure of all signs must be kept refinished as necessary to prevent the sign surface from becoming unkempt in appearance. The zoning administrator shall use the following guidelines to determine if the sign is unkempt: evidence of rust, peeling paint, structural damage, message damage, and/or weathering.

(2) When any sign for which a permit is required is removed, the zoning administrator shall be notified and the entire sign and its components shall be removed.

(3) The permit owner shall be responsible for all of the requirements of this section, including the liability for expense of removal and maintenance incurred by the city.

(n) *Sign content.* No sign shall contain obscene images or statements in violation of Minn. Stats. § 617.241.

(Code 1978, § 9.12.03; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. XXX-XXX. Off-Premises Digital Billboard Signs

(a) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and preservation of the health, safety, welfare, and aesthetics of the community that the construction, location, size, conspicuity, brightness, legibility, operational characteristics, and maintenance of off-premises digital billboard signs be

controlled. Off-premises digital billboard signs have a direct and substantial impact on traffic safety, pedestrian safety, community aesthetics and property values. If left uncontrolled, off-premises digital billboard signs, designed to catch the eye of persons in their vicinity and hold it for extended periods of time, including video display signs, constitute a serious traffic safety threat. The city council intends by this subsection to establish a legal framework for off-premises digital billboard sign regulation in the city to facilitate an easy and agreeable communication between people while protecting and promoting the public health, safety, welfare and aesthetics of the community. It is not the purpose or intent of this subsection to prefer or favor commercial messages or speech over noncommercial messages or speech or to discriminate between types of noncommercial speech or the viewpoints represented therein. Rather, the purpose of the off-premises digital billboard sign regulations promulgated in this subsection is:

(1) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights of way;

(2) To safeguard and enhance property values;

(3) To control nuisances;

(4) To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;

(5) To eliminate excessive and confusing sign displays;

(6) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;

(7) To maintain the character of the mainstreet core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10 and

(8) To promote the public health, safety, and general welfare.

(b) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary contained within this Code, off-premises digital billboard signs may be located only within the off-premises digital billboard sign overlay district. Off-premises digital billboard signs are prohibited in all zoning districts of the city other than the off-premises digital billboard sign overlay district. Off-premises digital billboard signs located in the off-premises digital billboard sign overlay district must comply with all Code requirements for permitted off-premises digital billboard signs.

(1) *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within two hundred fifty feet (250') of the Highway 10 centerline within the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential zoning district.

(2) *Number of off-premises digital billboard signs.* A total of three off-premises digital billboard signs shall be permitted within the entirety of the off-premises digital billboard sign overlay district.

(3) *Separation distance between off-premises digital billboard signs.* Off-premises digital billboard signs shall have a separation distance of at least 2 miles between each site in which they are located.

(5) *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.

(6) *Number of surfaces.* Off-premises digital billboard signs shall not contain more than two sign surfaces. Said sign surfaces shall face in opposite directions with an interior angle not to exceed 45 degrees.

(7) *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as measured from the established grade of the site upon which the off-premises signs and digital billboards is located.

(8) *Conditional use.* Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in section 117-51.

(c) *Off-premises digital billboard sign overlay district performance standards:* The off-premises digital billboard sign overlay district is hereby established as a separate zoning district within the city. Within the off-premises digital billboard sign overlay district, off-premises digital billboard signs are permitted subject to the following conditions:

(1) No off-premises digital billboard signs shall be erected that, by reason of position, shape, movement, or color, interferes with the proper functioning of a traffic signal or which constitutes a traffic hazard.

(2) Off-premises digital billboard signs shall not be located so as to extend over any property line or within a drainage and utility easement, or within 15 feet of any point of vehicular access from a parcel to a public roadway.

(3) Off-premises digital billboard signs must have an architecturally enhanced base.

(4) Off-premises digital billboard signs must have minimum display duration of seven (7) seconds. Such display shall contain static messages only; change from one static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of another subtle transition technique that does not have the appearance of moving text or images.

(5) Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.

(6) All off-premises digital billboard signs shall have ambient light monitors installed as part of the off-premises digital billboard sign and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.

(7) Off-premises digital billboard signs shall meet the following brightness standards:

a. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign √(12 x 100) = 34.6 feet measuring distance.

(8) Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.

(9) Off-premises billboard signs must be part of the state of Minnesota's public safety alert system.

(10) Applicants for an off-premises digital billboard signs permit shall enter into an agreement with the city to provide the city no less than 20 hours (provided in 9,000 eight-second spots) per month per dynamic display off-premises sign face in the city for community and public service messages at such times as shall be reasonably determined by the city. This agreement must be approved by the city council before a permit for the construction or conversion of an off-premises signs and digital billboard may be issued by the building official.

Sec. 117-464. Prohibited signs.

(a) *"A" frame or sandwich board signs.* "A" frame or sandwich board signs are prohibited.

(b) *Advertising device signs.* Advertising device signs are prohibited except as provided for in section 117-465.

(c) *Whirling devices, searchlights, streamers, balloons and other gas-filled figures.* Whirling devices, searchlights, streamers, balloons, and other gas filled figures, are prohibited except as a temporary sign as provided for in section 117-465.

(d) *Flashing or scrolling signs, devices or lights.* Flashing signs, devices, or lights are not permitted in any district except as provided for in section 117-463(f).

(e) *Portable signs.* Portable signs are prohibited except as temporary signs as provided for in section 117-465.

(f) *Projecting signs.* No projecting sign shall be permitted in any district.

(g) *Roof signs.* Roof signs are prohibited in any zoning district.

(h) *Signs on parked vehicles.* Signs painted or mounted on or attached to vehicles, trailers or equipment where the apparent primary purpose of the vehicle or equipment is to display said sign are prohibited. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle, trailer and/or any other type of mobile equipment.

(i) *Signs on trees and utility poles.* Signs which are attached or otherwise affixed to trees or other vegetation or utility poles are prohibited.

(j) *Signs painted on walls.* Signs painted on an exterior wall, fascia, parapet or a chimney of a building or on a fence are prohibited.

(k) *Signs which imitate traffic control devices.* Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device are prohibited.

(Code 1978, § 9.12.04; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-465. Temporary signs.

(a) Temporary signs are defined as signs which are erected or displayed for a limited period of time and not affixed to a state building code approved structure. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.

(1) *Duration.* Temporary signs shall be permitted for up to six weeks per year per parcel, or per business on multitenant business parcels. The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.

(2) *Location.* Temporary signs must be located fully on private property, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner.

(3) *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.

(4) *Size.* Temporary signs shall be limited to 50 square feet in size.

(5) *Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee

for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined in section 117-461.

a. *Exemptions from temporary sign Permit.* Signs less than 15 square feet in size and all temporary signs in residential districts (R-1 Residential, R-2 Residential, R-3 Residential) are exempt from temporary sign permitting requirements.

(6) *Dynamic display.* Temporary signs may consist of dynamic display, provided all standards of section 117-463(f) are complied with.

(b) Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time.

(Code 1978, § 9.12.05; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-466. Other temporary signs.

(a) *Real estate signs.* One temporary real estate sign constructed of durable materials located on the premises is permitted for sale or lease of building or vacant lot for each street frontage.

(b) *Construction signs.* One temporary construction sign constructed of durable materials located on the premises is permitted on each street frontage of a development under construction.

(Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-467. Unified development signs.

(a) *General provisions.* A unified development is a development that consists of multiple parcels of similar zoning district and bound by major roadways consisting of arterial or collector designation or higher. Signs for multi-tenant commercial and employment developments may be erected to include off-premise copy under the following conditions:

(1) The sign must identify the development at the top of the sign and may include provisions for individual users within the development.

(2) The sign must be located within 500 feet of the development and may not be separated from the development by an arterial road.

(3) The sign must not exceed 250 square feet per face (500 square feet aggregate) and 30 feet in height.

(4) The sign may include dynamic display not to exceed 100 square feet per face (200 square feet aggregate).

(5) The sign will not be included in the total signage permitted for the property in which it is located.

(6) The general location of area identification signs for commercial and employment districts must be approved by the planning commission as part of a master sign plan approved as part of site plan approval.

(Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-468—117-483. Reserved.

Subdivision II. Permit

Sec. 117-484. Required; exemptions.

(a) All permanent signs shall obtain a permit prior to installation. This permit is reviewed by the zoning administrator and the building official, or their assigns, for conformance with the regulations described herein. Temporary signs shall obtain a permit in accordance with section 117-465.

(b) Exemptions. The exemptions permitted by this section shall apply only to the requirement of a permit and fee and shall not be construed as relieving the installer of the sign, or the owner of the property upon which the sign is located, from conforming with the other provisions of this division.

(1) A window sign not exceeding 30 percent of the window area.

(2) Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays.

(3) On-premises address or nameplate identification signs having a sign area of four square feet or less.

(4) Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature.

(5) Interior signs which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of any theater which are intended solely for information relating to the interior operation of the building in which they are located.

(6) Pennants.

(7) Noncommercial speech signs, as exempted in the Minnesota Statutes.

(Code 1978, §§ 9.12.14, 9.12.16; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010)

State law reference(s)—Exemptions for noncommercial signs, Minn. Stats. § 211B.045.

Sec. 117-485. Application.

Application for permits shall be made upon forms provided by the zoning administrator and shall state or have attached thereto the following information:

(1) The names, addresses, and telephone numbers of the applicant, the owner of the parcel on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.

(2) Type of sign.

(3) Type of construction materials to be used.

(4) Location of building, structure or parcel to which, or upon which, the sign is to be attached or erected.

(5) Position of the sign or other advertising structures in relation to the nearest buildings, structures, public streets, rights-of-way and property lines, along with location and square footage areas for all existing signs on the same premises. The drawing showing such position shall be prepared "to scale."

(6) Blueprint or ink drawing of the plans and specifications, and method of construction or attachment to the building or in the ground, including all dimensions, locating all light sources, wattage, type and color of lights and details of any light shields or shades.

(7) Copy of stress sheets and calculations, showing the structure is designated for dead load and wind velocity in the amount required by this division and all other ordinances of the city, if required by the zoning administrator or building official. The zoning administrator or building official may require additional information concerning safety.

(8) An agreement with the city which would authorize and direct the city to remove the sign and sign structure, at the expense of the applicant, where maintenance is required and the maintenance is not furnished, but only after a notice of 60 days specifying the maintenance required by the city.

(Code 1978, § 9.12.17; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008;)

Sec. 117-486. Administration.

The zoning administrator shall process applications for permits. The building official is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances.

(Code 1978, § 9.12.20; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-487. Permit issuance or denial.

(a) The zoning administrator shall issue a permit for the erection, alteration, or relocation of a sign within 14 days of receipt of a completed application and nonrefundable application fee provided that the sign complies with all applicable laws and regulations of the city.

(b) When a permit is denied, written notice shall be provided to the applicant along with a brief statement of the reasons for denial. The zoning administrator or building official may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

(Code 1978, § 9.12.18; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-488. Permit fees.

The permit fee for permanent and temporary signs shall be as provided by ordinance.

(Code 1978, § 9.12.15; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

State law reference(s)—Fees, Minn. Stats. § 462.353, subds. 4, 4a.

Sec. 117-489. Fee refunds and permit expiration; commencing work without permit.

(a) If an issued permit is withdrawn by the applicant within 90 days of issuance, and if no inspections have been made and no work authorized by the permit has been performed, 50 percent of the permit fee may be refunded to the applicant.

(b) A permit issued by the zoning administrator becomes null and void if work is suspended or abandoned or not completed within six months of issuance, but may be reinstated with an additional payment of one-half of the original fee.

(c) Any sign installed or placed on any parcel prior to receipt of a permit, the specified permit fee shall be doubled. However, the payment of the doubled fee shall not relieve any person of any other requirement or penalties prescribed in this section.

(Code 1978, § 9.12.19; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-490—117-516. Reserved.

Subdivision III. District Regulations

Sec. 117-517. District regulations.

In addition to those signs permitted or required in all districts as described in sections 117-463 and 117-465, the following signs are permitted in each specific district and shall be regulated as to size, location and character according to the requirements herein set forth.

(Code 1978, § 9.12.06; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-518. Residential type districts.

(a) *Area identification signs.* One sign per vehicular access to a development, not to exceed 32 square feet in area is permitted.

(b) *Temporary signs.* Temporary signs are permitted in accordance with section 117-465.

(c) *Home occupation signs.* Home occupations signs may be permitted in accordance with section 117-351.

(Code 1978, § 9.12.07; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-519. Business type districts.

(a) *Business use signs.*

(1) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Businesses in multitenant buildings shall be allowed the proportionate share of the total wall sign area. The total wall signage permitted may be distributed on any other building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

a. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed; and

b. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.

(2) *Ground sign.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an

aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measure in section 117-463(c) of this section.

(3) *Service bay identification signs.* Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:

a. All service bay identification signs shall be wall signs.

b. There shall not be more than one service bay identification sign for each service bay located on the parcel.

c. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance.

d. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

(4) *Fuel pump island identification sign.* Fuel pump island identification signs indicating the type of service offered; the price of gasoline; and other relevant information, within reason, pertaining to the facility; or direction to persons using the facility shall be subject to the following: The gross surface area of a service island identification sign shall be counted against the maximum allowable sign area for the subject parcel.

(5) *Menu board.* Menu board for drive-up or walk-up lane of a drive-in business are allowed up to a maximum of 50 square feet of total signage. Menu boards are allowed a message on one side only and cannot contain an advertising message.

(6) *Directional signs.*

a. Directional or instructional signs are permitted in accordance with section 117-463(l).

b. Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.

c. Parking lot instructional signs designating the conditions of use or identifying parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

d. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

(b) *Shopping center signs.* In accordance with section 117-54, the developer shall submit a sign plan for approval, drawn to scale with elevations, at the time application is made for site plan approval. The sign plan shall include but not be limited to the following information: number of signs, type of signs, sign sizes, type of construction materials, sign messages, and proposed sign locations.

(c) Permitted freestanding signs under previous section 117-519(a) (business use signs), and located within the Armstrong Boulevard Interchange Overlay District as defined by this section, shall be allowed to a height of not more than 50 feet and an area of not greater than 150 square feet. Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.

(Code 1978, § 9.12.08; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 13-15, § 2, 8-27-2013)

Sec. 117-520. E-1 and E-2 Employment Districts.

(a) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be determined by calculating the proportionate share of the area of the building wall, including doors and windows to which the sign is to be affixed and applying such proportion to the total permitted wall sign aggregate gross surface area for the building. The gross surface area of a wall sign may be increased by ten percent if such wall sign:

(1) Consists only of individual, outlined alphabetic, numeric, and/or symbolic characters without background except provided by the building surface to which the sign is to be affixed; and

(2) Any illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.

(b) *Ground signs.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measured in section 117-463(c) of this section.

(c) *Directional signs.*

(1) Directional or instructional signs are permitted in accordance with section 117-463(l).

(2) Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.

(3) Parking lot instructional signs designating the conditions of use or identification of parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

(d) *Window signs.* Window signs shall not exceed 30 percent of the area of the window in which the sign is proposed to be displayed.

(Code 1978, § 9.12.09; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 17-01, § 2, 1-10-2017)

Sec. 117-521. Business and industrial park signs.

(a) *Park identification signs.* Industrial or business park signs shall be permitted to contain the following information: the name and address of the park, the management or the developer thereof, and the names of

the individual businesses located within said park. Park identification signs shall contain no advertising material of any kind, and shall be subject to the following:

(1) All industrial and business park signs shall be ground or wall signs.

(2) There shall not be more than one industrial or business park sign for each point of vehicular access to an office or industrial park.

(3) The gross surface area of an industrial or business park sign shall not exceed 100 square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of 200 square feet.

(4) A ground industrial or business park sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(b) *Park member identification signs.*

(1) There shall not be more than one wall sign for each principal building or tenant or use within a building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.

(2) There shall not be more than one ground sign for each principal building.

(3) The gross surface area of a wall sign shall not exceed 15 percent of the occupant's proportionate share of the building wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

(4) The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.

(5) A ground sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(Code 1978, § 9.12.10; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-522. Construction specifications.

(a) All signs permitted by this division in excess of 16 square feet shall be painted, lettered, or faced to the workmanship standards and best commercial practices of companies normally engaged in the business of providing commercial signs, using materials designed and marketed specifically for use on outdoor signs.

(b) In addition to complying with the provisions of this division, all signs shall be constructed in accordance with the applicable provisions of the 1991 Edition of the Uniform Sign Code and State Electrical Code and as subsequently amended.

(c) All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.

(d) All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.

(e) All signs, except those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as follows:

(1) Solid signs: 30 pounds per square foot per face of the sign.

(2) Open signs: 36 pounds per square foot of the total face area of the letters and other sign surfaces, or ten pounds per square foot of the gross surface area of the sign, whichever is greater.

(Code 1978, § 9.12.12; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-523—117-554. Reserved.

Regular Planning Commission **6. 2.**

Meeting Date: 05/26/2022

By: Brian McCann, Community Development

Information

Title:

PUBLIC HEARING: Consider Zoning Amendment to Rezone 15861 Jarvis St NW (Project No. 22-120); Case of Big C Development LLC

Purpose/Background:

The City has received an application from Big C Development LLC (the "Applicant") to rezone the property identified by PID # 18-32-25-33-0002, generally known as 15861 Jarvis St NW (the "Subject Property"), from R-1 Residential (Rural Developing) to E-3 Employment.

Notification:

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

Observations/Alternatives:

Summary

The Subject Property is 7.22 acres in size and zoned R-1 Residential (Rural Developing), but is currently used for industrial business purposes related to the adjacent parcels in the municipality of Elk River to the west. The property to the south is part of the BNSF railroad track and zoned Right-of-Way. The abutting property to the northeast belongs to the Links at Northfork golf course, which is zoned Planned Unit Development (PUD).

The Applicant is seeking this Zoning Amendment to accommodate a future sale of the Subject Property to a potential business to utilize the property for industrial related uses. Outside storage is not permitted in the R-1 Residential District. In the E-3 Employment District, outside storage use of a property would require a Conditional Use Permit (CUP). It is worth noting that since the Subject Property abuts residentially zoned parcels (the golf course), there are greater setbacks for outside storage (forty [40] feet from residential properties), which would restrict where this type of use could occur on the Subject Property. Any future proposal would be subject to the Site Plan review process, and any other land use applications that may be part of the proposal. The Planning Commission would review these when a potential user comes forward.

It is Staff's understanding that the Subject Property has been used periodically for outside storage related to the adjoining business located in Elk River. However, after a review of both the Property File and County records, it does not appear that that use was ever approved or authorized for the Subject Property by the City. Thus, it does not appear that there are any lawful, non-conforming rights that would allow this type of use on the Subject Property.

The 2040 Comprehensive Plan shows the Subject Property guided as Business Park, and the E-3 Employment District zoning would be in line with future uses. A Comprehensive Plan Amendment is not required for this application since the proposed zoning meets the guided zoning in the 2040 Comprehensive Plan.

City Code Sections

Section 117-49. - Zoning amendments.
Section 117-111. - R-1 Residential District.
Section 117-124. - E-3 Employment District.

Alternatives

Alternative 1: Motion to rezone the Subject Property from R-1 Residential (Rural Developing) to E-3 Employment. The Subject Property is not a prime residential location due to it abutting industrial parcels in Elk River. If the property were to be used for the construction of homes, it would only be able to construct about three (3) homes with a dead-end road through industrial properties. A future industrial user could purchase this property with the intention of building a new structure to limit outdoor storage. Furthermore, the rezoning would bring the parcel into compliance with the Future Land Use map in the 2040 Comprehensive Plan. Staff supports this alternative.

Alternative 2: Motion to deny the rezoning request for the Subject Property from R-1 Residential (Rural Developing) to E-3 Employment District. The size and surrounding areas of the Subject Property don't appear conducive to a typical residential type of use. If Alternative 2 is supported by the Planning Commission and the City Council, and the Zoning Amendment is ultimately denied, then a Comprehensive Plan Amendment would need to be considered (future meeting) so that the Future Land Use map and Zoning Map are aligned. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommend the Planning Commission recommend the City Council introduce and adopt Ordinance #22-18 rezoning the Subject Property from R-1 (Rural Developing) to E-3 Employment.

Action:

Recommend the City Council introduce and adopt Ordinance #22-18 rezoning the Subject Property from R-1 (Rural Developing) to E-3 Employment.

Attachments

Site Location Map
Public Hearing Notice
Land Use Application
Current and Future Land Use
Ordinance #22-18

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/19/2022 11:55 AM
Brian Hagen	Brian Hagen	05/20/2022 11:32 AM
Form Started By: Brian McCann		Started On: 05/18/2022 07:59 AM
Final Approval Date: 05/20/2022		

Jarvis St - Zoning Amendment

PID #: 18-32-25-33-0002

15861 Jarvis Street NW



Print Date: April 20, 2022

0 0.0175 0.035 0.07 0.105 0.14 mi

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

NOTICE OF PUBLIC HEARING
PROJECT NO. 22-120 JARVIS ST ZONING AMENDMENT

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Planning Commission of the City of Ramsey will hold a Public Hearing on Thursday, May 26, 2022 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of this hearing is to consider a request from Big C Development, LLC for a Zoning Amendment to rezone their property in conformance with the 2040 Comprehensive Plan. The property is currently zoned R-1: Rural Developing the proposed zoning is E-3: Employment District and the property is generally described as 15861 Jarvis St NW, Ramsey, MN 55303 and legally described as follows:

> THAT PRT OF S 1155 FT OF W 297 FT OF SW1/4 OF SW1/4 OF SEC 18 TWP 32 RGE 25 LYG N OF RR R/W, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota.

The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Nicole Laubach at 763-433-9824 by noon on Wednesday, May 18, 2022.

All interested persons are invited to watch the meeting from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityoframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on May 26, 2022. For any other inquiries relating to this project contact Chris Anderson at 763-433-9817 or canderson@cityoframsey.com.

Todd Larson
Planning Manager

Date: May 11, 2022

Land Use Application

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

Applicant Contact Information

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

Name:	Big C Development LLC Stan Lebakken		
Street Address:	15861 Jarvis ST NW		
City, State, ZIP:	Ramsey		
Home Phone:		Work Phone:	6127205111
Email:	sdlebakken@gmail.com	Fax Number:	7634218282
Name of Business (if applicable):	Big C development LLC		
Business Address (if applicable)	PO BOX 424		
Business City, State, ZIP	Anoka MN 55303		
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	15861 Jarvis ST NW Ramsey MN 55303
PIN	18-32-25-33-0002
Legal Description	twp 32 rge 25 lyg n of r/w ex rd
Zoning District	R-1

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

Property Owner Information

(If different than Applicant)

Name:	BIG C Development LLC		
Street Address:	PO BOX 424		
City, State, ZIP:	Anoka MN 55303		
Home Phone:		Work Phone:	6127205111
Email:	sdlebakken@gmail,com	Fax Number:	7634218282

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

Zoning Amendment for 15861 Jarvis ST NW To rezoning to E-3

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

Applicant Signature	Stanley D Lebakken	Co-Applicant Signature	
Printed Name	Stanley D Lebakken	Printed Name	
Title	Owner	Title	
Date	04/16/2022	Date	

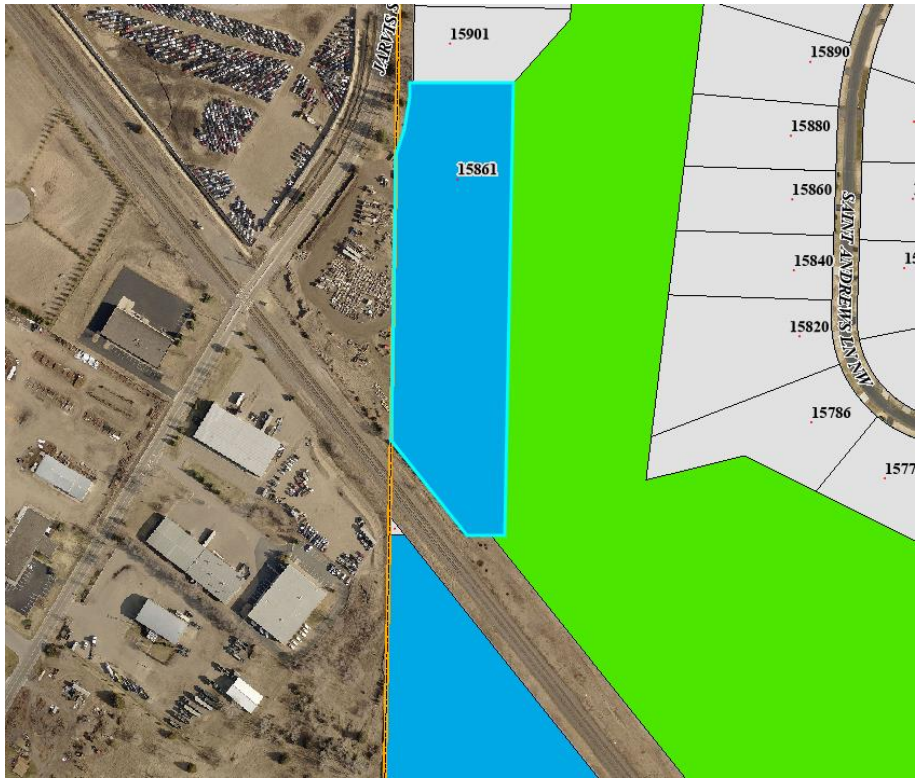
I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account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

Property Owner Signature	Stanley D Lebakken	Property Owner Signature	
Printed Name	Stanley D Lebakken	Printed Name	
Title	Owner	Title	
Date	04/16/2022	Date	

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

Current Guidance and Zoning

2040 Comp Plan (Business Park)



Zoning District: R-1 (Rural Developing)



ORDINANCE #22-18

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

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

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

SECTION 1. AMENDMENT

The following legally described property or portions thereof, are hereby rezoned from R-1 Residential (Low Density) to E-3 Employment (Business Park):

> That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Lying North of Railroad Right-of-Way, Excluding Road, Subject to Easement of Record, Anoka County, Minnesota

SECTION 2. MAP

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

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 28th day of June, 2022.

_____
Mayor

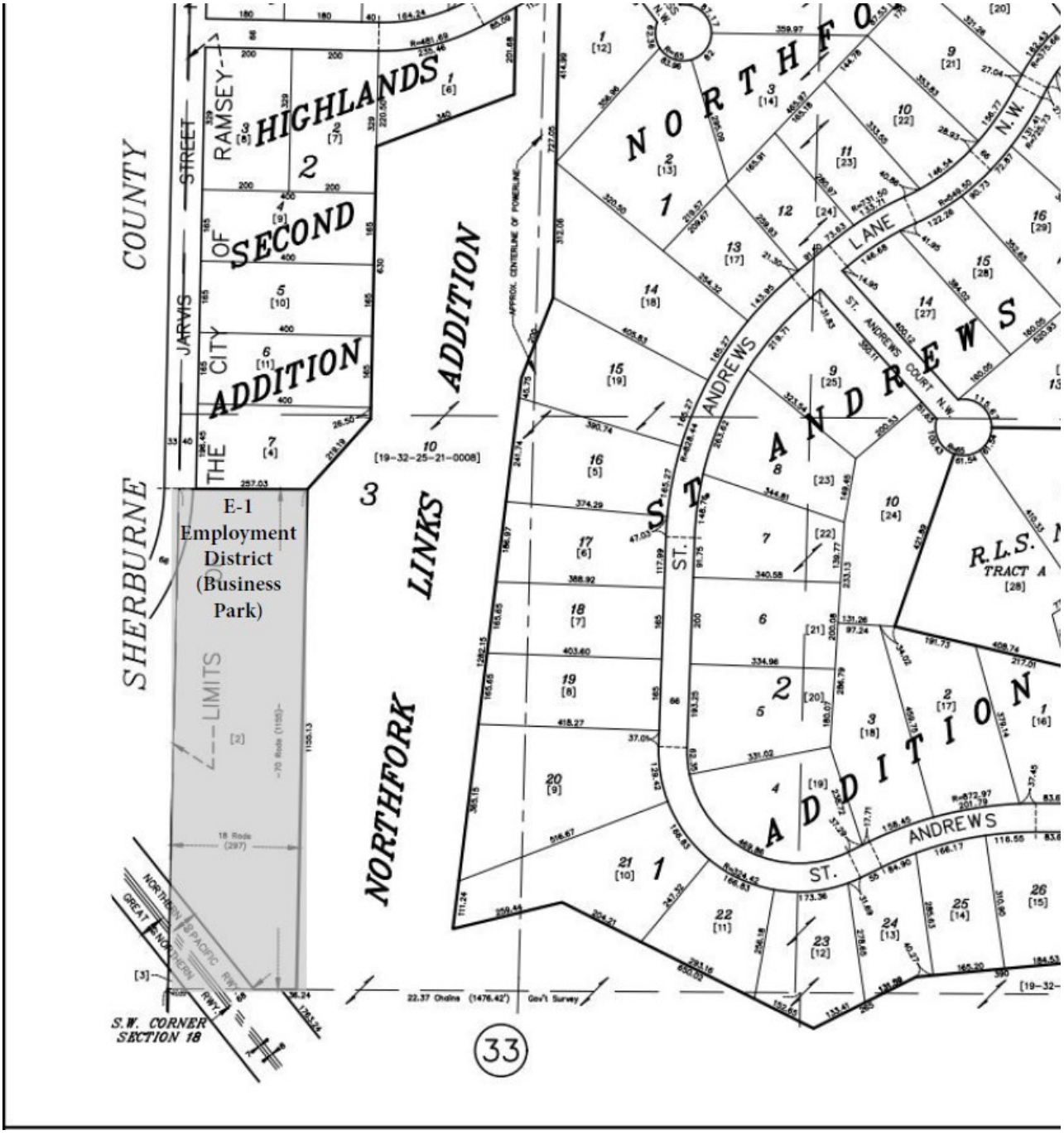
ATTEST:

_____
City Clerk

Introduction date:

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

EXHIBIT 1


COUNTY
SHERBURNE
JARVIS STREET
RAMSEY
HIGHLANDS
SECOND ADDITION
OF THE CITY
NORTHFORK LINKS ADDITION
NORTHFORK ADDITION
ANDREWS ST.
ANDREWS COURT N.W.
ANDREWS LANE
ANDREWS ST.
N.W.
E-1 Employment District (Business Park)
LIMITS
70 Rods (1155)
18 Rods (297)
NORTHERN PACIFIC RWY.
GREAT NORTHERN RWY.
S.W. CORNER SECTION 18
22.37 Chains (1476.42') Gov't Survey
10 [19-32-25-21-0008]
R.L.S. TRACT A [28]
33

Regular Planning Commission **6. 3.**

Meeting Date: 05/26/2022

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING: Consider Grading and Excavating IUP at Ramsey Elementary School - 15000 Nowthen Blvd. NW

Purpose/Background:

The purpose of this hearing is to consider a request for an Interim Use Permit to allow for the excavation and grading of a stormwater pond in excess of 400 cubic yards of earth material located on the property generally known as 15000 Nowthen Blvd NW.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Interim Use Permit and the Public Hearing to be held by the Planning Commission on May 26, 2022. A notice of the Public Hearing was also published in the Anoka County UnionHerald, the City's official newspaper.

Observations/Alternatives:

Mr. Bill Diede of Bolton & Menk, Inc., representing Anoka-Hennepin Schools, is requesting an interim use permit (IUP) to excavate up to approximately 7,300 cubic yards of material from the Ramsey Elementary School grounds. The project is proposed for Ramsey Elementary as a result of a building and parking lot addition project at Fred Moore Middle School in Anoka. Storm water infiltration is not possible at that location due to the site being in a wellhead protection area. In working with the Lower Rum River Watershed Organization, the school district identified an alternative site to create an infiltration basin. Ramsey Elementary was identified as a close site with available space.

City Code requires large grading projects (over 700 cubic yards) that are not associated with a development project or building permit to receive approval on an IUP. Grading and excavating may not last longer than three years by City Code. The applicant has stated that this project is expected to occur over the 2022 summer months when school is not in session and finished before school starts this fall, including vegetation restoration.

The applicant has indicated that the plans have two alternatives—one that allows the bare minimum to satisfy the current Fred Moore Middle School project and another larger one that allows the district to “bank” the volume to offset any potential future projects, dependent on bid estimates. The two alternatives are very similar in surface area. In either case, engineering staff noted that a safety bench is required near the water’s surface and some modifications to existing site storm pipes are needed.

The material excavated will be transported to sites in the COR owned by the City’s Economic Development Authority (EDA). The EDA authorized a not-to-exceed payment of the material at its meeting on May 12, 2022. The City Council will give final consideration of the not-to-exceed payment at their May 24, 2022 regular meeting. Many of the COR sites lack needed material for development. The EDA is responsible for final grade and turf restoration of the COR sites.

Staff requested a haul route from the contractor chosen to do the work. This route will be monitored for cleanliness. If material is being tracked off-site or spilled in the street, the school district will be responsible for timely street sweeping at the district’s or contractor’s expense. The current proposed route avoids City roadways except for Sunwood Drive west of Bunker Lake Boulevard to the receiving site near City Hall.

Funding Source:

ISD 11 is responsible for costs associated with this permit application and construction activities.

The EDA has committed to purchasing the material in a previous approval. The City is taking advantage of the opportunity to purchase local fill material. Should the City not purchase the material, ISD 11 would be responsible for trucking costs to another location.

Recommendation:

Recommend approving Resolution #22-123 approving an interim use permit for grading and excavating at 15000 Nowthen Boulevard NW and declaring terms of same.

Action:

Recommend approving Resolution #22-123 approving an interim use permit for grading and excavating at 15000 Nowthen Boulevard NW and declaring terms of same.

Attachments

Civil Plans

Haul Route

Site Map

Resolution #22-123

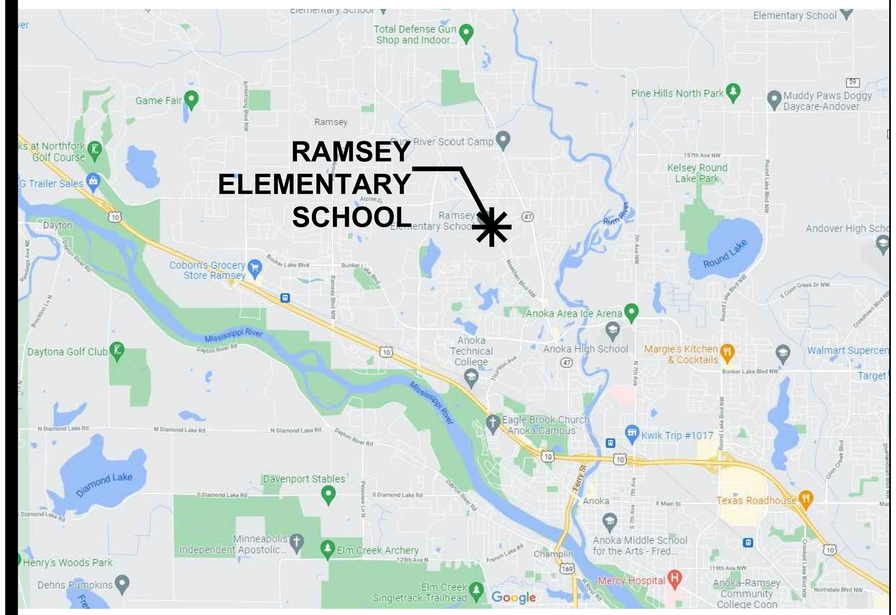
Form Review

Inbox	Reviewed By	Date
Brian McCann	Brian McCann	05/18/2022 03:33 PM
Brian Hagen	Brian Hagen	05/19/2022 09:54 AM
Form Started By: Todd Larson		Started On: 05/18/2022 02:53 PM
Final Approval Date: 05/19/2022		

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS

Ramsey Elementary School
15100 County Road 5
Anoka, MN 55303

VICINITY MAP



GENERAL NOTES

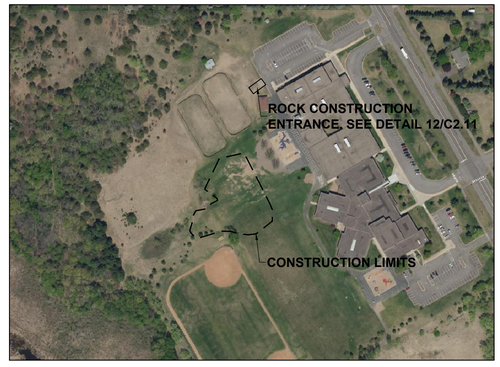
GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
5. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
6. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
7. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
8. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
9. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
10. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
12. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
13. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 74.1 OR 74 SHALL BE UNDERSTOOD TO MEAN 874.1 OR 874.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
15. NO FINISHED SLOPES SHALL EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1), UNLESS OTHERWISE NOTED.
16. ALL DISTURBED AREAS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED.
17. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
18. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 UNLESS OTHERWISE NOTED.
19. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
    a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
    b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
    i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
    ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
    iii. OR APPROVED EQUAL.
20. ANY MANHOLE, STORM SEWER OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
21. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.

DRAWING INDEX

C1.0 TITLE PAGE
C1.1 EXISTING CONDITIONS AND REMOVALS PLAN
C1.2 SITE PLAN
C1.3 GRADING AND DRAINAGE PLAN
C1.4 UTILITY AND SEDIMENT CONTROL PLAN
C2.1 SITE DETAILS
EXH1 RAMSEY ELEMENTARY SCHOOL SITE SURVEY (SHEET 1 OF 4)

SITE LOCATION MAP



Project No. 0A11125232
Date 03/07/2022
Drawn By BJD
Ck. By JRP
Revisions

TITLE PAGE

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.

