City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, July 11, 2023
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. Presentation

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Note the following Board, Commissions, and Committee Meeting Minutes:
- Environmental Policy Board Meeting Minutes Dated May 15, 2023
- Public Works Committee Meeting Minutes Dated May 16, 2023
- Economic Development Authority Meeting Minutes Dates May 11, 2023

2. Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/13/2023
2. City Council Regular Session dated 6/13/2023
3. City Council Work Session dated 6/27/2023
4. City Council Regular Session dated 6/27/2023

3. Approve Rental Licenses

4. Approve Business Licenses

5. Authorization to Hire a City Planner Backfilling a Vacant Position

6. Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

7. Adopt Resolution #23-159 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2023 through July 5, 2023.

8. Adopt Resolution #23-117 Approving Final Plat, Development Agreement, Encroachment Agreement, and Shared Access Agreement for "Ramsey Properties Addition"

9. Adopt Resolution #23-152 - Approving an Encroachment Agreement for a Monument Sign in the Lynwood Subdivision

10. Adopt Resolution #23-153 Denying a Rental License to Duane Rosen at 15443 Ramsey Blvd. NW

11. ~~Adopt Resolution #23-156 Denying a Massage Establishment and Massage Therapy License~~ - This case was pulled from the Consent Agenda and put on the Regular Agenda as Case 7.0.

12. Adopt Resolution #23-157 Approving Plans and Specifications and Authorizing Bids for Improvement Project #23-20, COR Mass Grading

13. Motion to Accept the City Administrator's Annual Performance Evaluation

6. Public Hearing

1. PUBLIC HEARING: Consider Request for a Variance to Construct a Deck at 5364 142nd Circle NW (Project No. 23-108); Case of Paul and Heather Anderson

2. PUBLIC HEARING - Consider a Conditional Use Permit for iDigital for an Off Premise Digital Billboard at 9500 Hwy. 10 NW.

3. PUBLIC HEARING: Consider Bunker Lake Industrial Park 4th Addition Final Plat and Site Plan for BLIP Building 5 (Project No. 23-106): Case of PSD LLC

4. PUBLIC HEARING - Aldi - Site Plan Review and Final Plat at 7992-7994 Sunwood Drive NW.

5. PUBLIC HEARING - Easement vacation in COR TWO.

7. Council Business

0. Adopt Resolution #23-156 Denying a Massage Establishment and Massage Therapy License - Please Note: This case was pulled from the Consent Agenda (5.11) and put on the Regular Agenda as Case 7.0.

1. CorTrust Bank - Rezoning, Plat, and Site Plan Review at the northeast corner of Sunwood Drive and Zeolite Street NW.

2. Adopt Resolution #23-158 Approving Use Restriction Agreement on Part of Outlot A, Ramsey Properties Addition

3. Adopt Resolution #23-154 Accepting Bids and Awarding Contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services

4. Adopt Resolution #23-155 Accepting Bids and Awarding Contract for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Note the following Board, Commissions, and Committee Meeting Minutes:

- Environmental Policy Board Meeting Minutes Dated May 15, 2023
- Public Works Committee Meeting Minutes Dated May 16, 2023
- Economic Development Authority Meeting Minutes Dates May 11, 2023

Purpose/Background:

Recommendation:

Action:

Attachments

EPB Minutes 5-15-23

EDA Minutes 5-11-23

PW Minutes 5-16-23

Form Review

Inbox	Reviewed By	Date
Mary Jo Warner	MaryJo Warner	06/28/2023 03:13 PM
Brian Hagen	Brian Hagen	07/06/2023 11:22 AM
Brian Hagen	Brian Hagen	07/06/2023 11:22 AM
Form Started By: Dana Verbeek		Started On: 06/28/2023 11:46 AM
Final Approval Date: 07/06/2023		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, May 15, 2023, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Laura Moore
Board Member Melissa Fetterley
Board Member Thomas Hagerty
Board Member Hassan Salami
Board Member Jessica Vikander

Members Absent: Board Member Reid Bernard

Also Present: Senior Planner Chris Anderson

1. CALL TO ORDER

Chairperson Moore called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Fetterley and seconded by Board Member Vikander to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Moore, Board Member Fetterley, Vikander, Hagerty, and Salami. Voting No: None. Absent: Board Member Bernard.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 17, 2023

Motion by Board Member Vikander and seconded by Board Member Hagerty to approve the regular meeting minutes dated April 17, 2023.

Motion carried. Voting Yes: Chairperson Moore, Board Member Vikander, Hagerty, Fetterley, and Salami. Voting No: None. Absent: Board Member Bernard.

5. POLICY BOARD BUSINESS

5.01: In Memory of Environmental Policy Board Member Michael Hiatt

Senior Planner Anderson commented that Michael Hiatt passed away on April 26, 2023. He commented that Mr. Hiatt served on the EPB since 2012, had a passion for giving back to the community and was always interested in getting out into the community to improve environmental awareness. He will be greatly missed, and the Board and staff wish to recognize him for all he has done for the community and as a member of the EPB.

Chairperson Moore agreed that he will be greatly missed, noting that Mr. Hiatt was a high school teacher of hers as well.

Board Member Fetterley commented that it was always a delight to work with Mr. Hiatt and he will be missed, noting that he was a great advocate not only for the EPB but for students and the schools.

Councilmember Howell commented that Mr. Hiatt will be greatly missed.

5.02: Consider Natural Resources Aspects of Proposed Site Plan for CorTrust Bank (Project No. 23-104)

Senior Planner Anderson presented the staff report. He stated that the City has received an application from CorTrust Bank for a proposed new bank to be located at the northeast corner of Zeolite Street and Sunwood Drive. The application includes a Site Plan, Plat and Zoning Amendment.

Chairperson Moore commented that she was hoping the area marked in red would be converted to native plantings, which it has been.

Board Member Salami asked if the road construction would be brought about because of the hotel and bank projects and whether those projects would contribute towards the road improvement.

Senior Planner Anderson replied that Zeolite Street was constructed as a temporary road to connect Bunker Lake Boulevard and Sunwood Drive, therefore the City was aware that it would eventually need to construct that temporary road to City standards. He commented that these projects are not triggering the road improvement as that was already slated to be completed in 2024 regardless of development.

Motion by Board Member Salami and seconded by Board Member Hagerty to recommend approval of the Landscape and Tree Preservation Plans contingent upon compliance with Staff review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Salami, Hagerty, Fetterley, and Vikander. Voting No: None. Absent: Board Member Bernard.

5.03: Zoning Code Update

Senior Planner Anderson presented the staff report. He stated that City staff is in the process of rewriting the City's Zoning Code. The current drafts of the Landscaping and Tree Preservation sections were included in the packet for review. Staff has also created a separate chapter for Shade Tree Diseases and Pests. Much of the language in the new chapter was simply moved from the

Tree Preservation section. Staff has also added new language including a paragraph summarizing the intent of the standards, standards for tree contractors (licensing requirement), a declaration of what constitutes a tree nuisance, specific standards that would support issuance of a "Notice to Take Action" and preventative measures.

Chairperson Moore commented that the additional language is great and necessary and would be fine to see it included in either the Shade Tree section or licensing. She believed that this location would be the best location as a tree contractor looking up information would see the licensing requirement in this section.

Board Member Vikander asked if it would be possible to place the licensing requirements in the licensing section and simply make reference to it in this section.

Senior Planner Anderson confirmed that could be done.

Chairperson Moore agreed and confirmed the consensus of the Board to include the licensing requirements in the licensing section with a link provided in the Shade Tree section.

Senior Planner Anderson provided more language suggested for the Shade Tree Diseases and Pests section. He noted that he is still awaiting input from the City Attorney related to the hazard tree language.

Chairperson Moore stated that she agrees with all the additions. She asked if additional information could be added when appropriate.

Senior Planner Anderson confirmed that an ordinance amendment could be used to add additional information.

6. BOARD / STAFF INPUT

- **Spring Recycling Day Event Recap – May 6, 2023**

Senior Planner Anderson stated that the spring recycling event was held on May 6th noting that it was a bit slower than typical. He noted that typically there are 400 to 500 vehicles whereas there were about 300 vehicles for this event. He provided a recap of the event. He noted that the oil collection vendor continues to recommend a permanent drop off location for Ramsey. He stated that could be a future agenda topic if desired.

Chairperson Moore agreed that the oil drop off would be well used by the community. She stated that she did hear comments that the lines were long, perhaps because the oil drop off was first in the layout.

Senior Planner Anderson confirmed that there was a backup because of the oil drop off location but that could have been bypassed if the resident was not dropping off oil. He commented that there has been discussion about moving that location, or if there was a public oil drop location in Ramsey, that would alleviate that backup.

Board Member Fetterley commented that was the weekend of the first city-wide garage sale as well, so perhaps that played into the lower attendance numbers. She commented that she believes that O'Reilly's also collects oil.

Board Member Salami asked if the event is open to only Ramsey residents or other residents.

Senior Planner Anderson replied that while the event is geared to Ramsey residents, the recycling coordinators work together within Anoka County and residents from those communities are able to attend the events in those cities.

- **Arbor Day Planting Recap – May 3, 2023 at North Commons**

Senior Planner Anderson commented that this was an Eagle Scout project that was completed and provided a recap of the event where six fruit trees were planted in North Commons.

- **Compost Bin Distribution Event – May 16, 2023, 3pm to 6 pm – Public Works Campus – 14199 Jaspar St NW**

Senior Planner Anderson commented that there are 19 bins that have been sold which would leave a couple left. He stated that he may post something on the City website offering the last few for sale.

- **June EPB Meeting – Reschedule due to Juneteenth holiday (MN adopted and could potentially go into effect yet in 2023); Staff suggests June 12th as the alternative date**

Senior Planner Anderson suggested rescheduling the June meeting from June 19th to June 12th. The Board agreed. It was noted that if a quorum could not be obtained for that date, staff would work to find a different date.

7. ADJOURNMENT

Motion by Board Member Fetterley and seconded by Board Member Vikander to adjourn the meeting.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,

_____

Chris Anderson
Senior Planner

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 11, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Brittany Lindahl
Member Chris Riley
Member William MacLennan (arrived at 7:31 a.m.)
Member Shanna Stewart

Members Absent: Member Rachal Johnson

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Stewart, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Stewart, Lindahl, Howell, and Riley. Voting No: None. Absent: Members Johnson and MacLennan.

Member MacLennan arrived.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 13, 2023

Motion by Member Riley, seconded by Member Stewart, to approve the April 13, 2023, minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Riley, Stewart, Howell, Lindahl, and MacLennan. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

4.01: Consider Recommendation for Approval of TIF Agreement and Use Restriction with Ramsey Properties, LLC (A portion of this meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley asked for more details on the repayment of the note and terms.

Economic Development Manager Sullivan explained that the deal would provide up-front financing for the land cost with pay as you go financing for the site improvements and provided more details on those financing mechanisms. He explained that once the property begins to generate taxes, that revenue is used to pay off the financing. He commented that the City would be providing this financing through the two mechanisms and would actually receive more funds in return because of the five percent interest cost.

Member Howell asked the size of the City owned portion of the Aldi parcel that was used restricted and whether any other incentives were offered to Aldi.

Economic Development Manager Sullivan replied that the remnant parcel for Aldi is about one to 1.25 acres, and no incentives were provided to Aldi.

Member Riley commented that he sees the purpose of a use restriction for a hotel but asked how the six-month term for an apartment would be justified.

Emily Allegra, applicant, commented that there is currently not a time requirement for a hotel. She stated that they will offer longer stays such as those traveling for longer periods for business, or someone displaced during a homeowners insurance claim that could require a six month stay. She stated that most residential apartments will not offer a six month stay unless they are less desirable apartments. She stated that the market study does not show support for two hotels at this time and therefore they would like time to get established before further opening the market. She stated that once they are stable, she would see benefit in having another hotel in Ramsey.

Member MacLennan asked staff to display the requested restriction area.

Economic Development Manager Sullivan displayed the area requested for restriction. He noted that although the site size would be 28 acres, there would only be about 17 acres that would be buildable within that area.

Member MacLennan asked why ten years is requested as that seems like a long time.

Ms. Allegra replied that the proforma looks at a five-year period and they feel that at that time they would be able to make a good determination on whether they would be successful but an additional five years would ensure stability. She stated that after the first five-year period they would make the decision on whether to expand, as specified in the site plan.

Member Stewart asked if there had been previous discussions for townhomes near this area.

Economic Development Manager Sullivan confirmed that is one concept that has been reviewed for the north side, as well as some interest from a large format retailer and high end-market rate apartment building, but no site plan applications have been submitted.

Member Stewart asked if this would restrict the apartment building.

Member MacLennan replied that the restriction for apartments would only restrict leases under six months.

Member Lindahl asked if the restriction would apply to Airbnb rentals.

Economic Development Manager Sullivan replied that an apartment Airbnb would be restricted but a townhome or single-family home would not be restricted in that manner.

Member Howell commented that she understands the concerns but in comparing this to Aldi, Aldi did not request other incentives whereas this project is requesting almost $1,000,000 in assistance. She noted that this land use restriction area is almost 20 times the size of the restriction requested by Aldi. She commented that she does want the business to succeed but does not think this would serve the residents well as there could be another hotel that may want to come in and serve the community as well. She commented that this is a huge ask that she cannot support.

Motion by Member MacLennan, seconded by Member Stewart, to recommend to City Council to approve the TIF Agreement and Business Subsidy in the form of $434,511 in TIF Land Cost Write Down and $550,000 Pay-Go TIF for site development and improvements as presented, subject to TIF Attorney review.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Stewart, Lindahl, and Riley. Voting No: Member Howell. Absent: Member Johnson.

Member MacLennan commented that he is unsure that he could approve the restriction area as proposed because of the size.

Chairperson Wiyninger asked if the EDA would support a shorter-term restriction, such as five years.

Member MacLennan stated that the Aldi project was more restrictive to just the adjacent parcel. He stated that if there were to be huge growth quickly in Ramsey that would restrict a large area of land.

Member Stewart stated that this project already asked for a lot of assistance that the City is willing to provide, but the restriction seems to be a large ask. She commented that she does not support the restriction.

Economic Development Manager Sullivan stated that consensus or a motion would be helpful for the use restriction. He noted that input has been provided by two members and therefore the additional input is desired before this goes to the City Council.

Ms. Allegra acknowledged the comments of the EDA. She explained that they are a large parcel, and a hotel cannot be developed within a strip mall, such as Aldi which would have competition from strip mall users. She stated that because of the wetlands in the requested restriction area, there could be maybe two competitors within that area. She commented that Aldi does not have concern with coming into a new market because they are a grocer and also do not require TIF, noting that lodging is a much different thing.

She stated that they want to be a success, which will make Ramsey a success. She stated that once they are established, they will help to attract more lodging, which will also help Ramsey.

Motion by Member MacLennan, seconded by Member Wiyninger, to recommend to City Council to look for a lesser term (five years) and a smaller land area for the proposed use restriction.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Lindahl, and Riley. Voting No: Members Howell and Stewart. Absent: Member Johnson.

4.02: Consider Purchase Agreement and Right of Re-Entry Agreement for B & A Cylinder Site (37a); Case of CBN Enterprises LLC (Jam Hops) (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked if it has been verified that the Hwy 10 / Ramsey Interchange road improvements will not utilize any portion of this site.

Economic Development Manager Sullivan confirmed that this site will not be used for the Highway 10 / Ramsey Interchange project.

Chairperson Wiyninger invited the applicant to provide input.

Brenda Nolby, applicant, stated that they have been in business since 1997 starting as a gymnastics business, expanding by adding a dance program, preschool, theater, ninja, birthday parties and day camps. She stated that they attempt to help the children and families in the community. She stated that this will be their third building location. She recognized that this is a large parcel, but they have outgrown every single parcel they have been in. She anticipated that this location would expand as well. She stated that they have a location on the border of Anoka/Ramsey and are out of space with a waiting list. She stated that they are renting that space and it is being sold with a deadline to move by next May, which led to this moving forward.

Member MacLennan asked the size of the current rental in Anoka/Ramsey.
Ms. Nolby replied that building is 16,000 square feet and currently has gymnastics and theater programing. She stated that they will be adding a ninja program and potentially a swim school in the future.

Member Riley commented that this facility would be a much better location noting that he has spent a lot of time in previous years at the existing Anoka/Ramsey location.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement for B & A Cylinder site (37a), subject to City Attorney review.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Stewart, Lindahl, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Johnson.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan commented on the successful business expo, noting about 650 attendees. He noted an upcoming City Council worksession to consider an apartment complex on City owned land and also provided an update on progress on development and improvement projects.

Chairperson Wiyninger thanked staff for the work they did to create a successful business expo.

Economic Development Manager Sullivan recognized the work of Wendy Schlueter in coordinating and administrating these great events.

6. ADJOURNMENT

Motion by Member MacLennan, seconded by Member Stewart, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Stewart, Howell, Lindahl, and Riley. Voting No: None. Absent: Member Johnson.

The regular meeting of the Economic Development Authority adjourned at 8:16 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 16, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Chelsee Howell
Councilmember Matt Woestehoff

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Public Works Streets Supervisor Shane Turner

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:30 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the agenda, as presented.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Woestehoff and Howell. Voting No: None.

4. APPROVE MINUTES

4.01: Approve April 18, 2023, Meeting Minutes

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to approve the following minutes:

Regular Meeting Minutes dated April 18, 2023

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Woestehoff and Howell. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Review Drainage Concerns at 17650 Argon Street NW

City Engineer/Public Works Director Westby shared the concerns shared by property owners at 17650 Argon Street NW and asked for input from the Committee.

Chairperson Riley asked and received confirmation that the drainage is naturally occurring and not a City drainage way.

Councilmember Howell asked the process for handling these types of situations that arise from things being built prior to the incorporation of the City.

City Engineer/Public Works Director Westby replied that the City has worked with homeowners in the past to provide some input and even sell a culvert at a lower cost that could be installed. He stated that culverts are not given away and work is not completed by the City unless there has been Council authorization.

Chairperson Riley commented that there would be more responsibility if the City were running water across the property through an easement.

Councilmember Woestehoff asked and received confirmation that there not additional drainage easements running across the property.

Kevin and Sarah Mitco, 17650 Argon Street NW, commented that they have had water getting into the basement since they purchased the home but this year the entire level flooded which has caused a lot of issues. He noted that they had to tear out the carpet and sheetrock. He commented that the snow and rain that accumulates into the ditch then flows into their yard. He commented that if the water did not sit in the ditch and their yard, they would have much less problems in their home. He hoped that a culvert under the driveway would assist in moving the flow of water and keep the water in the ditch area rather than it spilling into the front yard. He commented that they are currently unable to use the lower level of their home or their garage as they had to move things from the lower level into the garage.

Chairperson Riley asked if staff would recommend authorization of a survey to ensure that a culvert would assist in solving this issue.

City Engineer/Public Works Director Westby agreed that the survey would be helpful and noted that some minor grading would most likely be needed in order to ensure the culvert would function properly. He confirmed that staff could complete that work in-house.

Councilmember Woestehoff asked if the project cost would be assessed back to the property owner.

City Engineer/Public Works Director Westby replied that the survey would be relatively cheap.

Chairperson Riley stated that it would seem the survey would be the first step and then additional steps could be discussed after those results are known.

Mr. Mitgo commented that they are hoping that the City will be able to help them out as the water damage is becoming a hardship. He commented that they are already paying $15,000 to have a sump pump installed and repair the damage caused by the flooding. He stated that they are not in a rush at this time as the spring flooding has resided and are hoping to partner with the City to address the outdoor improvements while they are completing the indoor improvements.

Chairperson Riley confirmed the consensus of the Committee to authorize staff to proceed with completing a survey and bringing back the results and additional information to the next meeting.

5.02: Consider Recommending City Council Approval for Change Order #1 for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval for Change Order #1 for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Chairperson Riley asked if the removal of 1.5 inches would result in potholes remaining.

City Engineer/Public Works Director Westby replied that potholes would be filled prior to the mill. He commented that they would ensure a solid base and confirmed that this would be funded through the pavement management fund.

Councilmember Woestehoff asked if there would be any concerns with this depth.

City Engineer/Public Works Director Westby replied that he did not. He noted that the road is scheduled for reconstruction, and this would provide the necessary life to reach that point.

Councilmember Woestehoff asked if this is an MSA road.

City Engineer/Public Works Director Westby replied that he did not believe that this segment is an MSA road.

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to recommend City Council approval for Change Order #1 for Improvement Project #23-07, 2023 Neighborhood Pavement Overlay Improvements.

Further discussion: Chairperson Riley commended the contractor for suggesting this as this would seem to be a much better product for a small amount of additional funds.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Howell and Woestehoff. Voting No: None.

5.03: Consider Recommending City Council Approval to Revise Public Works Facility Walk-In Business Hours

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval to revise the Public Works Facility walk-in business hours to 8:00 a.m. to 3:30 p.m.

Chairperson Riley asked and confirmed that the work hours would still remain the same.

Councilmember Howell stated that she supports this change.

Chairperson Riley encouraged staff to be clear on the change in public hours.

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to recommend City Council approval to revise the Public Works Facility walk-in business hours to 8:00 a.m. to 3:30 p.m.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Woestehoff and Howell. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County and MnDOT improvement projects and studies and on other items of interest to the Committee.

Chairperson Riley referenced Armstrong and 167th which still has silt fence and asked if the purpose is awaiting vegetation to take.

City Engineer/Public Works Director Westby confirmed that and noted that they are completing the punch list items.

Chairperson Riley asked for an update on street patching and the use of contractors.

City Engineer/Public Works Director Westby replied that the streets crew is down one member and they had been sweeping streets ahead of the watermain flushing but has returned to road patching. He stated that the pothole priority contractor will begin work this following Monday and provided updates on the progress of the other road projects for this year.

6.02: Review Future Topics Calendar

Councilmember Woestehoff referenced a sign request for children at play and asked staff why those signs are not recommended.

City Engineer/Public Works Director Westby stated that the City follows the State manual related to sign guidance. He explained that in following that guide, the City reduces its liability related to signage. He stated that manual does not use or recommend the children at play signs as those often

provide a false sense of security. He stated that if there are too many signs, people stop paying attention to the signs all together. He commented that there are a few older signs at the entrance to developments, but the City is not placing additional signs of that type.

7. ADJOURNMENT

Motion by Councilmember Woestehoff, seconded by Councilmember Howell, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:17 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title:

Approve the Following Meeting Minutes:

1. City Council Work Session dated 6/13/2023
2. City Council Regular Session dated 6/13/2023
3. City Council Work Session dated 6/27/2023
4. City Council Regular Session dated 6/27/2023

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Outcome/Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 6/13/2023
2. City Council Regular Session dated 6/13/2023
3. City Council Work Session dated 6/27/2023
4. City Council Regular Session dated 6/27/2023

Attachments

6-13-2023 CCWS

6-13-2023 Meeting

6-27-2023 CCWS

6-27-2023 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:21 AM
Form Started By: Katie Schmidt		Started On: 06/27/2023 02:35 PM
Final Approval Date: 07/06/2023		

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
Police Chief Jeff Katers
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Discussion on Hiring Additional Community Service Officers in the Police Department

Police Chief Katers reviewed the Staff report and his request for two additional Community Service Officers (CSO). He shared that he had requested two new CSOs in the 2024 budget with a start date of February 1, 2024. He explained that since mid-2022 the department has been consistently two to three police officers short. He noted that they have changed their interviewing and hiring processes yet are still only seeing a handful of candidates. He stated that they do have a Police Explorer program for 14-21 year olds to look at a career in law enforcement. He shared the request to start the two CSOs in August of 2023 rather than February 2024.

Councilmember Riley asked if this would be similar to an internship program that would hopefully get these CSOs to become full-time officers.

Police Chief Katers stated that is the hope. He mentioned that there would also be a time limit on this and that they would not keep these CSOs on indefinitely in their current position. He added that there is currently one full-time CSO to create some consistency.

Mayor Kuzma asked if there is enough room in the budget for the rest of the year to cover this.

Police Chief Katers stated that last year there was a savings on staffing which quickly got consumed by rising gas costs and liability insurance.

Councilmember Riley noted that there was also a need expressed to replace a few of the licensed officers. He asked if this is the full staffing request for next year.

Police Chief Katers stated that he will not be asking for any additional police officers next year. He added that he did ask for a promotion of an officer to a sergeant in the budget.

Councilmember Musgrove said she is in favor of this. She asked if there were any other ways to help solve the staffing problems. She asked if this salary discussion would fall in the same category with other part-time positions with no benefits that they are looking to hire.

Police Chief Katers stated that they typically do not have interns in the Police Department and have not for over 10 years. He stated that they do not have any part-time workers.

Administrative Services Director Lasher explained the role of a CSO and how they have a scaled back benefits package. She stated that the 2023 starting hourly wage is $22.38.

Councilmember Musgrove stated that she hopes this attracts candidates.

Councilmember Specht shared his support for this. He noted that this needs to be kept in mind as they dig into next year's budget.

The consensus of the Council was to approve the request for two CSOs.

2.02: 2023 Strategic Plan

City Administrator Hagen reviewed the updates to the 2023 Strategic Plan that have been made since the last Strategic Planning meeting. He noted that the Strategic Plan is on the Consent Agenda for adoption at the City Council meeting later this evening.

There was a consensus of the Council that no other changes are needed prior to the adoption.

2.03: Discuss a Possible Memorandum of Understanding with AFSCME (Portions Closed to the Public)

Administrative Services Director Lasher reviewed the Staff report in regard to a possible memorandum of understanding to the AFSCME union labor agreement.

RECESS AND RECONVENE

Motion by Councilmember Woestehoff, seconded by Councilmember Specht, to recess to Closed Session at 5:50 p.m.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Specht, Howell, Musgrove, Olson, and Riley. Voting No: None.

The meeting reconvened to Open Session at 6:24 p.m.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Councilmember Musgrove noted that discussion for hiring election judges and other seasonal workers has been removed from the schedule.

City Administrator Hagen stated this could be discussed as part of one of the early budget discussions when they review other personnel requests.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Riley asked if they could be getting lawsuit updates regularly.

City Administrator Hagen stated that there will be an email out this week.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:28 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL CLOSED SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Closed Session on Tuesday, June 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 5:50 p.m.

2. COUNCIL BUSINESS

2.01: Discuss a Possible Memorandum of Understanding with AFSCME - Closed to the Public

Administrative Services Director Lasher reviewed the Staff report in regard to a possible memorandum of understanding to the AFSCME union labor agreement.

Staff received direction from the Council

3. ADJOURNMENT

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to adjourn the Closed Session.

Motion carried.

The Closed Session was adjourned at 6:24 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 13, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Finance Director Diana Lund
Fire Chief Matt Kohner
Police Chief Jeff Katers
Administrative Services Director Colleen Lasher
Planning Manager Todd Larson
Community Development Director Stephanie Hanson
Streets Supervisor Shane Turner
Zoning Code Enforcement Officer Craig Swalchick
Parks and Assistant Public Works Director Mark Riverblood
Economic Development Director Sean Sullivan

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

2.01: Oath of Office - Patrol Officer

Police Chief Katers introduced and shared background on Officer Tyler Lux.

Mayor Kuzma issued the Oath of Office for Officer Lux.

2.02: Annual Fire Department Update and Review of 2022 Activity

Fire Chief Kohner reviewed the Fire Department 2022 update. He highlighted calls for service increasing 6% over 2021 and a response time of 6 minutes and 26 seconds. He noted that Station #1 and #2 responded to a similar number of calls with Station #1 taking 16 more calls. He stated that there were a total of 15 structure fires in Ramsey in 2022. He discussed the call disbursement. He noted that medical calls account for 59% of all incidents. He added that 70% of all incidents are covered by the full-time staff or the duty crew. He discussed the mutual aid relationships with Anoka-Champlin, Andover, Elk River, and Nowthen and shared that they received aid 22 times and gave aid 43 times. He reviewed all of the training the firefighters go through. He stated that the Fire Department applied for and received $25,000 in State training grants from the Minnesota Board of Firefighter Training and Education. He noted the fire prevention services and activities, such as fire code compliance inspections, station tours, school visits, presentations to seniors, building inspections, fire investigations, public education presentations and permits. He added that the Department is taking part in a kitchen fire training simulator sponsored by the State to help train residents on safety and kitchen fires. He reviewed the community events that the Fire Department has participated in, including, Night to Unite, Safety Camp, Special Olympics Polar Plunge, Happy Days, 9/11 Golf Tournament, and the Fire Department Open House. He added that on Halloween just under 300 children came through Station #2 for Trick or Treating. He discussed fundraising with the golf tournament which grossed $26,000. He stated that Staff continues to participate on specialized teams in Anoka County. He shared that the Staff participated in 'Mo-vember' for men's health and cancer awareness. He noted that there were 11 new hires in 2022.

2.03: Police Department Annual Update

Police Chief Katers reviewed the Police Department 2022 update. He highlighted the new reporting system, the total calls for service of 15,609, and the types of calls received. He stated that crime is down over the last four years in all categories. He shared the concern with increasing mental health calls for service. He reviewed the equipment projects and usage, including the new body-worn cameras. He noted that the officers shared that there was an increase in the number of times they performed CPR and used an AED to save someone. He discussed the program that they entered into regarding the AED use. He explained that they got a grant from the Helmsley Foundation who partnered with the University of Minnesota, that replaced all the AEDs in all of the squad cars. He shared the staffing challenges they have faced. He thanked all of the police officers and staff at the Police Department for their hard work and dedication to the community. He encouraged residents to look at the Department's Facebook or webpage for information on the happenings of the Police Department as well as take a look at the crime map.

2.04: Annual Public Works Department Updates

Parks and Assistant Public Works Director Riverblood reviewed the Public Works 2022 update, focusing on maintenance. He highlighted the operations of the 26 Public Works staff members. He noted that they were able to maintain the City's entire fleet of vehicles, as well as the 100 miles of watermain and 1300 fire hydrants. He added that in 2022, 800,000,000 gallons of drinking water were produced. He noted that 880 water samples were taken from all around the City to test and ensure the drinking water remains safe. He stated that nine sanitary sewer lift stations are serviced

monthly as well as maintaining 80 miles of sewer lines. He said there are thousands of trees in the City that are taken care of. He noted that they have also been engaged in replacing aging infrastructure, including playgrounds and boardwalks. He discussed the roads and the projects associated with fixing the potholes. He stated that in 2022, 380 tons of black top were shoveled into potholes by Public Works staff, and 135 tons of bituminous has been shoveled into potholes in 2023 so far. He thanked Street Supervisor Turner for his work with the streets.

Street Supervisor Turner reviewed the Street Department 2022 update. He highlighted the staffing numbers through the season. He stated that there were 23 full scale plow events. He noted that there were also 3 freezing rain events. He reviewed the snow plowing and snow removal through the season. He noted that the large equipment plow hours rose to 13.7 hours to plow 2-4 inches of snow. He reviewed the equipment used for these events on roads, cul-de-sacs, parking ramps, and sidewalks. He shared that they plow and blow snow off of 27.6 miles of sidewalks and 69.84 miles of trails. He added that from November 1, 2022 to April 1, 2023, 15,000 gallons of diesel and 55,000 gallons of gasoline are used, as well as 1,300 tons of salt.

Mayor Kuzma asked what the reason is for the snowplow event hours jumping from 8 hours to 13 hours.

Street Supervisor Turner stated that the increase is due to the volume of snow and the impact of back to back snow events.

Mayor Kuzma asked how each snow event is managed.

Street Supervisor Turner explained that there are nine full routes and nine cul-de-sac routes. He stated that they alternate their routes so that the timeliness is distributed the best it can be.

Councilmember Musgrove asked Street Supervisor Turner to explain how having cars in the roads slows down the plowing time.

Street Supervisor Turner stated that they do their best to get around cars that are parked on the streets. He said that there were some incidents this season where they were not able to get around the vehicles. He added that when cars are parked in cul-de-sacs, they are not capable of cleaning everything up.

3. CITIZEN INPUT

Jordan Korus, a resident of Spring Lake Park, came forward and shared that he is a business owner that is interested in the possibility of opening up a cannabis retail store in Ramsey. He asked about Ramsey's process on the cannabis regulations.

Mayor Kuzma stated that the Council has put a moratorium on cannabis regulations so they will not be entertaining any new businesses for approximately a year.

Mr. Korus asked what the process will be after the year.

City Administrator Hagen stated that they are going to be waiting for the State to come out with a lot of the guidance documents. He shared that they will not be able to say today what they would support and encouraged Mr. Korus to follow the progress and discussions within the City.

4. APPROVE AGENDA

Motion by Councilmember Howell, seconded by Councilmember Woestehoff, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Howell, Woestehoff, Musgrove, Olson, Riley, and Specht. Voting No: None.

5. CONSENT AGENDA

Motion by Councilmember Riley, seconded by Councilmember Howell, to approve the following items on the Consent Agenda:

5.01: Receive April 2023 Financial Reports - General Fund and Enterprise Funds
5.02: Receive Cash and Investments for Period Ending May 31, 2023
5.03: Note the following Boards, Commissions, and Committee Meeting Minutes:
- Planning Commission Meeting Minutes Dated April 27, 2023
- Environmental Policy Board Meeting Minutes Dated April 17, 2023
- Public Works Committee Meeting Minutes Dated April 18, 2023
- Economic Development Authority Meeting Minutes Dated April 13, 2023
- Parks and Recreation Commission Meeting Minutes Dated April 13, 2023

5.04: Approve the Following Meeting Minutes:
1. City Council Work Session dated 5/23/2023
2. City Council Regular Session dated 5/23/2023

5.05: Approve Rental Licenses
5.06: Approve Business Licenses
5.07: Approve Liquor License Renewals
5.08: Authorization to Reclassify and Transfer a City Employee
5.09: Adopt Resolution #23-132 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 18, 2023 through June 7, 2023.
5:10: Adopt Resolution #23-116 Approving the Reconstruction Agreement for Ferrellgas L.P. (New Skelgas) at 7255 Highway 10 NW.
5:11: Adopt Resolution #23-123 to Approve Building Inspection Services with Rum River Consultants
5:12: Adopt Resolution #23-124 Approving Department of Labor and Industry Plan Review Agreement
5:13: Adopt Resolution #23-125 Approving Second Amendment to Purchase Agreement and Right of Re-Entry Agreement for Ramsey Properties, LLC (A portion of this meeting may be closed to public)

5:14: Adopt Resolution #23-127 Approving Minnesota Laws, 2023 Regular Session Chapter 64, Article 8, Section 10
5:15: Adopt Resolution #23-130 Accepting Proposals for Topographic Surveys for 2024 Pavement Management Program Projects
5:16: Adopt Resolution #23-133 Adopting 2023 Strategic Plan

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Howell, Musgrove, Olson, Specht, and Woestehoff. Voting No: None.

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Adopt Ordinance #23-13 Amending Ordinance #22-28: 2023 Schedule of Rates, Fees and Charges

Presentation

Finance Director Lund reviewed the staff report in regard to amending the 2023 Schedule of Rates, Fees, and Charges now that the water treatment plant project has been bid out. She shared the proposed increase of 10% in each utility on sewer and water. She noted that there was also a proposed fee for recordings of the police body-worn camera footage with a fee of $35 per half hour with a minimum of $35.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:45 p.m.

Citizen Input

There was none.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to close the public hearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Howell, Musgrove, Olson, and Specht. Voting No: None.

The public hearing was closed at 7:45 p.m.

Council Business

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to waive the City Charter requirement that the ordinance be read aloud and adopt Ordinance #23-13 amending Ordinance #22-28: 2023 Schedule of Rates, Fees, and Charges.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Olson, Howell, Riley, Specht, and Woestehoff. Voting No: None.

6.02: PUBLIC HEARING: Adopt Resolution #23-126 Approving Business Subsidy and Authorizing Execution of a Tax Increment Financing (TIF) Agreement and Approving Terms of an Interfund Loan; case of Ramsey Properties, LLC

Presentation

Economic Development Director Sullivan reviewed the staff report concerning the project of Home2Suites by Ramsey Properties, LLC. He shared the request of the applicant which would include a TIF land cost write-down of $434,511 and $550,000 with 5% interest on Pay-Go TIF for the reimbursement of site improvements for the project, including a parking lot, fill and soil correction, and utilities.

Public Hearing

Mayor Kuzma called the public hearing to order at 7:47 p.m.

Citizen Input

There was none.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to close the public hearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Howell, Olson, Specht, and Woestehoff. Voting No: None.

The public hearing was closed at 8:00 p.m.

Council Business

Councilmember Woestehoff noted the minimum assessment agreement of $7.14 million and asked when this value takes affect and how long it lasts.

Economic Development Director Sullivan stated that they will execute the minimum assessment agreement once they get approval to do the TIF agreement. He added that it will subside when the property hits the tax roll.

Councilmember Musgrove asked about following up on the job creation portion of this project and asked if it includes the percentage of expected return on market value.

Economic Development Director Sullivan explained that whenever there is a business subsidy awarded the State wants to make sure that things are moving along. He noted that this trigger is initiated by the State in the TIF agreement. He added that there is no follow up on how the project performs.

Councilmember Musgrove asked what percentage of occupancy was used in Elher's calculation.

Economic Development Director stated that he believes the number was approximately 60%.

Emily Alegra, the applicant, came forward and shared that they went off of their feasibility study which was at 68%.

Councilmember Musgrove noted that the case mentioned a change of location. She asked if this was in regard to the size of the building and number of units.

Ms. Alegra stated that this was when they switched the lots as they were originally at the previous hotel Cobblestone location and based on the size they felt they needed to be closer to the 98 unit building to be efficient.

Councilmember Musgrove asked about how much the restriction agreement plays into the project moving forward.

Economic Development Director Sullivan stated that the applicant asked the EDA to consider a use restriction agreement with a 10 year period to have some exclusivity. He shared that the EDA had made a recommendation that the area of restriction be smaller or the term be shorter. He noted they are still working through this right now.

Ms. Alegra reiterated the recommendations of the EDA and shared that they are willing to reevaluate their restrictions as they want to ensure that this is a win-win for them and the City.

Councilmember Howell stated that she is very excited to see the hotel come; however, she is not as supportive of the subsidies but would be supportive of the land write-down. She noted she will not be voting in support of this.

Councilmember Riley noted that the case states this would be a catalyst project for the COR. He stated that he likes that this assistance will be going into the ground for the land and utilities. He added that he likes that the City will be made whole within 10 to 12 years.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to adopt Resolution #23-126 approving Business Subsidy and authorizing execution of a Tax Increment Financing (TIF) agreement and approving terms of an Interfund Loan, subject to TIF attorney review.

Further discussion:

Councilmember Howell noted that this is a matter of perspective whether there is a lot of value in the City not collecting tax dollars. She stated that the idea that this parcel would sit empty for 10 to 12 years is not realistic as development is becoming very desirable.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Olson, and Specht. Voting No: Councilmembers Howell and Musgrove.

6.03: PUBLIC HEARING for a Private Kennel License located at 7230 152nd Ave NW.

Presentation

Zoning Code Enforcement Officer Swalchick reviewed the staff report and request for a private kennel license. He shared that there have been three police calls to this residence along with code violations and as a result they found six dogs on the property. He noted that the dogs are a result of the joining of a blended family. He stated that there was one barking dog compliant, one dog at-large compliant, and one complaint concerning there being six dogs. He stated that he conducted an inspection of the property and he found that the home and the dogs are well taken care of. He noted that there are areas that need to be corrected in order to receive the private kennel license, including the fence at the property and a potential underground fence. He noted that there was a letter received from a neighbor concerning the public hearing and noted that this neighbor is also the one who has been calling the police with concerns for three years. He requested conditions of approval for this request.

Public Hearing

Mayor Kuzma called the public hearing to order at 8:09 p.m.

Citizen Input

Zack and Jami Lynn Bennewitz, the dog owners, came forward and shared about their blended family and where the dogs have come from. Mr. Bennewitz stated that he did not know that this many dogs was an issue.

Mrs. Bennewitz stated that she does not want to have any issues with the City and their pets are their kids.

Councilmember Musgrove asked about the fences and the timeline of the repairs. She noted that the case mentions a deadline of September 1 and asked if this could be done sooner.

Zoning Code Enforcement Officer Swalchick shared that they discussed this and that it was considered a priority to take care of the fence first.

Councilmember Musgrove asked the Bennewitz's if the repairs could be done before September 1 and if so what timeframe would be recommended for this.

Mr. Bennewitz stated that they are still deciding between a wireless or a physical fence. He stated that they used to have an issue with a dog getting loose but have not in a long time. He stated that there is also a section in the front where the chain link fencing is missing which has been patched with chicken wire.

Mrs. Bennewitz stated that they are considering which option would be the best financially. She said that their original plan was for an 8-foot privacy fence but it is too expensive for them. She noted that they definitely want to get the work done before the September 1 date.

Mr. Bennewitz explained that which fencing option they go with will decide the timeline but the timeline could be moved up sooner if they went with an underground fence.

Councilmember Howell asked if the vaccination requirement is only for the vaccinations that the City requires or if it is above and beyond that.

Zoning Code Enforcement Officer Swalchick stated that it is what the City would require.

Councilmember Howell shared her concerns with the timeliness of getting a fence in and moving the date up.

Councilmember Riley asked how the neighbors' concerns have been addressed.

Zoning Code Enforcement Officer Swalchick explained that they are addressing the concerns through this Code Enforcement action. He stated that the applicants have been working on the code violations and putting the money together for the fencing.

Councilmember Specht thanked the applicants for being cooperative and working with the City.

Sharon Mager, 7260 152nd Lane, came forward and stated that she did not realize the dogs have lived there so long and that she has not heard a lot of barking.

Jerry Dahlheimer, 15225 Ramsey Boulevard, came forward and shared that part of the ordinance should include barking barks. He stated that he hears barking a lot.

Zoning Code Enforcement Officer Swalchick stated that there is an ordinance in City Code that prohibits nuisance dog barking. He encouraged him to contact 911 or Anoka County dispatch when this barking occurs. He stated that an officer needs to be present and hear this barking occurring in order to issue a citation.

Mr. Dahlheimer stated that if someone is to have six dogs, which is out of the ordinary, there should be a higher restriction for barking.

Councilmember Howell asked if it could be an option to add a fifth condition to go above and beyond what the Code says if there is more than a certain number of dogs.

Zoning Code Enforcement Officer Swalchick explained that they can add any conditions they would like that are within reason. He assured Council that the barking dog ordinance is very clear and that if an officer deems the barking as a nuisance it can be cited. He stated that it would not be outside the realm that this condition be added.

A resident came forward with a letter from a neighbor who could not attend tonight’s meeting.

Zoning Code Enforcement Officer Swalchick read the letter form Jim Kuns, 7261 152nd Avenue NW, and shared that he wished to voice their objection to granting a private kennel license for this property on the concern with the dogs barking.

Zoning Code Enforcement Officer Swalchick stated that there have only been three calls for service over the last three years at this property and only one complaint had to do with barking.

Councilmember Howell asked if there was an appetite to move up the timeline for getting the fence taken care of.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to close the public hearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Howell, Musgrove, Olson, Riley, Specht, and Woestehoff. Voting No: None.

The public hearing was closed at 8:27 p.m.

Council Business

Councilmember Howell asked if there was an appetite to move up the fencing timeline from September 1.

Councilmember Woestehoff shared that the applicant expressed that they would get this done as soon as they can. He shared his concern that if they do decide that an 8-foot privacy fence is the right option for them they likely will not be able to get a contractor until late August at this point. He said he is okay with the September 1 date.

Councilmember Musgrove suggested an August 1 to check in with the applicants regarding the status of the fence. She stated that part of the complaint was with the dogs running loose and she did not want this to become a car hazard.

Mayor Kuzma agreed.

Councilmember Specht stated that there does not seem to be an issue with the dogs escaping through the fence and it was more of a one time concern with the dog getting loose. He noted that the applicants have a willingness and a desire to get this done.

Councilmember Musgrove mentioned that the letter received from June references a loose dog. She stated that she does not know what has been done with the fences since then.

Mayor Kuzma added that he believes the dogs are kept on a chain.

Mr. Bennewitz stated that the troublesome dog is now kept on a chain if it is outside.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adopt Resolution #23-134 approving the Private Kennel License to Jami Lynn Bennewitz at 7230 152nd Ave NW. with an addition to the resolution as written, 1. A with a check in to Zoning Code Enforcement Officer Swalchick on August 1, 2023 in regard to solution and fencing repair with a date of September 1, 2023 when the fence must be repaired and thereafter maintained.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Howell, Olson, Riley, Specht, and Woestehoff. Voting No: None.

6.04: PUBLIC HEARING - Easement Vacations in HY-10 RAMSEY

Presentation

Planning Manager Larson reviewed the staff report and request for an easement vacation for the right-of-way along Ferret Street as well as a utility easement.

Councilmember Riley asked why this is being done now.

Planning Manager Larson explained that this is just to get all of the paperwork together. He noted that this was a way to train the easements with the property owners.

Councilmember Riley asked if the building on the third property will stay where it is

Planning Manager Larson stated that the building will be going away very soon.

Public Hearing

Mayor Kuzma called the public hearing to order at 8:35 p.m.

Citizen Input

There was none.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to close the public hearing.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Woestehoff, Howell, Olson, Riley, and Specht. Voting No: None.

The public hearing was closed at 8:35 p.m.

Council Business

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to adopt Resolutions #23-120 and #23-121 Vacating the Rights-of-Way and Easements along Ferret Street NW.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Musgrove, Howell, Olson, Riley, and Specht. Voting No: None.

7. COUNCIL BUSINESS

7.01: CorTrust Bank - Rezoning and Plat at the northeast corner of Sunwood Drive and Zeolite Street NW.

Planning Manager Larson reviewed the Staff report concerning the request for rezoning and a plat for CorTrust Bank.

Councilmember Woestehoff asked for clarification that there will still be two drive-thrus and if there will be an ATM in the third bypass lane.

Planning Manager Larson stated that there will be two drive-thru lanes under the canopy and the ATM has been moved to the side of the building for better servicing and security. He added that ATMs are considered drive-thru lanes.

Councilmember Woestehoff shared that he was confused based on what was seen with the Planning Commission. He asked if there were to be two drive-thru lanes then the ATM would be inside.

Planning Manager Larson explained that the inside lane will have two functions, one being the teller machine and then the ATM.

Councilmember Woestehoff shared that he is not thrilled about this proposal because of the drive-thrus and the open space between the drive lanes. He stated that this project has checked all of the boxes to meet all requirements but he feels as though this project would be better across the street or somewhere else that is not in the 2a district. He shared his concerns with the wasted space. He shared he is not comfortable with this but cannot see any reason to reject this from a code standpoint.

Councilmember Specht asked what the rationale is for the extra green space.

Planning Manager Larson stated that this was driven by vehicle access and this driveway would line up with the driveway for the hotel. He shared that a previous concept had the building flipped 90 degrees which would take up a lot of frontage on Sunwood with parking lot space. He noted that the green area would be able to be developed by some small user.

Councilmember Specht asked Planning Manager Larson if he recommends this in his opinion.

Planning Manager Larson shared the recommendation to approve the site.

Councilmember Musgrove asked about the change order on #54 concerning domestic water service.

Planning Manager Larson explained that in his experience water service should be split outside of the building to allow water to enter twice and the fire service would enter separately and this way if the water bill wasn't paid the domestic water could be turned off without affecting the sprinkler system water. He stated that this is no longer a suggestion for the size based on the meter size.

Councilmember Musgrove stated that this business has gone through a lot of iterations and changes to figure out how this building faces the right way and uses the lot the best way. She noted that the other space could potentially be used for something else in the future, possibly with shared parking.

Councilmember Woestehoff noted that there would not be enough parking for it to be shared.

Planning Manager Larson stated that there could be a few parking spaces that could be added along with on street parking for the additional lot.

Motion by Councilmember Musgrove, seconded by Councilmember Riley, to to adopt Resolution #23-111 Approving Preliminary Plat of Affinity at the COR 2nd Addition and introduce Ordinance #23-12 rezoning property at the northeast corner of Sunwood Drive and Zeolite Street NW from COR-2a to COR-2b.

Further discussion:

Councilmember Woestehoff shared his excitement for more business in the COR and acknowledged that the bank has made many adjustments to make this project fit; however, he thinks that this has not gotten far enough. He stated that this is prime real estate in the downtown area and they only have one chance to make this right and this project leaves a lot of open space. He noted that this space can likely be used better. He shared he will not be in support of this.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Riley, Olson, and Specht. Voting No: Councilmembers Howell and Woestehoff.

7.02: Adopt Resolution #23-122 Accepting Bids and Awarding Contract for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services

City Engineer/Public Works Director Westby reviewed the staff report in regard to contracting pavement patching services as part of the Pavement Maintenance Project and request to award the contract to Asphalt Surface Technologies Corporation for $2.4 million but the total could be less. He stated that if they were to split this project between spray patching and deep pothole patching work they would likely get more competitive bids.

Councilmember Olson asked if this was bid as two different projects how the timeline would be coordinated to make sure that the pothole patching gets done first.

City Engineer/Public Works Director Westby stated that they would make the deep pothole patching the first project and the schedule would be completed before the spray patching would be started.

Councilmember Riley asked if they chose to rebid this project what the timeline would be.

City Engineer/Public Works Director Westby explained that if they could get the bids out on Friday this could be brought back to Council at the first meeting in July and start work shortly after.

Councilmember Riley asked if the price that was given for the smaller amounts of patching was a third of what was requested.

City Engineer/Public Works Director Westby said yes and that number was used to help set the unit price for this project.

Councilmember Specht asked if City Staff was used to fill some of the deep potholes, what tasks would they be pulled away from.

City Engineer/Public Works Director Westby said that they would not be doing any street sweeping, tree maintenance, or storm sewer repairs. He noted that all core duties would be put on hold while they do the patching.

Councilmember Specht asked if there were to rebid this, what the approximate savings could be.

City Engineer/Public Works Director Westby shared that he would feel comfortable saying that the amount could come down by at least $1,000,000.

Councilmember Woestehoff asked Street Supervisor Turner what he would like the Council to do.

Street Supervisor Turner stated that he would want the City to be able to save the $1,000,000.

Councilmember Woestehoff acknowledged that the streets and Public Works staff are working very hard and are getting a lot of flack from the community because of the large amounts of work to do. He stated that he does not want the streets staff to be stressed or feel let down by the City.

Councilmember Musgrove asked Street Supervisor Turner if he thinks the project should be split and sent out for bids or if the streets staff would work on one part of the project and bid the other. She asked how much work can get done if they went for a quote under the $175,000.

Street Supervisor Turner stated that if they split this he would recommend that street staff do some of the patching while still staying in front of the other responsibilities.

Motion by Councilmember Riley, seconded by Councilmember Woestehoff, to reject the bid and to separate the two contracts, one for deep pothole patching and one for spray patching, and the City Staff will do the overlap of the pothole patching to stay ahead of the spray patching with authorizing the advertisement of bids for the spray patching and the remainder of the deep pothole patching.

Further discussion:

Councilmember Specht asked if there would be a benefit to contracting out the street sweeping so that street staff can work on this project.

Street Supervisor Turner stated that the critical pothole patching has been completed in all areas except for one. He stated that he does not want to send street sweepers into these areas twice.

Councilmember Specht thanked street and Public Works staff for their hard work on this. He noted that this is difficult for him as the roads are in a state of emergency in a lot of areas and now they are not approving a bid. He stated that if the bid was at a lesser amount they would have moved forward but if there is an opportunity to save $1,000,000 then they need to do that.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Woestehoff, Howell, Musgrove, Olson, and Specht. Voting No: None.

7.03: Adopt Resolution #23-128 Accepting Bids and Awarding Contract for Improvement Project #23-17; COR Tree Clearing

City Engineer/Public Works Director Westby reviewed the staff report concerning the COR tree clearing project and recommendation to award the contract to Reshetar Systems, Inc.

Councilmember Musgrove asked about the area around the wetlands and how many of those trees will be removed.

City Engineer/Public Works Director Westby stated that all of the trees outside of the wetlands will be removed and the trees within the wetland areas will not be removed.

Councilmember Riley stated that none of these trees are quality trees and are more shrub like trees.

City Engineer/Public Works Director Westby stated that there are some quality trees in the mix but the majority are not.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to adopt Resolution #23-128 accepting bids and awarding a construction contract for Improvement Project #23-17; COR Tree Clearing.

Further discussion:

Councilmember Olson asked if there is an opportunity to use any of the trees for lumber.

City Engineer/Public Works Director Westby explained that the trees are not lumber grade trees. He stated that some of the trees can be used in other areas for the few quality trees present.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Riley, Musgrove, Howell, Olson, Specht, and Woestehoff. Voting No: None.

7.04: Adopt Resolution #23-131 Accepting Bids and Awarding Contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

City Engineer/Public Works Director Westby reviewed the staff report in regard to the Trott Brook Crossing Lift Station and recommendation to award the contract to Meyer Contracting, Inc.

Councilmember Musgrove asked about where this will come in line with where the tile was put in with regard to the reconstruction on Variolite.

City Engineer/Public Works Director Westby showed that the tile was put in just north of Trott Brook.

Councilmember Musgrove asked if there is an impact to this area in regard to the addition of services from Trott Brook. She stated that the tile took time and wants to ensure that this area would hold up.

City Engineer/Public Works Director Westby explained that this main is many feet below all of the drain tile so there will be no impact to the drain tile.

Councilmember Musgrove asked about the City funding this while it is for the project work. She asked how these funds would come back to the taxpayers.

City Engineer/Public Works Director Westby stated that this is a trunk water main improvement which would be funded through development. He added that Trott Brook Crossing has already paid their trunk fees for this development which will pay for funding this project.

Motion by Councilmember Woestehoff, seconded by Councilmember Olson, to adopt Resolution #23-131 accepting bids and awarding a construction contract for Improvement Project #23-11, Trott Brook Crossing Lift Station #10 Improvements.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Olson, Howell, Musgrove, Riley, and Specht. Voting No: None.

7.05: Adopt Ordinance #23-10 Amendment to Chapter 105, Building and Building Regulations

Community Development Director Hanson reviewed the staff report and updates to the amendment to City Code.

Motion by Councilmember Howell, seconded by Councilmember Olson, to waive city charter requirement that the ordinance be read aloud and adopt Ordinance #23-10, Amendment to Chapter 105, Building and Building Regulations.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Howell, Olson, Musgrove, Riley, Specht, and Woestehoff. Voting No: None.

7.06: Adopt Ordinance #23-11 Granting Centerpoint Energy Nonexclusive Franchise and Public ROW Access

Community Development Director Hanson reviewed the staff report and request to grant Centerpoint Energy nonexclusive franchise and public ROW access which will replace an expiring 20 year ordinance.

Councilmember Woestehoff asked if the fees associated with this were a part of the regular fee schedule and not part of the franchise agreement.

Community Development Director Hanson stated that it is a part of the adopted fee schedule.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to waive the City Charter requirement to read the ordinance aloud and to adopt Ordinance #23-11, Granting Centerpoint Energy Nonexclusive and Public Right-of-Way Access.

Further discussion:

Councilmember Musgrove stated that she loves natural gas and supports it being in the City for at least the next 20 years.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Woestehoff, Musgrove, Howell, Olson, Riley, and Specht. Voting No: None.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht stated that the Family Food Truck Festival will be held tomorrow.

Councilmember Musgrove thanked police, fire, and street staff for giving their annual reports. She added that the intersection at Armstrong and Alpine is closed for roundabout work.

9. ADJOURNMENT

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to adjourn the meeting.

Motion carried. Voting Yes: Mayor Kuzma, Councilmembers Musgrove, Olson, Howell, Riley, Specht, and Woestehoff. Voting No: None.

Motion carried.

The regular meeting of the City Council adjourned at 9:41 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

A recording of this meeting is available for viewing online at www.qctv.org <http://www.qctv.org>. Recordings are available for 36 months after the date of the meeting.

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 27, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff (attended remotely)

Also Present: City Administrator Brian Hagen
Finance Director Diana Lund
Administrative Services Director Colleen Lasher
City Attorney Fritz Knaak
Police Chief Jeff Katers

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 5:34 p.m.

2. TOPICS FOR DISCUSSION

2.01: 2023 Legislative Session Review

Representative Harry Niska reviewed what happened in the 2023 legislative session. He highlighted the legalization of cannabis at the State level. He noted that there have been changes to the employment and labor laws that will affect the City as an employer. He shared that the bills he introduced of extending the TIF funds and having a sales tax exemption for the water treatment plan were included in the tax bill. He added that the extension of the Joint Law Enforcement Council Levy Authority was also included in the tax bill. He noted that they were able to get $3.1 million of cash funding for the water treatment plant, which is not as much as was requested.

Mayor Kuzma shared that he heard that next year there was about $10 million available for bonding for the water treatment plant.

Representative Niska stated that he would love to get another $10 million in the bonding bill for Ramsey but he is not sure. He explained that they do a capital investment tour every year to take a look at potential projects and he stated he will try to get the water treatment plant on the list for this tour.

City Administrator Hagen asked when these tours are conducted.

Representative Niska said he was not sure.

Councilmember Musgrove asked Representative Niska to talk about other cities' funding for water treatment plants and how Ramsey only got a small portion of their requested amount.

Representative Niska explained that this is a political process and not just a formula.

Councilmember Riley stated that at the beginning of the session it seemed as though Ramsey was not getting anywhere and they were not hopefully until the end when things fell into place. He asked if the reason for this is just politics or something different that the City could do to move the needle to show progress early for a better result.

Representative Niska explained that there is typically a budgeting year followed by a bonding year and this year was a budgeting year; however, there was no bonding bill last year. He noted that a lot of the discussion surrounding this year's bonding bill was about taking what was on the bonding bill that did not pass last year and prioritizing that. He said that the reason that Ramsey was not considered earlier was due to the fact that their requests were not in last year's bonding bill. He added that there were a lot of other factors in play to whether there would be a bonding bill that had Ramsey included at all. He shared that the Minnesota Constitution requires that general obligation bonds be passed with a super majority. He explained that this became a negotiating point for a lot of other issues and it was up in the air as to whether there would even be any general obligation bonding in the bill. He shared that the Speaker of the House told them that if there was no deal to pass a general obligation bond there would be a cash capital investment bill but it would not include very many projects that were advocated by republicans. He stated that everything fell into place at the end of the session and they were able to get a small amount of funding for Ramsey.

Councilmember Specht thanked Representative Niska for coming out to share with the Council. He asked what happened with the charitable gambling legislation.