JAY R. POMEROY
Reg. No. 23543 Date 03/07/2022

BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

Sheet C1.0 of 7

NOTES:

1. REFER TO SHEET C1.0, TITLE PAGE, FOR GENERAL NOTES.
2. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING VEGETATION AND SITE FEATURES (CURBS, WALKS, PAVEMENTS, OVERHEAD AND UNDERGROUND UTILITIES, SIGNAGE, FENCING, ROADWAYS, ETC.) WHICH ARE TO REMAIN.
3. REPAIR OR REPLACE EXISTING PROPERTY AND SITE FEATURES, INCLUDING GRASS AND VEGETATION, WHICH IS TO REMAIN THAT IS DAMAGED BY THE WORK, TO OWNER'S SATISFACTION AND AT NO ADDITIONAL COST TO THE OWNER.
4. VISIT THE SITE PRIOR TO BIDDING; BE FAMILIAR WITH ACTUAL CONDITIONS IN THE FIELD. EXTRA COMPENSATION WILL NOT BE ALLOWED FOR CONDITIONS WHICH COULD HAVE BEEN DETERMINED OR ANTICIPATED BY EXAMINATION OF THE SITE, THE CONTRACT DRAWINGS AND THE INFORMATION AVAILABLE PERTAINING TO EXISTING SOILS, UTILITIES AND OTHER SITE CHARACTERISTICS.
5. THE CONTRACTOR SHALL HIRE THE SERVICES OF A UTILITY LOCATOR COMPANY TO LOCATE ALL PRIVATELY OWNED UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OPERATIONS.
6. TREE PROTECTION: INSTALL ORANGE SNOW FENCING AT DRIP LINE.
7. SEE SITE LOCATION MAP ON SHEET C1.0 FOR ROCK CONSTRUCTION ENTRANCE LOCATION

LEGEND

⊗ TREE REMOVALS

— — — — PROPERTY LINE

PROTECT BURIED UTILITY LINE

PROTECT TREE

PROTECT STORM SEWER

REFER TO SHEET C1.4, UTILITY AND SEDIMENT CONTROL PLAN, FOR TREATMENT

PROTECT TREE

PROTECT UNDERGROUND ELECTRIC LINE

PROTECT STORM SEWER

Storm MH
RE=877.49
IE(N)=873.55
IE(S)=872.29

PROTECT TREE

REMOVE STORM SEWER STRUCTURE. REFER TO SHEET C1.4, UTILITY AND SEDIMENT CONTROL PLAN, FOR TREATMENT

PROTECT STORM SEWER STRUCTURE

REMOVE TREE (INCLUDING STUMP)

PROTECT TREE

Son MH
RE=889.28
IE(NE)=885.86
IE(SE)=885.81

Son MH
RE=887.13
IE(NE)=881.73
IE(W)=881.68

Son MH
RE=887.46
IE=879.56

N60°03'54"E 25.00

0 10 20

Project No. 01125232
Date 03/07/2022
Drawn By BJD
Ck. By JRP
Revisions

EXISTING CONDITIONS AND REMOVALS PLAN

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

JAY R. POMEROY
Reg. No. 23563 Date 03/07/2022

BOLTON & MENK

7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

Sheet C1.1 of 7



1 C1.2 **SITE PLAN BASE BID**
SCALE: 1" = 20'

2 C1.2 **SITE PLAN ALTERNATE #1**
SCALE: 1" = 20'

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL NUMBER (TOP) / DETAIL SHEET NUMBER (BOTTOM))
- PROPOSED MANHOLE (MH)
- PROPOSED FLARED END SECTION (FES)
- APPROXIMATE SEED LIMITS
- PROPERTY LINE

NOTES:

1. REFER TO SHEET C1.0, TITLE PAGE, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. ALL DISTURBED AREAS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

0 10 20

Sheet
C1.2
of 7

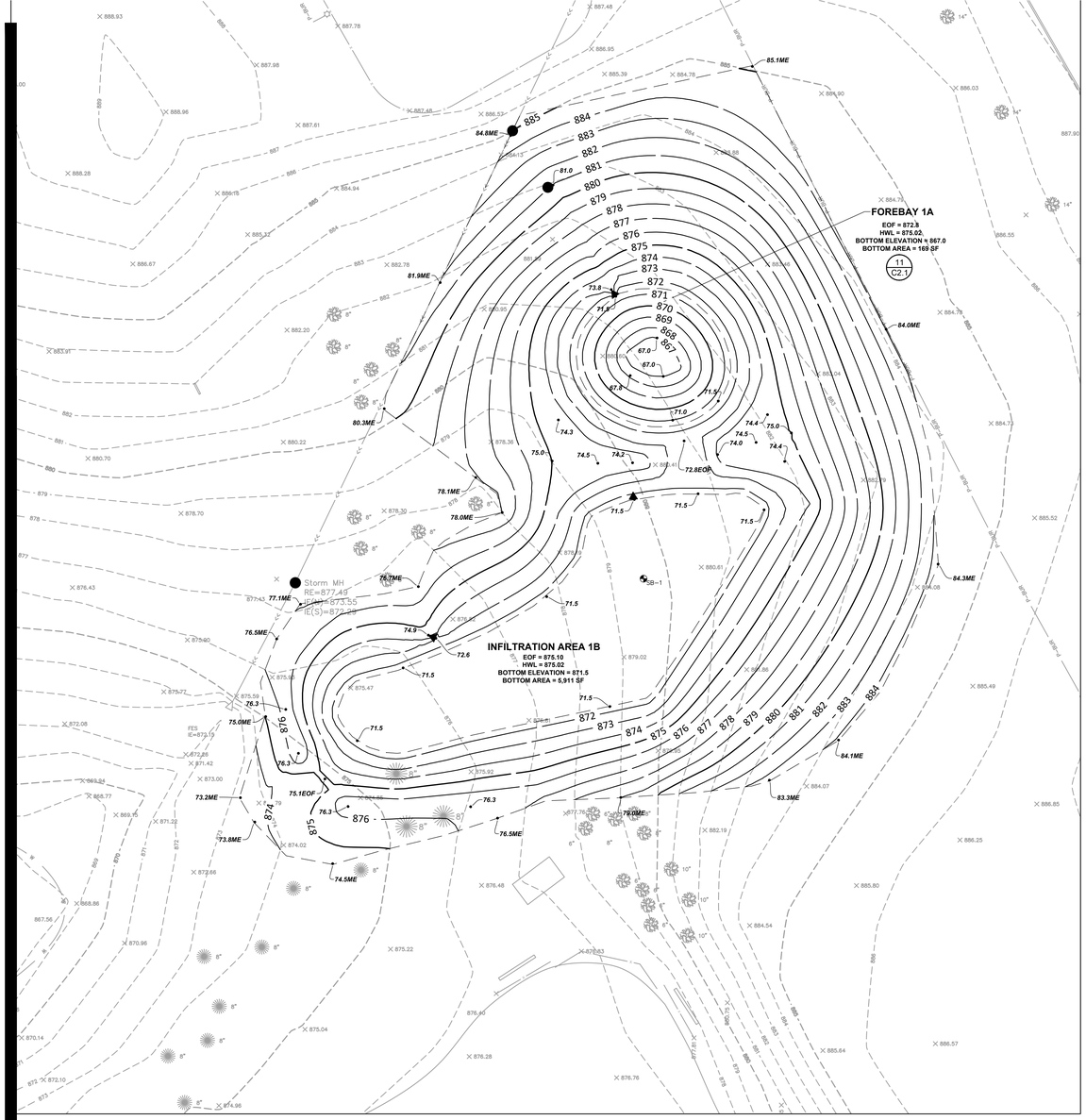
RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

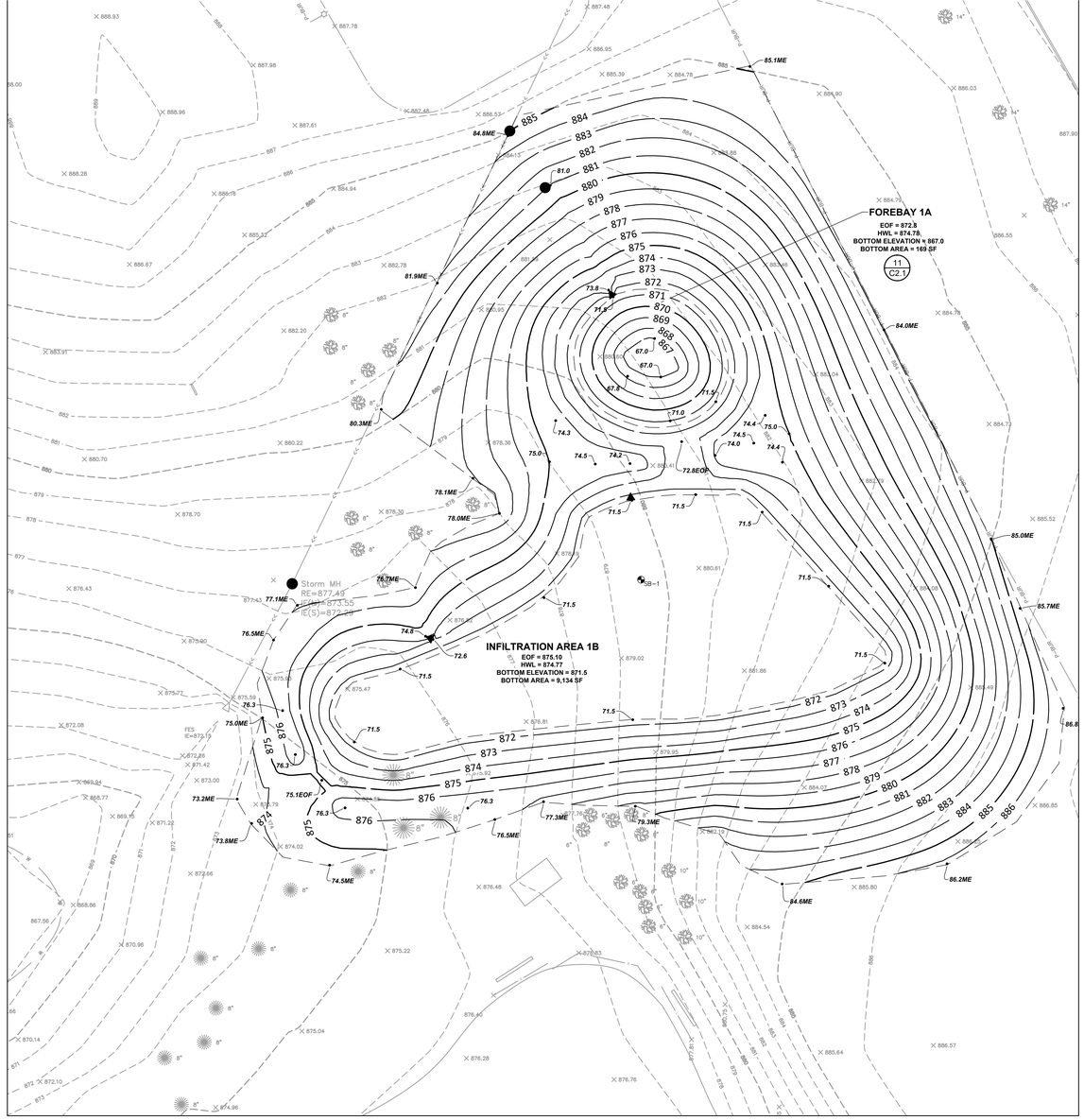
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.
JAY R. POMEROY
Reg. No. 23543 Date 03/07/2022

SITE PLAN

Project No. 0V1125232
Date 03/07/2022
Drawn By BJD
Ck. By JRP
Revisions



1 C1.3 **GRADING AND DRAINAGE PLAN BASE BID**
SCALE: 1" = 20'



2 C1.3 **GRADING AND DRAINAGE PLAN ALTERNATE #1**
SCALE: 1" = 20'

LEGEND

- REFERENCE KEY TO SITE DETAILS (1 / C2.1) — DETAIL LD NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM)
- 875 — EXISTING CONTOUR
- 875.46 — EXISTING SPOT ELEVATION
- 875 — PROPOSED CONTOUR
- 76.4 — PROPOSED SPOT ELEVATION (ME = MATCH EXISTING, EOF = EMERGENCY OVERFLOW)
- PROPOSED GRADING LIMITS
- SB-1 — APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MH) (5 / C2.1)
- PROPOSED FLARED END SECTION (FES) (6 / C2.1) (7 / C2.1)
- PROPERTY LINE

NOTES

1. REFER TO SHEET C1.0, TITLE PAGE, FOR GENERAL NOTES.

BENCHMARKS (FIELD VERIFY BEFORE USING)

1.) TOP NUT HYDRANT NEAR THE SOUTHWEST BUILDING CORNER OF RAMSEY ELEMENTARY SCHOOL.
Elevation = 890.01 FEET (NGVD 1929)

2.) TOP NUT HYDRANT IN THE SOUTHWESTERLY QUADRANT OF NOWTHEN BOULEVARD AND ENTRANCE TO THE NORTH LOT OF RAMSEY ELEMENTARY SCHOOL
Elevation = 893.99 FEET (NGVD 1929)

0 10 20

Project No. 0U1125232
Date 03/07/2022
Drawn By BJD
Ck. By JRP
Revisions

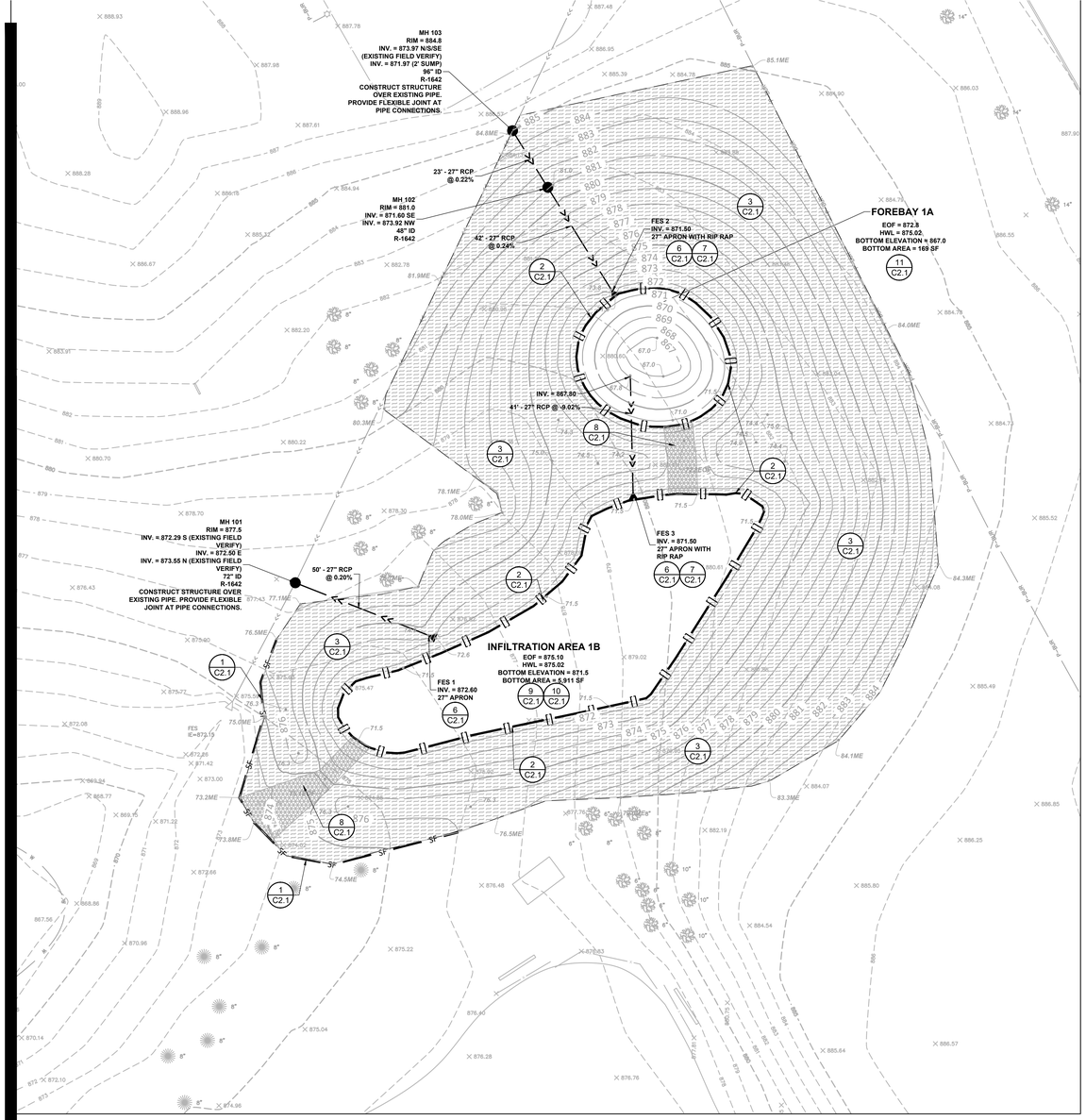
GRADING AND DRAINAGE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.
JAY R. POMEROY
Reg. No. 23563 Date 03/07/2022

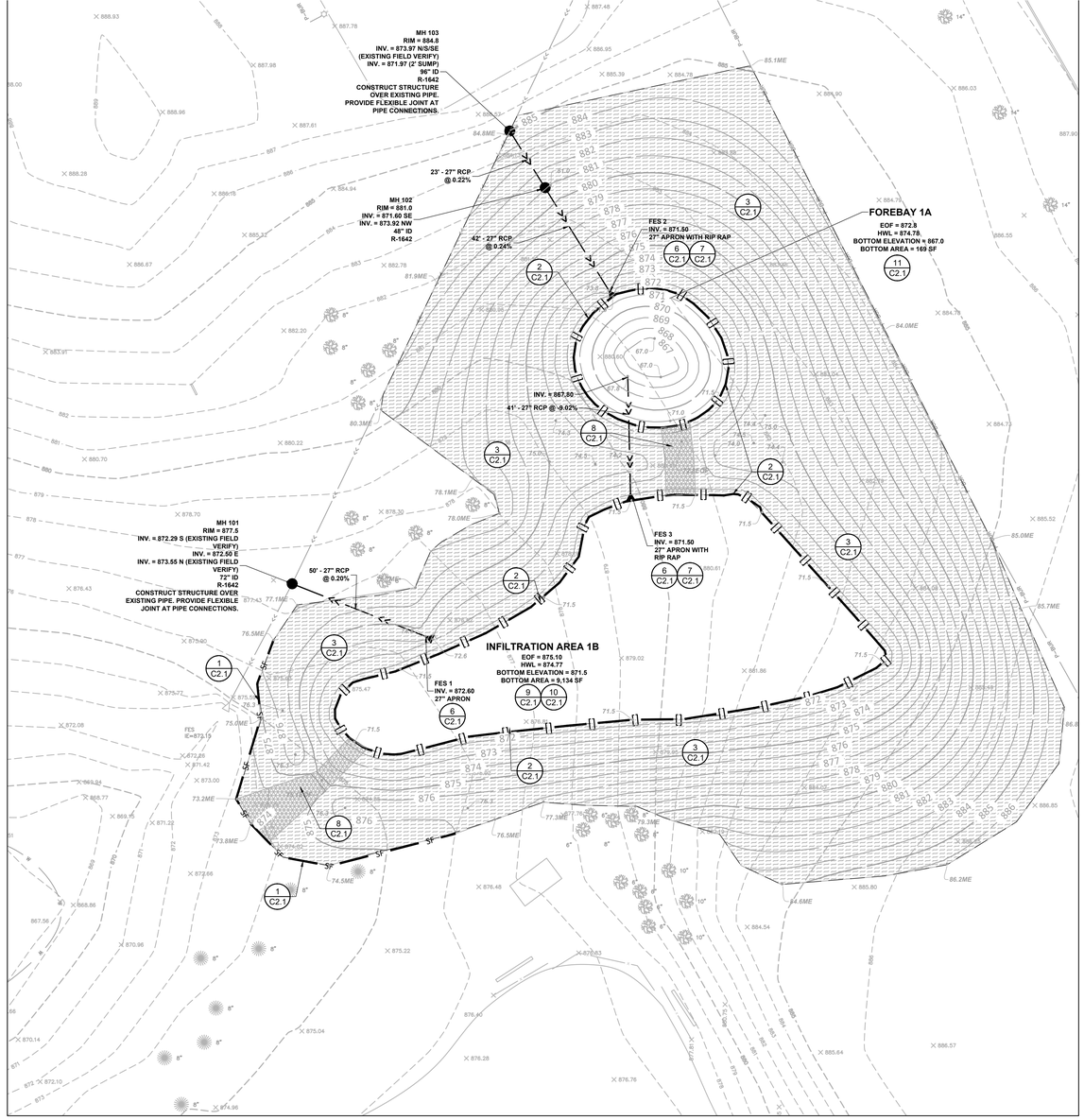
BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

Sheet C1.3 of 7



1 C1.4 **UTILITY AND SEDIMENT CONTROL PLAN BASE BID**
SCALE: 1" = 20'



2 C1.4 **UTILITY AND SEDIMENT CONTROL PLAN ALTERNATE #1**
SCALE: 1" = 20'

APPROXIMATE EROSION CONTROL DEVICE QUANTITIES

SILT FENCE = 144 L.F.

SEDIMENT CONTROL LOG:
531 L.F (BASE BID)
608 L.F. (ALTERNATE)

ROCK CONSTRUCTION ENTRANCE = 25 C.Y. (SEE SITE LOCATION MAP ON SHEET C1.0)

LEGEND

- REFERENCE KEY TO SITE DETAILS (DETAIL I.D NUMBER (TOP), DETAIL SHEET NUMBER (BOTTOM))
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (ME = MATCH EXISTING, EOF = EMERGENCY OVERFLOW)
- PROPOSED GRADING LIMITS
- PROPOSED STORM SEWER
- PROPOSED MANHOLE (MH)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED SILT FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED POND OVERFLOW SWALE
- PROPERTY LINE

0 10 20

NOTES

1. REFER TO SHEET C1.0, TITLE PAGE, FOR GENERAL NOTES.
2. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 UNLESS OTHERWISE NOTED.
3. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
   a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
   b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
   i. FERNCO, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
   ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
   iii. OR APPROVED EQUAL.
4. ANY MANHOLE, STORM SEWER OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
5. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
6. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
7. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
8. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND OTHER LOCAL REGULATIONS.
9. IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
10. INLET PROTECTION DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. APPROVED PRODUCTS:
    a. ROAD DRAIN "TOP SLAB", MANUFACTURED BY WIMCO
    b. ROAD DRAIN "CURB & GUTTER", MANUFACTURED BY WIMCO
    c. INFRASAFE "SEDIMENT CONTROL BARRIER", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
    d. INFRASAFE "DEBRIS COLLECTION DEVICE", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
    e. INFRASAFE "CULVERT INLET PROTECTOR", MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS, INC.
    f. DANDY SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
    g. DANDY CURB SACK, MANUFACTURED BY DANDY PRODUCTS, INC.
    h. OR APPROVED EQUAL.
11. PRIOR TO CONSTRUCTION, DELINEATE TURF AND VEGETATED AREAS NOT TO BE DISTURBED WITH ORANGE SNOW FENCE. NO CONSTRUCTION TRAFFIC, EQUIPMENT OR MATERIALS SHALL BE PERMITTED TO UTILIZE, ACCESS, OR OTHERWISE ENTER THE AREAS DESIGNATED NOT TO BE DISTURBED. MINIMIZE SOIL COMPACTION AND DISRUPTION OF TOPSOIL IN AREAS OUTSIDE THE CONSTRUCTION LIMITS TO COMPLY WITH MN CONSTRUCTION STORMWATER GENERAL PERMIT.

Project No. 0A11125232
Date 03/07/2022
Drawn By BJD
Ck. By DAR
Revisions

UTILITY AND SEDIMENT CONTROL PLAN

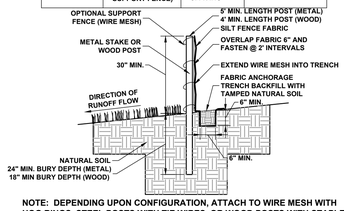
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
DAVID A. REY
Reg. No. 40150 Date 03/07/2022

BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

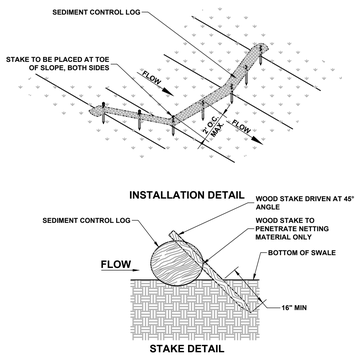
Sheet C1.4 of 7

	POSTS: (IF USED WITHOUT SUPPORT FENCE)	WOOD 2" SQ. (MIN) @ 4' (MAX) SPACING	METAL 0.95 lbs/ft (MIN.) @ 6' (MAX) SPACING
NORMAL USE			

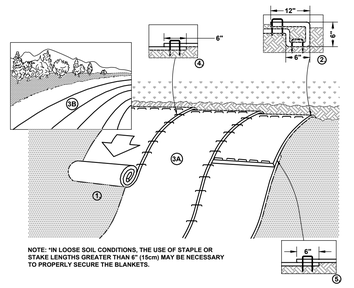


NOTE: DEPENDING UPON CONFIGURATION, ATTACH TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH TIE WIRES, OR WOOD POSTS WITH STAPLES

1 C2.1 SILT FENCE



2 C2.1 SEDIMENT CONTROL LOG



① PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

② BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

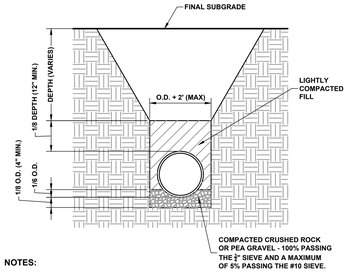
③ ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS SHALL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

④ THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.

⑤ CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

⑥ BLANKET SHALL BE STAPLED AS PER MANUFACTURER'S RECOMMENDATION.

3 C2.1 EROSION CONTROL BLANKET

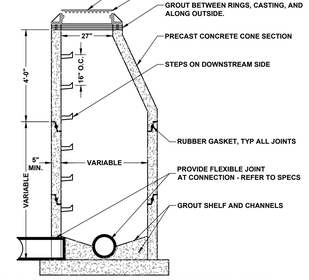


NOTES:

TRENCH SIDEWALLS TO MEET O.S.H.A REQUIREMENTS.

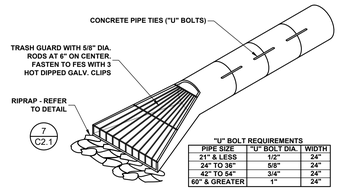
UPPER 3 FT. OF BACKFILL SHALL BE COMPACTED TO AT LEAST 100% STANDARD PROCTOR DRY DENSITY. BELOW THIS ELEVATION, BACKFILL SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DRY DENSITY.

4 C2.1 PIPE BEDDING - RCP



BASES SHALL BE 8" STANDARD PRECAST WITH 2" LEAN GROUT, OR POURED 8" SLAB REINFORCED WITH 6" x 6" 10/10 MESH

5 C2.1 STORM SEWER MANHOLE



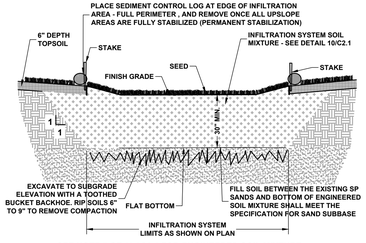
"U" BOLT REQUIREMENTS		
PIPE SIZE	"U" BOLT DIA.	WIDTH
21" & LESS	1/2"	24"
24" TO 36"	5/8"	24"
42" TO 54"	3/4"	24"
60" & GREATER	1"	24"

NOTES:
2 - "U" BOLT FASTENERS TO BE INSTALLED ACROSS EACH JOINT, ONE EACH SIDE OF PIPE AT 60° FROM THE TOP OF THE PIPE. FASTEN FIRST THREE JOINTS AS SHOWN.

6 C2.1 RCP FLARED END SECTION (FES)

7 C2.1 RIPRAP - FLARED END SECTION

8 C2.1 POND OVERFLOW SWALE



SEE NOTE 7 OF 10 / C2.1 FOR ENGINEERED SOIL MIXTURE

9 C2.1 TYPICAL SECTION THRU INFILTRATION AREA

INFILTRATION AREA CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. INFILTRATION AREA LIMITS SHALL BE SURVEYED AND A VISUAL BARRIER, SUCH AS ORANGE SNOW FENCE, SHALL BE PLACED AROUND THE FULL PERIMETER TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT AND MATERIAL STOCKPILES OUT OF THE PROPOSED INFILTRATION AREAS. THE VISUAL BARRIER MUST BE INSTALLED BEFORE NEW CONSTRUCTION BEGINS AND SHALL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.
2. DELIVER SAMPLE MATERIALS ONSITE FOR PRIOR APPROVAL. PRIOR TO BEGINNING THE INSTALLATION, SUFFICIENT MATERIAL QUANTITIES SHALL BE ONSITE TO COMPLETE THE INSTALLATION AND STABILIZE EXPOSED SOIL AREAS WITHOUT DELAY.
3. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF ENGINEERED SOILS WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
4. INSTALLATION WITH DRY SOIL CONDITIONS IS CRITICAL TO PREVENT SMEARING AND COMPACTION. SCHEDULE WORK FOR PERIODS OF DRY WEATHER. DO NOT WORK IF SOIL CONDITIONS ARE WET. EXCAVATION, SOIL PLACEMENT AND RAPID STABILIZATION OF PERIMETER SLOPES WITH TURF SOD MUST COMPLETED BEFORE THE NEXT PRECIPITATION EVENT. TURF SOD PLACED IN FLOW PATHS SHALL BE SECURED WITH AT LEAST 8 STAKES PER SQUARE YARD. PLACE STAKES ALONG UPHILL SEAM EDGES TO PREVENT UNDERMINING FLOWS UNTIL SOD ROOTS ESTABLISH.
5. DO NOT LEAVE STORMWATER AREAS AND / OR PERIMETER SLOPES EXPOSED OVERNIGHT. SECURE THE SITE FROM RISK OF PRECIPITATION DAMAGES AT THE END OF EVERY WORK DAY. IN THE EVENT OF RAIN, TAKE ACTION TO DIVERT STORMWATER AWAY FROM THE WORK AREA AND TEMPORARILY COVER OF ALL EXPOSED SOILS WITH FILTER FABRIC OR IMPERMEABLE SHEETING.
6. FIELD OBSERVATION OF EXCAVATION AND SOIL PLACEMENT IS REQUIRED. NOTIFY GEOTECHNICAL ENGINEER PRIOR TO DIGGING. USE BACKHOE WITH TOOTH BUCKET FOR CELL EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS. (DO NOT USE SKID STEER FOR EXCAVATION WITHIN THE CELL) USE TOOTH BUCKET TO SCARIFY (RIP) UNDERLYING SOILS 6" TO 9" DEEP TO REMOVE COMPACTION. GENTLY MIX THE FIRST LIFT OF ENGINEERED SOILS WITH THE LOOSENED UNDERLYING SOILS TO AVOID STRATIFICATION AND PROMOTE PERMEABILITY. USE EXCAVATOR BUCKET TO PLACE MATERIALS. CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED INTO THE STORMWATER AREAS. LEVELING AND FINAL GRADING WITHIN THE CELL MUST BE COMPLETED BY HAND.
7. INFILTRATION AREA SOIL MIX SHALL BE MINNESOTA STORMWATER MANUAL 4.1.2 MIX B: ENHANCED FILTRATION BLEND (WELL BLENDED MIXTURE OF 70% ASTM C-33 COARSE WASHED SAND (MN/DOT 3126) AND 30% MN/DOT 3890 GRADE 2 LEAF LITTER COMPOST. THE MATERIAL SUPPLIER SHALL PROVIDE DOCUMENTATION THAT THE COMPOST HAS BEEN SAMPLED AND TESTED AS REQUIRED BY THE SEAL OF TESTING ASSURANCE (STA) PROGRAM OF THE UNITED STATES COMPOSTING COUNCIL (USCC) AND A GRADATION SIEVE ANALYSIS FOR THE WASHED SAND. THE ENGINEERED SOIL SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.
8. INSTALLED SEED REQUIRES A TOTAL OF 1" OF WATER PER WEEK AND ACTIVE WEED MANAGEMENT UNTIL WELL ESTABLISHED. WATERING COSTS ARE CONSIDERED INCIDENTAL TO SEEDING ESTABLISHMENT. CONSTRUCT A TEMPORARY IRRIGATION SYSTEM, CONSISTING OF ABOVE GROUND HEADS, PIPING, VALVES, ETC., FOR WATERING UNTIL VEGETATION IS ESTABLISHED. DO NOT USE A WATER TRUCK AS THE FORCE OF THE WATER WILL ADVERSELY AFFECT THE STORMWATER AREA SOILS.
9. REMOVAL OF ACCUMULATED SEDIMENT AND DEBRIS SHALL BE DONE BY HAND OR, IF SELF-PROPELLED EQUIPMENT IS REQUIRED, FROM OUTSIDE THE PERIMETER OF THE INFILTRATION AREAS.

10 C2.1 INFILTRATION AREA CONSTRUCTION NOTES

11 C2.1 SECTION AT FOREBAY - CLAY LINER

NOTE: PROVIDE WHERE CONSTRUCTION TRAFFIC ENTERS OR EXITS THE CONSTRUCTION SITE

12 C2.11 ROCK CONSTRUCTION ENTRANCE

Project No. 01125232
Date 03/07/2022
Drawn By BJD
Ck. By DAR
Revisions

SITE DETAILS

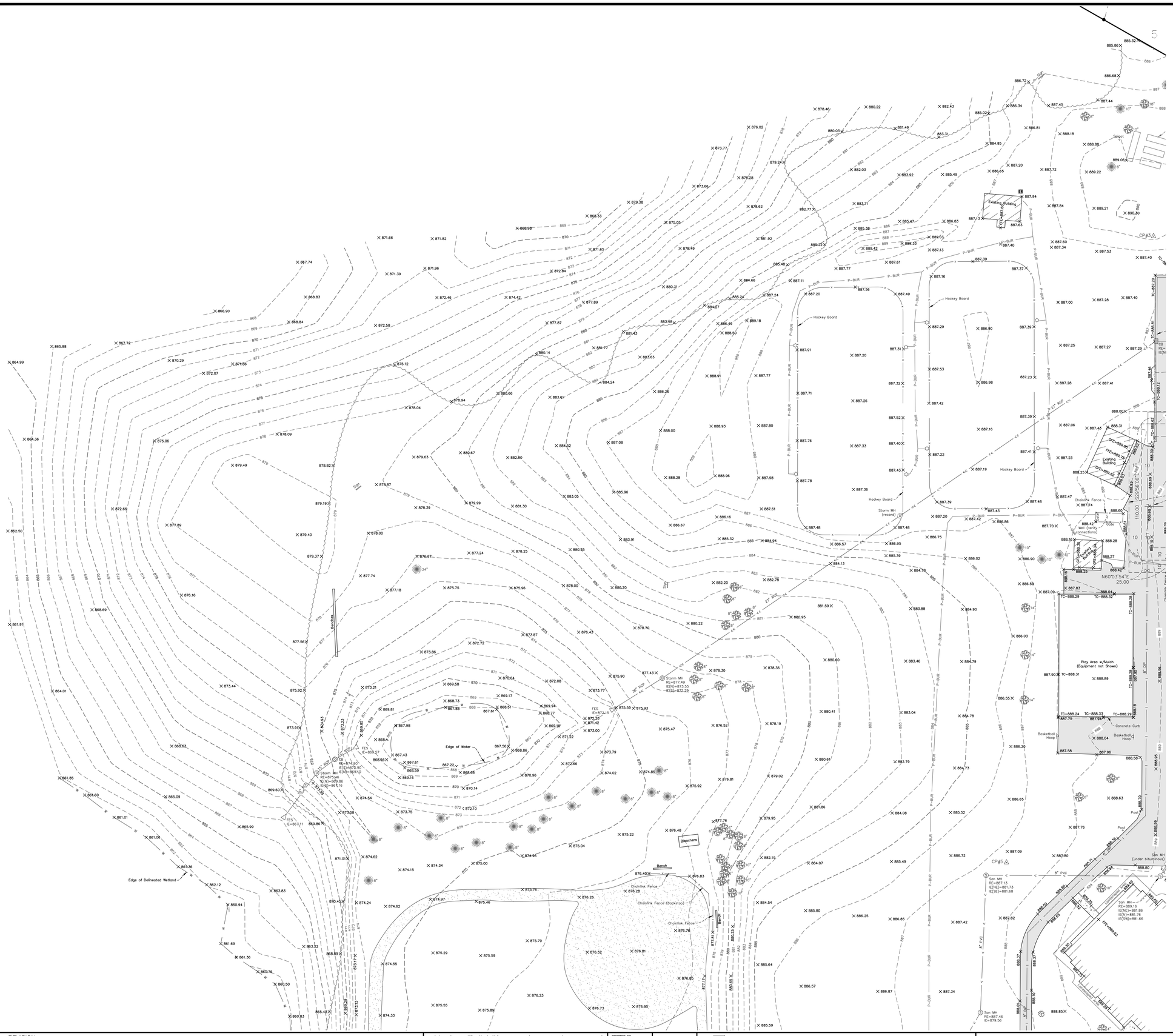
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

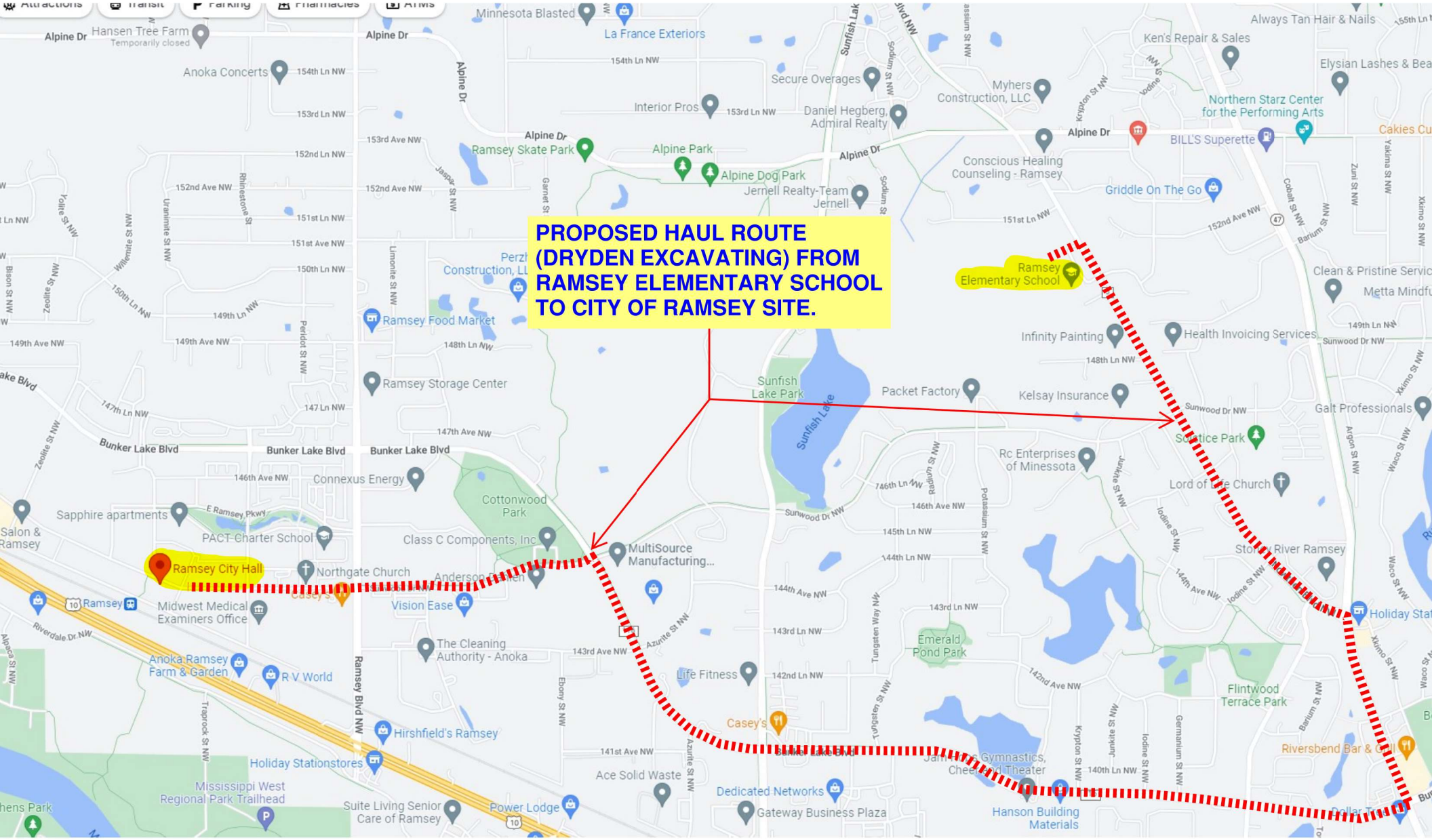
DAVID A. REY
Reg. No. 40180 Date 03/07/2022

BOLTON & MENK
7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

RAMSEY ELEMENTARY SCHOOL
STORMWATER IMPROVEMENTS
ANOKA-HENNIPEPIN SCHOOLS
15000 County Highway 5
Ramsey, MN, 55303

Sheet C2.1 of 7


Existing Building
FFE=889.71
GFE=889.21
GFE=889.42
Hockey Board
Chainlink Fence
Gate
Wall (verify connections)
Existing Building
GFE=886.91
FFE=887.41
Play Area w/Mulch (Equipment not Shown)
Basketball Hoop
Basketball Hoop
Concrete Curb
Post
Post
Storm MH (record)
Storm MH RE=877.49 IE(N)=873.55 IE(S)=872.22
Storm MH RE=875.46 IE(N)=869.86 IE(S)=867.16
CB RE=874.90 IE(S)=873.90 IE(N)=869.90
FES E=863.57
FES E=863.11
FES E=872.75
Edge of Water
Edge of Delineated Wetland
Benches
Bleachers
Bench
Bench
Chainlink Fence (Backstop)
Chainlink Fence
Storm MH RE=887.13 IE(NE)=881.73 IE(SE)=881.68
Storm MH RE=859.16 IE(NE)=881.86 IE(N)=881.76 IE(SW)=881.66
Storm MH RE=887.46 IE=879.56
Storm MH (under bituminous)
CP#3
CP#5
CP#6
CP#8
CP#9
N60°03'54"E 25.00
S20°50'06"E 110.00
8" PVC
8" PVC
8" PVC
8" PVC
8" PVC
Chainlink Fence
Chainlink Fence
Chainlink Fence



Ramsey Elementary School
Stormwater Improvements
Haul Road Map
May 15, 2022

Ramsey Elementary IUP

PID #: 23-32-25-43-0003

15000 Nowthen Blvd NW



Print Date: April 22, 2022

0 0.0175 0.035 0.07 0.105 0.14 mi

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

RESOLUTION #22-123

RESOLUTION APPROVING AN INTERIM USE PERMIT FOR GRADING AND EXCAVATING AT 15000 NOWTHEN BOULEVARD NORTHWEST AND DECLARING TERMS OF SAME

RECITALS

1. Mr. Bill Diede of Bolton & Menk, Inc., representing Independent School District 11, hereinafter referred to as the "**Permittee**", has properly applied for an Interim Use Permit to allow the grading and excavating of up to approximately 7,300 cubic yards of material from the Ramsey Elementary School site, located at 15000 Nowthen Boulevard NW and legally described as follows:

   THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 32, RANGE 25, LYING WESTERLY OF THE CENTERLINE OF CSAH NO. 5 (NOWTHEN BLVD), EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF, THENCE NORTH ALONG THE WEST LINE THEREOF 16.5 FEET, THENCE SOUTHEASTERLY TO A POINT ON SAID LINE NORTHEAST OF SAID SOUTH HALF 16.5 FEET EAST OF SAID SOUTHWEST FORMER, THENCE WEST ALONG SAID SOUTH LINE 16.5 FEET TO THE POINT OF BEGINNING, EXCEPT ROAD, SUBJECT TO EASEMENTS OF RECORD, ANOKA COUNTY, MINNESOTA.

   (the **"Subject Property")**

2. That Ben Martinson of Independent School District 11 (Anoka-Hennepin Schools) has signed off on the application.

3. That the Subject Property is zoned Public/Quasi-Public District (P) and is approximately 53.05 acres in area.

4. That the Permittee is proposing to excavate material from the Subject Property for storm water management purposes as guided by the Lower Rum River Watershed Organization.

5. That the grading and excavation work will not commence until after the school year is over for safety purposes.

6. That the Planning Commission held a public hearing on May 26, 2022, and recommended ____ of the permit.

7. That the City Council reviewed the permit on June ___, 2022.

FINDINGS OF FACT

1. That the excavating and grading will not be unduly dangerous or detrimental to persons residing, working, or attending school on the Subject Property or in the area.

2. That the excavating and grading will be harmonious with and in accordance with the specific objectives of the comprehensive plan.

3. That the excavating and grading will 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 excavating and grading will not be hazardous to existing or future neighboring uses.

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

6. That the excavating and grading 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 excavating and grading 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.

8. That the excavating and grading will be consistent with the intents and purposes of the Zoning Chapter.

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

1) That the Ramsey City Council hereby grants approval of an Interim Use Permit for excavating and grading work on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for excavating and grading activity, to create a stormwater retention basin on the **Subject Property**, for no more than one year from the date of approval.

2. That the **Permittee** shall obtain all necessary permits on the **Subject Property** and conditions therein.

3. That the **Permittee's activities** shall be in compliance with the Civil Plans presented to the Council dated March 7, 2022, as revised per Engineering comments for modifications to a storm pipe and the inclusion of a safety bench.

4. That the **Permittee** shall provide City Staff a haul route for the vehicles and that the vehicles must follow that route. The route shall be Nowthen Boulevard to St. Francis Boulevard to Bunker Lake Boulevard and then to Sunwood Drive.

5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit, including street sweeping any street where material is spilled during hauling.

6. 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.

7. That this **Permit** shall automatically expire if the use is not initiated by June 14, 2023 and conducting the city-hosted pre-construction meeting shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the ___ day of June, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **6. 4.**

Meeting Date: 05/26/2022

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Site Plan, Preliminary Plat, and Variance Request for a New PACT Charter School 6-12 Grade Campus at 7633 161st Avenue NW (Project No. 22-107): Case of JB Vang

Purpose/Background:

The City has received an application from JB Vang (the "Applicant") for a Site Plan, Preliminary Plat, and Variance related to a proposed new 6-12 grade campus at 7633 161st Avenue NW (the "Subject Property") for PACT Charter School ("PACT"). PACT would continue school operations at their current location (7250 East Ramsey Parkway) for grades K-5. In February of this year, the Planning Commission conducted a Public Hearing concerning a requested Comprehensive Plan Amendment and Zoning Amendment to re-guide and rezone a portion of the Subject Property to accommodate the proposed school use. In March of 2022, the City Council did approve both the Comprehensive Plan Amendment and Zoning Amendment, contingent upon approval of the Preliminary Plat.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for Site Plan, Preliminary Plat, and Variance consideration and the Public Hearing to be held by the Planning Commission on May 26, 2022. A notice of the Public Hearing was also published in the Anoka County UnionHerald, the City's official newspaper.

Observations/Alternatives:

General Summary and Background Information

The Subject Property is approximately thirty-three (33) acres in size and is located at the northeast corner of Variolite Street and 161st Avenue. As noted above, the City Council approved a Comprehensive Plan Amendment and Zoning Amendment in March of this year, re-guiding and rezoning the western eighteen (18) acres of the Subject Property to Public/Institutional (from Low Density Residential) and Public/Quasi-Public (from R-1 Residential (MUSA) - 80), contingent upon approval of the Preliminary Plat. The Subject Property abuts Central Park to the west and abuts residential parcels to the north, zoned R-1 Residential (Rural Developing), is across the street from residential properties to the south (R-1 Residential Rural Developing) and east (R-1 Residential MUSA - 80). The plat would create one buildable lot for PACT, dedicate about 0.90 acres as parkland, and create two (2) outlots that would be retained by the property owner (Saint Katharine Drexel Church).

Preliminary Plat

The proposed subdivision would create four (4) parcels: a 0.90 acre parcel to be dedicated to the City as parkland (northeast corner of plat, abutting Central Park); a 17 acre buildable lot for the proposed school; two (2) outlots, one of which will be the site of a new church (this is not part of this project, but that is the intended future use). The proposed plat meets all the bulk standards in terms of lot size, lot width, and lot depth.

Site Plan

The proposed school facility has a building footprint of approximately 73,000 square feet and would be two (2) stories. The proposed height would be less than thirty-five (35) feet, which is the maximum allowed. Parking would be provided on all four sides of the school. The proposal also includes an athletic field north of the school, track and field areas. The building appears to exceed all required setbacks from property lines, as do the proposed parking and maneuvering areas, with the exception of the eastern property boundary (common lot line between the school and

the future church site). Thus, the application includes a request for a Variance to the thirty-five (35) foot setback from the residentially zoned land.

Building Architecture
The exterior finish of the school will include a combination of color integrated precast concrete panels, a small percentage of metal panelling as an accent, and windows. Additionally, a waste enclosure is also proposed and would consist of Concrete Masonry Units (CMUs) with composite wood decking boards for a gate. The exterior finish materials meet the standards of the B-1 General Business District.

Streets and Access
There are no new roads proposed. The Subject Property is between Armstrong Boulevard (Minor Arterial) and Variolite Street (Major Collector) and will be accessed from 161st Avenue (a Municipal State Aid or MSA street, designed or intended for higher volumes of traffic). There are two (2) proposed access points on 161st Avenue. The eastern access will serve as the bus entrance and ingress/egress for pick-up/drop-off and staff parking. The western access will serve as the bus exit and ingress/egress for the student drivers. A third access was shown as part of the Conceptual Site Plan in February of this year, but that has since been eliminated.

A ten (10) foot wide bituminous trail will be required from Variolite Street to the eastern boundary of Central Park. Furthermore, a pedestrian connection from this trail to the school entrance should be incorporated. If the installation of the public trail results in significant tree loss in this greenspace, Staff would recommend installation of a 3-4 foot tall berm that is densely landscaped. This would help provide some visual relief for the neighbors south of 161st Avenue,

Traffic Analysis
A Traffic Impact Study (TIS) was completed by SRF Consulting Group. The study assessed current and anticipated Levels of Service (LOS) at multiple intersections as far away as 175th Avenue and Nowthen Boulevard and Alpine Drive and Ramsey Boulevard. The draft TIS, which is attached to the case, concluded that no significant, negative traffic impact on the supporting roadway system would result from the development of the PACT Charter School campus and that no specific road improvements would be needed.

City Staff reviewed the draft TIS and submitted review comments to the developer and will review the final TIS upon receipt. The most significant comments submitted by Staff were to change the future intersection controls at Alpine Drive and Armstrong Boulevard from a side-street STOP controlled intersection to a single-lane roundabout, which Anoka County proposes to construct in 2023, and to explore whether the length of the existing left-turn lane for northbound Variolite at 161st Avenue will be adequate post-development.

Parking
The Applicant provided a summary of parking needs and proposed parking. At full capacity, PACT anticipates a student population of 790 students, 130 full-time faculty and staff, and another roughly 30 part-time staff. PACT anticipates about fifteen percent (15%) of the student population will drive themselves to school with the remainder of the students riding the bus (60%) or getting dropped off and picked up by parents (25%). The Site Plan includes a total of 291 parking stalls. While City Code does not specifically address parking requirements for schools, this does seem reasonable.

The Applicant's narrative also indicates that there are ongoing discussions with Saint Katharine Drexel Church about the possibility of shared parking for events. The typical operating hours of the two uses would be offsetting and thus, this seems like a reasonable approach to accommodate various events. A Shared Parking Agreement would need to be executed and recorded against both properties.

Tree Preservation and Landscaping
The Environmental Policy Board (EPB) reviewed the natural resources elements of the request at their May 16, 2022 meeting. The EPB did recommend approval of these aspects of the project with certain contingencies. First, was that there should be a greater attempt to preserve some of the oak forest area in the northeast part of the school site. The EPB felt this would assist in addressing concerns raised by neighbors about light and noise from the athletic field. Secondly, the EPB recommended that reforestation, rather than restitution, be the primary tool to

satisfy the tree preservation requirements (necessary because tree removals exceed 70%). Again, their reasoning was that additional plantings could be strategically located throughout the site to try and mitigate concerns of surrounding neighbors. Finally, the EPB was supportive of the installation of some of the plantings in Central Park should there not be sufficient space on the Subject Property.

Lighting
A Photometric Plan was submitted for both the area around the school as well as the athletic field. It shows that at the perimeter of the property, where it abuts or is across from existing residential properties, the lighting will be less than one (1) footcandle at ground level. Traditional parking lot lighting will be utilized around the school. There will be four (4) eighty (80) foot tall light structures to illuminate the athletic field (when in use). These fixtures will include glare shields to aid in focusing the light on the playing areas. The lighting standards in City Code appear to have been designed for parking areas, signs, and around buildings (security lighting) and do not directly address the lighting typically used for athletic fields. Based on the Photometric Plan, it appears that light trespass appears to be minimized adjacent to existing residential properties.

Noise
An analysis of potential noise from the athletic field use is needed. The only information in the submittal is a note that the speakers for the PA system will be mounted adjacent to the bleachers to try and direct the noise away from the residential properties to the north. Noise concerns have been noted since the public house that was held on February 24, 2022. Data analysis of the proposed PA system, crowd noise, typical duration of noise, etc. is necessary. The City and school may wish to identify a time afterwhich the PA system would not be utilized as a good faith gesture to the surrounding neighborhood.

Variance
As noted previously, the parking and maneuvering area along the eastern boundary does not meet the thirty-five (35) foot setback requirement from residentially zoned property. The property to the east, which is Outlot B on the plat, is presently vacant and is being retained by Saint Katharine Drexel Chuch as the site for their future new church. PACT and Saint Katharine Drexel Church are in discussions about shared parking between the uses to accommodate large events. If the church utilizes this area for parking in the future, it does not seem reasonable to require it to be further away from the property line.

Alternatives
Alternative 1: Approve the variance to the parking/maneuvering area setback from residentially zoned land and recommend approval of the Site Plan and Preliminary Plat. The City Council has already approved a Comprehensive Plan Amendment and Zoning Amendment to allow this type of use in this location. A noise analysis is still needed so the City can assess the potential noise and whether it would be compliant with state standards. While plan revisions are needed, which is the case with most projects at this stage, that can be a contingency of approval. Staff would support this alternative.

Alternative 2: Approve the variance to the parking/maneuvering area setback from residentially zoned land but table action on the Site Plan and Preliminary Plat until the noise analysis is provided and revised plans are submitted. If the Planning Commission prefers these items be provided, potentially consider moving the project forward to City Council with the contingency that these items are submitted to and reviewed by City Staff prior to adding this project to a future City Council agenda. Staff is not opposed to this alternative.

Alternative 3: Deny the variance and recommend denial of the Site Plan and Preliminary Plat. The requested variance is reasonable and the Preliminary Plat and Site Plan generally conform with City Code. While there are necessary plan revisions, it would be premature to deny the project without providing the Applicant an opportunity to revise plans in accordance with applicable codes. Staff does not support this alternative.

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

Recommendation:

Staff recommends approving the Variance, Site Plan, and Preliminary Plat contingent upon compliance with Staff review comments and providing an analysis of projected noise related to the athletic field activities.

Action:
Motion to adopt Resolution #22-XXX approving a variance to the parking and maneuvering area setback from residentially zoned property.

-and-

Motion to recommend City Council approve the Site Plan and Preliminary Plat.

Attachments

Site Location Map
Applicant Narrative
Preliminary Plat with Comments
Final Plat
Site Plan with Comments
Demolition Plan with Comments
Paving Plan with Comments
Grading Plan with Comments
Utility Plan with Comments
Tree Preservation Plan with Comments
Landscape Plan with Comments
Photometric Plan with Comments
Draft Traffic Impact Study
Planning Review Memo
Resolution #22-124: Variance
Resolution #22-125: Site Plan, Preliminary Plat, and Final Plat

---

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Chris Anderson	05/19/2022 11:47 AM
Chris Anderson (Originator)	Chris Anderson	05/19/2022 11:48 AM
Bruce Westby	Bruce Westby	05/19/2022 12:46 PM
Brian Hagen	Brian Hagen	05/20/2022 11:35 AM
Form Started By: Chris Anderson		Started On: 05/18/2022 02:05 PM
Final Approval Date: 05/20/2022		



Site Location Map

7633 161ST AVE NW

16-32-25-24-0002

Legend

Site

Parcels

N

Print Date: February 17, 2022

0 1,000 2,000 Feet

April 28, 2022

Brian Hagen
Deputy City Administrator & Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: PACT CHARTER SCHOOL – LAND USE APPLICATION - SUMMARY

Dear Mr. Hagen,

On behalf of PACT Charter School, we are pleased to submit to you PACT's proposed development plans for a 6th through 12th grade, public charter school located at 7633 161st Ave NW, Ramsey, MN 55303.

PACT is currently under contract to acquire approximately 18 acres of the westerly portion of the site located at PACT intends to construct a new schoolhouse approximately 115,000 square feet in size with associated site improvements. This building and site size have been established by PACT Charter School and the project team to meet the needs of their full enrollment projections. Full enrollment will not be reached until the end of the fifth year of operations at this proposed facility.

PACT Charter School (PACT) is a K-12 public charter school located in Ramsey, MN and has been in operation at its current site since 2004.

On February 24th, 2022, PACT held a public, open-house meeting where they invited community members to give their input on the Sketch Plan of the new schoolhouse. That evening the Planning Commission held a public meeting to discuss the Sketch Plan and motioned to recommend approval of a Comprehensive Plan Amendment and Zoning Amendment with the contingency that the proposed project passes its Site Plan Review and Plat Land Use Applications. On March 8th, 2022, Ramsey's City Council held a public meeting and approved the rezoning of the school's 18 acres portion from R1-MUSA to Public/Quasi Public and approved the Comprehensive Plan Amendment with the contingencies. JB Vang, on behalf of PACT, is submitting to you now the corresponding land use applications:

- Preliminary and Final Plat Applications
- Site Plan Review Application
- Variance Application of a sideyard setback

Our team of architects, civil engineers, geotechnical engineers, environmental engineers, and surveyors have been working diligently with PACT and city staff on developing the details to these applications while taking into careful consideration input received from previous public meetings.

We firmly believe the plans presented in this application definitively address all the areas of concern, especially as it relates to stormwater runoff, noise and light pollution, traffic, parking, and adequate building/site sizing.

Stormwater:

The proposed stormwater design primarily consists of catch basins in parking lots that connect to underground storm water piping. The building roof drains also connect to underground stormwater piping. The underground piping then directs the water to the infiltration basin in the northeastern portion of the site. The infiltration basin is located at a minimum 16.5' from the western edge of the wetland which complies with City and Lower Rum River Management Organizations (LRRWMO) requirements.

The proposed stormwater design will comply with the City of Ramsey's and Lower Rum River Management Organizations (LRRWMO) Stormwater Management rules.

Noise & Light:

As part of PACT due diligence our project team conducted a review of the City of Ramsey's noise and light ordinance. It was determined along with city staff that there were no specific ordinances as it relates to field lighting and field noise. With guidance from staff, the school's engineers are designing all site improvements to align with designs other municipalities follow.

With the advancement of photometrics in LED lights, there has been a dramatic decrease in the amount of light trespass of exterior lighting. The attached photometric drawing shows our proposed plan for lighting and illustrates there will NOT be light trespass across adjacent property lines. Glare shields will also be provided for the playing field lighting fixtures to further mitigate light trespass beyond the playing field.

As for the noise generated by the school during events, the school anticipates the noise would be similar and comparable to the activities that currently exist at Central Park, albeit scheduled less frequently. The school programs approximately eight to ten games that run from August to November and a few events from April to June. The playing field sound system speakers will be mounted adjacent to the bleachers and in a way that directs the sound directly towards the bleachers and away from the adjacent properties to the north. The scoreboard will be located at the north end of the playing field so that the audio and visual display is directed to the south away from the properties to the north.

Traffic:

As requested by staff, JB Vang has commissioned a traffic study from SRF Consulting to assess the potential traffic impacts of the PACT development. This analysis also took into consideration a potential, future church development to be located immediately east of the PACT site as requested by staff. The study has concluded the development of PACT proposed plans with a potential church user directly to the East will NOT negatively impact the performance of surrounding intersections. Please reference the traffic report for further information.

Concern was also raised about the safety and sight lines of a proposed drive lane accessed off Variolite Street. Our project team has reviewed these concerns and determined this access can be removed without negatively impacting the performance and circulation of traffic flow of PACT operations. PACT has decided to remove this proposed drive lane and curb cut to address this area of concern.

Parking:

Student enrollment at the new facility is planned to reach approximately 790 students over a 5-year period. PACT Charter School anticipates most of its student population will use Bus drop-off and pick-up, Parent drop-off and pick-up and Student drivers. PACT anticipates 60% (474 students) of the students will utilize 12-14 traditional, yellow, full-size or short-size buses for school transit at this time. PACT anticipates 25% (198 students) will be parent drop off and pick up and the remaining 15% (119 students) will be student drivers. PACT anticipates approximately 130 full time school faculty and staff members with an additional 30 part time faculty. There are currently 293 parking stalls on the Site Plan which would adequately accommodate the school's needs.

Our parking requirements are calculated at full enrollment as follows:

Parking Calculation	Required
Staff FTE Parking	130
Staff Part-Time Parking	15
Student Parking	119
Visitor Parking	10
Total Required Parking	**274**
Total Parking Provided	**293**
Over (Under)	**19**

The City of Ramsey zoning does identify requirements for parking associated with assembly uses. PACT development plans for assembly spaces include proposed seating capacities of 700 gym bleacher seats, 700 field bleacher seats, and 350 auditorium seats. PACT does not anticipate an overlap in scheduling of these spaces. The City of Ramsey requires 1 parking stall per 5 lineal feet of seating for assembly uses. The gym will have approximately 1,200 linear feet of interior seating requiring less than 240 spaces.

PACT is also in current conversation with the Seller of this property to put in place a shared access agreement across PACT property and the seller's remaining 15-acres. The seller is planning to develop a church on their property. The hours of operation between the two pair well to consider a shared parking arrangement for parking overflow.

Building:

The proposed new building for PACT is approximately 32' maximum in height. Exterior wall materials and finishes, in accordance with the B-1 General Business District standards, consist primarily of pre-cast concrete wall panels with a mix of integrally colored exposed aggregate panels and smooth precast wall panels with field applied penetrating colored stain. The building will have dark anodized storefront window frames and low-e insulated glazing into most occupied spaces in the building.

The Minnesota Department of Education reviewed PACT's proposed plans at this site through the formal Review & Comment process as required by the State. PACT received formal approval from MDE on March 15, 2022, for these expansion plans which included reference to the proposed site plan and floor plans.

Setbacks:

The PACT building location and setbacks to the property lines comply with all building setbacks identified in the B-1 General Business District standards. The southernmost building edge is 103' from the southern expanded right of way.

Generally, setbacks to most parking surfaces comply with the B-1 General Business District standards. The southernmost parking is set back along the south property line at least 22' from the southern expanded right of way. The parking lot setback along the west property line is 10' The parking lot set back along the east property line is 10'. This requires a variance since B-1 requires 35'.

The City of Ramsey zoning ordinance 117-364 requires a minimum of 40' setback from the North Property Line. The civil drawings show a 50' setback from the neighbors on the north side and the school plans to retain some existing mature trees and plant future trees to help block and shield any flood light on the north side.

Landscaping:

The enclosed landscaping plans identify the city ordinance required plantings and tree replacement.

Other:

Park Dedication: In coordination with our project team and city staff, PACT is now dedicating land as the requirement for park dedication in lieu of providing park dedication fees. This dedication is reflected in the preliminary and final plat drawings.

161st ROW: It is our understanding that the city will upgrade 161st Avenue Northwest. The civil drawings show the expanded 80' ROW that anticipates the future construction of a 10' bituminous path.

We look forward to reviewing these proposed plans with the City of Ramsey. Please let us know if you have any questions.

Thank you,

Justin Fincher
Development Manager
JB Vang

Land Use Application

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

Applicant Contact Information

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

Name:	Justin Fincher		
Street Address:	1335 Pierce Butler Route		
City, State, ZIP:	Saint Paul, MN 55104		
Home Phone:		Work Phone:	651-925-6423
Email:	jjfincher@jbvang.com	Fax Number:	
Name of Business (if applicable):	JB Vang Partners		
Business Address (if applicable)	1335 Pierce Butler Route		
Business City, State, ZIP	Saint Paul, MN 55104		
Business Phone:	651-925-6423	Business Fax:	

Subject Property Information

(Location of Application)

Address	7633 161st Ave NW, Ramsey, MN 55303
PIN	16-32-25-24-0002
Legal Description	(see attached)
Zoning District	Condititional rezone to Public/Quasi Public

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

Property Owner Information

(If different than Applicant)

Name:	The Church of St. Katharine Drexel		
Street Address:	7101 143rd Ave NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	
Email:	pjaroszeski@stkdcc.org	Fax Number:	

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

(see attached)

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

Applicant Signature		Co-Applicant Signature	
Printed Name	Justin Fincher	Printed Name	Josh Nyquist
Title	Vice President of Development	Title	Executive Director, Bldg Ops at PACT
Date	4/27/2022	Date	4/27/2022

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

Property Owner Signature		Property Owner Signature	
Printed Name	Fr. Paul Jaroszeski	Printed Name	
Title	Father	Title	
Date		Date	

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

Property Owner Information

(If different than Applicant)

Name:	The Church of St. Katharine Drexel		
Street Address:	7101 143rd Ave NW- Suite G		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:		Work Phone:	763-323-4424
Email:	pjaroszeski@stkdcc.org	Fax Number:	

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

(see attached)

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

Applicant Signature		Co-Applicant Signature	
Printed Name	Justin Fincher	Printed Name	Josh Nyquist
Title	Vice President of Development	Title	Executive Director, Bldg Ops at PACT
Date	4/27/2022	Date	4/27/2022

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

Property Owner Signature	Fr. Paul Jaroszeski	Property Owner Signature	
Printed Name	Fr. Paul Jaroszeski	Printed Name	
Title	Pastor	Title	
Date	4/27/2022	Date	

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

On behalf of PACT Charter School, we are requesting the following Land Use Applications:

PLAT – PRELIMINARY PLAT & FINAL PLAT

The Applicant is proposing to split the single 33.18 Acres parcel into two separate parcels of 18 acres and 15.18 Acres with the intent of PACT purchasing the western, 18 acres. The remaining 15.18 acres will remain as two outlots. The Applicant is requesting approval of both Preliminary and Final Plats through this Land Use Application.

SITE PLAN REVIEW

The Applicant is submitting this Site Plan Review application as it relates to PACT proposed development plans on the 18 acres of land referenced in this current PLAT – Land Use Application. ALL required architectural and engineering drawings and analysis has been completed per the Site Plan Review application checklist. In addition to these items, the Applicant has provided additional information as requested by Staff.

VARIANCE

The Applicant is requesting a Variance of required setbacks as it relates to PACT's proposed parking lot at the proposed eastern property line of the proposed 18-acre lot of this PLAT – Land Use Application. Setbacks for a B-1 Business District, Off-Street Parking and Paving has a 30-foot setback requirement. The Applicant is proposing a 10-foot setback at the eastern proposed property line. The Applicant is coordinating with the Seller of the 30-acre lot to put in place a Shared Parking Agreement. This will be beneficial to both PACT Charter School and the Seller provided their typical "opposite" hours of operation. This is partially what is driving the need for this setback Variance.

JB Vang Partners, Inc. | 1335 Pierce Butler Route | St. Paul, MN 55104
M: 651.645.5500 | F: 651.645.3907 | www.jbvang.com

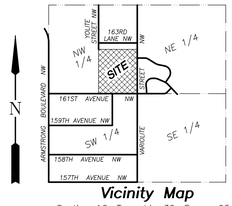
Preliminary Plat of:
PACT ADDITION

NOTES

* Bearings shown are based on the Anoka County Coordinate System.
* Utilities shown are from information furnished by the City of Ramsey and respective utility companies in response to Gopher State One Call Ticket No. 220030507 and are verified where possible.
* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
* Area = 1,445,639 square feet (33.19 acres).
* Existing Zoning: R-1 MUSA.
* Proposed Zoning for Lot 1, Block 1: Public/Quasi-Public.
* This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Number 27003C0165E dated December 16, 2015.

AREAS

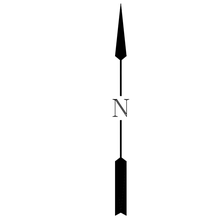
Total: 1,512,412 square feet (34.72 acres)
Lot 1, Block 1: 742,439 square feet (17.04 acres)
Outlot A: 357,464 square feet (8.21 acres)
Outlot B: 277,963 square feet (6.38 acres)
Park: 32,953 square feet (0.76 acre)



Vicinity Map
Section 16, Township 32, Range 25
No Scale

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.



0 30 60 120 180
Scale in Feet

LEGEND

- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd — Hydrant
- GV — Gate Valve
- MH — Manhole
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- E — Electrical Transformer
- C — Communications Pedestal
- EM — Electric Meter
- Concrete Surface
- Bituminous Surface
- Cable Fence

OWNER

The Church of Saint Katharine Drexel
7101 143rd Avenue Northwest
Ramsey, Minnesota 55303
Attention: Father Paul Janoszeski
Email: pjaroszeski@stkdoc.org

DEVELOPER

PCS Building Company
7250 East Ramsey Parkway Northwest
Ramsey, Minnesota 55303
Attention: Josh Nyquist
Email: jnyquist@pactcharter.org

ARCHITECT

Pope Architects
1295 Bandana Square
Suite 200
St. Paul, Minnesota 55108
Phone: 651-789-1638
Attention: Raphael Ister
Email: rlister@popearch.com

ENGINEER

Larson Engineering
3524 Labore Road
White Bear Lake, MInnesota 55110
Attention: Eric Meyer
Phone: 651-888-8112
Email: emeyer@larsonengr.com

SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Attention: Greg Gentz
Phone: 651-337-6726
Email: ggentz@rehder.com

PROPERTY DESCRIPTION

Parcel A:

That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

Parcel B:

Appurtenant easement for drainage purposes as contained in Drainage Easement Agreement dated July 17, 2006, filed November 18, 2008 as Document Number 496687.003.

Torrens Property

Property ID: 16-32-25-24-0002

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 25th day of April, 2022

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 224-3291.010

PACT Charter School Preliminary Plat 4-25-22.pdf V1 - Changemark Notes (1 Note)

1 - D&U Easement width

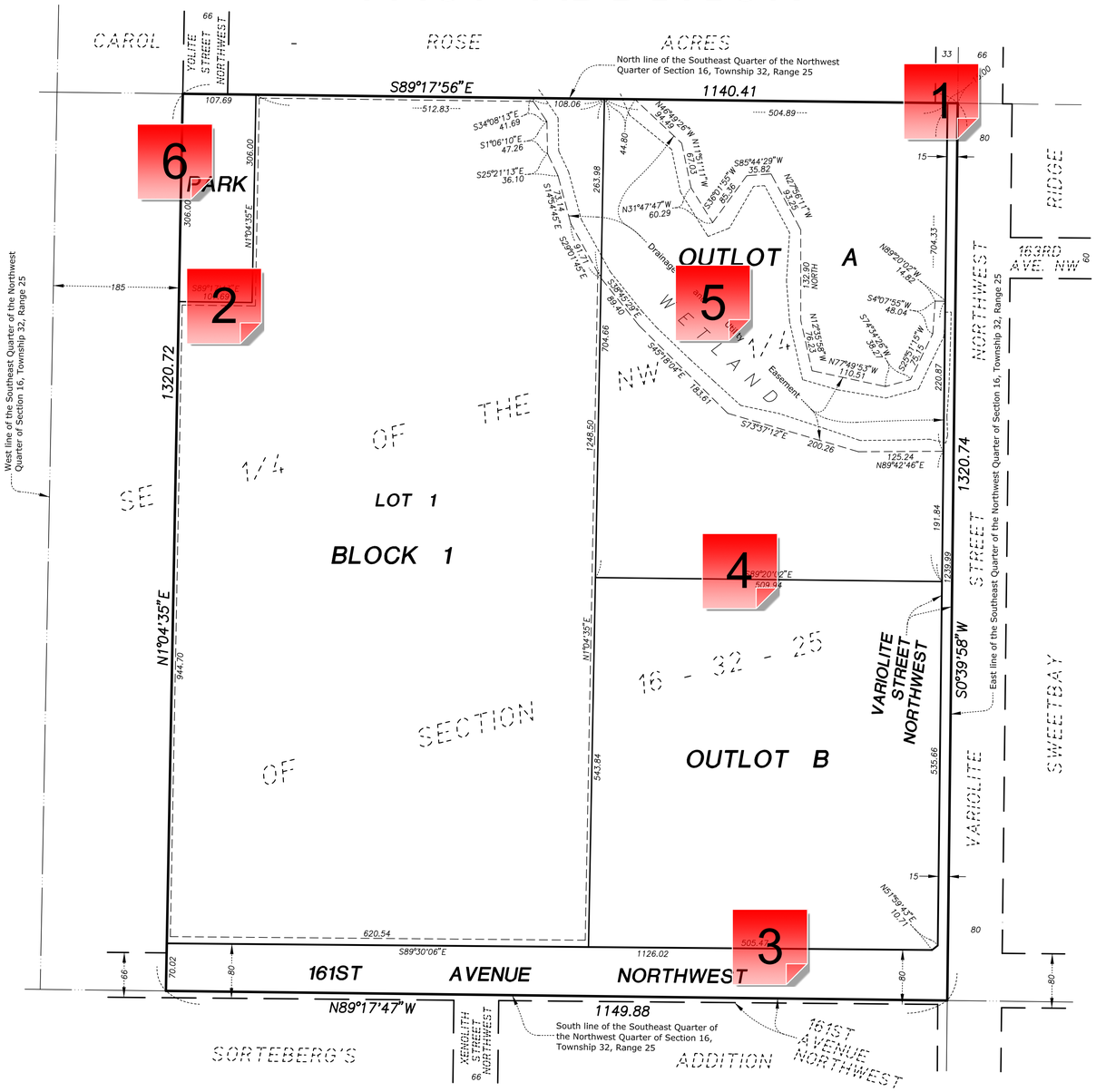
Created by: Joe Feriancek
On: 05/13/2022 02:23 PM

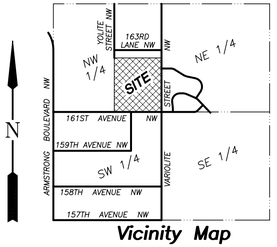
Adjacent to other plats, the D&U Easement width is required to be 10-feet.

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

PACT ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECTION 16, TOWNSHIP 32, RANGE 25





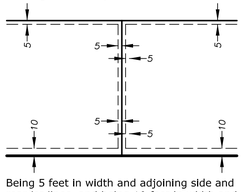
Vicinity Map
Section 16, Township 32, Range 25
No Scale

Bearings are based on the East line of the Southeast Quarter of the Northwest Quarter of Section 16, Township 32, Range 25 having a bearing of S0°39'58"W.

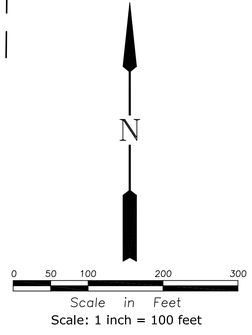
- ● Denotes iron monument found.
- ○ Denotes 1/2 inch by 14 inch iron pipe set and marked by Minnesota License No. 22036.
- ⊗ Denotes PK nail set.

Wetlands shown delineated by Kjolhaug Environmental Services Company, Inc. in January, 2022.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining side and rear lot lines, and being 10 feet in width and adjoining right of way lines unless otherwise shown.



Scale: 1 inch = 100 feet

KNOW ALL PERSONS BY THESE PRESENTS: That The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, owner of the following described property:

That part of the Southeast Quarter of the Northwest Quarter lying East of the West 185 feet of said Southeast Quarter of the Northwest Quarter, Section 16, Township 32, Range 25, Anoka County, Minnesota.

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

In witness whereof said The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, has caused these presents to be signed by its proper officer this ____ day of _____ , 202__.

THE CHURCH OF SAINT KATHARINE DREXEL, RAMSEY, MINNESOTA

_____
Paul Jaraszeski, Pastor

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ , 202__ by Paul Jaraszeski, Pastor of The Church of Saint Katharine Drexel, Ramsey, Minnesota, a Minnesota religious corporation, on behalf of the corporation.

Signature _____

Printed _____

Notary Public, _____ County, _____

My Commission Expires _____

I Gary C. Huber 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 _____ , 202__.

_____
Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____ , 202__ , by Gary C. Huber.

Signature _____

Printed _____

Notary Public, _____ County, _____

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of PACT ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 202__ , 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 _____ , 202__.

By _____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 202__ 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 _____ , 202__.

_____
Property Tax Administrator

By_____ , Deputy

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

I hereby certify that this plat of PACT ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 202__ at ____ o'clock ___.M., and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By_____ , Deputy

Rehder and Associates, Inc.

PACT Charter School final plat 4-25-22.pdf V1 - Changemark Notes (6 Notes)

1 - Changemark note #01

Status as of 05/13/2022 12:46 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:46 PM
Type: Action
State: For Discussion

Line up the western ROW line to the north. Taper back to the south line of 163rd Ave NW (to the east).

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

2 - Changemark note #02

Status as of 05/13/2022 12:48 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:48 PM
Type: Action
State: For Discussion

It appears that the west bleachers will be close to the property line. There isn't any need for this D&U, so it should be eliminated around Park.

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

3 - Changemark note #03

Status as of 05/13/2022 12:49 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:49 PM
Type: Action
State: For Discussion

Please show the 10' D&U adjacent to 161st Ave now in the event that is needed with the road reconstruction project.

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

4 - Changemark note #04

Status as of 05/13/2022 12:50 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:50 PM

Type: Action
State: For Discussion

Why two outlots? It probably should just be one big outlot now and then split further once the Church is ready to develop.

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

5 - Changemark note #05

Status as of 05/13/2022 12:52 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:52 PM
Type: Action
State: For Discussion

Is the D&U covering the wetland a protection strategy or does it place any sort of liability on the public to maintain it?

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

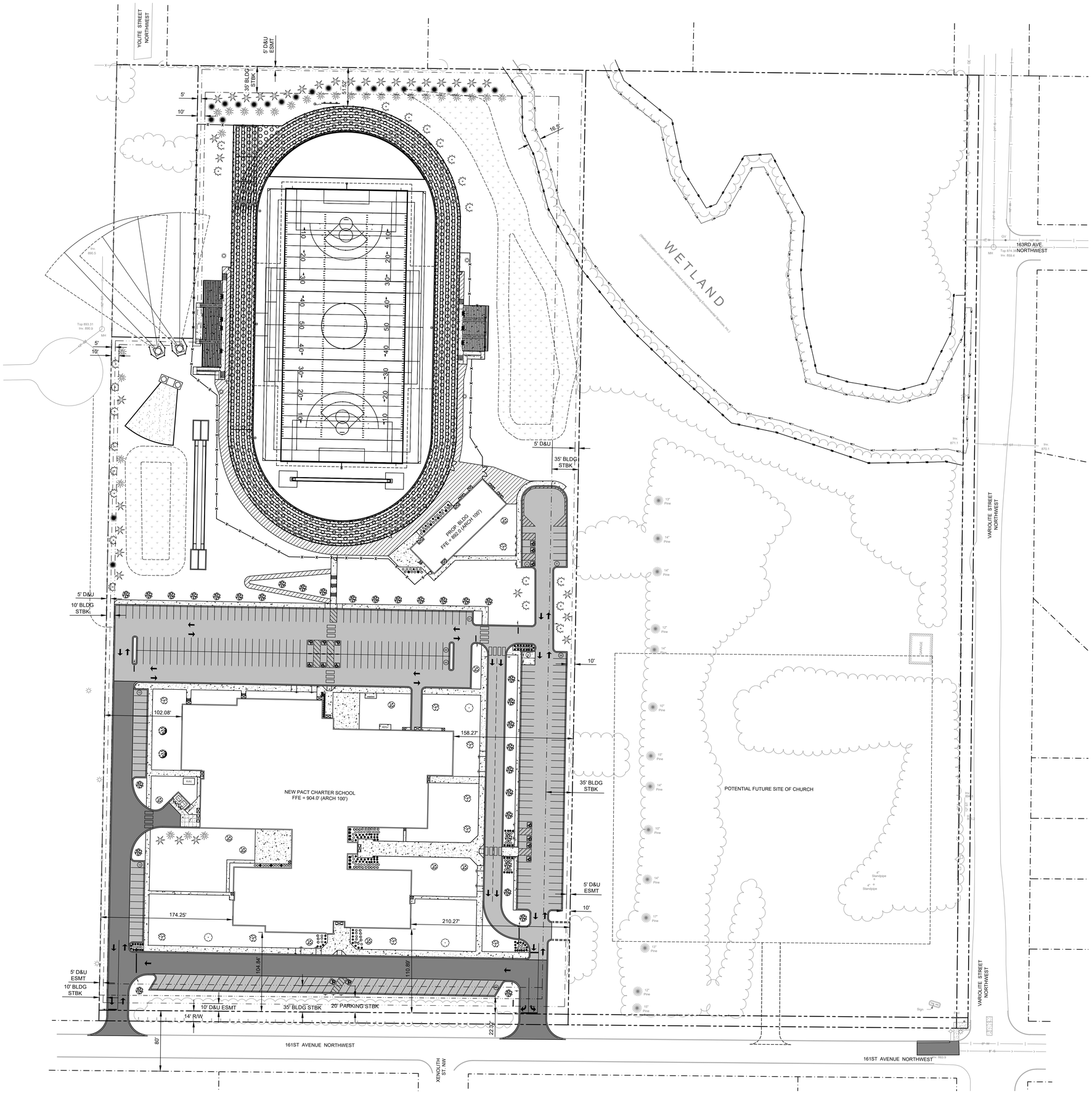
6 - Changemark note #06

Status as of 05/13/2022 12:54 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:54 PM
Type: Action
State: For Discussion

The City will need a deed for this too, not just simply dedicated in the plat.

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



SITE DATA

Original Site Area	=	18.0 acres
Right-of-Way Dedication (14')	=	0.20 acre
Developed Site Area	=	17.80 acres
Park Dedication (5%)	=	0.89 acre
Final Site Area	=	16.91 acres

Building Setbacks:
- Front Yard = 35'
- Side Yard: 10' or 35' abutting residential
- Rear Yard = 35'

Parking Setbacks:
- From Right-of-Way = 20'
- From Residential Lot = 35'
- From Park land= 0'.

School Building footprint	= 73,275 S.F.
Concession Bldg footprint	= 6,209 S.F.
Pressbox footprint	= 378 S.F.
Total structure coverage	= 79,862 S.F. (10.8% < 35%)

Parking Tabulation:

East Lot (staff)	=	78 stalls
South Lot (staff & visitor)	=	43 stalls
West Lot (student)	=	25 stalls
North Lot (student)	=	139 stalls
Fields Lot	=	10 stalls
Total	=	295 stalls

Bus Parking (South lot): 488 ft / 40' bus = 12 buses

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

OVERALL PLAN

Issues / of Revisions:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

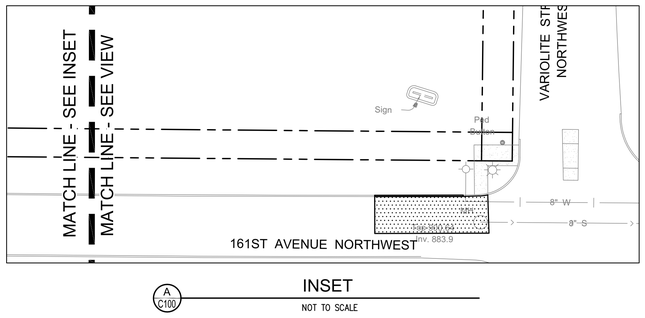
Date: 04.28.2022 Lic. No.: 44592

Submission No:	12216178
Drawn by:	KBK
Checked by:	EGM

SHEET

C000

TRUE SHEET SCALE
0" 1/2" 1"



A C100

INSET

NOT TO SCALE

DEMOLITION NOTES

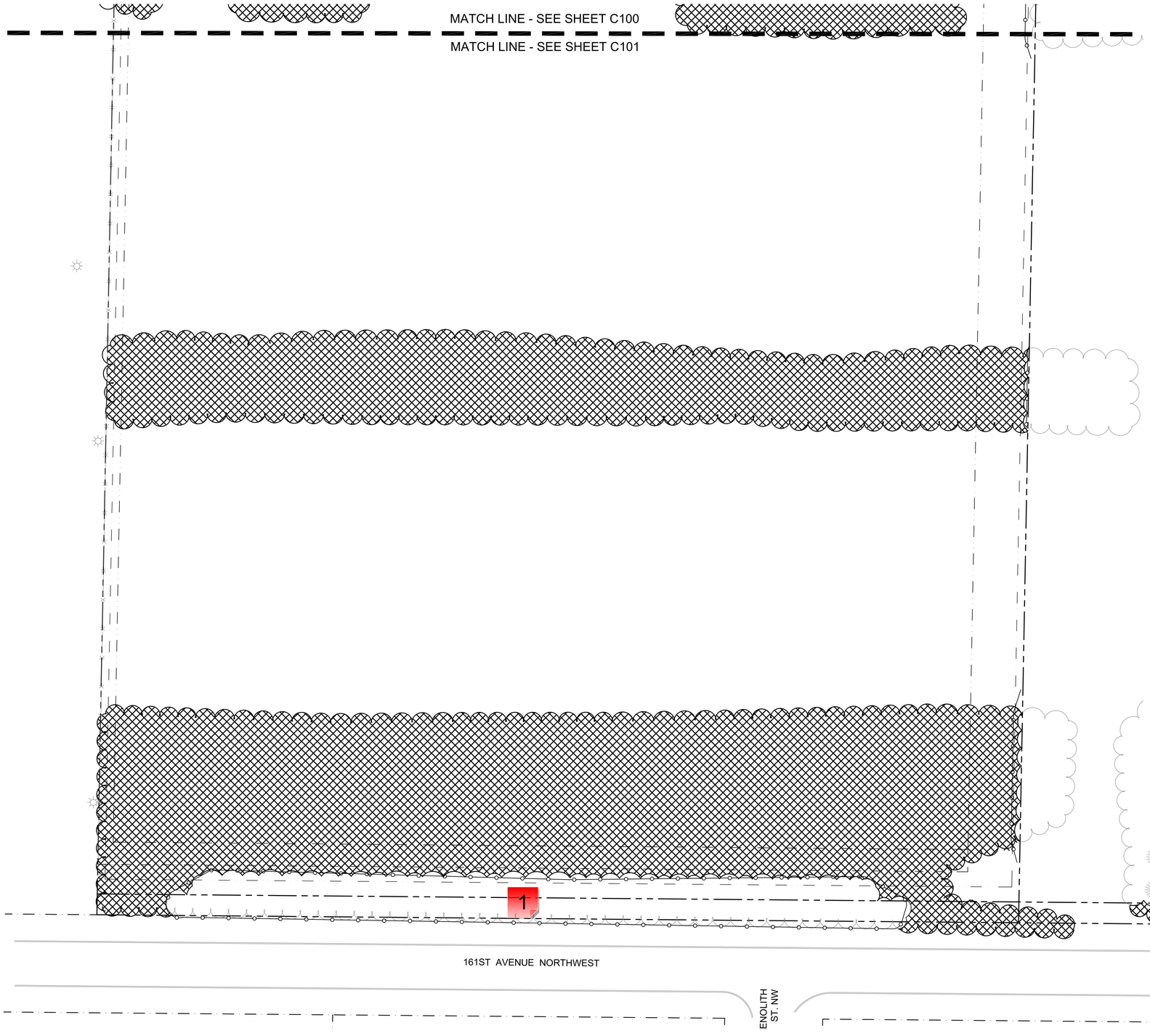
1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- CLEARING AND GRUBBING
- TREE PROTECTION

KEY NOTES

1. REMOVE AND DISPOSE OF CONCRETE PAVEMENT/CURB.
2. REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
3. CLEAR AND GRUB. SEE TREE PRESERVATION PLAN.



LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

DEMOLITION PLAN SOUTH

Insert grid Revisions

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Computer file: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C100

TRUE SHEET SCALE
0" 1/2" 1"

C100 - Demo Plan South.pdf V1 - Changemark Notes (1 Note)

1 - Trees in 161st Boulevard

Created by: Joe Feriancek
On: 05/13/2022 02:16 PM

a 10' bit trail will be required along 161st Avenue, these trees will most likely require removal.

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

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

1. REMOVE AND DISPOSE OF CONCRETE PAVEMENT/CURB.
2. REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT.
3. CLEAR AND GRUB. SEE TREE PRESERVATION PLAN.

SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- CLEARING AND GRUBBING
- TREE PROTECTION



POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

© 2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

NORTH

0 15 30 60

DEMOLITION PLAN NORTH

Issues and Revisions:

I hereby certify that this plan, specifications 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.