Representative Niska explained that there were some pretty significant changes in the regulation of electronic pull tabs in the tax bill. He noted that he spoke out against these provisions and shared that they will not know what the effects of this are. He stated that the charities who have gotten a lot of financial benefit from these electronic pull tabs are very concerned. He said the changes will prohibit the most attractive features of these pull tabs. He added that there is a tax reduction on the charities. He explained that the thought process is that the tax reduction will help offset these numbers. He noted that it has been pushed off far enough that the games will adapt. He shared that the argument against the electronic pull tabs is that they compete with casinos. He said he was very disappointed in this change and that it will be harmful to the Anoka Ramsey Athletic Association, the Lions Clubs, and every organization that is offering pull tabs.

Councilmember Olson thanked Representative Niska for coming and sharing everything with the Council. He asked about this year's bonding bill and since it was supposed to be last year's bonding bill if there will be another one next year.

Representative Niska said that it was a possibility. He explained that it would require a super majority vote. He stated that a lot of people are expecting there to be another bonding bill next year.

Councilmember Howell thanked Representative Niska for all of his work and shared that it was a joy to watch him navigate the legislature.

City Administrator Hagen shared that he noticed that the Governor, House of Representatives, and Senate have all released their project lists, lots of which were carry over requests for past years. He asked how they advocate, out of session, to make it on to these lists early on.

Representative Niska explained that these lists are the majority party's lists and none of the specific requests from the minority party is normally on the list. He noted these lists are often incomplete. He stated that it is a job for him to advocate to get these requests onto the project list.

Councilmember Woestehoff thanked Representative Niska for his work and shared his appreciation for the communication with the Council.

Councilmember Musgrove thanked Representative Niska for his work. She thanked City Administrator Hagen for mentioning early advocating for the City's projects. She added that she knew that the City's projects were on a list previously. She asked about the LGA formula and funding.

Representative Niska shared that it was his understanding that there were no changes to the LGA formula.

Councilmember Musgrove shared that she knew that they were anticipating getting funding but they never did since no bonding happened last year and this year she did not know what happened.

Representative Niska shared that this was not something that the majority is particularly interested in doing right now.

Finance Director Lund noted that another item that was added was the exclusion from market value up to $514,000, which should help the property tax payers in the City.

The Council thanked Representative Niska for coming and sharing with the Council.

2.02: Review 2022 Annual Comprehensive Finance Report, Management Report, Special Purpose Report and Single Audit

Finance Director Lund reviewed the Staff report and introduced Aaron Nielsen from the auditing firm of MMKR.

Mr. Nielsen reviewed the 2022 finance report, management report, special purpose report, and single audit.

Councilmember Musgrove asked about the water and recycling utilities. She asked if during their budget discussions they could have more information about the recycling utility. She shared that they have adjusted the water and sewer rates but would like more information on the recycling and why this number is negative.

Mr. Nielsen explained that the recycling utility had a decrease of almost $10,000 and that there is a recycling grant to help finance operations. He stated that this can be apart of the discussion and how they want to manage rates.

The Council thanked Mr. Nielsen for his presentation.

2.03: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

Administrative Services Director Lasher reviewed the Staff report concerning the performance review for the City Administrator. She shared the recommendation to move to closed session.

RECESS AND RECONENE

Motion by Councilmember Riley, seconded by Councilmember Olson, to recess the meeting to Closed Session at 6:10 p.m.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

The meeting reconvened to Open Session at 6:22 p.m.

Administrative Services Director Lasher shared that during the Closed Session the Council came to a consensus and that the performance evaluation for City Administrator Hagen will be on the Consent Agenda at the July 11, 2023 meeting for approval.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Specht asked if they will have quotes for the roads by the July 11, 2023 regular City Council meeting.

City Administrator Hagen shared that the bids will be back on the deep pothole and spray patching that will be brought to the July 11 meeting.

Councilmember Woestehoff noted that the Planning Commission did not have a quorum and asked if all of the cases from the Planning Commission would make it on the next Council meeting agenda.

City Administrator Hagen explained that because there was not a quorum at the last Planning Commission meeting, they will be bringing the land use applications forward to public hearings at the City Council meeting. He stated that the City does not want to make these applicants wait another month for an answer on their requests.

Councilmember Musgrove shared that she would like to hear the Planning Commission member's input if they attend the Council meeting.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:28 p.m.

Respectfully submitted,

_____

Brian S. Hagen
City Administrator

ATTEST:

_____

Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL CLOSED SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a Closed Session on Tuesday, June 27, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff (attended remotely)

Also Present: City Administrator Brian Hagen
Administrative Services Director Colleen Lasher

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 6:10 p.m.

2. COUNCIL BUSINESS

2.01: Discussion Regarding the Annual Performance Review of the City Administrator, an Individual Who is Subject to the City Council's Authority - May be Closed to the Public

Administrative Services Director Lasher reviewed the Staff report concerning the performance review for the City Administrator.

The Council discussed the performance review for City Administrator Hagen and provided direction to staff.

3. ADJOURNMENT

The Closed Session was adjourned at 6:22 p.m.

Respectfully submitted,

_____
Brian Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, June 27, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff (attended remotely)

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

2.01: Presentation of the 2022 Annual Comprehensive Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) - Aaron Nielsen, Principal with the firm, will be presenting.

Mayor Kuzma introduced Aaron Nielsen from Malloy, Montague, Karnowski, Radosevich & Company (MMKR).

Mr. Nielsen reviewed the results of the 2022 financial report of the City of Ramsey. He reported that they have issued an unmodified and clean opinion that the City's financial statements are fairly stated as of December 31, 2022. He noted that they have no findings to report from either the Office of the State Auditor or the Government Auditing Standards. He discussed the general fund and shared that the City had favorable operating results with revenues exceeding the budget expenditures.

Councilmember Specht thanked Staff for a great job managing the City's finances.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Motion by Councilmember Howell, seconded by Councilmember Olson, to approve the agenda as presented.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

5. CONSENT AGENDA

Motion by Councilmember Howell, seconded by Councilmember Olson, to approve the following items on the Consent Agenda:

5.01: Receive 2022 Annual Comprehensive Financial Report
5.02: Approve the Following Meeting Minutes:
1) City Council Special Work Session dated 6/6/2023
5.03: Approve Business Licenses
5.04: Approve Rental Licenses
5.05: Authorization to Hire a Full-time Engineering Administrative Assistant
5.06: Authorization to Adjust the Hourly Pay for Draw Concert Series Temporary Staffing
5.07: Adopt Resolution #23-147 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 8, 2023 through June 21, 2023.
5.08: Adopt Resolution #23-129 Accepting Geotechnical Proposals for 2024 Pavement Management Program Projects
5.09: Adopt Resolution #23-140 Authorizing Partial Payment No. 1 to Northern Lines Contracting for Improvement Project #23-01, 2023 161st Avenue Reconstruction.
5:10: Adopt Resolution #23-141 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2023 MSA Pavement Overlay Improvements, Improvement Project #23-06
5:11: Adopt Resolution #23-142 Authorizing Partial Payment No. 5 to Douglas-Kerr Underground, LLC. for Improvement Project #20-05, Riverdale Drive Extension.

5:12: Adopt Resolution #23-143 Authorizing Final Payment to Northwest Asphalt Maintenance for Project #23-08, 2023 Crack Seal Improvements.
5:13: Adopt Resolution #23-144 Declaring Participation in State Performance Measurement Program
5:14: Adopt Resolution #23-145 Approving Amended and Restated Right of Re-Entry Agreement: Stories Foundation
5:15: Adopt Resolution #23-146 Approving Plans and Specifications and Authorizing Advertisement for Bids for Whispering Pines Estates Plat 3 Street Reconstructions, Improvement Project #23-10
5:16: Adopt Resolution #23-149 Approving MnDOT Cooperative Construction Agreement #1052001 for Ramsey Gateway Highway 10 Widening Project

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #23-148 Accepting Bids and Awarding Contract for Improvement Project #23-04, 167th Avenue Reconstruction

City Engineer/Public Works Director Westby reviewed the Staff report concerning the bids for the 167th Avenue Reconstruction project and the recommendation to award the contract to Asphalt Surface Technologies Corp.

Councilmember Musgrove asked if Bolton & Menk's staff will be the ones doing the inspection or if they will hire this out to someone else.

City Engineer/Public Works Director Westby stated that City Staff is proposed to do all of the inspections and if they need to draw on Bolton & Menk's services it would be their staff that would do this.

Councilmember Musgrove stated that it is a great idea to have the back up as residents really want this road to be done and she would hate to see it delayed by these inspections.

Motion by Councilmember Musgrove, seconded by Councilmember Olson, to adopt Resolution #23-148 accepting bids and awarding a contract for Improvement Project #23-04, 167th Avenue Reconstruction, and accepting Bolton and Menk's Construction Related Services Proposal.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Mayor Kuzma shared that he attended the Art Fair this weekend, had a great time, and the fair is definitely growing.

9. ADJOURNMENT

Motion by Councilmember Howell, seconded by Councilmember Riley, to adjourn the meeting.

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Woestehoff	aye
Mayor Kuzma	aye

Motion carried.

The regular meeting of the City Council adjourned at 7:17 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Approve Rental Licenses

Purpose/Background:

The purpose of this case is to approve rental license requests for 2023.

Background: Detached Single-Family Homes and Attached Single-Family Homes (townhomes, duplex, etc) are required to obtain a license (registration), but are not subject to inspections (unless the City has sufficient evidence of a violation of the City Code)

Multi-Family Units (apartments, condos, etc.) are subject to the license and inspection program as required by code.

License application requests are attached for Council approval.

Recommendation:

Staff recommends approval of License Applications.

Action:

Motion to approve Rental License Applications.

Attachments

Rental Licenses

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:30 AM
Form Started By: Dana Verbeek		Started On: 06/29/2023 11:42 AM
Final Approval Date: 07/06/2023		

Report Name: License Report - License Types
Council Dates: 6/29/2023 to 7/11/2023
Status: Active, Inactive
License Type(s): Rental, Multi-Family Rental

City of Ramsey
License Report - License Types

Company	Applicant	Location	Complex	Exp. Date	Council Date	Status
Rental						
Jenna Properties, LLC		7068 139th Ave NW		7/11/2026	7/11/2023	I
TM Investments, LLC	Jethro Carpenter	5440 144th Way NW #12		6/9/2026	7/11/2023	I
TM Investments, LLC	Jethro Carpenter	5440 144th Way NW #14		6/9/2026	7/11/2023	I
TM Investments, LLC	Jethro Carpenter	5440 144th Way NW #20		6/9/2026	7/11/2023	I
TM Investments, LLC	Jethro Carpenter	5440 144th Way NW #22		6/9/2026	7/11/2023	I
Karrie and Colburn Lehn		7272 147th Ter NW		7/11/2026	7/11/2023	I
Statewide Investments, LLC		7795 148th La NW		7/11/2026	7/11/2023	I
LuAnn Nelson		5623 157th Ave NW		7/11/2026	7/11/2023	I
James Adams		5630 164th La NW		6/9/2026	7/11/2023	I
Igor Belii		15255 Fluorine St NW		6/23/2026	7/11/2023	I
Grant Johnson		14759 Peridot St NW		7/11/2026	7/11/2023	I
Katrina Colby		14191 Xenon St NW #27		7/11/2026	7/11/2023	I

Rental License Count: 12

Total Licenses: 12

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title

Approve Business Licenses

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license requests (not including Rental or BRC).

Background: Certain businesses or groups in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Recommendation:

Staff recommends approval of business license applications contingent upon completion and approval of background checks or review by required city departments.

Action:

Motion to approve the attached business license applications contingent upon completion and approval of background checks or review by required city departments.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/05/2023 08:34 PM
Brian Hagen	Brian Hagen	07/06/2023 11:31 AM
Form Started By: Wendy Schlueter		Started On: 06/30/2023 02:13 PM
Final Approval Date: 07/06/2023		

Report Name: License Report - License Types
Council Dates: 7/11/2023 to 7/11/2023
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Pawnbroker, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days						
Stay 4 Pizza	Pizza Barn Mobile	Jody Lynn Stay / John Schwartz		10/31/2023	7/11/2023	A
				Mobile Food Unit–90 Days License Count:		**1**
Special Events						
City of Ramsey - Happy Days	Happy Days	Nicole Laubach	7550 Sunwood Dr NW	9/11/2023	7/11/2023	A
				Special Events License Count:		**1**
Therapeutic Massage Therapist						
McCulley, Paige		Paige Elizabeth McCulley	7850 Sunwood Dr NW	12/31/2023	7/11/2023	A
				Therapeutic Massage Therapist License Count:		**1**
Transient Merchant/Peddler/Solicitor						
Paskar Construction LLC		Alex R Dumyan		12/31/2023	7/11/2023	A
				Transient Merchant/Peddler/Solicitor License Count:		**1**
				Total Licenses:		**4**

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

Information

Title:

Authorization to Hire a City Planner Backfilling a Vacant Position

Purpose/Background:

The purpose of this case is to authorize hiring a City Planner in the Community Development Department.

In May, the City Planner resigned, which created a vacancy in the Community Development Department. The purpose of this position is to perform professional tasks related to municipal planning, including current and long-range planning, implementation of the City of Ramsey Comprehensive Plan, as well as administration of zoning and subdivision regulations. The position reports to the Planning Manager.

Following the application period, staff conducted 7 first interviews and three second interviews. The interview panel included senior staff in Community Development.

Based on a written practical exam and other qualifications, Mr. Adam Martin was selected as the top candidate. Staff advanced him to the background process which includes the following pre-employment checks: professional reference check, employment verification, driving record check and a drug screen. Mr. Adam Martin has successfully passed the City's background process.

Funding Source:

The funding for back-filling this position is included in the 2023 budget.

Recommendation:

Staff recommends hiring Mr. Adam Martin as a City Planner, effective on or near July 26, 2023 at $38.096 per hour, which is Step 1 of the 2023 City Planner wage scale.

Outcome/Action:

Motion to hire Mr. Adam Martin as City Planner, effective on or near July 26, 2023 at $38.096 per hour, which is Step 1 of the 2023 City Planner wage scale.

Attachments

Job Description

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:32 AM
Form Started By: Katie Schmidt		Started On: 06/30/2023 02:40 PM
Final Approval Date: 07/06/2023		

Job Description

Position Title: City Planner **Date:** Updated May, 2023

Department: Community Development

FLSA Status: Exempt

Primary Objective of Position

The purpose of this position is to perform professional tasks related to municipal planning, including current and long-range planning, implementation of the City of Ramsey Comprehensive Plan, as well as administration of zoning and subdivision regulations. The position reports to the Planning Manager.

Essential Functions of the Position

Essential duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them if the work is similar, related, or logical to the position.

- Provide general planning related information to interested parties, such as citizens, property owners, architects, engineers, and contractors/developers to result in well-informed customers
- Answer questions and provide information on demographics, developments, the Comprehensive Plan, planning and zoning regulations, and permits and policies
- Meet with developers and applicants to clearly explain the process associated with land use applications, and if necessary, suggest alternatives and resolve problems
- Meet with developers and applicants to review draft land use proposals for timelines, consistency with zoning regulations, the Comprehensive Plan, and if applicable, economic development and environmental initiatives
- Provide information to citizens, City staff, or other agencies regarding local land use regulations
- Provide professional counsel and support to various parties, such as: the Planning Commission, the Environmental Policy Board, the Park and Recreation Commission, the City Council, the public and other City departments at meetings or otherwise to result in optimal functioning for each respective party
- Prepare and submit staff reports and related documents (findings, resolutions, ordinances, conditional or interim use permits, variances, development agreements) on assigned land use applications, and if needed, attend meetings
- Make presentations to the Planning Commission and occasionally the City Council
- Collaborate with the Planning Division administrative assistant to ensure meeting notification procedures are met
- Provide assistance and work closely as needed with the City's Engineering Department for design of certain public improvements such as trails, roadways, parking, and other utilities
- Assist with gathering public input by coordinating meetings, sending notices, giving

presentations, and following-up with citizens
- Represent the Community Development Department at meetings
- Administer and enforce the City's environmental protection ordinances and conduct environmental reviews for land use to result in the best possible environmental situation within the City
- Assist the Senior Planner in the review of land use applications for consistency with City environmental regulations, policies, and best practices including but not limited to landscape plan review, tree preservation plan review, density transitioning review, and applying general environmental standards to all land use applications
- Monitor subdivision developments for compliance with plans and developer's agreements related to natural resource issues, including completion of other natural resources protection, restoration, and enhancements, and landscape installation
- Provide City staff input on pertinent environmental issues concerning citywide projects and initiatives
- Interpret, respond to inquiries of, and enforce the City's environmental protection regulations, including but not limited to, tree preservation, landscape requirements, wetland protection, shoreland protection, as well as critical and scenic river overlay districts
- Travel once annually for a three-day planning conference and possibly up to an additional three unspecified conferences per year

Examples of Performance Criteria, Knowledge, Skills and Abilities

- Considerable knowledge of land trends
- General knowledge of county, state, and federal regulations related to community development in a municipal setting
- Thorough knowledge of how to develop, interpret, and apply the City Code
- Skilled in the correct use of the English language, including grammar, spelling and visual proofreading skills
- Skilled in the operation of various types of office equipment including telephone, computer, copy machine, scanner, etc.
- Ability to be perform the essential functions of the position, including the operation of various office equipment and technology
- Ability to gather data and develop clear and concise reports
- Ability to maintain effective working relationships with elected and appointed officials, City staff, citizens, consultants, developers, and outside agencies
- Ability to work with minimal supervision to ensure that projects are completed thoroughly, accurately and on time
- Ability to read and interpret documents and procedure manuals
- Ability to effectively communicate both verbally and in writing with elected officials, supervisors, other employees and the general public
- Ability to promote a respectful workplace and continually examine own performance to ensure excellent customer service with the public, customers and other City employees
- Ability to maintain regular, reliable attendance during scheduled work hours, as well as additional hours outside of the regular schedule, as necessary
- Ability to and maintain organized, complete, and accurate records
- Ability to prioritize and organize work effort to meet deadlines
- Ability to demonstrate a positive attitude toward job assignments and tasks to be performed
- Ability to show initiative in recommending methods to improve efficiency and quality on the

job

Minimum Qualification

- Valid Minnesota Driver's license (Class D) in good standing or ability to obtain a Minnesota driver's license within 90 days of employment.
- Bachelor's degree in Land Use Planning, Urban Planning, or a closely related field
- Two (2) years of experience in municipal planning

Desired Qualifications

- Experience with LOGIS products
- Experience with ProjectDox
- Intermediate to advanced Microsoft Office experience

Supervision of Others

Not Applicable

Equipment/Job Locations

The work environment characteristics described are representative of those an employee encounters while performing the essential functions of the job. Duties performed are typically inside. Site visits to locations of proposed developments may be outdoors.

Conditions of Employment

- Must comply with organizational and department policies
- Must adhere to safety policies and actively promote safe practices in the workplace based on annual safety training
- Valid State of Minnesota driver's license with a good driving record or the ability to obtain a Minnesota driver's license within 90 days. Traveling throughout the City for site inspections is required.

This position description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the City and requirements of the job change.

The City of Ramsey is an Equal Opportunity Employer in compliance with the Americans with Disabilities Act. It will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

JOB ACTIVITY REQUIREMENTS
City Planner

	Job activity requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing		x		
2	Sitting	x			
3	Walking	x			
4	Lifting			x	
5	Pushing / Pulling			x	
6	Carrying		x		
7	Climbing				x
8	Kneeling			x	
9	Crawling				x
10	Crouching		x		
11	Bending at waist			x	
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion	x			
15	Use of Arm Muscles over Extended Periods	x			
16	Use of Leg Muscles over Extended Periods	x			
17	Overhead Work				x
18	Stationary desk or bench work	x			

This job requires employees to be able to lift and carry up to 24 pounds without assistance.

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating dangerous equipment		x
4	Operating motor vehicles		x
5	Providing work direction to other employees		x
6	Working with chemicals		x
7	Working near fumes and vapors		x
8	Driving a City vehicle or personal vehicle	x	
9	Driving is an essential function of this job	x	
10	Subject to random DOT drug and alcohol testing		x

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

Information

Title

Authorization to Hire a Police Officer Filling a Current Vacancy in the Patrol Division

Purpose/Background:

The purpose of this case is to request the City Council to hire a Police Officer, backfilling a current Police Officer vacancy that was created when a Police Officer retired.

An internal and external recruitment was conducted. Mr. Aiden Berthiaume met the necessary training and experience threshold and was invited to take part in the City's interview process, the physical agility fitness testing, and the "shoot/don't shoot" video scenario activity. Staff selected Mr. Berthiaume as a finalist to be advanced through the background testing. At this time, Chief Katers is recommending Mr. Berthiaume for the position of Police Officer with the City of Ramsey.

With the City Council's authorization, Mr. Berthiaume will start as the City's newest Police Officer on or near July 31, 2023. Mr. Berthiaume, as with all new Police Officers, will serve a 1-year probationary period and will be subject to the City's Personnel Policy and the LELS Patrol Labor Agreement.

Notification:

All Police Officers are covered by the LELS - Patrol Labor Agreement.

Funding Source:

The funding required for this position is included in the 2023 budget and represents a saving over the previous employee in this role.

Recommendation:

Authorize staff to hire Mr.Aiden Berthiaume as a full-time Police Officer, effective on or near July 31. 2023 at $32.460 per hour which is step 1 of the 2023 wage scale.

Action:

Motion to hire Mr. Aiden Berthiaume as a full-time Police Officer, effective on or near July 31, 2023 at $32.460 per hour, which is step 1 of the 2023 wage scale.

Attachments

Job Description

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:31 AM
Form Started By: Katie Schmidt		Started On: 06/30/2023 03:02 PM

Final Approval Date: 07/06/2023

Job Description
Police Officer

Position Title: Police Officer **Date:** April 2022

Department: Police

FLSA Status: Non-Exempt

Primary Objective of Position

Maintain order, keeping the peace, and responding to citizen's needs. Discourage crimes through high-visibility policing, investigative capability and the subsequent reporting and apprehension of suspected violators of the law.

Essential Functions of the Position

- Patrol Duties
- Traffic Law Enforcement
- Crime Scenes
- Prosecutor Assistance
- Equipment
- Compile Reports
- Other Duties

Examples of Performance Criteria

- Knowledge of police procedures and techniques including operation of police vehicles, radios, radar, computers, and related equipment
- Knowledge of federal, state, and local laws, and of department rules and regulations
- Skilled in handling and discharging firearms with accuracy and in a safe manner
- Skilled in driving a motor vehicle, sometimes under adverse conditions and at high speeds
- Ability to communicate effectively in English; this includes speaking, reading, writing, and comprehending
- Ability to independently assess situations and determine appropriate action and to respond quickly and appropriately to crisis and emergency situations
- Ability to cope with situations firmly, courteously, tactfully, and with respect to citizens' rights
- Ability to see, hear, and remember people, facts, and circumstances
- Ability to communicate effectively and tactfully with others to maintain order, including dealing with difficult or violent people

- Ability to maintain confidentiality, prioritize duties, and work independently without direct supervision
- Ability to read department policy and procedure manuals and written reports
- Ability to apply laws to specific incidents
- Ability to maintain police vehicles and equipment, including completing vehicle and equipment maintenance reports
- Ability to prepare accurate and thorough reports
- Ability to lift and carry heavy objects, crawl, stand, bend, reach, run, subdue or grapple with suspects, crouch, chase, jump, climb, and manipulate objects requiring manual dexterity as needed to perform duties
- Ability to maintain certification as a First Responder or in First Aid

Tasks Related to Performance Criteria

- Patrol Duties
    - Detect law violations and hazards to public safety
    - Aid in crime prevention by checking for unsecured businesses and homes
    - Maintain high visibility and respond to emergency and non-emergency calls for assistance

- Traffic Law Enforcement
    - Enforce laws governing the operation of motor vehicles and their operators
    - Enforce laws relating to bicycle and pedestrian traffic
    - Observe and correct hazards to motor vehicle and pedestrian traffic
    - Assist disabled or distressed motorists
    - Investigate motor vehicle accidents

- Crime Scenes
    - Respond to and secure crime scenes
    - Direct other responding units
    - Identify, obtain and secure evidence
    - Identify and interview witnesses, victims and suspects
    - Assist the investigators as needed

- Prosecutor Assistance
    - Assist prosecuting attorneys with the preparation of cases as directed
    - Testify in court matters
    - Coordinate the appearance of witnesses

- Equipment
    - Assist in keeping departmental equipment in good repair

- Compile Reports
    - Compile reports and statistical law enforcement data as directed

- Other Duties
    - The duties and responsibilities enumerated above are not intended to be all inclusive and may be expanded to include other duties or responsibilities that the City of Ramsey may deem necessary from time to time

Minimum Qualifications

- Must possess an Associate's Degree
- Must possess POST license or be POST license eligible
- Must possess a valid driver's license
- Must satisfactorily pass physical agility test
- Must satisfactorily pass physical examination and drug screen
- Must satisfactorily pass criminal history check
- Must satisfactorily pass a psychological examination
- Must have strong public communication skills
- Must be able to work under adverse conditions

This position description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the city and requirements of the job change.

The City of Ramsey is an Equal Opportunity Employer in compliance with the Americans with Disabilities Act. It will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

Job Activity Requirements
Police Officer

	Job Activity Requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing	x			
2	Sitting	x			
3	Walking	x			
4	Lifting	x			
5	Pushing / Pulling	x			
6	Carrying	x			
7	Climbing	x			
8	Kneeling	x			
9	Crawling	x			
10	Crouching	x			
11	Bending at waist	x			
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion	x			
15	Use of Arm Muscles over Extended Periods		x		
16	Use of Leg Muscles over Extended Periods		x		
17	Overhead Work			x	
18	Stationary desk or bench work	x			

This job requires employees to be able to lift and carry up to 100 pounds without assistance.

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating forklifts or dangerous equipment		x
4	Operating motor vehicles	x	
5	Providing work direction to other employees		x
6	Working with chemicals	x	
7	Working near fumes and vapors	x	
8	Driving a City vehicle or personal vehicle	x	
9	Driving is an essential function of this job	x	
10	Subject to random DOT drug and alcohol testing		x

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #23-159 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2023 through July 5, 2023.

Purpose/Background:

Adopt Resolution #23-159 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2023 through July 5, 2023.

Recommendation:

Staff Recommends to Adopt Resolution #23-159 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2023 through July 5, 2023.

Action:

Motion to Adopt Resolution #23-159 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 20, 2023 through July 5, 2023.

Attachments

Bills List 7/11/2023

Resolution 23-159

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	07/06/2023 07:15 AM
Brian Hagen	Brian Hagen	07/06/2023 11:32 AM
Form Started By: Jennifer Morrison		Started On: 07/05/2023 01:53 PM
Final Approval Date: 07/06/2023		

RAMSEY CITY COUNCIL MEETING

7.11.23

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 6.20.23 - 7.5.23		$ 195,834.02
Accounts Payable 6.20.23 - 7.5.23		514,920.53
Payroll	6.23.23	244,319.23
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 955,073.78**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2023 Y.T.D.
PREPAIDS	$ 355,205.05	$ 4,844,685.70
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	623,928.01	4,016,794.51
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	218,570.94	2,720,659.35
CORRECTION TO PAYROLL		
DEBT SERVICE	216,606.25	262,387.50
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	421,477.74	430,674.83
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,835,787.99**	**$ 12,275,201.89**

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6/20/2023 -- 7/5/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
117063	**6/22/2023**		**100948 ANOKA COUNTY LICENSE CENTER**							
		1,688.24	REG & PLATES / 23 EQUINOX		119557	06222023	0240.6550		MOTOR VEHICLES	PROTECTIVE INSPECTIONS
		1,688.24								
117064	**6/22/2023**		**111377 ANOKA MUNICIPAL UTILITY**							
		35.21	STREET LIGHTING		119577	22-610280-00 MAY 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		45.70	TRAFFIC SIGNALS		119578	22-612000-01 MAY 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		73.21	STREET LIGHTING		119579	22-613120-01 MAY 2023	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREET LIGHTING		119580	22-990005-01 MAY 2023	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		232.92								
117065	**6/22/2023**		**100086 BLUE VELVET/BRIAN ASADI**							
		149.75	REISSUE CK 116285 VEHICLE WASH		119560	158 REISSUE	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		149.75								
117066	**6/22/2023**		**100297 CENTERPOINT ENERGY**							
		35.36	05-05-06/07/23 GAS USAGE		119566	6011580-5 MAY 2023	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		55.81	NATURAL GAS PH 3		119567	8782239-1 MAY 2023	9601.6373		GAS	WATER FUND
		1,335.61	C/H GAS		119568	6702493-5 MAY 2023	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		99.94	GAS UTILITIES STATION 2		119570	5961540-1 MAY 2023	0220.6373		GAS	FIRE PROTECTION
		27.56	GAS UTILITIES STATION 1		119571	5914352-9 MAY 2023	0220.6373		GAS	FIRE PROTECTION
		1,554.28								
117067	**6/22/2023**		**100167 CORNERSTONE FORD**							
		11.69-	EARLY PAY DISCOUNT		119575	15421568	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		116.87	PD #384		119575	15421568	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		105.18								
117068	**6/22/2023**		**119925 MULLENS, KIRK**							
		253.58	REISSUE CK116272 UB REF#734086		119561	02082023 REISSUE	9601.4651		WATER REVENUE	WATER FUND
		253.58								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
117068	**6/22/2023**		**119925 MULLENS, KIRK**						**Continued...**	
117069	**6/22/2023**		**120170 NISSEN, GREG**							
		100.00	DEP REF ELMCREST PK 6/9/23		119562	020923	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
117070	**6/22/2023**		**100391 POSTMASTER**							
		2,153.22	BULK MAILING JULY/AUG RR		119569	06202023	0195.6322		POSTAGE	NEWSLETTER
		2,153.22								
117108	**6/29/2023**		**120182 ANDERSON, PAUL**							
		400.00	WATER EFF REBATE 23-P ANDERSON		119591	062223	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		400.00								
117109	**6/29/2023**		**119987 B AND D'S PROPERTIES & INVESTMENTS LLC**							
		111.25	REISS CHK 116730 CANCEL PERMIT		119584	032123A	9101.4205		BUILDING PERMIT	GENERAL FUND
		72.31	REISS CHK 116730 CANCEL PERMIT		119584	032123A	9101.4307		PERMIT PLAN REVIEW	GENERAL FUND
		2.50	REISS CHK 116730 CANCEL PERMIT		119584	032123A	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		186.06								
117110	**6/29/2023**		**100297 CENTERPOINT ENERGY**							
		114.66	MONTHLY GAS CHARGES		119601	8000014064-2 MAY 2023	0311.6373		GAS	STREET MAINTENANCE
		203.82	MONTHLY GAS CHARGES		119601	8000014064-2 MAY 2023	0452.6373		GAS	PARK & RECREATION
		114.66	MONTHLY GAS CHARGES		119601	8000014064-2 MAY 2023	9601.6373		GAS	WATER FUND
		114.66	MONTHLY GAS CHARGES		119601	8000014064-2 MAY 2023	9602.6373		GAS	SEWER FUND
		114.66	MONTHLY GAS CHARGES		119601	8000014064-2 MAY 2023	9605.6373		GAS	STORM WATER UTILITY
		662.46								
117111	**6/29/2023**		**100116 CONNEXUS ENERGY**							
		718.54	ELMCREST PARK ELECTRIC		119589	444931-267449 05-2023	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		718.54								
117112	**6/29/2023**		**120192 GALLO, CATHERINE-ANOKA DANCE BOOSTERS**							
		100.00	REF DEP DRAW PK 6/14/23		119596	01112023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
117112	6/29/2023		120192 GALLO, CATHERINE-ANOKA DANCE BOOSTERS						Continued...	
117113	6/29/2023		120184 GRUSSING, DEAN							
		95.37	WATER EFF REBATE 23-D GRUSSING		119592	62223	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		95.37								
117114	6/29/2023		120183 HIRSCHMAN, JAMES							
		159.00	WATER EFF REBATE-J HIRSCHMAN		119593	062223	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		159.00								
117115	6/29/2023		120190 KAMPA, JEANNIE							
		100.00	REF DEP CENTRAL PK 6/17/23		119594	021723	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
117116	6/29/2023		120203 KRUGER TRUSTEE, TIMOTHY S							
		300.00	REF ERO ESC 9331 ERMINE BLVD		119597	A119458	9804.6433	00119458	REFUNDS	ESCROW ACCOUNTS
		300.00								
117117	6/29/2023		120191 KUTCHES, PETE							
		100.00	REF DEP ELMCREST 6/16/23		119595	21723	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
117118	6/29/2023		119147 NELSON, DANIEL							
		143.00	REISS CHK 16473 '22 SPEC ASSES		119586	01132023A	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
117119	6/29/2023		120028 NORSE ELECTRIC LLC							
		100.75	REISS CHK 116821 PERMIT OVRPMT		119585	041223A	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		100.75								
117120	6/29/2023		119877 RICHSMANN, TERYN							
		200.00	WATER EFF REBATE-T RICHSMANN		119590	062223	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
117121	6/29/2023		120204 VISION 11 DANCE							
		100.00	ALEX RM DAMAGE DEP REF		119587	06292023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
1005189	6/23/2023		114881 ANDERSON RACE MANAGEMENT							
		700.00	REISSUE CK 116279 HD 5K DEPOSI		119558	012323 REISSUE	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		700.00								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005189	6/23/2023		114881 ANDERSON RACE MANAGEMENT						Continued...	
1005190	6/23/2023		119638 O'REILLY AUTO PARTS							
		32.68	ENGINEERING #415		119572	6193-126667	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.20	EP DISC TAKEN ON ORIG INV		119573	6193-126716	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		10.00-	REFUND CORE CHARGE		119573	6193-126716	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.68-	EARLY PAY DISCOUNT		119574	6193-126686	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		33.82	ENGINEERING #415		119574	6193-126686	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.11-	EARLY PAY DISCOUNT		119576	6193-126833	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		105.45	FIRE #560		119576	6193-126833	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		159.36								
1005191	6/23/2023		111488 POPP.COM INC							
		635.06	POPP COMM-CITY MONTHLY PHONE		119563	992786675	0192.6321		TELEPHONE	DATA PROCESSING
		148.64	POPP-RAMP-PHONE		119563	992786675	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		79.28	POPP-YOUTHFIRST-PHONE		119563	992786675	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SERR	ALF FUNDED PROJECTS
		862.98								
1005192	6/23/2023		100510 VERIZON WIRELESS							
		810.65-	PD ACCT MERGE CREDIT		119564	9936235699 MAY 2023	0192.6323		CELLULAR PHONES	DATA PROCESSING
		451.23-	PD ACCT MERGE CREDIT		119564	9936235699 MAY 2023	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		809.40	PD EQUIPMENT		119565	9936847514 MAY 2023	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		3,704.90	STAFF PHONES		119565	9936847514 MAY 2023	0192.6323		CELLULAR PHONES	DATA PROCESSING
		3,252.42								
1005193	6/26/2023		100257 LAW ENFORCEMENT LABOR SRV INC							
		911.25			119309	0608231349012	9101.2177		UNION DUES	GENERAL FUND
		911.25			119549	0621231604222	9101.2177		UNION DUES	GENERAL FUND
		1,822.50								
1005194	6/26/2023		100298 MN AFSCME COUNCIL 5							
		447.20			119310	0608231349013	9101.2177		UNION DUES	GENERAL FUND
		447.20			119550	0621231604223	9101.2177		UNION DUES	GENERAL FUND
		894.40								
1005235	6/30/2023		110402 ADVANCE AUTO PARTS							
		359.00	MAY 2023 PURCHASES		119583	05312023	0311.6229		SHOP MATERIALS	STREET MAINTENANCE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1005235	6/30/2023		110402 ADVANCE AUTO PARTS						Continued...	
		503.69	MAY 2023 PURCHASES		119583	05312023	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		862.69								
1005236	6/30/2023		119638 O'REILLY AUTO PARTS							
		32.68-	RETURN		119600	6193-127080	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		324.96	TRK. #654		119602	6193-127123	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		6.50-	EARLY PAY DISCOUNT		119602	6193-127123	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		34.13	TRK.#654 & 367		119603	6193-126999	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.68-	EARLY PAY DISCOUNT		119603	6193-126999	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.92-	EARLY PAY DISCOUNT		119604	6193-127005	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		95.97	TRK.#654		119604	6193-127005	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		347.86	POLICE #361		119605	6193-127766	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		6.96-	EARLY PAY DISCOUNT		119605	6193-127766	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		754.18								
1005237	6/30/2023		100459 STANDARD INSURANCE COMPANY							
		2,324.60	JUNE 2023 LIFE PREMIUM		119599	7725960001 JUN 2023	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,324.60								
1005238	6/30/2023		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		469.70	JUNE 2023 VOL LTD PREM		119598	237724 JUN 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		410.77	JUNE 2023 NON-VOL LTD PREM		119598	237724 JUN 2023	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		880.47								
98062323	6/23/2023		115568 ALERUS FINANCIAL NA							
		6,897.63			119548	06212316042214	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		6,897.63								
99062023	6/20/2023		100629 MN DEPT OF REV SALES TX							
		173.85	MAY 2023 SALES,TRANSIT,USE TAX		119582	06202023	9101.4305		RENTAL FEES	GENERAL FUND
		2.76	MAY 2023 SALES,TRANSIT,USE TAX		119582	06202023	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.91	MAY 2023 SALES,TRANSIT,USE TAX		119582	06202023	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		381.48	MAY 2023 SALES,TRANSIT,USE TAX		119582	06202023	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		559.00								
99062323	6/23/2023		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		970.00			119545	06212316042211	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		970.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99063023	**6/30/2023**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		142.81	JUNE 2023 PURCHASES		119718	06282023	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		2.86-	EARLY PAY DISCOUNT		119718	06282023	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		48.86	JUNE 2023 PURCHASES		119718	06282023	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		.98-	EARLY PAY DISCOUNT		119718	06282023	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		187.83								
99099704	**6/23/2023**		**100223 ICMA RETIREMENT TRUST 457**							
		780.00			119543	0621231604221	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		780.00								
99230309	**6/23/2023**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		247.61			119459	0616231445181	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		320.07			119551	0621231604224	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		567.68								
99705798	**6/23/2023**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		133.33			119464	0620231336511	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			119465	0620231336512	9101.2183		PERA-EMPLOYER	GENERAL FUND
		27,527.34			119552	0621231604225	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		36,775.75			119553	0621231604226	9101.2183		PERA-EMPLOYER	GENERAL FUND
		64,569.75								
99856151	**6/23/2023**		**101306 IRS**							
		466.42			119461	0616231445183	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,767.70			119462	0616231445184	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,767.70			119463	0616231445185	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			119467	0620231336514	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		295.03			119468	0620231336515	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		295.03			119469	0620231336516	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		17,632.74			119544	06212316042210	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		27,875.90			119555	0621231604228	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		17,632.74			119556	0621231604229	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		68,108.26								
99915772	**6/23/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		12,943.74			119546	06212316042212	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		12,943.74								
99917412	**6/23/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,006.68			119547	06212316042213	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND

6/20/2023 – 7/5/2023

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99917412	**6/23/2023**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued...**	
		4,006.68								
99980576	**6/23/2023**		**100601 MN DEPT OF REV WH**							
		393.80			119460	0616231445182	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			119466	0620231336513	9101.2172		STATE WITHHOLDING	GENERAL FUND
		13,683.70			119554	0621231604227	9101.2172		STATE WITHHOLDING	GENERAL FUND
		14,127.50								
		195,834.02	Grand Total							

Payment Instrument Totals

Checks	9,602.35
EFT Payments	173,718.07
A/P ACH Payment	12,513.60
Total Payments	195,834.02

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Payment Group Control Number 3653
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/12/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	119607	001	00999	6/13/2023	87992	18,174.84		119144	ADVANCED ENGINEERI AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV					Summary Total			18,174.84			
	4050 GARDEN VIEW DRIVE STE 200											
	GRAND FORKS ND 58201					Payment Amount			18,174.84			
117990	AMERICAN PRINT AND DIGITAL LLC	06/19/23 CODE ENF ENV FEB	PV	119698	001	00999	6/19/2023	1491	250.00		117990	AMERICAN PRINT AND DIGITAL LLC
	AMERICAN PRINT AND DIGITAL LLC					Summary Total			250.00			
	6320 HIGHWAY 10 NW	06/19/23 B Card	PV	119699	001	00999	6/19/2023	1490	90.00			
	RAMSEY MN 55303					Summary Total			90.00			
						Payment Amount			340.00			
100052	ANOKA POLICE DEPARTMENT		PV	119693	001	00999	6/27/2023	05 2023	400.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT					Summary Total			400.00			
	275 HARRISON STREET											
	ANOKA MN 55303					Payment Amount			400.00			
100058	ANOKA RAMSEY FARM AND GARDEN		PV	119619	001	00999	5/11/2023	05112023	1,399.60		100058	ANOKA RAMSEY FARM AND GARDEN
	ANOKA RAMSEY FARM AND GARDEN					Summary Total			1,399.60			
	7435 HIGHWAY 10	DRAW MULCH	PV	119631	001	00999	6/15/2023	06152023	150.00			
	RAMSEY MN 55303					Summary Total			150.00			
			PV	119636	001	00999	6/16/2023	06162023	150.00			

Payment Group Control Number	3653		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	7/12/2023		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					150.00			
			PV	119637	001	00999	6/16/2023	06162023A	150.00			
				Summary Total					150.00			
				Payment Amount					1,849.60			
100063	ASPEN MILLS		PV	119612	001	00999	6/15/2023	315302	675.00		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					675.00			
	8201 C CENTRAL AVE NE		PV	119613	001	00999	6/15/2023	315303	85.00			
	SPRING LAKE PARK MN 55432			Summary Total					85.00			
			PV	119614	001	00999	6/15/2023	315295	266.24			
				Summary Total					266.24			
			PV	119641	001	00999	6/19/2023	315447	138.00			
				Summary Total					138.00			
			PV	119648	001	00999	6/20/2023	315569	219.98			
				Summary Total					219.98			
			PV	119656	001	00999	6/21/2023	315657	38.00			
				Summary Total					38.00			
			PV	119657	001	00999	6/21/2023	315655	316.19			
				Summary Total					316.19			
			PV	119658	001	00999	6/23/2023	315722	200.70			
				Summary Total					200.70			
			PV	119669	001	00999	6/26/2023	315844	91.99			
				Summary Total					91.99			
			PV	119700	001	00999	6/19/2023	315452	267.24			
				Summary Total					267.24			
			PV	119701	001	00999	6/19/2023	315442	49.95			

Payment Group Control Number 3653
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					49.95			
			PV	119716	001	00999	6/19/2023	315446	141.85			
				Summary Total					141.85			
				Payment Amount					2,490.14			
108513	BLAINE LOCK AND SAFE INC		PV	119610	001	00999	6/13/2023	29504	588.79		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					588.79			
				Payment Amount					588.79			
119937	BLUE ETHOS SPECIALIZED TRAINING LLC		PV	119702	001	00999	6/21/2023	2319	550.00		119937	BLUE ETHOS SPECIALIZED TRAINING LLC
	BLUE ETHOS SPECIALIZED TRAINING LLC 15321 WACO CT NW RAMSEY MN 55303			Summary Total					550.00			
				Payment Amount					550.00			
114529	BRUCE JACOBSON LANDSCAPE ARCHITECT		PV	119689	001	00999	6/27/2023	#4	3,000.00		114529	BRUCE JACOBSON LANDSCAPE ARCHITEC
	BRUCE JACOBSON LANDSCAPE ARCHITECT 4204 PILLSBURY AVENUE S MINNEAPOLIS MN 55409			Summary Total					3,000.00			
				Payment Amount					3,000.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120179	CARLSON, GLEN		PV	119742	001	00999	6/21/2023	06212023	300.00		120179	CARLSON, GLEN
	GLEN CARLSON 3785 PHEASANT RIDGE DRIVE NE BLAINE MN 55449			Summary Total					300.00			
				Payment Amount					300.00			
119134	CINTAS (FIRST AID VENDOR)		PV	119616	001	00999	6/15/2023	5162843358	85.00		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					85.00			
				Payment Amount					85.00			
120186	CONCRETE DYNAMICS LLC		PV	119744	001	00999	6/23/2023	4900073984	2,412.00		120186	CONCRETE DYNAMICS LLC
	CONCRETE DYNAMICS LLC 201 MISSISSIPPI DRIVE MONTICELLO MN 55362			Summary Total					2,412.00			
				Payment Amount					2,412.00			
114117	CRAWFORD'S EQUIPMENT INC		PV	119667	001	00999	6/26/2023	01-79622	87.46		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					87.46			
				Payment Amount					87.46			

Payment Group Control Number 3653
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/12/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120202	DELTA MODULAR CONSTRUCTION	REF ERO ESC 7547 147TH LANE	PV	119711	001	00999	6/28/2023	A119709	1,500.00		120202	DELTA MODULAR CONSTRUCTION
	DELTA MODULAR CONSTRUCTION			Summary Total					1,500.00			
	7730 LAREDO DRIVE UNIT 446	REF ERO ESC 7577 147TH LANE	PV	119712	001	00999	6/28/2023	A119601	1,500.00			
	CHANHASSEN MN 55317			Summary Total					1,500.00			
		REF ERO ESC 7583 147TH LANE	PV	119713	001	00999	6/28/2023	A119600	1,500.00			
				Summary Total					1,500.00			
				Payment Amount					4,500.00			
100155	EARL F ANDERSEN INC		PV	119684	001	00999	6/21/2023	0132969-IN	261.95		100155	EARL F ANDERSEN INC
	EARL F ANDERSEN INC 19784 KENRICK AVENUE LAKEVILLE MN 55044-7636			Summary Total					261.95			
				Payment Amount					261.95			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	119670	001	00999	6/27/2023	8450	942.00		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS 6021 167TH AVENUE NW RAMSEY MN 55303			Summary Total					942.00			
				Payment Amount					942.00			
104267	ELITE SANITATION		PV	119645	001	00999	6/19/2023	29781	649.80		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526			Summary Total					649.80			

Payment Group Control Number 3653
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 7/12/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330											
				Payment Amount					649.80			
112596	ENVIRONMENTAL PRODUCTS AND ACCESS		PV	119644	001	00999	6/19/2023	265184	976.93		112596	ENVIRONMENTAL PRODUCTS AND ACCES
	ENVIRONMENTAL PRODUCTS AND ACCESS			Summary Total					976.93			
	MSC #30157											
	P O BOX 415000											
	NASHVILLE TN 37241-0157											
				Payment Amount					976.93			
109910	GREAT NORTHERN LANDSCAPE INC		PV	119743	001	00999	6/22/2023	15274	11,600.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC			Summary Total					11,600.00			
	19720 IGUANA STREET NW		PV	119749	001	00999	6/16/2023	15258	395.36			
	ELK RIVER MN 55330			Summary Total					395.36			
				Payment Amount					11,995.36			
115760	HENRY SCHEIN INC		PD	119623	001	00999	7/12/2023	22400588	169.05-		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC			Summary Total					169.05-			
	DEPT CH 10241		PV	119624	001	00999	6/13/2023	42415674	45.08			
	PALATINE IL 60055-0241			Summary Total					45.08			
			PV	119627	001	00999	6/14/2023	42541160	123.97			
				Summary Total					123.97			
********	3717 Amount Under Payment Limit			Payment Amount								

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117451	INKY ELF LLC		PV	119626	001	00999	6/14/2023	11455	57.50		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					57.50			
				Payment Amount					57.50			
100256	LANO EQUIPMENT INC		PV	119680	001	00999	6/22/2023	02-1003653	85.81		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					85.81			
				Payment Amount					85.81			
120181	LARGE FORMAT GRAPHICS		PV	119654	001	00999	6/16/2023	3217	704.00		120181	LARGE FORMAT GRAPHICS
	LARGE FORMAT GRAPHICS 1835 5TH AVE ANOKA MN 55303			Summary Total					704.00			
			PV	119655	001	00999	6/16/2023	3227	194.00			
				Summary Total					194.00			
				Payment Amount					898.00			
100270	MACQUEEN EQUIPMENT INC		PV	119683	001	00999	6/26/2023	P50964	392.23		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					392.23			
				Payment Amount					392.23			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120041	MARTIN MARIETTA MATERIALS		PV	119671	001	00999	6/16/2023	39340894	563.21		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS			Summary Total					563.21			
	PO BOX 93186		PV	119675	001	00999	6/20/2023	39372451	230.37			
	CHICAGO IL 60673-3186			Summary Total					230.37			
			PV	119686	001	00999	6/26/2023	39435127	161.12			
				Summary Total					161.12			
			PV	119687	001	00999	6/26/2023	39435139	238.14			
				Summary Total					238.14			
				Payment Amount					1,192.84			
117588	MEDART INC		PV	119674	001	00999	6/21/2023	08532366	90.92		117588	MEDART INC
	MEDART INC			Summary Total					90.92			
	124 MANUFACTURERS DRIVE		PV	119677	001	00999	6/22/2023	08533017	115.11			
	ARNOLD MO 63010-4727			Summary Total					115.11			
				Payment Amount					206.03			
108208	METRO PRODUCTS INC		PV	119678	001	00999	6/21/2023	174745	128.32		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC			Summary Total					128.32			
	7401 CENTRAL AVENUE NE											
	FRIDLEY MN 55432											
				Payment Amount					128.32			
100345	NAPA AUTO PARTS ELK RIVER		PV	119695	001	00999	6/28/2023	211825	139.79		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					139.79			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330											
				Payment Amount					139.79			
100393	PRAIRIE RESTORATIONS INC		PV	119659	001	00999	6/21/2023	INV-002272	1,750.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					1,750.00			
			PV	119690	001	00999	6/23/2023	INV-002341	606.00			
				Summary Total					606.00			
			PV	119715	001	00999	6/21/2023	INV-002244	600.00			
				Summary Total					600.00			
				Payment Amount					2,956.00			
120114	PREMIUM TREE PROTECTION LLC		PV	119691	001	00999	6/28/2023	16574	2,100.00		120114	PREMIUM TREE PROTECTION LLC
	PREMIUM TREE PROTECTION LLC 805 PIERCE BUTLER ROUTE ST PAUL MN 55104			Summary Total					2,100.00			
				Payment Amount					2,100.00			
112959	PREMIUM WATERS INC		PV	119620	001	00999	5/31/2023	621331-05-23	95.90		112959	PREMIUM WATERS INC
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128			Summary Total					95.90			
			PV	119621	001	00999	5/31/2023	621332-05-23	29.97			
				Summary Total					29.97			
				Payment Amount					125.87			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
109867	RES SPECIALTY PYROTECHNICS INC/RES PYRO		PV	119740	001	00999	6/28/2023	06282023	8,000.00		109867	RES SPECIALTY PYROTECHNICS INC/RE PYRO
	RES PYRO 21595 286TH STREET BELLE PLAIN MN 56011			Summary Total					8,000.00			
				Payment Amount					8,000.00			
120201	SHADE TREE CONSTRUCTION INC	REF ERO ESC 23-21-0048	PV	119710	001	00999	6/28/2023	A119948	1,500.00		120201	SHADE TREE CONSTRUCTION INC
	SHADE TREE CONSTRUCTION INC 1696 229TH LANE NE EAST BETHEL MN 55005			Summary Total					1,500.00			
				Payment Amount					1,500.00			
120195	SIR LINES-A-LOT LLC		PV	119750	001	00999	6/26/2023	H23-0612-002	62,522.67		120195	SIR LINES-A-LOT LLC
	SIR LINES-A-LOT LLC 7175 CAHILL ROAD EDINA MN 55439			Summary Total					62,522.67			
				Payment Amount					62,522.67			
114151	TASC (FEES)		PV	119647	001	00999	6/20/2023	IN2783207	141.94		114151	TASC (FEES)
	TASC			Summary Total					141.94			
	CLIENT INVOICES		PV	119651	001	00999	6/20/2023	IN2783206	234.75			
	P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					234.75			

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Bank Account	999.1010	CASH IN BANK	00002224
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Originator	JMORRISON		
Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							376.69			
		Total Amount to be Processed							130,285.62			
		Total Number of Payments to be Processed							33			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
107867	ABM EQUIPMENT LLC		PV	119609	001	00999	6/9/2023	0174599-IN	237.05		107867	ABM EQUIPMENT LLC
	ABM EQUIPMENT LLC 333 2ND STREET NE HOPKINS MN 55343			Summary Total					237.05			
				Payment Amount					237.05			
100011	ACE SALES		PV	119752	001	00999	6/27/2023	3046	129.50		100011	ACE SALES
	ACE SALES 17555 UNICORN STREET NW RAMSEY MN 55303			Summary Total					129.50			
				Payment Amount					129.50			
117343	AMAZON CAPITAL SERVICES INC		PV	119662	001	00999	6/26/2023	1CCK-1MTR-P9DN	35.37		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					35.37			
			PV	119682	001	00999	6/26/2023	1QG4-DHXD-PJ69	376.08			
				Summary Total					376.08			
			PV	119706	001	00999	6/26/2023	1J77-FQ77-PNCP	115.14			
				Summary Total					115.14			
			PV	119709	001	00999	6/26/2023	1N6Y-DPFX-NVXF	59.02			
				Summary Total					59.02			
				Payment Amount					585.61			
109256	AMERICAN ENGINEERING TESTING INC		PV	119741	001	00999	6/27/2023	INV-134057	852.50		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					852.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 860678		PV	119747	001	00999	6/21/2023	INV-131935	1,030.25			
	MINNEAPOLIS MN 55486			Summary Total					1,030.25			
			PV	119748	001	00999	6/21/2023	INV-132000	3,821.50			
				Summary Total					3,821.50			
				Payment Amount					5,704.25			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	119630	001	00999	6/15/2023	B230614M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					492.00			
				Payment Amount					492.00			
115723	AVOLVE SOFTWARE CORP		PV	119696	001	00999	6/22/2023	7917	10,000.00		115723	AVOLVE SOFTWARE CO
	AVOLVE SOFTWARE CORP 21001 N TATUM BLVD STE 1630-503 PHOENIX AZ 85050			Summary Total					10,000.00			
				Payment Amount					10,000.00			
103641	BOYER TRUCKS		PV	119681	001	00999	6/26/2023	003P43761	76.42		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 512 ST MICHAEL MN 55376			Summary Total					76.42			
				Payment Amount					76.42			
116845	CADY BUSINESS		PV	119622	001	00999	6/2/2023	IN-800107284625	39.00		116845	CADY BUSINESS

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	TECHNOLOGIES INC											TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447			Summary Total					39.00			
				Payment Amount					39.00			
112663	CAPSTONE HOMES INC	REF LNDSPE ESC 8886 152ND LANE	PV	119663	001	00999	6/28/2023	A119420	8,500.00		112663	CAPSTONE HOMES INC
	CAPSTONE HOMES INC			Summary Total					8,500.00			
	14015 SUNFISH LAKE BLVD SUITE 400	REF ERO ESC 14473 SNOWY OWL ST	PV	119664	001	00999	6/28/2023	A119951	1,500.00			
	RAMSEY MN 55303			Summary Total					1,500.00			
		REF ERO ESC 15275 VICUNA ST	PV	119665	001	00999	6/28/2023	A119883	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 8628 145TH LANE	PV	119714	001	00999	6/28/2023	A119960	1,500.00			
				Summary Total					1,500.00			
				Payment Amount					13,000.00			
111496	CENTRAL TURF AND IRRIGATION SUPPLY		PV	119660	001	00999	6/22/2023	6083848-00	481.86		111496	CENTRAL TURF AND IRRIGATION SUPPLY
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					481.86			
				Payment Amount					481.86			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
116197	CINTAS CORPORATION		PV	119615	001	00999	6/15/2023	4158668559	44.81		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					44.81			
	CINTAS LOC #4K		PV	119676	001	00999	6/22/2023	4159362763	95.06			
	P O BOX 650838			Summary Total					95.06			
	DALLAS TX 75265-0838											
				Payment Amount					139.87			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	119661	001	00999	6/22/2023	INV256172	396.90		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					396.90			
	9401 JAMES AVENUE SOUTH SUITE 162											
	BLOOMINGTON MN 55431-2549											
				Payment Amount					396.90			
100144	DEHN OIL COMPANY		PV	119617	001	00999	6/15/2023	100686	2,843.70		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,843.70			
	6735 141ST AVENUE NW		PV	119679	001	00999	6/22/2023	100799	2,968.20			
	RAMSEY MN 55303			Summary Total					2,968.20			
			PV	119685	001	00999	6/27/2023	25212638	291.72			
				Summary Total					291.72			
				Payment Amount					6,103.62			
100158	ECM PUBLISHERS INC		PV	119639	001	00999	6/16/2023	952562	69.87		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC			Summary Total					69.87			
	4095 COON RAPIDS BLVD		PV	119640	001	00999	6/16/2023	952560	75.25			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	COON RAPIDS MN 55433			Summary Total					75.25			
			PV	119653	001	00999	6/16/2023	952561	64.50			
				Summary Total					64.50			
		ZOING HEARING	PV	119717	001	00999	6/16/2023	952559	86.00			
				Summary Total					86.00			
			PV	119745	001	00999	6/23/2023	953473	247.24			
				Summary Total					247.24			
			PV	119746	001	00999	6/23/2023	953472	258.00			
				Summary Total					258.00			
		ECM	PV	119751	001	00999	6/23/2023	953474	80.62			
				Summary Total					80.62			
				Payment Amount					881.48			
113321	FACTORY MOTOR PARTS CO		PV	119673	001	00999	6/20/2023	6-1650611	192.84		113321	FACTORY MOTOR PART CO
	FACTORY MOTOR PARTS CO BIN 139107 P O BOX 9107 MINNEAPOLIS MN 55480-9107			Summary Total					192.84			
				Payment Amount					192.84			
100143	FERGUSON WATERWORKS # 2518		PV	119652	001	00999	6/20/2023	0503770	41,760.00		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					41,760.00			
				Payment Amount					41,760.00			

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120206	FOUTS BROS INC FOUTS BROS INC 138 ROBERSON MILL ROAD MILLEDGEVILLE GA 31061		PV	119697	001	00999	6/27/2023	66467	275,000.00		120206	FOUTS BROS INC
				Summary Total					275,000.00			
				Payment Amount					275,000.00			
108628	GROVE NURSERY GROVE NURSERY 9650 TRAIL HAVEN ROAD CORCORAN MN 55340		PV	119703	001	00999	6/21/2023	33565900	768.76		108628	GROVE NURSERY
				Summary Total					768.76			
				Payment Amount					768.76			
100211	HAWKINS INC HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263		PV	119608	001	00999	6/15/2023	6498487	50.00		100211	HAWKINS INC
				Summary Total					50.00			
			PV	119707	001	00999	6/23/2023	6506733	13,767.40			
				Summary Total					13,767.40			
			PV	119708	001	00999	6/26/2023	6507756	633.02			
				Summary Total					633.02			
				Payment Amount					14,450.42			
104027	INK WIZARDS INC INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330		PV	119642	001	00999	6/19/2023	8892	2,157.80		104027	INK WIZARDS INC
				Summary Total					2,157.80			
				Payment Amount					2,157.80			

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Bank Account	999.1010	CASH IN BANK	00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	119688	001	00999	6/28/2023	IN4242500	148.28		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					148.28			
		S27569	PV	119705	001	00999	6/23/2023	IN4239230	153.08			
				Summary Total					153.08			
				Payment Amount					301.36			
107539	LANDSCAPE ARCHITECTURE INC		PV	119634	001	00999	6/16/2023	#1-06162023	2,450.00		107539	LANDSCAPE ARCHITECTURE INC
	LANDSCAPE ARCHITECTURE INC 2350 BAYLESS PLACE ST PAUL MN 55114			Summary Total					2,450.00			
				Payment Amount					2,450.00			
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	Inv #54527	PV	119606	001	00999	6/14/2023	54527	2,330.00		100273	MALLOY MONTAGUE KARNOWSKI RADOSEVI
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					2,330.00			
				Payment Amount					2,330.00			
116846	MC TOOL AND SAFETY SALES		PV	119635	001	00999	6/16/2023	016238	79.00		116846	MC TOOL AND SAFETY SALES
	MC TOOL AND SAFETY SALES			Summary Total					79.00			

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	2851 84TH LANE NE		PV	119638	001	00999	6/16/2023	016069A	61.50			
	BLAINE MN 55449			Summary Total					61.50			
			PV	119672	001	00999	6/16/2023	016585	197.54			
				Summary Total					197.54			
				Payment Amount					338.04			
100283	MENARDS COON RAPIDS		PV	119628	001	00999	6/14/2023	96596	214.33		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS			Summary Total					214.33			
	3045 MAIN STREET		PV	119704	001	00999	6/21/2023	97079	239.09			
	COON RAPIDS MN 55448			Summary Total					239.09			
				Payment Amount					453.42			
100284	MENARDS ELK RIVER		PV	119618	001	00999	4/26/2023	72536	183.97		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					183.97			
	19521 EVANS STREET NW		PV	119625	001	00999	6/13/2023	75513	61.44			
	ELK RIVER MN 55330-1077			Summary Total					61.44			
			PV	119629	001	00999	6/14/2023	75574	38.76			
				Summary Total					38.76			
			PV	119633	001	00999	6/15/2023	75670	143.94			
				Summary Total					143.94			
			PV	119666	001	00999	6/21/2023	76067	57.92			
				Summary Total					57.92			
			PV	119668	001	00999	6/20/2023	76006	275.61			
				Summary Total					275.61			
				Payment Amount					761.64			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
115167	NET TRANSCRIPTS INC		PV	119632	001	00999	6/15/2023	NT15974	14.30		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC PO BOX 95777 CHICAGO IL 60694-5777			Summary Total					14.30			
				Payment Amount					14.30			
100363	NORTHERN SANITARY SUPPLY CO		PV	119646	001	00999	6/20/2023	207052	287.84		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					287.84			
				Payment Amount					287.84			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	119643	001	00999	6/19/2023	18801	50.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					50.00			
			PV	119649	001	00999	6/20/2023	18814	50.00			
				Summary Total					50.00			
				Payment Amount					100.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	Prop Mgmt 6781 Hwy 10	PV	119650	001	00999	6/20/2023	8884	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			

Payment Group Control Number 3654
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 7/12/2023

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					600.00			
100469	STREICHER'S POLICE EQUIPMENT		PV	119611	001	00999	6/12/2023	I1638948	4,218.62		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441			Summary Total					4,218.62			
				Payment Amount					4,218.62			
119474	THE MPX GROUP & MINUTEMA		PV	119694	001	00999	6/28/2023	182408	168.71		119474	THE MPX GROUP & MINUTEMA
	THE MPX GROUP 7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427			Summary Total					168.71			
				Payment Amount					168.71			
100529	WENDELL'S INC	Wendell's	PV	119692	001	00999	6/26/2023	2838259	13.60		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					13.60			
				Payment Amount					13.60			
				Total Amount to be Processed					384,634.91			
				Total Number of Payments to be Processed					33			

Checks - 130,285.62
ACH - 384,634.91
514,920.53

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #23-159

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 20, 2023 THROUGH JULY 5, 2023.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 20, 2023 through July 5, 2023 in the amount of $955,073.78 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period June 20, 2023 through July 5, 2023, in the amount of $955,073.78.