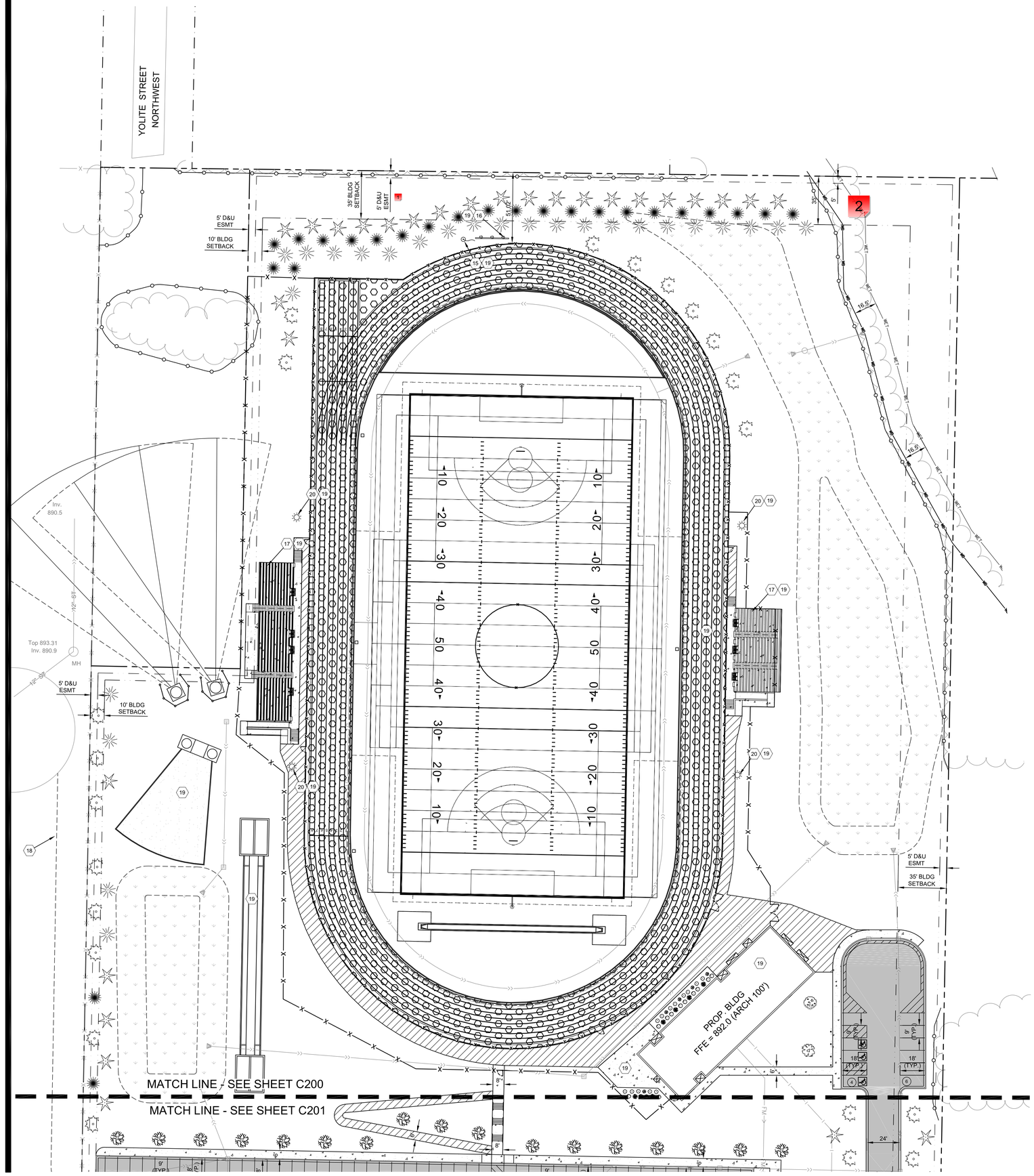
Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Project No. 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C101

TRUE SHEET SCALE
0" 1/2" 1"



SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW TRAIL BITUMINOUS PAVEMENT SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW GRAVEL/AG-LIME SEE DETAIL
- NEW CONCRETE STOOP/APRON SEE ARCH./STL.
- NEW ATHLETIC TRACK PAVING SEE DETAIL
- NATIVE GRASS AND WILDFLOWER PLANTINGS

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

KEY NOTES

1. NEW B612 CONCRETE CURB AND GUTTER
2. NEW ACCESSIBLE CURB RAMP
3. NEW LIGHT-DUTY CONCRETE PAVEMENT
4. NEW HEAVY-DUTY CONCRETE PAVEMENT
5. SEE DUST COLLECTOR, SEE MECH.
6. NEW TRANSFORMER, SEE ELEC.
7. NEW PARKING SIGN AND POST
   - _A: ADA PARKING
   - _B: ADA ACCESS AISLE
   - _C: ADA LOADING
   - _D: STOP
   - _E: DO NOT ENTER
   - _F: BUSES ONLY
   - _G: MOTORCYCLE PARKING
   - _H: LANE USE SIGN
   - _I: FIELD ACCESS ONLY, NO EXIT
8. NEW PARKING SIGN, POST, AND BOLLARD
   - _A: ADA PARKING
   - _B: ADA ACCESS AISLE
9. NEW DUMPSTER ENCLOSURE, SEE ARCH
10. NEW 3.5' TALL CHAINLINK FENCING
11. NEW 6' TALL CHAINLINK FENCING
12. NEW BIKE RACK
13. NEW CONCRETE STAIRS
14. NEW MONUMENT SIGN
15. NEW FLAGPOLE
16. NEW SCOREBOARD
17. NEW GRANDSTANDS
18. FUTURE POTENTIAL PARK CONNECTION
19. FUTURE IMPROVEMENT
20. SEE ELECTRICAL

NORTH

0 15 30 60

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

PAVING PLAN NORTH

Issue / Revision

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Permission No. 12216178
Design by: KBK
Checked by: EGM

SHEET
C201

TRUE SHEET SCALE
0" 1/2" 1"

C201 - Paving Plan North.pdf V1 - Changemark Notes (2 Notes)

1 - D&U Easement

Created by: Joe Feriancek
On: 05/13/2022 02:19 PM

adjacent to other plats, the Drainage and Utility Easement is required to be 10-feet wide, not 5.

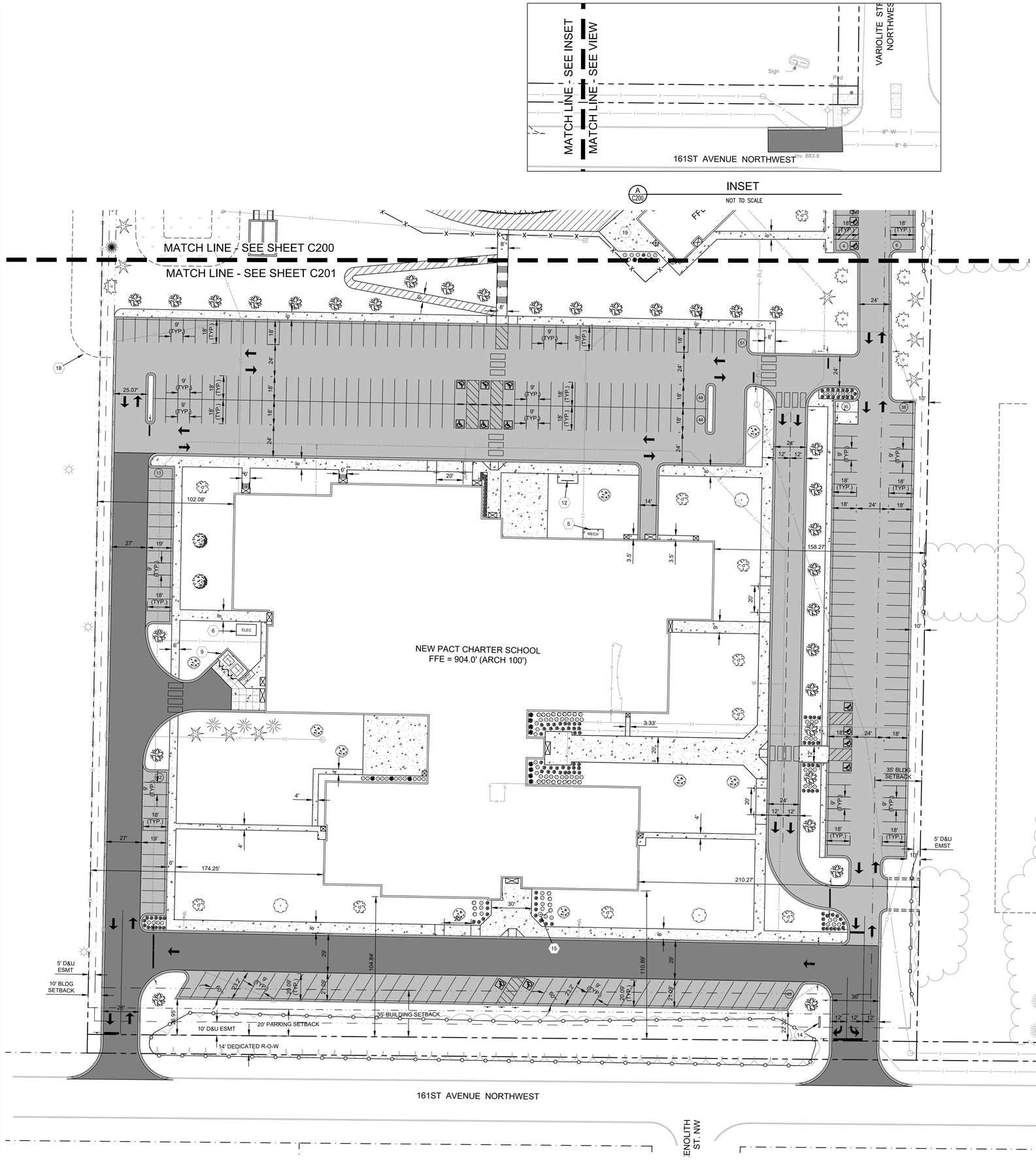
--------- 0 Replies ---------

2 - Wetland Buffer

Created by: Joe Feriancek
On: 05/13/2022 02:20 PM

The drainage & utility easement must encumber the wetland and 16.5' wetland buffer.

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



SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW TRAIL BITUMINOUS PAVEMENT SEE DETAIL
- NEW LIGHT-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW HEAVY-DUTY CONCRETE PAVEMENT SEE DETAIL
- NEW GRAVEL/AG-LIME SEE DETAIL
- NEW CONCRETE STOOP/APRON SEE ARCH/STRL.
- NEW ATHLETIC TRACK PAVING SEE DETAIL
- NATIVE GRASS AND WILDFLOWER AREA

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

KEY NOTES

1. NEW B612 CONCRETE CURB AND GUTTER
2. NEW ACCESSIBLE CURB RAMP
3. NEW LIGHT-DUTY CONCRETE PAVEMENT
4. NEW HEAVY-DUTY CONCRETE PAVEMENT
5. SEE DUST COLLECTOR, SEE MECH.
6. NEW TRANSFORMER, SEE ELEC.
7. NEW PARKING SIGN AND POST
   - _A: ADA PARKING
   - _B: ADA ACCESS AISLE
   - _C: ADA LOADING
   - _D: STOP
   - _E: DO NOT ENTER
   - _F: BUSES ONLY
   - _G: MOTORCYCLE PARKING
   - _H: LANE USE SIGN
   - _I: FIELD ACCESS ONLY, NO EXIT
8. NEW PARKING SIGN, POST, AND BOLLARD
   - _A: ADA PARKING
   - _B: ADA ACCESS AISLE
9. NEW DUMPSTER ENCLOSURE, SEE ARCH
10. NEW 3.5' TALL CHAINLINK FENCING
11. NEW 6' TALL CHAINLINK FENCING
12. NEW BIKE RACK
13. NEW CONCRETE STAIRS
14. NEW MONUMENT SIGN
15. NEW FLAGPOLE
16. NEW SCOREBOARD
17. NEW GRANDSTANDS
18. FUTURE POTENTIAL PARK CONNECTION
19. FUTURE IMPROVEMENT
20. SEE ELECTRICAL

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com
©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

PAVING PLAN SOUTH

Issues / Id Revisions

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

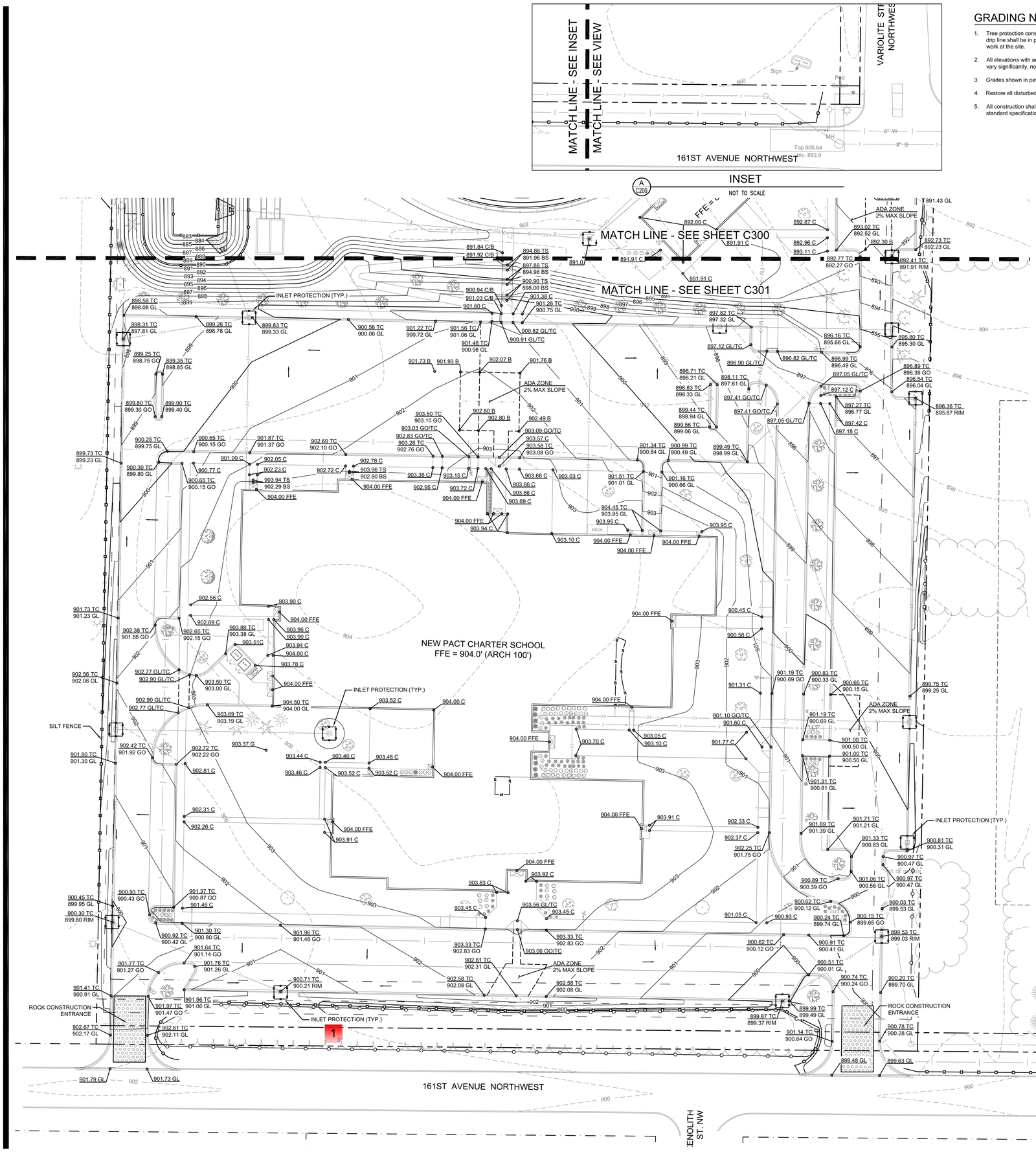
Date: 04.28.2022 Lic. No.: 44592

Commission No: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C200

TRUE SHEET SCALE
0" 1/2" 1"

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION



GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:

950.00 TC / 949.50 GL

TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com
©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

GRADING AND EROSION CONTROL PLAN SOUTH

Issues and Revisions:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Project No: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C300

TRUE SHEET SCALE
0" 1/2" 1"

C300 - Grading and Erosion Plan South.pdf V1 - Changemark Notes (1 Note)

1 - Changemark note #01

Status as of 05/13/2022 10:13 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:13 AM
Type: Action
State: For Discussion

In the event these trees do not survive well, replace with a berm 3-4' in height tall enough to screen the headlights of the parked vehicles.

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

GRADING NOTES

1. See Sheet C300 for Grading Notes.

EROSION CONTROL NOTES

1. See Sheet C300 for Erosion Control Notes.

SYMBOL LEGEND

- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:
950.00 TC
949.50 GL

TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

YOLITE STREET NORTHWEST

BIO ROLL

REDUNDANT SILT FENCE ALONG WETLAND

INFILTRATION BASIN #1 (1P)
100-YR HWL = 879.99
BOT = ~~975.00~~ 2

INFILTRATION BASIN #2 (2P)
100-YR HWL = 889.57
BOT = 883.00

PROP. BLDG
FFE = 892.0 (ARCH 100')

ADA ZONE
2% MAX SLOPE

SILT FENCE

INLET PROTECTION (TYP.)

MATCH LINE - SEE SHEET C300

MATCH LINE - SEE SHEET C301

WETLAND

(Wetland location shown taken from markers placed by Kjellburg Environmental Services, Inc.)

NORTH
0 15 30 60

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

© 2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

GRADING AND EROSION CONTROL PLAN NORTH

Issue or Revision

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.
Date: 04.28.2022 Lic. No.: 44592

Commission No.: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C301

TRUE SHEET SCALE
0" 1/2" 1"

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

C301 - Grading and Erosion Plan North.pdf V1 - Changemark Notes (14 Notes)

1 - Hill slopes

Created by: Logan Czech
On: 05/09/2022 09:56 AM

Outside of ponding, maximum allowable slope is 1:4, everything shown here is at 1:3.

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

2 - Pond elevation

Created by: Len Linton
On: 05/09/2022 12:19 PM

The pond bottom elevation is 100 feet above the other grades.

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

3 - Safety Bench

Created by: Len Linton
On: 05/09/2022 12:21 PM

A 10:1 safety bench is required in all ponds and infiltration basins.

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

4 - Slopes

Created by: Len Linton
On: 05/09/2022 12:22 PM

Modify the slope grade. 16 feet of vertical relief at 3:1 slope is not maintainable.

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

5 - Contour Elevation

Created by: Len Linton
On: 05/09/2022 12:32 PM

This elevation does not match the elevation on other segments of the same line.

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

6 - Changemark note #01

Status as of 05/13/2022 10:17 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:17 AM
Type: Action

State: For Discussion

Can this area be more of a terraced drop down? That way, there is good areas to plant trees at different levels.

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

7 - Missing Topography

Created by: Joe Feriancek
On: 05/13/2022 02:28 PM

Required to obtain topo 100 feet beyond the plat onto adjacent properties.

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

8 - Drainage Arrow Direction

Created by: Joe Feriancek
On: 05/13/2022 02:28 PM

This drainage arrow cannot be facing the correct direction, 2' contours are showing drainage to the east.

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

9 - Drainage onto adjacent properties

Created by: Joe Feriancek
On: 05/13/2022 02:29 PM

As shown, there is a potential negative impact on the properties to the north. A more distinct swale will be required, or an alternative method to prevent runnoff from leaving this site onto the adjacent property.

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

10 - Track Lines

Created by: Joe Feriancek
On: 05/13/2022 02:31 PM

Please turn track lines off. The lines are distracting from the contour and underlying utility information.

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

11 - Slope on field

Created by: Joe Feriancek
On: 05/13/2022 02:32 PM

Is any sort of crown being proposed on the field? Or is it just not high enough below the 891 contour to be reflected with 1' contours?

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

12 - Flat zone adjacent to track

Created by: Joe Feriancek
On: 05/13/2022 02:37 PM

there is a large flat zone from the track to the top slope of the hill, green space needs minimum 2.0% slope.

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

13 - Bioroll

Created by: Joe Feriancek
On: 05/13/2022 02:48 PM

Do not use bioroll on this slope, replace with silt fence. This is too much potential sediment to expect bio roll to effectively hold back in the event of an erosion event.

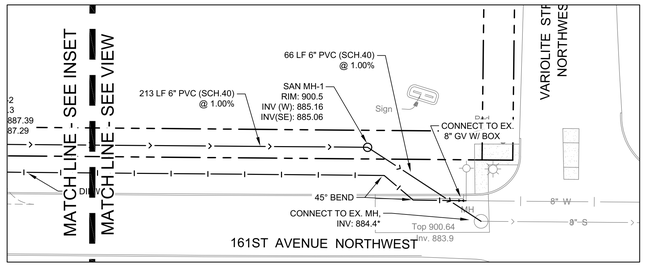
--------- 0 Replies ---------

14 - Switch bio roll to silt fence

Created by: Joe Feriancek
On: 05/13/2022 02:51 PM

for at least the top of the pond slope, switch to silt fence. Besides holding back more sediment, it creates a better barrier to keep equipment out of the infiltration basin area.

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



A C200

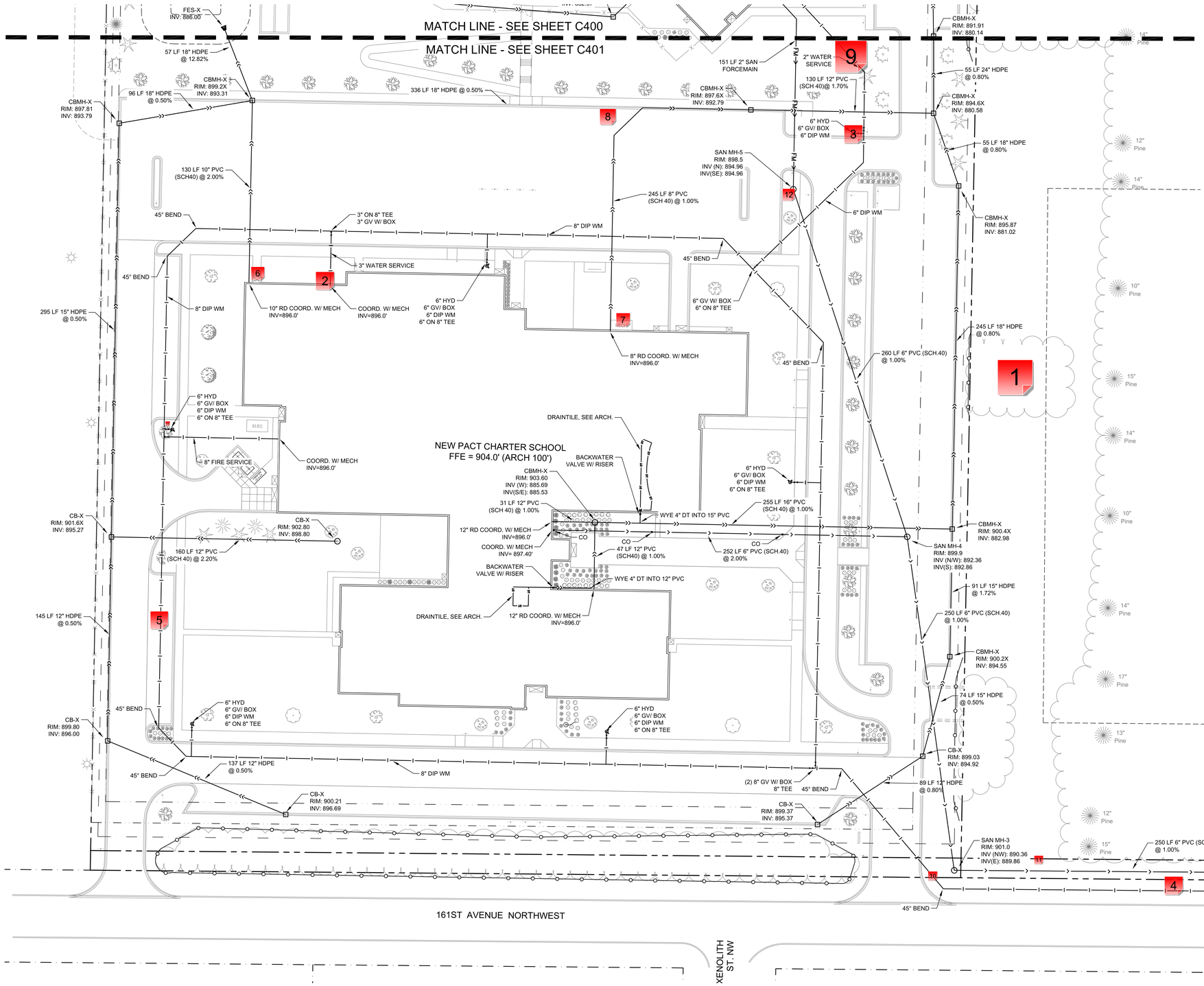
INSET

NOT TO SCALE

SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- GAS — GAS — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DT — DRAINTILE PIPE



UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
8. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
9. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
10. See Project Specifications for bedding requirements.
11. Pressure test and disinfect all new watermains in accordance with state and local requirements.
12. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com
© 2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

UTILITY PLAN SOUTH

Issue and Revision

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Expression No. 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C400

TRUE SHEET SCALE
0" 1/2" 1"

C400 - Utility Plan South.pdf V1 - Changemark Notes (13 Notes)

1 - Catch Basins

Created by: Len Linton
On: 05/09/2022 12:36 PM

Catch basins must have discrete numbers.

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

2 - Changemark note #01

Status as of 05/13/2022 10:20 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:20 AM
Type: Action
State: For Discussion

Split fire and domestic services outside the building.

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

3 - Changemark note #02

Status as of 05/13/2022 10:23 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:23 AM
Type: Action
State: For Discussion

This hydrant is likely in the path for plowing the drop-off drive. Consider shifting it east.

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

4 - Changemark note #03

Status as of 05/13/2022 10:24 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:24 AM
Type: Action
State: For Discussion

Put utilities under the street in the normal location.

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

5 - Gate Valves

Created by: Logan Czech
On: 05/13/2022 02:05 PM

Additional gate valves will be required in water main loop so that hydrant sections can be isolated. Maximum spacing 300'.

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

6 - Cleanout

Created by: Logan Czech
On: 05/13/2022 02:09 PM

Cleanout required outside of building

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

7 - Roof Drain

Created by: Logan Czech
On: 05/13/2022 02:14 PM

Add Cleanout to roof drain

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

8 - Roof Drain 2

Created by: Logan Czech
On: 05/13/2022 02:16 PM

This is a long run for this roof drain, consider adding structure instead of bends

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

9 - 2" Water Service

Created by: Logan Czech
On: 05/13/2022 02:24 PM

Where and how does this 2" water service connect to the 6" pipe?

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

10 - Water Service Valve

Created by: Joe Feriancek
On: 05/13/2022 03:05 PM

Add a valve onto the stub from the trunk line. The water and sewer trunk will need to be placed under 161st Avenue.

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

11 - Sanitary Sewer Size

Created by: Joe Feriancek
On: 05/13/2022 03:06 PM

We'll have to confirm sizing, but will likely want to upgrade trunk line in 161st Avenue to 8".

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

12 - Forcemain Cover Depth

Created by: Joe Feriancek
On: 05/13/2022 03:08 PM

Recommend revising the force main depth to get at least 7.5' of cover. Please provide 2 feet of vertical seperation at utility crossings.

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

13 - Hydrant / tree conflicts

Created by: Joe Feriancek
On: 05/13/2022 03:12 PM

Don't plant shrubs on top of hydrants and hydrant valves

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

UTILITY NOTES

1. See Sheet C400 for Utility Notes.

SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE
- CTV — CABLE UNDERGROUND LINE
- OE — ELECTRIC OVERHEAD LINE
- UE — ELECTRIC UNDERGROUND LINE
- FO — FIBER OPTIC UNDERGROUND LINE
- GAS — GAS — NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- T — T — TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

YOLITE STREET NORTHWEST

OUTLET-X
RIM: 879.00
INV (W): 876.65
INV (E): 875.00

FES-X
INV: 876.85

FES-X
INV: 872.00

RES-X
INV: 883.00

45 LF 24" HDPE
@ 6.67%

10 LF 24" HDPE
@ 0.00%

Inv.
890.5

Top 893.31
Inv. 890.9
MH

CBMH-X
RIM: 890.10
INV: 886.10

105 LF 12" HDPE
@ 1.00%

CBMH-X
RIM: 890.10
INV: 895.05

25 LF 12" HDPE
@ 4.23%

FES-X
INV: 884.00

FES-X
INV: 885.40

273 LF 12" HDPE
@ 1.00%

CBMH-X
RIM: 891.9X
INV: 882.67

FES-X
INV: 886.00

57 LF 18" HDPE
@ 12.82%

FES-2
INV: 877.00

FES-1
INV: 877.00

244 LF 12" HDPE
@ 2.32%

21 LF 12" HDPE
@ 1.00%

66 LF 24" HDPE
@ 3.39%

CBMH-X
RIM: 890.56
INV: 886.56

CBMH-X
RIM: 890.12
INV (W): 886.35
INV (N/S): 879.24

112 LF 24" HDPE
@ 0.80%

CBMH-X
RIM: 891.91
INV: 880.14

PROP. BLDG
FFE = 892.0 (ARCH 100')

2" WATER

13" Pine

14" Pine

14" Pine

WETLAND

(Wetland location shown taken from markers placed by Wetlands Environmental Services, Inc.)

MATCH LINE - SEE SHEET C400

MATCH LINE - SEE SHEET C401

NORTH

0 15 30 60

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

UTILITY PLAN NORTH

Issue and Revision

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Permission No: 12216178
Design by: KBK
Checked by: EGM

SHEET

C401

TRUE SHEET SCALE
0" 1/2" 1"

C401 - Utility Plan North.pdf V1 - Changemark Notes (6 Notes)

1 - Changemark note #01

Status as of 05/13/2022 10:25 AM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 10:25 AM
Type: Action
State: For Discussion

Any irrigation connection location anticipated?

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

2 - Riprap

Created by: Logan Czech
On: 05/13/2022 02:18 PM

Show riprap on FES structures that aren't inlets

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

3 - Track drainage

Created by: Logan Czech
On: 05/13/2022 02:20 PM

It looks like this is a continuous drain system and not necessarily a pipe, provide more information on this page.

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

4 - Notes off of viewport

Created by: Joe Feriancek
On: 05/13/2022 03:00 PM

adjust notes to be read within this viewport.

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

5 - Tree Impacts

Created by: Joe Feriancek
On: 05/13/2022 03:13 PM

Adjust tree plan to reflect constructing this flared end.

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

6 - Draintile Outlet

Created by: Joe Feriancek
On: 05/13/2022 03:14 PM

Please revise Draintile to not outlet mid slope, bring to bottom of slope, or connect into storm sewer system to outlet.

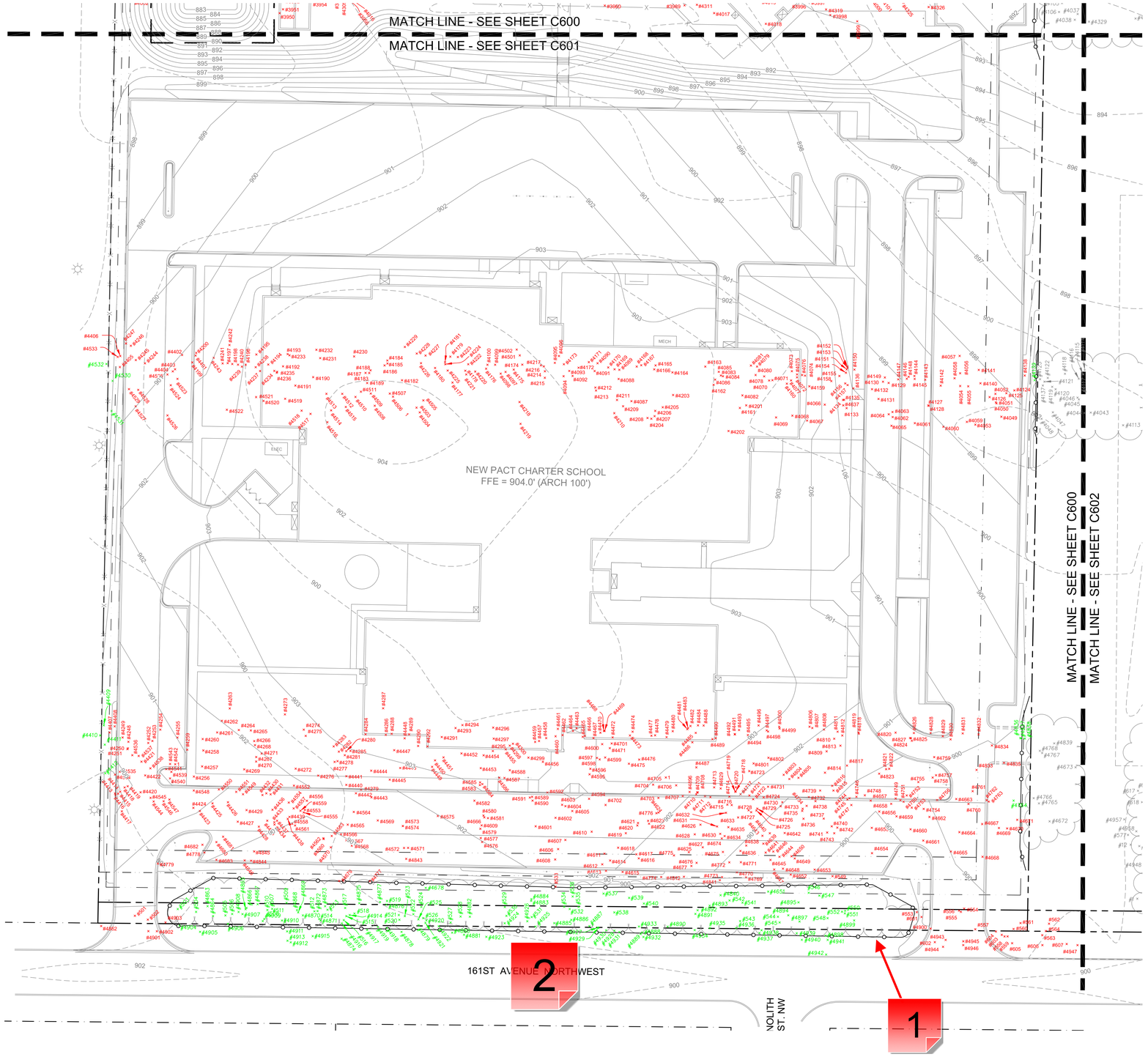
--------- 0 Replies ---------

LEGEND

- #4613 TREE TO BE REMOVED
- #537 TREE TO BE PRESERVED
- REMOVAL EXEMPTION AREA
- #4048 OFFSITE TREE (FOR REFERENCE)

TREE PRESERVATION SUMMARY

Existing Significant Trees (PACT site)	=	8,713 inches
Total Removed Significant Trees	=	7,437 inches
Exempt Removals (dead / stormwater location)	=	1,503 inches
Existing Non-Exempt Significant Trees	=	7,210 inches
Total Non-Exempt Removals	=	5,934 inches
Significant Trees Preserved	=	1,276 inches
Significant Trees Preserved % = 1,276 / 7,210	=	17.7%
Reforestation Requirements		
Threshold: 30.0% - 17.7%	=	12.3%
Excess removal 7,210 inches x 12.3%	=	887 inches
Reforestation: 887 inches x 1.25 (1,109" / 2.5" = > 444 new trees)	=	1,109 inches
Restitution: 887 inches x $125	=	$110,875



NORTH
0 15 30 60

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

TREE PRESERVATION PLAN - SOUTH

Issues and Revisions:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.
Date: 04.28.2022 Lic. No.: 44592

Comission No: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C600

TRUE SHEET SCALE
0" 1/2" 1"

C600 - Tree Preservation Plan South.pdf V1 - Changemark Notes (3 Notes)

1 - Legend

Created by: Chris Anderson
On: 05/09/2022 09:19 AM

Add this symbol and desciption to legend.

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

2 - Trail Needed

Created by: Chris Anderson
On: 05/12/2022 01:52 PM

A 10 foot bituminous trail will be required from Variolite Street to Central Park. This trail can be in the right of way, but at least 6-8 feet of separate between road and trail is needed for snow storage purposes. The trail may necessitate additional tree removal; however, they would be exempt from removal calculation per City Code.

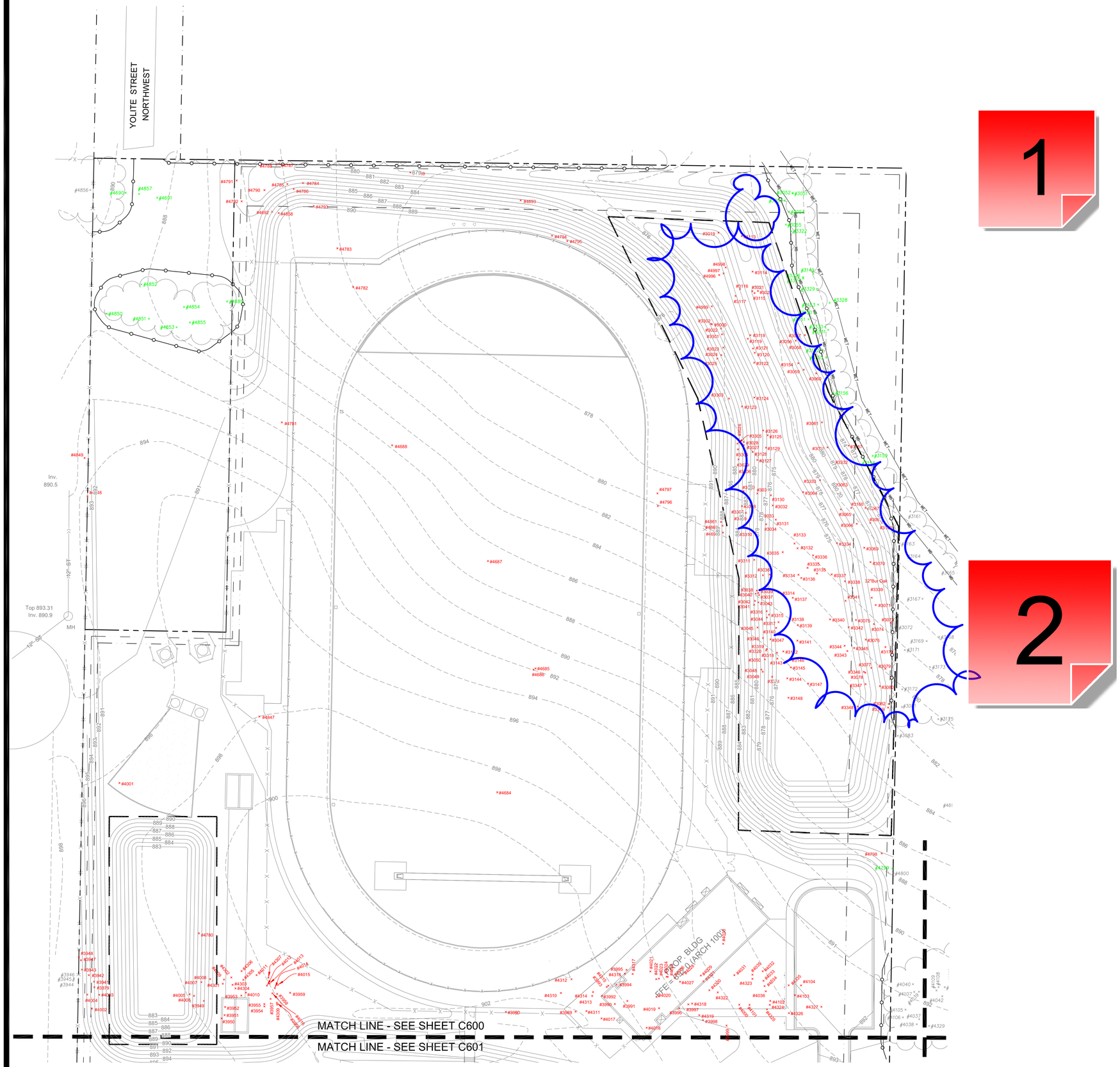
--------- 0 Replies ---------

3 - EPB Recommendation

Created by: Chris Anderson
On: 05/19/2022 10:19 AM

The EPB recommended that satisfaction of the tree preservation standards be done primariliy through reforestation rather than restitution. If spacing is a concern, they supported the option of locating some of the planting within Central Park.

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



LEGEND

- #4613 TREE TO BE REMOVED
- #537 TREE TO BE PRESERVED
- REMOVAL EXEMPTION AREA
- #4048 OFFSITE TREE (FOR REFERENCE)

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

TREE PRESERVATION PLAN - NORTH

Issued and Revised:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Commission No.: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C601

NORTH
0 15 30 60
TRUE SHEET SCALE
0" 1/2" 1"

C601 - Tree Preservation Plan North.pdf V1 - Changemark Notes (2 Notes)

1 - Removal of Oaks

Created by: Chris Anderson
On: 05/12/2022 10:19 AM

Any removal work involving oak trees shall not occur between April 15 and July 15 due to Oak Wilt.

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

2 - EPB Recommendation

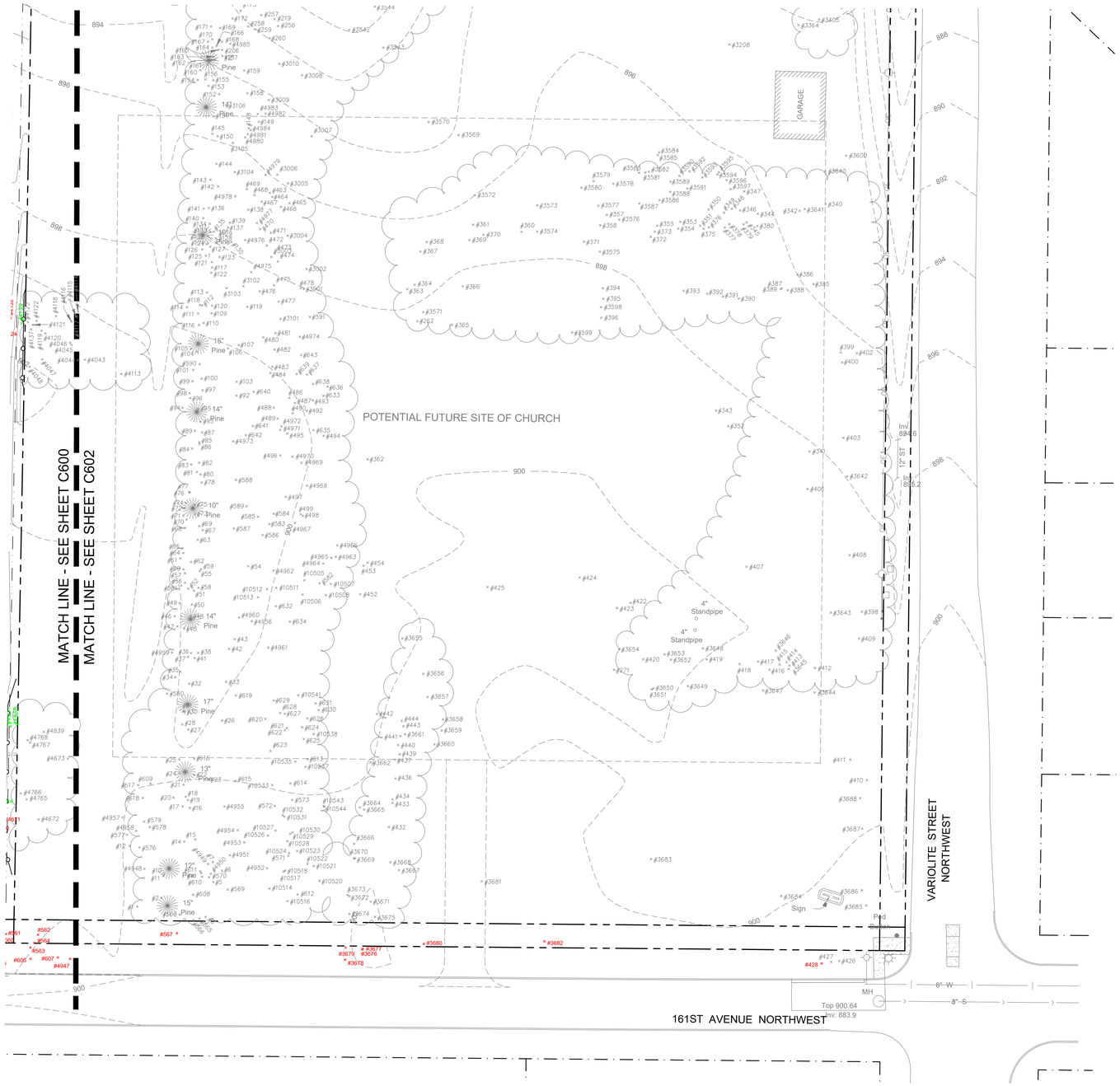
Created by: Chris Anderson
On: 05/19/2022 10:14 AM

The EPB recommended a better attempt be made to preserve more of the oak forest in this area, which would help mitigate the light and noise concerns raised by neighbors.