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:

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 11th day of July, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #23-117 Approving Final Plat, Development Agreement, Encroachment Agreement, and Shared Access Agreement for "Ramsey Properties Addition"

Purpose/Background:

On May 9, 2023, the City Council approved the preliminary plat and site plan related to the proposed Hilton Home2Suites hotel at the northwest corner of Sunwood Drive and Zeolite St. NW for Ramsey Properties, LLC. The proposed action would be to approve the remaining four items related to this project: the final plat, the development agreement, an encroachment agreement for the patio, and a cross access and maintenance agreement for the shared driveway.

Plat

The proposed final plat of Ramsey Properties Addition subdivides a 30.77-acre property into one 2.8-acre lot for the proposed hotel with the remainder as an outlot for future subdivision and development. The proposed final plat is consistent with the approved preliminary plat. It should be noted that there is a 100-foot gap in the drainage and utility easement adjacent to Sunwood Drive. This is to accommodate a separate storm sewer easement document that is being dedicated to the City. The intent is to narrowly define the scope of the easement where the patio will be encroaching so other private utilities do not disrupt the patio area.

Development Agreement

The proposed development agreement is the City's standard agreement that lays out all of the financial expectations for the project and construction expectations.

Encrochment Agreement

The site plan includes a patio along Sunwood Drive that will be partially constructed in a storm sewer easement. The easement is necessary for the large storm sewer underneath the north edge of Sunwood Drive. The storm pipe itself is not under the proposed patio area. The easement area is needed in the event the pipe ever needs to be dug up. The encroachment agreement is based on the City's standard document. The agreement commits the City to providing reasonable notice to the property owner in the event a construction project is going to happen so that they can remove whatever items they can.

Shared Access Agreement

The driveway at the northwestern corner of the site will be shared between the Hotel and the eventual users to the north. The property line runs through this shared driveway. The agreement established rights of both land owners to use the area on the other owner's property for ingress and egress. It also requires cooperation and joint financial participation for maintenance activities.

Notification:

Public notification is not required for these actions.

Observations/Alternatives:

Alternatives to Consider:

1. Adopt Resolution #23-117 as presented and recommended by staff.
2. Adopt Resolution #23-117 with any modifications the City Council sees appropriate.
3. Deny the proposal based on certain findings.

Funding Source:

Costs associated with this project are paid for by the developer, Ramsey Properties LLC.

Recommendation:

Staff recommends approval of Resolution #23-117.

Action:

Motion to Adopt Resolution #23-117 approving the final plat, development agreement, encroachment agreement, and reciprocal ingress/egress easement agreement for "Ramsey Properties Addition."

Attachments

ACTION - Resolution #23-117

Final Plat

Encroachment Agreement

Storm Sewer Easement

Reciprocal Ingress-Egress Access Easement

Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 09:47 AM
Form Started By: Todd Larson		Started On: 06/22/2023 02:38 PM
Final Approval Date: 07/06/2023		

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

RESOLUTION #23-117

A RESOLUTION APPROVING THE FINAL PLAT, DEVELOPMENT AGREEMENT, ENCROACHMENT AGREEMENT, STORM SEWER EASEMENT, AND RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT FOR "RAMSEY PROPERTIES ADDITION"

RECITALS

1. Ramsey Properties, LLC, hereinafter referred to as the "**Permittee**" has properly applied for plat approval on the property legally described as follows:

   Outlot A, COR TWO, Anoka County, Minnesota.

   ("**Subject Property**")

2. That the City of Ramsey is the fee owner of the Subject Property with the intent to subdivide it and sell a portion to the **Permittee** for the purpose of constructing a hotel.

3. That the **Permittee** appeared before the Planning Commission for site plan review on April 27, 2023 and that said meeting was properly advertised and that the minutes of said meeting are hereby incorporated by reference.

4. That the Planning Commission reviewed the Site Plan and Preliminary Plat on April 27th, 2023, and recommended approval.

5. That the City Council reviewed and approved the Site Plan for the hotel and the Preliminary Plat of "Ramsey Properties Addition" on May 9, 2023.

6. Conditions of the approval included the requirement for an encroachment agreement for placement of the patio in a drainage and utility easement and a cross-access and maintenance agreement for the shared driveway.

7. That the **Permittee** has now supplied the cost estimate for the site improvements, which is needed to draft the Development Agreement.

8. That the City Council reviewed the Final Plat, Encroachment Agreement, Reciprocal Ingress/Egress Easement Agreement, and Development Agreement on July 11, 2023.

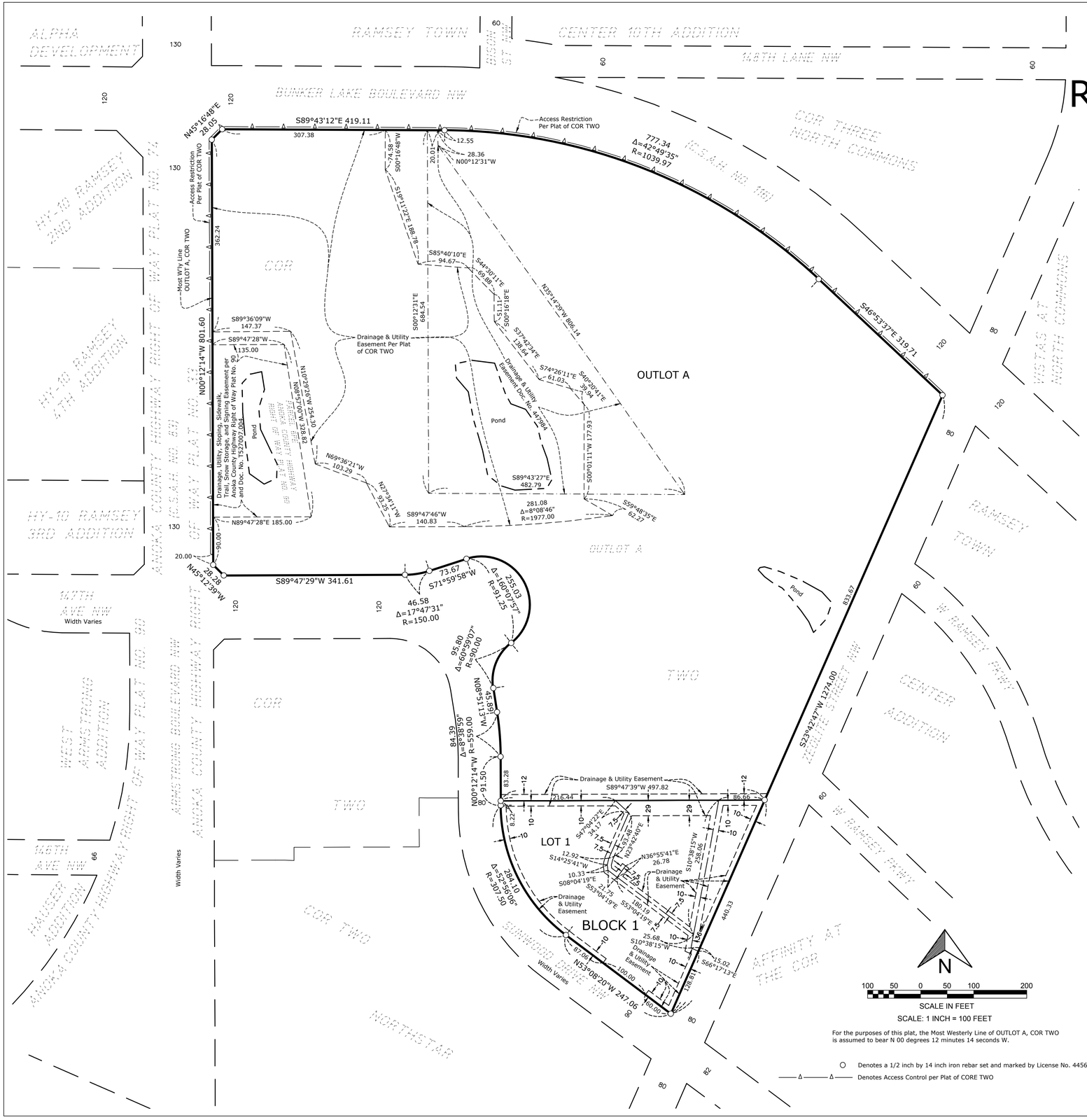
NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the final plat of "Ramsey Properties Addition" and the associated Development Agreement, Encroachment Agreement, Storm Sewer

Easement, and Reciprocal Ingress/Egress Easement Agreement and authorizes the Mayor and City Administrator to sign the plat and those documents.

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

RAMSEY PROPERTIES ADDITION



For the purposes of this plat, the Most Westerly Line of OUTLOT A, COR TWO is assumed to bear N 00 degrees 12 minutes 14 seconds W.

○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.

——Δ——Δ—— Denotes Access Control per Plat of CORE TWO

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota Municipal Corporation, owner of the following described property:

OUTLOT A, COR TWO.

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

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer

this _____day of _____, 20_____.

City of Ramsey

By_____ Its Mayor
Mark E. Kuzma

By_____ Its City Administrator
Brian Hagen

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by Mark E. Kuzma,

Mayor of City of Ramsey, a Minnesota Municipal Corporation, on behalf of the company.

_____ _____ My Commission Expires:_____
Notary Public, Signature Notary Public, Printed Name

Notary Public _____County,_____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by Brian Hagen, City Administrator, of City of Ramsey, a Minnesota Municipal Corporation, on behalf of the company.

_____ _____ My Commission Expires:_____
Notary Public, Signature Notary Public, Printed Name

Notary Public _____County,_____

SURVEYORS CERTIFICATE

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

Dated this _____day of _____, 20_____.

_____
Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____ by Rory L. Synstelien.

_____ _____ My Commission Expires:_____
Notary Public, Signature Notary Public, Printed Name

Notary Public _____County,_____

CITY COUNCIL

City Council, City of Ramsey, Minnesota

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

City Council, City of Ramsey, Minnesota

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR

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

By:_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subdivision 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid.

Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

By:_____ By:_____
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RAMSEY PROPERTIES ADDITION was filed in the Office of the County Recorder/Registrar of Titles for public record on this_____day of _____, 20_____, at _____o'clock_____M. and was duly recorded as Document Number_____.

By:_____ By:_____
County Recorder/Registrar of Titles Deputy

CivilSite GROUP

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this ___ day of _____, 2023, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Ramsey Properties LLC,** a Minnesota limited liability corporation, and their successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner are the fee owner of the real property located at 7895 Sunwood Drive NW, Ramsey, Minnesota, and legally described as follows:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

("Property"); and

WHEREAS, the City currently has ten (10) foot wide storm sewer easement along a portion of the southwesterly boundary of the Property, as granted in that certain Grant of Permanent Easement of even date herewith executed by Landowner (the "Easement"); and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easement up to a maximum of ten (10) feet with a permanent patio, knee wall, and landscape features into the Easement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment over the Easement by Landowner for the purposes of constructing and maintaining a patio, knee wall, and landscape features within the Easement legally described and as shown on Exhibit A, subject to the terms of this Agreement.

2. Landowner shall not expand the patio, knee wall, and landscape features in width, depth, or height unless approved in writing by the City. If the patio, knee wall, and landscape features are demolished, destroyed, or substantially damaged, any replacement, repair, or reconstruction in like manner shall be permitted.

3. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easement.

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the patio, knee wall, and landscape features.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the sanitary sewer line within the Easement, deems it necessary and expedient to excavate within the Easement, the Landowner will remove any encroaching improvements identified by the City within thirty (30) days' notice to Landowner. The City's only obligation to restore any of the encroaching improvements shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation.

6. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of patio, knee wall, and landscape features, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waive any and all rights to challenge or appeal the assessment.

7. Landowner and any successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner's permission to encroach on the Easement for the maintenance, use, and operation of the patio, knee wall, and landscape features.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY:
Katie Schmidt, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER:
Ramsey Properties, LLC
8445 Bunker Lake Blvd. NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

9. This Agreement shall be recorded against the title to the Property.

CITY OF RAMSEY

By: _____
Mark E. Kuzma,
Mayor

By: _____
Brian Hagen,
City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Mark E. Kuzma and Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

LANDOWNER:

Ramsey Properties LLC,
a Minnesota limited liability company

By: _____
Name: Emily Allegra
Title: _____

STATE OF MINNESOTA)
) SS:
COUNTY OF ANOKA)

Before me, a Notary Public in and tor the State of Minnesota, personally appeared Emily Allegra, the _____ of Ramsey Properties LLC, a Minnesota limited liability company, who acknowledged the execution of the foregoing Encroachment Agreement on behalf of the limited liability company.

WITNESS my hand and Notarial Seal this ____ day of _____ 2023.

By: _____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

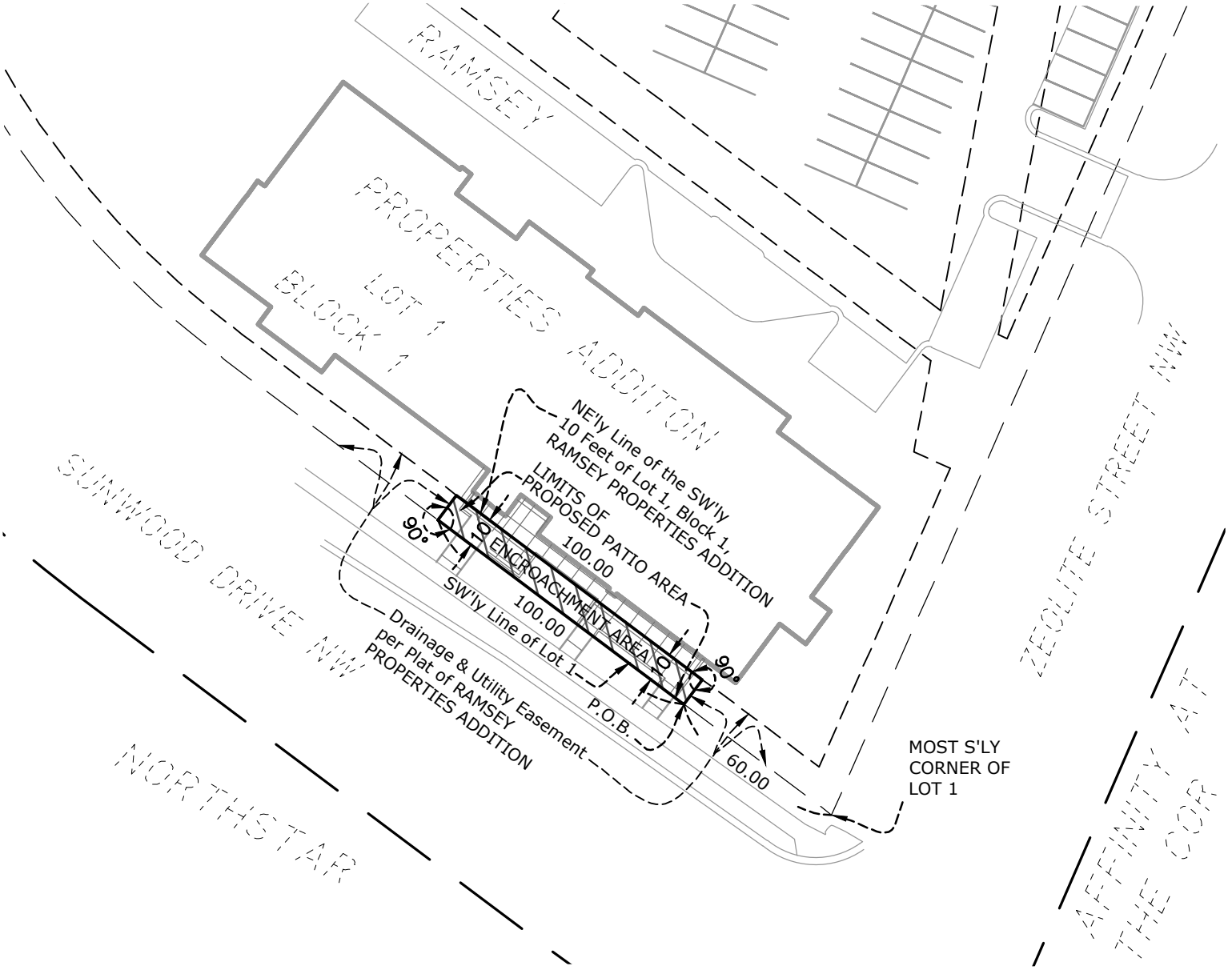
ENCROACHMENT EXHIBIT
RAMSEY PROPERTIES ADDITION
City of Ramsey, Anoka County, Minnesota

Exhibit A

ENCROACHMENT AREA DESCRIPTION

All that part of the southwesterly 10.00 feet of Lot 1, Block 1, RAMSEY PROPERTIES ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at a point on said southwesterly line distant 60.00 feet northwesterly from the most southerly corner of said Lot 1, as measured along said southwesterly line; thence continuing northwesterly along said southwesterly line for 100.00 feet; thence northeasterly at a right angle to said southwesterly line for 10.00 feet; thence southeasterly and parallel with said southwesterly line for 100.00 feet; thence southwesterly at a right angle for 10.00 feet to to the point of beginning, and there terminating.



MINNESOTA CERTIFICATION

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

Dated this 29th day of June, 2023

Rory L. Synstelien Minnesota License No. 44565

N

0 50 100

SCALE IN FEET

CivilSite GROUP

5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By:TH
Project No. 23034.00 SHEET 1 OF 1

GRANT OF PERMANENT EASEMENT

RAMSEY PROPERTIES, LLC, a Minnesota limited liability company ("**Grantor**"), in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **CITY OF RAMSEY**, a Minnesota municipal corporation ("**Grantee**"), a permanent, non-exclusive easement for storm sewer purposes over, under and across land owned by Grantor and legally described and depicted on Exhibit A attached hereto and made a part hereof.

Signature Page Follows.

IN TESTIMONY WHEREOF, the Grantor hereto has signed this agreement effective as of _____, 2023.

RAMSEY PROPERTIES, LLC

By _____
Emily Allegra, its President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2023, by Emily Allegra, the President of Ramsey Properties, LLC, a Minnesota corporation, on behalf of the corporation

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

MESSERLI & KRAMER P.A.
100 South Fifth Street, Suite 1400
Minneapolis, Minnesota 55402
(612) 672-3600

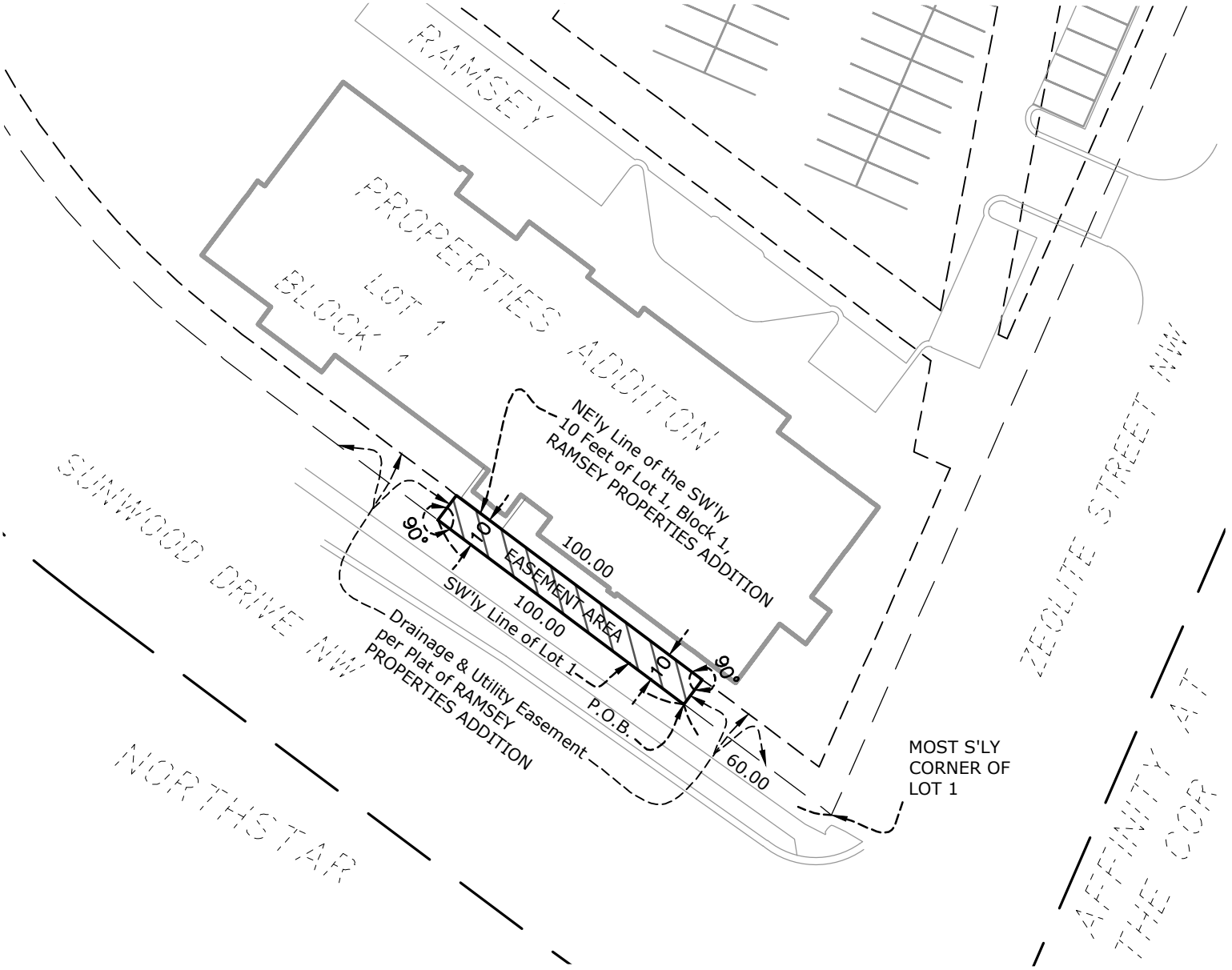
EXHIBIT A

SANITARY SEWER EASEMENT EXHIBIT
RAMSEY PROPERTIES ADDITION
City of Ramsey, Anoka County, Minnesota

SANITARY SEWER EASEMENT DESCRIPTION

An easement for sanitary sewer purposes over, under, and across that part of the southwesterly 10.00 feet of Lot 1, Block 1, RAMSEY PROPERTIES ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at a point on said southwesterly line distant 60.00 feet northwesterly from the most southerly corner of said Lot 1, as measured along said southwesterly line; thence continuing northwesterly along said southwesterly line for 100.00 feet; thence northeasterly at a right angle to said southwesterly line for 10.00 feet; thence southeasterly and parallel with said southwesterly line for 100.00 feet; thence southwesterly at a right angle for 10.00 feet to to the point of beginning, and there terminating.



MINNESOTA CERTIFICATION

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

Dated this 29th day of June, 2023

Rory L. Synstelien Minnesota License No. 44565

N

0 50 100

SCALE IN FEET

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By:TH

Project No. 23034.00 SHEET 1 OF 1

RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT

THIS RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT (Agreement) is made and entered as of July 11, 2023 (the Effective Date), by and between Ramsey Properties LLC, a Minnesota limited liability company (Parcel A Owner) and The City of Ramsey, a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota (Parcel B Owner). Parcel A Owner and Parcel B Owner may, sometimes hereinafter, be referred to individually as an Owner or, collectively, the Owners.

WITNESSETH:

WHEREAS, Parcel A Owner is the fee simple owner of certain undeveloped real estate legally described on Exhibit A attached hereto (Parcel A); and

WHEREAS, Parcel B Owner is the fee simple owner of certain undeveloped real estate legally described on Exhibit B. attached hereto (Parcel B). Parcel A and Parcel B may hereafter individually be referred to as a Parcel or collectively as the Parcels; and

WHEREAS, the Parcel A Owner intends to construct a drive lane that extends from the public right-of-way known Sunwood Drive NW on the boundary line between Parcel A and Parcel B, which drive lane serves both Parcels (the Drive Lane), and the Owners wish to provide for, among other things, the shared use of the Drive Lane; and

NOW THEREFORE, in consideration of the premises set forth above, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The above recitals shall constitute an integral part of this Agreement.

2. Drive Lane Easement Area. The easement area comprising the Drive Lane (the Drive Lane Easement Area) shall be defined as the area that is legally described and depicted on Exhibit C and Exhibit C-1 attached hereto.

3. Access Easement; Temporary Construction Easement.

   A. Parcel A Drive Lane Easement. Parcel A Owner hereby declares, grants, conveys and quit claims to Parcel B Owner; and its successors, heirs and assigns, guests, tenants, employees, agents, and other invitees, for the benefit of Parcel B, a nonexclusive, perpetual ingress and egress easement on, over and across the portion of the Drive Lane Easement Area located on Parcel A, for the purpose of providing vehicular ingress and egress to and from Parcel B and Sunwood Drive NW.

   B. Parcel B Drive Lane Easement. Parcel B Owner hereby declares, grants, conveys and quit claims to Parcel A Owner, and its successors, heirs and assigns, tenants, guests, employees, agents, and other invitees, for the benefit of Parcel A, a nonexclusive, perpetual ingress and egress easement on, over and across the portion of the Drive Lane Basement Area located on Parcel B, for the purpose of providing vehicular ingress and egress to and from Parcel A and Sunwood Drive NW.

   (collectively, the Access Easement)

C. Temporary Construction Easement. The Parcel B Owner grants to the Parcel A Owner, its contractors and agents, a temporary construction easement over, under, across and upon Parcel B adjacent to the Drive Lane for the purposes of constructing the Drive Lane and installing public utilities within the Drive Lane Easement Area, which temporary construction easement shall automatically terminate on the earlier of the completion of the Drive Lane or Easement Area or twenty four (24) months following the date of this Agreement.

4. Continuous Access. Following the construction of the Drive Lane by the Parcel A Owner, which shall be performed by the Parcel A Owner, lien free, in a good and workmanlike manner and at the Parcel A Owner's sole costs and expense, the Owners shall not do or permit anything on or to the Drive Lane Easement Area which may materially impede, limit or restrict the other Owner's use thereof other than temporary periods for repair, replacement, or construction purposes, All maintenance and repair work done within the Drive Lane Easement Area shall be performed in such a manner so as to cause as little interference as reasonably possible with the continuing use thereof for the purposes set forth herein, in light of the maintenance and repair work being done.

5. Maintenance of the Drive Lane Easement Area.

A. Until such time as a Certificate of Occupancy for Parcel B is issued, Parcel A Owner shall be solely responsible for all repair, replacement, snow removal, and other maintenance to the Drive Lane Easement Area and to keep the Drive Lane in a good and useable condition (the Maintenance).

B. Once a Certificate of Occupancy for Parcel B is issued, the Parcel A Owner shall continue to be responsible for the Maintenance, and shall bill the Parcel B Owner fifty percent (50%) of the costs of the Maintenance, which shall be payable upon thirty (30) days of receipt of such bill; provided, however, that in the event damage occurs as a result of an Owner's or its contractors, tenants, guests, employees, agents, and other invitees (Permitted Users) use of the Drive Lane Easement, all costs for such maintenance or repair shall be paid for by the Owner, whose Permitted Users caused such damage.

C. If either Owner fails to perform its obligations under the provisions of this Agreement within thirty (30) days after written notice from the other Owner (or two (2) business days after written notice from the other Owner in the case of snow removal), then such other Owner may, but shall not be obligated to, perform the obligations of the non-performing Owner. The non-performing Owner shall reimburse such other Owner who performed such obligations on the other Owner's behalf for all expenses incurred by the other Owner in performing such obligations. Reimbursement for such expenses shall be made within thirty (30) days after the applicable Owner submits proof of said expenses to the non-performing Owner, and any expenses not reimbursed within thirty (30) days shall collect interest at a rate of twelve percent (12%) annually thereafter until paid.

6. Indemnity

A. Parcel A Indemnity. The Parcel A Owner shall indemnify, defend and hold harmless the Parcel B Owner from and against any and all claims, demands, losses, damages, costs and expenses (including but not limited to court costs, penalties and reasonable attorney's fees), judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to the use or occupancy of the Drive Lane Easement Area by the Parcel A Owner, its assigns or licensees, or arising in any manner out of the acts or omissions of the Parcel

A Owner or its agents or employees or any other persons acting under Parcel A Owner's direction or control in connection with the Drive Lane Easement Area or easements granted herein. The Parcel A Owner shall not be responsible for the negligent or willful acts of misconduct of the Parcel B Owner.

B. Parcel B Indemnity. The Parcel B Owner shall indemnify, defend and hold harmless the Parcel A Owner from and against any and all claims, demands, losses, damages, costs and expenses (including but not limited to court costs, penalties and reasonable attorney's fees), judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to the use or occupancy of the Drive Lane Easement Area by the Parcel B Owner, its assigns or licensees, or arising in any manner out of the acts or omissions of the Parcel B Owner or its agents or employees or any other persons acting under Parcel B Owner s direction or control in connection with the Drive Lane Easement Area or easements granted herein, The Parcel B Owner shall not be responsible for the negligent or willful acts of misconduct of the Parcel A Owner.

7. Enforcement. Without limiting any other provision of this Agreement, if an Owner breaches, defaults or fails to perform any of its obligations set forth in this Agreement and fails to correct or cure such breach, default or nonperformance within thirty (30) days after written notice of such default by any other Owner (or such shorter cure period as may be provided in this Agreement), then such breach, default or nonperformance shall constitute an Event of Default hereunder, In addition to any other remedies set forth in this Agreement, an Event of Default under this Agreement may be enforced by either Owner by legal or equitable action (including specific performance) in the courts of Anoka County, Minnesota and shall include the right of an Owner to claim a lien on the defaulting Owner's Parcel. Such lien shall attach and take effect only upon the recordation of such lien on the non-performing Owner's Parcel. The lien shall be subject and subordinate to any mortgage that is of record before the claim of lien is placed of record.

8. Impositions. Each Owner covenants and agrees to pay or make arrangements to have payment made, prior to delinquency, all real estate taxes, assessments, and other governmental charges assessed upon such Owner's Parcel or otherwise related to the ownership of such Parcel, which may be due and payable as a lien upon such Parcel or any part thereof; provided that nothing herein shall prevent any Owner from appealing or challenging any such lien or the amount thereof in accordance with all laws.

9. No Contribution. Except as otherwise expressly set forth in this Agreement, no Owner shall have the right to seek contribution from another Owner for any costs incurred by such first Owner in connection with this Agreement, except as provided in Section 5.

10. Authority. Each of the persons executing this Agreement on behalf of Parcel A Owner and Parcel B Owner represents and certifies that: (a) he or she is empowered and authorized by all necessary action of Parcel A Owner and Parcel B Owner, respectively, to execute and deliver this Agreement; (b) he or she has full capacity, power, and authority to enter into and carry out this Agreement; and (c) the execution, delivery, and performance of this Agreement have been authorized by, and this Agreement is the legal, valid, and binding obligation of Parcel A Owner and Parcel B Owner, respectively.

11. Easements to Run with Land. The easements and the rights and obligations herein contained shall attach to, bind and nun with the land and shall inure to the benefit of and be binding upon the undersigned and subsequent owners of Parcel A and Parcel B, and as they may provide, their respective agents, employees, tenants, licensees and invitees, but nothing herein contained shall be

deemed to create any easement rights in the public, or for the benefit of any property other than Parcel A and Parcel B.

12. Notice. To be effective, any notice, consent, or other communication required or permitted under this Agreement must be in writing. A notice or other communication shall be deemed to have been given to an Owner, and shall be effective, (i) if delivered by hand, when physically received by an officer of such Owner, or other person authorized by the party to receive notice, or upon refusal to accept delivery, or (ii) if delivered by an overnight delivery service or by mail, on the date such notice or other communication is deposited with the overnight delivery service or deposited in the U.S. mail postage prepaid addressed to the other party, to the last known address for the then-current Owner of the Parcel. The initial address for each Owner is as follows:

If to the Parcel A Owner:	Ramsey Properties, LLC Attn: Emily Allegra 8445 Bunker Lake Boulevard NW Ramsey, MN 55303
If to the Parcel B Owner:	City of Ramsey Attn: Community Development Director 7550 Sunwood Drive NW Ramsey, MN 55303

Either Owner shall have the right to change its address to any other address within the United States of America. Each Owner agrees to provide written notice to the other upon the sale or transfer of the Owner's Parcel to a third party.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed, shall be deemed to be an original, and all of which counterparts of this Agreement, taken together, shall constitute but one and the same instrument.

14. Construction. This Agreement shall be constructed under the laws of the State of Minnesota.

15. Entire Agreement. The Agreement and the exhibits attached hereto constitute the entire understanding or the parties hereto with respect to the transaction contemplated hereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied upon any verbal representations, agreements or understandings not expressly set forth herein.

[SIGNATURE PAGES TO FOLLOW]

[SIGNATURE PAGE TOR ECIPROCAL INGRESS/EGRESS EASTEMENT AREA]

IN WITNESS WHEREOF, the parti.es have executed this Agreement as of the date set forth above.

Parcel A Owner

Ramsey Properties LLC,
a Minnesota limited liability company

By: _____
Name: Emily Allegra
Title: President

STATE OF MINNESOTA)
) SS:
COUNIY OF _____)

Before me, a Notary Public in and tor the State of Minnesota, personally appeared Emily Allegra, the President of Ramsey Properties. LLC, a Minnesota limited liability company, who acknowledged the execution of the foregoing Reciprocal Ingress/Egress Easement Agreement on behalf of the limited liability company.

WINESS my hand and Notarial Seal this ____ day of _____ 2023.

By: _____
Notary Public

[SIGNATURE PAGE TOR ECIPROCAL INGRESS/EGRESS EASTEMENT AREA]

Parcel B Owner

The City of Ramsey,
a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota

By: _____
Name: Mark E. Kuzma
Title: Mayor

By: _____
Name: Brian Hagen
Title: City Administrator

STATE OF MINNESOTA)
) SS:
COUNIY OF ANOKA)

Before me, a Notary Public in and tor the State of Minnesota, personally appeared Mark E. Kuzma and Brian Hagen, the Mayor and City Administrator, respectively, of The City of Ramsey, a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota, who acknowledged the execution of the foregoing Reciprocal Ingress/Egress Easement Agreement on behalf of the limited liability company.

WINESS my hand and Notarial Seal this ____ day of _____ 2023.

By: _____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY, AND AFTER RECORDING RETURN TO:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Exhibit A
Legal Description of Parcel A, Ramsey Properties LLC

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

Exhibit B
Legal Description of Parcel B, City of Ramsey

Outlot A, Ramsey Properties Addition, Anoka County, Minnesota

Exhibit C

Legal Description of Drive Lane Easement Area

That portion of Lot 1, Block 1, RAMSEY PROPERTIES ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, said easement being described as follows:

Beginning at the northwest corner of said Lot 1, thence easterly along the northerly line of said Lot 1 for 459.00 feet; thence southerly at a right angle to said northerly line for 13.00 feet; thence westerly, parallel with said northerly line, to the westerly line of said Lot 1; thence northerly along said westerly line to the point of beginning, and there terminating.

And that portion of Outlot A, said RAMSEY PROPERTIES ADDITION, said easement being described as follows:

Beginning at the most southerly southwest corner of said Outlot A, thence easterly along a southerly line of said Outlot A for 459.00 feet; thence northerly at a right angle to said southerly line for 13.00 feet; thence westerly, parallel with said southerly line, for 350.57 feet; thence northwesterly for 49.48 feet to a line parallel with and distant 25.00 feet northerly of said southerly line, as measured at a right angle to said southerly line; thence westerly along said l line to a westerly line of said Outlot A; thence southerly along said westerly line to the point of beginning, and there terminating.

As depicted on Exhibit C-1 hereto.

Exhibit C-1

ACCESS EASEMENT EXHIBIT
RAMSEY PROPERTIES ADDITION
City of Ramsey, Anoka County, Minnesota

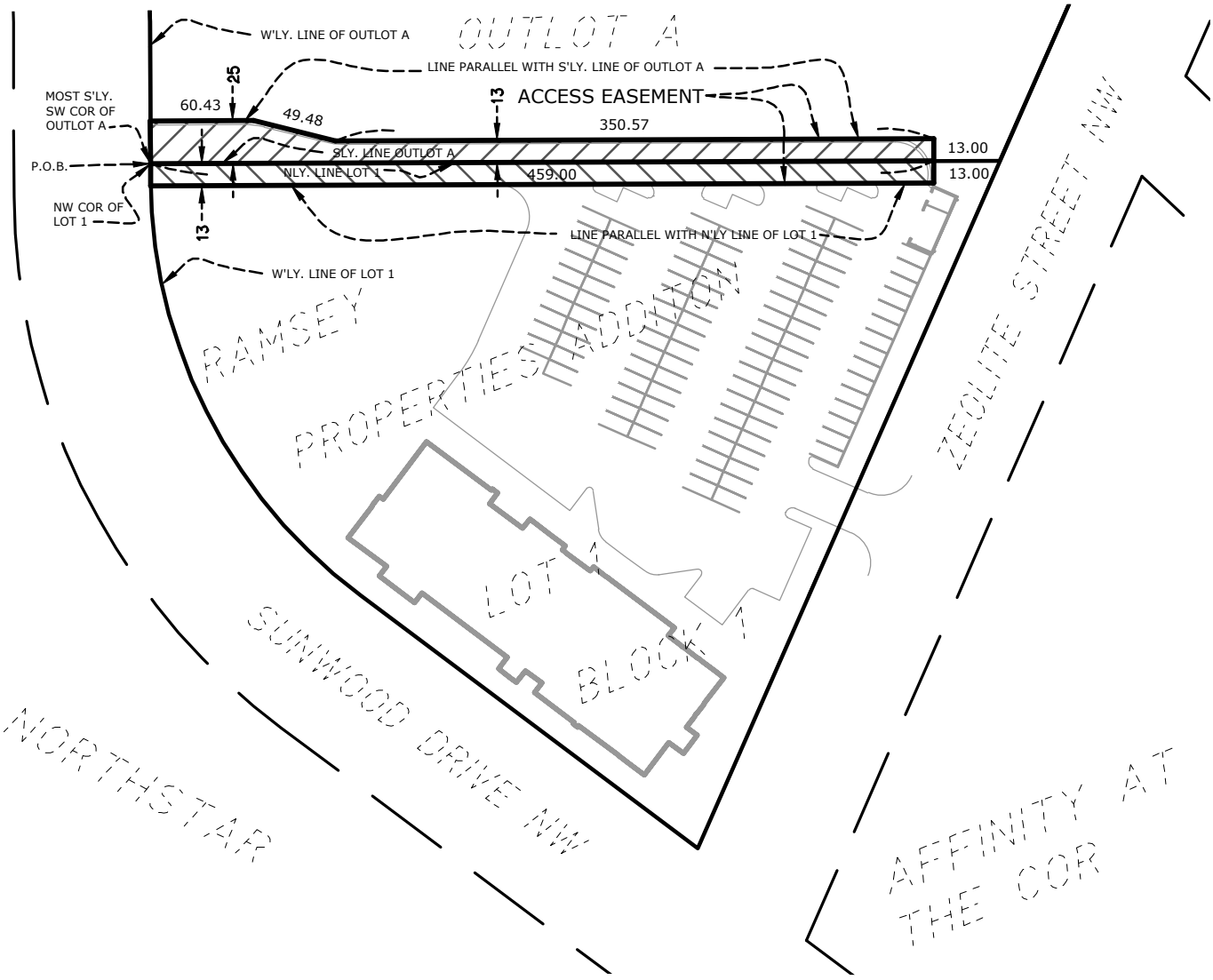
DESCRIPTION

An easement for access purposes over and across a portion of Lot 1, Block 1, RAMSEY PROPERTIES ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, said easement being described as follows:

Beginning at the northwest corner of said Lot 1, thence easterly along the northerly line of said Lot 1 for 459.00 feet; thence southerly at a right angle to said northerly line for 13.00 feet; thence westerly, parallel with said northerly line, to the westerly line of said Lot 1; thence northerly along said westerly line to the point of beginning, and there terminating.

Together with an easement for access purposes over and across a portion of Outlot A, said RAMSEY PROPERTIES ADDITION, said easement being described as follows:

Beginning at the most southerly southwest corner of said Outlot A, thence easterly along a southerly line of said Outlot A for 459.00 feet; thence northerly at a right angle to said southerly line for 13.00 feet; thence westerly, parallel with said southerly line, for 350.57 feet; thence northwesterly for 49.48 feet to a line parallel with and distant 25.00 feet northerly from said southerly line, as measured at a right angle to said southerly line; thence westerly along said parallel line to a westerly line of said Outlot A; thence southerly along said westerly line to the point of beginning, and there terminating



MINNESOTA CERTIFICATION

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

Dated this 17th day of April, 2022

Rory L. Synstelien Minnesota License No. 44565

N

0 100 200

SCALE IN FEET

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Drawn By:TH
Project No. 23034.00 SHEET 1 OF 1

RAMSEY PROPERTIES, LLC (dba Home2Suites)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 11th day of July, 2023, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **RAMSEY PROPERTIES, LLC**, a limited liability corporation under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 7895 Sunwood Drive Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota.

(the "Subject Property")

B. That on March 12, 2023, the **CITY** received a Site Plan Application from Ramsey Properties LLC, proposing to construct a four-story extended-stay hotel to operate on the **Subject Property**, and associated site improvements (cumulatively, the "New Building").

C. That on May 10, 2023, the City Council approved the Site Plan for the proposed New Building.

D. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **CITY.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the plans (the "Plans") prepared by Civil Site Group, dated April 10, 2023. The **Plans** remain subject

to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code, and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required Improvement	Cost	125% of Cost Release Amount
a. Temporary and permanent erosion control.	$17,000.00	$21,250.00
b. Lot grading	$135,000.00	$168,750.00
c. Storm drainage facilities	$60,000.00	$75,000.00
d. Sanitary sewer service	$60,000.00	$75,000.00
e. Water services	$35,000.00	$43,750.00
f. Parking lot and driveway bituminous pavement	$125,000.00	$156,250.00
g. Concrete walkways, curb, and gutter	$60,000.00	$75,000.00
h. Landscaping, including Sunwood Drive NW boulevard streetscape plantings	$50,000.00	$62,500.00
i. Installation and removal of temporary erosion control measures.	$0	$0
j. Restriping of Sunwood Drive into a left turn lane north of the driveway	$8,000.00	$10,000.00
TOTAL	$550,000.00	$687,500.00

("Required Improvements")

The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Site Plan approval for the New Building, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic (including the current pandemic known as COVID-19), epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Six Hundred Eighty-Seven Thousand Five Hundred Dollars and No Cents** (**$687,500.00**), which is 125% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   At the request of **PERMITTEE**, the **CITY** shall, not more frequently that once monthly, release that part of the Financial Guaranty for any completed portion of the Required Improvements in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Twenty-Seven Thousand Five Hundred Dollars and No Cents** (**$27,500.00**) (5% x $550,600.00). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

10. **Storm Water Regional Basin Contribution.** In lieu of constructing on-site storm water management basins, the **PERMITTEE** shall contribute an equal amount as the cost of constructing

on-site basins to the **CITY** for use of the regional storm water basin in the amount of **Eighteen Thousand Five Hundred Ten Dollars and No Cents ($18,510.00)**.

11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of Ramsey Properties Addition. **PERMITTEE** must pay a Storm Water Management Fee of **$14,968.00** (2.813 acres x $5,321.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

12. **Park Dedication**. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements with the plat of Ramsey Properties Addition. **PERMITTEE** must pay **$14,346** (park dedication) and **$3,657** (trail development). These amounts are based off 2.813 acres at $5,100 per acre (park dedication) and $1,300 per acre (trail development).

13. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the plat of Ramsey Properties Addition. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$11,429.00** (2.813 acres x $4,063.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

14. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of Ramsey Properties Addition. **PERMITTEE** must pay a Water Trunk Fee of **$20,656.00** (2.813 acres x $7,343.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

SECTION II
PERMITS AND OCCUPANCY

15. **Requirements for Building Permit.**

    a. No building permit shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; (c) the financial guaranty described in Section I Paragraph 8 to the **CITY**; (d) provided the costs for the Zeolite Street Boulevard Trees to the **CITY**, as required pursuant to Section 18; and (e) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

    b. No occupancy permit shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; and (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION III
ON-SITE LANDSCAPING

16. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Eight Thousand Two Hundred Eighty Dollars and No Cents ($8,280.00)** [# plantings

(26 trees and 264 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV
GENERAL

17. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

18. **Zeolite Street Boulevard Trees**. Zeolite Street will be reconstructed as a **CITY** project in 2024. In lieu of the **PERMITTEE** planting trees ahead of the road project being complete, the **PERMITTEE** will pay **$7,800.00** to cover the cost of installing twelve (12) boulevard trees and sod based on 440 feet of lot frontage along Zeolite Street with trees spaced at 35 feet on center with a typical cost of $650.00 per tree (installed).

19. **Parking Lot Grading**. It is acknowledged that the design and grade of the parking lot and storm sewer are dependent upon the final design and elevation of Zeolite Street. The PERMITTEE shall provide updated site plans for review once the roadway design is finalized.

20. **Construction Site Maintenance**. The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

21. **Construction, Hours and Entrance Signs**. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.

22. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

23. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration

expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

24. **Reimbursement to the City**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this **Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

25. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.

26. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

27. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

28. **Certificate of Occupancy**. The term "Certificate of Occupancy" as used in this **Agreement** shall be defined as a document issued by the **CITY's** Building Official, which authorizes the structure to be used for its intended purposes.

29. **Agreement Binding on Successors and Assigns**. The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.

30. **Notices**. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
Ramsey Properties, LLC
Attn: Emily Allegra
8445 Bunker Lake Boulevard NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The rest of this page left intentionally blank]

THE PERMITTEE:

Ramsey Properties, LLC

By:_____
Emily Allegra

Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by Emily Allegra, the President of Ramsey Properties, LLC, a limited liability company,, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2023, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

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

This document reviewed by:
HKB Law, P.A.
413 Wacouta Street, Suite 550
St. Paul, MN 55101

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title

Adopt Resolution #23-152 - Approving an Encroachment Agreement for a Monument Sign in the Lynwood Subdivision

Purpose/Background:

The approved and recorded final plat of Lynwood (adjacent to the south of Fire Station #1) included several outlots for the common area of the townhome association. These outlots were platted with blanket drainage and utility easements. The developer, Lennar, is trying to obtain permits to construct a neighborhood monument sign at the northwest corner of Armstrong Boulevard and 149th Lane NW. The proposed monument sign design is typical for a residential subdivision, though it was not included on the approved site plans. The proposed sign location does not interfere with any existing public or private utilities.

Notification:

No notification is required.

Observations/Alternatives:

Alternatives to consider:

1. Approve the encroachment agreement as recommended by staff.
2. Approve the encroachment agreement with any changes the City Council deems appropriate.
3. Deny the encroachment agreement as the sign was not shown on the approved development plans.

Recommendation:

Staff recommends approval of the encroachment agreement.

Action:

Motion to adopt Resolution #23-152 Approving an Encroachment Agreement for a Monument Sign in the Lynwood Subdivision

Attachments

ACTION - Resolution #23-152

Encroachment Agreement.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:35 AM
Form Started By: Todd Larson		Started On: 06/28/2023 11:16 AM
Final Approval Date: 07/06/2023		

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

RESOLUTION #23-152

RESOLUTION APPROVING AN EASEMENT ENCROACHMENT AGREEMENT FOR A MONUMENT SIGN IN THE LYNWOOD SUBDIVISION

WHEREAS, Jon Aune of Lennar, hereinafter referred to as the "**Applicant**," has requested an Easement Encroachment Agreement (the "**Agreement**") to construct and maintain a monument sign for the subdivision (the "**Sign**") within a platted drainage and utility easement (the "**Easement**") on the property legally described as follows:

Outlot L, Lynwood, according to the recorded plat thereof, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the placement of the **Sign** within the drainage and utility easement would require an Easement Encroachment Agreement, approved by the City Council; and

WHEREAS, the Applicant has a blanket Drainage and Utility Easement over the common areas of the townhouse subdivision; and

WHERAS, the City Council reviewed the request for the **Agreement** on the **Subject Property** for the **Sign** during their regular meeting on July 11, 2023.

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

That the request for an Easement Encroachment Agreement for a residential monument sign to encroach into the drainage and utility easement is hereby approved and authorizes the Mayor and City Administrator to sign it.

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this 11th day of July, 2023, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **U.S. Home LLC dba Lennar,** as well as their successors and assigns (collectively, the "Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property legally described as follows:

Outlot L, Lynwood, according to the recorded plat thereof, Anoka County, Minnesota (the "Property"); and

WHEREAS, the City currently has Drainage and Utility Easements over, under and across the Property, as dedicated to the public pursuant to the Plat known as "Lynwood" recorded in the Office of the County Recorder, Anoka County, Minnesota.

WHEREAS, Landowner seeks permission from the City to encroach upon the Drainage and Utility Easement (the "Easement") to install and maintain a fifty-three (53) square foot monument sign (the "Sign") as shown in Exhibit A.

WHEREAS, the Sign would be located on the northwest corner of the intersection of Armstrong Boulevard and 149th Lane NW as shown on Exhibit B.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment on and over the Easement by Landowner for the purposes of installing and maintaining the Sign over that part of the Easement as shown in Exhibit B subject to the terms of this Agreement. Landowner shall not expand the Sign in size or height unless approved in writing by the City and no change in the existing grade by Landowner is allowed under this Agreement.

2. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easement.

3. The Landowner shall be responsible for all costs relating to use, maintenance and repair of the Sign.

4. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities of the City located within the Easement including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easement, Landowner shall be responsible for removing, reconstructing and/or repairing the Signs and the City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Not withstanding the above, in the event the City finds it is necessary to completely and totally restore easement area, the landowner agrees to remove the Sign that has been placed in the Easement. Landowner will promptly comply with said removal request at their expense and will remove the Sign within sixty (60) days of the written request by the City.

5. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Sign, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment

against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

6. Landowner and their successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easement for the maintenance, use, and operation of the Sign.

7. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Katie Schmidt, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Lennar
Attn: Jon Aune
16305 36th Ave No., Suite 600
Plymouth, MN 55446

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

8. This Agreement shall be recorded against the title to the Property and shall be enforceable against Landowner's successors and assigns.

CITY OF RAMSEY

By: _____ By: _____
Mark E. Kuzma, Mayor Brian Hagen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Mark E. Kuzma and Brian Hagen, respectively the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

LANDOWNER:

U.S. Home, LLC dba Lennar

By: _____,
Jon Aune, Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Jon Aune, the Vice President of U.S. Home, LLC dba Lennar, a Delaware Limited Liability Company (Domestic), under the laws of the State of Delaware, on behalf of the corporation.

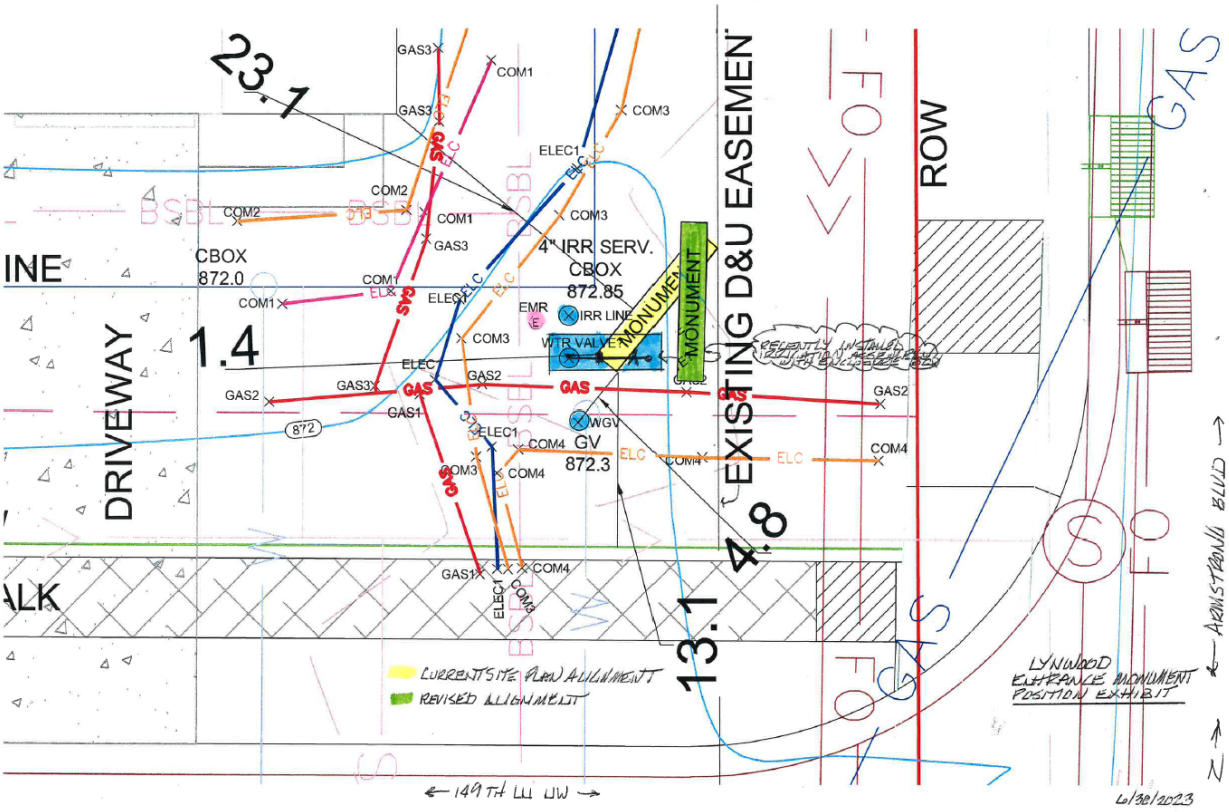
_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

EXHIBIT A
Sign Design



EXHIBIT B
Sign Location



CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title

Adopt Resolution #23-153 Denying a Rental License to Duane Rosen at 15443 Ramsey Blvd. NW

Purpose/Background:

Mr. Duane Rosen submitted a rental license application for a single-family home at 15443 Ramsey Boulevard NW. The application was a result of several complaints of property conditions--vehicle conditions, structure conditions, outdoor storage issues, among others. During inspections of the property, Ramsey Zoning Code Enforcement Officer Craig Swalchick discovered that the property was being rented and no license existed. It was also discovered that work had been done on the structure without the required building permits and the septic system lacked the required inspection when the property was recently sold. After failing to bring the non-complying issues into compliance, Mr. Rosen was charged criminally (at his request) in court.