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

LEGEND

- #4613 TREE TO BE REMOVED
- #537 TREE TO BE PRESERVED
- REMOVAL EXEMPTION AREA
- #4048 OFFSITE TREE (FOR REFERENCE)



POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

NORTH
0 15 30 60

TREE PRESERVATION PLAN - EAST

Issue / Submittal Record

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.
Date: 04.28.2022 Lic. No.: 44592

Project No. 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C602

TRUE SHEET SCALE
0" 1/2" 1"

Tag	DBH [in]	Species	Condition	Stems	Easting	Northing	Removed	Removed In	Exempt	Exempt In
428	14	Jack Pine	Good	1	4501122.6710	183113.3961	Y	14		0
501	15	Red Pine	Good	1	449047.3070	183135.7564	Y	15		0
502	14	Red Pine	Good	1	449055.9702	183133.1827	Y	14		0
503	4	Jack Pine	Good	1	449075.9446	183140.2196		0		0
504	4	Jack Pine	Good	1	449088.1722	183138.3545		0		0
509	14	Red Pine	Good	2	449148.5876	183144.4096		0		0
510	6	Red Pine	Good	1	449135.7645	183139.6044		0		0
515	4	Jack Pine	Good	1	449188.4608	183135.5001		0		0
519	5	Jack Pine	Good	1	449215.6649	183146.6379		0		0
525	4	Jack Pine	Good	1	449236.5893	183133.3585		0		0
533	4	Red Pine	Good	1	449328.2099	183155.2464	Y	4		0
533	10	Red Pine	Good	1	449796.6928	183219.2856	Y	10		0
534	5	Jack Pine	Good	1	449333.9279	183141.7409		0		0
536	7	Jack Pine	Good	1	449339.6099	183148.6552		0		0
536	9	Jack Pine	Good	1	449816.4932	183230.1366		0		0
539	8	Red Pine	Good	1	449377.2897	183147.7127		0		0
540	5	Red Pine	Good	1	449387.1515	183143.9207		0		0
542	4	Jack Pine	Good	1	449444.3231	183145.9693		0		0
545	6	Red Pine	Good	1	449477.7636	183131.3025		0		0
546	7	Jack Pine	Good	1	449497.2107	183151.0672		0		0
547	4	Red Pine	Good	1	449504.2447	183140.2269		0		0
548	6	Jack Pine	Good	1	449509.7873	183134.1419		0		0
549	6	Jack Pine	Good	1	449513.1174	183152.2108	Y	6		0
550	6	Jack Pine	Good	1	449521.4731	183139.0969		0		0
551	9	Red Pine	Good	1	449523.1393	183137.3494		0		0
552	7	Jack Pine	Good	1	449519.4192	183138.4554		0		0
553	8	Jack Pine	Good	1	449569.3764	183138.1428	Y	8		0
554	10	Jack Pine	Good	1	449600.9494	183140.5855	Y	10		0
555	5	Red Pine	Good	1	449598.7981	183138.4039	Y	5		0
556	5	Red Pine	Good	1	449597.5573	183139.1687	Y	5		0
557	10	Red Pine	Good	1	449608.4001	183126.7630	Y	10		0
558	8	Red Pine	Good	1	449627.9251	183121.9564	Y	8		0
559	7	Red Pine	Good	1	449629.9576	183121.9849	Y	7		0
560	7	Red Pine	Good	1	449633.9474	183126.8985	Y	7		0
561	5	Red Oak	Good	1	449638.5862	183130.8744	Y	5		0
562	6	Red Oak	Good	1	449657.6293	183130.4387	Y	6		0
563	6	Jack Pine	Good	1	449653.1130	183122.8157	Y	6		0
564	8	Jack Pine	Good	1	449655.4933	183125.5697	Y	8		0
567	8	Jack Pine	Good	1	449740.0548	183131.3290	Y	8		0
601	6	Red Pine	Good	1	449572.4875	183134.9502	Y	6		0
602	4	Red Pine	Good	1	449583.1711	183118.1491	Y	4		0
603	7	Red Pine	Good	1	449576.0839	183122.9946	Y	7		0
604	10	Red Pine	Good	2	449622.2003	183125.2647	Y	10		0
605	6	Jack Pine	Good	1	449632.9936	183117.4366	Y	6		0
606	16	Red Pine	Good	1	449653.1900	183116.1582	Y	16		0
607	6	Jack Pine	Good	1	449669.4296	183116.9115	Y	6		0
3019	6	Jack Pine	Good	1	449523.4038	184338.5128	Y	6	Y	6
3020	10	Jack Pine	Good	1	449553.5871	184293.9710	Y	10	Y	10
3021	10	Jack Pine	Good	1	449540.2455	184293.7903	Y	10	Y	10
3022	10	Jack Pine	Good	1	449525.3344	184255.8916	Y	10	Y	10
3023	10	Jack Pine	Good	1	449527.0543	184250.7498	Y	10	Y	10
3024	8	Jack Pine	Good	1	449525.5704	184244.9890	Y	8	Y	8
3025	6	Jack Pine	Good	1	449522.6214	184242.2702	Y	6	Y	6
3026	5	Jack Pine	Good	1	449538.8598	184180.8210	Y	5	Y	5
3027	5	Jack Pine	Good	1	449542.7946	184176.2038	Y	5	Y	5
3028	4	Red Pine	Good	1	449542.7947	184178.6509	Y	4	Y	4
3029	4	Jack Pine	Good	1	449538.6972	184165.3844	Y	4	Y	4
3030	10	Jack Pine	Good	1	449542.5860	184141.1632	Y	10	Y	10
3031	12	Jack Pine	Good	1	449553.1667	184139.3814	Y	12	Y	12
3032	10	Jack Pine	Good	1	449564.9093	184130.2168	Y	10	Y	10
3033	15	Jack Pine	Good	1	449556.8450	184119.1134	Y	15	Y	15
3034	8	Jack Pine	Poor	1	449559.8199	184115.8104	Y	8	Y	8
3035	12	Jack Pine	Dead	1	449572.4914	184094.5241	Y	12	Y	12
3036	8	Jack Pine	Good	1	449562.5860	184077.3954	Y	8	Y	8
3037	6	Jack Pine	Good	1	449554.4243	184061.7718	Y	6	Y	6
3038	9	Jack Pine	Good	1	449552.6694	184065.1516	Y	9	Y	9
3039	7	Jack Pine	Good	1	449553.8570	184063.4304	Y	7	Y	7
3040	9	Jack Pine	Good	1	449551.8364	184062.7945	Y	9	Y	9
3041	4	Jack Pine	Good	1	449550.6590	184054.3042	Y	4	Y	4
3042	7	Jack Pine	Good	1	449554.2953	184057.3261	Y	7	Y	7
3043	7	Jack Pine	Good	1	449553.8520	184056.1850	Y	7	Y	7
3044	5	Jack Pine	Good	1	449560.3436	184044.5840	Y	5	Y	5
3045	12	Jack Pine	Good	1	449553.2524	184036.9983	Y	12	Y	12
3046	4	Jack Pine	Good	1	449557.4174	184029.9021	Y	4	Y	4
3047	10	Jack Pine	Good	1	449563.2351	184027.9805	Y	10	Y	10
3048	5	Jack Pine	Good	1	449556.1588	184004.8553	Y	5	Y	5
3049	4	Jack Pine	Good	1	449557.2529	184003.2177	Y	4	Y	4
3050	5	Jack Pine	Good	1	449558.9081	184012.6270	Y	5	Y	5
3051	18	Quaking Aspen	Good	1	449580.2807	184368.4533		0		0
3052	8	Quaking Aspen	Good	1	449579.9238	184368.7971		0		0
3053	12	Quaking Aspen	Good	1	449574.0367	184363.1628		0		0
3054	12	Quaking Aspen	Good	1	449577.3302	184354.5931		0		0
3055	12	Quaking Aspen	Good	1	449574.9259	184344.6545		0		0
3056	8	Quaking Aspen	Good	1	449582.4341	184256.0765		8	Y	8
3057	9	American Elm	Good	1	449589.4198	184260.2888		9	Y	9
3058	9	Quaking Aspen	Good	1	449587.4539	184254.6145	Y	9	Y	9
3059	10	Quaking Aspen	Good	1	449588.5382	184233.8430	Y	10	Y	10
3060	10	Quaking Aspen	Good	1	449598.0839	184231.1358	Y	10	Y	10
3061	8	Quaking Aspen	Dead	1	449602.4776	184193.6729	Y	8	Y	8
3062	8	Quaking Aspen	Good	1	449605.6970	184174.5642	Y	8	Y	8
3063	8	Quaking Aspen	Good	1	449611.4818	184146.6306	Y	8	Y	8
3064	13	Jack Pine	Good	1	449588.1358	184140.3740	Y	13	Y	13
3065	6	Red Oak	Good	1	449616.9010	184127.1691	Y	6	Y	6
3066	38	Red Oak	Good	1	449620.2150	184116.1928	Y	38	Y	38
3067	23	Red Oak	Fair	1	449635.7256	184128.3662	Y	23	Y	23
3068	13	Bur Oak	Good	1	449639.3463	184116.8565	Y	13	Y	13
3069	4	Bur Oak	Good	1	449634.7802	184097.9152	Y	4	Y	4
3070	18	Red Oak	Good	1	449639.5797	184086.9163	Y	18	Y	18
3071	5	Red Oak	Good	1	449643.5297	184054.1248	Y	5	Y	5
3073	4	Bur Oak	Good	1	449655.0615	184040.6265	Y	4	Y	4
3074	18	Bur Oak	Good	1	449642.1515	184039.6252	Y	18	Y	18
3075	10	Bur Oak	Good	1	449628.4082	184042.7441	Y	10	Y	10
3076	18	Bur Oak	Good	1	449635.9060	184027.7619	Y	18	Y	18
3077	13	Bur Oak	Good	1	449640.1741	184006.1492	Y	13	Y	13
3078	4	Red Oak	Good	1	449635.5828	184002.5306	Y	4	Y	4
3079	16	Bur Oak	Good	1	449650.8639	184005.5087	Y	16	Y	16
3080	4	Red Oak	Good	1	449646.6964	183992.2027	Y	4	Y	4
3082	5	Red Oak	Good	1	449653.4566	183976.5973	Y	5	Y	5
3113	20	Jack Pine	Good	1	449541.3025	184335.9119	Y	20	Y	20
3114	20	Jack Pine	Good	1	449540.4622	184308.7869	Y	20	Y	20
3115	15	Jack Pine	Good	1	449550.9672	184292.3746	Y	15	Y	15
3116	14	Jack Pine	Good	1	449539.8170	184295.5619	Y	14	Y	14
3117	10	Jack Pine	Good	1	449536.4565	184290.2222	Y	10	Y	10
3118	16	Jack Pine	Good	1	449547.7134	184250.1729	Y	16	Y	16
3119	8	Jack Pine	Good	1	449545.8185	184257.5034	Y	8	Y	8
3120	16	Jack Pine	Good	1	449551.1141	184246.7946	Y	16	Y	16
3121	20	Jack Pine	Dead	1	449540.8346	184250.0795	Y	20	Y	20
3122	18	Jack Pine	Good	1	449550.7526	184239.2056	Y	18	Y	18
3123	16	Jack Pine	Good	1	449541.4872	184205.7355	Y	16	Y	16
3124	20	Jack Pine	Good	1	449550.7737	184212.6410	Y	20	Y	20
3125	14	Jack Pine	Good	1	449561.0036	184183.8097	Y	14	Y	14
3126	14	Jack Pine	Good	1	449557.4933	184187.4647	Y	14	Y	14
3127	16	Jack Pine	Dead	1	449553.0614	184164.9893	Y	16	Y	16
3128	12	Jack Pine	Good	1	449549.5570	184171.0751	Y	12	Y	12
3129	10	Jack Pine	Dead	1	449559.7769	184174.3321	Y	10	Y	10
3130	14	Jack Pine	Good	1	449563.4673	184157.9809	Y	14	Y	14
3131	16	Jack Pine	Dead	1	449567.1988	184119.3754	Y	16	Y	16
3132	4	Jack Pine	Good	1	449583.7969	184097.4568	Y	4	Y	4
3133	5	Red Oak	Good	1	449581.4885	184101.3087	Y	5	Y	5
3134	7	Jack Pine	Dead	1	449584.5206	184077.2784	Y	7	Y	7
3135	6	Jack Pine	Dead	1	449598.6852	184078.2165	Y	6	Y	6
3136	9	Jack Pine	Good	1	449586.6605	184074.8424	Y	9	Y	9
3137	14	Jack Pine	Good	1	449580.1863	184059.6648	Y	14	Y	14
3138	4	Red Oak	Good	1	449576.0873	184045.6259	Y	4	Y	4
3139	6	Red Oak	Good	1	449583.9983	184038.8711	Y	6	Y	6
3140	6	Red Oak	Good	1	449567.4274	184036.7235	Y	6	Y	6
3141	4	Red Oak	Dead	1	449583.7117	184026.9603	Y	4	Y	4
3142	13	Jack Pine	Good	1	449572.9627	184018.7214	Y	13	Y	13
3143	12	Jack Pine	Good	1	449568.4005	184013.2628	Y	12	Y	12
3144	9	Jack Pine	Good	1	449576.0030	183998.1726	Y	9	Y	9
3145	13	Jack Pine	Good	1	449576.6841	184006.5528	Y	13	Y	13
3146	16	Jack Pine	Good	1	449576.1840	184012.7529	Y	16	Y	16
3147	11	Red Oak	Good	1	449591.8725	183994.2448	Y	11	Y	11
3148	10	Red Oak	Good	1	449576.9193	183983.3418	Y	10	Y	10
3149	11	Quaking Aspen	Good	1	449595.8093	184307.0944		0		0
3150	8	Jack Pine	Good	1	449597.3660	184277.5551		0		0
3151	12	Quaking Aspen	Good	1	449592.2034	184272.3410		0		0
3152	5	Red Oak	Good	1	449602.7037	184248.8573		0		0
3153	12	Quaking Aspen	Good	1	449599.6124	184283.6269		0		0
3154	12	American Elm	Good	1	449584.3975	184238.8132	Y	12	Y	12
3155	12	Quaking Aspen	Good	1	449605.6944	184245.2590		0		0
3156	10	Quaking Aspen	Good	1	449610.8641	184216.0399		0		0
3157	5	Red Oak	Good	1	449622.8690	184175.3807	Y	5	Y	5
3158	9	Bur Oak	Good	2	449634.5168	184135.3997		0		0
3159	5	Red Oak	Good	1	449641.2181	184158.0573		0		0
3160	6	Red Oak	Good	1	449624.8137	184128.3515	Y	6	Y	6
3162	8	Quaking Aspen	Good	1	449648.2183	184116.9911	Y	8	Y	8
3170	5	Red Oak	Good	1	449650.9366	184002.0572	Y	5	Y	5
3301	4	Jack Pine	Good	1	449526.0991	184250.8882	Y	4	Y	4
3302	8	Snowdder	Good	1	449517.5622	184258.9825	Y	8	Y	8
3303	6	Jack Pine	Good	1	449531.4906	184211.8240	Y	6	Y	6
3304	8	Jack Pine	Good	1	449538.2708	184173.0436	Y	8	Y	8
3305	6	Jack Pine	Good	1	449537.9162	184177.4416	Y	6	Y	6
3306	6	Jack Pine	Good	1	449536.9609	184156.6857	Y	6	Y	6
3307	6	Jack Pine	Good	1	449544.2987	184124.5249	Y	6	Y	6
3308	4	Jack Pine	Good	1	449541.3632	184129.6678	Y	4	Y	4
3309	4	Jack Pine	Good	1	449547.5775	184120.9437	Y	4	Y	4
3310	8	Jack Pine	Good	1	449538.0489	184108.6835	Y	8	Y	8
3311	8	Jack Pine	Good	1	449550.7573	184088.6889	Y	8	Y	8
3312	8	Jack Pine	Good	1	449557.3042	184076.8893	Y	8	Y	8
3314	6	Jack Pine	Good	1	449569.4372	184063.7347	Y	6	Y	6
3315	4	Jack Pine	Good	1	449561.9437	184046.7970	Y	4	Y	4
3316	6	Jack Pine	Good	1	449560.1966	184049.4596	Y	6	Y	6
3317	18	Jack Pine	Good	1	449569.2892	184041.0498	Y	18	Y	18
3318	4	Jack Pine	Good	1	449568.1257	184017.7262	Y	4	Y	4
3319	6	Jack Pine	Good	1	449560.2449	184020.5495	Y	6	Y	6
3320	4	Jack Pine	Good	1	449559.8372	184019.4430	Y	4	Y	4
3321	4	Jack Pine	Good	1	449564.4312	183999.3936	Y	4	Y	4
3322	13	Quaking Aspen	Good	1	449570.0083	184339.6396		0		0
3326	8	Quaking Aspen	Good	1	449588.0284	184304.5856		0		0
3327	12	Quaking Aspen	Good	1	449588.1202	184303.5456		0		0
3328	10	Quaking Aspen	Good	1	449608.2774	184284.8961		0		0
3329	10	American Elm	Good	1	449598.6868	184295.6221		0		0
3330	10	Quaking Aspen	Poor	1	449604.7937	184266.5823		0		0
3331	8	Quaking Aspen	Good	1	449607.2353	184264.3150		0		0
3332	6	American Elm	Good	1	449611.2336	184193.6993	Y	8	Y	8
3333	4	Bur Oak	Good	1	449601.9633	184149.5094	Y	4	Y	4
3334	4	Red Oak	Good	1	449613.9488	184101.4610	Y	4	Y	4
3335	10	Red Oak	Good	1	449591.4657	184082.5608	Y	10	Y	10
3336	4	Bur Oak	Good	1	449595.6691	184092.0966	Y	4	Y	4
3337	8	Red Oak	Good	1	449609.8607	184077.5356	Y	8	Y	8
3338	32	Bur Oak	Good	2	449620.0257	184072.3016	Y	32	Y	32
3339	6	Red Oak	Good	1	449640.4937	184059.7304	Y	6	Y	6
3340	10	Black Cherry	Good	1	449628.6532	184040.2332	Y	10	Y	10
3341	4	Red Oak	Good	1	449620.4647	184057.3513	Y	4	Y	4
3342	16	Bur Oak	Good	1	449622.8524	184037.1693	Y	16	Y	16
3343	4	Bur Oak	Good	1	449621.8585	184019.0262	Y	4	Y	4
3344	22	Bur Oak	Good	1	449619.7580	184023.0364	Y	22	Y	22
3345	20	Bur Oak	Good	1	449627.0567	184021.3679	Y	20	Y	20
3346	4	Red Oak	Good	1	449634.4089	184003.1369	Y	4	Y	4
3347	6	Red Oak	Good	1	449635.7876	183993.7178	Y	6	Y	6
3348	26	Bur Oak	Good	1	449629.8045	183976.6658	Y	26	Y	26
3349	4	Bur Oak	Good	1	449652.5836	183975.8657	Y	4	Y	4
3350	15	Jack Pine	Good	2	449640.9680	183133.5962	Y	15	Y	15
3677	5	Red Cedar	Good	1	448893.3749	183122.1271	Y	5		0
3678	4	Red Cedar	Good	1	448839.9648	183115.6161	Y	4		0
3679	4	Red Cedar	Good	1	448840.1789	183122.8791	Y	4		0
3680	9	Green Ash	Good	1	448886.7053	183125.0982	Y	9		0
3682	10	Red Cedar	Good	1	449558.1972	183126.5185	Y	10		0
3879	8	Red Pine	Good	1	449046.7702	183762.2456	Y	8		0
3941	4	Red Pine	Good	1	449046.5280	183766.5529	Y	4		0
3942	8	Red Pine	Good	1	449042.5436	183771.5087	Y	8		0
3943	7	Red Pine	Good	1	449027.3331	183775.7024	Y	7		0
3947	12	Red Pine	Good	1	449036.5143	183782.8800	Y	12		0
3948	5	Red Pine	Good	1	449034.8983	183785.0745	Y	5		0
3949	16	Red Pine	Good	1	449130.3768	183751.8044	Y	16	Y	16
3950	12	Red Pine	Good	1	449143.9034	183738.4441	Y	12		0
3951	4	Red Pine	Good	1	449146.2150	183741.0312	Y	4		0
3952	5	Red Pine	Good	1	449146.5926	183747.1684	Y	5		0
3953	16	Red Pine	Good	1	449159.5742	183755.9002	Y	16		0
3954	8	Red Pine	Good	1	449170.5990	183747.6324	Y	8		0
3955	7	Red Pine	Good	1	449176.9593	183749.3691	Y	7		0
3956	8	Red Pine	Good	1	449186.1227	183750.4304	Y	8		0
3957	5	Red Pine	Good	1	449181.3342	183753.3889	Y	5		0
3958	8	Red Pine	Good	1	449186.3372	183757.1840	Y	8		0
3959	7	Red Pine	Good	1	449196.2751	183758.0407	Y	7		0
3960	9	Red Cedar	Good	1	449161.0732	183743.5120	Y	9		0
3989	4	Scots Pine	Good	1	449414.2843	183743.6442	Y	4		0
3990	4	Red Pine	Good	1	449444.2542	183749.4809	Y	4		0
3991	20	Red Pine	Good	1	449453.8410	183751.7627	Y	20		0
3992	5	Red Pine	Good	1	449434.5018	183755.6596	Y	5		0
3993	8	Red Pine	Good	1	449438.1002	183762.4758	Y	8		0
3994	6	Jack Pine	Dead	1	449485.5210	183764.2832	Y	6	Y	6
3995	8	Red Pine	Good	1	449453.2160	183775.5441	Y	8		0
3996	16	Red Pine	Good	1	449493.4340	183746.2703	Y	16		0
3997	16	Red Pine	Good	1	449500.3959	183749.1714	Y	16		0
3998	18	Red Pine	Good	1	449511.5773	183737.1627	Y	18		0
3999	18	Red Pine	Good	1	449529.5879	183732.9845	Y	18		0
4000	18	Red Pine	Good	1	449539.3020	183748.9343	Y	18		0
4001	10	Red Cedar	Good	3	449069.8932	183918.2804	Y	10		0
4002	13	Red Pine	Good	1	449044.8645	183745.9341	Y	13		0
4003	7	Red Pine	Good	1	449050.4921	183756.4708	Y	7		0
4004	15	Red Pine	Good	1	449041.2306	183756.6336	Y	15		0
4005	10	Jack Pine	Good	1	449133.5017	183756.9477	Y	10	Y	10
4006	6	Jack Pine	Good	1	449122.8880	183755.6666	Y	6	Y	6
4007	8	Red Pine	Good	1	449120.4348	183756.1456	Y	8	Y	8
4008	8	Red Pine	Good	1	449135.1329	183738.4794	Y	8	Y	8
4009	8	Jack Pine	Good	1	449145.7442	183758.1655	Y	8		0
4010	18	Red Pine	Good	1	449162.5089	183758.1573	Y	18		0
4011	7	Red Pine	Good	1	449170.6661	183771.5079	Y	7		0
4012	5	Red Pine	Good	1	449178.5346	183763.4707	Y	5		0
4013	6	Red Pine	Good	1	449180.5008	183755.0977	Y	6		0
4014	8	Red Pine	Good	1	449184.5810	183761.5841	Y	8		0
4015	6	Red Pine	Good	1	449186.9303	183764.0414	Y	6		0
4016	8	Jack Pine	Good	1	449182.7395	183757.6351	Y	8		0
4017	31	Red Pine	Dead	1	449434.0706	183738.4515	Y	31	Y	31
4018	8	Red Pine	Good	1	449468.5833	183731.3015	Y	8		0
4019	18	Red Pine	Good	1	449476.0404	183746.2300	Y	18		0
4020	17	Red Pine	Good	1	449476.0704	183754.9406	Y	17		0
4021	4	Red Pine	Good	1	449471.8097	183771.1662	Y	4		0
4022	5	Red Pine	Good	1	449475.8455	183768.4246	Y	5		0
4023	6	Red Pine	Good	1	449477.5533	183768.8221	Y	6		0
4024	7	Red Pine	Good	1	449483.8045	183770.2758	Y	7		0
4025	7	Red Pine	Good	1	449484.6822	183770.2179	Y	7		0
4026	6	Red Pine	Good	1	449489.9807	183769.2690	Y	6		0
4027	6	Jack Pine	Good	1	449494.0874	183766.4793	Y	6		0
4028	4	Jack Pine	Good	1	449496.0953	183772.1085	Y	4		0
4029	7	Red Pine	Good	1	449509.9702	183771.2077	Y	7		0
4030	9	Red Pine	Good	1	449527.0424	183795.4566	Y	9		0
4031	9	Red Pine	Good	1	449535.5493	183771.4515	Y	9		0
4032	7	Red Pine	Good	1	449557.2473	183774.4301	Y	7		0
4033	6	Red Pine	Good	1	449557.8397	183767.2003	Y	6		0
4034	5	Red Pine	Good	1	449558.6533	183763.1041	Y	5		0
4035	7	Red Pine	Good	1	449549.3608	183771.8438	Y	7		0
4036	6	Red Pine	Good	2	449559.5384	183759.1596	Y	6		0
4037	6	Red Pine	Good	1	449550.5676	183491.5239	Y	12		0
4038	8	Jack Pine	Good	1	449546.7766	183492.3499	Y	8		0
4039	8	Jack Pine	Good	1	449543.8183	183480.8491	Y	16		0
4040	18	Jack Pine	Good	1	449539.4642	183487.3575	Y	18		0
4041	10	Jack Pine	Good	1	449522.4966	183474.7094	Y	8		0
4042	6	Red Pine	Good	1	449520.0980	183480.1811	Y	6		0
4043	6	Red Pine	Good	1	449520.8218	183480.2741	Y	6		0
4044	6	Red Pine	Good	1	449526.9664	183487.9203	Y	6		0
4045	7	Red Pine	Good	1	449641.4145	183496.4650	Y	5		0
4046	6	Jack Pine	Good	1	449647.9727	183493.3620		0		0
4047	7	Jack Pine	Good	1	449658.2701	183497.9939	Y	8		0
4048	8	Jack Pine	Good	1	449597.5543	183509.5874	Y	7		0
4049	8	Jack Pine	Good	1	449594.5665	183494.6587	Y	8		0
4050	8	Jack Pine	Good	1	449607.8055	183465.5295	Y	6		0
4051	6	Jack Pine	Good	1	449587.0882	183462.2643	Y	6		0
4052	8	Jack Pine	Good	1	449568.0444	183464.6677	Y	7		0
4053	8	Jack Pine	Good	1	449553.2637	183468.7892	Y	8		0
4054	6	Jack Pine	Good	1	449553.1232	183472.1283	Y	5		0
4055	7	Jack Pine	Good	1	449550.6083	183470.5982	Y	4		0
4056	17	Jack Pine	Good	1	449552.4546	183462.9215	Y	17		0
4057	8	Jack Pine	Good	1	449507.9093	183477.0148	Y	8		0
4058	8	Jack Pine	Good	1	449496.1047	183466.2988	Y	9		0
4059	10	Jack Pine	Good	1	449486.2766	183469.6960	Y	4		0
4060	10	Jack Pine	Good	1	449475.4035	183468.

4650	8	Jack Pine	Good	1	449485.7045	183175.4851	Y	8		0
4651	10	Jack Pine	Good	1	449470.1312	183151.8876		0		0
4652	8	Red Pine	Good	1	449485.1942	183158.2645	Y	8		0
4653	8	Jack Pine	Good	1	449501.1454	183166.5692	Y	8		0
4654	8	Siberian Elm	Good	1	449539.4681	183177.5630	Y	8		0
4655	6	Jack Pine	Good	1	449539.3188	183194.4735	Y	6		0
4656	10	Red Cedar	Good	1	449544.3126	183205.3442	Y	10		0
4657	10	Jack Pine	Good	1	449538.5514	183212.6254	Y	10		0
4658	6	Jack Pine	Good	1	449552.2490	183210.4983	Y	6		0
4659	10	Jack Pine	Good	1	449555.8099	183202.1379	Y	10		0
4660	6	Jack Pine	Good	1	449555.1771	183193.4918	Y	6		0
4661	10	Red Pine	Good	1	449573.6866	183185.9685	Y	10		0
4662	7	Jack Pine	Good	1	449577.7711	183201.7411	Y	7		0
4663	12	Jack Pine	Good	1	449595.6710	183213.7173	Y	12		0
4664	8	Jack Pine	Good	1	449597.7786	183191.6134	Y	8		0
4665	14	Jack Pine	Good	1	449592.1273	183178.6648	Y	14		0
4666	7	Jack Pine	Good	1	449280.6355	183201.4535	Y	7		0
4667	14	Jack Pine	Good	1	449613.0041	183197.0017	Y	14		0
4668	12	Black Cherry	Good	1	449613.2577	183175.1564	Y	12		0
4669	12	Jack Pine	Good	1	449624.1808	183194.3544	Y	12		0
4670	5	Jack Pine	Good	1	449621.6459	183194.0820	Y	5		0
4671	10	Jack Pine	Good	1	449636.4017	183199.8179	Y	10		0
4674	4	Jack Pine	Good	1	449439.1596	183187.3755	Y	4		0
4675	6	Jack Pine	Good	1	449439.9136	183176.3785	Y	6		0
4676	6	Jack Pine	Good	1	449422.3354	183171.0029	Y	6		0
4677	6	Jack Pine	Good	1	449418.8554	183168.3985	Y	6		0
4678	16	Siberian Elm	Good	1	449241.5021	183154.3711		0		0
4679	8	Siberian Elm	Good	1	449183.6655	183158.9861	Y	8		0
4680	12	Red Cedar	Good	1	449101.7502	183184.9388	Y	12		0
4681	6	Jack Pine	Good	1	449106.2194	183188.5513	Y	6		0
4682	6	Jack Pine	Good	1	449092.4083	183183.1814	Y	6		0
4683	8	Jack Pine	Good	1	449101.7372	183173.0954	Y	8		0
4684	16	Scots Pine	Good	1	449354.4280	183911.1683	Y	16		0
4685	6	Red Cedar	Good	1	449383.7428	184005.7151	Y	6		0
4686	4	Red Cedar	Good	1	449382.1998	184004.8305	Y	4		0
4687	4	Red Cedar	Good	1	449347.3581	184087.7398	Y	4		0
4688	6	Red Cedar	Good	1	449274.1729	184176.1257	Y	6		0
4689	7	Jack Pine	Good	1	449148.1290	184285.9492		0		0
4690	19	Red Pine	Good	1	449070.6351	184368.9195		0		0
4691	12	Red Pine	Good	1	449094.7722	184365.2236		0		0
4692	10	Black Locust	Good	2	449182.5515	184354.5529	Y	10		0
4693	10	Boxelder	Good	1	449372.3103	184363.1697	Y	10		0
4694	5	Jack Pine	Good	1	449526.8585	184309.4952	Y	5		0
4701	5	Red Pine	Good	1	449355.6417	183250.7883	Y	5		0
4702	7	Jack Pine	Good	1	449361.5519	183209.7569	Y	7		0
4703	6	Jack Pine	Good	1	449396.8417	183214.4581	Y	6		0
4704	8	Jack Pine	Good	1	449393.3032	183223.3038	Y	8		0
4705	16	Jack Pine	Good	1	449401.8231	183228.1051	Y	16		0
4706	7	Jack Pine	Good	1	449408.7107	183222.8552	Y	7		0
4707	7	Jack Pine	Good	1	449413.0852	183215.7134	Y	7		0
4708	7	Jack Pine	Good	1	449423.1010	183216.1843	Y	7		0
4709	5	Jack Pine	Good	1	449422.7075	183218.0715	Y	5		0
4710	6	Jack Pine	Good	1	449422.0894	183216.8371	Y	6		0
4711	5	Jack Pine	Good	1	449427.9552	183215.6622	Y	5		0
4712	5	Jack Pine	Good	1	449431.5351	183215.0024	Y	5		0
4713	5	Jack Pine	Good	1	449434.0568	183221.4928	Y	5		0
4714	6	Jack Pine	Good	1	449444.2200	183215.3358	Y	6		0
4715	6	Jack Pine	Good	1	449442.8548	183209.9300	Y	6		0
4716	6	Jack Pine	Good	1	449445.7858	183200.7040	Y	6		0
4717	8	Jack Pine	Good	1	449451.6910	183216.9440	Y	8		0
4718	4	Jack Pine	Good	1	449448.4463	183218.8625	Y	4		0
4719	4	Jack Pine	Good	1	449448.1497	183218.4784	Y	4		0
4720	5	Jack Pine	Good	1	449448.5282	183221.5311	Y	5		0
4721	6	Jack Pine	Good	1	449457.5842	183215.0890	Y	6		0
4722	4	Jack Pine	Good	1	449460.1152	183213.5720	Y	4		0
4723	5	Jack Pine	Good	1	449457.4905	183232.3439	Y	5		0
4724	10	Jack Pine	Good	1	449467.1146	183214.9248	Y	10		0
4725	6	Jack Pine	Good	1	449462.2269	183206.0271	Y	6		0
4726	6	Jack Pine	Good	1	449462.8238	183207.3206	Y	6		0
4727	4	Jack Pine	Good	1	449458.7705	183204.9134	Y	4		0
4728	4	Jack Pine	Good	1	449457.0584	183206.2102	Y	4		0
4729	9	Jack Pine	Good	1	449478.5210	183208.8887	Y	9		0
4730	7	Jack Pine	Good	1	449479.5743	183211.5788	Y	7		0
4731	8	Jack Pine	Good	1	449470.0607	183221.9397	Y	8		0
4732	8	Jack Pine	Good	1	449497.2834	183214.9767	Y	8		0
4733	6	Jack Pine	Good	1	449493.1611	183207.2051	Y	6		0
4734	10	Jack Pine	Good	1	449495.8051	183209.1354	Y	10		0
4735	4	Jack Pine	Dead	1	449492.8618	183205.7926	Y	4	Y	4
4736	6	Jack Pine	Good	1	449493.6977	183200.5519	Y	6		0
4737	4	Jack Pine	Good	1	449507.2090	183200.6399	Y	4		0
4738	8	Jack Pine	Good	1	449501.7120	183212.3015	Y	8		0
4739	11	Jack Pine	Good	1	449504.8234	183219.3793	Y	11		0
4740	5	Jack Pine	Good	1	449512.5662	183195.4814	Y	5		0
4741	7	Jack Pine	Good	1	449509.5087	183191.3504	Y	7		0
4742	7	Jack Pine	Good	1	449516.2773	183194.6018	Y	7		0
4743	8	Jack Pine	Good	1	449514.2309	183190.8994	Y	8		0
4744	6	Jack Pine	Good	1	449534.4610	183214.2304	Y	6		0
4745	5	Jack Pine	Good	1	449522.9843	183213.4127	Y	5		0
4746	6	Jack Pine	Good	1	449529.0396	183215.1934	Y	6		0
4747	6	Jack Pine	Good	1	449525.6517	183209.6874	Y	6		0
4748	6	Jack Pine	Good	1	449534.0593	183216.2022	Y	6		0
4749	4	Red Pine	Good	1	449555.2478	183214.0641	Y	4		0
4750	5	Jack Pine	Good	1	449550.5353	183211.8659	Y	5		0
4751	4	Jack Pine	Good	1	449558.4163	183212.9726	Y	4		0
4752	6	Jack Pine	Good	1	449552.6215	183216.0829	Y	6		0
4753	5	Jack Pine	Good	1	449505.9922	183207.9618	Y	5		0
4754	8	Jack Pine	Good	1	449573.9477	183207.1141	Y	8		0
4755	4	Jack Pine	Good	1	449570.3856	183225.0515	Y	4		0
4756	7	Jack Pine	Good	1	449582.9185	183212.9952	Y	7		0
4757	18	Jack Pine	Fair	1	449582.1938	183229.5988	Y	18		0
4758	15	Jack Pine	Fair	1	449579.9675	183228.0475	Y	15		0
4759	15	Jack Pine	Good	1	449580.9847	183241.7019	Y	15		0
4760	5	Jack Pine	Good	1	449603.8627	183210.4155	Y	5		0
4761	8	Jack Pine	Good	1	449606.6602	183218.9001	Y	8		0
4762	7	Jack Pine	Good	1	449616.0107	183212.9456	Y	7		0
4763	10	Jack Pine	Good	1	449617.4268	183211.9723	Y	10		0
4764	10	Jack Pine	Good	1	449633.9770	183212.6415		0		0
4769	7	Jack Pine	Good	1	449455.3318	183161.3700	Y	7		0
4770	7	Jack Pine	Good	1	449449.2598	183164.7271	Y	7		0
4771	6	Jack Pine	Good	1	449451.9183	183171.5146	Y	6		0
4772	7	Jack Pine	Good	1	449444.1782	183171.4234	Y	7		0
4773	7	Jack Pine	Good	1	449435.2981	183161.5697	Y	7		0
4774	7	Jack Pine	Good	1	449398.6640	183161.6209	Y	7		0
4775	8	Jack Pine	Good	1	449407.2118	183176.0267	Y	8		0
4776	5	Red Pine	Good	1	449395.4897	183204.2502	Y	5		0
4777	8	Red Pine	Good	1	449204.1828	183158.8327	Y	8		0
4778	11	Jack Pine	Good	1	449093.7193	183178.0242	Y	11		0
4779	9	Red Cedar	Good	1	449062.6749	183170.5701	Y	9		0
4780	7	Red Cedar	Good	1	449126.5943	183803.4187	Y	7	Y	7
4781	9	Red Cedar	Good	2	449189.8996	184193.6143	Y	9		0
4782	14	Jack Pine	Good	3	449244.4422	184296.9725	Y	14		0
4783	11	Jack Pine	Good	2	449232.3246	184326.5497	Y	11		0
4784	10	Red Cedar	Good	1	449206.0447	184376.4159	Y	10		0
4785	6	Jack Pine	Good	1	449194.1276	184375.6536	Y	6		0
4786	4	Red Cedar	Good	1	449198.9401	184371.8813	Y	4		0
4787	10	Jack Pine	Good	1	449188.0419	184390.9023	Y	10		0
4788	9	Jack Pine	Good	1	449185.7384	184390.6415	Y	9		0
4790	5	Red Cedar	Good	1	449176.6549	184371.0021	Y	5		0
4791	12	Jack Pine	Dead	1	449155.4404	184378.3854	Y	12	Y	12
4792	14	Black Locust	Good	2	449159.2023	184362.4542	Y	14		0