Mr. Rosen eventually did apply for a rental license on June 5. As part of the licensing process, City Code Section 26-650C allows for an inspection of the property when it is believed there are Code violations on the premises. An inspection was scheduled with one of the City's Building Inspectors, Thomas Knight. This was done so that Mr. Knight could assist the property owner with any of the building permit or septic system related issues as well as the general property maintenance to protect the health, safety, and welfare of the residents of that home and the surrounding neighbors. Mr. Knight stated that he showed up promptly at the scheduled time and that it appeared that someone was home due to cars being in the driveway and the windows open. He also stated that he knocked and waited and when nobody answered after a reasonable amount of time, he left.

Staff has been trying to work with Mr. Rosen, though no progress has been made on the property conditions and it still generates complaints from the public. Since Mr. Rosen submitted an application, it must be either approved or not approved.

Notification:

No public notification is required for rental licensing applications.

Observations/Alternatives:

Alternatives to Consider:

1. Deny the rental license based on the findings in the attached resolution as recommended by staff.
2. Approve the rental license with additional compliance measures. This is not recommended by staff as Mr. Rosen has not been cooperative to date.

Funding Source:

Costs associated with this request are being handled in the course of staff's normal duties though time spent on this property far exceeds the $25 currently charged for rental licenses.

Recommendation:

Staff recommends adopting the resolution to deny the rental license.

Action:

Motion to adopt Resolution #23-153 Denying a Rental License for Duane Rosen at 15443 Ramsey Boulevard NW.

Attachments

Building Official Report
Property Photos
ACTION - Resolution #23-153

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:29 AM
Form Started By: Todd Larson		Started On: 06/28/2023 01:15 PM
Final Approval Date: 07/06/2023		

City of RAMSEY

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

Rental License Denial Report to Council

June 28th 2023

Honorable Mayor and City Council:

On June 5, 2023, Duane Rosen, Owner of B and D's Properties and Investments LLC, which is the registered owner by tax records of 15443 Ramsey Blvd. NW, Ramsey, MN 55303, applied for a rental license as required by City Code. This report is required per City Code Section 26-651 if there are grounds for denial of a rental license.

City Code Section 26-650C allows for an inspection of a rental property if it is believed that Code Violations exist. The property owner advised that the Code Enforcement Officer was no longer allowed on the property, therefore a Building Inspector would need to conduct the inspections. The City has made attempts to inspect the property for compliance prior to issuing a rental license. Building Inspector Thomas Knight spoke with the property owner and scheduled an inspection time for June 27, 2023, at 10A.M. Inspector Knight arrived as scheduled. He knocked and attempted to contact the tenants or owner without success and then left the property. The owner failed to attend the inspection as required by City Code to ensure the property is fit for rental licensing status and safe to occupy.

The property owner has several code violations on the property to date that we are aware of:

- Renting without a license
- Working without applicable building permit(s)
- Working without contractor's license
- Failed septic compliance
- Outside accumulations of debris
- Unlicensed and inoperable vehicles outside
- Vehicles parking on unimproved surfaces
- Fire damage repair issues
- Long grass and weeds
- Exceeding item numbers parked or stored outside

The property was vacant upon Mr. Rosen's company's purchase with existing septic compliance issues. While the home was vacant, a fire occurred. The property owner completed work on the home without being licensed or having appropriate permits, and subsequently allowed tenants to occupy the home.

To this date, several corrective orders have been issued with no resolution and the property is currently occupied.

It is important to consider a family is currently living in this home with existing septic compliance issues, fire damage, and unlicensed unpermitted work having occurred. It is our recommendation that the license

application is denied until such time as the property is brought into compliance in accordance with the Minnesota State Building Code, International Property Maintenance Code, and all other applicable City Ordinances, State and Federal Laws.

Respectfully,



Jesse Szykulski,
Building Official, City of Ramsey

Photos of 15443 Ramsey Boulevard NW



Photo 1. Boat with expired registration used to store junk with long grass. June 27, 2023



Photo 2. Inoperable vehicle and piles of debris. June 27, 2023



Photo 3. Piles of debris, boarded up windows. June 27, 2023


Photo 4. Work being done inside the house without building permits. October 10, 2022.



Photo 5. Work being done inside without building permits. October 10, 2022.

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

RESOLUTION #23-153

RESOLUTION DENYING A RENTAL LICENSE FOR DUANE ROSEN AT 15443 RAMSEY BOULEVARD NW

WHEREAS, Mr. Duane Rosen, of B and D's Properties and Investments LLC, hereinafter referred to as the "**Applicant**," has requested a rental license pursuant to Sections 26-645 through 26-653 of City Code (the "**Rental License**") for renting a single-family structure (the "**Structure**") on the property located at 15443 Ramsey Boulevard NW and legally described as follows:

> The West 12 rods of the South half of the North half of the North half of the Southwest quarter of the Northwest quarter, Section 22, Range 32, Township 25, Anoka County, Minnesota, except road and subject to easements of record.

(the "**Subject Property**").

WHEREAS, the Applicant submitted a **Rental License** application on June 5, 2023.

WHEREAS, the Applicant scheduled an inspection of the **Structure** and **Subject Property** with the City's Building Inspections Division for June 27, 2023, pursuant to Section 26-650(C) of City Code.

WHEREAS, the **Structure** is known to have improvements made without proper building permits.

WHEREAS, the **Subject Property** was required to have its septic system inspected at the time of sale though that was never completed.

WHEREAS, the City's Building Inspector arrived on the **Subject Property** at the agreed upon time of 10:00 am where no body answered the door.

WHEREAS, neither the **Structure's** interior nor septic system were inspected.

WHEREAS, the **Subject Property** was observed from the public right-of-way to have several property maintenance violations.

WHERAS, City Code Section 26-651 requires a report by the City's Building Official stating grounds for denial and said report dated June 28, 2023, was prepared.

WHEREAS, Rental Licenses are reviewed and approved by the City Council.

WHEREAS, Building Official's report was presented to the City Council on July 11, 2023.

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

1. That the rental license application for the **Subject Property** is hereby denied.

2. That the $25.00 license fee will be returned to the **Applicant**.

3. That the **Applicant** or others may re-apply for a rental license for this property after all building permits for work done or in progress are obtained, inspected, and approved; after the septic system is inspected and approved; and current property maintenance violations are resolved.

4. That the property owner must cease to rent the property in accordance with City Code.

5. That the City Administrator or designee and the City Attorney may pursue other enforcement remedies through the court system.

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

~~Adopt Resolution #23-156 Denying a Massage Establishment and Massage Therapy License~~ - This case was pulled from the Consent Agenda and put on the Regular Agenda as Case 7.0.

Purpose/Background:

Junjie Liu has submitted license applications for Therapeutic Massage Therapist and Therapeutic Massage Establishment, Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303.

Notification:

Applicant will be notified of denial recommendation via email by July 7, 2023 along with a mailed letter.

Recommendation:

After completion of the required Background Check, Chief Katers recommends denial of the licenses for Therapeutic Massage Establishment for Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303 and Therapeutic Massage Therapist for Junjie Liu.

The basis for the denial recommendation is:
1. Education requirements of city ordinance are not satisfied as the school listed is not accredited by the U.S. Department of Education.
2. Residence history listed in the application does not coincide with other licenses previously held by the applicant.

Outcome/Action:

Adopt Resolution #23-156 Denying Licenses for Therapeutic Massage Therapist and Therapeutic Massage Establishment for Junjie Liu at Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303

Attachments

Resolution 23-156

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/05/2023 10:19 AM
Jeff Katers	Jeff Katers	07/05/2023 11:48 AM
Brian Hagen	Brian Hagen	07/06/2023 11:31 AM
Form Started By: Wendy Schlueter		Started On: 06/30/2023 02:11 PM
Final Approval Date: 07/06/2023		

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

RESOLUTION #23-156

RESOLUTION DENYING LICENSE FOR JUNJIE LIU OF SERENITY PATH MASSAGE LLC DBA SERENE PATH MASSAGE FOR THERAPEUTIC MASSAGE ESTABLISHMENT AND THERAPEUTIC MASSAGE THERAPIST LICENSES.

WHEREAS, the City of Ramsey, herein referred to as the "City," has received an Application from JUNJIE LIU for THERAPEUTIC MASSAGE ESTABLISHMENT and THERAPEUTIC MASSAGE THERAPIST LICENSES; and

WHEREAS, the City's Police Chief has conducted a background check and recommends denial of license.

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

1) That the City Council denies the application for a THERAPEUTIC MASSAGE ESTABLISHMENT license for SERENITY PATH MASSAGE LLC DBA SERENE PATH MASSAGE.

2) That the City Council denies the application for a THERAPEUTIC MASSAGE THERAPIST license for JUNJIE LIU.

That 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:

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this ___ day of ____, 2023.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #23-157 Approving Plans and Specifications and Authorizing Bids for Improvement Project #23-20, COR Mass Grading

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-157 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-20, COR Mass Grading.

Background:

Attached is The COR Analysis Update as prepared by Bolton and Menk, Inc..

On February 21, 2023, the Public Works Committee (PWC) reviewed The COR Analysis Update and identified the following immediate COR Infrastructure priorities;

- Grading, lining and installing storm sewer for the Waterfront stormwater pond,
- Filling low-lying COR properties using fill from the Waterfront pond excavation,
- Reconstructing Zeolite Street,
- Reconstructing and realigning the north end of Center Street, and
- Constructing Ramsey Parkway between the Sunwood Drive roundabout and Willemite Street.

During the February 28, 2023, City Council work session, Council confirmed these priorities by consensus. Minutes from this meeting are also attached.

Based on these identified priorities, Bolton and Menk, Inc. prepared the attached COR Infrastructure Design Services Proposal to identify the associated scope of services and estimated costs required for design services, as well as estimated construction costs.

Per the attached proposal, significant progress can be made in 2023 to achieve the identified priorities by completing the following work tasks;

- Grading, lining and installing storm sewer for the Waterfront stormwater pond,
- Filling low-lying COR properties using fill from the Waterfront pond excavation,
- Design and prepare plans and specifications for Zeolite Street,
- Design and prepare plans and specifications for the north end of Center Street, and
- Design and prepare plans and specifications for Ramsey Parkway between the Sunwood Drive roundabout and Willemite Street.

Tree clearing is required before The COR can be mass graded. This work, designated as Improvement Project #23-17, COR Tree Clearing, is underway and will be completed by the end of July.

Plans for The COR Mass Grading, designated as Improvement Project #23-20, which involves grading the Waterfront pond and filling various low-lying COR parcels with the resulting fill, were prepared by Bolton and Menk per the COR Infrastructure Design Services Proposal and are ready to be advertised for bids. Authorizing advertisements for bids this evening will allow bids to be opened on August 4th, allowing Council to award a

contract for construction on August 8th. Final completion of mass grading operations is proposed to be complete by November 10, 2023.

Estimated costs for The COR Mass Grading, which includes excavation of The Waterfront stormwater pond, stripping topsoil from properties proposed to receive fill from The Waterfront, documenting and compacting underlying soils, distributing excavated fill material from The Waterfront to specified elevations, spreading salvaged topsoil on the newly placed and compacted fill, and establishing turf, totals $ $7,509,215. The cost breakout is as follows;

- $5,741,620 for Grading
- $1,499,530 for Storm sewer
- $112,305 for Sanitary Sewer
- $155,730 for Watermain

Zeolite Street will remain closed to traffic during mass grading operations.

Design and plan preparation for the three segments of Zeolite Street, Center Street, and Ramsey Parkway is underway and will be completed this fall. Street profiles were designed to set ground elevations along these streets to allow for mass grading operations. The remainder of the design and plan preparation work will continue to occur this Summer and Fall. Construction of these streets may then be completed in 2024 or later.

Notification:

Following Council approval, bid advertisements will be published in the Anoka Union Herald on Friday, July 14th, and Friday, July 21st, 2023.

Observations/Alternatives:

Observations:

Staff verified that contractors are available to bid on and complete The COR mass grading project in 2023.

Funding Source:

The attached proposal from Bolton and Menk identifies the following not-to-exceed estimated costs. As noted on page 5 of the attached proposal, costs will be less if individual projects are combined and constructed as larger projects and not individually.

- Design services costs for all identified improvements = $548,181
- Construction costs for identified 2023 improvements (not including streets and associated storm sewer, sidewalks, trails, sanitary sewer and watermain) = $5,874,000

Construction-related services such as staking, administration, and observation are not included in the above design services cost estimate. When construction of the identified improvements occurs, a separate construction services proposal will be submitted by BMI.

Proposed COR infrastructure project funding sources include;

- TIF 14 Bonds (street, sidewalk and trail costs)
- Stormwater Funds (stormwater management costs)
- Sanitary Sewer Funds (sanitary sewer costs)
- Watermain Funds (watermain costs)

Finance Director Lund and the City's financial consultant, Ehlers, recommend using tax increment bonds for the approximate $7,000,000 in COR improvements, which includes the HY-10 Ramsey Improvements (excluding municipal utilities) and the COR Infrastructure Improvements. Attached is a 15-year tax increment bond run provided by Ehlers. According to Ehlers, the City will have the annual $640,000 needed to make the necessary debt service payments due to increment generated by various developments within The COR. The 15-year bond

term expires before 2040.

Issuing a tax increment bond requires increment to be available in the amount of 20% of the bond. The city does not currently have $7M in the TIF 14 district and the issuance of debt allows the city the flexibility to keep the current TIF 14 funds (approximately $2M for other improvements in the future). The issuance of debt is a cleaner process as it avoids the need for the set-up of internal loans from other funding sources, tracking these loans with not only pay back when increment becomes available, but also tracking interest.

City staff will inspect construction and process pay requests.

Recommendation:

Staff recommends adopting Resolution #23-157 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-20, COR Mass Grading.

Action:

Adopt Resolution #23-157 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-20, COR Mass Grading.

Attachments

Resolution 23-157
Plan Title Sheet
Ehlers TIF run
BMI COR Design Proposal
CCWS minutes Feb 28, 2023
COR Analysis Update

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 03:01 PM
Form Started By: Bruce Westby		Started On: 07/05/2023 08:12 AM
Final Approval Date: 07/06/2023		

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

RESOLUTION #23-157

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #23-20, COR MASS GRADING

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR; and

WHEREAS, pursuant to Ramsey City Council resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, Bolton & Menk, Inc. prepared The COR Public Infrastructure Design Services proposal outlining their scope of services and fee estimate for design services associated with public infrastructure improvements in The COR.

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

1) The Ramsey City Council hereby approves plans prepared by Bolton and Menk, Inc.

2) The Ramsey City Council hereby authorizes the advertisement of bids for City Improvement Project #23-20, COR Mass Grading.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Riley, 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 11th day of July, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

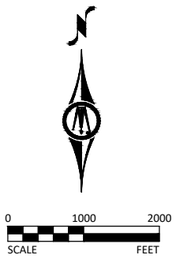
THE COR GRADING IMPROVEMENTS

CITY PROJECT NUMBER 23-XX

SANITARY SEWER, WATERMAIN, STORM SEWER, SITE GRADING, POND EXCAVATION WITH CLAY LINER, AND TURF ESTABLISHMENT

JULY, 2023

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

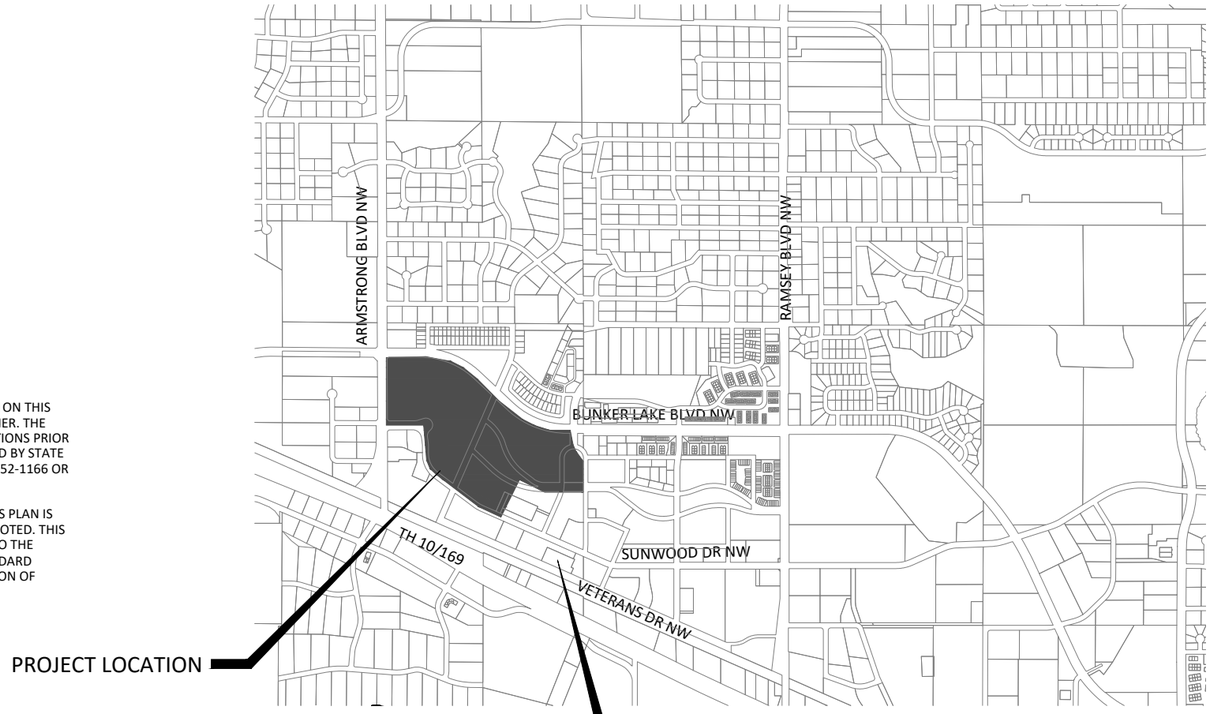


MAP LEGEND

PROJECT LIMITS

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	LOCATION PLAN
CIVIL	
4	EXISTING CONDITIONS & REMOVAL PLAN
5 - 13	TABLES, DETAILS, TYPICAL SECTIONS, PHASING PLAN
14 - 17	EROSION CONTROL PLAN, SWPPP
18 - 23	GRADING PLAN
24 - 25	SANITARY & WATER PLAN & PROFILE
26 - 31	STORM SEWER PLAN & PROFILE
THIS PLAN SET CONTAINS 31 SHEETS.	

BM=870.29
TNH
STATION 702+96 - 872' LT
FERRET STREET & BUNKER LAKE BLVD, SE DITCH

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

©Bolton & Menk, Inc. 2023. All Rights Reserved
\\metrone4fs\RAMS\0R1130893\CAD\C3D\130893G001.dwg 7/5/2023 12:46:36 PM

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.

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/05/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED JDG/ZFL
DRAWN JDG/ICB/MAJ
CHECKED KPK
CLIENT PROJ. NO. 0R1.130893

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
TITLE SHEET

SHEET 1 OF 31

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Sources & Uses

Dated 07/01/2023 | Delivered 07/01/2023

Sources Of Funds

Par Amount of Bonds	$7,160,000.00
Total Sources	**$7,160,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	85,920.00
Costs of Issuance	73,000.00
Deposit to Project Construction Fund	7,000,000.00
Rounding	1,080.00
Total Uses	**$7,160,000.00**

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/01/2023	-	-	-	-	-
06/15/2024	-	-	246,612.17	246,612.17	-
12/15/2024	265,000.00	3.450%	129,041.25	394,041.25	640,653.42
06/15/2025	-	-	124,470.00	124,470.00	-
12/15/2025	390,000.00	3.350%	124,470.00	514,470.00	638,940.00
06/15/2026	-	-	117,937.50	117,937.50	-
12/15/2026	405,000.00	3.350%	117,937.50	522,937.50	640,875.00
06/15/2027	-	-	111,153.75	111,153.75	-
12/15/2027	420,000.00	3.350%	111,153.75	531,153.75	642,307.50
06/15/2028	-	-	104,118.75	104,118.75	-
12/15/2028	435,000.00	3.350%	104,118.75	539,118.75	643,237.50
06/15/2029	-	-	96,832.50	96,832.50	-
12/15/2029	445,000.00	3.350%	96,832.50	541,832.50	638,665.00
06/15/2030	-	-	89,378.75	89,378.75	-
12/15/2030	460,000.00	3.400%	89,378.75	549,378.75	638,757.50
06/15/2031	-	-	81,558.75	81,558.75	-
12/15/2031	480,000.00	3.400%	81,558.75	561,558.75	643,117.50
06/15/2032	-	-	73,398.75	73,398.75	-
12/15/2032	495,000.00	3.450%	73,398.75	568,398.75	641,797.50
06/15/2033	-	-	64,860.00	64,860.00	-
12/15/2033	510,000.00	3.500%	64,860.00	574,860.00	639,720.00
06/15/2034	-	-	55,935.00	55,935.00	-
12/15/2034	530,000.00	3.650%	55,935.00	585,935.00	641,870.00
06/15/2035	-	-	46,262.50	46,262.50	-
12/15/2035	550,000.00	3.800%	46,262.50	596,262.50	642,525.00
06/15/2036	-	-	35,812.50	35,812.50	-
12/15/2036	570,000.00	3.950%	35,812.50	605,812.50	641,625.00
06/15/2037	-	-	24,555.00	24,555.00	-
12/15/2037	590,000.00	4.050%	24,555.00	614,555.00	639,110.00
06/15/2038	-	-	12,607.50	12,607.50	-
12/15/2038	615,000.00	4.100%	12,607.50	627,607.50	640,215.00
Total	**$7,160,000.00**	-	**$2,453,415.92**	**$9,613,415.92**	-

Yield Statistics

Bond Year Dollars	$65,986.78
Average Life	9.216 Years
Average Coupon	3.7180417%
Net Interest Cost (NIC)	3.8482496%
True Interest Cost (TIC)	3.8580211%
Bond Yield for Arbitrage Purposes	3.6978745%
All Inclusive Cost (AIC)	3.9962156%

IRS Form 8038

Net Interest Cost	3.7180417%
Weighted Average Maturity	9.216 Years

City of Ramsey, Minnesota

$7,160,000 General Obligation TIF Bonds, Series 2023A

Assumes Current Market BQ AA+ Rates + 50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
12/15/2023	-	-	-	-	-
12/15/2024	265,000.00	3.450%	375,653.42	640,653.42	672,686.09
12/15/2025	390,000.00	3.350%	248,940.00	638,940.00	670,887.00
12/15/2026	405,000.00	3.350%	235,875.00	640,875.00	672,918.75
12/15/2027	420,000.00	3.350%	222,307.50	642,307.50	674,422.88
12/15/2028	435,000.00	3.350%	208,237.50	643,237.50	675,399.38
12/15/2029	445,000.00	3.350%	193,665.00	638,665.00	670,598.25
12/15/2030	460,000.00	3.400%	178,757.50	638,757.50	670,695.38
12/15/2031	480,000.00	3.400%	163,117.50	643,117.50	675,273.38
12/15/2032	495,000.00	3.450%	146,797.50	641,797.50	673,887.38
12/15/2033	510,000.00	3.500%	129,720.00	639,720.00	671,706.00
12/15/2034	530,000.00	3.650%	111,870.00	641,870.00	673,963.50
12/15/2035	550,000.00	3.800%	92,525.00	642,525.00	674,651.25
12/15/2036	570,000.00	3.950%	71,625.00	641,625.00	673,706.25
12/15/2037	590,000.00	4.050%	49,110.00	639,110.00	671,065.50
12/15/2038	615,000.00	4.100%	25,215.00	640,215.00	672,225.75
Total	**$7,160,000.00**	**-**	**$2,453,415.92**	**$9,613,415.92**	**$10,094,086.72**

Significant Dates

Dated	7/01/2023
First Coupon Date	6/15/2024

Yield Statistics

Bond Year Dollars	$65,986.78
Average Life	9.216 Years
Average Coupon	3.7180417%
Net Interest Cost (NIC)	3.8482496%
True Interest Cost (TIC)	3.8580211%
Bond Yield for Arbitrage Purposes	3.6978745%
All Inclusive Cost (AIC)	3.9962156%

IRS Form 8038

Net Interest Cost	3.7180417%
Weighted Average Maturity	9.216 Years

BOLTON & MENK
Real People. Real Solutions.

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Ramsey, MN 55303-5119

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Bolton-Menk.com

April 7, 2023

Mr. Bruce Westby, P.E.
City Engineer / Director of Public Works
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey - The COR Public Infrastructure Design Services

Dear Mr. Westby:

We have prepared a scope of services and fee estimate for design services associated with public infrastructure improvements in The COR. We understand the City is considering constructing the following improvements:

- The Waterfront pond grading, lining, and related storm sewer improvements,
- Earthwork related to placing fill excavated from the Waterfront onto various lots located within The COR.
- Zeolite Street from Sunwood Drive to Bunker Lake Boulevard,
- Center Street from 146th Avenue to Bunker Lake Boulevard, and
- Ramsey Parkway from Willemite Street to Sunwood Drive.

The initial concepts and strategies were detailed in The COR report update, completed in 2023. Our proposal is based upon carrying these concepts and principles forward into the design phase. Each street segment will include public utilities (sanitary sewer and water main), along with storm sewer, trails, and sidewalks. The COR report included costs associated with street lighting, but those improvements are not considered in this proposal as the work is assumed to be completed by the utility company under a separate contract.

REALIZED BENEFITS

The proposed improvements will provide several benefits to the area when completed. Understanding these benefits will be important to ensure that City dollars are maximized. Generally, the final product will provide the following benefits:

- Installed and functional City infrastructure within The COR, including, streets, sanitary sewer, water main, storm sewer and pedestrian facilities,
- The construction of Ramsey Parkway will allow for completion of the east-west corridor through the center of The COR,

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- The construction of the regional storm water retention pond will allow for complete development of The COR. This construction will then allow for construction of The Waterfront amenity, and
- The material generated from the regional storm water retention pond can be used as fill for the remaining undeveloped portion of The COR. This should serve to lower development costs, making the area more attractive to potential businesses.

CONSTRUCTION COST ESTIMATES

The COR report update, completed in 2023, presented project costs associated with the street and public utility related improvements. Those amounts were based on 2023 construction costs, and included a 30 percent allowance for contingencies and project development. Project costs were also included in The COR report for the regional storm water retention pond, mass grading, tree preservation, and park amenities.

Based on The COR analysis, the following construction cost estimates, including a 10% contingency, were considered when preparing our fee estimate:

Improvement	Ramsey Parkway	Zeolite Street	Center Street	TOTAL
Roadway	$1,259,100	$709,100	$555,900	$2,524,100
Parking	$0	$0	$158,400	$158,400
Trails/Sidewalks	$249,600	$199,700	$166,700	$616,000
Storm Sewer	$675,200	$113,400	$145,500	$934,100
Trunk Storm Sewer	$22,000	$68,500	$0	$90,500
Watermain	$354,500	$233,500	$0	$588,000
Sanitary Sewer	$170,100	$151,500	$0	$321,600
Trunk Sanitary Sewer	$248,800	$0	$0	$248,800
Total Costs	**$2,979,300**	**$1,475,700**	**$1,026,500**	**$5,481,500**

Construction costs associated with the regional storm water retention pond include the following: dewatering, muck excavation, wetland mitigation, clay liner, and rough grading of the storm water pond area. Additionally, material will be placed on adjacent lots within The COR area and compacted to allow for building pads. Construction costs associated with these items are estimated at **$5,066,800.**

Tree removal and preservation construction costs are estimated at **$135,400** within the regional pond area and at **$671,800** for the remaining areas.

Total estimated construction costs for the described improvements are estimated at **$11,355,500.**

SCOPE OF SERVICES

PRELIMINARY DESIGN

Prior to initiating design, we will meet with the City to discuss the initial project scope. Items to discuss include:

- Topographic Survey of The COR,
- Geotechnical and Environment Evaluations,

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- Extents of improvements,
- Tree removals,
- Excavations, stockpiles, and Lot grading,
- Wetland impact strategy,
- Waterfront configuration,
- Roadway layouts, alignments, and grades,
- Stormwater strategies, and
- Other key issues.

To date, we have completed several topographical surveys. We will augment our current data with additional data to compile a full comprehensive base map. The attached exhibit displays our topographic survey strategy.

We will then create a base layout showing the improvements and schedule a second meeting with the City. A final layout will be prepared to show the improvements prior to beginning final design on any one component.

We have anticipated additional meetings and communications will be required as we work through the preliminary design process. This time has been included for the task.

Once final layouts are determined we will begin the right-of-way vacation and plat process. The evolution of The COR area has led to Ramsey Parkway and Center Street rights-of-way likely being obsolete. The final parcel and road layout will require vacation and re-platting. The proposed plat will allow the City to convey available land for development.

Geotechnical and Environmental Services

We are proposing to augment our design team with Braun Intertec (Braun). Braun will complete geotechnical exploration and review for roadway construction and assist in analyzing the excavation and fill placement of the material located in the regional storm water retention pond.

Generally, Braun's services will include the following:

- Ramsey Parkway – Seven borings and pavement design,
- Zeolite Street – Four borings and pavement design,
- Center Street – Three borings and pavement design, and
- Regional Storm Water Retention Pond & Mass Grading – 55 borings in addition to the 9 borings that already exist within The COR. Assistance with planning for the mass grading of The COR. Environmental testing of materials located in low areas, or other potentially contaminated areas.
- Complete a Phase I Environmental Service Assessment (ESA)

Continued assistance during the construction phase will allow Braun to also assist with preparation of documents related to the individual sites within The COR that the City can provide to potential developers. The documents will indicate material type, bearing capacity, allowable loads, and foundation recommendations.

The attached Fee Proposal spreadsheets detail the hours and staff associated with preliminary design.

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FINAL DESIGN

Our scope of services will vary, depending upon the selected improvements. For each of the three roadway related projects, our services are anticipated to include:

- Final Roadway Plans,
- Public Utility Plans (Sanitary Sewer and Watermain),
- Specifications,
- Permitting, and
- Bidding Services.

For the regional stormwater retention pond, our scope of services is anticipated to include the following:

- Create based map of the pond area and proposed stockpile areas.
- Perform a detailed material analysis for mass grading of the area. We will utilize Braun Intertec as a sub-consultant for this work.
- Prepare pond and stockpile mass grading plans. Lots will be graded to within 0.5 feet of proposed finished floor elevation (FFE). Minimum FFE is required to 2 feet above the 100-year highwater elevation of the regional pond.
- Prepare a detailed grading (or fine grading) plan for the regional stormwater retention pond area and impervious clay liner.
- Prepare restoration and tree preservation plans for the entire area.
- We'll also prepare project specifications, complete the permitting required, administer the bidding process.

The work associated with The COR is anticipated to require the following permits prior to construction:

- Lower Rum River Watershed Management Organization (Stormwater, Wetlands, and Erosion Control), and
- MPCA (NPDES – Construction Stormwater General Permit).
- MPCA & MCES – Sanitary Sewer Extension
- MDH – Watermain Construction
- Anoka County (General Work in Right-of-Way Permit CSAH 116)
- Wetland Conservation Replacement Plans

SUMMARY OF FEES

We have prepared fee estimates based on our understanding of the work to be performed. Preliminary design will involve a comprehensive overall review in of The COR and Final Design breakdowns are shown as if each segment is constructed individually.

We estimate the Civil related design fees will be as presented below:

Preliminary Design Tasks	**Fees**
Project Meetings & Coordination	$5,860
Topographical Services	$21,684
Geotechnical and Environmental	$73,675

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Tree Preservation & Removals	$3,740
Roadway Layout, Alignment, and Grades	$13,592
Waterfront Configuration	$12,556
Wetland Impacts	$5,454
Lot Grading	$5,320
Stormwater Analysis & Strategy	$11,830
Right-of-Way Vacation & Platting	$21,876
Not-To-Exceed Fees	**$175,587**

Final Design	**Fees**
Ramsey Parkway	$116,816
Zeolite Street	$56,562
Center Street	$41,420
Regional Stormwater Pond & Mass Grading	$157,796
Not-To-Exceed Fees	**$372,594**

The fees in the above tables, and included on the attached spreadsheets, represent not-to-exceed costs if the projects are designed and constructed as individual projects. If two or more of the projects are combined, savings would be realized for items such as specifications, bidding services, permitting and a portion of the plan design.

Construction-related services such as staking, administration and observation are not included in this proposal. A separate proposal can be submitted once the extent and timing of the improvements is finalized.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.

Kevin P. Kielb, P.E.
Principal Engineer

Attachments:

Figure 1 – The COR Improvements
Figure 2 – Topographic Survey Services
Figure 3 – Stormwater Regional Pond and Mass Grading
Fee Spreadsheets
Braun Intertec Proposal for Geotechnical and Phase 1 ESA

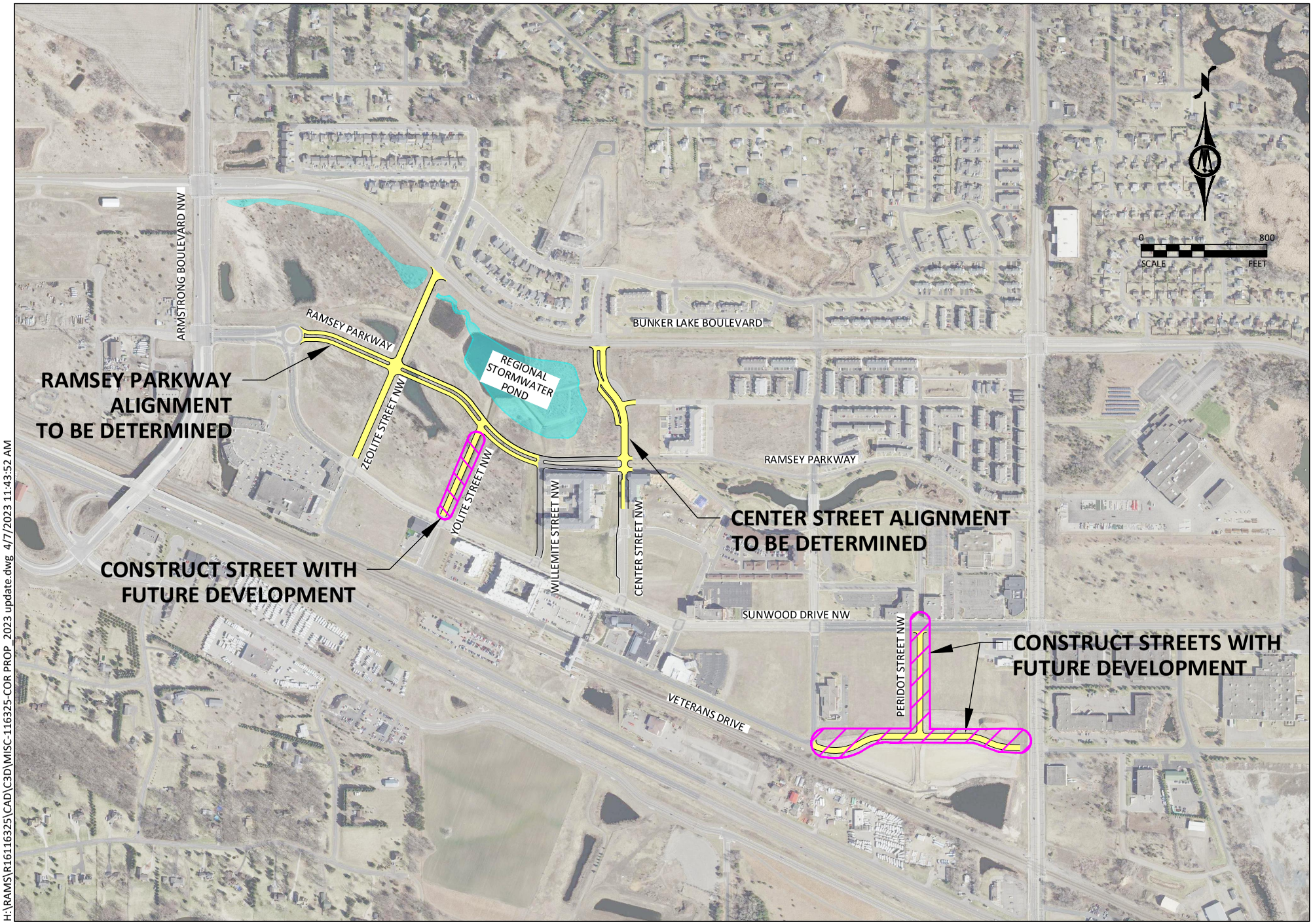
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

Figure 1

APRIL 2023



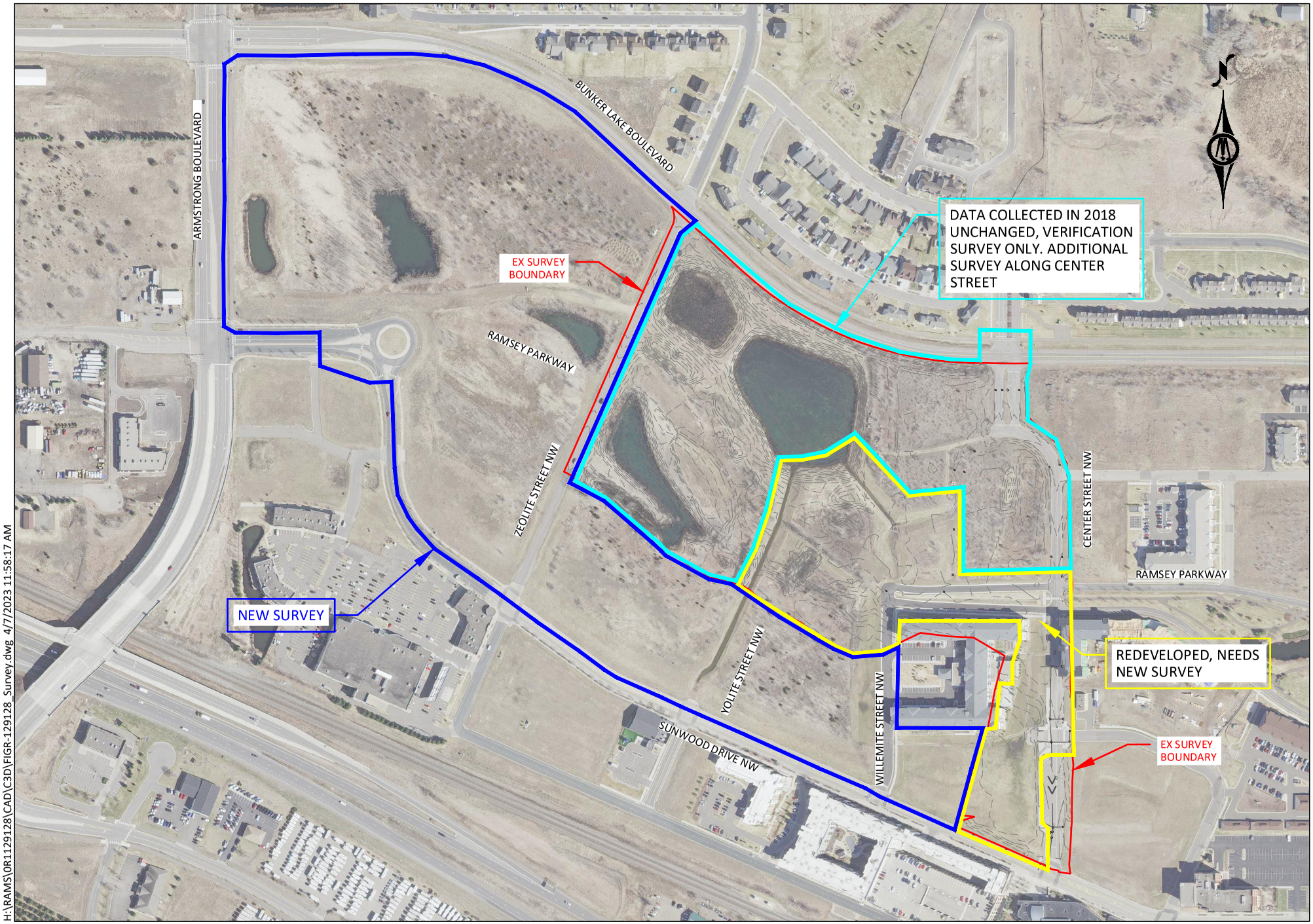
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THE COR INFRASTRUCTURE TOPOGRAPHIC SURVEY SERVICES

CITY OF RAMSEY

FIGURE 2

APRIL 2023



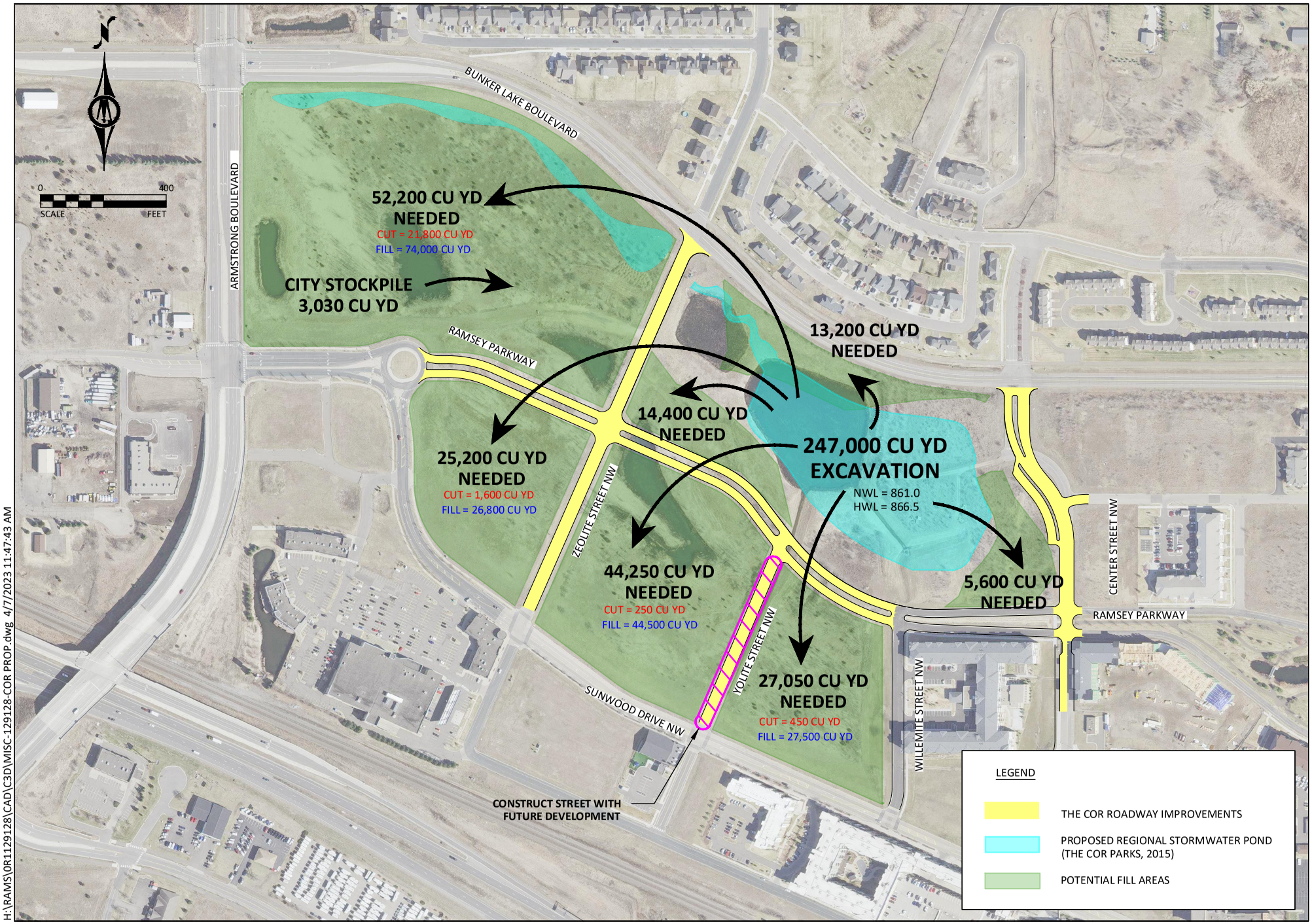
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THE COR INFRASTRUCTURE

CITY OF RAMSEY, MINNESOTA

FIGURE 3

APRIL 2023



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BOLTON & MENK

Preliminary Design Fee Proposal

CLIENT: City of Ramsey
PROJECT: The COR Public Infrastructure Improvements

BOLTON & MENK, INC.

	WORK TASK DESCRIPTION	Project Manager	Water Resources	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
1.0	Project Meetings & Coordination	8		16	12							**36**	$5,860
2.0	Topographical Surveys	1		2	4				23	90		**120**	$21,684
3.0	Tree Preservation and Removals	4		8	8		4					**24**	$3,740
4.0	Roadway Layouts, Alignments, & Grades	8		24	40	8		8				**88**	$13,592
5.0	Waterfront Configuration	6	32	12	16			8				**74**	$12,556
6.0	Wetland Impacts	6		6	12		12					**36**	$5,454
7.0	Lot Grading	4		8	16			8				**36**	$5,320
8.0	Stormwater Analysis & Strategies	4	24	6	40							**74**	$11,830
9.0	Right-of-Way Vacation & Platting	1		4					78	30	10	**123**	$21,876
TOTAL Preliminary Design - Bolton & Menk		**42**	**56**	**86**	**148**	**8**	**16**	**24**	**101**	**120**	**10**	**575**	**$101,912**

SUBCONSULTANT - Braun Intertec - Geotechnical	$58,475
SUBCONSULTANT - Braun Intertec - Phase 1 Envioronmental Service Assessment	$3,000
SUBCONSULTANT -Braun Intertec - Design Assistance	$12,200
TOTAL Preliminary Design:	**$175,587**
Estimated Construction Costs:	**$11,355,500**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Ramsey Parkway												
1.0	**Roadway, Trails and Sidewalks**	40	72	175	32		40				**359**	$55,233
2.0	**Storm Sewer Analysis and Design**	4	32	90							**126**	$18,134
3.0	**Watermain**	4	24	40			8				**76**	$11,136
4.0	**Sanitary Sewer Main**	4	24	50			8				**86**	$12,486
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	40	16			8			8	**76**	$11,216
7.0	**Bidding Services**	2	8	4	1					6	**21**	$3,005
TOTAL Ramsey Parkway - Bolton & Menk		**60**	**212**	**395**	**33**		**64**			**20**	**784**	**$116,816**
											Estimated Construction Cost:	**$2,979,310**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Zeolite Street												
1.0	**Roadway, Trails and Sidewalks**	4	16	80			16				**116**	$16,288
2.0	**Storm Sewer Analysis and Design**	4	20	24							**48**	$7,292
3.0	**Watermain**	1	16	40			8				**65**	$9,224
4.0	**Sanitary Sewer Main**	1	8	50			8				**67**	$9,286
5.0	**Specifications**	1	12	20						6	**39**	$5,398
6.0	**Permitting**	4	16	8			8			8	**44**	$6,272
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Zeolite Street - Bolton & Menk		**17**	**96**	**226**			**40**			**20**	**399**	**$56,562**
											Estimated Construction Cost:	**$1,475,690**

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Center Street												
1.0	**Roadway, Trails and Sidewalks**	8	40	88			16				**152**	$22,064
2.0	**Storm Sewer Analysis and Design**	4	12	12							**28**	$4,384
3.0	**Watermain**		2	4							**6**	$862
4.0	**Sanitary Sewer Main**		2	4							**6**	$862
5.0	**Specifications**	2	12	20						6	**40**	$5,606
6.0	**Permitting**	4	16	4			4			4	**32**	$4,840
7.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Center Street - Bolton & Menk		**20**	**92**	**136**			**20**			**16**	**284**	**$41,420**
											Estimated Construction Cost:	**$1,026,550**

BOLTON & MENK

Final Design Fee Proposal

CLIENT: City of Ramsey PROJECT: The COR Public Infrastructure Improvements		BOLTON & MENK, INC.										
	WORK TASK DESCRIPTION	Project Manager	Senior Designer	Designer	Traffic Engineer	Natural Resources	Technician	Land Surveyor	Survey Technician	Clerical	Total Hours	Cost
Regional Stormwater Pond & Mass Grading												
1.0	**The COR Grading Analysis**	24	12	80			16				**132**	$19,804
2.0	**Clearing and Stripping Plan**	2	12	34			16				**64**	$9,018
3.0	**Pond Mass Grading Plan**	2	18	90			16				**126**	$17,544
4.0	**Pond Fine Grading Plan**	2	18	120			16				**156**	$21,594
5.0	**Stockpile Grading Plans**	8	18	90			16				**132**	$18,792
6.0	**Restoration & Tree Preservation Plan**	4	48	90		16	24				**182**	$25,990
7.0	**Specifications**	2	12	20						6	**40**	$5,606
8.0	**Permitting**	10	80	24			16			8	**138**	$21,024
9.0	**Wetland Replacement Plans**	1	4	4		90	16				**115**	$15,622
10.0	**Bidding Services**	2	8	4						6	**20**	$2,802
TOTAL Regional Stormwater Pond - Bolton & Menk		**57**	**230**	**556**		**106**	**136**			**20**	**1105**	**$157,796**
											Estimated Construction Cost:	**$5,874,000**

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 4, 2023 Proposal QTB175606

Kevin Kielb, PE
Bolton & Menk, Inc.
7533 Sunwood Drive, Suite 206
Ramsey, MN 55303

Re: Proposal for a Geotechnical Evaluation and Phase I Environmental Service Assessment (ESA)
Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Dear Mr. Kielb:

Braun Intertec Corporation appreciates this opportunity to submit this proposal to complete a geotechnical evaluation and a Phase I ESA related to the proposed site development of the above-referenced project site (Site). This proposal will outline the Scope of Services and provide estimated costs for the proposed work.

Project Information

Bolton & Menk, Inc. is requesting engineering services for the proposed Ramsey COR Area Development in Ramsey, Minnesota. This includes general information for Site mass grading for future development use and pavement construction for the future developments at the referenced Site.

Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of general site grading and pavements.

The objective of the Phase I Environmental Site Assessment (ESA) is to evaluate the Site for the presence of recognized environmental conditions (RECs) related to its current and historical uses, and permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"). that is, the practice that constitutes all appropriate inquiries.

Scope of Services

Task 1 – Phase I Environmental Site Assessment (ESA)

We will conduct a Phase I ESA of the Site in accordance with ASTM International (ASTM) Practice E1527-21 and 40 Code of Federal Regulations (CFR) Part 312, which is the recognized industry standard defining good commercial and customary practice for conducting all appropriate inquiry (AAI) into the previous ownership and uses of the Site consistent with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The intent of this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The purpose of the Phase I ESA will be to identify recognized environmental conditions in connection with the subject property.

The Phase I ESA will include a government and historical records review, site reconnaissance, interviews, and data evaluation. The results of the Phase I ESA will be summarized in a written report. So that they may be identified within the report, the user must supply the names of all parties intending to rely on the executed service and subsequent report. Additional reliance may be obtained at the discretion of Braun Intertec.

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. ASTM E1527-21 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire, attached to this proposal, should be completed and returned to us so that the information can be included in the report. In addition, the Client Information Request Form is attached to this proposal and should be completed and returned to us so that the information can be included in the report.

The results of the Phase I ESA will be summarized in a written report documenting information sources used, findings and conclusions, and our professional opinion of the impact of any potential environmental concerns in connection with the Site. Appendices to the report will include copies of available historical information (e.g., fire insurance maps, aerial photographs, etc.). A draft copy of the Phase I ESA will be issued electronically for review and comment. Upon receipt of comments, we will issue the final Phase I ESA report.

Only an electronic copy of the Phase I ESA report will be submitted to you unless you request otherwise.

Task 2 – Geotechnical Evaluation

We propose the following tasks to help achieve the stated purpose. If we encounter unfavorable or unforeseen conditions during the completion of our tasks that lead us to recommend an expanded scope of services, we will contact you to discuss the conditions before resuming our services.

Site Access
Based on aerial photographs and a site visit, it appears that the site will require an all-terrain vehicle (ATV), core-mounted drill rig. We assume there will be no cause for delays in accessing the exploration locations. We are not including tree clearing, debris or obstruction removal, grading of navigable paths, or snow plowing.

Depending on access requirements, ground conditions or potential utility conflicts, our field crew may alter the exploration locations from those proposed to facilitate accessibility.

Our drilling activities may also impact the vegetation and may rut the surface to access boring locations. Restoration of vegetation and turf is not part of our scope of services.

Staking
We will stake prospective subsurface exploration locations, as selected by Braun Intertec in conjunction with Bolton & Menk, Inc., and obtain surface elevations at those locations using GPS technology. For purposes of linking the GPS data to an appropriate reference, we request that you provide CAD files indicating location/elevation references appropriate for this project.

Utility Coordination
Prior to drilling or excavating, we will contact Gopher State One Call and arrange for notification of the appropriate utility vendors to mark and clear the exploration locations of public underground utilities. You, or your authorized representative, are responsible to notify us before we begin our work of the presence and location of any underground objects or private utilities that are not the responsibility of public agencies.

Penetration Test Borings
We propose to drill 69 standard penetration test (SPT) borings for the project to nominal depths of 15 to 20 feet below existing surface grade. We will perform standard penetration tests at 2 1/2-foot vertical intervals to a depth of about 15 feet, and at 5-foot intervals at greater depths. The figure below shows an illustration of our proposed boring locations, with the orange borings being general site borings and the green borings being roadway borings.

Figure 1. Proposed Boring Locations



Figure provided by Bolton & Menk, Inc.

If the intended boring depths do not extend through unsuitable material, we will extend the borings at least 5 feet into suitable material at greater depths. The additional information will help evaluate such issues as excavation depth, consolidation settlement, and foundation alternatives, among others. If we identify a need for deeper (or additional) borings, we will contact you prior to increasing our total estimated drilled footage and submit a Change Order summarizing the anticipated additional effort and the associated cost, for your review and authorization.

Groundwater Measurements

If the borings encounter groundwater during or immediately after drilling of each boring, we will record the observed depth on the boring logs.

MDH Sealing Record

We are planning the deepest borings to be at least 15 feet and less than 25 feet. Therefore, the Minnesota Statutes require us to complete a Sealing Record after our completion of the borings. Our proposal includes the fees for the Minnesota Department of Health (MDH) Sealing Record.

In the event we extend our borings to a depth of 25 feet or greater, the MDH requires us to complete and submit a Sealing Notification Form for the project. The submission of the Sealing Notification Form will require a signature from the property owner (or agent). If we extend our borings to a depth of 25 feet or greater, we will forward on to you a copy of the form for signature and increase our total fees by $100.

Borehole Abandonment

We will backfill our exploration locations immediately after completing the drilling at each location. Minnesota Statutes require sealing temporary borings that are 15 feet deep or deeper. Based on our proposed subsurface characterization depths, we will seal 1,100 linear feet of borings with grout. Our lump sum fee includes those fees associated with the sealing.

Sealing boreholes with grout will prevent us from disposing of auger boring cuttings in the completed boreholes. Unless you direct us otherwise, we intend to thin-spread the cuttings around the boreholes. If we cannot thin-spread cuttings, we will put them in a container left on site. We can provide off-site disposal of the cuttings for an additional fee.

Over time, subsidence of borehole backfill may occur, requiring releveling of surface grades or replacing bituminous or concrete patches. We are not assuming responsibility for re-leveling or re-patching after we complete our fieldwork.

Sample Review and Laboratory Testing

We will return recovered samples to our laboratory, where a geotechnical engineer will visually classify and log them. To help classify the materials encountered and estimate the engineering properties necessary to our analyses, we have budgeted to perform the following laboratory tests.

Table 1. Laboratory Tests

Test Name	ASTM Test Method	Purpose
Moisture content	D2216	Soil classification, moisture condition, and engineering properties
Percent passing #200 sieve	D1140	Soil classification, and evaluate frost susceptibility
Atterberg Limits	D4318	Soil plasticity, shrink/swell potential, engineering parameters, suitability of soils for reuse

We will determine the actual laboratory testing for the project depending on the encountered subsurface conditions. If we identify a laboratory testing program that exceeds the budget included in this proposal but provides additional value to the project, we will request authorization for the additional fees through a Change Order.

Engineering Analyses
We will use data obtained from the subsurface exploration and laboratory tests to evaluate the subsurface profile and groundwater conditions, and to perform engineering analyses related to structure and pavement design and performance.

Geotechnical Report
We will prepare a report including:

- A sketch showing the exploration locations.
- Logs of the borings describing the materials encountered and presenting the results of our groundwater measurements and laboratory tests.
- A summary of the subsurface profile and groundwater conditions.
- Discussion identifying the subsurface conditions that will impact design and construction.
- Discussion regarding the reuse of on-site materials during construction.
- Recommendations for preparing structure and pavement subgrades, and the selection, placement and compaction of fill.
- Recommendations of structure bearing capacities and assumed R-value for use in pavement section design.
- Recommendations for the design and construction of pavements and stormwater improvements.

We will only submit an electronic copy of our report to you unless you request otherwise. At your request, we can also send the report to additional project team members.

Schedule

Environmental Scope

We anticipate the draft Phase I ESA report will be completed within 2 to 3 weeks from the date of your written authorization. The Phase I ESA report will remain in draft status until we are notified by you to proceed with issuance of the final Phase I ESA report.

If the proposed Scope of Services cannot be completed according to this schedule due to circumstances beyond control, we will notify and discuss with you the revised schedule.

Geotechnical Scope

We anticipate performing our work according to the following schedule.

- Drill rig mobilization – within about 5 to 6 weeks following receipt of written authorization
- Field exploration – 11 drilling days on site to complete the geotechnical borings
- Classification and laboratory testing – within 1 week after completion of field exploration
- Preliminary results – as samples are obtained and reviewed
- Draft report submittal – within about 4 weeks of after completion of field exploration
- Final report submittal – within 5 days of receiving comments on the draft report and depending on the complexity of the comments

If we cannot complete our proposed scope of services according to this schedule due to circumstances beyond our control, we may need to revise this proposal prior to completing the remaining tasks.

Fees

The costs for each of the tasks described in this proposal are as follows.

Service Description	**Cost**
Task 1 – Phase I Environmental Site Assessment	
Professional Services	$ 3,000
Phase I ESA Estimated Subtotal	***$ 3,000***
Task 2 – Geotechnical Evaluation	
Site Layout – Staking – Utility Coordination	$ 2,950
Drilling Services	49,500
Geotechnical Laboratory Testing	6,025
Engineering & Reporting	12,200
Geotechnical Evaluation Estimated Subtotal	***$70,675***
Estimated Project Total	**$73,675**

We will furnish the services described in this proposal on a lump sum basis. Please note that our drilling/field services were budgeted to occur within our normal work hours of 7:00 a.m. to 4:00 p.m., Monday through Friday. If conditions occur that require us to work outside of these hours, we will request additional fees to cover our additional overtime costs.

Our work may extend over several invoicing periods. As such, we will submit partial progress invoices for work we perform during each invoicing period.

Additional Services

Our fees do not include potential costs due to the need for snow plowing, towing, stand-by time or work that is not included in the above Scope of Services. We will charge costs for snow plowing or towing (if necessary) at a rate of 1.15 times the actual cost. For stand-by time (defined as time spent by our field crew due to circumstances that are beyond the control of our field crew or its equipment, or beyond the scope of services indicated above), we will charge a rate of $380 per hour.

General Remarks

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We based the proposed fee on the scope of services described and the assumptions that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule.

Please return a signed copy of the proposal, the completed User Questionnaire, and the completed Client Information Request Form, in their entirety.

We will provide our services under the terms of the *Master Subconsultant Agreement for Professional Services,* dated January 1, 2017 between Braun Intertec Corporation and Bolton & Menk, Inc.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Mark Ciampone at 612.210.6147 (mciampone@braunintertec.com) for environmental questions or Zach Semlak at 651.788.5071 (zsemlak@braunintertec.com) for geotechnical questions.

Sincerely,

BRAUN INTERTEC CORPORATION

Zachary T. Semlak
Staff Engineer

Mark A. Ciampone, PG
Business Unit Leader, Senior Scientist

Ryan M. Benson, PE
Director, Principal Engineer

Attachments:
ASTM Practice E1527-21 User Questionnaire
Client Information Request Form

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

ASTM Practice E1527-21 User Questionnaire

Site: Ramsey COR Area Development
Bunker Lake Boulevard to Sunwood Drive from 147th Avenue to Center Street
Ramsey, Minnesota

Name: _____ **Date:** _____

Company: _____

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendment"), the User must conduct the following inquiries. The User should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the *property*.
The types of title reports that may disclose environmental liens include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens. Did a search of *recorded land title records* (or judicial records where appropriate) identify any environmental cleanup liens filed or recorded against the *property* under federal, tribal, state or local law?

(2) Activity and use limitations (AULs) that are in place on the *property* or that have been filed or recorded against the *property*.
The types of title reports that may disclose AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose AULs. Did a search of *recorded land title records* (or judicial records where appropriate) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP.
Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

(5) Commonly known or *reasonably ascertainable* information about the *property.*

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the *property*? If so, please explain.

(b) Do you know of specific chemicals that are present or once were present at the *property*? If so, please explain.

(c) Do you know of spills or other chemical releases that have taken place at the *property*? If so, please explain.

(d) Do you know of any environmental cleanups that have taken place at the *property*? If so, please explain.

(6) **The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.**

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? If so, please explain.

Client Information Request Form for Phase I Environmental Site Assessments

Project/Site Name: Ramsey COR Area Development

So that we may serve you better, please answer the following questions concerning the project Site. If a question does not apply to the Site, write "NA." If you do not know the answer, write "Unknown." Please return the completed form along with one copy of the signed authorization letter.

Client Objectives

A. What is your interest in the Site? Check all that apply.
- ☐ Buying property
- ☐ Refinancing
- ☐ Selling property
- ☐ Development
- ☐ Redevelopment
- ☐ Other: _____

B. In addition to the User, are there any additional entities you would like included on the report for reliance purposes?

_____

_____

C. A final PDF of the report will be provided. If hard copies are needed, how many? _____

D. What is the desired completion date for this project?
Date: _____

E. Do you wish to receive a verbal report before the written report is received?
☐ Yes ☐ No

F. Is confidentiality requested?
☐ Yes ☐ No
If so, to whom is it limited? _____

Site-Specific Information

A. Where is the Site located?
Address: _____
_____
Legal Description: _____
_____

B. Who is the current property owner?
Name: _____
Phone: _____

C. Who will provide access to the property and/or who is the Site contact?
Name: _____
Phone: _____

D. Has any previous environmental work been performed on the Site? Check all that apply.
☐ No previous environmental work has been performed
☐ Unknown
☐ Geotechnical/Soil borings
☐ Phase I Environmental Site Assessment
☐ Phase II Environmental Site Assessment
☐ Soil Vapor/Sub-slab Soil Vapor Investigation
☐ Radon Investigation
☐ Asbestos/Lead-based Paint Inspections
☐ Hazardous Materials Testing
☐ Other: _____

If previous environmental work has been performed…
When was it performed? _____
By whom?
Name: _____
Phone: _____
What were the results?
Are copies of the report(s) available?
☐ Yes ☐ No ☐ Unknown

E. Is a current Site plan available? If yes, please provide.
☐ Yes ☐ No ☐ Unknown

F. How large is the property (total acreage)?
_____ acres

G. How is the property currently used? Check all that apply.
☐ Undeveloped
☐ Agricultural
☐ Residential
☐ Parking Lot
☐ Commercial
☐ Light industrial
☐ Retail
☐ Office Building
☐ Warehouse
☐ Other: _____

H. What is the proposed use of the property?

_____

I. Are there existing buildings on the property?
☐ Yes ☐ No ☐ Unknown

If yes:
How many buildings? _____
What year was each building originally built? _____
What year(s) was/were any subsequent addition(s) completed for each building?
_____
What is the total square footage of each building and/or additions? _____
Are you aware of any asbestos-containing building materials in any building? _____
Give a brief description and use of each building.
_____

J. What was the property used for in the past?

_____

K. Are there currently or previously any aboveground or underground storage tanks located on the property?
Aboveground storage tanks: ☐ Yes ☐ No ☐ Unknown
Underground storage tanks: ☐ Yes ☐ No ☐ Unknown

If yes:
Where are they located?
_____
What are the sizes and contents of the tanks (e.g., 500-gallon diesel)?
_____
When were the tanks installed?
_____
Are there any maintenance records available for the tanks?
_____
Are the tanks currently being used?
☐ Yes ☐ No ☐ Unknown
If no:
When were the tank(s) closed? _____
Was the MPCA notified? _____

L. Have hazardous chemicals or petroleum products ever been stored at the Site?
Hazardous chemicals: ☐ Yes ☐ No ☐ Unknown
Petroleum products: ☐ Yes ☐ No ☐ Unknown
If yes, which ones? _____

M. Has the property ever been used or is the property currently used for dumping or landfilling?

_____

N. Utilities

Are there any wells or septic systems formerly or currently located at the Site?

Wells: ☐ Yes ☐ No ☐ Unknown

Septic systems: ☐ Yes ☐ No ☐ Unknown

Is the Site connected to city sewer and water?

Sewer: ☐ Yes ☐ No ☐ Unknown

Water: ☐ Yes ☐ No ☐ Unknown

What types of utilities service the Site? Check all that apply.

☐ Unknown
☐ Gas
☐ Electric
☐ Propane
☐ Other: _____

O. Are there any environmental concerns regarding the property or adjoining properties?

_____
_____
_____

P. How are the adjacent properties used?

_____
_____
_____
_____

CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a City Council Work Session on Tuesday, February 28, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Kuzma (attended remotely)
Councilmember Chelsee Howell (attended remotely)
Councilmember Debra Musgrove
Councilmember Michael Olson
Acting Mayor Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby (attended remotely)
Parks and Assistant Public Works Director Mark Riverblood
Administrative Services Director Colleen Lasher
Economic Development Manager Sean Sullivan
City Attorney Fritz Knaak
Assistant City Engineer Joe Feriancek (attended remotely)
Community Development Director Stephanie Hanson
Recreation Specialist Marla Martinez-Flynn

1. CALL TO ORDER

Acting Mayor Riley called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Acknowledge 2023 Happy Days Implementation Plan

Parks and Assistant Public Works Director Riverblood reviewed the Staff report and shared the request to begin planning for Happy Days 2023 in March including looking at replacing Staff time with contracted services.

Councilmember Woestehoff shared that he thinks this is a great idea to free up Staff time. He asked where this falls in the City's purchasing guidelines.

Parks and Assistant Public Works Director Riverblood explained that they have looked at five firms that specialize in event management and they received two quotes.

Acting Mayor Riley asked about the cost savings.

Parks and Assistant Public Works Director Riverblood explained that there would be an approximate $10,000 savings in Staff time and the company, Lucent Blue, would provide 300 hours of planning services as well as four staff for the day of the event. He stated that the other savings are offsets from decisions made.

Councilmember Musgrove shared her support and asked about the event cost reductions.

Parks and Assistant Public Works Director Riverblood explained that the golf carts are not needed anymore as there are UTVs and other vehicles owned by the City that can serve the same purpose.

Mayor Kuzma stated that the consultant may have additional ideas and asked about the plan in the event that Lucent Blue wants to increase the budget for the event.

Parks and Assistant Public Works Director Riverblood shared that they are excited to hear from a professional group on how to enhance the sponsorship incentives for the event.

Councilmember Specht asked if Recreation Specialist Martinez-Flynn would still be the head of the event and Lucent Blue would help with planning and staff hours. He stated that Recreation Specialist Martinez-Flynn does a great job.

Parks and Assistant Public Works Director Riverblood stated that Lucent Blue will be assigned to tasks that are run by Recreation Specialist Martinez-Flynn and Lucent Blue will help by offering expertise and planning time.

Acting Mayor Riley shared concern that this may head in the wrong direction. He sees that this would take away from it being a community event. He stated he would rather see more volunteers than hiring out.

Councilmember Musgrove gave her feedback on the logo designs. She asked if volunteers would still be utilized rather than it being entirely staffed by an outside organization.

Parks and Assistant Public Works Director Riverblood agreed that volunteers are useful; however, there is always a large effort to find and train volunteers. He added that Lucent Blue will be mindful of volunteer opportunities and they may have better ideas on how to attract these volunteers.

Recreation Specialist Martinez-Flynn noted that there will still be volunteers that help the day of the event. She stated that Lucent Blue will help with the preplanning where there are not volunteers for this aspect.

Councilmember Specht stated that he could support this for the upcoming year to gain ideas and knowledge that could be implemented for the future to bring the planning back in-house. He asked if the reduced Staff hours is overtime or regular paid time.

Parks and Assistant Public Works Director Riverblood stated that much of the time is overtime pay.

Councilmember Howell stated she sees the benefit of bringing in an outside party, while she would not like to lose the uniqueness of the event.

Acting Mayor Riley asked if the Happy Days Committee is being disbanded and not used.

Parks and Assistant Public Works Director Riverblood explained that this would disband the formal Happy Days Committee. He added that there was low participation from others at these meetings. He stated they would still meet with Staff and volunteers, but not schedule meetings.

Councilmember Olson agreed that this is a good thing for the upcoming year and not ongoing into the future. He asked if they just used Lucent Blue this year if the Happy Days Committee would only be disbanded this year.

Parks and Assistant Public Works Director Riverblood said yes.

Councilmember Woestehoff noted the importance that Staff is recommending this. He mentioned his past experience in running an event like this, with and without an outside company, and stated it was a lot more stressful for the staff when an outside company was not present and with the outside company, they were able to make more money with their event.

Mayor Kuzma stated that he liked the idea of a consultant helping with going out for sponsorships. He asked about contingencies for cost controls.

Parks and Assistant Public Works Director Riverblood mentioned that he expects this to come back to a work session mid-summer to update on the process and this would be the time where they would have an idea of where the budget is. He stated that it is understood with Lucent Blue that the budget is not to be exceeded.

Councilmember Musgrove asked if the Council would continue to be updated on the progress of the event.

Parks and Assistant Public Works Director Riverblood said yes.

The consensus of the Council was to move forward with Lucent Blue.

2.02: Discuss Adding New Engineering Technician II Position

City Administrator Hagen reviewed the Staff report concerning a request for adding a third inspector for sewer, road, and water work to keep this work in-house.

City Engineer/Public Works Director Westby noted that another inspection need coming up is the Highway 10 gateway project and this will create more than enough work to keep a third inspector busy.

Councilmember Specht asked if a third inspector is enough based on the estimates or if some work will still need to be contracted out.

City Administrator Hagen stated they are confident that the amount of work will keep all three inspectors busy and with a fourth there may not be enough work. He said there could be some strategic contracting that would be needed.

Mayor Kuzma mentioned that historically the City had three inspectors and in the mid- 2000s when things slowed down is when they utilized outside contracting.

City Administrator Hagen shared that Administrative Services Director Lasher noted that this was for building inspections, not engineering inspections.

Councilmember Woestehoff shared his concern of having enough work to keep three inspectors busy after a majority of the CIP projects and Highway 10 projects have been finished. He asked if benefits are included in the cost implications.

Administrative Services Director Lasher said yes.

City Engineer/Public Works Director Westby explained that they would never want to hire someone for a few years and then let them go because they are no longer needed. He said there will be a lot of work that is not currently being done. He added that there are new requirements surrounding documentation processes that will need to be done as well. He added that these inspectors also manage the erosion control. He shared his confidence in not having a slowdown of work in the future.

Administrative Services Director Lasher added that with recruiting struggles, it is beneficial to have some extra coverage.

Councilmember Musgrove asked if the costs are averages or hard numbers.

City Engineer/Public Works Director Westby stated that the numbers quoted are numbers from last year, which was a typical year.

Councilmember Musgrove asked about the need for a new vehicle.

City Engineer/Public Works Director Westby stated that if Council would like to defer the purchase of a new vehicle, they could defer this by buying a used vehicle and put the new vehicle in the budget for a later year.

Councilmember Musgrove said it may be beneficial to look at this further during strategic planning.

Acting Mayor Riley stated that this could be left up to Staff to determine the most cost effective way to proceed.

Councilmember Woestehoff agreed but shared concerns of spending money on a used truck to be replaced in a year.

The consensus of the Council was to move forward with hiring.

2.03: Review HY-10 Ramsey Improvements Feasibility Study

City Engineer/Public Works Director Westby reviewed the Staff report and provided an update on the HY-10 feasibility study.

Councilmember Specht asked about street parking for 147th Avenue on both sides.

City Engineer/Public Works Director Westby explained the layout that there is very limited parking areas on 147th Avenue.

Councilmember Woestehoff asked for clarification that the property owner is not willing to participate in the Ferret Street connection and the new plan would redo the roads to new standards.

City Engineer/Public Works Director Westby said that was correct.

Councilmember Woestehoff stated he would not be in favor of assessing anyone without the Ferret Street connection.

Councilmember Musgrove asked where traffic will move in and out of this area for the businesses and if 147th Avenue would be the main street in and out.

City Engineer/Public Works Director Westby said yes.

Councilmember Howell agreed with Councilmember Woestehoff that a special assessment would not be a good idea on this project.

Councilmember Specht asked if the fear of a special assessment affected the land owner's decision.

City Administrator Hagen said the special assessment was not part of the reasoning.

Councilmember Olson asked if there is a possibility for a change of heart down the road from the land owner.

City Engineer/Public Works Director Westby explained that the existing street could be reconstructed and in the future it could be extended by saw cutting along the edges. He said there would be minimal costs associated with that. He mentioned that they also proposed to extend the water main and loop it into Bunker Lake Boulevard. He said the water main could be extended to the end of the cul-de-sac and in the future it could be extended with the road.

Acting Mayor Riley asked if there was a utility easement across this area.

City Engineer/Public Works Director Westby said yes, across the first two properties.

Mayor Kuzma asked about the timeline of getting this project done.

City Engineer/Public Works Director Westby stated that if they moved forward today, they could get most of the project completed by September, if bids were opened on March 14th.

Mayor Kuzma asked how this impacts the sports dome if not moved forward.

City Engineer/Public Works Director Westby stated that they need the utilities for this site. He stated that something else would need to be done for the utilities and some sort of temporary paving for the street section.

Councilmember Woestehoff asked for clarification that utilities would still be extended without the Ferret Street connection.

City Engineer/Public Works Director Westby said yes.

City Administrator Hagen asked City Engineer/Public Works Director Westby to discuss doing this project in two phases to get the project done in a timely manner.

City Engineer/Public Works Director Westby said this could be an option.

Mayor Kuzma stated that he likes the idea of working this project in two phases and moving the regional pond to next year. He added he would still like to have time to discuss this with the property owner.

Acting Mayor Riley asked if he was talking about the southern pond.

Mayor Kuzma stated that the main issue seems to be with increasing parking.

City Administrator Hagen stated that some of the push back is related to the parking that should be had at a facility like this versus what was approved. He said that if the applicant were to maximize their parking they would need to benefit from regional stormwater ponding or identify underground storage capacity.

Mayor Kuzma stated that the regional ponding would be a benefit for the whole area.

City Administrator Hagen explained that three properties would benefit from this.

Councilmember Woestehoff stated that he does not think the regional pond solves the concerns of the property owner as it would only yield an additional 30 spots.

Councilmember Musgrove stated that ARAA said that they would solve their own parking and water ponding. She stated that option 2 gives them water treatment for these properties. She said she was in favor of doing stormwater ponding and going to the cul-de-sac with sewer and water.

City Administrator Hagen explained that option 1 was to have regional stormwater ponding and option 2 was to have only the road rainwater go to a pond and the private property would have to identify ponding on site. He reiterated that this project can be done in two phases, starting with option 2 and then making it into option 1 in the future.

Acting Mayor Riley stated that the roads need to be redone regardless of ARAA.

Councilmember Musgrove asked if option 2 includes the west side of 147th Avenue and 146th Avenue up to the cul-de-sac.

City Engineer/Public Works Director Westby said yes.

City Administrator Hagen stated that the long term goal is the have the connector between Ferret Street and Bunker Lake Boulevard and they will continue to work on this.

The consensus of the Council was to move forward with amended option 2 without the Ferret Street connector.

2.04: Review COR Analysis Update

City Engineer/Public Works Director Westby reviewed the staff report on the COR analysis and request for Council to provide direction on their priorities of infrastructure projects.

Acting Mayor Riley stated that Public Works met and discussed this in length.

Mayor Kuzma asked if the timeline for the TIF 14 has been extended.

City Administrator Hagen gave an update on this and stated that nothing has been decided yet. He added that there are some cities that have TIF asks that will likely be rolled together in one bill and they will likely not have an answer until the end of the session. He explained that there have been many funding sources identified and bits and pieces would come from multiple places. He noted that when looking at available funds in the Ehler's fund, this incorporates sticking to the policy that was approved in 2014. He added that this policy could be changed.

Councilmember Specht asked if the representative from Capstone could share input.

Heather Lorch, Capstone Homes, came forward and shared Capstone's interest in how the City moves forward with this land.

Councilmember Musgrove asked about the policy changes and stated that she would like to have a robust conversation concerning this. She asked who regulates the wetlands and if they can be filled without a plan of how they will be used.

City Engineer/Public Works Director Westby explained that the DNR regulates the wetlands and that a plan is required for mitigating the wetlands. He noted that this is not a quick process.

Councilmember Musgrove asked if they can be filled if there is no plan.

City Engineer/Public Works Director Westby stated that there has to be a plan that shows that they did all they could to not impact the wetland.

Councilmember Woestehoff asked about the grade changes and if the reconstruction could be deferred.

City Engineer/Public Works Director Westby stated that this would depend on the surrounding development and their needs.

Acting Mayor Riley added that this was built as a temporary road.

City Administrator Hagen explained that there is about $5,700,000 to maximize this district and that the question is how much does the City want to or be able to spend by the end of November 2023. He stated that wetland mitigation is likely not realistic. He reviewed other options that were discussed at the Public Works meeting.

RECESS AND RECONVENE

Acting Mayor Riley recessed the Work Session at 6:55 p.m. to Regular Session.

The Work Session reconvened at 7:21 p.m.

2.04: Review COR Analysis Update - continued

City Administrator Hagen reintroduced the discussion of spending TIF revenue that can be generated through 2040 for future development and how much money can be spent in this construction year.

Councilmember Woestehoff asked to see the list of the projects and their dollar values.

Acting Mayor Riley noted what Public Works had recommended.

City Administrator Hagen asked if this included wetland mitigation.

City Engineer/Public Works Director Westby said no.

City Administrator Hagen asked if this includes clearing or trees.

City Engineer/Public Works Director Westby said yes.

Councilmember Olson asked for clarification on the wetland areas in red on the map and if it only applies to the areas that need the mitigation and they can proceed with the blue areas on the map.

City Engineer/Public Works Director Westby said that was correct.

Councilmember Specht asked if the mitigation prevents Capstone from wanting to develop in this area.

City Administrator Hagen explained that if the mitigation was not done now this would be put on a future developer to either design around it or go through the process on their own. He stated that the mitigation affects the cost the land is sold for.

Acting Mayor Riley stated that this is new information about these wetlands which has impacted this discussion.

Councilmember Olson asked if this changes the plan or the timing of the excavation for the pond.

Acting Mayor Riley explained that it can be spread around in the areas that are not labeled in red on the map.

Councilmember Specht asked if they are looking at what parcels to work on first.

Acting Mayor Riley stated that this all needs to be done at once.

Councilmember Musgrove shared that Public Works discussed that in Area C, the developer would be doing some of the landscaping which would reduce the need for excavation and moving of dirt to this area.

Economic Development Manager Sullivan reviewed this and shared that Hilton will be having to bring the dirt in early and they will likely want to place dirt on their own site. He stated this will reduce the costs as they will not need to pay for the removal of trees and compacting soil. He explained the costs and work associated with the other areas of the site.

Acting Mayor Riley stated that Public Works focused on the timing of these projects.

Economic Development Manager Sullivan noted that there has been interest on this site from multiple areas and they have asked these developers to hold off while they deal with the wetlands. He added that once this is approved they would like to engage developers right away in this area to see where the dirt may be placed. He stated it is more difficult to go after natural wetland areas.

Acting Mayor Riley noted that Area D has a small wetland area in red that they would definitely want to mitigate.

Councilmember Musgrove asked for more information on the dollars given for the roads and if it just includes the design or the roads themselves.

City Engineer/Public Works Director Westby stated that this is for the entire project cost.

Councilmember Musgrove asked if they think they can get down with just the designs this year or also the roads.

City Engineer/Public Works Director Westby said it depends on the segment that they are looking at and how much work is needed for the construction. He said they could definitely get design work done but physical work depends on the segment.

Councilmember Musgrove suggested making the fill the first priority and the design of the roads the second priority.

Councilmember Specht asked about the interest in different areas of the land.

Economic Development Manager Sullivan reviewed the interest in Parcel 46.

Councilmember Woestehoff agreed that the fill and design should be the first two priorities. He said he would be more ready to invest in Areas D and E rather than A. He thinks that the focus should be on C, D, and E as well as the waterfront with the short timeline.

Economic Development Manager Sullivan explained that Area A has lots of interest so he would recommend engaging the interested parties soon to get the projects started to know what needs to happen with the fill.

Councilmember Musgrove asked about the purchase agreement in Area D and if that includes the City filling the dirt and doing the road.

Economic Development Manager Sullivan stated that Area D does not have as much trouble with fill and he anticipates that the developer would incur these costs.

Councilmember Specht agreed to get the interested parties involved.

Economic Development Manager Sullivan said the interested parties have been very patient.

Councilmember Olson agreed that getting developers involved is a good direction.

Mayor Kuzma stated that he is in favor of making the movement of dirt the priority.

The Council agreed that the movement of dirt was the first priority.

City Administrator Hagen reiterated that the costs need to be incurred by the end of November 2023; however, if the legislation passes, this would extend the deadline to the end of 2026. He said this would give more time, not more money. He stated that $34,000,000 has been incurred to this point. He explained that the grading, excavating, and design plans are more than the $5,700,000 that they are looking to spend.

Acting Mayor Riley asked about changing the policy and the City reimbursing themselves for money already spent.

Economic Development Manager Sullivan added that getting the wetland sites ready for development could help expedite the speed in which development can move forward. He stated that the order of priorities seems fitting to move things along. He asked if the Council would like to see multiple plans from multiple developers in work sessions.

Councilmember Musgrove asked if the developers were interested in Lot A, C, or the area between the two.

Economic Development Manager Sullivan explained that the line share of Lot A is for some sort of single family housing. He stated that between A and C is in limbo as there was an apartment complex looking at this site but they decided that they were interested in a larger site. He said that having the developers come to a work session would help give the Council direction on the route they would like to go.

Councilmember Specht asked if there was still a pause for the apartments.

City Administrator Hagen shared that the City is currently sending this message when developers call.

Economic Development Manager Sullivan added that they are not trying to solicit apartment buildings on these parcels. He reiterated the message that they have been giving to developers interested in the site.

Councilmember Woestehoff said it would be great to see the developers come forward to a work session to help with the discussion. He shared that the Planning Commission has been discussing rezoning, and the discussion has included this area.

Economic Development Manager Sullivan shared that there is enough information that they can share information with the developers so that they know what to expect to help make their decision. He mentioned that instead of having developers come to a work session and share their ideas to have the developers submit plans to the Staff and they can discuss with Council at a meeting.

City Administrator Hagen explained that the whole process to begin construction will take a long time and the 2023 construction window has likely already passed.

Councilmember Musgrove stated that she is interested in hearing from the developers to see their plans.

Economic Development Manager Sullivan said that Lot A and C would need a lot of discussion especially if changing zoning is involved.

Councilmember Woestehoff asked how big Lot B is. He asked if it would be possible to mitigate the wetlands by putting the waterfront on Lot A and fill Lot B.

Economic Development Manager Sullivan said this cannot be done as mitigating on site is no longer allowed.

Councilmember Woestehoff noted that it would be easier to integrate the wetland if Lot A is a park.

Parks and Assistant Public Works Director Riverblood stated that the apartment owner would not be happy with this. He added that if the park is next to Armstrong and Bunker Lake, sound could be an issue.

Economic Development Manager Sullivan added that if the waterfront is incorporated into Lot A there will be no beach. He said that if it is moved it will limit the potential of the waterfront.

Parks and Assistant Public Works Director Riverblood stated that they are looking at a 24 foot water column and are hoping to have fish in the water. He noted that the water column depth does not have sunlight penetration and therefore does not have the aquatic plants that contribute to algae. He said that if the depth was built around the wetland they would have to maintain slopes and the six foot depth of the wetland which would move away from the aesthetic goals.

Councilmember Howell stated that this will have a huge impact on the taxpayers and she does not think that they owe it to the apartment building for the splash pad area to be in the exact location that they want and the City should do what is best for all of the residents.

There was a consensus of the Council.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:05 p.m.

Respectfully submitted,

_____

Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.

BOLTON & MENK

Real People. Real Solutions.

The COR Analysis Update

City of Ramsey

February 24, 2023

Submitted by:
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EXECUTIVE SUMMARY

The City of Ramsey has identified the need to prepare for continuing development of The COR. The purpose of this analysis is to provide an update to a previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median analyses, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City's Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study,
- **Appendix C** includes a geotechnical evaluation dated June 27, 2018,
- **Appendix D** includes a wetland delineation report, completed in October 2022. The delineation is currently being reviewed by the Lower Rum River Watershed Management Organization (LRRWMO),
- **Appendix E** includes the traffic counts collected in The COR in 2022,
- **Appendix F** includes previously conducted analyses within The COR, and
- **Appendix G** includes The COR Tree Inventory Tabulation

In addition to this analysis, there are other improvements under discussion and/or design. Each of the these has the potential to impact the developments within The COR area. Based on information provided by the City, project costs have also been developed for the following:

- **Regional Stormwater Retention Pond (The Waterfront) -** Construction methodologies, sequencing strategies, and timing of pond construction.
- **The Waterfront, Phase 1 -** Park features adjacent to the regional stormwater retention basin and along Center Street are currently in the schematic design phase.

Cost estimates were developed for each improvement. These estimates are based on recent bid pricing and similar projects. All costs presented in the following pages are presented as **2023** costs.

- The total for the roadway, trail, sidewalk, street lighting, sanitary sewer and water main improvements is estimated at **$10,612,000.**
- The total trunk related improvements for sanitary sewer and storm sewer is estimated at **$513,000.**
- The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Street is estimated at **$802,000.**
- The total for regional stormwater retention pond excavation, grading, and tree preservation is estimated at **$3,140,000.**
- The total for mass site grading of the remaining undeveloped land within The COR, including wetland mitigation and tree preservation, is estimated at **$3,796,000.**
- The total for The Waterfront Phase 1 above ground features are estimated at **$4,218,000.**
- The total for Municipal Plaza Improvements is estimated at **$4,091,000.**
- The total for Municipal Plaza Stormwater Reuse Improvements is estimated at **$2,285,000.**

The costs presented are considered project costs and include 30% contingencies and project development costs (administrative, engineering, and fiscal). A detailed breakdown is within the Cost Analysis section.

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I. INTRODUCTION

The City of Ramsey has identified the need to prepare for further development of The COR. While much of The COR has been developed, additional infill is anticipated in the near future. The purpose of this analysis is to provide an update to the previous analysis, dated June of 2018, and determine the necessary public infrastructure and associated costs required to allow the remaining, undeveloped portions of The COR to develop. Additional analyses have supplemented the original report since 2018, including geotechnical evaluations, Ramsey Parkway median alternatives, wetland delineations, and traffic counts. Much of the information from the original report has been carried forward with this update. For reference, the following figures and exhibits are contained in the appendix of this report:

Our analysis consists of three separate components that, when combined, provide an overview of the study area needs:

- **Preliminary Design Layouts** – Provide graphical depictions of the public roadways and utilities,
- **Preliminary Project Cost Estimates –** Provides a baseline for fiscal planning of the improvements, and
- **Final Report** – Describes required infrastructure improvements, layouts and costs.

For reference, the following figures and exhibits are contained in the appendix of this report:

- **Appendix A** includes a previously prepared Land Use Plan for The COR, along with roadway related graphics from The COR Design Framework plan and City's Comprehensive Plan.
- **Appendix B** includes figures referenced throughout this study,
- **Appendix C** includes the geotechnical evaluation dated June 27, 2018,
- **Appendix D** includes the wetland delineation report, completed in October 2022. The delineation is currently being reviewed by the Lower Rum River Watershed Management Organization (LRRWMO),
- **Appendix E** includes the traffic counts collected in The COR in 2022,
- **Appendix F** includes previously conducted analyses within The COR Framework, and
- **Appendix G** includes The COR Tree Inventory Tabulation

II. PRELIMINARY DESIGN LAYOUTS, FIGURES AND EXHIBITS

To complete the analysis, existing conditions and proposed improvements were conceptually designed to allow for estimating construction costs. The figures contained in Appendix B form the basis for much of the analysis. The following list summarizes the figures contained in Appendix B:

- Figures 1-5: Study Area Layouts
- Figures 6-8: National Wetland Inventory & Mitigation Plan
- Figures 9-11: Public Utilities
- Figures 12-13: Site Grading & Drainage
- Figures 14: The Waterfront, Phase 1 Sketch
- Figures 15: The COR Area Tree Inventory
- Figures 16-18: The COR Roadway Typical Sections

III. ON-GOING AND RELATED STUDIES AND IMPROVEMENTS

In addition to this analysis, there are other improvements under discussion. Each of the these has the potential to impact the developments within The COR area.

Regional Stormwater Retention Pond Analysis

The regional stormwater retention pond located within The COR is often referred to as The Waterfront, and is proposed to be constructed north of Ramsey Parkway, South of Bunker Lake Boulevard, west of Center Street and east of Zeolite Street. The City is currently analyzing potential construction methodologies, sequencing strategies, and timing of pond construction.

The general pond configuration is depicted on the exhibits for this report, and the land use is considered in the analysis.

The Waterfront

There are several park related improvements in the development stage at this time. Park features around The Waterfront and along Center Street are currently in the schematic design phase.

As the current sketch plans are further refined, adjacent public infrastructure improvements may be influenced by those designs. Currently, phase 1 of the improvements, have been progressing. The phase 1 area is depicted on Figures 1 and 13.

Municipal Plaza

The proposed Municipal Plaza, located north of Sunwood Drive, south of Ramsey Parkway and west of Center Street, is also in the planning stages. A key component, previously analyzed, was focused on stormwater reuse within the park.

Regional Infiltration Basin (southeast area of The COR)

Much of The COR is restricted relative to storm water infiltration. The City constructed a regional infiltration basin in the southeast portion of The COR in 2019. The roadway alignments in this area of The COR were based upon the infiltration basin layout.

US HWY 10/169 Improvements

Interchange and frontage road improvements at Ramsey Boulevard and Sunfish Lake Boulevard are anticipated to begin in Fall of 2023 and continue through 2025. A southbound right turn lane is proposed at the intersection of Ramsey Boulevard and 143rd Avenue. The configuration is anticipated to impact final roadway and utility alignments in that portion of The COR.

Bunker Lake Boulevard

Bunker Lake Boulevard, from Ramsey Boulevard to Armstrong Boulevard, is under the jurisdiction of Anoka County. Exhibits depicting the future configuration are included in this report and are based off of information from the Anoka County 2030 Transportation Plan.

Lane geometry and vertical grades were considered as a part of this analysis, as they have the potential to impact other roadways within The COR.

See Figures 2 and 3 in Appendix B.

Traffic Counts

In order to gain an understanding of traffic patterns within The COR, traffic counts were obtained at 17 strategic locations to obtain the Annual Average Daily Traffic (AADT). Appendix E includes a figure depicting the locations of the traffic counts and the 17 locations where the counts were obtained.

Traffic counting was conducted at these 17 locations in 2017 and 2022, to provide the ability to analyze growth associated with development in, and adjacent to, The COR.

Lot Size Analysis

While performed separately from this study, the results of this analysis are contained in Appendix B. The roadways, and associated rights-of-way, form a grid pattern in The COR. The lot areas resulting from the roadway layouts then dictate available developable land on a block-by-block basis. While these are preliminary land areas based on GIS information, the information can be used in initial discussions with potential developers. The block-by-block land areas, based on the roadway geometrics in this study, are presented on Figure 4 in Appendix B.

IV. BASE DATA AND GUIDANCE

Prior to initiating the original study, the City of Ramsey provided record drawings, plan drawings and GIS information for use in creating an existing infrastructure base map. Additionally, the following information and guidance was given by the City for completing the study.

- Follow the guidance outlined in The COR Design Framework plan, dated February 28, 2012, including Amendment #1, dated November 27, 2012.
- The City is not requesting a master-planning effort for this analysis. It is unknown where internal driveways, and related curb-cuts, will be needed.
- Providing service lines for sewer and water utilities should be considered along all future roadways. While the precise locations of the service lines is unknown, costs associated with the improvements should be considered in the report.
- Cost estimating should be completed for: roadways, trails/sidewalks, storm water management features, street lighting, trunk water mains and trunk sanitary sewer mains, mass grading, tree preservation, wetland mitigation, The Waterfront park features, and Municipal Plaza Improvements.
- The City has adopted Comprehensive Sanitary Sewer and Water Plans. These plans should be reviewed and consulted for this analysis.
- Regional storm water considerations should be included in the study.

Significant planning has been completed for The COR. Understanding the thoughts behind previous studies can help avoid omissions when considering future improvements.

The following documents have been incorporated into this study by reference:

- The COR Design Framework (February 28, 2012)
    - The COR Amendment #1 (November 27, 2012)
- City of Ramsey Public Places + Vibrant Community Brochure
- The Waterfront and Municipal Plaza Site Cost Estimates (2018)
- Center Street Area Framework + Policy Plan (2020 Draft)

- The COR Land Use Plan (2040 Comp Plan)
- City of Ramsey, Engineering Design Standards (April 27, 2018)
- City of Ramsey, Capital Improvement Program 2023-2032
- City of Ramsey, Well Head Protection Plan
- Comprehensive Sanitary Sewer Study (June, 2012)
    - Update (September, 2017)
- Comprehensive Water System Study (June, 2012)
    - Update (September, 2017)
- City of Ramsey 2040 Transportation Plan Update (2022)
- Anoka County 2030 Transportation Plan (December, 2008)
- 2022 Wetland Delineation Report

V. EXISTING IMPROVEMENTS

Much of the eastern portion of The COR is developed, while larger tracts in the western portion remain vacant. The focus of this study involves public improvements required to develop the currently vacant parcels. A review of the existing infrastructure adjacent to the undeveloped parcels was completed to provide a basis of future improvements required to complete the infrastructure network in The COR.

Street and Trail Improvements

Sunwood Drive NW

The improvements completed in 2004 provided a fully developed concrete roadway adjacent to the undeveloped area located in the northwest area of The COR. The boulevard was designed to allow for future widening and expansion as development and other improvements occur.

Center Street NW

Improvements to Center Street NW were completed in 2014 and included construction of a 36-foot-wide bituminous street with a 10 foot concrete sidewalk, angled parking along the west side, and parallel parking stalls along the east side of the street.

The extension of the full Center Street typical section was completed to 100-feet north of 145th Avenue NW. Then, the eastern half north to Ramsey Parkway was reconstructed with the Sapphire Apartments. The remaining roadway was then constructed as a temporary street section with bituminous curb north to Bunker Lake Boulevard.

The alignment of Center Street between Ramsey Parkway and Bunker Lake Boulevard followed the original plat of Ramsey Town Center. This does not match the revised 2012 COR master plan alignment. See Figure 4 in Appendix B.

Willemite Street NW & Ramsey Parkway

Willemite Street from Sunwood Drive to Ramsey Parkway and Ramsey Parkway from Willemite Street to Center Street was constructed in conjunction with the Affinity at Ramsey housing. Street sections were constructed based recommendation from the original analysis.

Zeolite Street NW

Zeolite Street was constructed as a temporary rural section with bituminous surface in 2005 from Sunwood Drive to Bunker Lake Boulevard.

Utilities

All past improvements completed within The COR were consistent with the City's Sanitary Sewer and Water System Comprehensive Plans. See Figures 8-10 in Appendix B for the water, sanitary, and storm utility layouts.

Sanitary Sewer Improvements

In 2004, a 30-inch trunk sanitary sewer was extended along Sunwood Drive to serve The COR. In 2005, 15-inch and 18-inch sanitary sewer was installed from Bunker Lake Boulevard to Sunwood Drive. This main was installed in Zeolite Street from Bunker Lake Boulevard to the currently platted Ramsey Parkway alignment (from the Ramsey Town Center layout). This main then follows the un-platted Yolite Street alignment to Sunwood Drive.

The segment of sanitary sewer main that follows the platted Ramsey Parkway does not follow the revised 2012 master plan alignment of Ramsey Parkway. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

The existing sanitary sewer trunk mains have capacity to provide service to The COR.

Water Distribution Improvements

The elevated storage for the City of Ramsey is adequate to provide fire flow to The COR. The trunk distribution system was also found to be adequate to serve The COR.

Storm Water Management

Center Street serves as an east/west watershed boundary within The COR. Portions of The COR located east of Center Street are routed to a pond located near Ramsey Boulevard and the BNSF railroad tracks. Portions of The COR located west of Center Street (north of Sunwood Drive) are routed to a regional storm water retention pond located north of Ramsey Parkway, just west of Center Street. The outlet from the regional stormwater retention pond is proposed to consist of storm water piping from the pond to an existing storm sewer system located in Sunwood Drive at Yolite Street. Some exceptions to the general flow patterns are anticipated, and each development will need to be reviewed to determine the most logical storm water routing on a case-by-case basis. As part of the Affinity at Ramsey Housing development, an interim ditch was constructed to connect the pond to the storm sewer infrastructure in Sunwood Drive.

A storm sewer system was previously constructed in Sunwood Drive and Center Street. The system directed roadway runoff to regional ponds located to the east and south of Center Street. Approximately 400 feet of Sunwood Drive located west of Center Street flows to the east. The remainder of Sunwood Drive adjacent to Center Street flows to the south in a pipe located at the Yolite Street alignment.

The majority of the drainage for the area west of Center Street currently flows north from Sunwood Drive to the vacant parcels, wetlands, and depressions west of Center Street. The storm water then infiltrates or flows overland to an outlet pipe near the Sunwood Drive and Yolite Street intersection.

The Veterans Drive and Peridot Street extension area currently drains to the existing wet pond located at the southeast corner of The COR. The existing wet pond and infiltration basin are shown in Figures 6 and 7 in Appendix B.

Wetlands

In the fall of 2022, a wetland delineation was conducted within The COR Study area. Those findings are still under review at the LRRWMO. Wetland delineations are depicted in Figures 6 and 7, and the full delineation report is included in Appendix D. Mitigation will be required for a portion of the existing wetlands if they are impacted by development.

VI. ROADWAY CLASSIFICATIONS AND DESIGN CONSIDERATIONS

This analysis includes examining the feasibility of constructing roadways and other supporting public infrastructure in The COR. Roadways included in the study are as follows, see Appendix B:

- **Ramsey Parkway** – Willemite Street NW to Sunwood Drive NW,
- **Center Street NW** - from the existing developed section north to Bunker Lake Boulevard,
- **Zeolite Street NW** – from Sunwood Drive to Bunker Lake Boulevard,
- **Yolite Street NW** - Sunwood Drive to Ramsey Parkway,
- **Veterans Drive NW** - Rhinestone Street to Ramsey Boulevard, and
- **Peridot Street NW** - Sunwood Drive to Veterans Drive.

Street Hierarchy

The COR Design Framework plan establishes a street hierarchy designation for roadways within The COR (see Appendix A). The 2040 Comprehensive Plan establishes road classifications to create a safe and efficient roadway network throughout the City (see Appendix A). The following table presents a summary of roadway classifications.

Street Segment	From	To	The COR Framework	2040 Comp Plan
Center Street	Sunwood Drive	Ramsey Parkway	Downtown	Local
Center Street	Ramsey Parkway	Bunker Lake Blvd	Parkway	Local
Ramsey Parkway	Armstrong Blvd	Ramsey Boulevard	Parkway	Local
Willemite Street	Sunwood Drive	Ramsey Parkway	Downtown	Local
Zeolite Street	Sunwood Drive	Bunker Lake Blvd	Connector	Local
Bunker Lake Blvd	Armstrong Blvd	Ramsey Boulevard	Arterial	A Minor Reliever

Roadway segments not depicted in The COR Design Framework and designated as local streets:

- Yolite Street from Sunwood Drive to Ramsey Parkway,
- Peridot Street from Veterans Drive to Sunwood Drive, and
- Veterans Drive from Rhinestone Street to Ramsey Boulevard.

Design Assumptions

The COR Design Framework establishes roadway, boulevard, and walk widths in The COR. The table below shows the design assumptions that were used for this analysis. The notes following the table describe differences between The COR Design Framework and the design assumptions used.

Street Segment	Parking Lane(s)	F-F Width*	Center Median	Blvd Width	Walk Width	ROW Width
Center Street (South)	10' (1 Side)	44'	NA	NA	10' (1 Side)	60'
Center Street (North)	10'	24' Each	5' - 20'	6'	10'	60'-105'
Ramsey Parkway	10'	24' Each	20'	6'	6'	92'
Willemite Street	10' (1 Side)	36'	NA	6'	6'	60'
Yolite Street	10' (1 Side)	36'	NA	6'	6'	60'
Zeolite Street	8'	40'	NA	6'	6'	80'
Veteran's Drive	8' (1 Side)	36'	NA	6'	6'	60'
Peridot Street	8' (1 Side)	36'	NA	6'	6'	60'
Bunker Lake Blvd	8' Shoulders	32' Each	12'	8'	10' N Side	120'

** Face of Curb to Face of Curb Width*

Design Notes:

Ramsey Parkway – An analysis was performed to determine the benefits and costs associated with construction of a bioretention basin in the median area of Ramsey Parkway. The benefits associated with a bioretention basin include water quality improvements, potential traffic calming and creation of a landscaping feature within this area of The COR. The City proceeded with construction of the biofiltration basin in the median from Center Street to Willemite Street, and will likely continue the construction to Sunwood Drive. The Ramsey Parkway typical section is shown on Figure 15 in Appendix B. The median design analysis dated February 19, 2018, is included in Appendix F for reference.

Center Street – For the analysis, the existing Center Street configuration (south of Ramsey Parkway) was used for that section of roadway. Between Ramsey Parkway and Bunker Lake Boulevard, a parkway section was used per The COR Framework plan. At the Bunker Lake Boulevard intersection, the roadway expands to match the travel lanes north of Bunker Lake Boulevard. Stormwater management and

stormwater reuse improvements estimated separately from the roadway improvements in the Cost Allocation section below.

Willemite Street – The COR Design Framework plan depicts the section as 50 ft face-to-face, 6 ft boulevards, and 6 ft walks.

Yolite Street – The COR Design Framework plan depicts the section as 36 ft face-to-face, 6 ft boulevards, and 10 ft walks. This is a local Street, bordering on Subdistricts 1 and 2a.

Zeolite Street - The COR Design Framework plan depicts this roadway as a Connector Street. Within The COR, Rhinestone Street, Zeolite Street and Veterans Drive (between Rhinestone Street and Zeolite Street) are considered Connector Streets. Our analysis matches the previously constructed Rhinestone Street cross section, which consists of a 40 ft face-to-face street section with 6 ft boulevards, and 6 ft walks.

Veterans Drive - The COR Design Framework plan depicts this roadway as a Local Street, located within Subdistrict 3, and requiring 6 ft boulevards and 10 ft walks.

Peridot Street - The COR Design Framework plan depicts this roadway as a Local Street, located within Subdistrict 3, and requiring 6 ft boulevards and 10 ft walks.

Bunker Lake Boulevard – The Anoka County 2030 Comprehensive plan identifies this roadway as a 4-lane, divided highway.

VII. ADDITIONAL PUBLIC INFRASTRUCTURE ANALYSIS

As a portion of this analysis, we reviewed the City Comprehensive Plans for sanitary sewer and water main needs. The following is a summary of results for the various analyses and reviews.

Sanitary Sewer

The segment of trunk sanitary sewer main following the currently platted Ramsey Parkway does not follow the revised 2012 master plan alignment. This main may need to be realigned when this segment of Ramsey Parkway is constructed.

An 8-inch gravity sanitary sewer main will be adequate to convey flows from the area. For this analysis, we included an allowance for 8-inch service lines to be extended to properties along the corridors.

Water Main

Ramsey Parkway includes a 12-inch watermain, which completes an east-west trunk system through The COR. All existing streets include provisions to extend 8-inch watermain into the study area. Future roadway construction (other than Ramsey Parkway) should include 8-inch watermain to complete looping in the study area. In the case that a high-water user plans to develop within the project area, additional flow analysis should be performed to verify they will have adequate flow and pressure for their individual needs.

Figure 8 in Appendix B depicts watermain and Figure 9 depicts the sanitary sewer improvements within the study area.

Storm Water Management

Storm water management concepts were developed to maintain existing drainage patterns and preserve the conveyance and flood storage capacity of the existing site.

Storm water runoff west of Center Street is generally planned to flow north from Sunwood Drive and to a large future regional pond proposed on the north side of Ramsey Parkway. The outlet for this regional pond will most likely be extended along the future Yolite Street, where an existing 30-inch arch pipe has been extended into the study area from Sunwood Drive. The existing hydraulic model was reviewed to allow for the analysis of storm water within The COR area. Preliminary storm water management conditions and requirements were then developed to determine the elevations required for building pads in the area.

The sub-watersheds were modeled using future land use conditions to generally size the regional storm water basin. The basin was sized to ensure proposed discharge rates were equal to existing flow rates. The pond was also reviewed with respect to potential storm sewer depths and potential aesthetic park function.

The current pond footprint used in the analysis is derived from sketch designs from LHB Landscape Architects. The normal water level was determined by using the elevation of the outlet pipe located near Sunwood Drive. Additional design parameters and regional storm water management planning should be further refined as the areas begin to develop. Figure 1 shows the general shape and location of the pond used in the analysis.

Along with the final pond configuration, proposed construction methodologies, including the requirement for pretreatment of all stormwater (public and private) prior to discharge to the regional pond, are currently being considered by the City. Cost considerations currently include stripping topsoil and vegetation, excavating the pond, installing a 2' impervious clay liner, and fine grading the site.

Much of The COR is located within a Drinking Water Supply Management Area. Because of this, the required infiltration (1 inch over all new impervious area) is provided by the City in a regional infiltration basin. Developers then pay a share of the cost for creation of the regional facility.

Site Grading

Existing hydraulic modeling was reviewed to analyze storm water conditions for future development scenarios. The regional stormwater retention pond elevation was then used to determine the minimum elevations required for building pads in the area.

The results of the modeling indicate the regional stormwater retention pond could reach a high-water elevation of ±866.5 during a 100-year storm event. This should be considered a preliminary result at this time, as the actual pond size and shape could be revised based upon other studies occurring at the City.

The Lower Rum River Watershed Management Organization requires the lowest floor elevation be a minimum of 2-feet above the 100-year high water level. Based on that requirement, the minimum building elevation should be 868.5.

Figures 11 and 12 depict the average existing lot elevations, the proposed minimum lot elevations required, and an approximate fill volume required to raise each of the sites to the minimum elevation. Each site requires an average of approximately 3-feet of fill to meet minimum elevations required.

Tree Inventory

Per the City's tree preservation ordinance, a tree inventory survey was completed to determine various characteristics of trees meeting the size requirements of the ordinance. The tree inventory species and quantity are depicted in Figure 14 and tabulated in Appendix G. Due to the nature of the mass site grading anticipated within all of the undeveloped land at The COR, deep excavations and large earth fills, it is expected that all trees inventoried will need to be removed. City ordinances includes removal thresholds

and requires 125% replacement of significant trees, with some exceptions to dedicated public rights-of-way and invasive tree species. Invasive species documented within The COR area include Siberian Elm.

Street Lighting

Street lighting will be in conformance with The COR Design Framework's Master Streetlight Plan. The costs included for street lighting assumes the light units will be owned, operated, maintained, and installed with City appropriated funds. Costs include conduit, wiring and the actual light fixtures to be installed. The density of the lighting fixtures is similar to the level provided along Riverdale Drive, east of Armstrong Boulevard.

Trails/Sidewalks

Trails were previously constructed along the center of the Ramsey Parkway median east of Center Street. A bioretention basin was constructed within the center median of Ramsey Parkway from Center Street to Willemite Street and is proposed to continue from Willemite Street to Sunwood Drive. 6-foot concrete walk is proposed on the north and south side of Ramsey Parkway to extend the pedestrian facilities to the west.

A 10-foot concrete sidewalk is proposed along the west side of Center Street. All other roadways are proposed to include a 6-foot concrete sidewalk on either side of the road segment. Figures 15-17 in Appendix B show these typical sections.

Landscaping

The base project includes a very utilitarian approach to landscaping for the area. Pedestrian paths, trees and lighting were included, but other features, such shrubs, decorative features and monuments are not included in the estimated project costs. Developers will be responsible to construct boulevard landscaping improvements consistent with the City's zoning code. The exception to this is Sunwood Drive NW, where the boulevard costs include continuing the landscaping along the north side of Sunwood Drive as it exists east of Sapphire Street.

The Ramsey Parkway median is being developed as a filtration median, with plantings typical for bioretention basins.

Right-of-Way Requirements

The COR was originally platted as Ramsey Town Center in 2003, with roadway rights-of-way (ROW) being established over a portion of the area. Future improvements within The COR will be primarily development driven, and ROW secured through the platting process. Understanding and documenting potential ROW needs will allow the City to plan in advance for acquisitions. Additionally, currently platted ROW can be vacated during the development process, allowing for larger areas of development.

Figure 4 shows the existing ROW that does not follow the current master plan roadway alignments, and also shows new ROW required for future public improvements.

The ROW depicted on the exhibits takes into account the width required for streets, boulevards, sidewalks, etc. as depicted in The COR Design Framework plan.

Wetland Delineation

The recent wetland delineation concluded there are multiple wetland areas within the study area. These areas are shown in Figure 6 in Appendix B and Appendix D and are still under review at the LRRWMO.

In 2003 the City delineated these wetlands and completed a wetland mitigation strategy for replacement of impacted wetlands. Several of these wetlands may be impacted without mitigation since they are considered excavated storm water ponds. However, 3 historic wetland areas are still subject to mitigation, shown in Figure 7 in Appendix B and Appendix D. "Wetland 1" located in the northwest corner of The COR, is a remnant historical wetland that has not previously been mitigated. "Wetland 2" located directly adjacent to Wetland 1, is a mitigation banking site constructed to mitigate impacts occurring from the Bunker Lake Boulevard Improvements, therefore can be treated as a historical wetland. A portion of "Wetland 7" located in the northeast quadrant of Sunwood Drive and Zeolite Street, is a remnant historical wetland that has not previously been mitigated.

Jurisdictional Authority/Approvals/Permits

As the project moves from the planning stages to design and construction, permits will be required from various agencies. Understanding and planning for requirements associated with obtaining permits and approvals at this time will be critical to the ultimate success of the process. The following agencies will be permitting entities for considered improvements:

- Minnesota Department of Transportation (MnDOT) State Aid: Sunwood Drive NW, Zeolite Street, Veterans Drive from Zeolite Street to Ramsey Boulevard, Rhinestone Street from Veterans Drive to Bunker Lake Boulevard, and Center Street from Sunwood Drive to Bunker Lake Boulevard are State Aid routes,
- Minnesota Pollution Control Agency (MPCA): NPDES Storm Water Permit,
- Metropolitan Council Environmental Services (MCES): Sanitary Sewer Extension Review,
- Minnesota Pollution Control Agency (MPCA): Sanitary Sewer Extension Permit,
- Minnesota Department of Health (MDH): Watermain Extension,
- Department of Natural Resources (DNR): Dewatering,
- Lower Rum River Watershed Management Organization: Storm Water.

Timing of Improvements

While the improvements discussed and depicted in the figures will be required to support the area, timing of the improvements will most likely be dependent upon each proposed development.

As individual developments are considered, the public infrastructure will need to be reviewed and determinations made as to its adequacy to serve the properties. As upgrades, extensions and improvements are determined to be necessary, funding strategies will need to be developed which may include full or partial assessments to benefitting properties.

VIII. DESIGN SUMMARY

While there is a general understanding of the total public improvements required to serve the area, sequencing of the improvements will allow for planning and fiscal responsibility. Our understanding of the most likely individual segments to be developed are shown in Figure 2 in Appendix B, and include:

- **Ramsey Parkway - Segments A-1 and A-2**
  - Extension of Ramsey Parkway from Willemite Street NW to Sunwood Drive Roundabout.
    - Two 24-foot one way roadways
      - 6-foot concrete sidewalks on the north and south sides

        - Construct bioretention basin in median, lined to prevent infiltration
    - Extension of sanitary sewer, storm sewer and watermain.
        - Reroute existing 18-inch sanitary sewer to new alignment if required with A-1.
- **Center Street - Segment B-1 and B-2:**
    - Extension of Center Street NW to Bunker Lake Boulevard.
        - Extend the existing typical section from the south to 146th Avenue
        - Widen Center Street to a Parkway from 146th Avenue to Bunker Lake Boulevard
        - Subject to Anoka County approval.
    - Extension of storm sewer as needed for roadway drainage.
- **Willemite Street – Segment C**
    - Constructed with Affinity at Ramsey Housing
- **Sunwood Drive Boulevard - Segments D-1, D-2, D-3 and D-4:**
    - Construction of sidewalk and plantings along the north side of Sunwood Drive.
        - Extend the existing boulevard layout used east of Sapphire Street NW
- **Yolite Street - Segment E:**
    - Construction of Yolite Street NW from Sunwood Drive to Ramsey Parkway.
        - 36-foot roadway with 6-foot sidewalks on both sides
    - Extension of watermain.
    - Extension of storm sewer for regional pond outlet.
- **Zeolite Street - Segment F-1 and F-2:**
    - Construction of Zeolite Street NW from Sunwood Drive to Bunker Lake Boulevard.
        - 40-foot roadway with 6-foot sidewalks on both sides.
    - Adjust watermain to proposed grades
    - Extension of storm sewer for roadway drainage
    - Extension of sanitary sewer for service to adjacent parcels
- **Bunker Lake Boulevard - Segment G:**
    - Construction of Bunker Lake Boulevard from Armstrong Boulevard to Ramsey Boulevard.
        - 4-lane divided roadway with concrete median as depicted in the Anoka County 2030 Transportation Plan, costs not included in this analysis.
    - Anoka County State Aid Highway 116
- **Veterans Drive - Segment H:**
    - Construction of Veterans Drive from Rhinestone Street to Ramsey Boulevard.
        - 36-foot roadway with 6-foot sidewalks on both sides.
        - Subject to Anoka County approval.
    - Extension of watermain.
    - Extension of storm sewer for roadway drainage.
- **Peridot Street - Segment I:**
    - Construction of Peridot Street NW from Sunwood Drive to Veterans Drive.
        - 36-foot roadway with 6-foot sidewalks on both sides.
    - Extension of sanitary sewer south from Sunwood Drive.
    - Extension of watermain.
    - Extension of storm sewer for roadway drainage.

Estimated project costs for each segment were developed to allow for the City to plan for the sequenced implementation of the improvements and are summarized later in this report.

IX. COST ANALYSIS

Costs estimates were developed for each improvement type. These estimates are based on recent bid pricing and similar projects. The segments are depicted on Figure 2 in Appendix B. All costs are presented as 2023 costs.