4793	12	Black Locust	Good	3	449214.2649	184268.8269	Y	12		0
4794	6	Jack Pine	Good	1	449396.2787	184336.1960	Y	6		0
4795	5	Jack Pine	Good	1	449407.9642	184332.1082	Y	5		0
4796	10	Jack Pine	Good	1	449477.1304	184129.7562	Y	10		0
4797	14	Jack Pine	Good	2	449476.8109	184139.4238	Y	14		0
4798	8	Red Cedar	Good	4	449648.1202	183864.4323	Y	8		0
4799	5	Jack Pine	Good	1	449656.2176	183853.0463		0		0
4801	23	Jack Pine	Good	1	449460.4023	183237.4457	Y	23		0
4802	13	Jack Pine	Good	1	449470.3179	183241.2557	Y	13		0
4803	13	Jack Pine	Good	1	449480.4851	183229.8666	Y	13		0
4804	12	Jack Pine	Good	1	449484.2649	183227.0734	Y	12		0
4805	14	Jack Pine	Good	1	449490.3317	183227.8729	Y	14		0
4806	8	Jack Pine	Good	1	449497.7306	183261.9914	Y	8		0
4807	5	Jack Pine	Good	1	449499.5768	183261.1454	Y	5		0
4808	6	Jack Pine	Good	1	449507.3968	183260.1272	Y	6		0
4809	5	Jack Pine	Good	1	449509.1437	183245.5444	Y	5		0
4810	5	Jack Pine	Good	1	449514.2011	183253.9655	Y	5		0
4811	5	Jack Pine	Good	1	449516.4797	183258.5715	Y	5		0
4812	8	Jack Pine	Good	1	449519.5953	183256.1293	Y	8		0
4813	4	Red Cedar	Good	1	449518.3561	183249.3474	Y	4		0
4814	4	Jack Pine	Good	1	449508.0699	183231.3049	Y	4		0
4815	5	Jack Pine	Good	1	449513.6926	183239.3792	Y	5		0
4816	4	Jack Pine	Good	1	449517.8527	183222.5353	Y	4		0
4817	16	Jack Pine	Good	1	449522.7392	183236.0425	Y	16		0
4818	4	Jack Pine	Good	1	449530.5763	183257.3488	Y	4		0
4819	8	Jack Pine	Good	1	449530.3787	183258.1662	Y	8		0
4820	5	Jack Pine	Good	1	449555.1797	183258.0309	Y	5		0
4821	7	Jack Pine	Dead	1	449548.8399	183233.6540	Y	7	Y	7
4822	15	Jack Pine	Dead	1	449550.9049	183233.8957	Y	15	Y	15
4823	17	Jack Pine	Good	1	449544.2257	183230.6321	Y	17		0
4824	5	Red Pine	Good	1	449566.0452	183252.5455	Y	5		0
4825	5	Jack Pine	Good	1	449565.4570	183254.2079	Y	5		0
4826	5	Jack Pine	Good	1	449567.4124	183257.7640	Y	5		0
4827	5	Jack Pine	Good	1	449564.8608	183254.4238	Y	5		0
4828	5	Jack Pine	Good	1	449578.5790	183257.7598	Y	5		0
4829	7	Jack Pine	Good	1	449586.6988	183255.6539	Y	7		0
4830	14	Jack Pine	Good	1	449591.9118	183253.5337	Y	14		0
4831	7	Jack Pine	Good	1	449600.0037	183257.5274	Y	7		0
4832	9	Quaking Aspen	Good	1	449610.5522	183256.8429	Y	9		0
4833	18	Jack Pine	Good	1	449609.2643	183233.1351	Y	18		0
4834	7	Jack Pine	Good	1	449610.5171	183249.4409	Y	7		0
4835	12	Jack Pine	Poor	1	449627.5775	183237.8672	Y	12		0
4836	5	Jack Pine	Poor	1	449638.4323	183254.4380		0		0
4837	5	Jack Pine	Poor	1	449639.0178	183254.1842		0		0
4838	4	Jack Pine	Good	1	449641.4948	183254.1013		0		0
4840	9	Jack Pine	Good	1	449438.3625	183149.4995		0		0
4841	8	Jack Pine	Good	1	449437.8657	183159.5308	Y	8		0
4842	7	Jack Pine	Good	1	449413.9003	183161.8237	Y	7		0
4843	8	Red Cedar	Good	1	449228.4553	183173.7447	Y	8		0
4844	9	Jack Pine	Good	1	449124.9030	183172.5185	Y	9		0
4845	7	Jack Pine	Fair	1	449127.0028	183178.7148	Y	7		0
4846	7	Red Cedar	Good	1	449120.6262	183172.6876	Y	7		0
4847	10	Red Cedar	Good	2	449172.6840	183968.9720	Y	10		0
4848	10	Red Cedar	Good	1	449041.4934	184137.1351	Y	10		0
4849	7	Red Cedar	Good	1	449039.2954	184166.4736	Y	7		0
4850	6	Red Cedar	Good	1	449055.9538	184276.6873		0		0
4851	5	Red Cedar	Good	1	449088.4057	184272.8046		0		0
4852	23	Red Cedar	Good	15	449082.6352	184299.0032		0		0
4853	10	Jack Pine	Good	1	449109.5064	184266.2903		0		0
4854	9	Red Pine	Good	1	449115.1991	184281.7852		0		0
4855	12	Jack Pine	Good	3	449119.6811	184269.9042		0		0
4857	19	Red Pine	Good	1	449080.8865	184368.1044		0		0
4858	8	Black Locust	Good	2	449167.5581	184353.4897	Y	8		0
4859	8	Sugar Maple	Good	1	449288.0681	184384.5604	Y	8		0
4860	6	Jack Pine	Poor	1	449520.4138	184134.3868	Y	6		0
4861	7	Jack Pine	Good	1	449525.3823	184137.6035	Y	7		0
4862	16	Jack Pine	Good	1	449024.8278	183128.9154	Y	16		0
4863	6	Red Pine	Good	1	449095.8514	183142.1435		0		0
4864	6	Red Cedar	Good	1	449099.4958	183135.5707		0		0
4865	4	Jack Pine	Good	1	449121.2497	183140.1331		0		0
4866	5	Jack Pine	Good	1	449121.8564	183140.9895		0		0
4867	8	Red Pine	Good	1	449129.2542	183143.4890		0		0
4868	7	Red Pine	Good	1	449155.5626	183139.5054		0		0
4869	7	Red Pine	Good	1	449156.3476	183137.9803		0		0
4870	4	Red Pine	Good	1	449159.5013	183136.0341		0		0
4871	8	Jack Pine	Good	1	449171.2615	183132.0233		0		0
4872	4	Red Pine	Good	1	449169.7653	183138.8932		0		0
4873	7	Red Pine	Good	1	449174.3093	183142.1406		0		0
4874	4	Red Pine	Good	1	449185.3765	183120.3929		0		0
4875	4	Red Pine	Good	1	449197.1201	183144.1420		0		0
4876	6	Red Pine	Good	1	449215.2864	183143.2117		0		0
4877	8	Red Pine	Good	1	449210.9908	183144.9655		0		0
4878	16	Red Pine	Good	1	449225.3341	183124.9914		0		0
4879	15	Red Pine	Good	1	449236.7266	183129.4631		0		0
4880	5	Jack Pine	Good	1	449259.1352	183124.4720		0		0
4881	4	Jack Pine	Good	1	449267.0699	183123.0851		0		0
4882	13	Red Cedar	Good	1	449270.9527	183135.1266		0		0
4883	4	Red Pine	Good	1	449311.8913	183145.7177		0		0
4884	5	Jack Pine	Good	1	449312.0313	183146.8527		0		0
4885	8	Red Pine	Good	1	449327.2897	183130.8307		0		0
4886	10	Red Pine	Good	1	449338.6800	183133.0235		0		0
4887	14	Red Pine	Good	1	449350.7610	183128.8244		0		0
4888	14	Red Pine	Good	1	449386.0213	183124.6148		0		0
4889	9	Red Pine	Good	1	449384.9879	183123.5928		0		0
4890	4	Red Cedar	Good	1	449402.9971	183128.4758		0		0
4891	7	Red Pine	Good	1	449421.5316	183137.0057		0		0
4892	7	Jack Pine	Good	1	449423.0020	183139.4219		0		0
4893	5	Jack Pine	Good	1	449431.0538	183142.5162		0		0
4894	5	Jack Pine	Good	1	449483.5606	183136.0799		0		0
4895	8	Jack Pine	Good	1	449490.3673	183144.6926		0		0
4896	5	Jack Pine	Good	1	449417.6745	183218.4314	Y	5		0
4897	5	Jack Pine	Good	1	449491.0485	183131.5945		0		0
4898	29	Red Pine	Good	3	449508.4722	183122.4727		0		0
4899	9	Jack Pine	Good	1	449527.5345	183132.6626		0		0
4900	5	Red Pine	Good	1	449578.5894	183127.2082	Y	5		0
4901	19	Red Pine	Good	1	449056.3226	183125.4793	Y	19		0
4902	16	Red Pine	Good	1	449062.0170	183125.4331	Y	16		0
4903	8	Red Pine	Good	1	449067.7453	183131.3320	Y	8		0
4904	14	Red Pine	Good	1	449077.0540	183129.1438		0		0
4905	14	Red Pine	Good	1	449090.8384	183125.0969		0		0
4906	18	Red Pine	Good	1	449109.4656	183130.3706		0		0
4907	4	Red Pine	Good	1	449110.1842	183136.8726		0		0
4908	4	Red Pine	Good	1	449116.5488	183138.3131		0		0
4909	6	Jack Pine	Good	1	449132.6920	183132.2172		0		0
4910	4	Jack Pine	Good	1	449145.5366	183132.5745		0		0
4911	4	Jack Pine	Good	1	449148.9550	183125.3329		0		0
4912	4	Jack Pine	Good	1	449151.3991	183118.0235		0		0
4913	4	Jack Pine	Good	1	449149.2152	183119.0739		0		0
4914	4	Jack Pine	Good	1	449150.7242	183136.2466		0		0
4915	18	Red Pine	Good	1	449166.0362	183122.1508		0		0
4916	5	Jack Pine	Good	1	449185.5195	183130.6708		0		0
4917	16	Red Pine	Good	1	449202.3889	183126.1751		0		0
4918	15	Red Pine	Good	1	449215.5032	183127.5816		0		0
4919	4	Red Oak	Good	1	449209.5434	183128.2221		0		0
4920	6	Jack Pine	Good	1	449241.9438	183132.7183		0		0
4921	4	Red Pine	Good	1	449241.2579	183130.9921		0		0
4922	5	Jack Pine	Good	1	449250.1306	183128.7598		0		0
4923	18	Red Pine	Good	1	449281.9486	183121.6931		0		0
4924	22	Red Pine	Good	1	449294.2206	183130.7440		0		0
4925	18	Red Pine	Good	1	449314.7775	183128.5271		0		0
4926	17	Red Pine	Good	1	449309.3726	183137.9988		0		0

4927	9	Red Cedar	Good	1	449356.3219	183127.8404		0		0
4928	11	Red Pine	Good	1	449367.4642	183125.8386		0		0
4929	0	Red Pine	Good	1	449356.9248	183127.6195		0		0
4930	14	Red Pine	Good	1	449361.9281	183126.0361		0		0
4931	12	Red Pine	Good	1	449370.7413	183124.8833		0		0
4932	14	Red Pine	Good	1	449386.8463	183121.5898		0		0
4933	4	Red Pine	Good	1	449383.8439	183128.5794		0		0
4934	18	Red Pine	Good	1	449421.0464	183126.1912		0		0
4935	18	Jack Pine	Good	1	449431.2321	183127.5381		0		0
4936	12	Jack Pine	Good	1	449448.7321	183127.5814		0		0
4937	6	Red Oak	Good	1	449464.2731	183124.2684		0		0
4938	8	Jack Pine	Good	1	449465.6831	183126.1357		0		0
4939	4	Jack Pine	Good	1	449489.1889	183124.0588		0		0
4940	4	Red Oak	Good	1	449492.5841	183119.7201		0		0
4941	20	Red Pine	Good	1	449509.8087	183119.6657		0		0
4942	18	Red Pine	Good	1	449508.7979	183109.8578		0		0
4943	5	Red Pine	Good	1	449588.5883	183119.6362	Y	5		0
4944	18	Red Pine	Good	1	449586.8850	183115.0328	Y	18		0
4945	6	Red Pine	Good	1	449600.4076	183118.7082	Y	6		0
4946	4	Red Pine	Good	1	449601.3388	183116.1792	Y	4		0
4947	18	Red Pine	Good	1	449676.6592	183116.1252	Y	18		0
4956	8	Black Cherry	Good	1	449523.9550	184306.1742	Y	8	Y	8
4997	4	Jack Pine	Good	1	449527.3503	184307.3294	Y	4	Y	4
4998	10	Jack Pine	Good	1	449526.9386	184311.9331	Y	10	Y	10
4999	8	Jack Pine	Good	1	449518.3378	184282.2285	Y	8	Y	8
5000	8	Jack Pine	Good	1	449518.4014	184298.5107	Y	8	Y	8
	8713							7437		1503
	TOTAL INCHES							TOTAL REMOVED		TOTAL EXEMP

1

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

© 2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

NORTH
0 15 30 60

TREE PRESERVATION PLAN - CALCS

Issues and Revisions

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Submission No: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C604

TRUE SHEET SCALE
0" 1/2" 1"

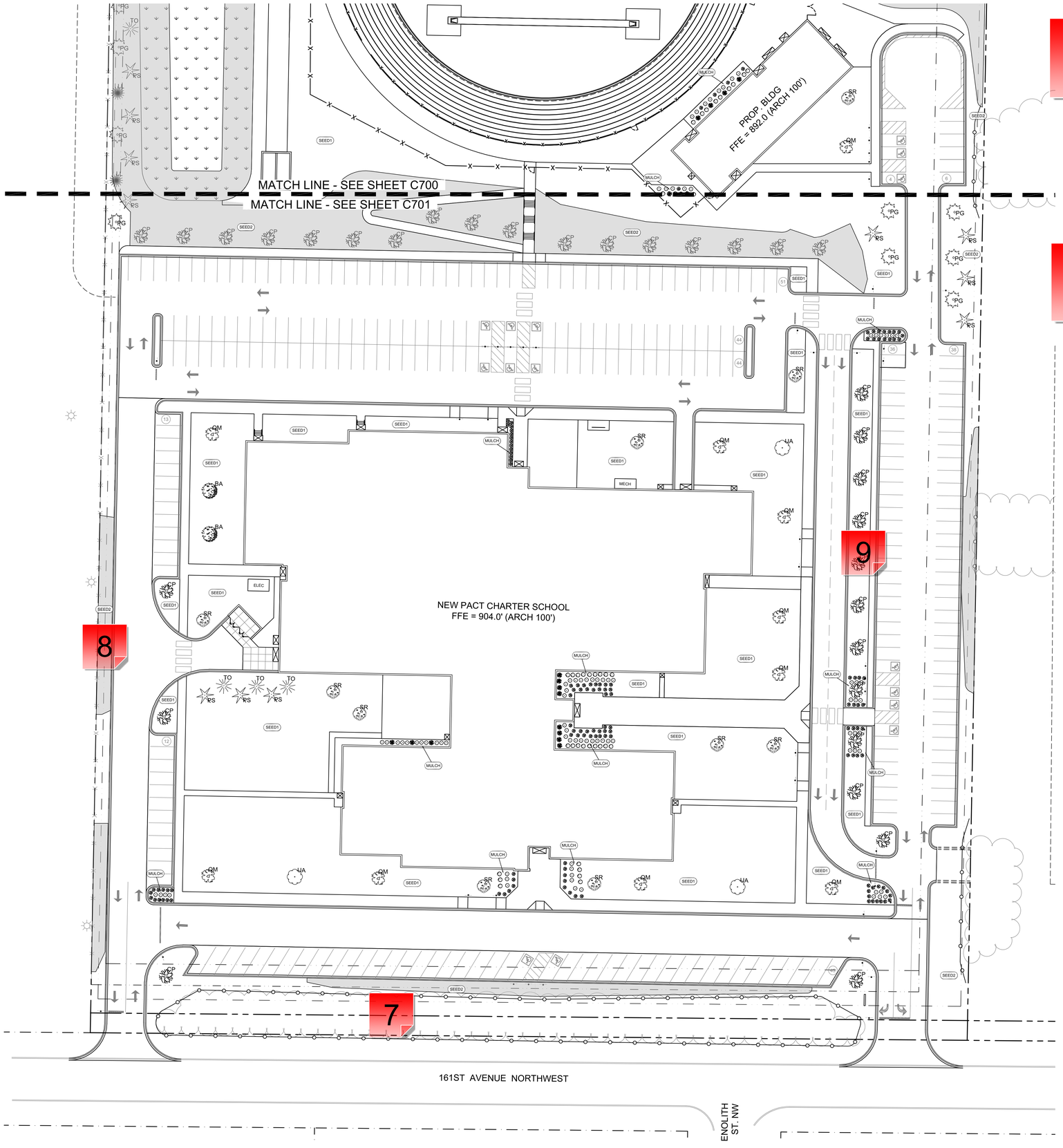
C604 - Tree Preservation Plan Calcs.pdf V1 - Changemark Notes (1 Note)

1 - Invasive Species Exempt from Removal Calculation

Created by: Chris Anderson
On: 05/09/2022 09:15 AM

Both Siberian Elm and Black Locust are on Ramsey's Prohibited List due to their invasive tendencies. Both of these species can be exempted from the removal calculation. Please update table and summary accordingly.

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



LEGEND

- EROSION CONTROL BLANKET
- NATIVE GRASSES AND WILDFLOWER PLANTINGS
- SEED1 — COMMERCIAL TURF SEED
- SEED2 — NO-MOW SEED MIX
- MULCH — 4" SHREDDED WOOD MULCH OVER WEED BARRIER
- SEED3 — NATIVE PRAIRIE / WOODLAND SEED

PLANTING SCHEDULE

	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES, SEE DETAIL 6/C602					
BA	2	Yellow Birch	Betula Alleghaniensis	2-1/2" Cal	B & B
CP	32	Dotted Hawthorn	Crataegus Punctata	2-1/2" Cal	B & B
UA	3	American Elm	Ulmus Americana	2-1/2" Cal	B & B
QM	10	Bur Oak	Quercus Macrocarpa	2-1/2" Cal	B & B
SR	10	Japanese Tree Lilac	Syringa Reticulata	2-1/2" Cal	B & B
CONIFEROUS TREES, SEE DETAIL 6/C602					
LL	24	American Larch	Larix Laricina	6' Ht	B & B
TO	28	Northern White Cedar	Thuja Occidentallis	6' Ht	B & B
RS	33	Eastern White Pine	Pinus Strobus	6' Ht	B & B
PG	22	Black Hills Spruce	Picea Glauca Densata	6' Ht	B & B
SHRUBS, SEE DETAIL 7/C602					
	17	Roundleaf Serviceberry	Amelanchier Sanguinea	24"	Pot
	84	Bush Cinquefoil	Potentilla Fruticosa	24"	Pot
	126	Crisp Leaf Spirea	Spirea x Bumalda (Crispa)	24"	Pot
	38	Alpine Currant	Ribes Alpinum	24"	Pot

LANDSCAPING CALCULATIONS

Site Data:
Site Perimeter = 3,740 lf
Total Building footprint = 79,862 sf
Parking = 295 stalls

Deciduous (2.5") / Coniferous (6') Trees:
Perimeter (per 100 lf) = 74.8
Footprint (per 1,000 sf) = 79.5 <-- 80 Trees

Shrubs (2' height/width):
Perimeter (per 30 lf) = 124.7
Footprint (per 300 sf) = 264.9 <--- 265 Shrubs

Road Frontage Trees:
620' / 35 lf = 17.7<--- 18 (in total tree credit)

Parking Lot Landscaping Trees: (162 sf per tree min)
295 stalls (1 / 10 stalls) = 29.5 <--- 29 Trees

Native Grass Tree Credit: (500 sf = 1 tree)
Storm Basins: 43,750 sf = 87 trees (credit max 50% req'd trees = 54)

Total Shrubs = 265 required PROVIDED = 265

Totals Trees = 55 required PROVIDED = 164
(Additional trees applied to reforestation requirement)

LANDSCAPING NOTES

1. Landscape Contractor is responsible for coordination with other contractors to protect the new improvements during landscape work activities. Report any damage immediately.
2. Plant size and species substitutions must be approved in writing prior to acceptance in the field.
3. Landscape Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
4. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
5. Landscape Contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
6. Planting areas shall be edged with 6" black vinyl edging and have 4" colored hardwood wood mulch over a weed barrier fabric.
7. All trees not planted in landscaped areas shall have shredded hardwood mulch placed around the tree at 4' diameter and 6" deep.
8. Restore all disturbed turf areas with 4" of good quality topsoil and seed or sod as indicated. Topsoil shall not be placed in filtration basin. For filtration basin areas refer to detail for construction and restoration.

1 2 3

NORTH
0 15 30 60

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com
©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LANDSCAPE PLAN SOUTH

Issues and Revisions:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.
Date: 04.28.2022 Lic. No.: 44592

Submission No: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C700

TRUE SHEET SCALE
0" 1/2" 1"

C700 - Landscape Plan South.pdf V1 - Changemark Notes (9 Notes)

1 - Topsoil

Created by: Chris Anderson
On: 05/09/2022 09:33 AM

Topsoil shall not have more than 35% sand. A topsoil inspection is required prior to sod installation. Topsoil is required over all areas that are disturbed, excluding stormwater pond areas and areas to be finished with impervious surfacing.

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

2 - Required # of Trees

Created by: Chris Anderson
On: 05/09/2022 09:56 AM

Based on the linear feet of the perimeter and the number of parking stalls, 109 trees would be required (55 if applying the native grass credit). However, based on the Tree Preservation reforestation requirements, 444 new, 2.5 inch trees would need to be installed, or payment of $110,875, or some combination of the two. Please specify how the reforestation standard is being satisfied. If additional plantings are to be used, they must be shown in the table, calculations, and on the plan sheets. If payment is to be used, a statement to that affect should be added to this sheet.

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

3 - Maintenance Plan

Created by: Chris Anderson
On: 05/09/2022 10:16 AM

To utilize this credit, a 3-year maintenance plan needs to be developed and submitted to the City for review. The property owner (PACT) is obligated to implement the maintenance plan to ensure the establishment of the native landscape. Please submit the maintenance plan.

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

4 - Modifications

Created by: Chris Anderson
On: 05/12/2022 08:49 AM

Any modifications, including change of species, shall be submitted to the city prior to installation for review and approval.

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

5 - Irrigation

Created by: Chris Anderson
On: 05/12/2022 08:50 AM

If an irrigation system is to be utilized, it must include both a rain sensor and some form of water efficient technology, such as a smart controller.

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

6 - Thornless?

Created by: Chris Anderson
On: 05/16/2022 12:18 PM

This should be a thornless variety of hawthorn otherwise could be dangerous.

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

7 - Changemark note #01

Status as of 05/13/2022 12:21 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:21 PM
Type: Action
State: For Discussion

In the event these trees do not preserve well, a berm 3-4 feet tall should be installed with robust tree/shrub landscaping.

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

8 - Changemark note #02

Status as of 05/13/2022 12:23 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:23 PM
Type: Action
State: For Discussion

Add several evergreens in this area for screening views of the loading areas from the park.

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

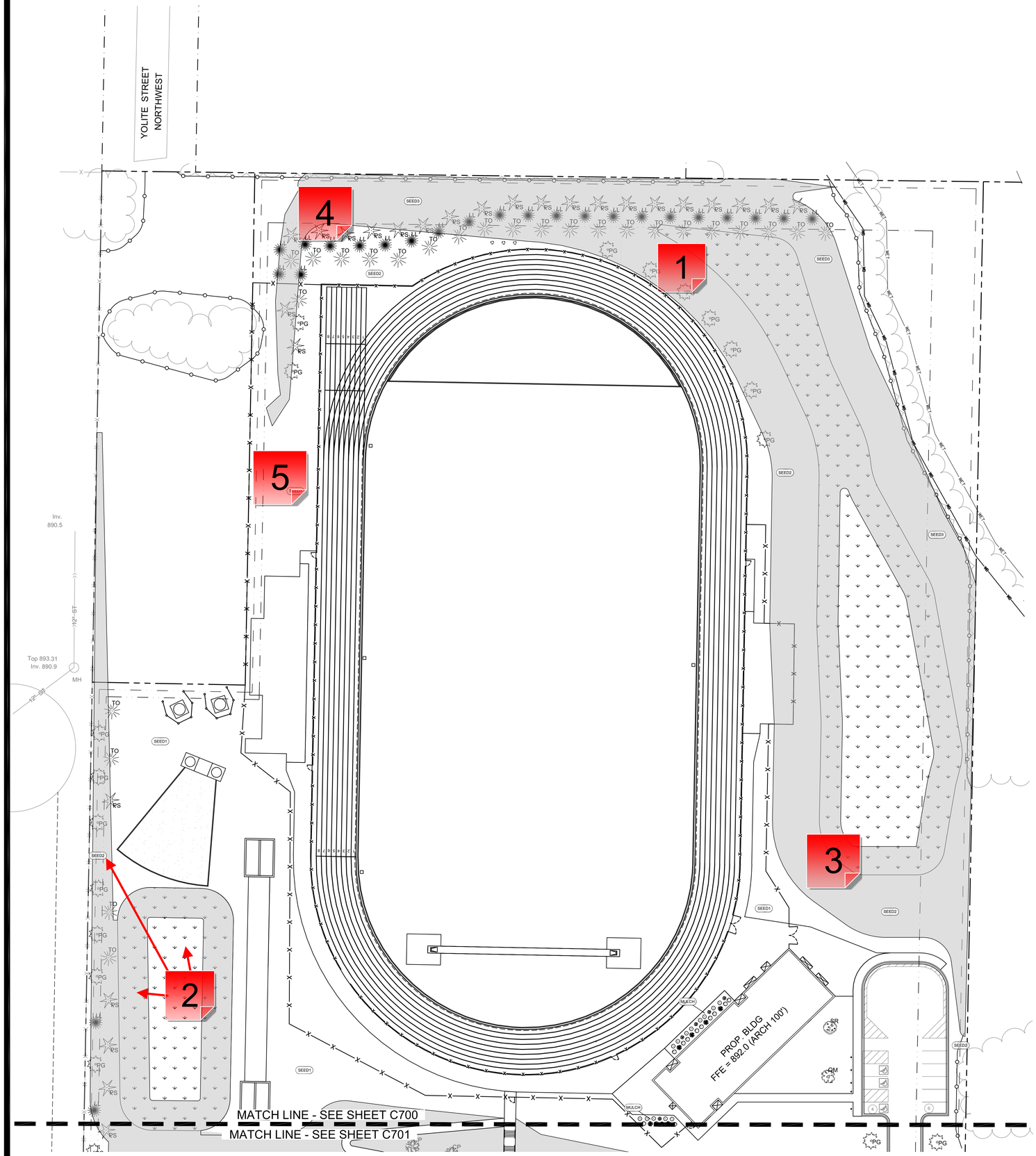
9 - Changemark note #03

Status as of 05/13/2022 12:24 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:24 PM
Type: Action
State: For Discussion

Add several large shrubs and/or a short decorative fence (~3') to prohibit people cutting across the drop-off zone from the parking lot.

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



NORTH

0 15 30 60

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

POPE
ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT
Charter School

Larson
Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com
©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LANDSCAPE PLAN NORTH

Issued and Revised:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Job Number: 12216178
Drawn by: KBK
Checked by: EGM

SHEET
C701

TRUE SHEET SCALE
0" 1/2" 1"

C701 - Landscape Plan North.pdf V1 - Changemark Notes (5 Notes)

1 - Break Between Seeding Types

Created by: Chris Anderson
On: 05/09/2022 10:09 AM

There's no apparent break between Seed 2 and Seed 3, they sort of merge together here. Use a different symbol/shading/hashmark for each seed type.

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

2 - Seed Type?

Created by: Chris Anderson
On: 05/09/2022 10:13 AM

Are these different seed types? If so, what are they?

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

3 - Changemark note #01

Status as of 05/13/2022 12:27 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:27 PM
Type: Action
State: For Discussion

Add several shrubs to the basin slopes to aid with bank stabilization.

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

4 - Changemark note #02

Status as of 05/13/2022 12:28 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:28 PM
Type: Action
State: For Discussion

As noted in the grading plan, terrace this slope more and then add trees at the different levels. Otherwise, this area will just be a 10' drop and not look intentional.

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

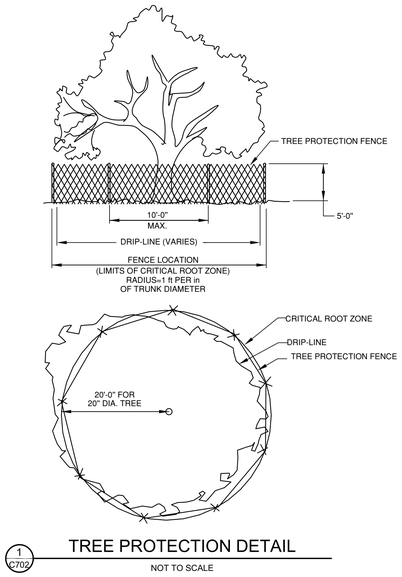
5 - Changemark note #03

Status as of 05/13/2022 12:29 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:29 PM
Type: Action
State: For Discussion

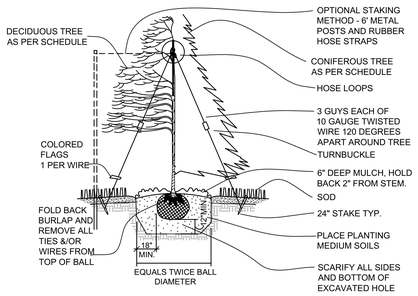
Consider a row of evergreens and overstory trees to act as a windbreak for the comfort of the athletes.

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



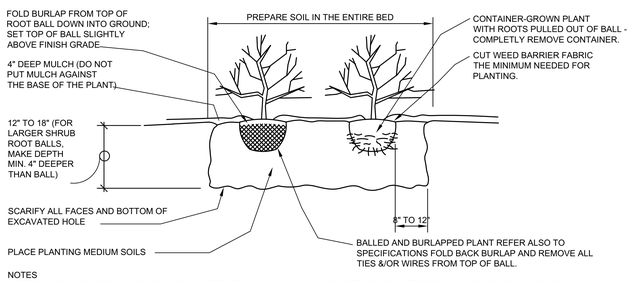
1 C702 TREE PROTECTION DETAIL

NOT TO SCALE



2 C702 TREE PLANTING DETAIL

NOT TO SCALE



NOTES

1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.

2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.

3. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE PLACEMENT PHASE; ALTER DRAINAGE SYSTEMS AS REQUIRED.

4. IF PLANTS ARE TO BE PRUNED, BRANCHES SHALL BE PRUNED AT THE BRANCH BARK RIDGE, NOT FLUSH WITH THE BARK.

3 C702 SHRUB PLANTING DETAIL

NOT TO SCALE

POPE ARCHITECTS

POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

PACT Charter School

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

©2022 Larson Engineering, Inc. All rights reserved.

PACT CHARTER SCHOOL
RAMSEY, MN

LAND USE APPLICATION SET - NOT FOR CONSTRUCTION

NORTH

0 15 30 60

LANDSCAPE DETAILS

Issues and Revisions:

I hereby certify that this plan, specifications 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.

Eric G. Meyer, P.E.

Date: 04.28.2022 Lic. No.: 44592

Permission No. 12216178
Drawn by: KBK
Checked by: EGM

SHEET

C702

TRUE SHEET SCALE
0" 1/2" 1"

C702 - Landscape Details.pdf V1 - Changemark Notes (1 Note)

1 - Planting Depth

Created by: Chris Anderson
On: 05/12/2022 08:51 AM

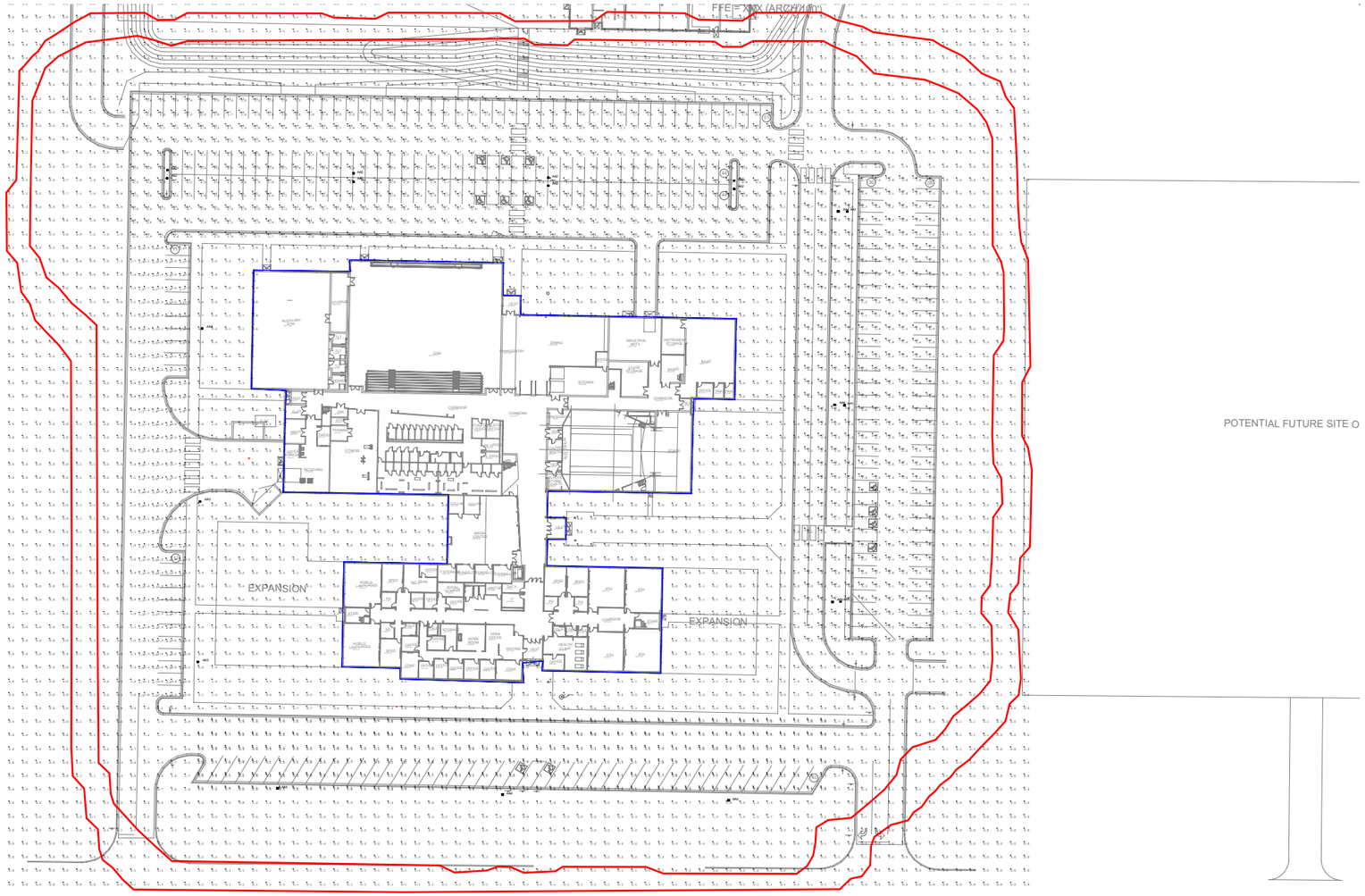
Tree shall be planted so that the first set of primary roots is at finished grade. This may require opening top of burlap to find primary roots before setting tree in planting hole.

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

Viewpoint

3 2 1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	DSX1_LED_P8_40K_T2M_MVOLT	SINGLE	N.A.	1.000	DSX1 LED P8 40K T2M MVOLT
	6	DSX1_LED_P8_40K_T3M_MVOLT	SINGLE	N.A.	1.000	DSX1 LED P8 40K T3M MVOLT
	8	DSX1_LED_P8_40K_T5M_MVOLT	SINGLE	N.A.	1.000	DSX1 LED P8 40K T5M MVOLT
	3	DSX1_LED_P8_40K_TFTM_MVOLT	SINGLE	N.A.	1.000	DSX1 LED P8 40K TFTM MVOLT



VIEWPOINT: Parking

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Lot	Illuminance	Fc	2.56	7.1	0.8	3.20	8.88
FULL	Illuminance	Fc	1.06	7.1	0.0	N.A.	N.A.
North Lot	Illuminance	Fc	2.73	5.5	1.0	2.73	5.50
South Lot	Illuminance	Fc	1.73	4.4	0.5	3.46	8.80
West Lot	Illuminance	Fc	2.48	4.2	1.1	2.25	3.82

PACT CHARTER SCHOOL
E1.1 SITE PHOTOMETRICS
04-28-2022

E1.1 - SITE PHOTOMETRICS.pdf V1 - Changemark Notes (5 Notes)

1 - Changemark note #01

Status as of 05/13/2022 12:31 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:31 PM
Type: Action
State: For Discussion

What are the mounting heights? Being this close to residential, max height should be 20 feet.

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

2 - Changemark note #03

Status as of 05/13/2022 12:33 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:33 PM
Type: Action
State: For Discussion

What is the manufacturer for this fixture? Please provide a cut sheet.

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

3 - Changemark note #04

Status as of 05/13/2022 12:34 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:34 PM
Type: Action
State: For Discussion

Please show any wall-mounted lights in the calculations.

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

4 - Changemark note #05

Status as of 05/13/2022 12:41 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:41 PM
Type: Action
State: For Discussion

This area should have at least 1.0 fc, especially if workers will be using it during dark hours.

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

5 - Changemark note #06

Status as of 05/13/2022 12:41 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:41 PM
Type: Action
State: For Discussion

The front walkway should have at least 1.0 fc

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

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	N		84	ALS	SPQ-80050-30DEG		1	124670	0.855	800.425	Max: 220408cd

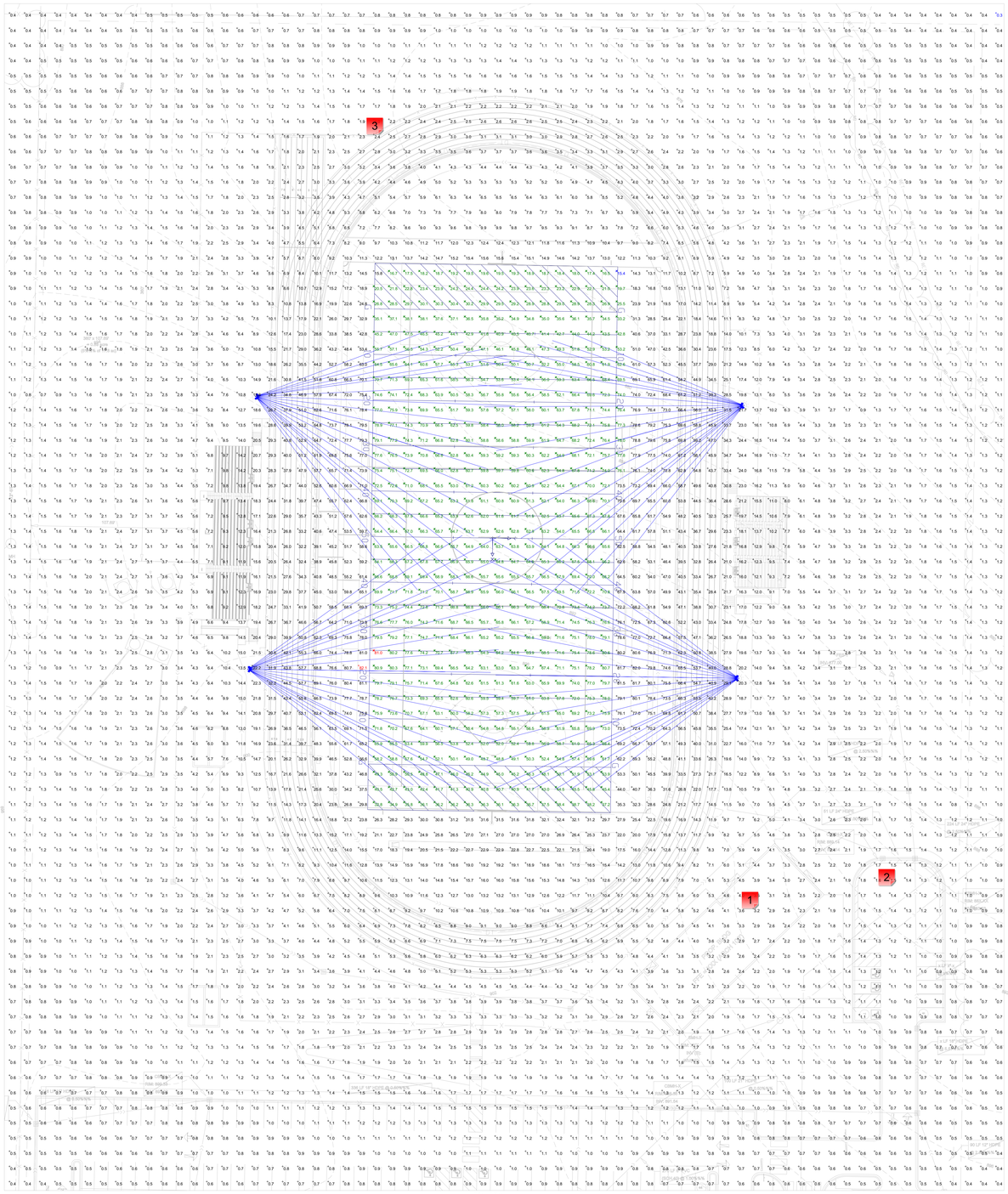
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
football	X	58.5 fc	81.0 fc	15.4 fc	5.3:1	3.8:1
Total Area @ Grade	+	14.0 fc	82.1 fc	0.3 fc	273.7:1	46.7:1

Note:

1. All readings/calculations are shown @ grade.

2. Fixtures are 80' 0" A.F.G and will have glare shields.



Plan View
Scale - 1" = 30ft

PACT CHARTER SCHOOL
E1.2 PLAYING FIELD PHOTOMETRICS
04-28-2022

PACT CHARTER SCHOOL
FOOTBALL FIELD LIGHTING

Designer
AM
Date
04/04/2022
Scale
As Noted
Drawing No.

Summary

E1.2 - PLAYING FIELD PHOTOMETRICS.pdf V1 - Changemark Notes (3 Notes)

1 - Changemark note #01

Status as of 05/13/2022 12:43 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:43 PM
Type: Action
State: For Discussion

Any building mounted light?

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

2 - Changemark note #02

Status as of 05/13/2022 12:43 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:43 PM
Type: Action
State: For Discussion

There should be some parking lot lighting here. The stadium lights won't always be on.

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

3 - Changemark note #03

Status as of 05/13/2022 12:45 PM
Type: Action
State: For Discussion

Created by: Todd Larson
On: 05/13/2022 12:45 PM
Type: Action
State: For Discussion

Consider a track perimeter of parking lot style lighting in the event the track is used for walking or for maintenance work where use of the stadium-style lighting can be overboard.

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

Draft Memorandum

SRF No. 02215657

To: Josh Nyquist, Executive Director of Building Operations
PACT CHARTER SCHOOL

From: Jeff Bednar, TOPS, Senior Traffic Engineering Specialist
Tom Sachi, PE, Project Manager | Traffic Studies

Date: April 28, 2022

Subject: PACT Charter School | Traffic Impact Study | City of Ramsey, Minnesota

Introduction

This traffic impact study (TIS) has been completed for the proposed PACT Charter School development in the City of Ramsey to be located at 7633 161st Avenue NW (see Figure 1). The proposed education facility development will accommodate grades six (6) through grade twelve (12) with up to 734 students and 100 fulltime faculty and staff on a school weekday. The school's existing campus will then become home to kindergarten (K) through grade five (5). The City of Ramsey has also requested the adjacent future proposed St. Katharine Drexel Church be incorporated into this TIS. The St. Katharine Drexel Church on the 6.5 acres east of the proposed school site will accommodate up to 400 parishioners and 250 seats, primarily on weekends and mostly on Sunday.

The primary objectives of the study are; to review existing traffic operations, evaluate trip generation, access, and circulation within the site and recommend improvements to ensure safe and efficient operations. A summary of the traffic impact study findings, conclusions and recommendations can be found on page 19 of this memorandum.

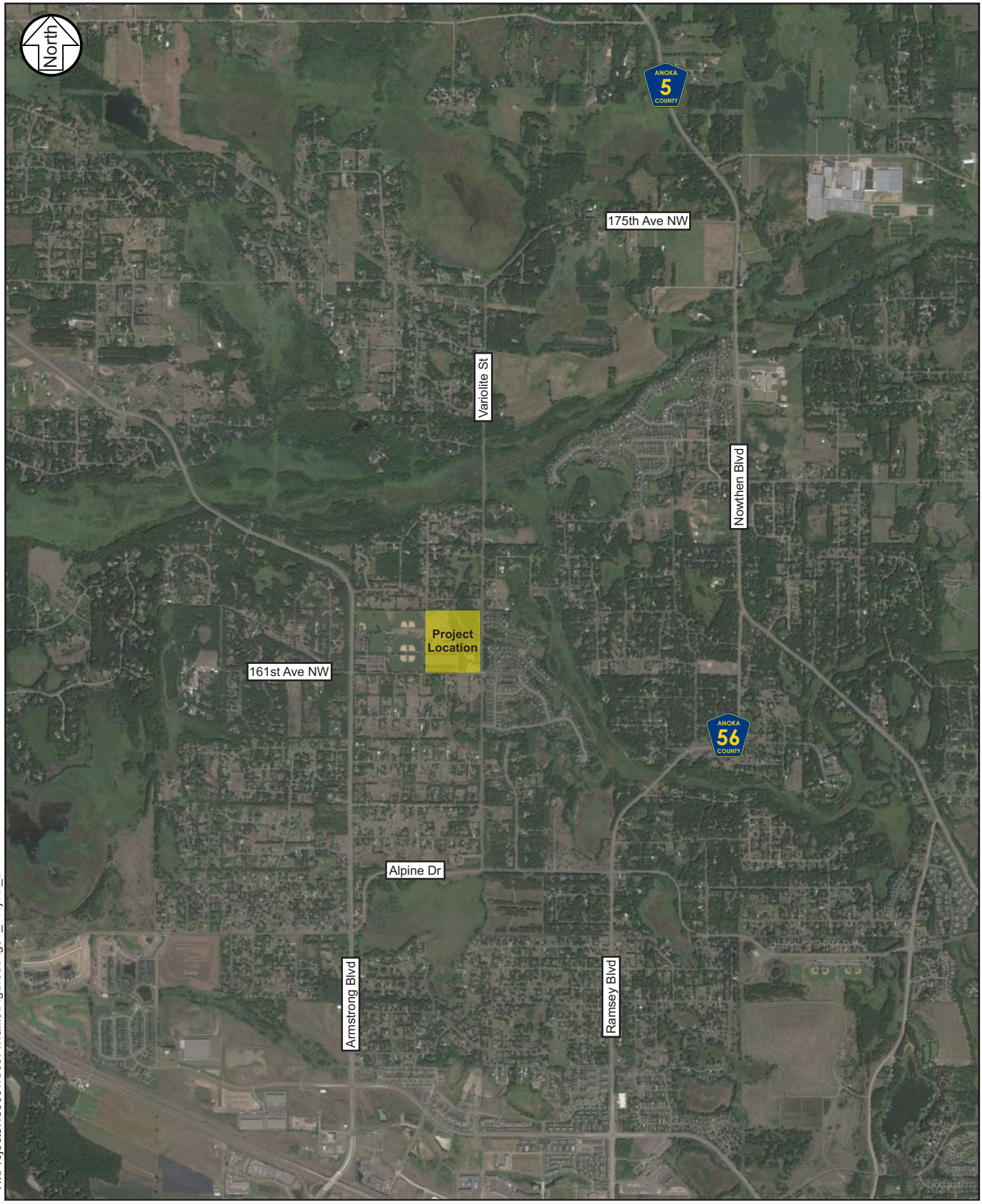
Existing Conditions

The existing conditions were reviewed to establish a baseline to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes data collection efforts and intersection capacity analyses. The following information summarizes the existing conditions.