	Ramsey Parkway	
Improvement	**Segment A-1**	**Segment A-2**
Roadway	$ 988,000	$ 500,000
Trails/Sidewalks	$ 196,000	$ 99,000
Street Lighting	$ 289,000	$ 146,000
Storm Sewer	$ 530,000	$ 268,000
Trunk Storm Sewer	$ 26,000	$ 0
Watermain	$ 246,000	$ 173,000
Sanitary Sewer	$ 104,000	$ 97,000
Trunk Sanitary Sewer	$ 294,000	$ 0
Total Costs	$ 2,673,000	$ 1,283,000

	Center Street	
Improvement	**Segment B-1**	**Segment B-2**
Roadway	$ 114,000	$ 543,000
Trails/Sidewalks	$ 44,000	$ 153,000
Street Lighting	$ 74,000	$ 204,000
Storm Sewer	$ 40,000	$ 132,000
Watermain	$ 0	$ 0
Sanitary Sewer	$ 0	$ 0
Total Costs	$ 272,000	$ 1,032,000

	Yolite Street	Zeolite Street	
Improvement	**Segment E**	**Segment F-1**	**Segment F-2**
Roadway	$ 419,000	$ 412,000	$ 426,000
Trails/Sidewalks	$ 118,000	$ 116,000	$ 120,000
Street Lighting	$ 157,000	$ 155,000	$ 159,000
Storm Sewer	$ 102,000	$ 66,000	$ 68,000
Trunk Storm Sewer	$ 112,000	$ 0	$ 81,000
Watermain	$ 169,000	$ 136,000	$ 140,000
Sanitary Sewer	$ 92,000	$ 88,000	$ 91,000
Total Costs	$ 1,169,000	$ 973,000	$ 1,085,000

Veterans Drive	Peridot Street	
Improvement	**Segment H**	**Segment I**
Roadway	$ 763,000	$ 360,000
Trails/Sidewalks	$ 254,000	$ 120,000
Street Lighting	$ 339,000	$ 159,000
Storm Sewer	$ 120,000	$ 41,000
Watermain	$ 245,000	$ 143,000
Sanitary Sewer	$ 0	$ 94,000
Total Costs	$ 1,721,000	$ 917,000

Segments D-1, D-2, D-3 and D-4 include sidewalks and miscellaneous street scape improvements along Sunwood Drive. The Segments, and associated costs, are presented in the following table.

Segment	Location	Estimated Cost
D-1	Center Street to Sapphire Street	$ 134,000
D-2	Willemite Street to Center Street	$ 201,000
D-3	Yolite Street to Willemite Street	$ 230,000
D-4	Zeolite Street to Yolite Street	$ 237,000
Total		$ 802,000

The above costs are considered project costs and include 30% contingencies and project development costs. Project development costs include administrative, engineering, and fiscal related costs.

Summary of Costs

The total for the roadway, trail, sidewalk, and street lighting improvements is estimated at **$8,794,000.**

The total for sanitary sewer and water main extension improvements is estimated at **$1,818,000.**

The total trunk related improvements for sanitary sewer and storm sewer is estimated at **$513,000.**

The total landscaping improvements along Sunwood Drive from Zeolite Street to Sapphire Street is estimated at **$802,000.**

The total for regional stormwater retention pond excavation, grading, and impervious liner is estimated at **$2,980,000.** Tree removal and preservation associated with the regional pond area is estimated at **$160,000.**

The total for mass site grading of the remaining undeveloped land within The COR, including wetland mitigation is estimated at **$3,002,000.** Tree removal and preservation associated with the undeveloped area is estimated at **$794,000.**

The total for The Waterfront, Phase 1 is estimated at **$4,218,000.** The Waterfront's park features are still considered preliminary. Costs and improvements are based on 2018 City Cost Estimating effort, adjusted for 2023 pricing and include a recreational splash pad, wading fountain, vehicle access, parking, associated concrete walkways, a bituminous trail circumnavigating the stormwater feature, and miscellaneous landscaping. The proposed community buildings, pergola, and future phases are not included in these estimates.

The total for Municipal Plaza Improvements is estimated at **$4,091,000.** Costs and improvements are based on 2018 City Cost Estimating effort, adjusted for 2023 pricing. Additionally, an analysis was completed focused on stormwater, stormwater reuse, and irrigation alternatives. Current stormwater reuse project costs are estimated at **$2,285,000.** The analysis memorandum dated June 25, 2019, is in Appendix F for reference.

General Cost Estimating Assumptions

- Dewatering will be required for sewer and water installation.
- Fill will be required for all roadways, with exception of Zeolite Street.
- Aggregate base cost does not assume use of City stockpile.
- Costs associated with creating the bioretention basin are included in the storm utility portions of Ramsey Parkway (Segments A-1 and A-2).

Segment A Assumptions

- Removal of existing 42-inch storm sewer included in trunk storm sewer cost. A portion was removed with the Affinity at Ramsey housing project.
- Sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.
- Includes an allotment for (2) 6 ft wide sidewalks along the roadway boulevard areas.
- Costs for the median include restoration and plantings.
- 8-inch sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Segment B-2 Assumptions

- Realignment of Center Street as shown in the COR Framework Plan included in the project cost.
    - The cost for B-2 could be eliminated from the project if the existing roadway were to remain in place.

Segment E Assumptions

- 30-inch regional pond outlet pipe included in trunk storm sewer cost.
- Extension of sanitary sewer laterals to the right of way included in sanitary sewer cost.

Segments H & I Assumptions

- 8-inch sanitary sewer is assumed to extend to midpoint of last parcels serviced by sewer line.

Grading Assumptions

- Wetland Mitigation will be completed via purchasing wetland credits. Credit costs are continually modified and subject to change. Wetland credits must be purchased at a ratio of twice the acreage of impact.
- Swell factor of excavated material is estimated at 10%.
- Shrinkage factor of installed/compacted material is estimated at 25%.
- Borrow material cost assumes use of regional pond excavation. Additional import material will be required if excavation material is depleted. Preliminary calculations indicate borrow material will not be required, however it will be dependent on individual site plans.
- Trees will be replaced in accordance with City ordinances.

Additional Assumptions

- No costs associated with construction of individual storm water ponds are included, as it is anticipated the regional pond will address all storm water runoff requirements. The regional pond

will be sized to address all impervious surfaces within the developable area including the public improvements and all individual site development within the study area west of Center Street.

X. COST ALLOCATION

The costs, or a portion of the costs, of the improvements are typically allocated back to adjacent properties through the use of assessments, fees and other methods. The costs are typically allocated in a way that is equitable to the properties benefitting from the improvements. Public improvements that will become City owned and maintained are typically constructed through a public process, while secondary improvements are constructed by the property owner. For our analysis, we assumed the following items would be constructed through the public process:

- Roadways, including storm water conveyance systems,
- Water System Facilities,
- Sanitary Sewer Facilities,
- Trails,
- Street Lighting, and
- City Parks

While the streetlights will most likely be installed by a private utility and the trails could potentially be constructed by the property owner, we have included these items as public improvements. Other improvements were considered secondary and are typically the property owner's responsibility:

- Sanitary Sewer Service Extensions,
- Water Service Extensions,
- Natural Gas Lines to Buildings,
- Telephone Service to Buildings,
- Electric Service to Buildings,
- Site Grading,
- Site Landscaping,
- Site Storm Water Conveyance, and Easement Dedication.

These types of improvements are typically inspected by the City for conformity with applicable codes and standards, but are constructed by the property owner.

APPENDIX A: LAND USE EXHIBITS

Figure 13: Existing Functional Classification





0 750
SCALE FEET

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City of RAMSEY

CENTER STREET AREA ANALYSIS
CITY OF RAMSEY, MINNESOTA
THE COR LAND USE
JANUARY 2018

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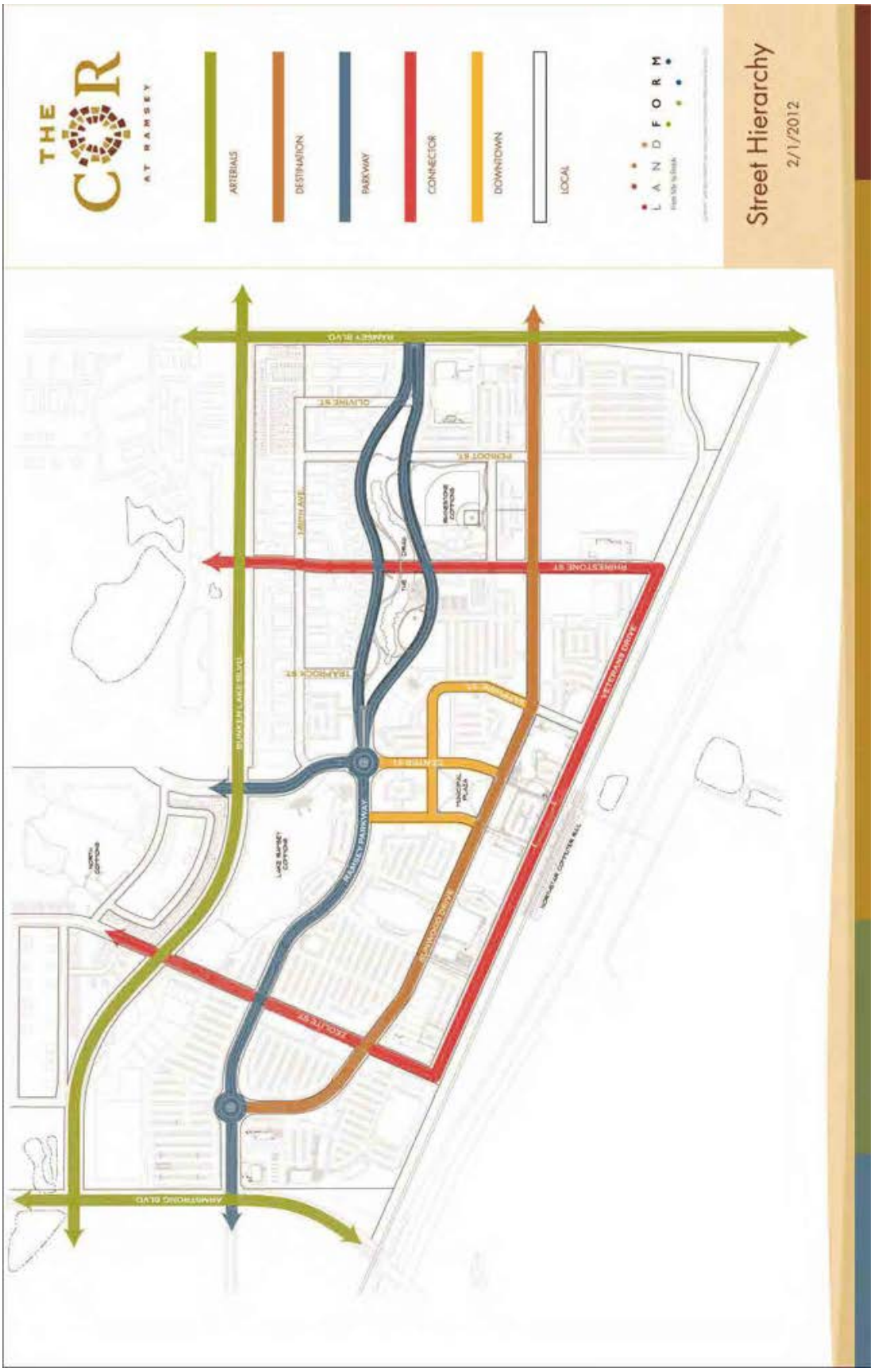


Figure 1: Street Hierarchy Map

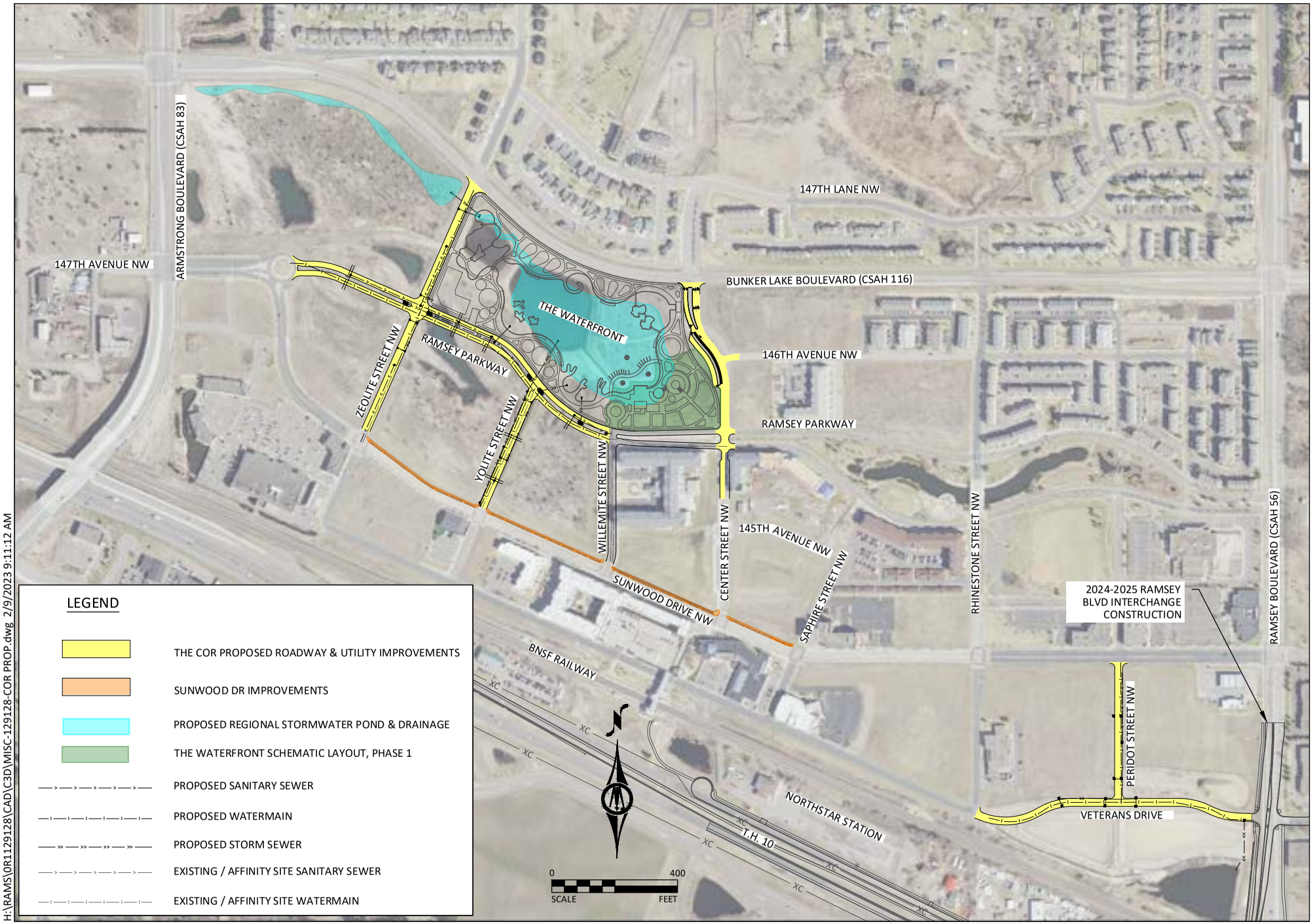
APPENDIX B: FIGURES

2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 1 - IMPROVEMENT AREAS

FEBRUARY 2023

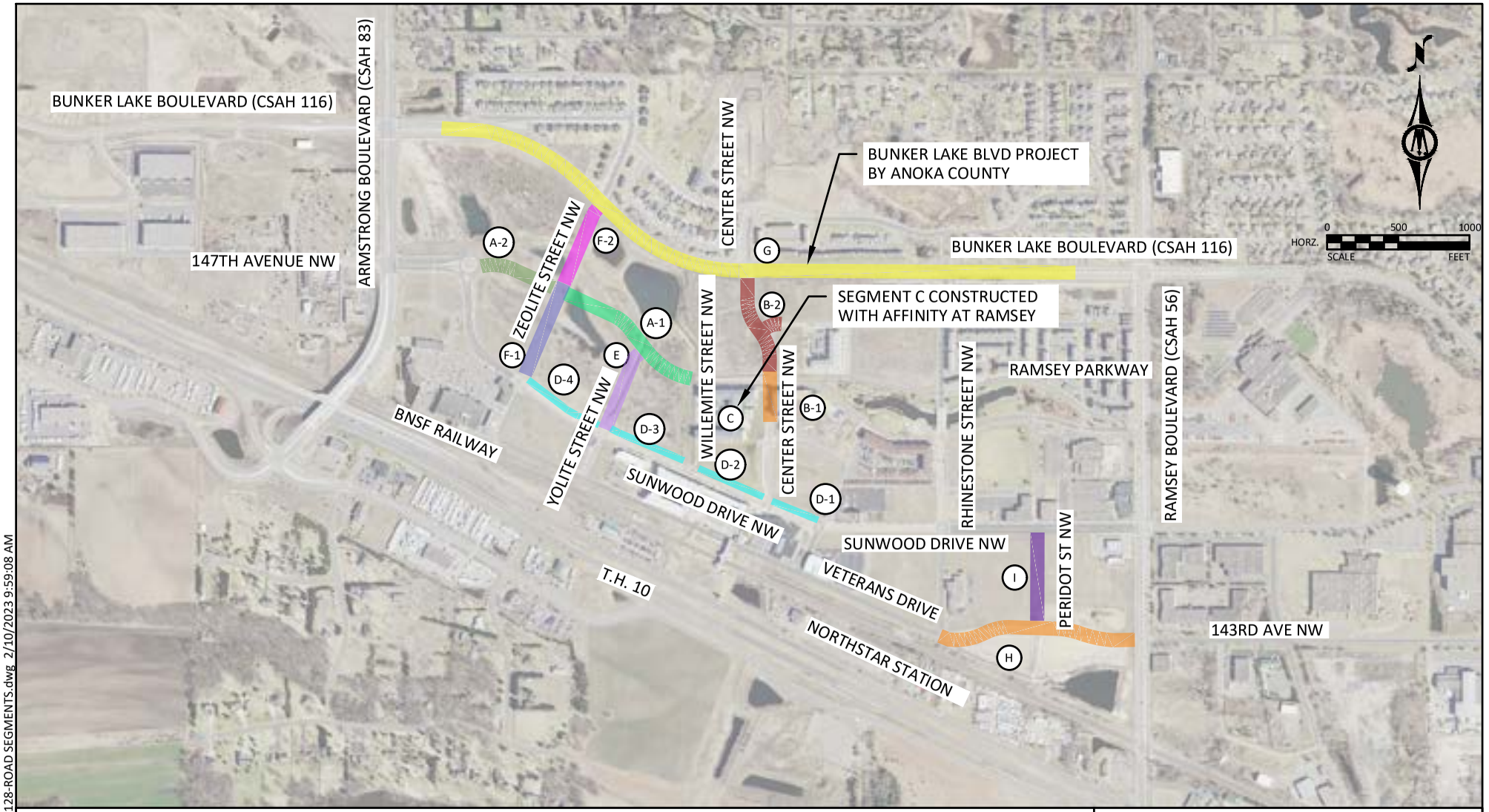


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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS FIGURE 2 - ROAD SEGMENTS & COST BREAKDOWN

CITY OF RAMSEY, MINNESOTA

FEBRUARY 2023



LEGEND

SEGMENT A-1	$2,673,000	SEGMENT D	$802,000	SEGMENT G	BY COUNTY
SEGMENT A-2	$1,283,000	SEGMENT E	$1,169,000	SEGMENT H	$1,721,000
SEGMENT B-1	$272,000	SEGMENT F-1	$973,000	SEGMENT I	$917,000
SEGMENT B-2	$1,032,000	SEGMENT F-2	$1,085,000		

NOTE:

ESTIMATED TOTAL PROJECT COSTS FOR EACH SEGMENT INCLUDES SURFACE AND SUBSURFACE PUBLIC INFRASTRUCTURE USING 2023 DOLLARS (EARTHWORK, ROADWAY, SANITARY SEWER, WATERMAIN, STORM SEWER, TRAILS, LIGHTING, TREES, WETLANDS.)

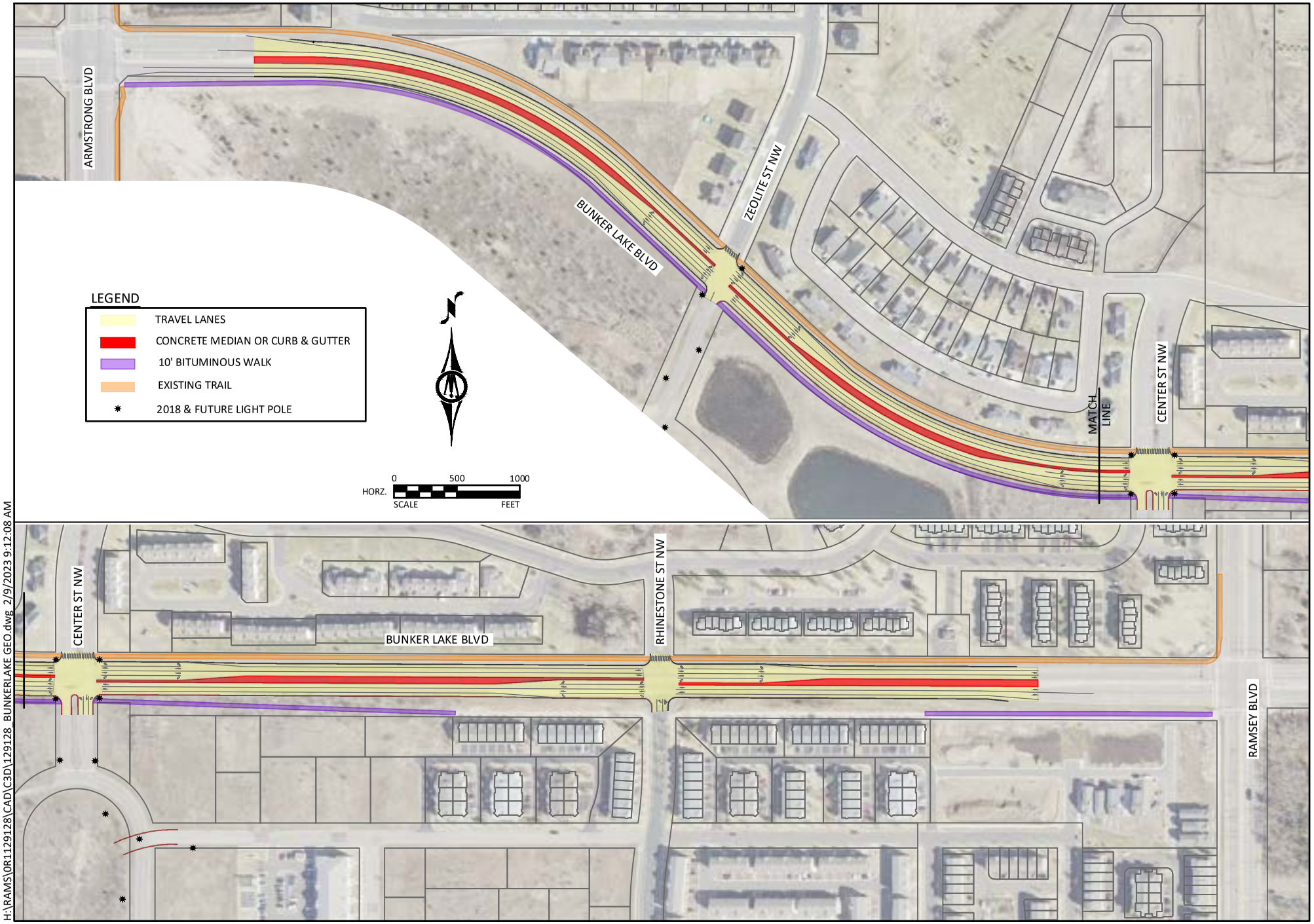
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 3 - FUTURE ANOKA COUNTY PROJECT

FEBRUARY 2023



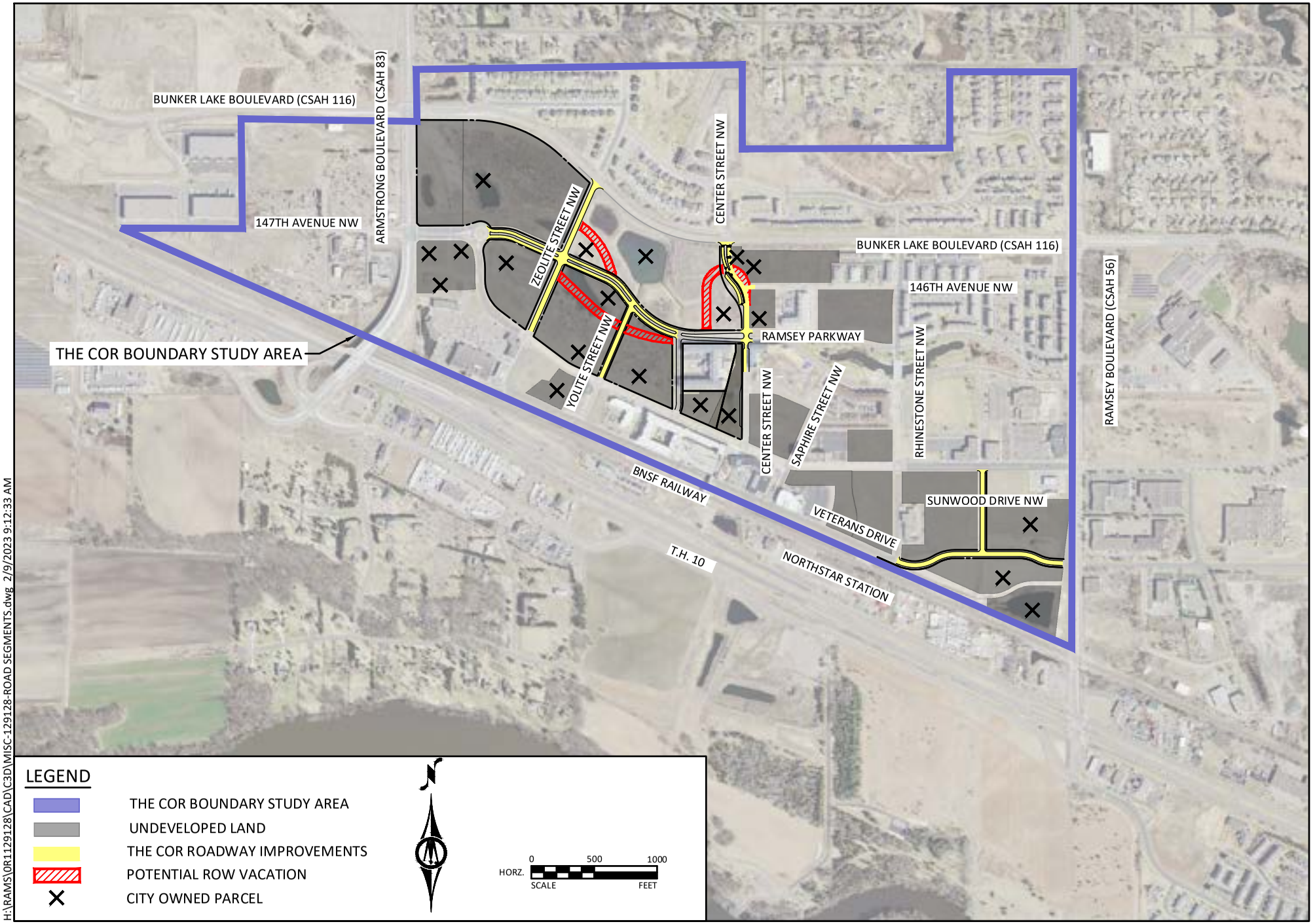
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 4 - ROW LAYOUT

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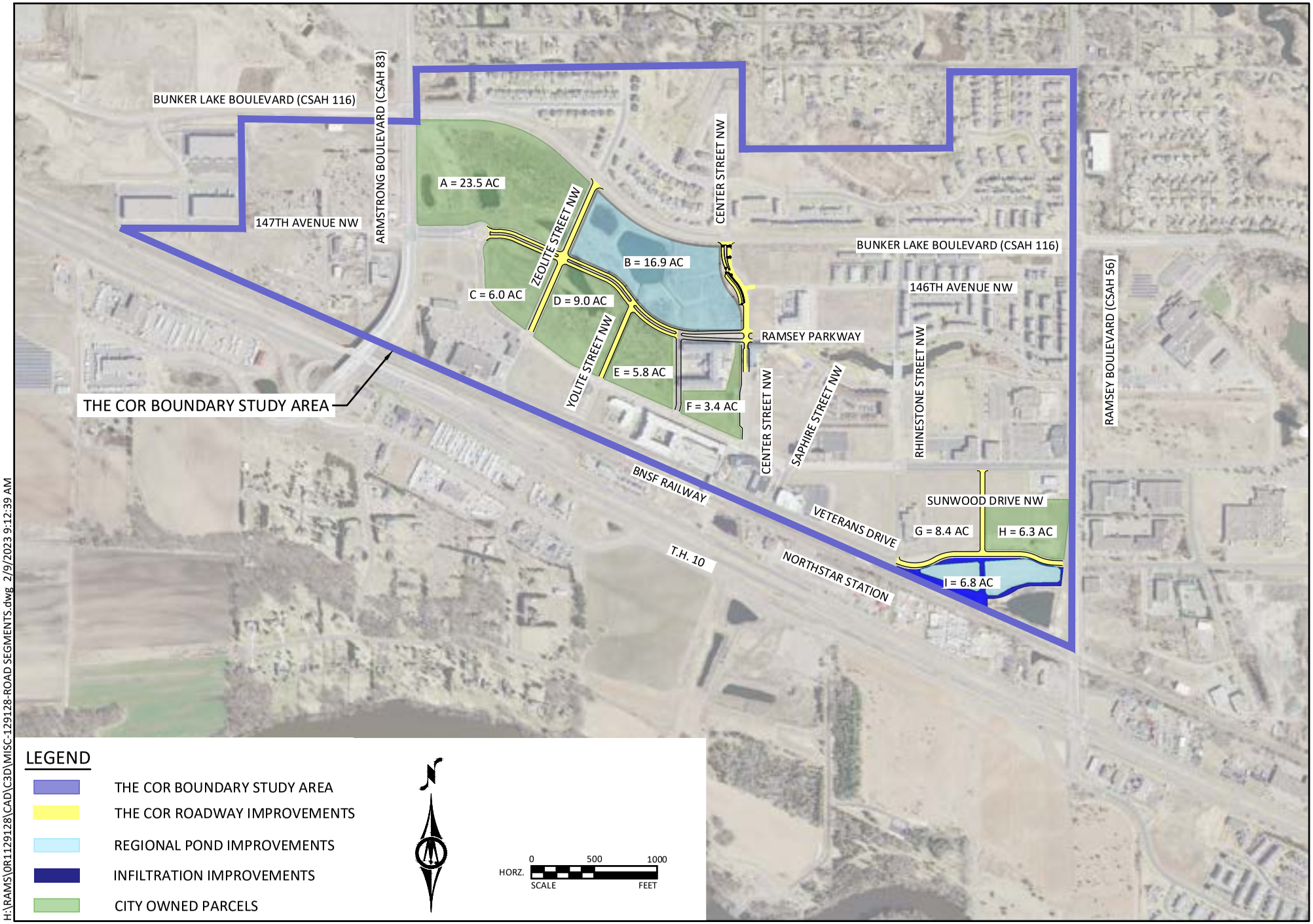
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 5 - CITY PARCEL AREAS

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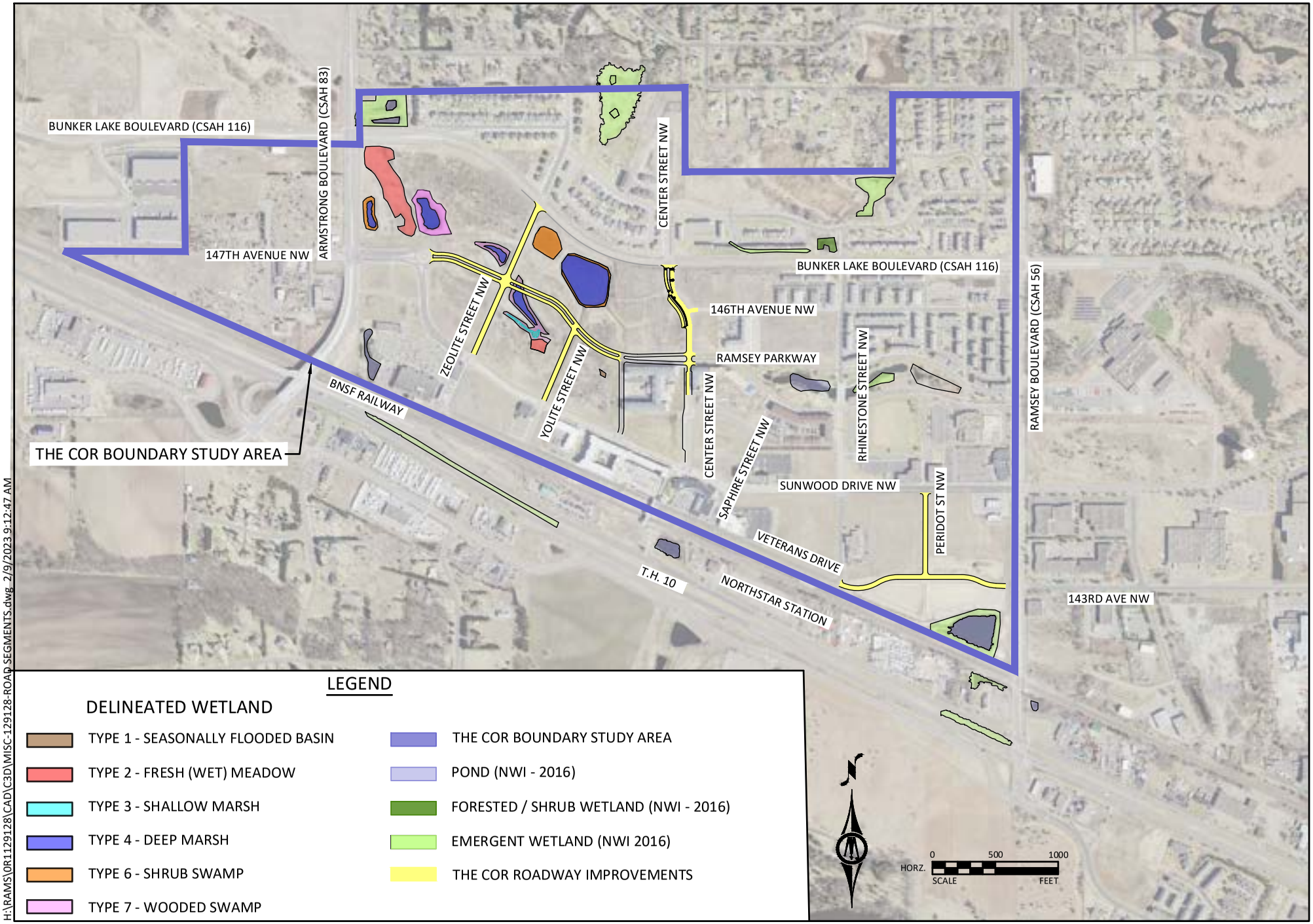
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 6 - WETLAND INVENTORY

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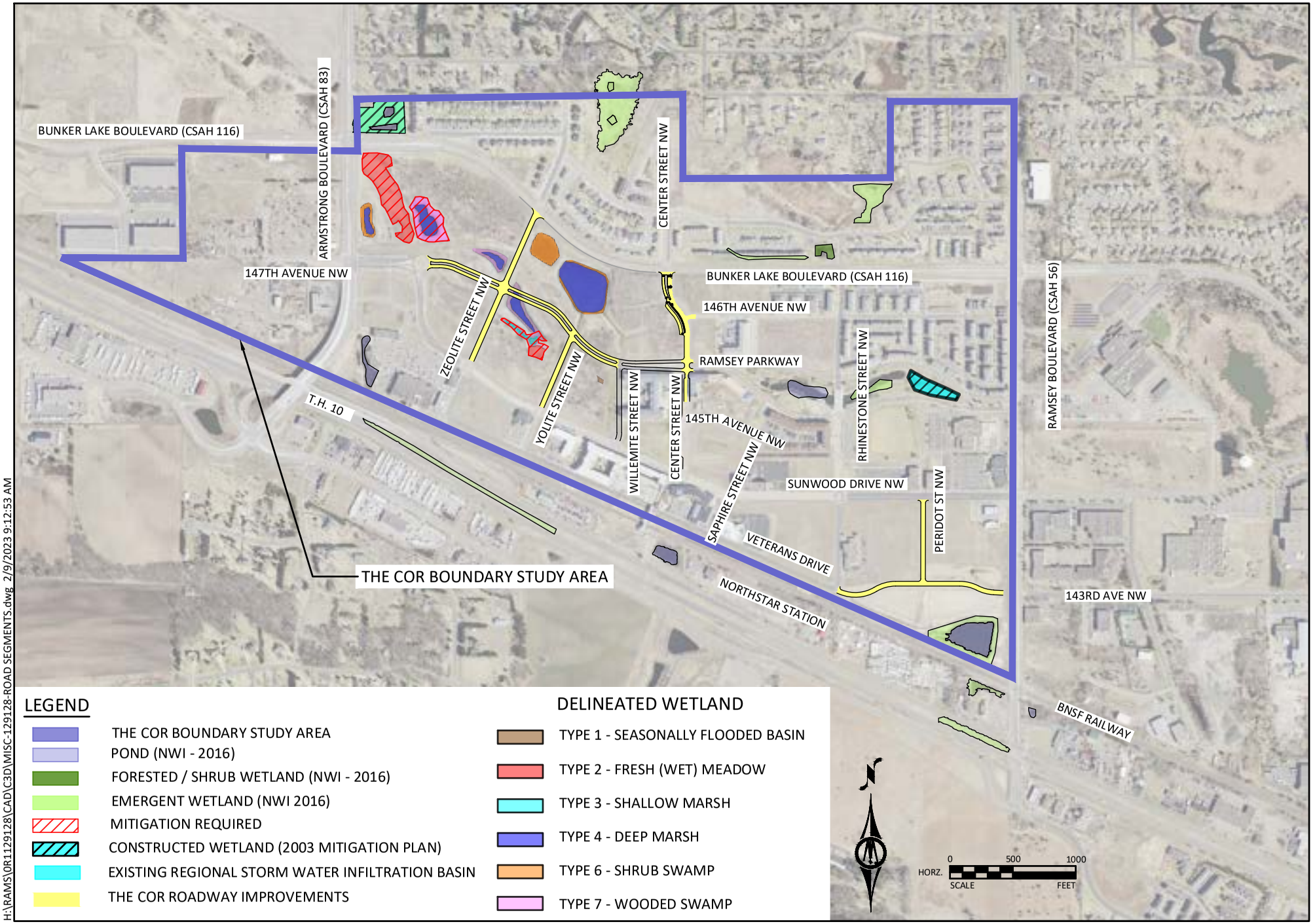
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 7 - WETLAND MITIGATION PLAN

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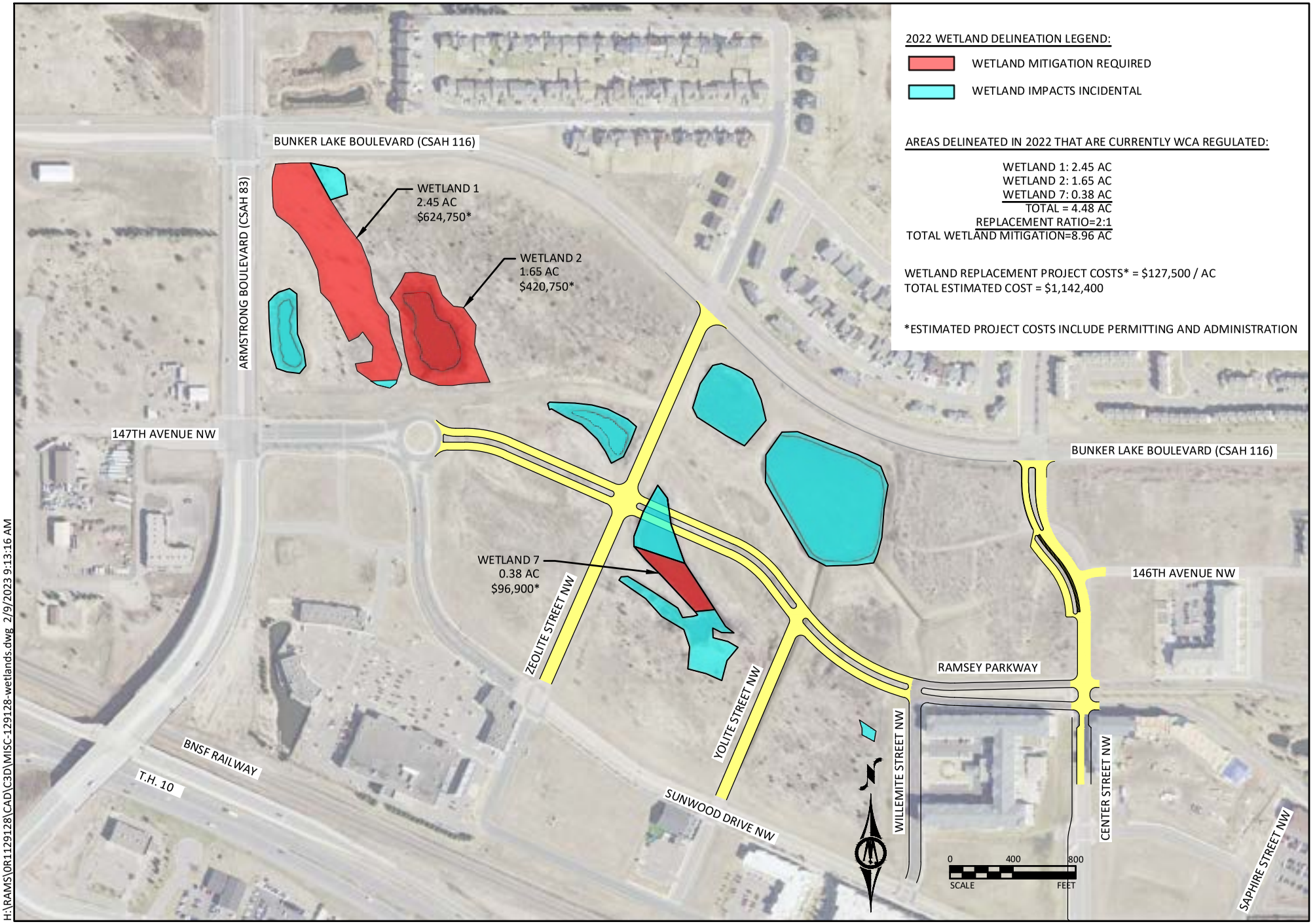
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 8 - WETLAND MITIGATION COST

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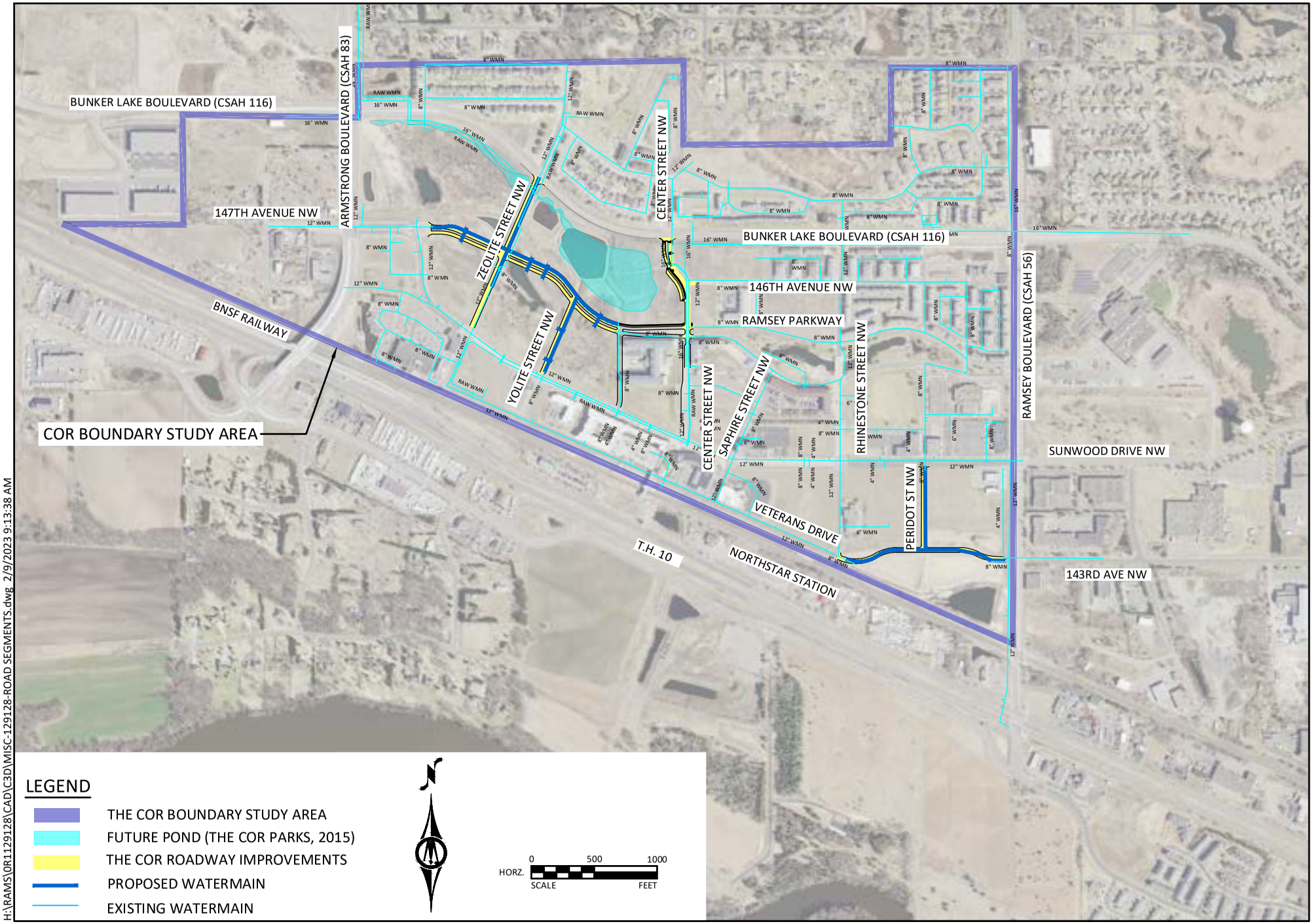
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 9 - WATERMAIN UTILITIES

FEBRUARY 2023



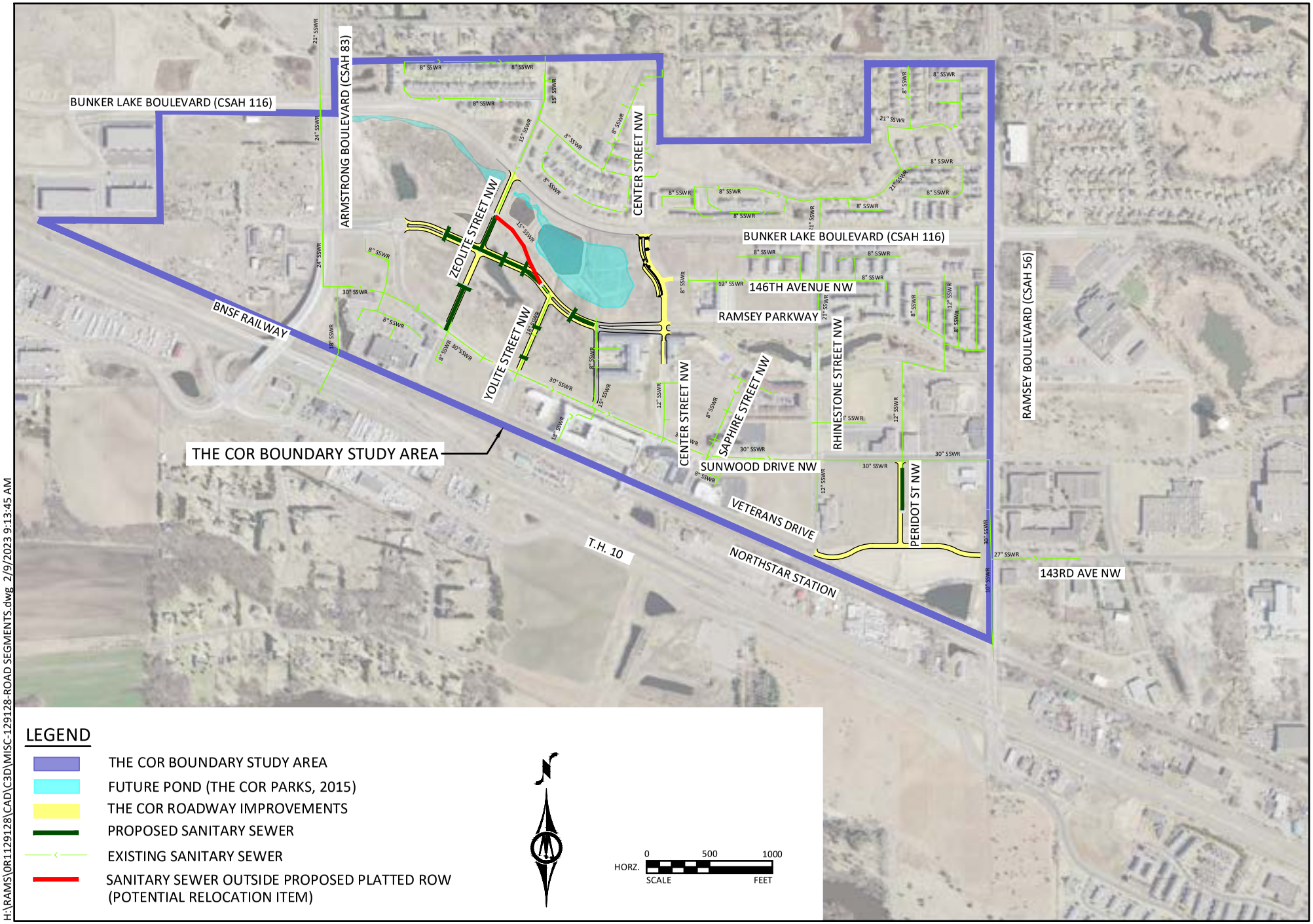
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 10 - SANITARY UTILITIES

FEBRUARY 2023



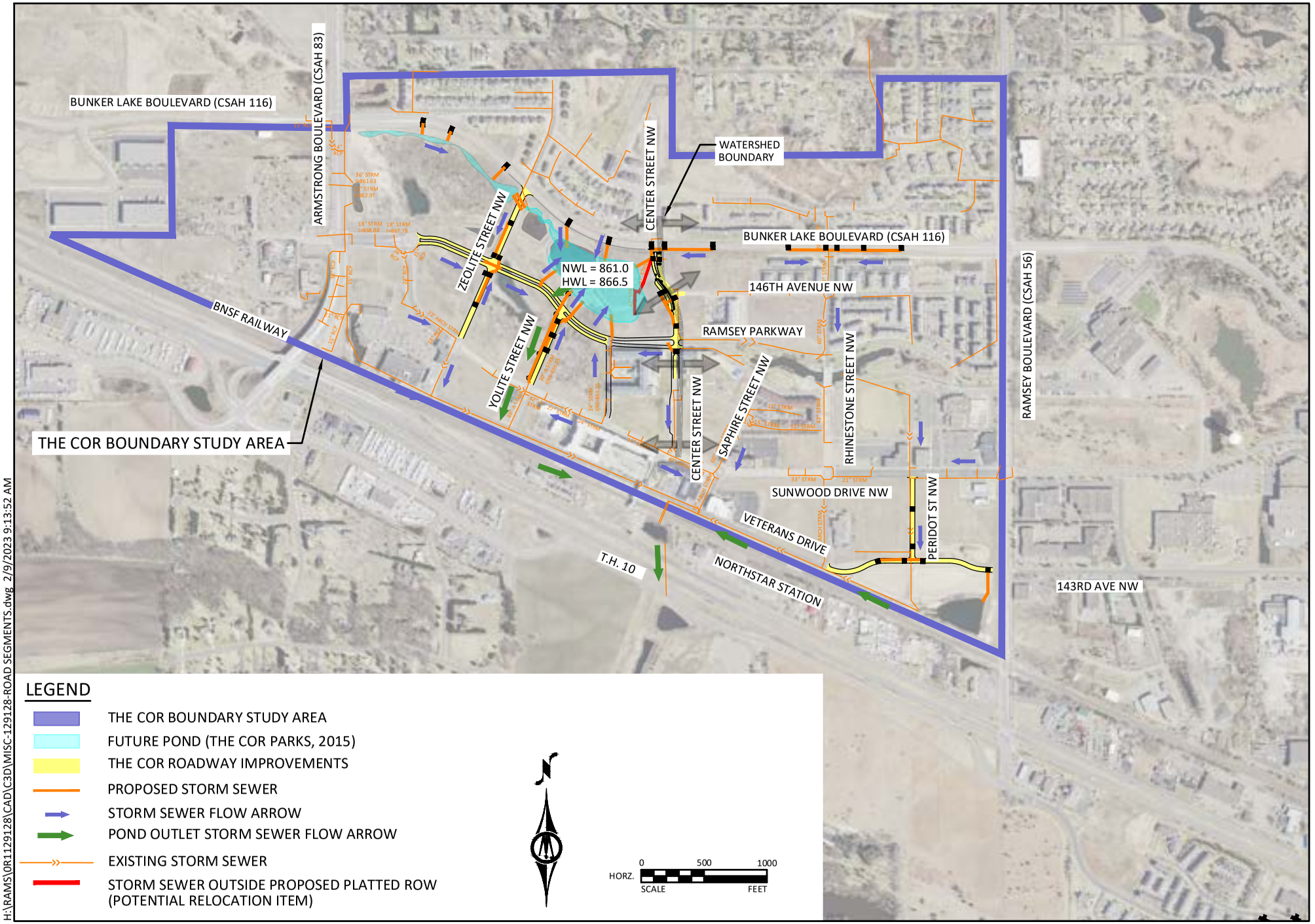
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 11 - STORM UTILITIES

FEBRUARY 2023



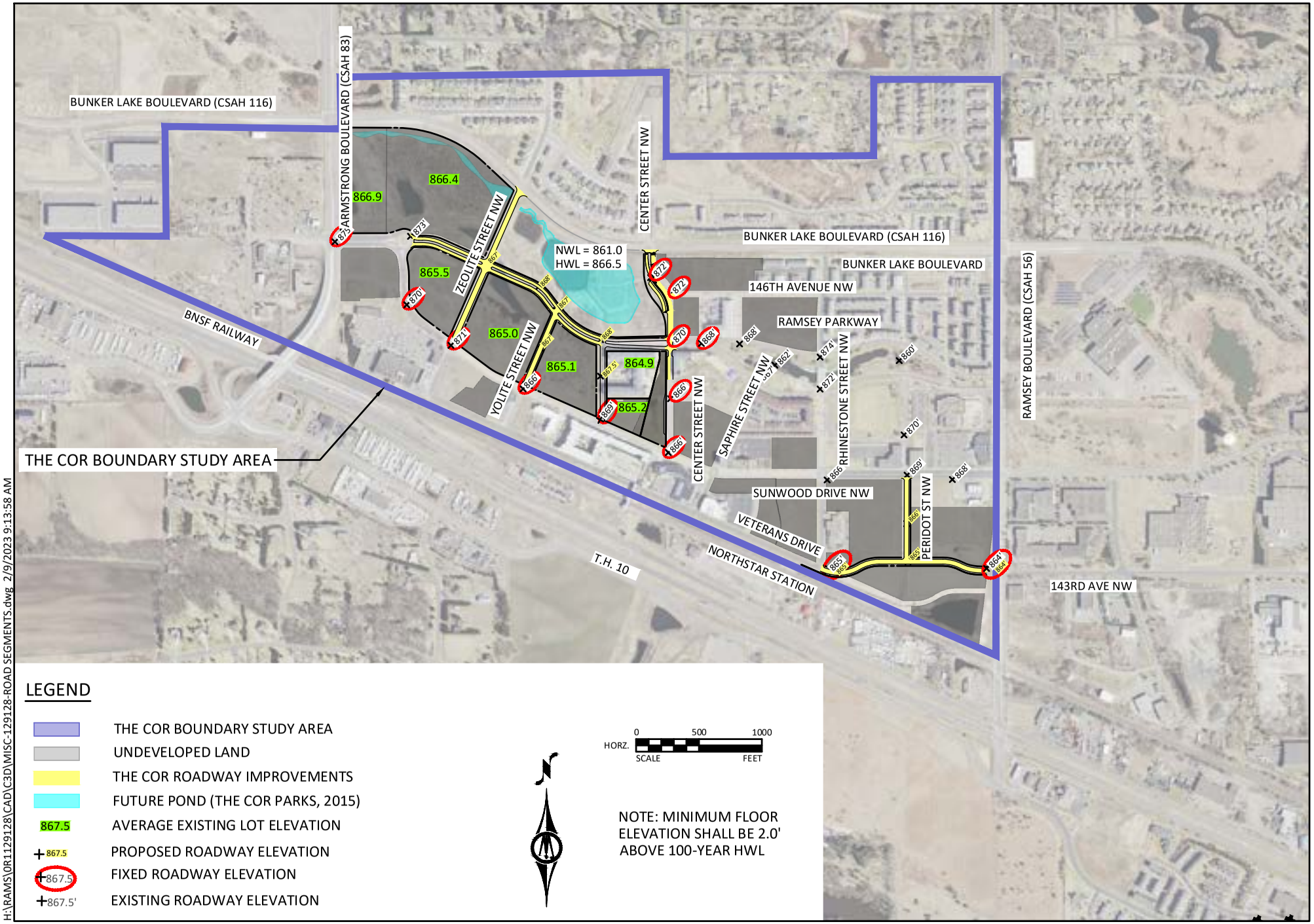
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2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 12 - ROADWAY GRADING PLAN

FEBRUARY 2023



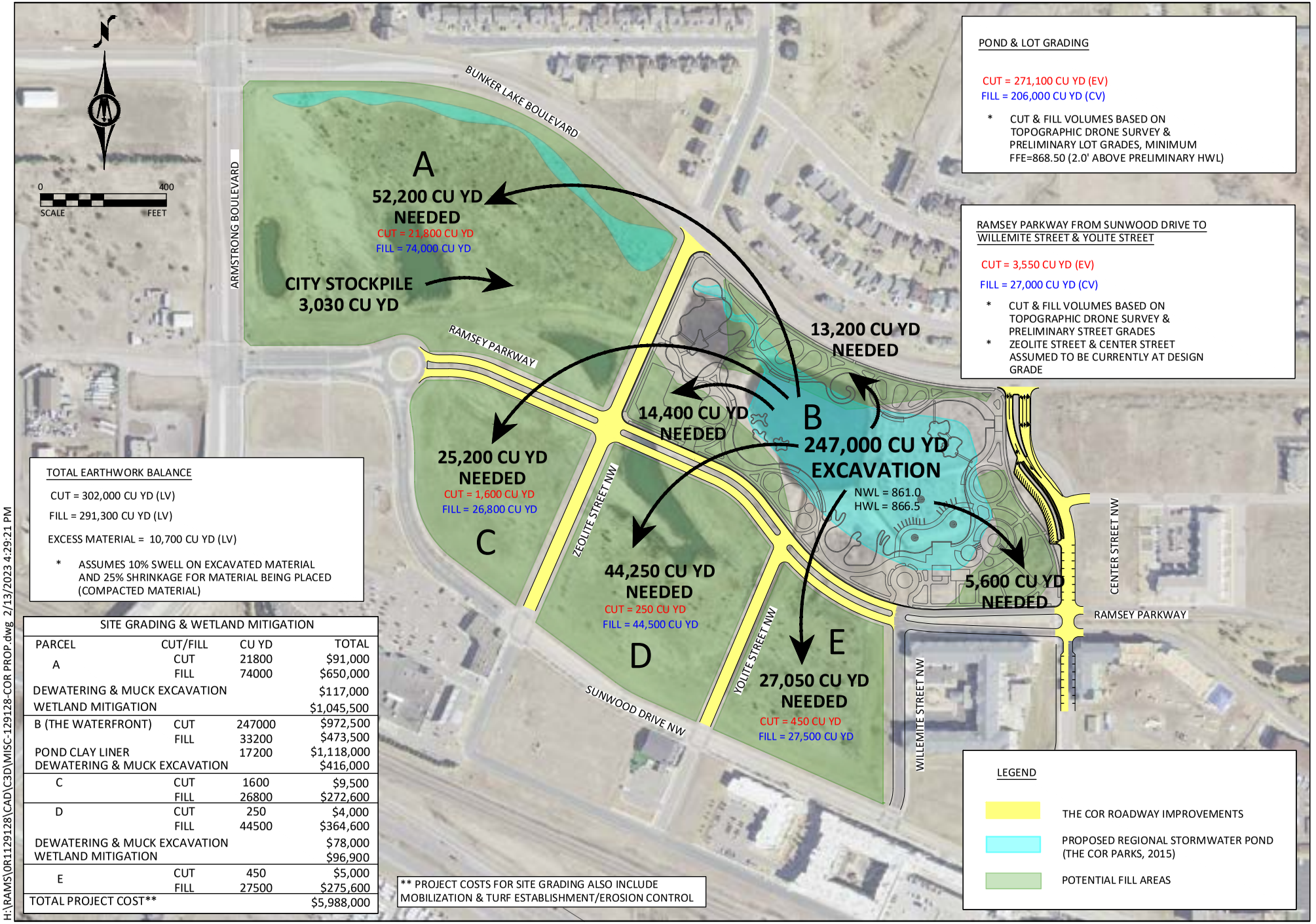
LEGEND

- THE COR BOUNDARY STUDY AREA
- UNDEVELOPED LAND
- THE COR ROADWAY IMPROVEMENTS
- FUTURE POND (THE COR PARKS, 2015)
- 867.5 — AVERAGE EXISTING LOT ELEVATION
- +867.5 — PROPOSED ROADWAY ELEVATION
- +867.5 — FIXED ROADWAY ELEVATION
- +867.5' — EXISTING ROADWAY ELEVATION

HORZ. SCALE: 0, 500, 1000 FEET

NOTE: MINIMUM FLOOR ELEVATION SHALL BE 2.0' ABOVE 100-YEAR HWL

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POND & LOT GRADING

CUT = 271,100 CU YD (EV)

FILL = 206,000 CU YD (CV)

* CUT & FILL VOLUMES BASED ON TOPOGRAPHIC DRONE SURVEY & PRELIMINARY LOT GRADES, MINIMUM FFE=868.50 (2.0' ABOVE PRELIMINARY HWL)

RAMSEY PARKWAY FROM SUNWOOD DRIVE TO WILLEMITE STREET & YOLITE STREET

CUT = 3,550 CU YD (EV)

FILL = 27,000 CU YD (CV)

* CUT & FILL VOLUMES BASED ON TOPOGRAPHIC DRONE SURVEY & PRELIMINARY STREET GRADES

* ZEOLITE STREET & CENTER STREET ASSUMED TO BE CURRENTLY AT DESIGN GRADE

TOTAL EARTHWORK BALANCE

CUT = 302,000 CU YD (LV)

FILL = 291,300 CU YD (LV)

EXCESS MATERIAL = 10,700 CU YD (LV)

* ASSUMES 10% SWELL ON EXCAVATED MATERIAL AND 25% SHRINKAGE FOR MATERIAL BEING PLACED (COMPACTED MATERIAL)

SITE GRADING & WETLAND MITIGATION

PARCEL	CUT/FILL	CU YD	TOTAL
A	CUT	21800	$91,000
	FILL	74000	$650,000
DEWATERING & MUCK EXCAVATION			$117,000
WETLAND MITIGATION			$1,045,500
B (THE WATERFRONT)	CUT	247000	$972,500
	FILL	33200	$473,500
POND CLAY LINER		17200	$1,118,000
DEWATERING & MUCK EXCAVATION			$416,000
C	CUT	1600	$9,500
	FILL	26800	$272,600
D	CUT	250	$4,000
	FILL	44500	$364,600
DEWATERING & MUCK EXCAVATION			$78,000
WETLAND MITIGATION			$96,900
E	CUT	450	$5,000
	FILL	27500	$275,600
TOTAL PROJECT COST**			$5,988,000

** PROJECT COSTS FOR SITE GRADING ALSO INCLUDE MOBILIZATION & TURF ESTABLISHMENT/EROSION CONTROL

LEGEND

THE COR ROADWAY IMPROVEMENTS

PROPOSED REGIONAL STORMWATER POND (THE COR PARKS, 2015)

POTENTIAL FILL AREAS

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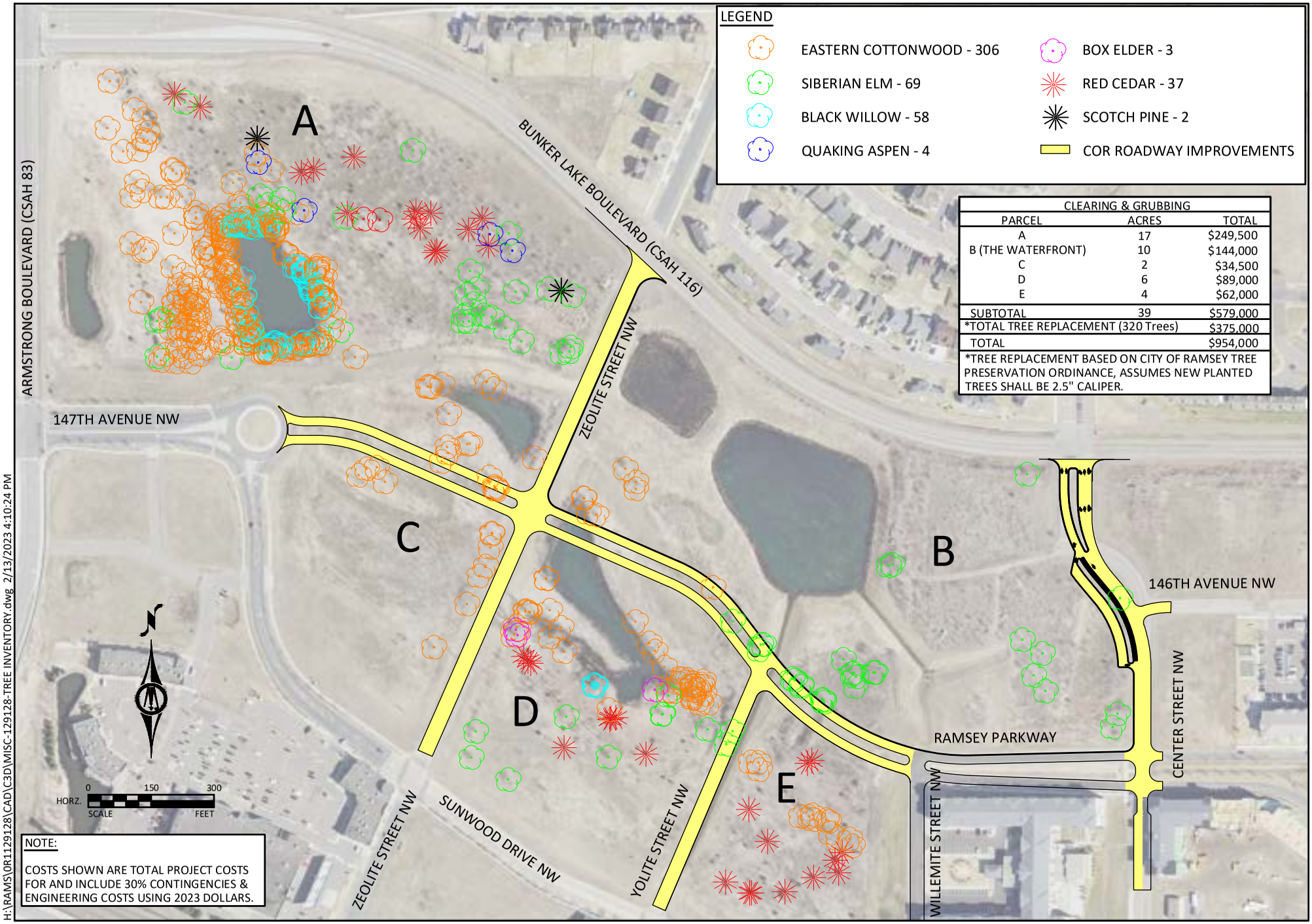
2023 THE COR PUBLIC INFRASTRUCTURE ANALYSIS

CITY OF RAMSEY, MINNESOTA

FIGURE 15 - TREE INVENTORY

FEBRUARY 2023

BOLTON & MENK



CLEARING & GRUBBING		
PARCEL	ACRES	TOTAL
A	17	$249,500
B (THE WATERFRONT)	10	$144,000
C	2	$34,500
D	6	$89,000
E	4	$62,000
SUBTOTAL	39	$579,000
*TOTAL TREE REPLACEMENT (320 Trees)		$375,000
TOTAL		$954,000

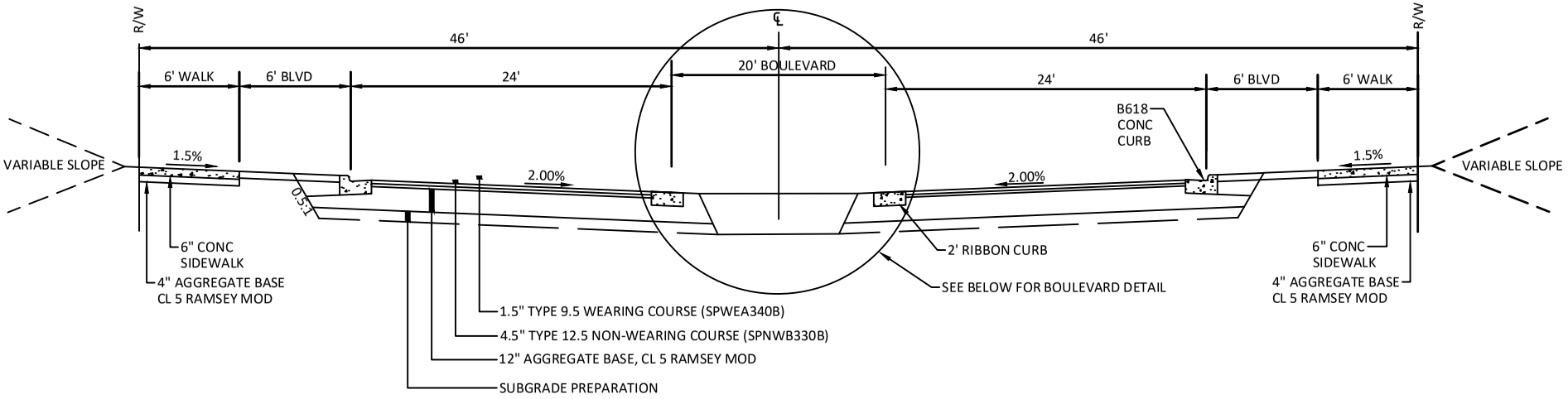
*TREE REPLACEMENT BASED ON CITY OF RAMSEY TREE PRESERVATION ORDINANCE, ASSUMES NEW PLANTED TREES SHALL BE 2.5" CALIPER.

NOTE:

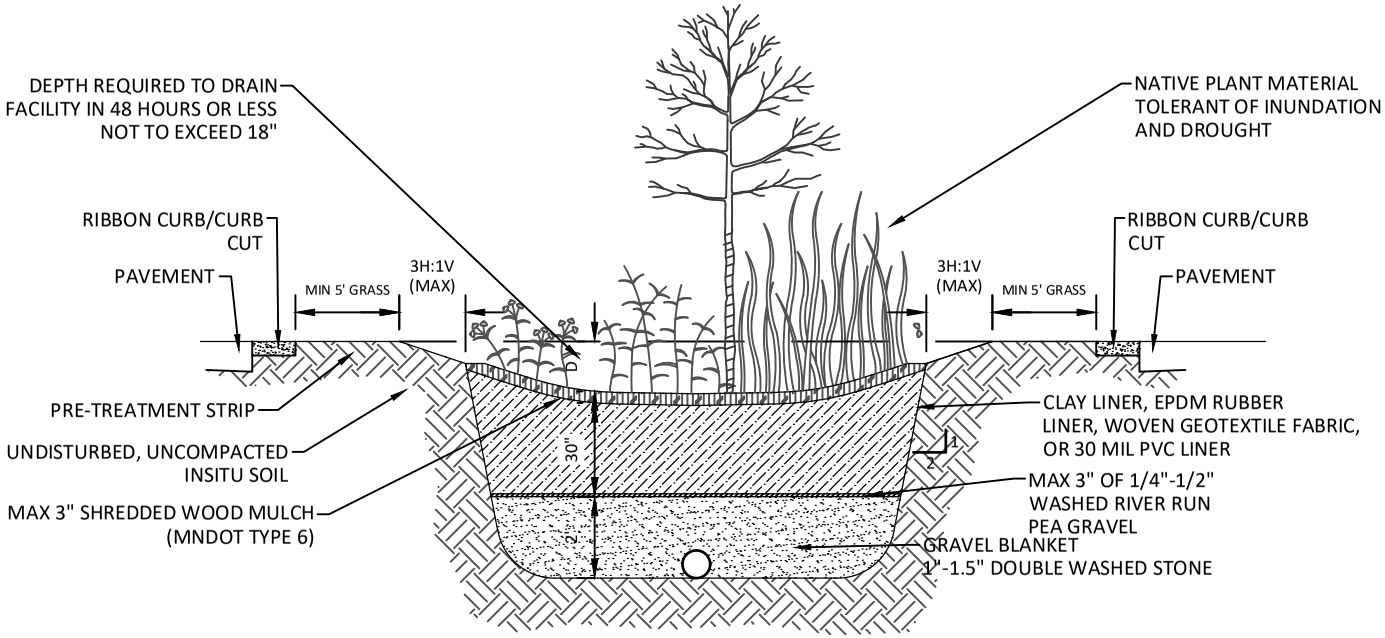
COSTS SHOWN ARE TOTAL PROJECT COSTS FOR AND INCLUDE 30% CONTINGENCIES & ENGINEERING COSTS USING 2023 DOLLARS.

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SEGMENT A / RAMSEY PARKWAY

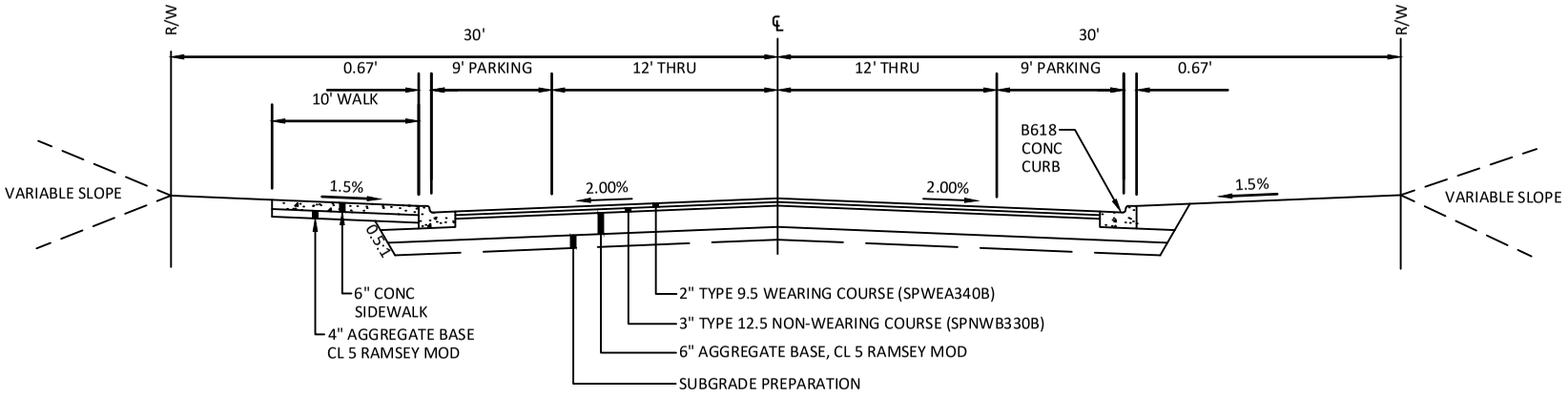


BIORETENTION FACILITY - RAMSEY PARKWAY BOULEVARD

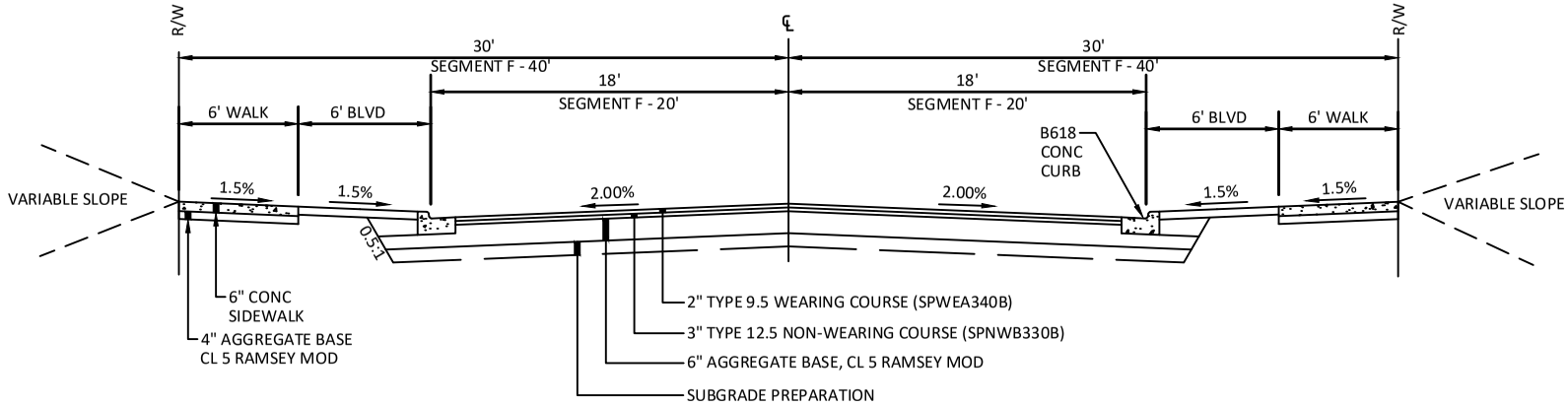


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SEGMENT B-1 / CENTER STREET

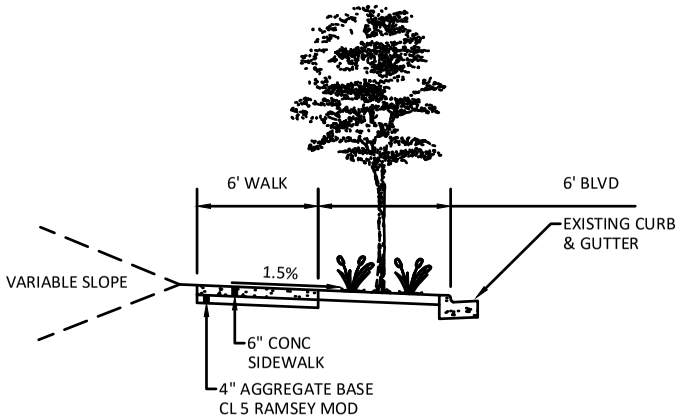


SEGMENT E, F, H, I/YOLITE STREET NW, ZEOLITE STREET NW VETERANS DRIVE, & PERIDOT STREET NW

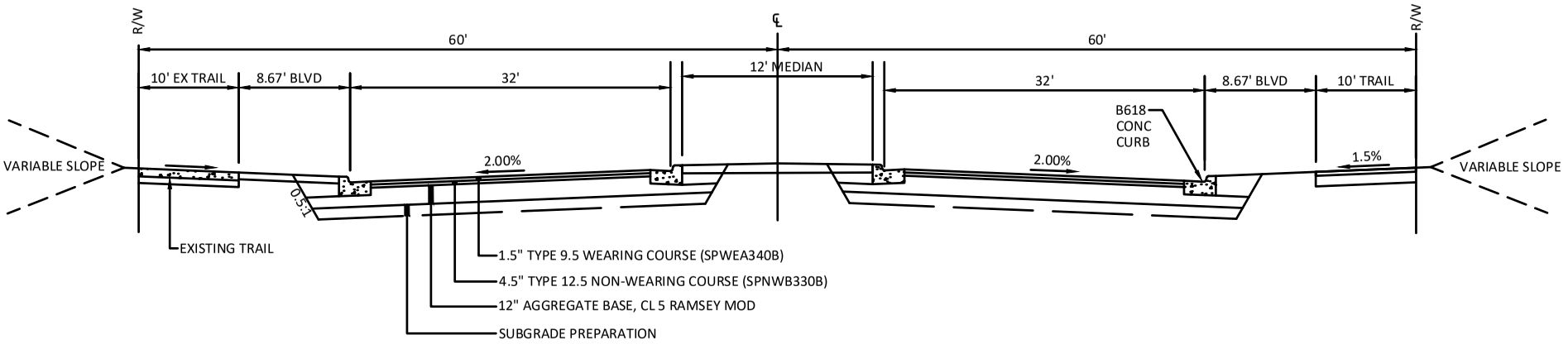


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SEGMENT D / SUNWOOD DRIVE BOULEVARD (LANDSCAPING IMPROVEMENTS)



SEGMENT G / BUNKER LAKE BOULEVARD (BY ANOKA COUNTY)



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APPENDIX C: GEOTECHNICAL EVALUATION

FACTUAL

GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW

Lake Front

Zeolite Street NW and Bunker Lake Boulevard

Ramsey

Minnesota

NTI Project No. 18.MSP05470.000

***Prepared For**:*

Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, Minnesota 55303

NTI
NORTHERN TECHNOLOGIES, LLC
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190
www.NTIgeo.com

Unearthing confidence™

June 27, 2018

Bolton & Menk, Inc.
7533 Sunwood Drive NW, Suite 206
Ramsey, Minnesota 55303

Attention: Mr. Kevin KP. Kielb, P.E.

Subject: Factual Geotechnical Exploration and Engineering Review
Lake Front
Ramsey, Minnesota
NTI Project No. 18.MSP05470.000

Dear Mr. Kielb,

In accordance with your request and subsequent authorization, Northern Technologies, LLC (NTI) conducted a Geotechnical Exploration for the above referenced project. Our services included advancement of nine (9) standard penetration test (SPT) soil borings, and the preparation of a factual engineering report with the results of our fieldwork. Our work was performed in general accordance with our proposal dated May 3, 2018.

Soil samples obtained at the site will be held for 60 days at which time they will be discarded. Please advise us in writing if you wish to have us retain them for a longer period. You will be assessed an additional fee if soil samples are retained beyond 60 days.

We appreciate the opportunity to have been of service on this project. If there are any questions regarding the soils explored or our review and recommendations, please contact us at your convenience at (651) 389-4203.

Northern Technologies, LLC

Morgan Bakeman, E.I.T.
Staff Engineer

Steven D. Gerber, P.E.
Senior Engineer

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.

Steven D. Gerber
Date: 6/27/2018 Reg. No. 45298

Contents

1.0 INTRODUCTION 1

1.1 Site / Project Description 1

1.2 Scope of Services 1

2.0 EXPLORATION PROGRAM RESULTS 1

2.1 Exploration Scope 1

2.2 Subsurface Conditions 2

2.3 Groundwater Conditions 2

2.4 Laboratory Test Program 3

3.0 CLOSURE 3

1.0 INTRODUCTION

1.1 Site / Project Description

The proposed project consists of the utilizing the on-site materials for construction in various locations.

1.2 Scope of Services

The purpose of this factual report is to present a summary of our geotechnical exploration and provide the soil conditions encountered at the project area. Our "Scope of Services" was limited to the following:

1. Explore the project subsurface by means of nine (9) SPT soil borings. Six (6) SPT borings were advanced to depths between 23 and 30 feet and three (3) SPT borings were advanced to depths of approximately 14.5 feet existing grade.
2. Conduct laboratory test(s) on representative samples for characterizing the index and engineering properties of soils strata.
3. Provide a factual geotechnical report with the results of our field and laboratory tests.

2.0 EXPLORATION PROGRAM RESULTS

2.1 Exploration Scope

Site geotechnical exploration began on May 15, 2018, with individual SPT soil borings advanced to varying feet below existing grade at approximate locations as presented on the diagram within the appendices. Soil samples were taken at 2 ½-foot intervals to termination depth of the borings.

NTI located the borings relative to existing site features, and determined the approximate elevation of the borings using MnTOPO LiDAR maps. Boring elevations should be considered to be approximate. Please refer to the Boring/Probe Location Diagram and the Boring Logs in Appendix C.

The boreholes were backfilled with auger cuttings, or were abandoned using high solids bentonite or neat cement grout as per appropriate local and state statutes. Minor settlement of the boreholes will occur. Owner is responsible for final closure of the boreholes.

2.2 Subsurface Conditions

Please refer to the boring logs within the appendices for a detailed description and depths of stratum at the boring locations.

2.3 Groundwater Conditions

The drill crew observed the boreholes for groundwater (if any) during and at the completion of drilling activities. Table 1 details the approximate elevations where groundwater was observed.

Table 1: Apparent elevation of groundwater

Borehole	Estimated Ground Surface Elevation[1] (ft)	Boring Depth to Groundwater	Apparent Elevation of Groundwater
SB-1	867	5.5	861.5
SB-2	869	4.0	865.0
SB-3	868	5.5	862.5
SB-4	869	9.0	860.0
SB-5	871	8.0	863.0
SB-6	869	10.0	859.0
SB-7	868	10.5	857.5
SB-8	872	8.0	864.0
SB-9	871	10.5	860.5

1: Elevations were estimated using MnTopo LiDAR maps.

2.4 Laboratory Test Program

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

3.0 CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of Bolton & Menk, Inc. and their agents for specific application to the proposed Lake Front project in Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC



Morgan Bakeman, E.I.T.
Staff Engineer



Steven D. Gerber, P.E.
Senior Engineer

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140-pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6-inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0-4
Loose	5 – 8	Medium	5-8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

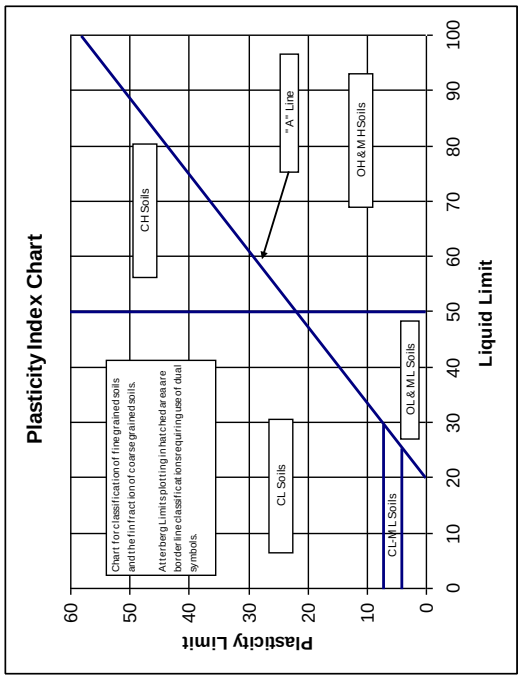
PARTICLE SIZES

MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria		
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	**Classification on basis of percentage of fines.** Less than 5% passing No. 200 Sieve: GW, GP, SW, SP. More than 12% passing No. 200 Sieve: GM, GC, SM, SC. From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.		Not meeting both criteria for GW materials.	
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.		Atterberg limits above "A" line with P.I. greater than 7.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.		Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.	
			SP	Poorly-graded sands and gravelly sands, little or no fines.		Not meeting both criteria for SW materials.	
		Sands with Fines	SM	Silty sands, sand-silt mixtures.		Atterberg limits below "A" line, or P.I. less than 4.	Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.		Atterberg limits above "A" line with P.I. > 7.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.			
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.			
			OL	Organic silts and organic silty clays of low plasticity.			
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.			
			CH	Inorganic clays of high plasticity, fat clays.			
			OH	Organic clays of medium to high plasticity.			
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.			



APPENDIX B

BORING/PROBE LOCATION DIAGRAM

SOIL BORING LOGS


Center Street NW
Bunker Lake Boulevard
Zeolite Street NW
SB-1
SB-2
SB-3
SB-4
SB-5
SB-6
SB-7
SB-8
SB-9

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-1

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 866.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 5.50 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.5 TOPSOIL (6.0 Inches)	866.0	SS 1	89	3-3-4 (7)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (Glacial Outwash)		SS 2	78	2-3-3 (6)							6
		3.0 POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	863.5	SS 3	89	2-4-3 (7)							
5		▽		SS 4	89	3-4-4 (8)							
				SS 5	78	4-5-4 (9)							
10				SS 6	56	5-5-4 (9)							
		14.5	852.0	SS 7	89	3-4-5 (9)							

Bottom of borehole at 14.5 feet.

NTI LOG - GENERAL (USE THIS ONE) - NTI-2017-09-14.GDT - 6/27/18 16:45 - R:\RAMSEY\1-PROJECTS\2018 PROJECTS\LAKE FRONT_GEO_18.MSP_05470.000\LAKE FRONT SOILS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-2

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 862 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 4.00 ft / Elev 858.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches)	861.8	SS 1	44	3-3-4 (7)							
		1.5 POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (FILL)	860.5	SS 2	89	4-5-7 (12)							
		▽ POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 3	56	4-7-7 (14)							
5				SS 4	78	3-3-3 (6)							
		NOTE: Soil gray at 8.0 feet		SS 5	89	4-4-4 (8)							
10				SS 6	100	4-5-4 (9)							
		NOTE: Soil light brown at 13.0 feet.		SS 7	89	5-5-6 (11)							
15													
		NOTE: Gravel layer at 18.0 feet. NOTE: Soil gray at 18.0 feet.		SS 8	56	5-7-7 (14)							
20													
		24.5	837.5	SS 9	67	5-5-5 (10)							

Bottom of borehole at 24.5 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-3

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 5.50 ft / Elev 862.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches) 867.7										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 1	33	4-5-5 (10)							
			SS 2	100	5-7-7 (14)							
		NOTE: Slight iron oxide staining at 1.5 feet.	SS 3	100	3-4-5 (9)							
5		▽	SS 4	78	3-3-3 (6)							
			SS 5	100	1-3-3 (6)							
10			SS 6	44	4-5-6 (11)							
			SS 7	44	4-5-7 (12)							
15												
		NOTE: Soil gray at 18.0 feet.	SS 8	56	5-6-7 (13)							
20												
25												
		27.0 841.0	SS 9	56	5-5-7 (12)							

Bottom of borehole at 27.0 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-4

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 868 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 9.00 ft / Elev 859.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 TOPSOIL (3.0 Inches)	867.8	SS 1	89	2-4-4 (8)							
		1.5 POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, medium to coarse grained, moist, loose, trace gravel (FILL)	866.5	SS 2	100	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)		SS 3	100	3-4-3 (7)							
5				SS 4	100	3-3-3 (6)							
		▽		SS 5	78	3-3-5 (8)							
10		NOTE: Gray soil at 10.5 feet.		SS 6	56	3-6-5 (11)							
		NOTE: Brown soil layer at 13.0 feet.		SS 7	56	3-3-4 (7)							
15													
				SS 8	56	4-5-7 (12)							
20													
25		25.0	843.0	SS 9	78	4-5-5 (10)							

Bottom of borehole at 25.0 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-5

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 863.50 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		1.0 TOPSOIL (1.0 Inches) 870.5	SS 1	78	3-3-3 (6)							
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)	SS 2	67	3-4-3 (7)							
		NOTE: Slight iron oxide staining at 3.0 feet.	SS 3	67	4-3-3 (6)							
5			SS 4	78	4-5-5 (10)							
		▽	SS 5	33	5-7-7 (14)							
10			SS 6	78	7-8-9 (17)							
			SS 7	78	6-7-8 (15)							
15												
		NOTE: Gravel layer at 18.0 feet.	SS 8	22	6-10-9 (19)							
20												
25												
		NOTE: Gray soil at 25.5 feet.	SS 9	67	7-7-10 (17)							1
		27.0 844.5 Bottom of borehole at 27.0 feet.										

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-6

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 871 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.8										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to loose, trace gravel (FILL)	SS 1	44	1-1-1 (2)							
			SS 2	100	2-3-3 (6)							1
		NOTE: Organic soil layer at 1.5 feet.	SS 3	100	3-4-4 (8)							
5		4.5 866.5										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, very loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	4-4-4 (8)							
		NOTE: Slight iron oxide staining at 4.5 feet.	SS 5	100	2-2-2 (4)							
10		▽	SS 6	100	4-5-5 (10)							
			SS 7	100	4-5-6 (11)							
15												
		NOTE: Soil light brown below 18.0 feet.	SS 8	56	3-4-5 (9)							
20												
			SS 9	78	4-5-5 (10)							
25												
		29.5 841.5	SS 10	67	5-5-6 (11)							

Bottom of borehole at 29.5 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-7

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.2 TOPSOIL (2.0 Inches) 870.3										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to coarse grained, moist, loose to medium dense, trace gravel (FILL)	SS 1	78	1-2-2 (4)							
			SS 2	100	5-7-7 (14)							
		4.5 866.0	SS 3	100	3-3-4 (7)							
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to coarse grained, moist, loose to dense, trace gravel (Glacial Outwash)										
			SS 4	100	4-5-4 (9)							1
			SS 5	100	3-4-4 (8)							
10		▽										
			SS 6	100	3-3-3 (6)							
			SS 7	100	4-5-7 (12)							
15												
			SS 8	78	5-7-8 (15)							
20												
		NOTE: Soil gray below 23.0 feet.	SS 9	100	7-9-11 (20)							
25												
		29.5 841.0	SS 10	100	6-7-7 (14)							

Bottom of borehole at 29.5 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-8

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 869 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 8.00 ft / Elev 861.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.9 TOPSOIL (10.0 Inches)	868.1	SS 1	89	3-4-5 (9)							
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to coarse grained, moist, trace gravel, trace organics		SS 2	89	3-3-3 (6)							
		3.0 (Fill)	866.0	SS 3	78	3-4-4 (8)							3
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose, trace gravel, iron oxide staining (Glacial Outwash)		SS 4	100	3-3-3 (6)							
		▽		SS 5	100	3-3-4 (7)							
10				SS 6	89	3-4-4 (8)							
		14.5	854.5	SS 7	100	2-3-4 (7)							

Bottom of borehole at 14.5 feet.

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Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN, 55076
P: 651-389-4191

BORING NUMBER SB-9

CLIENT Bolton & Menk, Inc. **PROJECT NAME** Lake Front

PROJECT NUMBER 18.MSP.05470.000 **PROJECT LOCATION** Ramsey, MN

DATE STARTED 5/15/18 **COMPLETED** 5/15/18 **GROUND ELEVATION** 870.5 feet **HOLE SIZE** 6 1/2 in.

DRILLING CONTRACTOR NTI **GROUND WATER LEVELS:**

DRILLING METHOD 3 1/4 in H.S.A ▽ **AT TIME OF DRILLING** 10.50 ft / Elev 860.00 ft

LOGGED BY Morgan Bakeman **CHECKED BY** Steve Gerber **AT END OF DRILLING** ---

CAVE IN (ft) --- **FROST DEPTH (ft)** --- **AFTER DRILLING** ---

NOTES Elevations provided by client.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		POORLY GRADED SAND WITH SILT, (SP-SM) brown, medium to coarse grained, moist, loose, trace gravel (Fill)	SS 1	100	2-3-3 (6)							
			SS 2	100	3-3-3 (6)							
			SS 3	100	3-2-3 (5)							
4.5												
5		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, medium to coarse grained, moist, loose to medium dense, trace gravel (Glacial Outwash)	SS 4	89	3-4-4 (8)							
			SS 5	100	3-2-3 (5)							
10		▽ NOTE: Soil coarse grained at 11.0 feet.	SS 6	100	3-4-4 (8)							
14.5			SS 7	89	4-5-5 (10)							7

Bottom of borehole at 14.5 feet.

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APPENDIX D: WETLAND DELINEATION

Ramsey COR Analysis Delineation

Type & Boundary Application

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301

BOLTON & MENK
Real People. Real Solutions.

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PART FIVE: APPLICANT SIGNATURE 2
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Appendix

FIGURE 1: HISTORICAL IMAGERY

DELINEATED AQUATIC RESOURCES REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name:	City of Ramsey | Brian Hagen | City Administrator
Mailing Address:	7550 Sunwood Drive NW | Ramsey, MN | 55303
Phone:	763-433-9826
Email Address:	bhagen@cityoframsey.com

Authorized Contact (do not complete if same as above):	
Mailing Address:	
Phone:	
E-mail Address:	

Agent Name:	Bolton & Menk, Inc.| Kristina Bloomquist | Senior Natural Resource Specialist
Mailing Address:	3721 23rd Street South | Suite 102 | St Cloud, MN | 56301
Phone:	507-327-6014
E-mail Address:	kristina.bloomquist@bolton-menk.com

PART TWO: Site Location Information

County: Anoka **City/Township: City of Ramsey**

Parcel ID and/or Address: 283225310024, 283225240002, 283225240003, 283225240016, 283225240006, 283225240017, 283225220058, 283225310025

Legal Description (Section, Township, Range): 28, 32N, 25W

Lat/Long (decimal degrees):

Attach a map showing the location of the site in relation to local streets, roads, highways.

Approximate size of site (acres) or if a linear project, length (feet): 88.16 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

N/A

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: _____ Date: 10-26-22

I hereby authorize **Bolton & Menk, Inc** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence**. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination**. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☒ **Approved Jurisdictional Determination**. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx

An AJD is being requested for Wetlands 1, 2, 3, 4, 5, 6, 7, and 8. These wetlands are being requested as non-jurisdictional under Section 404 of the CWA.

Wetlands 3, 5 and 6 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012.

Wetlands 1, 2, 4, 7, and 8 are isolated basins that are not adjacent to or connected to any Waters of the U.S.

Attachment B

Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part ***if*** you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR ***if*** you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

8420.00105 Subpart 2.D – Incidental Wetlands

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

8420.00105 Subpart 2.D – Incidental Wetlands

Figure 1 shows historical imagery of the proposed incidental wetlands. Wetlands 3, 5, and 6, and portions of Wetland 2 and 7 are being requested as incidental wetlands.

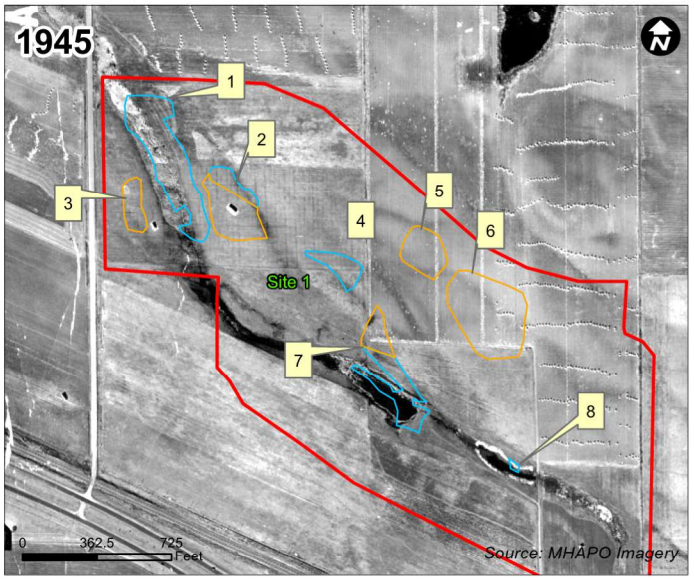
Wetlands 3, 5 and 6, and portions of Wetlands 2 and 7 are ponds excavated in upland and were not constructed with the intent of creating a wetland. These wetlands were observed to have distinct slopes and were excavated to be significantly lower than the surrounding area. Wetland 3 was constructed in 2011. Wetlands 5 and 6 were constructed in 2012. Wetland 2 was excavated between 1997 and 2000. Wetland 7 was excavated between 2005-2006.

Appendix

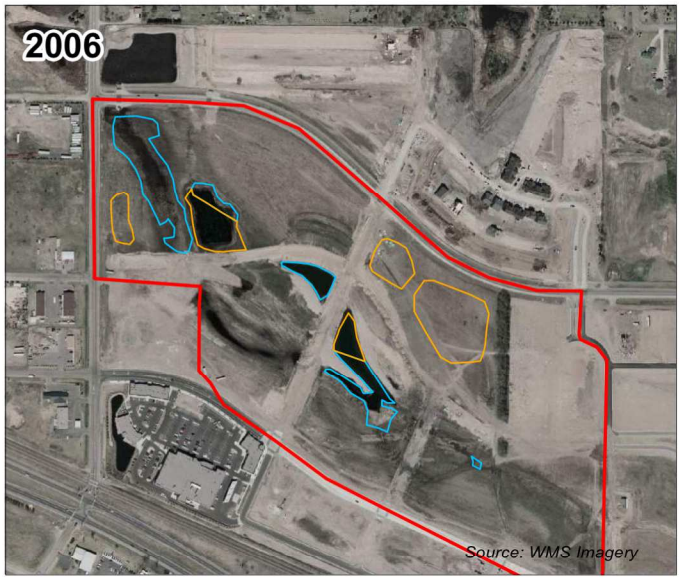
Figure 1: Historical Imagery 1945-2021

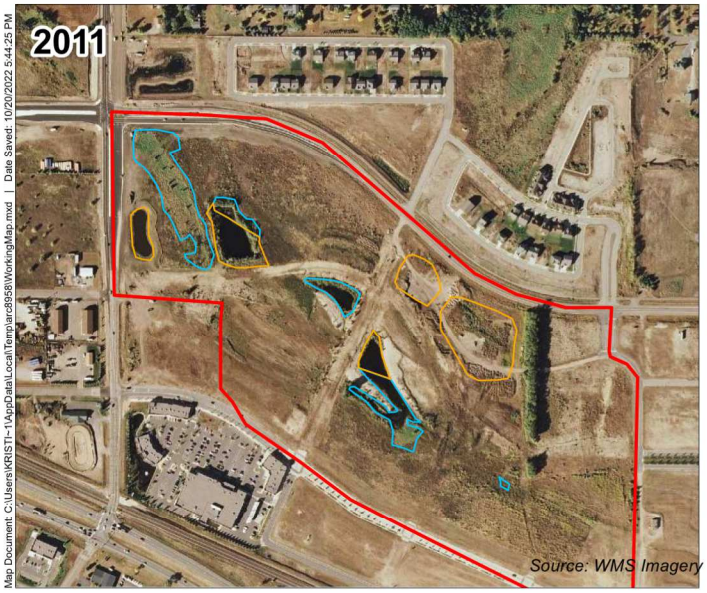
October 2022

BOLTON & MENK
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Ramsey COR Analysis Delineation

Delineated Aquatic Resources Report

City of Ramsey
October 20th, 2022

Submitted by:
Bolton & Menk, Inc.
3721 23rd Street South
Suite 102
St Cloud, MN 56301

Real People. Real Solutions.

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Exhibit A: Site Location Map
Exhibit B: Site Topography – 2 Foot LiDAR Contours
Exhibit C: National Wetlands Inventory
Exhibit D: Public Waters Inventory
Exhibit E: Anoka County Soil Survey
Exhibit F: Delineated Aquatic Resources
Exhibit G: Delineation Data Sheets

I. INTRODUCTION

The City of Ramsey is considering improvements to several parcels known as COR, within the City. This delineation was completed to aid in the design and permitting of the project.

The project is found in Sections 28, in Township 32 North of Range 25 West.

II. WETLAND DELINEATION METHODOLOGY

The wetland boundaries were delineated and staked in the field in September of 2022 using methods described in the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral/Northeast Region (Version 2.0)". Wetlands identified were classified using "Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, et al., 1979)", "Wetlands of the United States (United States Fish and Wildlife Service Circular No. 39, 1971 edition)" and "Wetland Plants and Plant Communities of Minnesota and Wisconsin" (Eggers and Reed Third Edition). Subsequently, the three mandatory technical criteria for wetland determinations are as follows:

Hydrophytic Vegetation. A hydrophytic plant community is present when the dominant plant species present can endure prolonged inundation and/or soil saturation during the growing season. A plant's Wetland Indicator Status is determined using the 2020 National Wetland Plant List for Minnesota, published by the Army Corp of Engineers.

Hydric Soils. A hydric soil is defined as a soil that is formed under conditions of saturation, flooding or ponding long enough during the growing season (the portion of the year when there is above ground growth and development of vascular plants and/or soil temperature at 12 inches below the soil surface is above 41 degrees Fahrenheit or higher) to develop anaerobic conditions in the upper part.

Wetland Hydrology. An area has wetland hydrology if it experiences 14 or more consecutive days of flooding, ponding or a water table within 12 inches of the surface during the growing season at a minimum frequency of five out of ten years. This is determined by using both primary and secondary Wetland Hydrology indicators.

III. BACKGROUND INFORMATION

Prior to conducting a field investigation of this site, Exhibits A through E were used to complete a preliminary evaluation. The data gathered during the preliminary investigation was used as described below:

Exhibit A is a location map of the study area.

Exhibits B is an aerial photo with topographic information overlaid on it. This provides information regarding topography of the site, helping to identify areas that may have wetland characteristics.

Exhibit C is the National Wetlands Inventory of the site and surrounding properties. This information is used to complete a preliminary investigation of the wetlands that may or may not exist on the site.

Exhibit D is used to identify waters that are regulated by the DNR. This exhibit shows where there are DNR public waters relative to the site.

Exhibit E is the Anoka County Soil Survey and is used to identify hydric soils that may lie within the study area.

Delineation Exhibits F and G were prepared from the information gathered at the site.

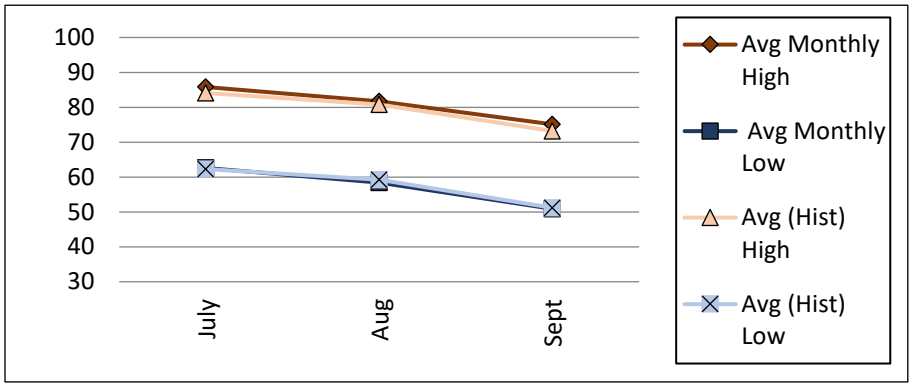
Exhibit F are the site maps showing the delineated aquatic resources.

Exhibit G includes the wetland delineation data sheets.

IV. CLIMATE DATA

The monthly temperature table below shows the average high and low temperatures for the three months prior to the field delineation, along with the historical averages for these months. The monthly low and high temperatures have been within normal ranges for this time period.

MONTHLY TEMPERATURE RANGE



Antecedent precipitation was evaluated using a combination of the NRCS Method and the Rolling Totals Method. The analysis found that precipitation was normal at the time of the delineation.

ANTECEDENT PRECIPITATION CONDITIONS



This climatic data was gathered using the Climatology Working Group Website, http://climate.umn.edu/ and the National Weather Service Forecast Office, http://w2.weather.gov/climate/. The information for the investigation was retrieved from the WETS Station at Andover 1 N, MN; Station ID – 210190.

V. FINDINGS

In September of 2022 a field investigation was performed to evaluate and verify the existence and boundary of any aquatic resources located within the study area. Eight wetlands were found to exist within the study area. The following describes the aquatic resources identified, together with a brief description of wetland types and observations made during the field investigation.

Wetland 1 (W1):
NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2
Field Observation Eggers and Reed: Fresh (wet) Meadow
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W1

Wetland 1 is located in the northwest corner of the study area. Wetland 1 is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this wetland should be considered palustrine emergent persistent seasonally saturated (PEM1B) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W1A the plant community is dominated by reed canary grass and quaking aspen. The upland pit location W1B is dominated by smooth brome, reed canary grass, and quaking aspen. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W1A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W1B did not meet any hydric soil indicators.

Soils in the wetland pit W1A were not saturated. The pit location met secondary hydrology indicators D2 – Geomorphic Position and D5 – FAC-Neutral Test. Soils in the upland pit location W1B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic breaks.

Wetland 2 (W2):
NWI Cowardin: PSS1A/PUBH
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/7
Field Observation Eggers and Reed: Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 2 is located in the northeast part of the study area, just to the east of Wetland 1. A portion of W2 is believed to be historical with the other portion being a pond excavated in upland.

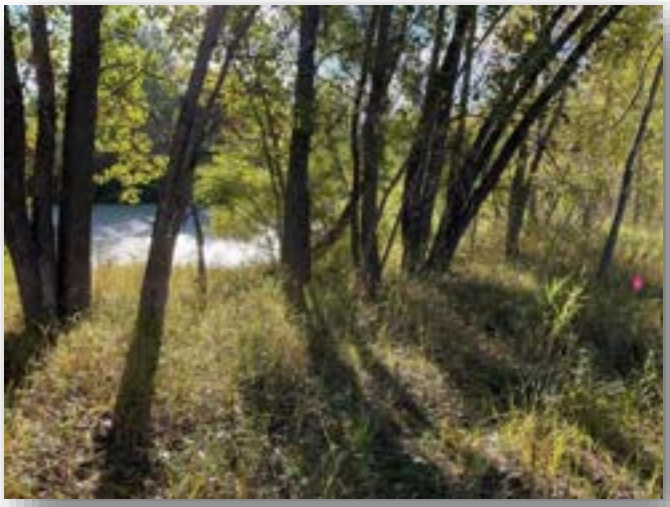
The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine forested

broad-leaved deciduous temporarily flooded (PEMF/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W2A the plant community is dominated by common black willow, quaking aspen, sandbar willow, and reed canary grass. The upland pit location for this transect is W1B.

Soils in the wetland pit location W2A met hydric soil indicator F6 – Redox Dark Surface.

Soils in the wetland pit W2A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5.



W2

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.



W3

<u>Wetland 3 (W3):</u>
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand

Wetland 3 is found in the northwest part of the study area. W3 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous temporarily flooded (PEMF/PSS1A) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 3 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 4 (W4):
NWI Cowardin: PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 3/7
Field Observation Eggers and Reed: Shallow Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand



W4

Wetland 4 is located in the west-central part of the study area. W4 is believed to be partially excavated in a historical wetland and partially excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent persistent seasonally flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1C/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W4A the plant community is dominated by common Canada bluejoint, giant goldenrod, riverbank grape, sandbar willow, quaking aspen, and black willow. The upland pit location W4B is dominated by white sweet clover, Canada bluejoint, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W4A met hydric soil indicator F3 – Depleted Matrix. Soils in the upland pit location W4B did not meet any hydric soil indicators.



W4 Transect

Soils in the wetland pit W4A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W4B were not saturated and only met secondary hydrology indicator D5.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 5 (W5):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 6
Field Observation Eggers and Reed: Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand



W5

Wetland 5 is found in the north-central part of the study area. W5 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine scrub shrub broad-leaved deciduous seasonally flooded (PSS1C) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetland 5 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Kentucky bluegrass.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrounding upland areas. The boundaries were determined by following the topographic break and vegetative break.



W6

Wetland 6 (W6):
NWI Cowardin: None
PWI (Hydro) ID: None
Field Observation Circular 39: Type 4/6
Field Observation Eggers and Reed: Deep Marsh/Shrub Swamp
Soil Mapping Unit(s): Hubbard loamy sand

Wetland 6 is found in the northeast part of the study area. W6 is believed to be a pond excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetland should be considered a palustrine emergent semipermanently flooded/palustrine scrub shrub broad-leaved deciduous seasonally saturated (PEMF/PSS1B) wetland. No transect but several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

Wetlands 6 is dominated by sandbar willow and cattails. The upland areas adjacent to W3 are dominated by Canada goldenrod and smooth brome.

The determining factor for this delineation was the lack of hydrophytic vegetation in the surrouning upland areas. The boundaries were determined by following the topographic break and vegetative break.

Wetland 7 (W7):

NWI Cowardin: PEM1A/PUBHx
PWI (Hydro) ID: None
Field Observation Circular 39: Type 2/3/4/7
Field Observation Eggers and Reed: Fresh (wet) Meadow/Shallow Marsh/Deep Marsh/Wooded Swamp
Soil Mapping Unit(s): Duelm loamy sand/Hubbard loamy sand/Isan sandy loam



W7

Wetland 7 is located in the central part of the study area. A portion of W7 is believed to be excavated in historical wetland, with the remaining portion being excavated in upland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent persistent seasonally saturated/seasonally flooded/semipermanently flooded/palustrine forested broad-leaved deciduous temporarily flooded (PEM1B/C/F/PFO1A) wetland. One transect and several sample points were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W7A the plant community is dominated by reed canary grass and sandbar willow. The upland pit location W7B is dominated by white sweet clover, quaking aspen, and sandbar willow. Both plant communities are considered hydrophytic.

Soils in the wetland pit location W7A met hydric soil indicator A11 – Depleted Below Dark Surface. Soils in the upland pit location W7B did not meet any hydric soil indicators.

Soils in the wetland pit W7A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W7B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of hydric soil and wetland hydrology indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

Wetland 8 (W8):



W8

NWI Cowardin: PEM1A
PWI (Hydro) ID: None
Field Observation Circular 39: Type 1
Field Observation Eggers and Reed: Seasonally Flooded Basin
Soil Mapping Unit(s): Isan sandy loam

Wetland 8 is located in the southeast part of the study area and is believed to be a historical wetland.

The field investigation found the site has met all three wetland indicators and this portion of the wetlands should be considered a palustrine emergent temporarily flooded (PEMA) wetland. One transect and several sample points

were taken to determine the wetland boundary. Soils, hydrology and topography aided in determining the wetland boundary.

At the wetland pit location W8A the plant community is dominated by a sedge species and Canada bluejoint. The upland pit location W8B is dominated by Canada goldenrod, Siberian elm, and quaking aspen. Only the wetland plant community is considered hydrophytic.

Soils in the wetland pit location W8A were marked as Other and assumed to meet a hydric soil indicator below the thick dark surface. Soils in the upland pit location W8B did not meet any hydric soil indicators.

Soils in the wetland pit W8A were not saturated. The wetland pit location met secondary hydrology indicators D2 and D5. Soils in the upland pit location W8B were not saturated and did not meet any hydrology indicators.

The determining factor for this delineation was the lack of all three indicators at the upland pit location. The boundaries were determined by following the topographic break and vegetative break.

VI. CONCLUSION

This delineation was performed in September of 2022. The boundaries of the wetlands were staked in the field with three foot "Wetland Delineation" pin flags. The location of the pin flags were surveyed by Bolton & Menk, Inc. using a sub-foot GPS Data Collector and tied to the Anoka County coordinate system. The delineated limits are believed to be the upper limits of where all three of the required wetland criteria were present.

Bolton & Menk, Inc., was asked to determine the boundaries of those jurisdictional wetlands that exist upon this property as defined by the Wetland Conservation Act.

Based upon all available information, the existing conditions that currently prevail, and the on-site investigation, evidence supports the presence of eight wetlands within the boundaries of the study corridor.