Traffic Data Collection

Collect new vehicular, pedestrian and bicycle volume counts during the weekday a.m. commuter/school arrival peak period (7-9 a.m.), p.m. school dismissal peak period (2:00-4:00 p.m.), p.m. commuter peak period (4:00-6:00 p.m.) and Sunday a.m. church peak period (9:30-11:30 a.m.) at the following seven study intersections:

- Variolite Street/161st Avenue
- Armstrong Boulevard/161st Avenue
- Ramsey Boulevard/Alpine Drive
- 175th Avenue/Nowthen Boulevard
- Variolite Street/Alpine Drive
- Armstrong Boulevard/Alpine Drive
- 173rd Avenue/Variolite Street



H:\Projects\15000\15657\Traffic\Figures\Fig01_Project_Location.cdr

SRF

Project Location

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 1

02215657
April 2022

Roadway Characteristics

A field assessment was completed to identify various roadway characteristics within the study area transportation system, such as functional classification, general configuration, and posted speed limit. A summary of these roadway characteristics is shown in Table 1. Note that these are general characteristics and that there are some deviations within portions of roadway segments.

Table 1. Existing Study Area Roadway Characteristics

Roadway	Functional Classification (1)	General Configuration	Posted Speed Limit (mph)
Armstrong Boulevard	Minor Arterial	Two-lane undivided	55
Ramsey Boulevard	Minor Arterial	Two-lane undivided	50
Variolite Street	Major Collector	Two-lane undivided	50
161st Avenue	Local Street	Two-lane undivided	30

(1) Functional Classification based on the City of Ramsey 2040 Transportation Plan Update.

The segment of 161st Avenue between Armstrong Boulevard and Variolite Street has been identified to be improved/reconstructed as part of the City of Ramsey Capital Improvements Plan for year 2024. Design of this future 161st Avenue improvement/reconstruction is currently under consideration. It has been suggested that it may be possible to reschedule this 161st Avenue improvement and/or reconstruction to coincide with the proposed PACT Charter School project.

Existing geometrics, traffic control, and traffic volumes in the study area are shown in Figure 2.

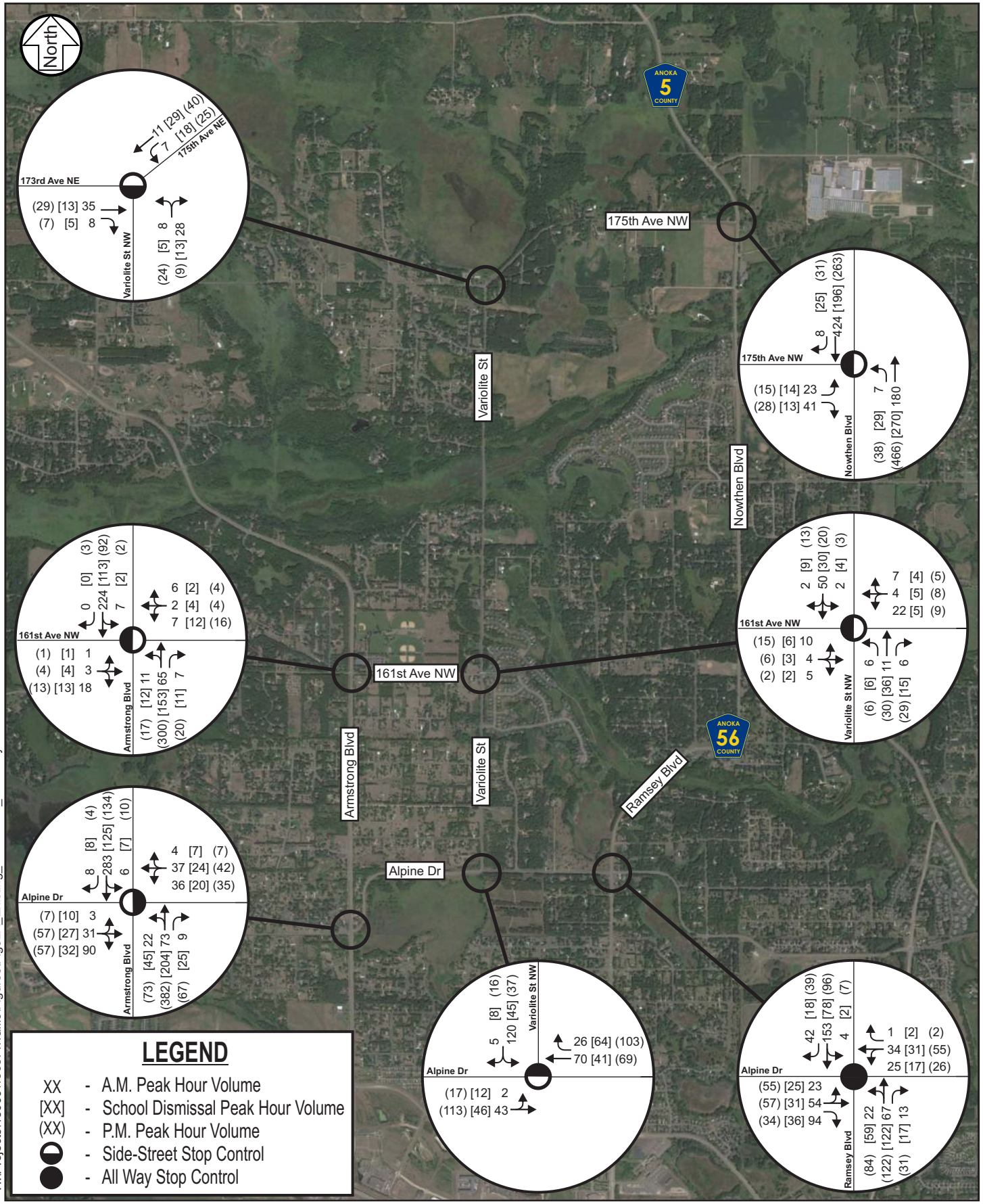
Existing Intersection Traffic Operations/Capacity Analysis

An existing intersection traffic operations/capacity analysis was completed to establish baseline conditions to which future traffic operations can be compared. The capacity analysis was completed for the a.m. and p.m. peak hours at the study intersections using the Synchro/SimTraffic computer traffic simulation model.

Capacity analysis results identify a Level of Service (LOS) which indicates the quality of traffic flow through an intersection. Intersections are given a ranking from LOS A through LOS F. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in Table 2. LOS A indicates the best traffic operation, with vehicles experiencing minimal delays. LOS F indicates an intersection where demand exceeds capacity, or a breakdown of traffic flow. Overall intersection LOS A through D are generally considered acceptable by drivers in the Twin Cities Metropolitan Area.

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service. This considers the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.

Draft



H:\Projects\15000\15657\Traffic\Figures\Fig02A_Existing_Conditions_Weekday.cdr

SRF

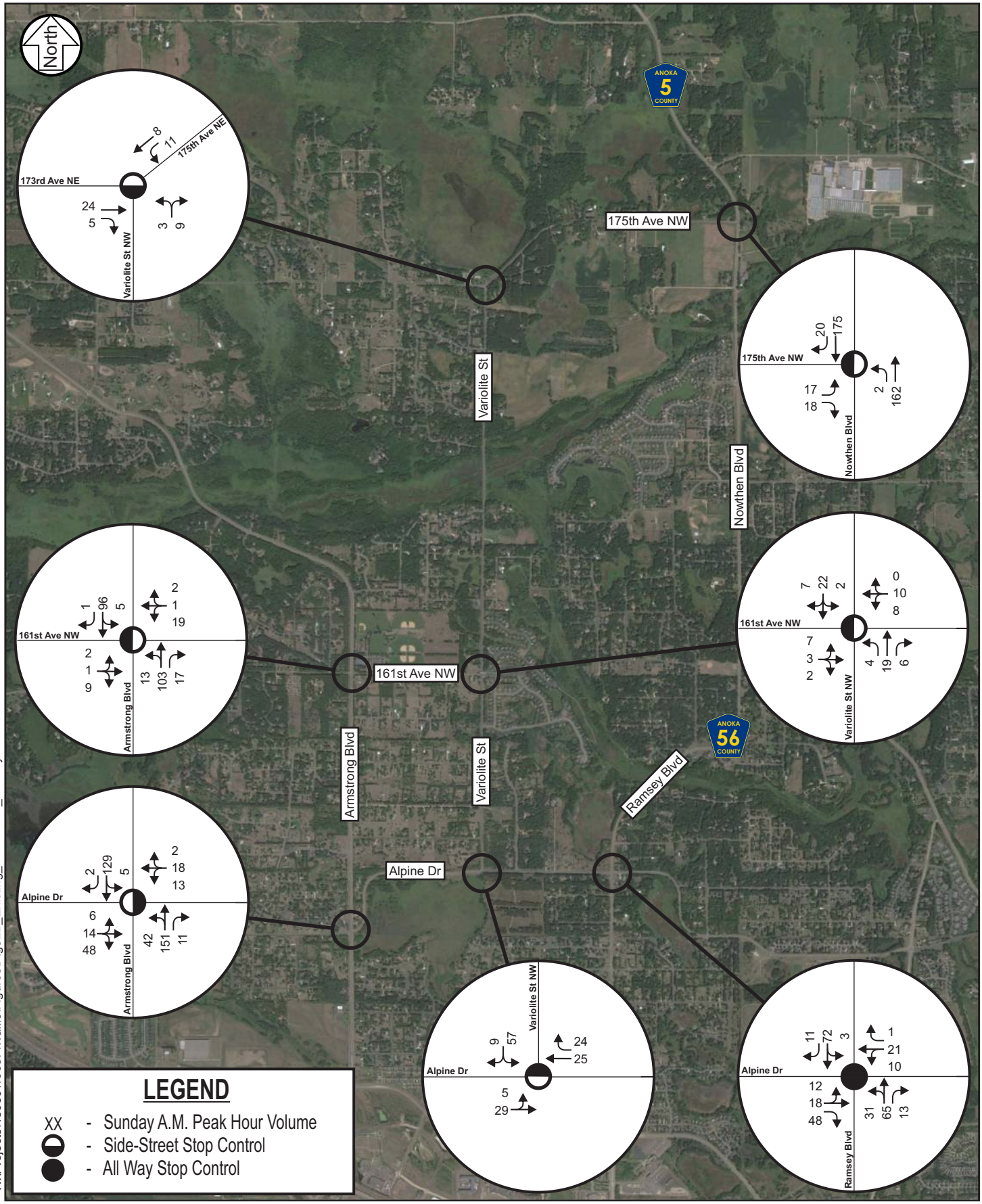
Existing Conditions - Weekday

PACT Charter School Traffic Impact Study

Ramsey, MN

Figure 2A

02215657
April 2022



H:\Projects\15000\15657\Traffic\Figures\Fig02B_Existing_Conditions_Sunday.cdr

Existing Conditions - Sunday

PACT Charter School Traffic Impact Study

City of Ramsey

Figure 2B

02215657
April 2022

Second, it is important to consider delay on the minor approach. Since mainline traffic does not stop, most of the delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high levels of delay (i.e. poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

Table 2. Level of Service Criteria for Signalized and Unsignalized Intersections

LOS Designation	Signalized Intersection Average Delay/Vehicle (seconds)	Unsignalized Intersection Average Delay/Vehicle (seconds)
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	**> 55 – 80**	**> 35 – 50**
F	**> 80**	**> 50**

Results of the existing weekday traffic operations analysis, shown in Table 3, indicate that all study intersections currently operate at an acceptable overall LOS B or better during the a.m. commuter (school arrival) peak hour (7:30-8:30 a.m.), school dismissal peak hour (2:30-3:30 p.m.) and p.m. commuter peak hour (4:00-5:00 p.m.), under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except for the Armstrong Boulevard/Alpine Drive intersection where the westbound approach is operating at a LOS E during the p.m. peak hour.

Table 3. Existing Weekday Conditions Peak Hour Traffic Operations/Capacity Analysis

Study Intersection	A.M. Peak Hour			Dismissal Peak Hour			P.M. Peak Hour		
	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue
Variolite Street/173rd Avenue (1)	A/A	9 sec.	NB/1	A/A	9 sec.	NB/1	A/A	10 sec.	NB/1
Variolite Street/161st Avenue (1)	A/A	10 sec.	WB/1	A/A	10 sec.	EB/1	A/A	10 sec.	EB/1
Variolite Street/Alpine Drive (1)	A/B	11 sec.	SB/1	A/A	10 sec.	SB/1	A/B	11 sec.	SB/1
Armstrong Boulevard/161st Avenue (1)	A/B	11 sec.	EB/1	A/B	12 sec.	WB/1	A/B	15 sec.	WB/1
Armstrong Boulevard/Alpine Drive (1)	A/C	18 sec.	WB/2	A/C	16 sec.	WB/2	A/**E**	**45 sec.**	WB/4
Ramsey Boulevard/Alpine Drive (2)	B/B	12 sec.	SB/2	A/B	11 sec.	NB/1	B/B	13 sec.	NB/2
175th Avenue/Nowthen Boulevard (1)	A/B	13 sec.	EB/1	A/B	12 sec.	EB/1	A/B	13 sec.	EB/1

(1) Indicates a side-street stop-controlled intersection, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach average delay per vehicle. The queue shown is the 95th percentile queue (in vehicles) for the worst approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

(2) Indicates an all-way stop-controlled intersection, where the overall LOS and average delay per vehicle are shown. The queue shown is the 95th percentile queue (in vehicles) for the worst side-street approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

The existing Sunday a.m. church peak hour traffic operations analysis related to the adjacent future proposed St. Katharine Drexel Church will be combined with year 2028 No-Build and Build scenario Sunday a.m. church peak hour traffic operations analyses later in this memorandum.

Year 2028 No-Build Conditions

To understand how the existing transportation system and general background growth are expected to impact the study intersections, year 2028 no-build conditions were reviewed (no proposed PACT Charter School site-generated traffic is included in this scenario). Note that year 2028 represents the year where the PACT Charter School can be assumed to be completed with full occupancy of the proposed development and includes all phases of the proposed PACT Charter School project plus completion of the adjacent future proposed St. Katharine Drexel Church.

Background Growth

To account for general background traffic growth within the study area, a conservative annual growth rate of one (1) percent was applied to the existing peak hour volumes to develop year 2028 background traffic forecasts.

Intersection Capacity Analysis

To determine how the adjacent roadway network will accommodate the year 2028 no-build traffic volumes, an intersection capacity analysis was completed using Synchro/SimTraffic Software. Year 2028 no-build traffic forecasts, which include general background growth, are shown in Figure 3.

Results of the year 2028 no-build intersection capacity analysis shown in Table 4, indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the peak hours under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except for the Armstrong Boulevard/Alpine Drive intersection where the westbound approach would now operate at a LOS F during the p.m. peak hour (note: no proposed PACT Charter School site-generated traffic is included in this scenario).

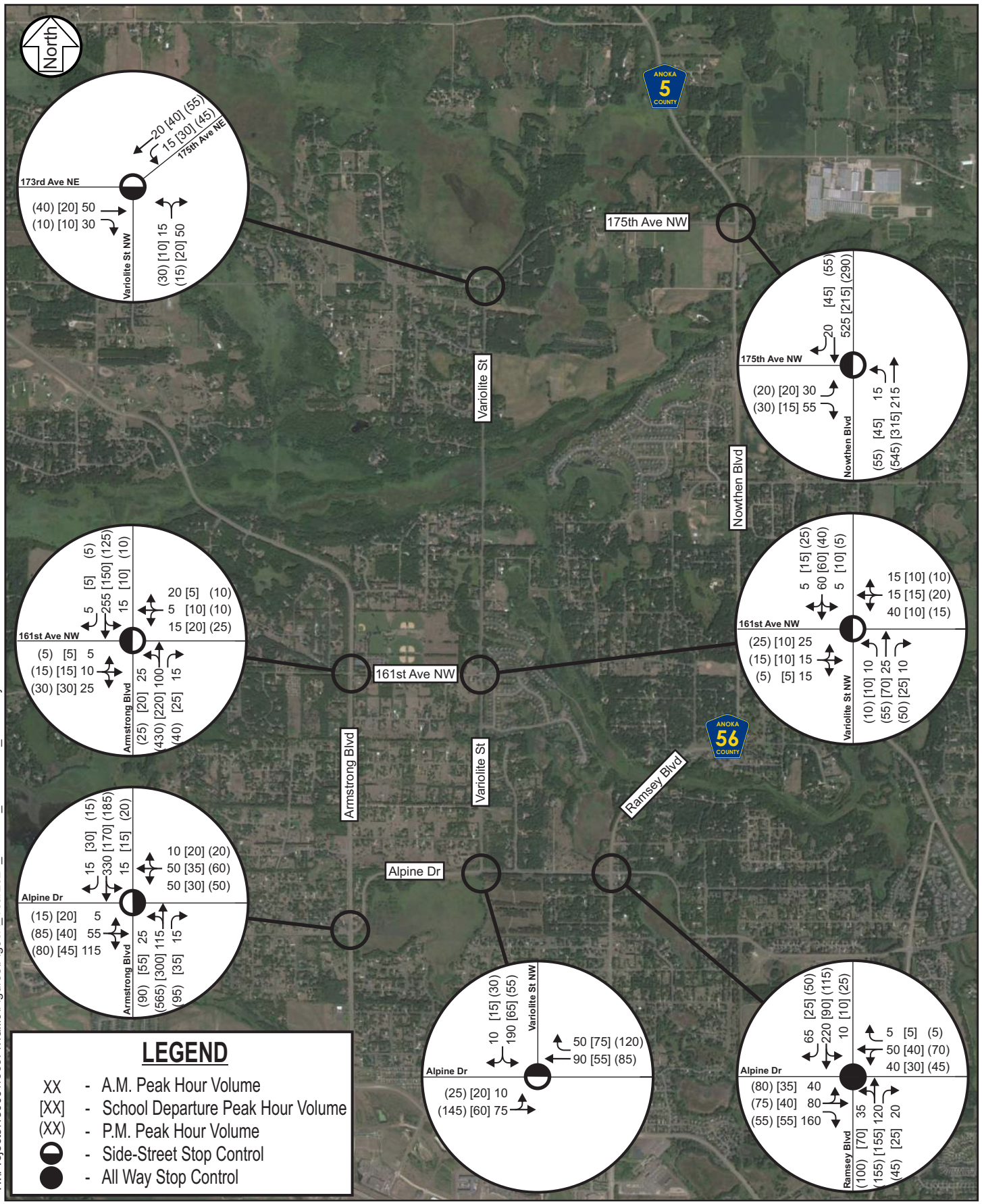
Table 4. Year 2028 Weekday No-Build Conditions Peak Hour Traffic Operations/Capacity Analysis

Study Intersection	A.M. Peak Hour			Dismissal Peak Hour			P.M. Peak Hour		
	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue
Variolite Street/173rd Avenue (1)	A/A	9 sec.	NB/1	A/A	9 sec.	NB/1	A/A	10 sec.	NB/1
Variolite Street/161st Avenue (1)	A/A	10 sec.	WB/1	A/A	10 sec.	EB/1	A/A	10 sec.	EB/1
Variolite Street/Alpine Drive (1)	A/B	11 sec.	SB/1	A/A	10 sec.	SB/1	A/B	11 sec.	SB/1
Armstrong Boulevard/161st Avenue (1)	A/B	11 sec.	EB/1	A/B	13 sec.	WB/1	A/B	15 sec.	WB/1
Armstrong Boulevard/Alpine Drive (1)	A/C	19 sec.	WB/2	A/C	17 sec.	WB/2	A/**F**	**60 sec.**	WB/6
Ramsey Boulevard/Alpine Drive (2)	B/B	12 sec.	SB/2	A/B	11 sec.	NB/2	B/B	13 sec.	NB/2
175th Avenue/Nowthen Boulevard (1)	A/B	14 sec.	EB/1	A/B	12 sec.	EB/1	A/B	14 sec.	EB/1

(1) Indicates a side-street stop-controlled intersection, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach average delay per vehicle. The queue shown is the 95th percentile queue (in vehicles) for the worst approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

(2) Indicates an all-way stop-controlled intersection, where the overall LOS and average delay per vehicle are shown. The queue shown is the 95th percentile queue (in vehicles) for the worst side-street approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

Draft



H:\Projects\15000\15657\Traffic\Figures\Fig03A_Year2028_NoBuild_Conditions_Weekday.cdr

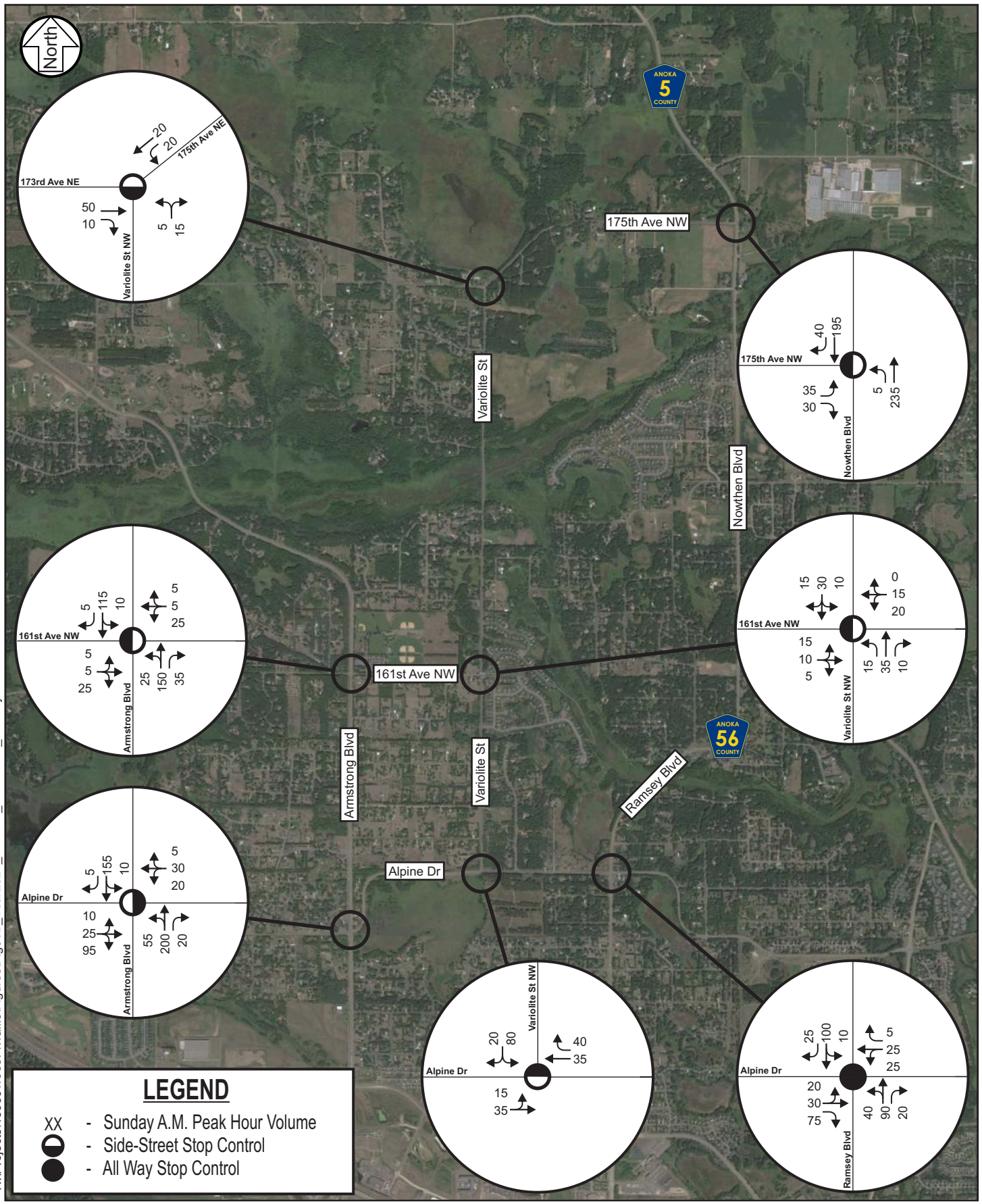
SRF

Year 2028 No Build Conditions - Weekday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 3A

02215657
April 2022



H:\Projects\15000\15657\Traffic\Figures\Fig03B_Year2028_NoBuild_Conditions_Sunday.cdr

SRF

Year 2028 No Build Conditions - Sunday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 3B

02215657
April 2022

Proposed Development

The site of the proposed PACT Charter School development is generally located north of 161st Avenue and roughly 0.25 miles east of Armstrong Boulevard (see Figure 1). It was assumed that the construction of the proposed development would be completed and fully occupied by year 2028. Access to the proposed site would be provided at two site access locations on 161st Street: a primary (west) site access approximately 600 feet west of Variolite Street (buses, pick-up/drop-off, staff) and a secondary (east) site access approximately 1,150 feet west of Variolite Street (buses, student drivers).

PACT Charter School is proposing to acquire approximately 18 acres of a larger 33-acre vacant land parcel located at 7633 161st Avenue NW in the City of Ramsey, with the intent to build a new charter school facility, approximately 115,000 square feet in size. This new facility will be designed to accommodate grades six through twelve. The schools existing campus will then be home to kindergarten through fifth grades. Minor interior renovations are being planned at their existing building to better accommodate these lower grade levels. The seller is the Church of St. Katharine Drexel and they plan to retain the remaining approximately 15 acres for a future church development.

The proposed development (see Figure 4) consists of the PACT Charter School, a public school for grades six through twelve (6-12) to be developed in five student enrollment phases as follows:

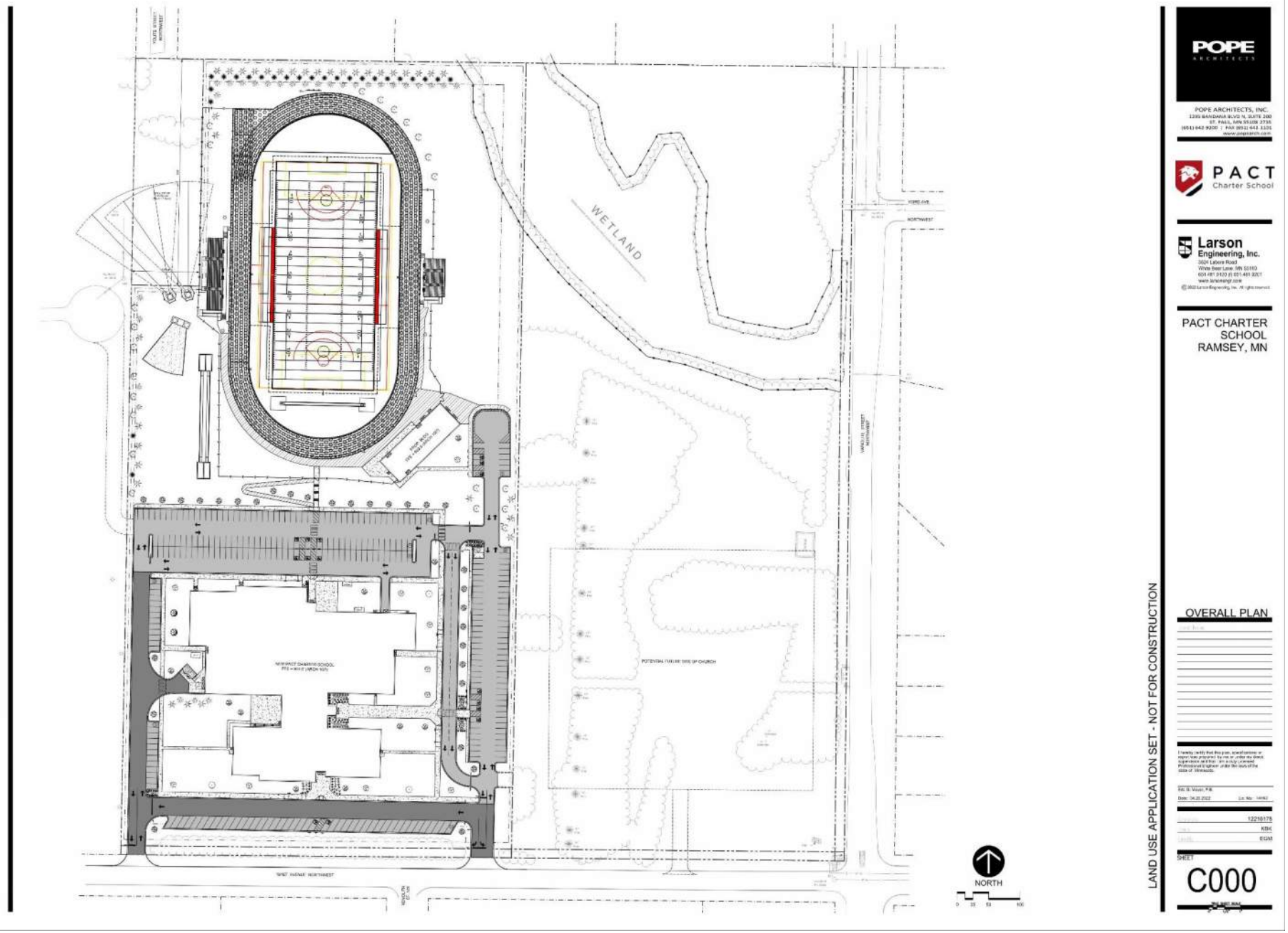
Phase One: School Year 2022-2023 - 392 Grade 6-12 students enrolled
Phase Two: School Year 2023-2024 - 517 Grade 6-12 students enrolled
Phase Three: School Year 2024-2025 - 596 (potential increase to 637) Grade 6-12 students enrolled
Phase Four: School Year 2025-2026 - 675 (potential increase to 728) Grade 6-12 students enrolled
Phase Five: School Year 2026-2027 - 734 (potential increase to 790) Grade 6-12 students enrolled

PACT Charter School anticipates most of its student population will use provided school bus transportation. PACT anticipates 60 percent of the students will utilize 12-14 traditional, yellow, full-size and short buses for school transit at this time. PACT anticipates 25 percent will be parent drop-off/pick-up and the remaining 15 percent will be student drivers. PACT operations will include a 9-month academic calendar from August 31st to May 27th with hours of operations between 7:30AM to 4:00PM. Student drop-off/pick-up periods will be between the hours of 7:30AM to 8:00AM and 3:05PM to 3:35PM, respectively. The first 15-minutes of each period is the peak demand window.

The PACT Charter School may also generate special event related trips associated with the athletic facilities and diverse academic activities. It should be noted that the number of these special event trips may range widely depending on the event and that these trips are not regularly occurring trips. Therefore, these special event trips were not considered normal weekday activity and were not included in the traffic forecasts and analysis for the PACT Charter School development.

The proposed development also includes the Church of St. Katharine Drexel - 6.5 acres on southeast corner, approx. 400 parishioners (current facility seats 250 and only reaches capacity on Christmas and Easter), Weekend and mostly on Sunday, The City has requested the church use to be incorporated in the traffic impact study. Access to the church site would be provided at the shared primary site (west) access. The Church's plans are preliminary and subject to change.

Draft



H:\Projects\15657\TS\Figures\Figure4

SRF

02215657 April 2022

Proposed Site Plan

PACT Charter School | Traffic Impact Study
City of Ramsey

Figure 4

Trip Generation Estimates

Trip generation estimates for the weekday a.m. combined (commuter and school) peak hour, school dismissal peak hour and p.m. commuter peak hour plus daily trips were made for the proposed development and were developed based on the average rates contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. The a.m. combined peak hour and p.m. commuter peak hour trips were estimated based on ITE peak hour of adjacent street data.

Results of the weekday vehicle trip generation estimate shown in Table 5 indicate that the proposed PACT Charter School and St. Katharine Drexel Church projects development is expected to generate a total of 627 a.m. combined peak hour trips, 547 school dismissal peak hour trips, 187 p.m. commuter peak hour trips, and 2,498 daily trip ends (50 percent in/50 percent out).

Table 5. Weekday Vehicle Trip Generation Estimates – Proposed Development Full Occupancy (Year 2028)

Land Use (ITE Land Use Code)	Independent Variable	A.M. Combined		School Dismissal		PM Commuter		Daily Trips
		In	Out	In	Out	In	Out	
PACT Charter School (6-12) (1) (538)	734 (1)	358	251	220	316	78	84	2,273
Parent Drop-Off/Pick-Up (25% of Students)	*184*	*152*	*152*	*134*	*134*	*36*	*36*	*965*
High School Students Driving (15% of Students)	*110*	*92*	*14*	*12*	*80*	*4*	*21*	*698*
School Buses (60% of Students)	*440*	*14*	*14*	*14*	*14*	*1*	*1*	*58*
Faculty/Staff/Visitors/Service	-	*100*	*71*	*60*	*88*	*37*	*26*	*552*
St. Katharine Drexel Church (2) (560)	250 (2)	11	7	5	6	11	14	225
Project Development Totals		369	258	225	322	89	98	2,498

(1) The proposed PACT Charter School was assumed as a Public Charter School (Grades 6-12). Independent variable is "Students".
(2) The proposed St. Katharine Drexel Church independent variable is "Seats".

Trip generation estimates for the Sunday a.m. peak hour plus Sunday daily trips were made for the proposed St. Katharine Drexel Church development and were based on the average rates contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. Results of the Sunday vehicle trip generation estimate shown in Table 6 indicate that the proposed St. Katharine Drexel Church projects development is expected to generate a total of 128 a.m. combined peak hour trips and 523 daily trip ends (50 percent in/50 percent out). It was assumed that there would be no PACT Charter School concurrent events held on Sunday.

Table 6. Sunday Vehicle Trip Generation Estimates – Proposed Development Full Occupancy (Year 2028)

Land Use (ITE Land Use Code)	Independent Variable	A.M. Peak Hour Trips (9:30-10:30 a.m.)		Sunday Daily Trip Ends
		In	Out	
St. Katharine Drexel Church (560) (1)	250 (1)	62	66	523

(1) The proposed St. Katharine Drexel Church independent variable is "Seats".

Draft

Site-Generated Trip Directional Distribution and Peak Hour Volumes

The directional trip distribution and peak hour volumes for the proposed development (see Figure 5) were developed based on the regional distribution of households and employment, existing/future study area travel patterns, and engineering judgment. Based on this directional distribution, new trips generated by the proposed PACT Charter School development were assigned to the background traffic on the study area roadways for the Year 2028 Development Build Conditions (see Figure 6).

Development Build Conditions

Intersection Traffic Operations/Capacity Analysis

The year 2028 Build Development Conditions intersection traffic operations/capacity analysis was completed to determine future traffic operations and development-generated traffic impacts. The capacity analysis was completed for the a.m., dismissal and p.m. peak hours at the study intersections using Synchro/SimTraffic model. Results of the Development Build Conditions traffic operations analysis are shown in Table 7.

Year 2028 Weekday Development Build Conditions

Results of the year 2028 Build Conditions intersection capacity analysis shown in Table 7, indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the peak hours under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except for the Armstrong Boulevard/Alpine Drive intersection where the westbound approach would continue to operate at a LOS F during the p.m. peak hour (note: no PACT Charter School traffic was assigned to this westbound Alpine Drive approach).

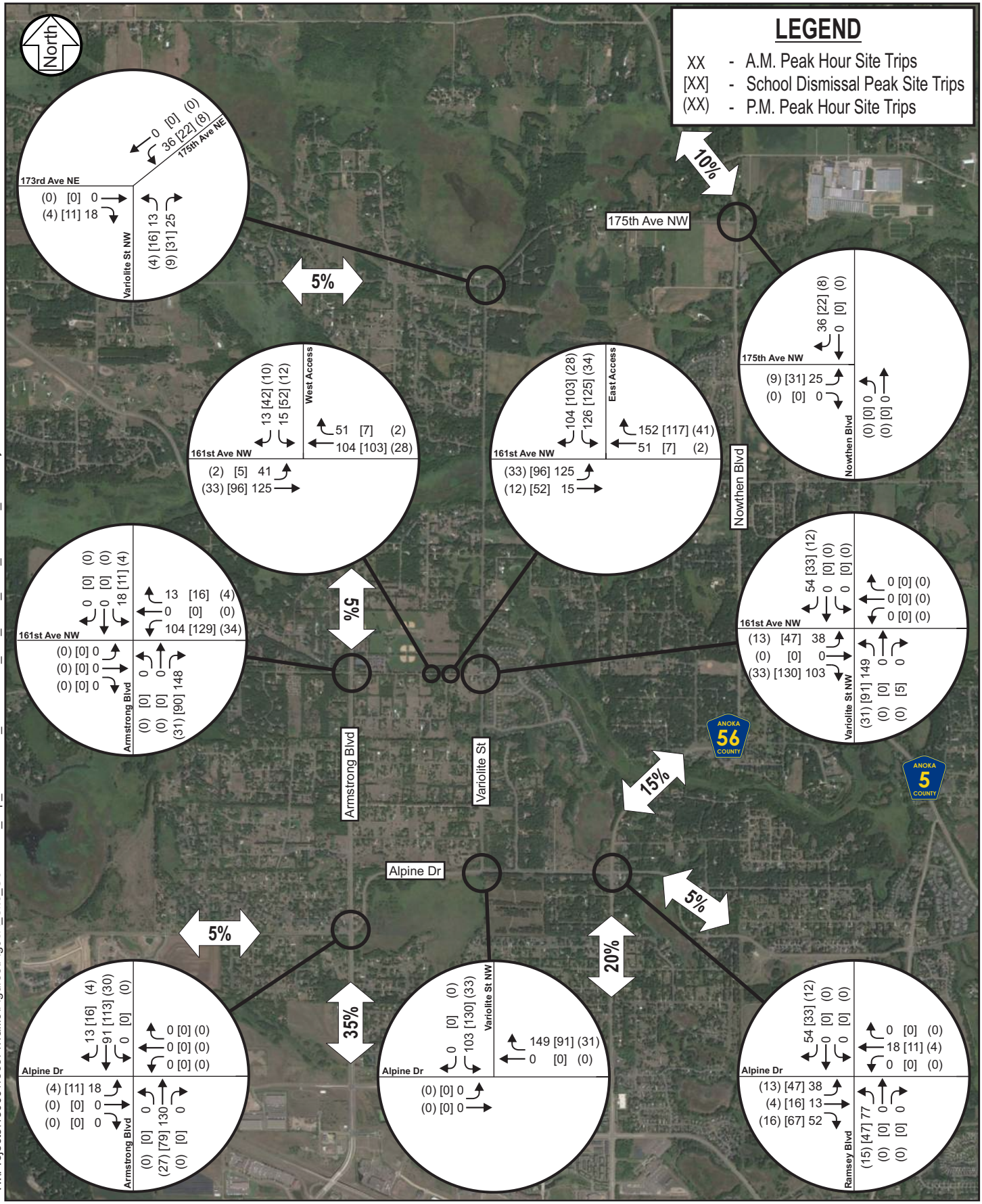
Table 7. Year 2028 Weekday Build Conditions Peak Hour Traffic Operations/Capacity Analysis

Study Intersection	A.M. Peak Hour			Dismissal Peak Hour			P.M. Peak Hour		
	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue
Variolite Street/173rd Avenue (1)	A/A	9 sec.	NB/1	A/A	9 sec.	NB/1	A/A	10 sec.	NB/1
Variolite Street/161st Avenue (1)	A/C	16 sec.	WB/1	A/B	12 sec.	EB/2	A/B	11 sec.	EB/1
Variolite Street/Alpine Drive (1)	A/B	13 sec.	SB/1	A/B	11 sec.	SB/2	A/B	11 sec.	SB/1
Armstrong Boulevard/161st Avenue (1)	A/C	16 sec.	WB/1	A/C	17 sec.	WB/2	A/C	17 sec.	WB/1
Armstrong Boulevard/Alpine Drive (1)	A/D	29 sec.	WB/2	A/C	22 sec.	WB/2	A/**F**	**77 sec.**	WB/6
161st Ave/Primary (West) Site Access (1)	A/B	13 sec.	SB/2	A/B	12 sec.	SB/1	A/A	10 sec.	SB/1
161st Ave/Secondary (East) Site Access (1)	A/B	11 sec.	SB/1	A/B	11 sec.	SB/1	A/A	10 sec.	SB/1
Ramsey Boulevard/Alpine Drive (2)	B/B	14 sec.	SB/2	B/B	14 sec.	NB/3	B/B	14 sec.	NB/3
175th Avenue/Nowthen Boulevard (1)	A/B	15 sec.	EB/1	A/B	14 sec.	EB/1	A/B	15 sec.	EB/1

(1) Indicates a side-street stop-controlled intersection, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach average delay per vehicle. The queue shown is the 95th percentile queue (in vehicles) for the worst approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

(2) Indicates an all-way stop-controlled intersection, where the overall LOS and average delay per vehicle are shown. The queue shown is the 95th percentile queue (in vehicles) for the worst side-street approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

Draft



H:\Projects\15000\15657\Traffic\Figures\Fig05A_Site_Generated_Trip_Directional_Distribution_and_Peak_Hour_Volumes_Weekday.cdr

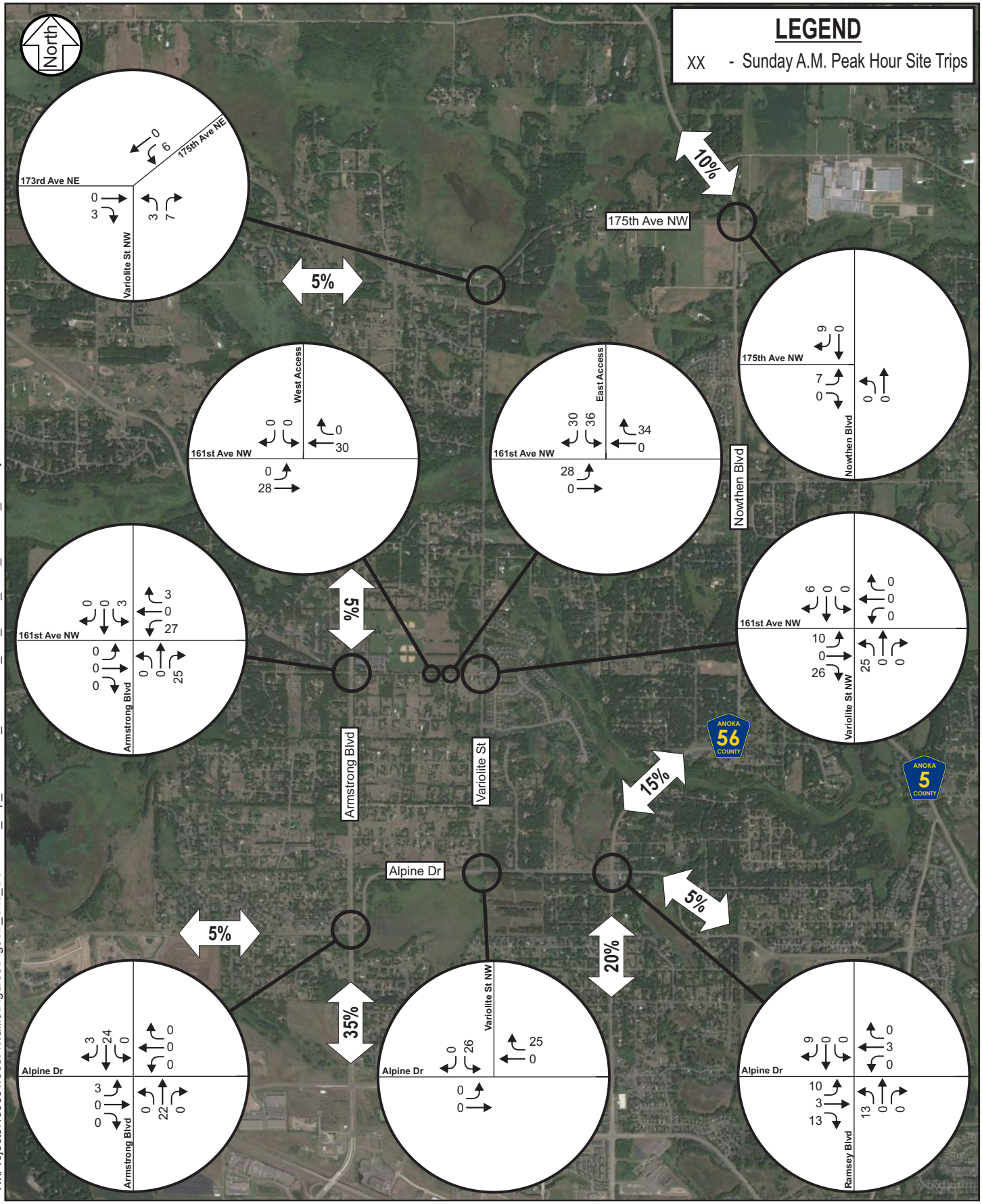
SRF

Peak Hour Site Generated Trip Directional Distribution - Weekday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 5A

02215657
April 2022



H:\Projects\15000\15657\Traffic\Figures\Fig05B_Site_Generated_Trip_Directional_Distribution_and_Peak_Hour_Volumes_Sunday.cdr

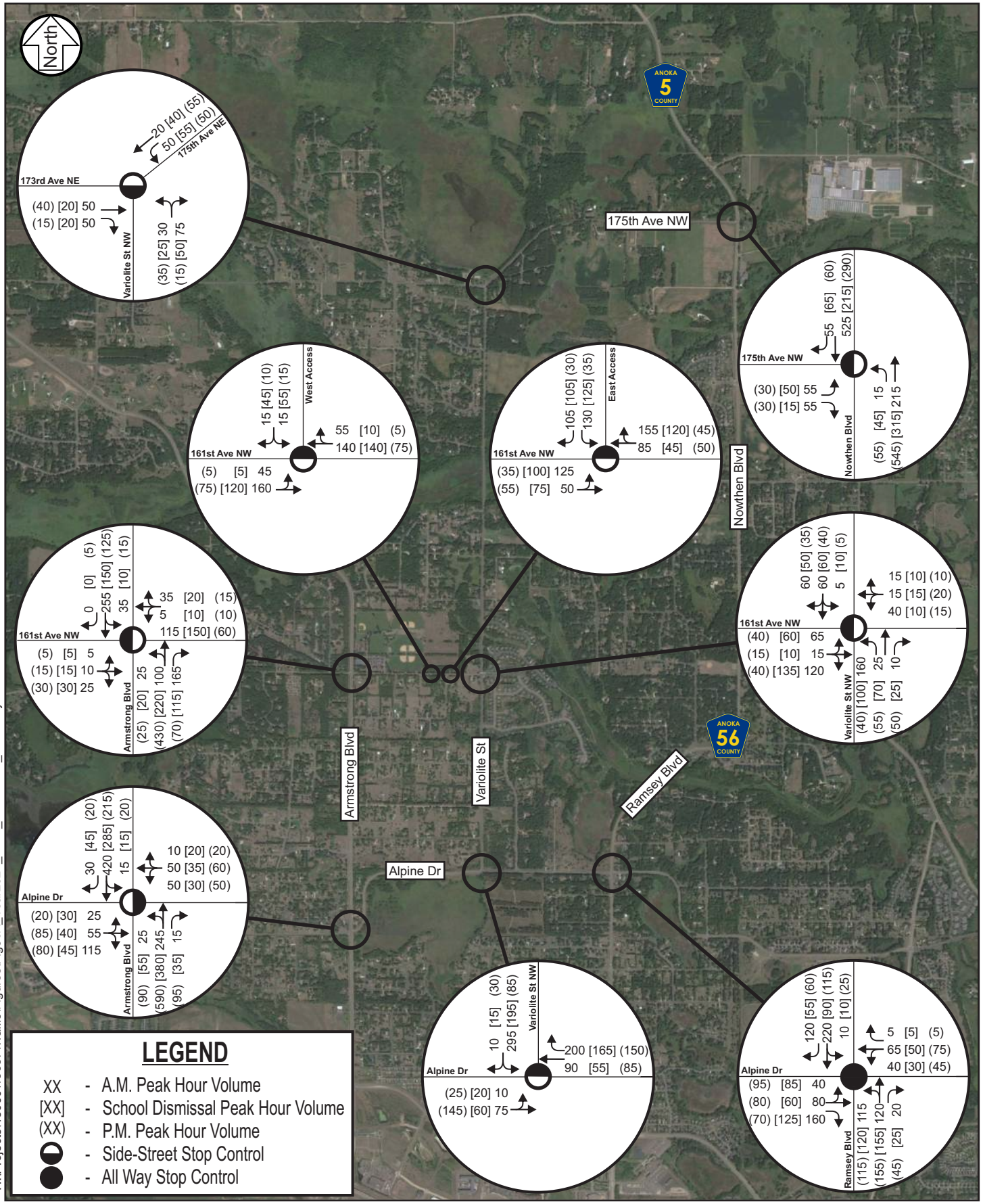
SRF

Peak Hour Site Generated Trip Directional Distribution - Sunday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 5B

02215657
April 2022



H:\Projects\15000\15657\Traffic\Figures\Fig06A_Year2028_Build_Conditions_Weekday.cdr

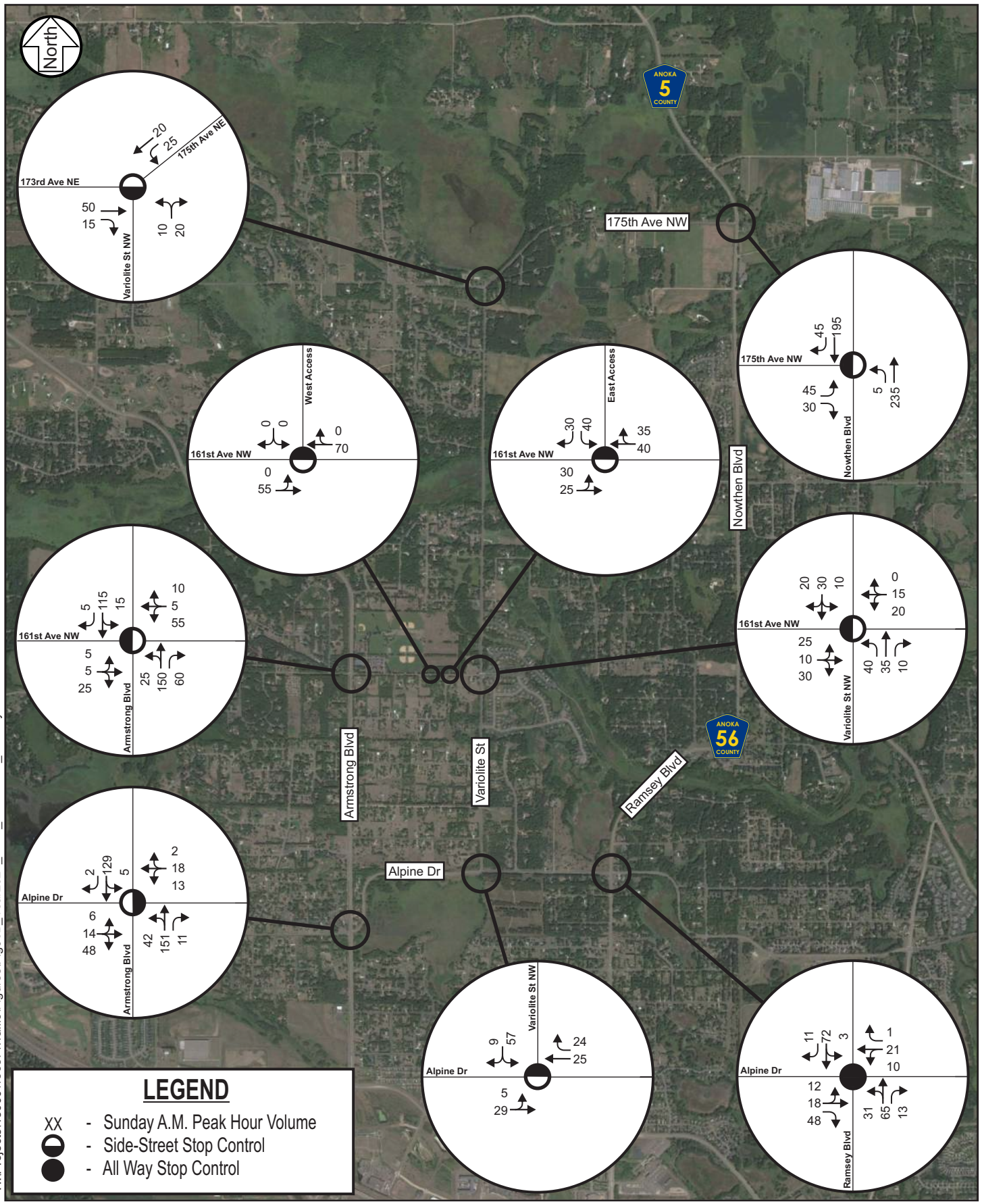
SRF

Year 2028 Development Build Conditions - Weekday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 6A

02215657
April 2022



H:\Projects\15000\15657\Traffic\Figures\Fig06B_Year2028_Build_Conditions_Sunday.cdr

SRF

Year 2028 Build Conditions - Sunday

PACT Charter School Traffic Impact Study
Ramsey, MN

Figure 6B

02215657
April 2022

Combined Sunday A.M. St. Katharine Drexel Church Development Conditions

The Sunday a.m. church related existing geometrics, traffic control, and traffic volumes and traffic operations analysis related to the adjacent future proposed St. Katharine Drexel Church have been combined with year 2028 No-Build and Build scenario Sunday a.m. church peak hour (9:30-10:30 a.m.) traffic operations analyses. Results of the combined Sunday a.m. church peak hour traffic operations analysis (shown in Table 7) indicate that all study intersections are expected to operate at an acceptable overall LOS A during the peak hour under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified in this analysis.

Table 8. Sunday A.M. St. Katharine Drexel Church Combined Conditions Peak Hour Traffic Analysis

Study Intersection	Existing Sunday A.M. Peak Hour			2028 No-Build Sunday A.M. Peak Hour			2028 Build Sunday A.M. Peak Hour		
	LOS	Delay	Queue	LOS	Delay	Queue	LOS	Delay	Queue
Variolite Street/173rd Avenue (1)	A/A	9 sec.	NB/1	A/A	9 sec.	NB/1	A/A	9 sec.	NB/1
Variolite Street/161st Avenue (1)	A/A	10 sec.	WB/1	A/A	10 sec.	WB/1	A/B	11 sec.	WB/1
Variolite Street/Alpine Drive (1)	A/A	10 sec.	SB/1	A/A	10 sec.	SB/1	A/A	10 sec.	SB/1
Armstrong Boulevard/161st Avenue (1)	A/B	12 sec.	WB/1	A/B	12 sec.	WB/1	A/B	12 sec.	WB/1
Armstrong Boulevard/Alpine Drive (1)	A/B	14 sec.	WB/1	A/B	15 sec.	WB/1	A/C	16 sec.	WB/1
161st Ave/Primary Site (West) Access (1)	-	-	-	-	-	-	A/A	10 sec.	SB/1
161st Ave/Secondary Site (East) Access (1)	-	-	-	-	-	-	-	-	-
Ramsey Boulevard/Alpine Drive (2)	A/A	10 sec.	SB/1	A/A	10 sec.	NB/1	A/A	10 sec.	NB/1
175th Avenue/Nowthen Boulevard (1)	A/B	11 sec.	EB/1	A/B	11 sec.	EB/1	A/B	11 sec.	EB/1

(1) Indicates a side-street stop-controlled intersection, where the overall LOS is shown followed by the worst approach LOS. The delay shown represents the worst side-street approach average delay per vehicle. The queue shown is the 95th percentile queue (in vehicles) for the worst approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

(2) Indicates an all-way stop-controlled intersection, where the overall LOS and average delay per vehicle are shown. The queue shown is the 95th percentile queue (in vehicles) for the worst side-street approach at the intersection. The 95th percentile queues shown in **red bold font** spill back to and beyond the adjacent upstream intersection.

Proposed Site Access/Circulation Review

A review of the proposed PACT Charter School development site plan (see Figure 4) was completed to identify issues specific to the site plan configuration, site access and circulation and recommend potential improvements if needed. Vehicular access to/from the proposed site is planned at two locations on 161st Street: a primary (west) site access approximately 600 feet west of Variolite Street and a secondary (east) site access approximately 1,150 feet west of Variolite Street.

Based on field observations, engineering judgement and applicable standards, there is adequate sight distance at the proposed site access locations to clearly identify approaching vehicles. Consideration should be made to limit any sight distance impacts from future onsite structures, landscaping and signing. The proposed site plan is generally well configured and the proposed site access locations do not appear to represent any significant traffic safety or operations concerns.

Draft

Summary of Findings, Conclusions and Recommendations

Based on this proposed PACT Charter School development traffic impact study and analysis, the following summary of findings, conclusions and recommendations is offered for your consideration:

1. Results of the existing weekday traffic operations analysis indicate that all study intersections currently operate at acceptable overall LOS B or better during the a.m. commuter (school arrival) peak hour (7:30-8:30 a.m.), school dismissal peak hour (2:30-3:30 p.m.) and p.m. commuter peak hour (4:00-5:00 p.m.), under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except at the Armstrong Boulevard/Alpine Drive intersection where the westbound approach is operating at a LOS E during the p.m. peak hour.
2. The segment of 161st Avenue between Armstrong Boulevard and Variolite Street has been identified to be improved/reconstructed as part of the City of Ramsey Capital Improvements Plan for year 2024. Design of this future 161st Avenue improvement/reconstruction is currently under consideration. It has been suggested that it may be possible to reschedule this 161st Avenue improvement and/or reconstruction to coincide with the proposed PACT Charter School project.
3. An annual growth rate of one percent was applied to the existing peak hour traffic volumes to develop year 2028 background traffic forecasts (no proposed PACT Charter School site-generated traffic is included in this scenario). Note that year 2028 represents the year where the PACT Charter School can be assumed to be completed with full occupancy of the proposed development and includes all phases of the proposed PACT Charter School project plus completion of the adjacent future proposed St. Katharine Drexel Church.
4. Results of the year 2028 no-build intersection capacity analysis indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the peak hours under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except for the Armstrong Boulevard/Alpine Drive intersection where the westbound approach would now operate at a LOS F during the p.m. peak hour (note: no proposed PACT Charter School site-generated traffic is included in this scenario).
5. Results of the weekday vehicle trip generation estimate indicate that the proposed PACT Charter School and St. Katharine Drexel Church development is expected to generate a total of 627 a.m. combined peak hour trips, 547 school dismissal peak hour trips, 187 p.m. commuter peak hour trips, and 2,498 daily trip ends (50 percent in/50 percent out).
6. Results of the Sunday vehicle trip generation estimate indicate that the proposed St. Katharine Drexel Church development is expected to generate a total of 128 a.m. combined peak hour trips and 523 daily trip ends (50 percent in/50 percent out). It was assumed that there would be no PACT Charter School concurrent events held on Sunday.

Draft

7. The PACT Charter School may also generate special event related trips associated with the athletic facilities and diverse academic activities. Note that the number of these special event trips may range widely depending on the event and that these trips are not regularly occurring trips. Therefore, these special event trips were not considered normal weekday activity and were not included in the traffic forecasts and analysis for the proposed PACT Charter School development.

8. Results of the year 2028 Build Conditions intersection capacity analysis indicate that all study intersections are expected to continue to operate at an acceptable overall LOS B or better during the peak hours under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified, except for the Armstrong Boulevard/Alpine Drive intersection where the westbound approach would continue to operate at a LOS F during the p.m. peak hour (note: no PACT Charter School traffic was assigned to this westbound Alpine Drive approach).

9. The existing already poor operation of the westbound approach to the Armstrong Boulevard/Alpine Drive intersection is due to higher traffic volumes and uninterrupted flow on Armstrong Boulevard and limited Alpine Drive approach capacity. It should be noted that no PACT Charter School site-generated traffic was assigned to the westbound Alpine Drive approach. It is recommended that conditions at this intersection be monitored and should traffic operations issues or traffic safety concerns arise; further study of this intersection be considered.

10. Results of the combined Sunday a.m. church peak hour traffic operations analysis indicate that all study intersections are expected to operate at an acceptable overall LOS A during existing, 2028 No-Build and 2028 Build conditions for the Sunday a.m. peak hour under existing traffic control and intersection geometrics. No significant queuing or delay issues were identified in this analysis.

11. Vehicular access to/from the proposed site is planned at two locations on 161st Street: a primary (west) site access (serves bus entry, pick-up/drop-off and staff traffic) approximately 600 feet west of Variolite Street and a secondary (east) site access (serves bus exit, student driver traffic) approximately 1,150 feet west of Variolite Street.

12. The proposed site plan is generally well configured and based on field observations, engineering judgement and applicable standards, there is adequate sight distance at the proposed site access locations to clearly identify approaching vehicles. Consideration should be made to limit any sight distance impacts from future onsite structures, landscaping and signing.

13. Based on this proposed PACT Charter School traffic impact study it is concluded that there is more than adequate roadway and intersection reserve capacity to accommodate the proposed PACT Charter School site-generated traffic as forecast.

14. Based on the findings of this PACT Charter School traffic impact study, it is concluded that the City of Ramsey may consider the proposed PACT Charter School development, without concern that it would represent a significant negative traffic impact to the supporting area roadway system.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 19, 2022	**PROJECT ADDRESS**	7633 161ST AVE NW
PROJECT. TITLE	PACT ADDITION (PRELIMINARY PLAT, FINAL PLAT, SITE PLAN, & VARIANCE)		
ESCROW #	119122		
DEPARTMENT:	Community Development: Planning Division		
REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

Comprehensive Plan
On March 8, 2022, the Ramsey City Council adopted Resolution #22-050, approving a Comprehensive Plan Amendment (CPA) to re-guide the western 18 acres from Low Density Residential to Public/Institutional. The CPA was contingent on approval of the Preliminary Plat. The CPA is also subject to review and approval by the Metropolitan Council. The formal submittal to the Metropolitan Council will occur upon approval of the Preliminary Plat.

Zoning
On March 22, 2022, the Ramsey City Council adopted Ordinance #22-15, which rezoned the western 18 acres from R-1 Residential (MUSA) – 80 to Public/Quasi-Public. This rezoning was contingent upon approval of the Preliminary Plat. As there are no bulk standards outlined in the Public/Quasi-Public District, the project will be reviewed under the B-1 General Business District standards.

Bulk Standards

	(Required)	Proposed
Minimum Lot Size	0.50 acres	18 acres
Lot Width	100 feet	620 feet
Minimum Lot Depth	100 feet	1,320 feet
Maximum Building Height	35 feet	35 feet
Front Setback	35 feet	104 feet
Side Setback	10 feet	102 feet
Rear Setback	35 feet	51 feet (from track; 100+ feet for building)
Off-Street Parking and Maneuvering Areas from Right-of-Way	20 feet	22 feet
Setbacks from Residential		
Structure Setback	35 feet	158 feet
Off-Street Parking, and Driveways	35 feet	10 feet

The proposed driveway and parking along the eastern boundary of proposed Lot 1, Block 1 PACT Addition does not meet the minimum setback (35 feet). An application for a variance has been received and will be considered by the Planning Commission at their May 26, 2022 meeting. When Saint Katharine Drexel does move forward with a Plat and Site Plan, that project will be reviewed utilizing the B-1 General Business District standards (same as this project). Also, it is Staff's understanding that the school and church have agreed to shared parking, as the uses generally occur at different times. Thus, it would seem reasonable to keep the parking closer to the property boundary. A Shared Parking Agreement would need to be recorded and this would be a condition within the Variance, should it be approved.

Building Architecture
The proposed school is two stories and does not exceed thirty-five (35) feet in height. Exterior finish of the building will consist of a combination of color integrated precast concrete panels and a small percentage of metal paneling as an accent. A block (CMU) trash enclosure with composite wood gates is also proposed. The architectural design appears to meet the standards of the B-1 General Business District.

Street and Access
There are no new roads proposed for the project. The property is situated on 161st Avenue, which is a Municipal State Aid (MSA) road, between Armstrong Boulevard (a Minor Arterial) and Variolite Street (a Major Collector), both designed to carry higher volumes of traffic. Two access points are proposed, both off of 161st Avenue NW and about 500 feet apart from each other. The traffic flow description in the Traffic Impact Study does not mesh with the Site Plan (indicates bus entry at western access). Incorporation of a third lane at the western access should be considered, providing dedicated turn lanes for both eastbound and westbound traffic, in addition to the ingress lane (set up similar to the eastern access). ***Update/modify plans accordingly***.

161st Avenue is in the City's CIP for reconstruction in 2024. The City is discussing the potential moving this project up to 2023 to align better with the school project. Any improvements or upgrades needed as a result of the school project will be the responsibility of PACT Charter School.

Traffic Study
A Traffic Impact Study (TIS) was conducted and a draft report has been submitted. The TIS included the intersections of Armstrong Boulevard and 161st Avenue, Armstrong Boulevard and Alpine Drive, Alpine Drive and Variolite Street, Alpine Drive and Ramsey Boulevard, Variolite Street and 161st Avenue, Variolite Street and 173rd/175th Avenue, and 175th Avenue and Nowthen Boulevard. The TIS also included the presumed construction of a 400-parishioner church just east of the school site. The findings of the TIS state that the development of a 6-12 grade school would not represent a significant, negative impact to the supporting roadway system.

Trails
A ten (10) foot, bituminous trail will be required along the north side of 161st Avenue. This trail could be located within the right-of-way, but there must be at least 6-8 feet of space between back of curb and trail edge for snow storage purposes. Care should be taken to preserve as many trees as possible during trail construction. If most of the trees in this area will be significantly impacted or require removal, the construction of a berm with dense landscaping should be installed. This would at least provide screening of headlights and some of the school building to the homes on the south side of 161st Avenue. A

pedestrian connection from the trail to the front entrance of the school should also be provided. ***Please update the plans accordingly.***

Parking
A parking analysis/summary has been provided. At full capacity, student population could reach about 790 pupils. PACT is anticipating about 60% of all students to utilize bussing, another 25% via parent drop-off and pick up, and the remaining 15% would drive themselves. PACT also anticipates approximately 130 full-time faculty and staff, plus another 30 or part time faculty (160 staff and about 120 student drivers).

City Code does not specifically address parking requirements for this type of use (school). The Site Plan indicates a total of 291 parking stalls on site, to accommodate staff, students, and visitors. The proposed parking seems reasonable based on the anticipated numbers provided by PACT. Furthermore, the project narrative states that PACT is discussing the potential of a shared access/parking agreement with the property owner (Saint Katharine Drexel Church). This would be available to assist with potential overflow parking for events. The two uses (school and church) will generally have offsetting hours of operation, presenting an ideal opportunity for shared parking.

Tree Preservation and Landscape Plans
A Tree Inventory and Preservation Plan, as well as a Landscape Plan, have been submitted. Approximately 18% of the significant tree DBH inches are proposed to be preserved, mostly along 161st Avenue and within the wetland setback area. City Code requires preservation of at least 30% of the DBH inches. Thus, reforestation or restitution will be required (either 1.25" of new trees planted per 1 inch over the removal threshold or $125 per 1 inch over the removal threshold, or a combination of the two approaches). Per the summary table within the plan, this would be the equivalent of 444 new, 2.5-inch caliper trees being planted or payment of $110,875.

Required 'base' landscaping can be applied toward the reforestation. The Landscape Plan proposes a total of 164 trees. Thus, the planting plan is deficient 280 trees. The Environmental Policy Board (EPB) reviewed the project on May 16, 2022 and one of their recommendations was that a minimum of 50% of the required reforestation/restitution be accomplished with plantings. Furthermore, if spacing becomes a concern on the school site, the EPB recommended working with City Staff to identify suitable planting locations within Central Park, which abuts the site to the west.

The Landscape Plan does include a bufferyard of approximately sixty (60) evergreen trees between the northern lot line and the athletic field. This does appear to satisfy the bufferyard requirement.

The proposed species and sizes are acceptable. While there is an allowable credit for projects installing areas of native landscape, it does require a three (3) year management plan that very clearly outlines maintenance activities to ensure establishment. This plan must be submitted. ***Please update the plans accordingly.***

Lighting
A photometric plan has been submitted. Lighting around the school will be accomplish via light posts. More information about these structures is needed, including height, cut sheets for the fixtures, etc. Staff is recommending that the parking lot/perimeter lighting structures be lower in height, even if that means

having to incorporate additional poles/fixtures, as this likely helps limit light trespass, which is something that has been raised as a concern by surrounding property owners.

Lighting for the athletic field will be from four (4) lighting structures, two each on the east and west sides of the field. The Photometric Plan indicates that at the northern property boundary, lighting would be below 1 footcandle. Smaller light fixtures, similar to parking lot style lighting, should be considered for around the track so that the larger lighting system is not solely relied upon. Furthermore, a light fixture or two should be considered for the small, northern most parking lot (to the southwest of the athletic field). ***Modifications to the lighting plan are needed.***

Noise
An analysis of the noise potentially generated by the use of the athletic field and accompanying PA system should be provided. Concerns regarding noise have been raised by residents throughout the review process thus far. Other than a brief note that the speakers will be mounted to the bleachers such that sound would be directed away from the residential properties to the north, there is no other information about anticipated noise levels (from PA system, crowd noise, durations, etc.). Use of the PA system may need to discontinued after 10pm.

Stormwater Management
A permit from the Lower Rum River Watershed Management Organization (LRRWMO) is required. Both water quality and quantity must be addressed. ***Revisions to the plans are necessary***.

Utilities
The site is zoned for municipal water and sanitary sewer (waste water) service. Both utilities are currently stubbed to the northwest corner of the intersection of Variolite Street and 161st Avenue. The extension of both utilities shall be done in the street rather than in the boulevard. ***Please update plans accordingly***.

Development Fees
Development fees will be due with the final plat, including, but not necessarily limited to, Park Dedication (note that Park Dedication is being satisfied with the 0.90 acres being deeded to the City), Trail Development, Stormwater Management, Trunk Water, and Trunk Sewer. These fees are collected at the time the final plat is recorded (actually before the City will release the mylars for recording) and at the rate in effect with the plat is recorded.

ProjectDox
Detailed comments have been added to individual plan sheets and documents within ProjectDox. The next submittal shall address all of these comments.

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

RESOLUTION #22-124

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE PARKING AND MANEUVERING SETBACK FROM RESIDENTIALLY ZONED PROPERTY ON THE PROPERTY LOCATED AT 7633 161ST AVENUE

RECITALS

1. The City of Ramsey received an application from JB Vang (the "Permittee") requesting a variance to the parking and maneuvering setback from residentially zoned property for the property located at 7633 161st Avenue and legally described as follows:

   THE SE1/4 OF NW1/4 OF SEC 16 TWP 32 RGE 25, EX W 185 FT THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota.

   -or upon recording-

   Lot 1, Block 1 PACT ADDITION

   (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 May 26, 2022, 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 17 acres in size and is zoned Public/Quasi-Public.

4. That the Permittee has applied for approval of a Site Plan for PACT Charter School to locate a new, 6-12 grade school on the Subject Property.

5. That the Site Plan is being reviewed under the B-1 General Business District standards as there are no bulk standards outlined in the Public/Quasi-Public District.

6. That the Site Plan shows the parking and maneuvering area ten (10) feet from the eastern boundary of the Subject Property.

7. That the B-1 General Business District requires parking and maneuvering areas to be setback at least thirty-five (35) feet from a residentially zoned parcel.

8. That Saint Katharine Drexel Church will retain ownership of Outlots A & B as the site of a future church.

9. That Outlots A & B are presently vacant, but zoned R-1 Residential (MUSA) – 80.

10. That the Permittee is discussing the potential for shared parking between PACT Charter School and Saint Katharine Drexel Church once the church is constructed.

FINDINGS OF FACT

1. That a reduced parking and maneuvering setback will not impair an adequate supply of light and air to adjacent property.

2. That a reduced parking and maneuvering setback will not unreasonably increase the congestion on the public street.

3. That a reduced parking and maneuvering setback will not have the effect of allowing any use prohibited in the Public/Quasi-Public District.

4. That a reduced parking and maneuvering setback 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 a reduced parking and maneuvering setback will not increase the danger of fire or endanger public safety.

6. That a reduced parking and maneuvering setback 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 a reduced parking and maneuvering setback will still 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 a reduced parking and maneuvering setback will not violate the intent and purpose of the Comprehensive Plan.

9. That a reduced parking and maneuvering setback will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the parking and maneuvering setback from residentially zoned property for the parking associated with the PACT Charter School 6-12 grade campus to be constructed on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. A **Variance** to the parking and maneuvering setback from residentially zoned property is hereby granted to the **Permittee**.

2. That the parking and maneuvering area shall be installed no closer than ten (10) feet from the eastern boundary of Lot 1, Block 1 PACT Addition.

3. That a Shared Parking Agreement shall be entered into between PACT Charter School and Saint Katharine Drexel Church and recorded against Lot 1, Block 1, and Outlots A & B, PACT Addition.

4. This **Variance** shall automatically become null and void if it is not initiated within twelve (12) months of the date of approval and recording of the final plat shall constitute initiation.

5. The **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Variance**.

6. 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.

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 26th day of May, 2022.

_____
Chairperson

ATTEST:

_____
City Clerk

CITY OF RAMSEY:

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2022, 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

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

RESOLUTION #22-125

RESOLUTION APPROVING SITE PLAN, PRELIMINARY PLAT, FINAL PLAT, AND DEVELOPMENT AGREEMENT FOR PACT ADDITION

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

THE SE1/4 OF NW1/4 OF SEC 16 TWP 32 RGE 25, EX W 185 FT THEREOF, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota.

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed the Sketch Plan and requests for a Comprehensive Plan Amendment and Zoning Amendment on February 24, 2022; and

WHEREAS, the Environmental Policy Board (EPB) reviewed the Sketch Plan and requests for a Comprehensive Plan Amendment and Zoning Amendment on February 28, 2022; and

WHEREAS, the City Council approved the Comprehensive Plan Amendment (re-guiding the land from Low Density Residential to Public/Institutional), contingent upon approval of a Preliminary Plat, on March 8, 2022; and

WHEREAS, the City Council approved the Zoning Amendment (rezoning from R-1 Residential (MUSA) – 80 to Public/Quasi-Public), contingent upon approval of a Preliminary Plat, on March 22, 2022; and

WHEREAS, the Park and Recreation Commission reviewed the project for Park Dedication purposes on May 12, 2022; and

WHEREAS, the EPB reviewed the natural resources aspects of the Preliminary Plat and Site Plan on May 16, 2022; and

WHEREAS, The Planning Commission held a Public Hearing on the Preliminary Plat and request for a Variance on May 26, 2022;

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 approval of the Site Plan, Preliminary Plat, Final Plat, and Development Agreement for PACT Addition and PACT Charter School in accordance with relevant City Codes, subject to the following conditions:
    a. Compliance with the Staff Review Comments.
    b. Final approval by City Engineer and City Attorney.
    c. Permit(s) issuance by the Lower Rum River Watershed Management Organization.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of May, 2022.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **7. 1.**

Meeting Date: 05/26/2022

By: Todd Larson, Community Development

Information

Title:

Provide direction for modifications to Armstrong Boulevard Interchange Overlay District modifications.

Purpose/Background:

Anoka County staff working with business property owners affected by the upcoming Highway 10 reconstruction project in Ramsey are reporting concerns about future visibility of their businesses. Visibility impacts are anticipated in a similar manner to the Armstrong Boulevard interchange with overpasses constructed for Ramsey Boulevard and Sunfish Lake Boulevard. The original Armstrong Boulevard Interchange Overlay District, created in 2013, was intended to create relief to businesses affected by that interchange. In the last few years, however, the City Council has granted three requests for taller and larger signs in that area. The three signs are 75 feet in height with sign faces ranging between 225 and 334 square feet. Two of the three signs are for multi-tenant buildings and the third one is purely a dynamic sign.

Staff is proposing to be proactive for the impacted businesses and expand the Armstrong Boulevard Interchange Overlay District to the east border of Ramsey and, in the process, rename it to reflect the entire freeway corridor. Additional direction is needed from the Planning Commission to keep with the existing 50-foot height and 150 square feet or increase those standards to match what was approved. Additional modification could be to keep the 150 square feet for single-user signs with increased area for multi-tenant signs.

Businesses will continue to have the ability to apply for a conditional use permit (CUP) for oversized signs. Staff is looking to be proactive and reduce the likelihood of a business incurring the expense and added delay of going through the CUP process. Signs meeting City Code standards would simply need a permit to be erected.

The following are the two sections of City Code proposed for changes. Underlineis added text, ~~strikethough~~ is deleted text, and **red bold** is requested for discussion.

117-1 Definitions ~~*Armstrong Boulevard Interchange*~~ *Highway 10 Signage Overlay District means a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all commercially zoned property located within 750 feet of the Centerline of Highway 10* ~~*and extending to the Centerline of Traprock Street and extending*~~ *between the eastern border of the City of Ramsey and*~~*to*~~ *the Centerline of Llama Street. Parcels located within The COR ZoningDistrict are* ~~*exempted*~~ *excludedfrom this overlay district, as sign regulations for that district are located in a separate section of City Code.*

117-519(c)*Permitted freestanding signs under previous section 117-519(a) (business use signs), and located within the* ~~*Armstrong Boulevard Interchange*~~ *Highway 10 SignageOverlay District as defined by this section, shall be allowed to a height of not more than* ***50*** *feet and an area of not greater than* ***150*** *square feet. Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.*

Notification:

Observations/Alternatives:

Funding Source:

Not applicable.

Recommendation:

Action:

Please provide staff direction to bring an ordinance forward with a public hearing on June 23.

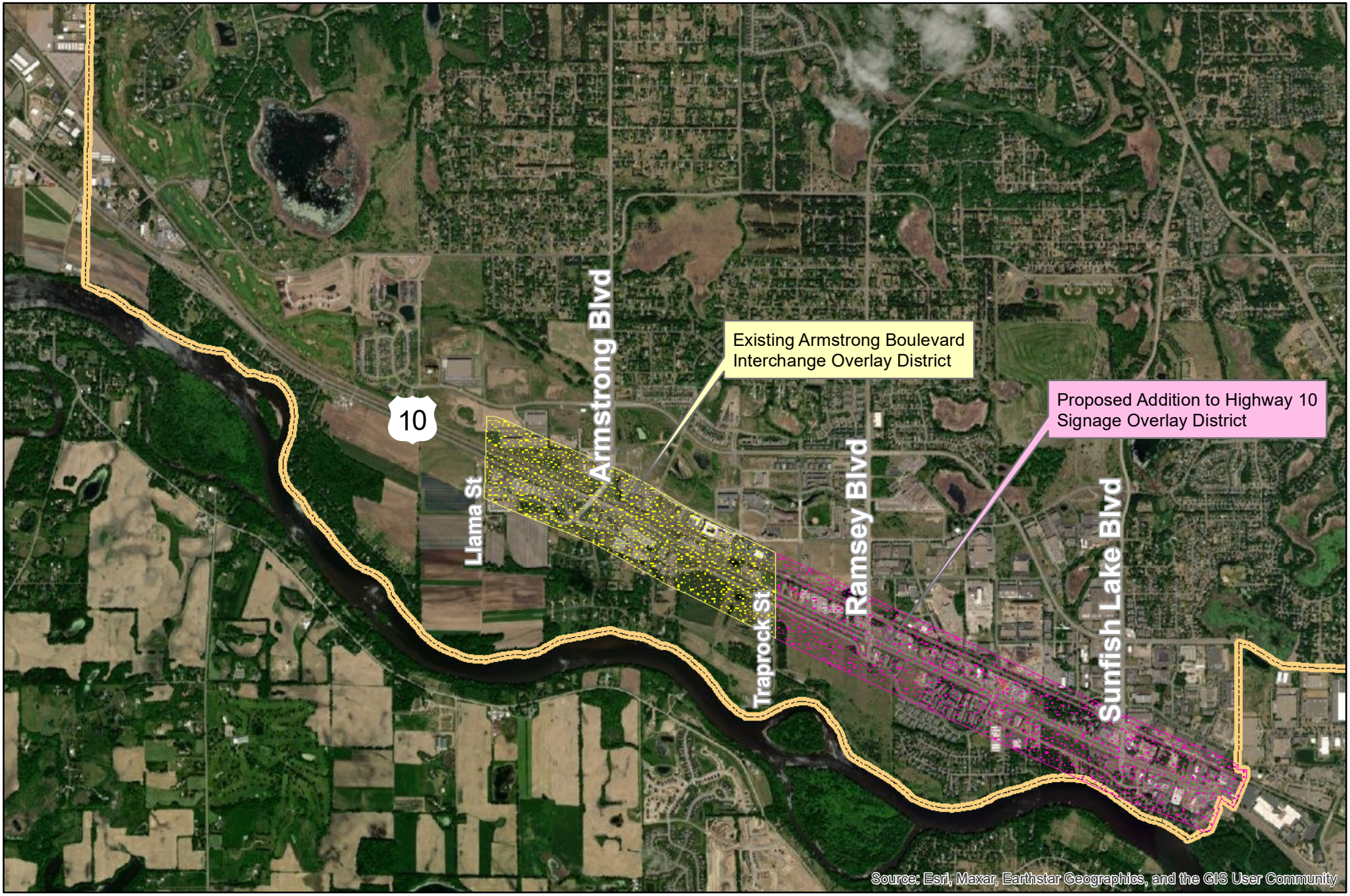
Attachments

Map

Close-Up Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/20/2022 12:51 PM
Form Started By: Todd Larson		Started On: 05/16/2022 04:27 PM
Final Approval Date: 05/20/2022		



Proposed:
Highway 10 Signage Overlay District

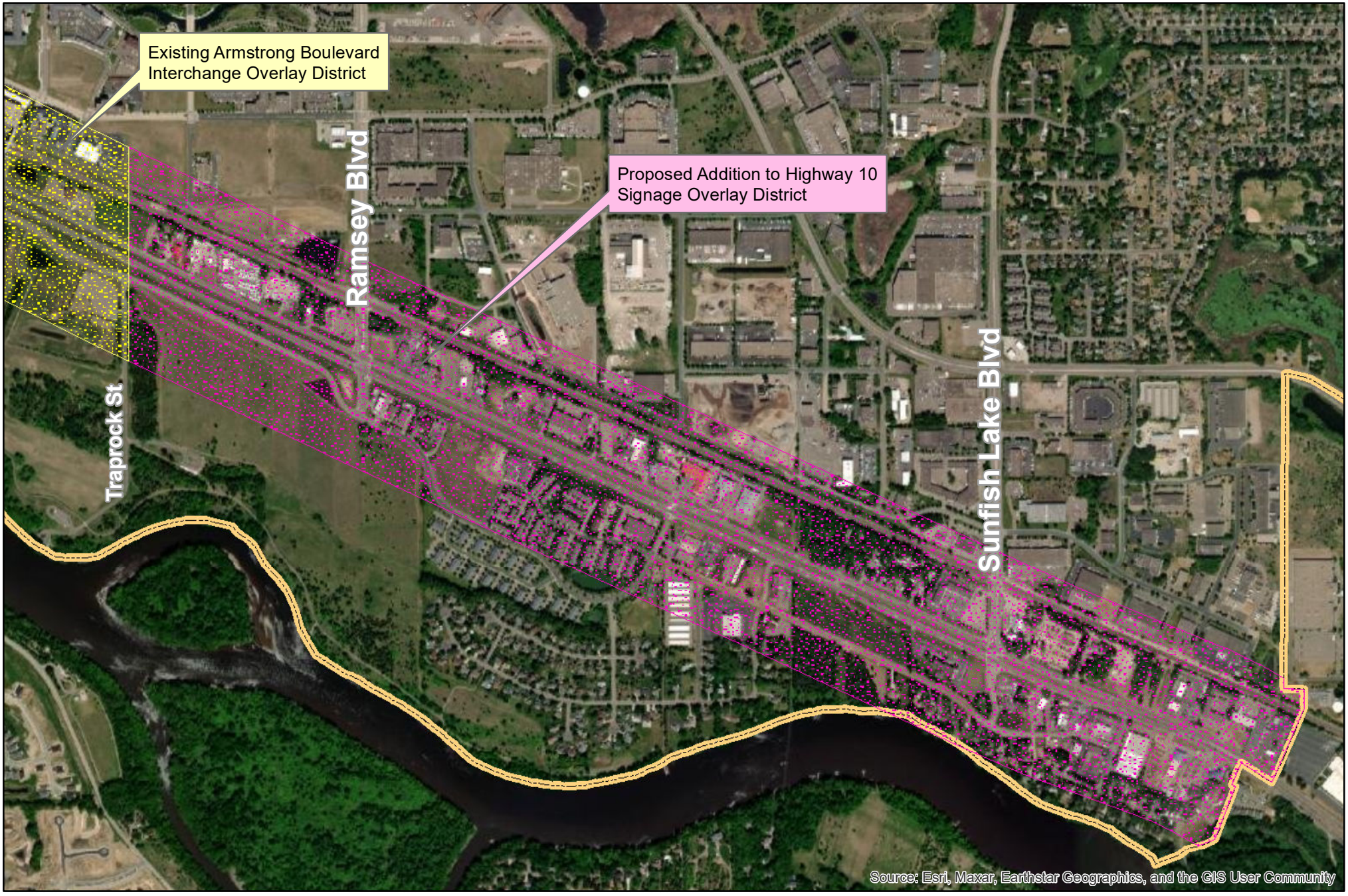
Planning Commission Meeting May 26, 2022

Legend

0 0.25 0.5 1 Miles

- Existing Armstrong Interchange
- Proposed Highway 10 Signage
- City Boundary

City of RAMSEY



Proposed:
Highway 10 Signage Overlay District

Planning Commission Meeting May 26, 2022

Legend

0 0.1 0.2 0.4 Miles

- Existing Armstrong Interchange
- Proposed Highway 10 Signage
- City Boundary

City of RAMSEY