WETLAND SUMMARY

Id #	Wetland Type^	Size*
W1	Type 2	2.65 ac
W2	Type 4/7	1.65 ac
W3	Type 4/6	0.53 ac
W4	Type 3/7	0.53 ac
W5	Type 6	0.91 ac
W6	Type 4/6	2.78 ac
W7	Type 2/3/4/7	1.60 ac
W8	Type 1	0.04 ac

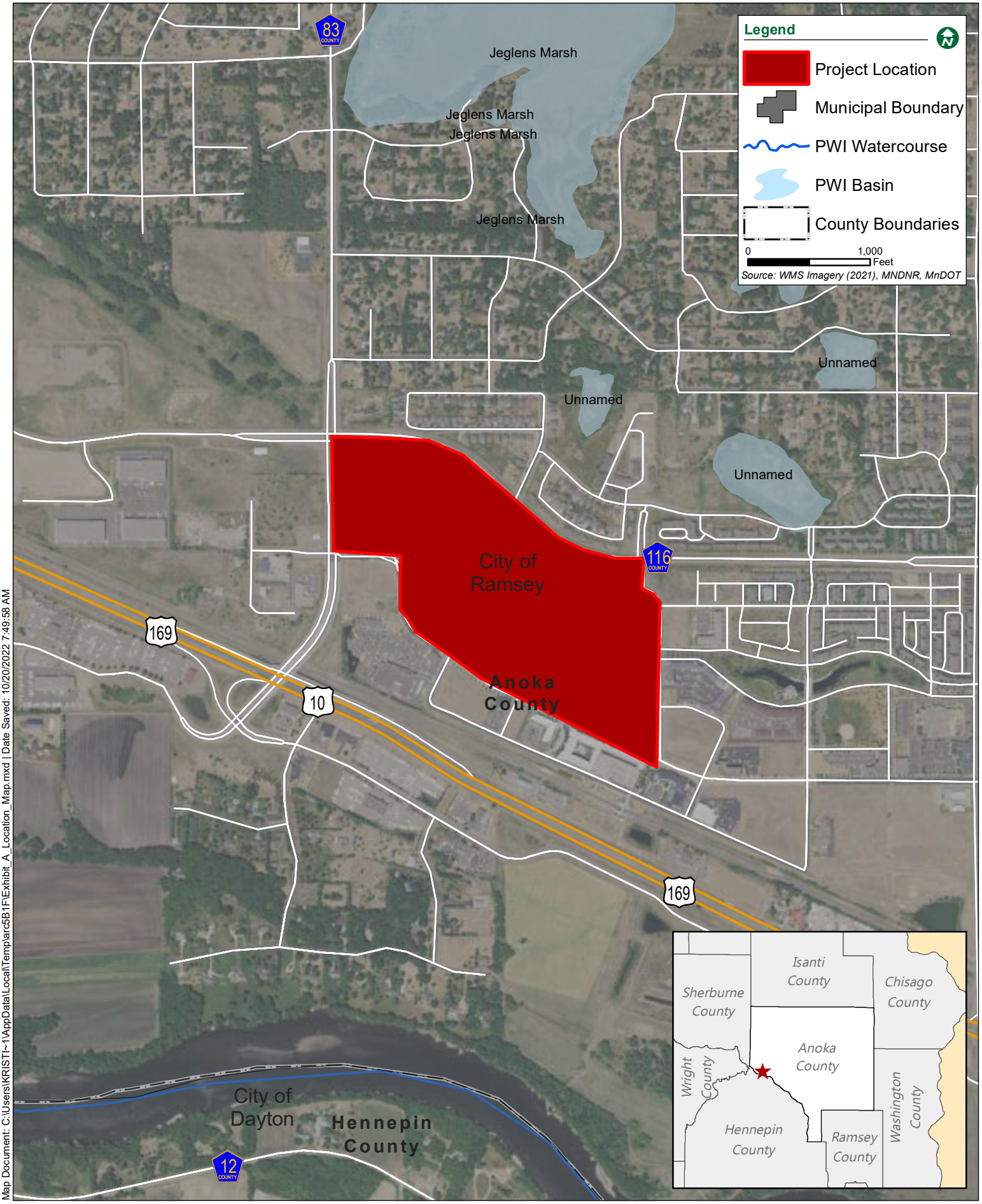
**size measured within study area.*
^wetland type within study area

Sincerely,
BOLTON & MENK, INC.



Kristina Bloomquist, PWS
Certified Wetland Delineator, No. 1340

APPENDIX



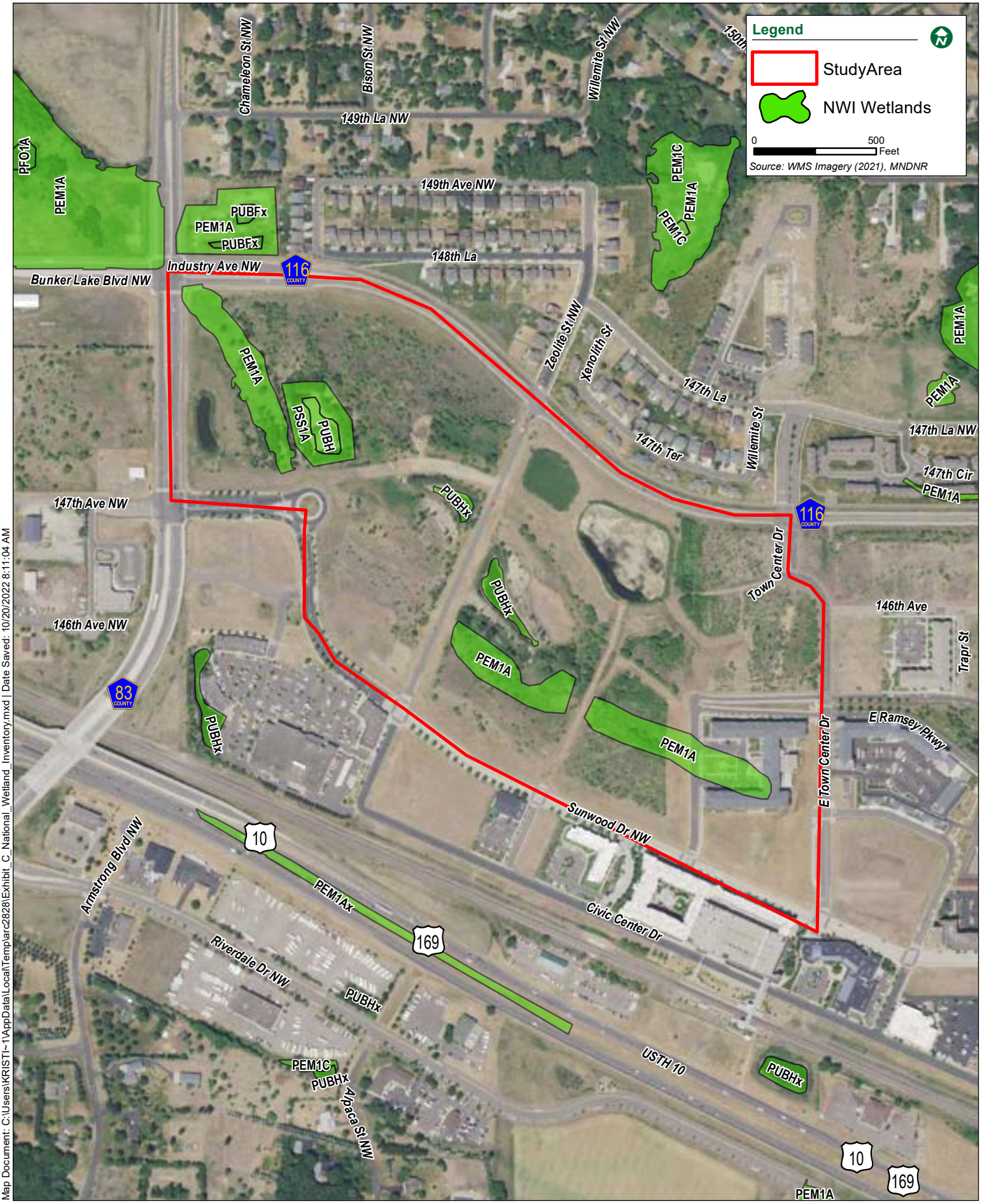
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Exhibit C: National Wetland Inventory

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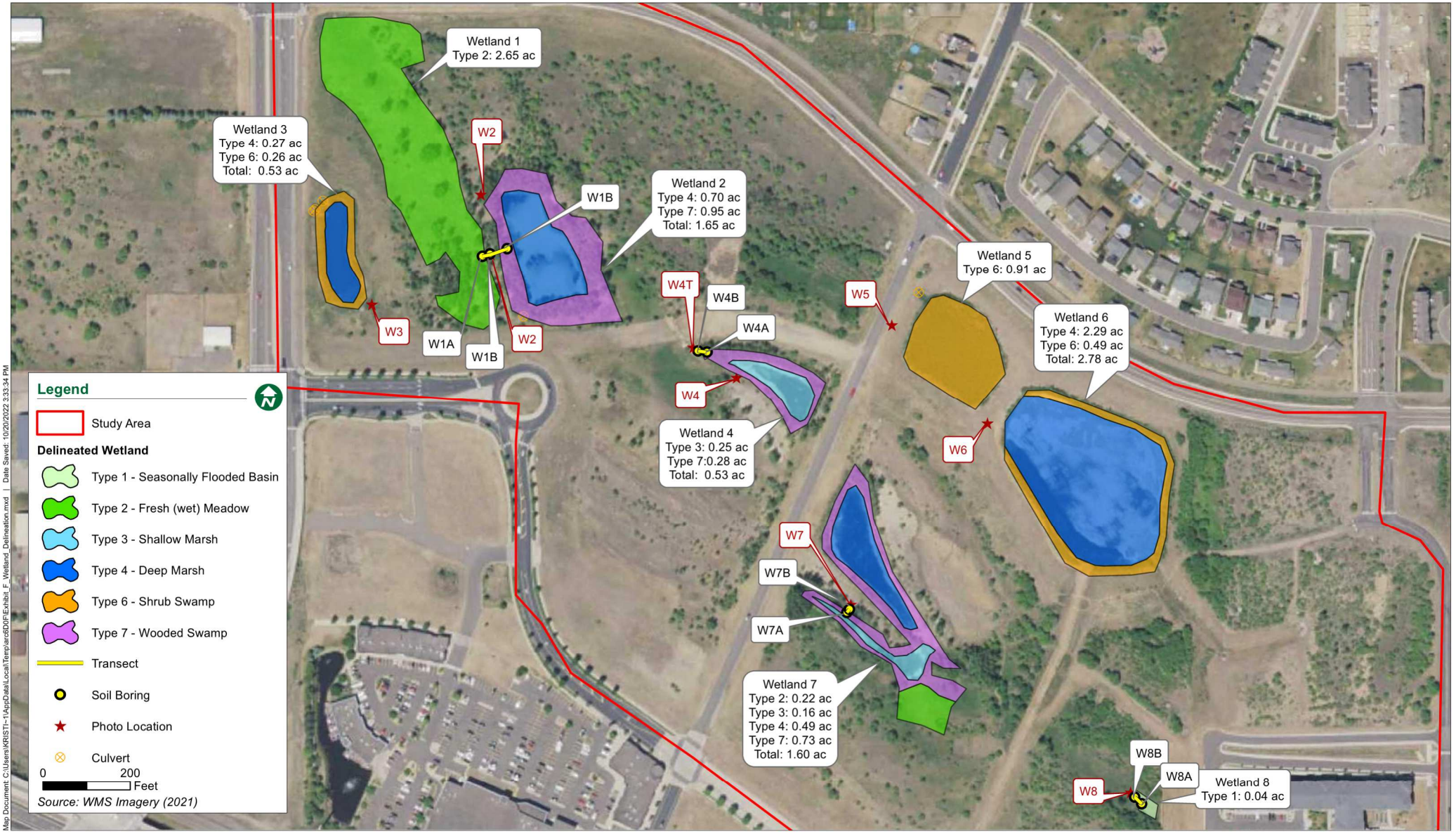


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Symbol	Name	Slopes	Hydric Rating	Hydric Class
Dp	Duelm loamy sand	0-2%	No	7%
D67A	Hubbard loamy sand	0-2%	No	1%
Is	Isan sandy loam	0-1%	Yes	93%

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WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	_____ = Total Cover		
Herb Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: _____ City/County: _____ Sampling Date: _____

Applicant/Owner: _____ State: _____ Sampling Point: _____

Investigator(s): _____ Section, Township, Range: _____

Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____

Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____

Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** _____ If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: _____

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
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	_____ = Total Cover		
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1.			
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1.			
2.			
3.			
4.			
5.			
6.			
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8.			
9.			
10.			
11.			
12.			
	_____ = Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
	_____ = Total Cover		

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Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

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[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

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Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

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- ___ Black Histic (A3)
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Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
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- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

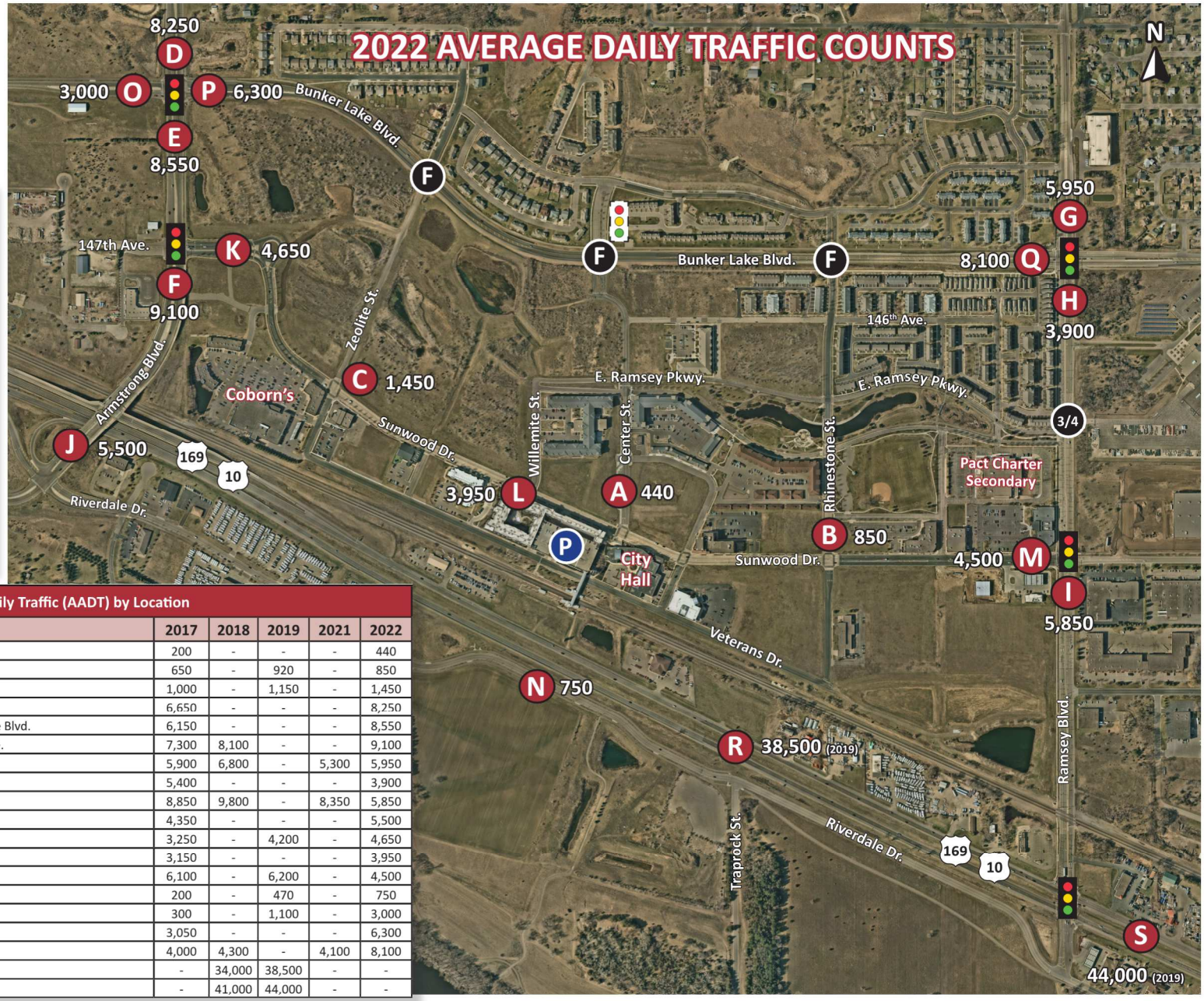
Remarks:

APPENDIX E: TRAFFIC COUNT EXHIBIT

THE COR AT RAMSEY

LEGEND

- 1,000 — Annual Average Daily Traffic (AADT)
- Existing Signalized Intersection
- Future Signalized Intersection
- A — Location Marker
- P — Parking Ramp
- F — Full Intersection
- 3/4 — No Left Outbound Movements

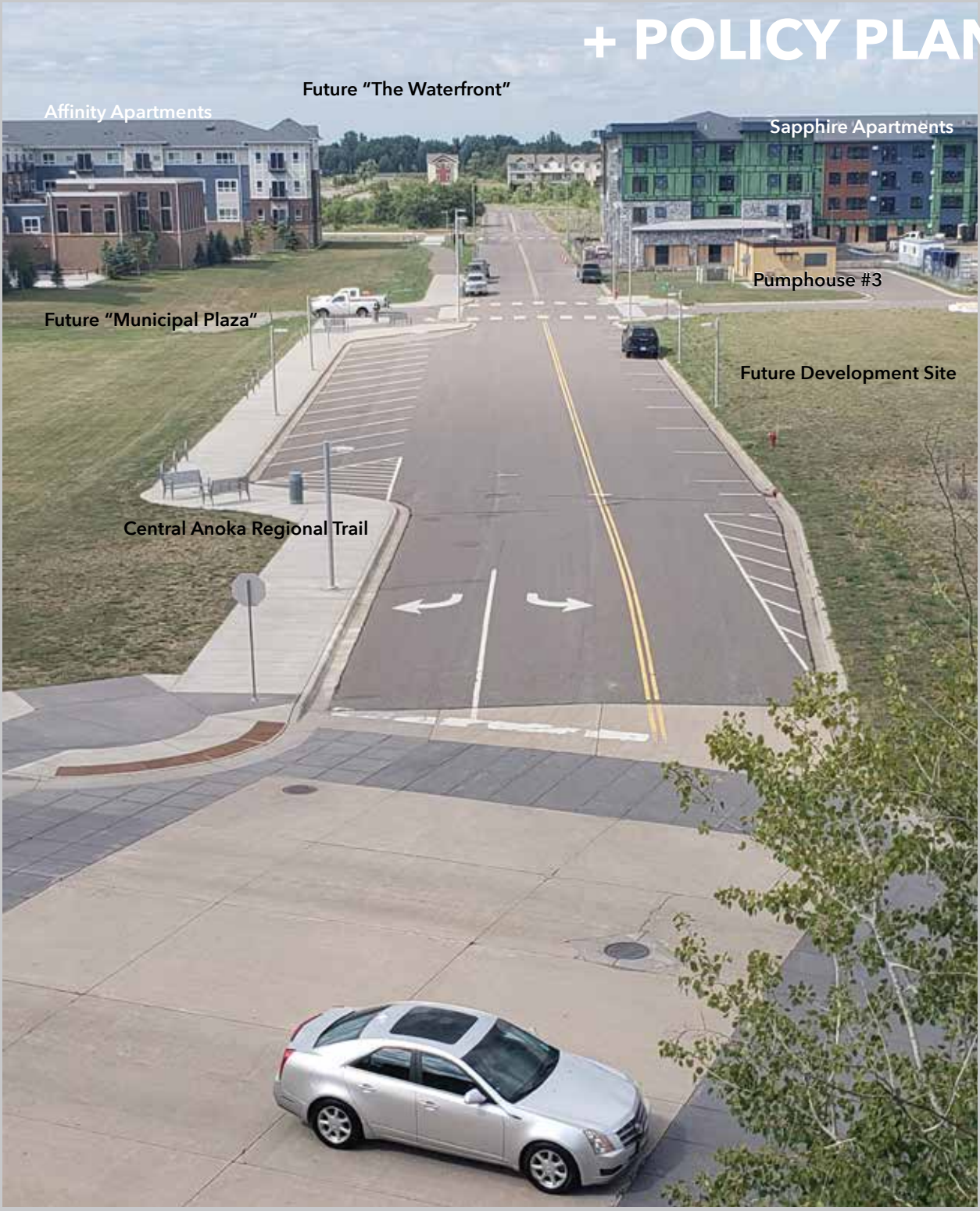


Annual Average Daily Traffic (AADT) by Location

	Location	2017	2018	2019	2021	2022
A	Center St.	200	-	-	-	440
B	Rhinestone St.	650	-	920	-	850
C	Zeolite St.	1,000	-	1,150	-	1,450
D	Armstrong Blvd. - North of Bunker Lake Blvd.	6,650	-	-	-	8,250
E	Armstrong Blvd. - Sunwood Dr./147th Ave. to Bunker Lake Blvd.	6,150	-	-	-	8,550
F	Armstrong Blvd. - Hwy. 10/169 to Sunwood Dr./147th Ave.	7,300	8,100	-	-	9,100
G	Ramsey Blvd. - North of Bunker Lake Blvd.	5,900	6,800	-	5,300	5,950
H	Ramsey Blvd. - Sunwood Dr. to Bunker Lake Blvd.	5,400	-	-	-	3,900
I	Ramsey Blvd. - Hwy. 10/169 to Sunwood Dr.	8,850	9,800	-	8,350	5,850
J	Armstrong Blvd. - Between Hwy. 10/169 Ramps	4,350	-	-	-	5,500
K	Sunwood Dr. - East of Armstrong Blvd.	3,250	-	4,200	-	4,650
L	Sunwood Dr. - City Hall	3,150	-	-	-	3,950
M	Sunwood Dr. - West of Ramsey Blvd.	6,100	-	6,200	-	4,500
N	Riverdale Dr. - West of Traprock St.	200	-	470	-	750
O	Bunker Lake Blvd. - West of Armstrong Blvd.	300	-	1,100	-	3,000
P	Bunker Lake Blvd. - East of Armstrong Blvd.	3,050	-	-	-	6,300
Q	Bunker Lake Blvd. - West of Ramsey Blvd.	4,000	4,300	-	4,100	8,100
R	Hwy. 10/169 - Armstrong Blvd. to Ramsey Blvd.	-	34,000	38,500	-	-
S	Hwy. 10/169 - Ramsey Blvd. to Sunfish Lake Blvd.	-	41,000	44,000	-	-

APPENDIX F: PREVIOUS ANALYSES, THE COR & CENTER STREET FRAMEWORKS

CENTER STREET AREA FRAMEWORK + POLICY PLAN



Pump House Plaza + Pump House Building + Municipal Plaza + Center Street

City of Ramsey, Minnesota
August, 2020 (Preliminary Draft)

ACKNOWLEDGMENTS

This Framework and Policy Plan focuses on the very center of The Center of Ramsey's 320 acre downtown referred to as The COR. The fact that the community is succeeding in the primary vision of having its own downtown and identity cannot be understated. The COR is over half built-out according to plan, with favorable progress continuing even within and through the Great Recession. This is attributable to Ramsey residents, and leadership, holding to the original vision for a pedestrian oriented, successful, vibrant downtown–this Center Street Area Framework and Policy Plan is an implementation strategy that supports the vison and objectives of The COR Design Framework which cites an 'implied responsibility' to carry forth the goals in site planning and design:

"All participants in the development of The COR recognize the local and regional impacts of this project and the various systems that play an important role. Each parcel and each building must fit within the context of the entire plan. Individual projects must complement, not compete with, adjacent development in terms of public green space, walk and trail connections, stormwater management solutions, street layout, parking strategies, land use mix and building design." The Center Street Area Framework and Policy Plan does just this, by integrating and interrelating the above tenets.

The COR Design Framework goes on to list the three Objectives:

- *Overall COR design (and all new private development within The COR) will accommodate stormwater from new projects and from off-site, and highlight stormwater features as an amenity.*
- *Bikeways and pedestrian routes into The COR from adjacent neighborhoods must be designed for safety and ease of access, suggesting that a person on a bicycle has an equally accessible route to [and within] downtown.*
- *Parks and open space will be easily accessible to all COR residents, visitors, people who work here and also for the citizens of Ramsey and the surrounding area. *This connected green system is reminiscent of the world renowned 'Grand Rounds' of Minneapolis.*

* The above is also mirrored in The Circle of Ramsey Greenway, of which The COR, is an integral part and a destination within.

The COR was an organic, citizen led movement in delivering an urban downtown with its amenities for the whole community, while also 'taking some of the development pressure off' the more rural areas of the city. The success in finding that balance has been due to thoughtful, reasoned residents–unified in mission and vision. Future Ramsey residents can thank today's residents and Planning Commission, Economic Development Authority, the Park and Recreation Commission, and City Council for coming together in their collective service to the community.

Parks & Assist. Public Works Superintendent,
Mark Riverblood

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Background + Purpose

Overview

The purpose of the Center Street Area Framework + Policy Plan is to advance the planning activity for several interrelated projects within this district. Several of these project have timelines that require the work to commence as soon as possible. A summary list of current and potential future projects includes:

- Center Street sidewalk(s) in front of the Sapphire building;
- Center Street streetscape/trail (west side) near the interface of the Affinity and Municipal Plaza;
- Municipal Plaza (north) at the interface with Affinity;
- Municipal Plaza (south) the larger Happy Days site;
- Pump House Plaza the area immediately surrounding the small Pump House No. #3;
- Pump House Exterior potential facade improvements;
- 145th Avenue sidewalk connecting to Center Street.

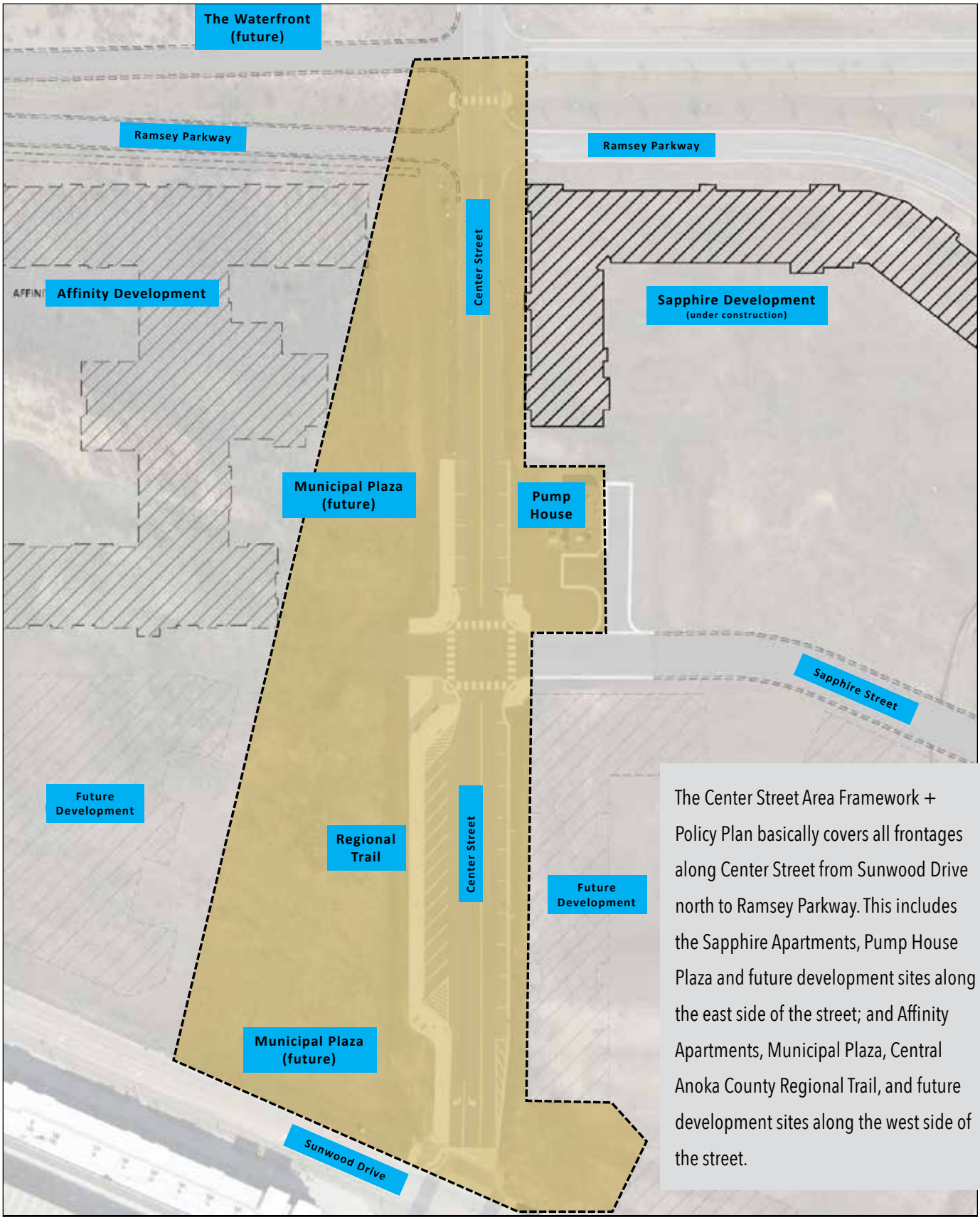


Outcomes + Deliverables

As indicated, the above project listing is merely a summary outline of the work to be performed; the detailed Scope of Services (provided by the Consultant Team), will result in design guidelines to allow the city to develop specifications (cross-sections with details) such that quotations may be sought for work that must be completed like the sidewalk/streetscape adjoining the Sapphire building. Additionally, the scope and cost of other features may be better understood, and accordingly, will result in the ability to proceed with improvements to Municipal Plaza, and the Pump House site (plaza, concrete, landscaping and conceivably an attached public restroom), at such time it is authorized by City Council, (in 2020 or 2021).

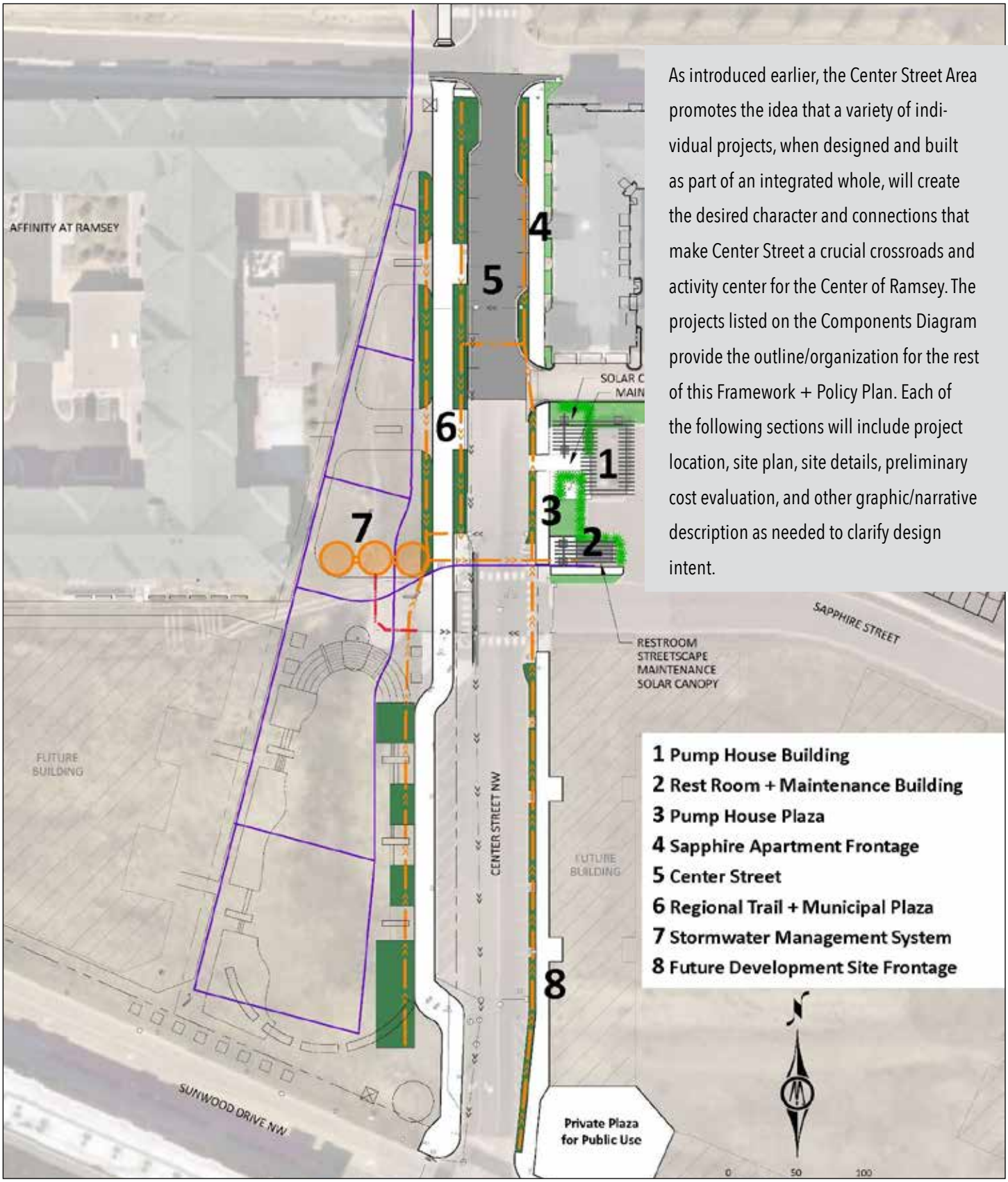
Further, the above referenced Scope of Services will develop the design for the Pump House facade and related architectural treatments, and result in a Design-build RFP that will provide City Council with the cost and contractor (upon approval) that can complete the 2020 Capital Improvement Project for Municipal Pump House #3.

Coverage Diagram



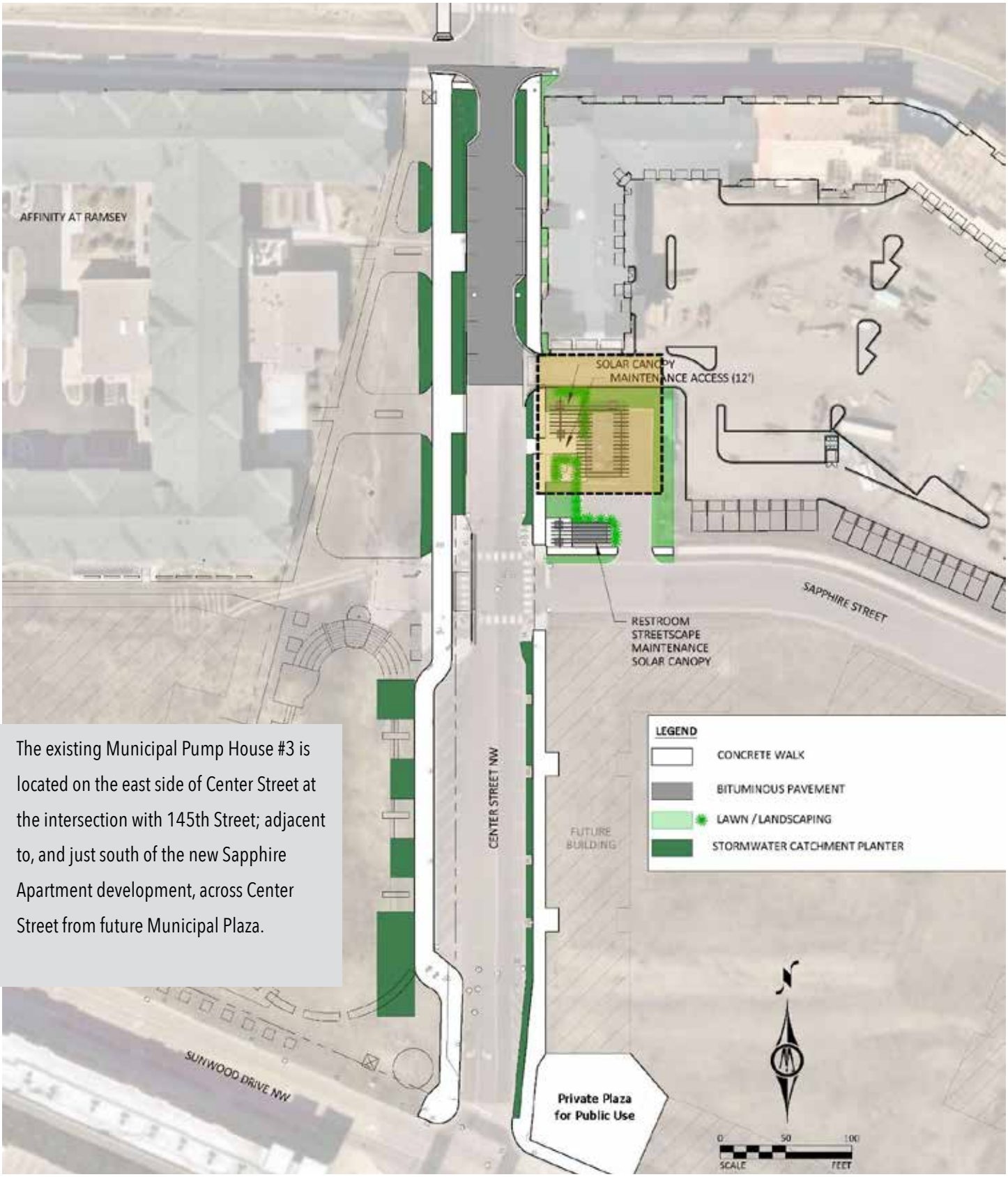
The Center Street Area Framework + Policy Plan basically covers all frontages along Center Street from Sunwood Drive north to Ramsey Parkway. This includes the Sapphire Apartments, Pump House Plaza and future development sites along the east side of the street; and Affinity Apartments, Municipal Plaza, Central Anoka County Regional Trail, and future development sites along the west side of the street.

Components Diagram



As introduced earlier, the Center Street Area promotes the idea that a variety of individual projects, when designed and built as part of an integrated whole, will create the desired character and connections that make Center Street a crucial crossroads and activity center for the Center of Ramsey. The projects listed on the Components Diagram provide the outline/organization for the rest of this Framework + Policy Plan. Each of the following sections will include project location, site plan, site details, preliminary cost evaluation, and other graphic/narrative description as needed to clarify design intent.

Pump House Building Location Map



The existing Municipal Pump House #3 is located on the east side of Center Street at the intersection with 145th Street; adjacent to, and just south of the new Sapphire Apartment development, across Center Street from future Municipal Plaza.





Pump House Building

PROJECT DESCRIPTION

Since the time of its construction, Municipal Pump House #3 has been a simple concrete masonry building. As new development occurs around it, Pump House #3's appearance can contribute to the character of surrounding buildings and the proposed plaza by applying new exterior finishes to the existing building. Stone, wood, and metal finishes and colors compliment other civic buildings in Ramsey Downtown District.

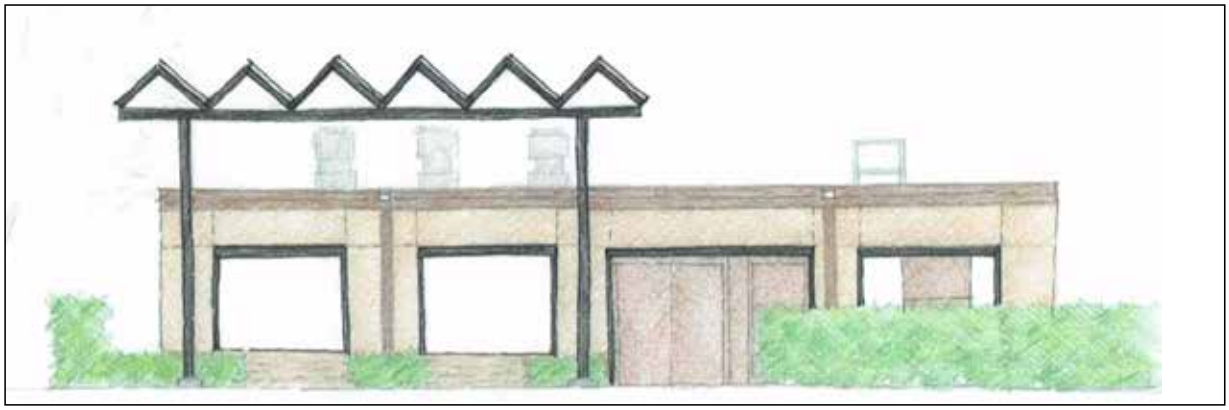
Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



The feasibility of adding photo-voltaic array over Pump House #3 and the adjacent plaza.

Pump House Building Project Elements

Three alternative exterior façade treatments have been considered:



- Concept A: Split-faced concrete masonry & cement board siding



- Concept B: Limestone & wood siding

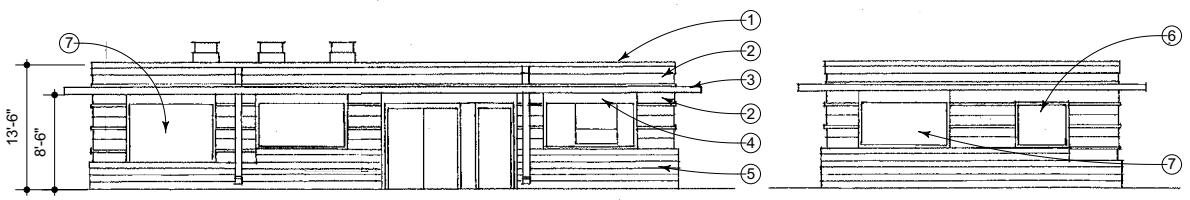


- Concept C: Limestone & brick

Based on design refinements, cost considerations, the limestone and wood siding alternative has been selected for design development.

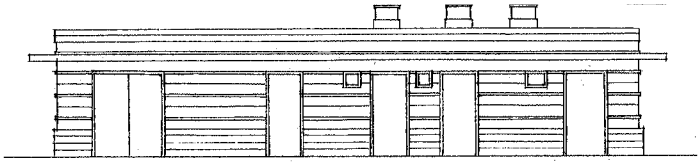
Pump House Building Project Elements

Concept C Developed Design.

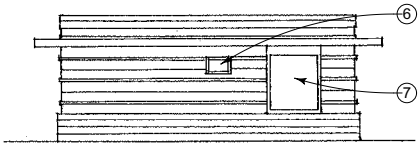


WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION



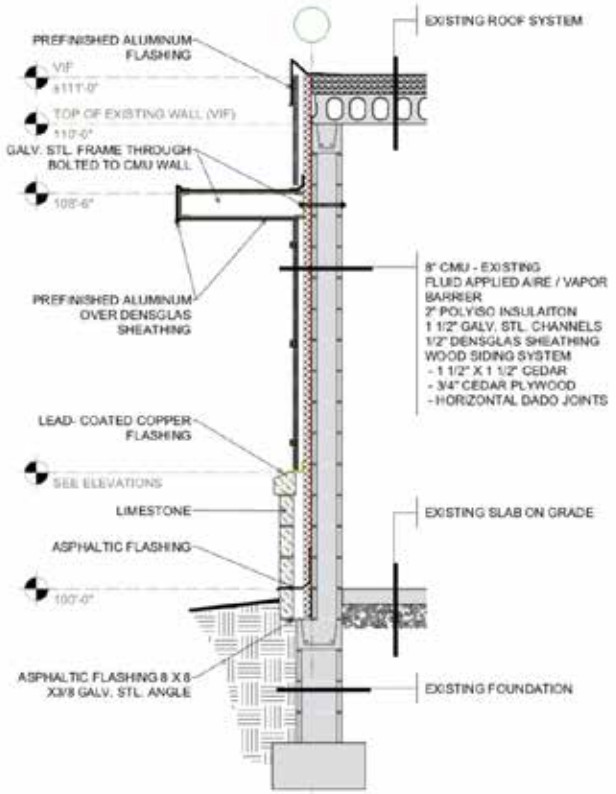
NORTH ELEVATION

BUILDING ELEVATIONS AT PUMP HOUSE- CONCEPT B.1

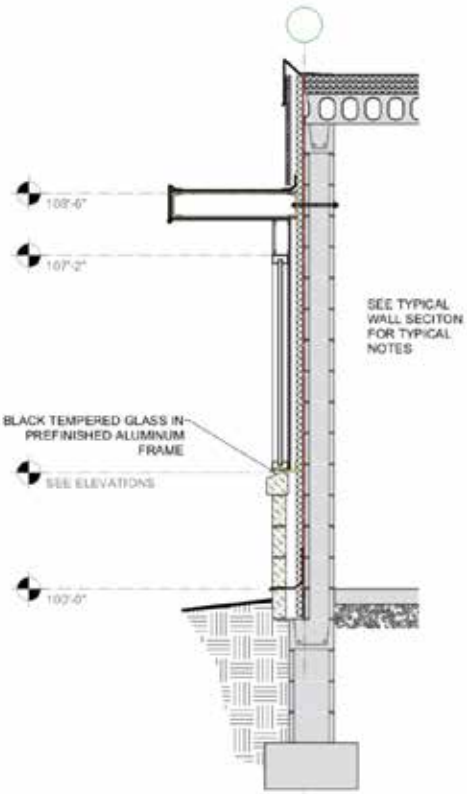
SCALE: 1/8" = 1'-0"

NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 EXISTING VENT
7 SMOKED GLASS WITH ALUMINUM FRAME

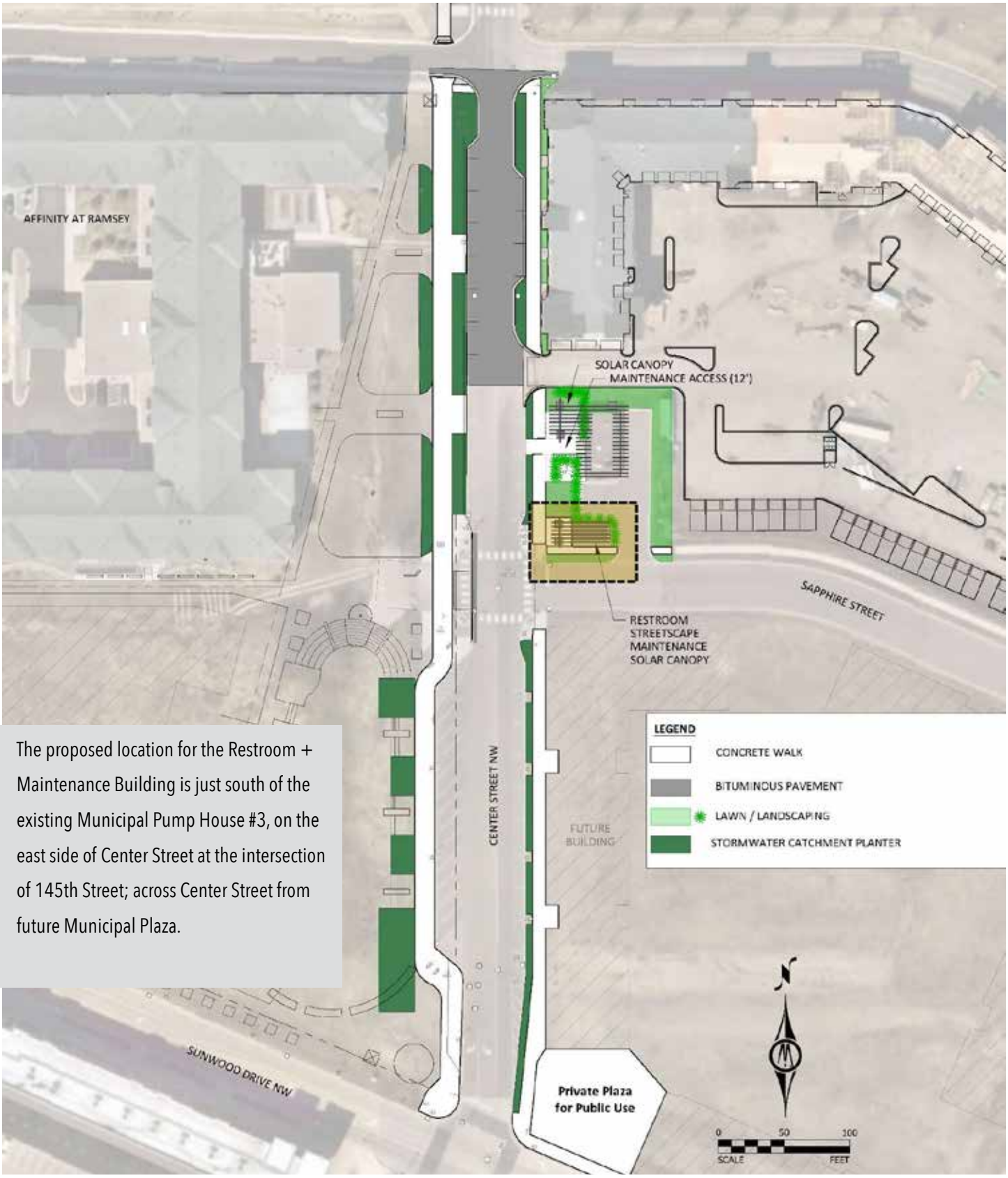


1 / A5.1 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



2 / A5.1 WALL SECTION AT ALUMINUM PANEL
Scale: 1/2" = 1'-0"

Restroom + Maintenance Building Location Map



The proposed location for the Restroom + Maintenance Building is just south of the existing Municipal Pump House #3, on the east side of Center Street at the intersection of 145th Street; across Center Street from future Municipal Plaza.

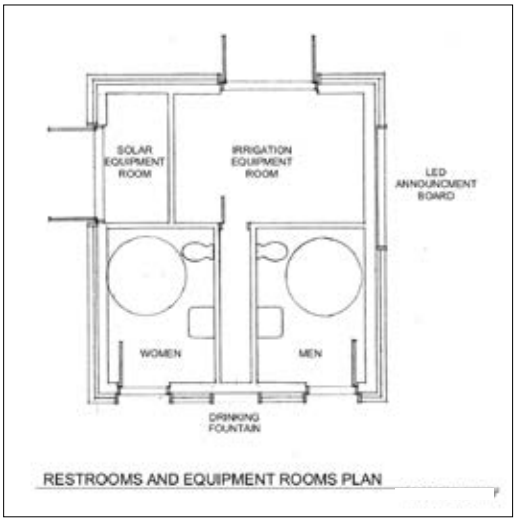


Restroom + Maintenance Bldg

PROJECT DESCRIPTION

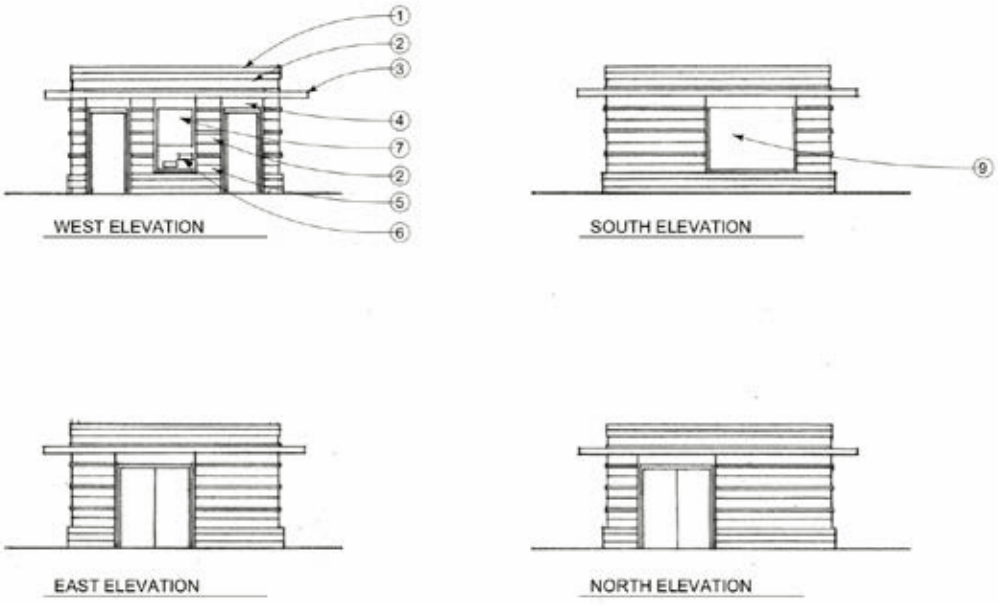
A proposed Restroom + Maintenance Building will be sided with the same materials as the adjacent Pump House #3. This building will support community activities at Center Street's Municipal Plaza. It will also house equipment for the plaza's irrigation system and for the solar array at the Pump House building.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.



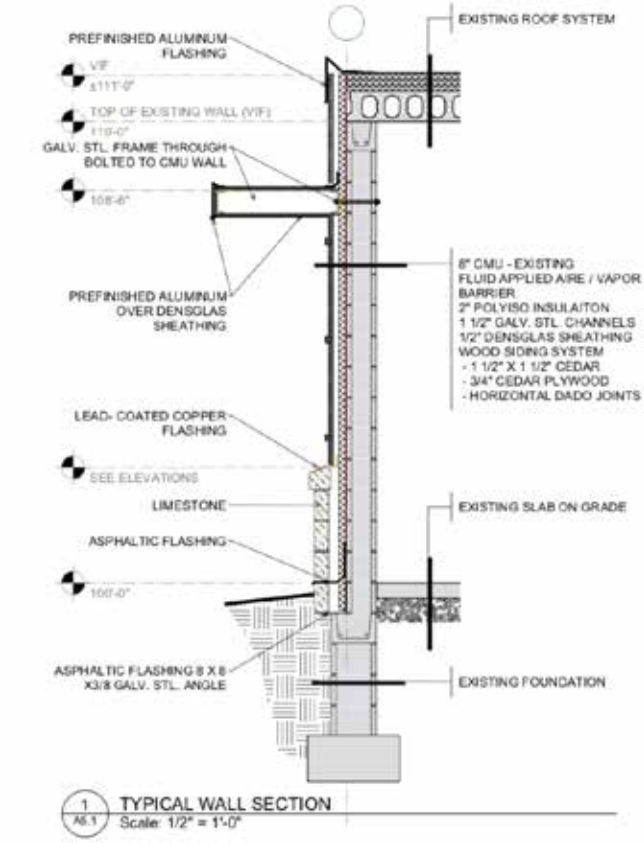
RESTROOMS AND EQUIPMENT ROOMS PLAN

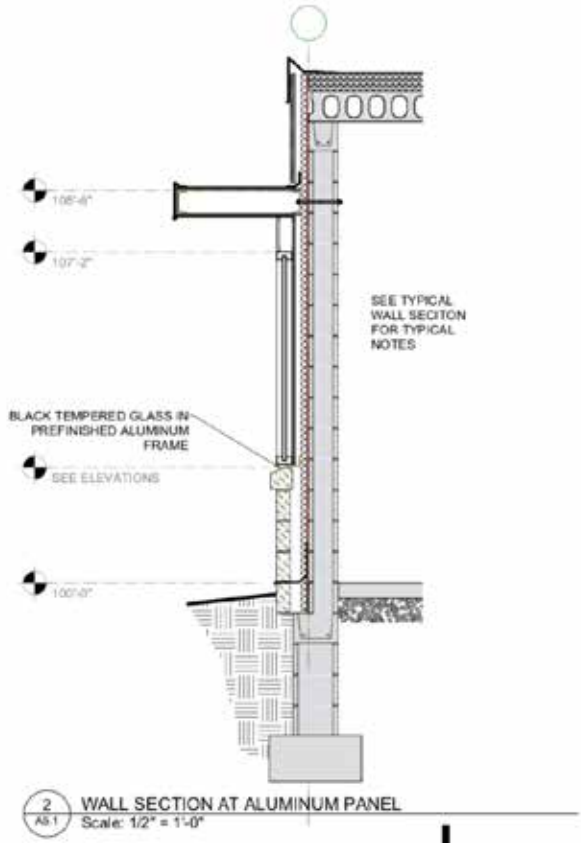
Restroom + Maintenance Bldg Project Elements



NOTES

1 ALUMNINUM CAP FLASHING
2 WOOD SIDING
3 ALUMINUM EYEBROW
4 ALUMINUM FRAME
5 LIMESTONE BASE
6 DRINKING FOUNTAIN
7 LED DISPLAY
8 EXISTING VENT
9 SMOKED GLASS WITH ALUMINUM FRAME





Restroom + Maintenance Bldg Project Elements

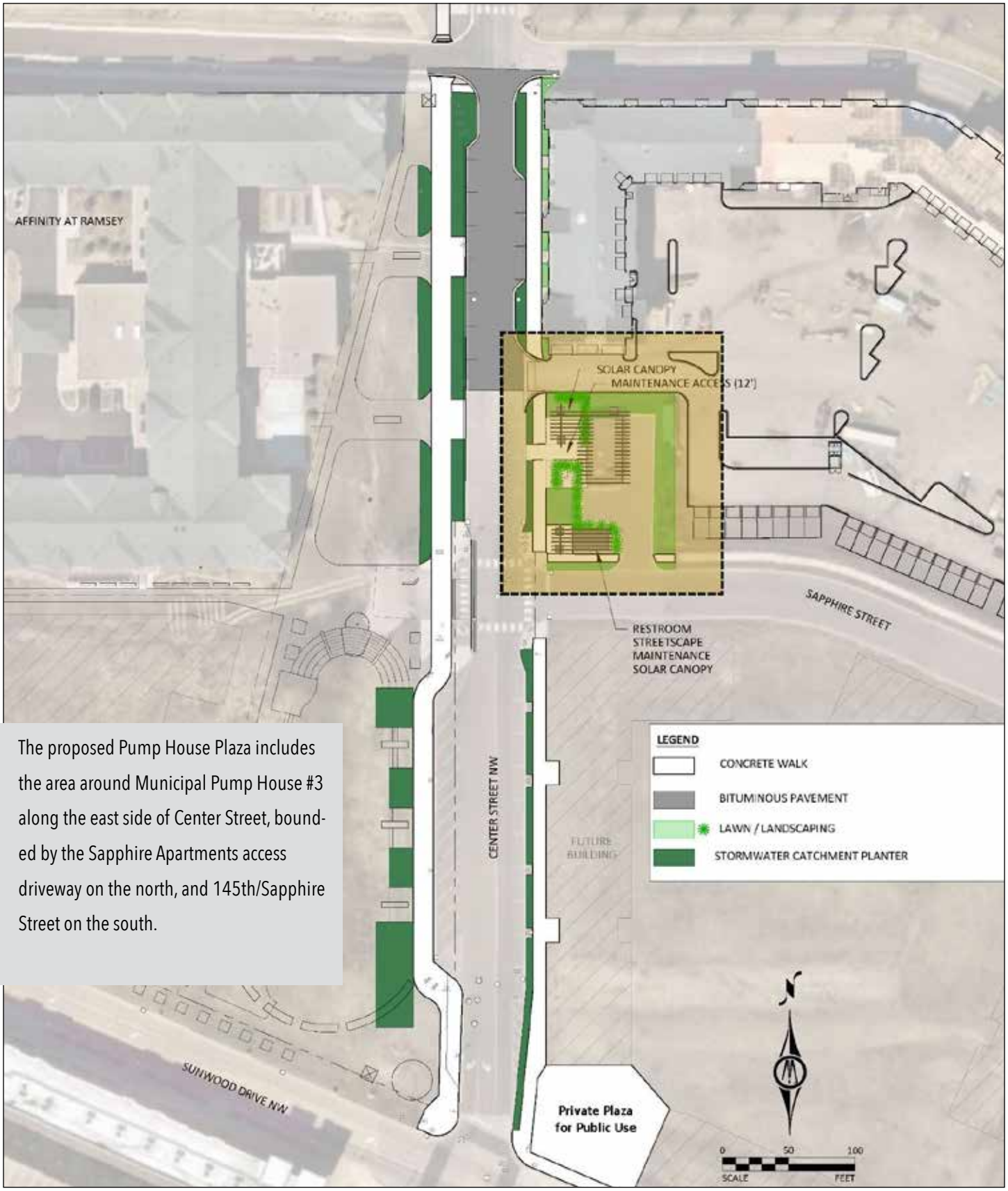




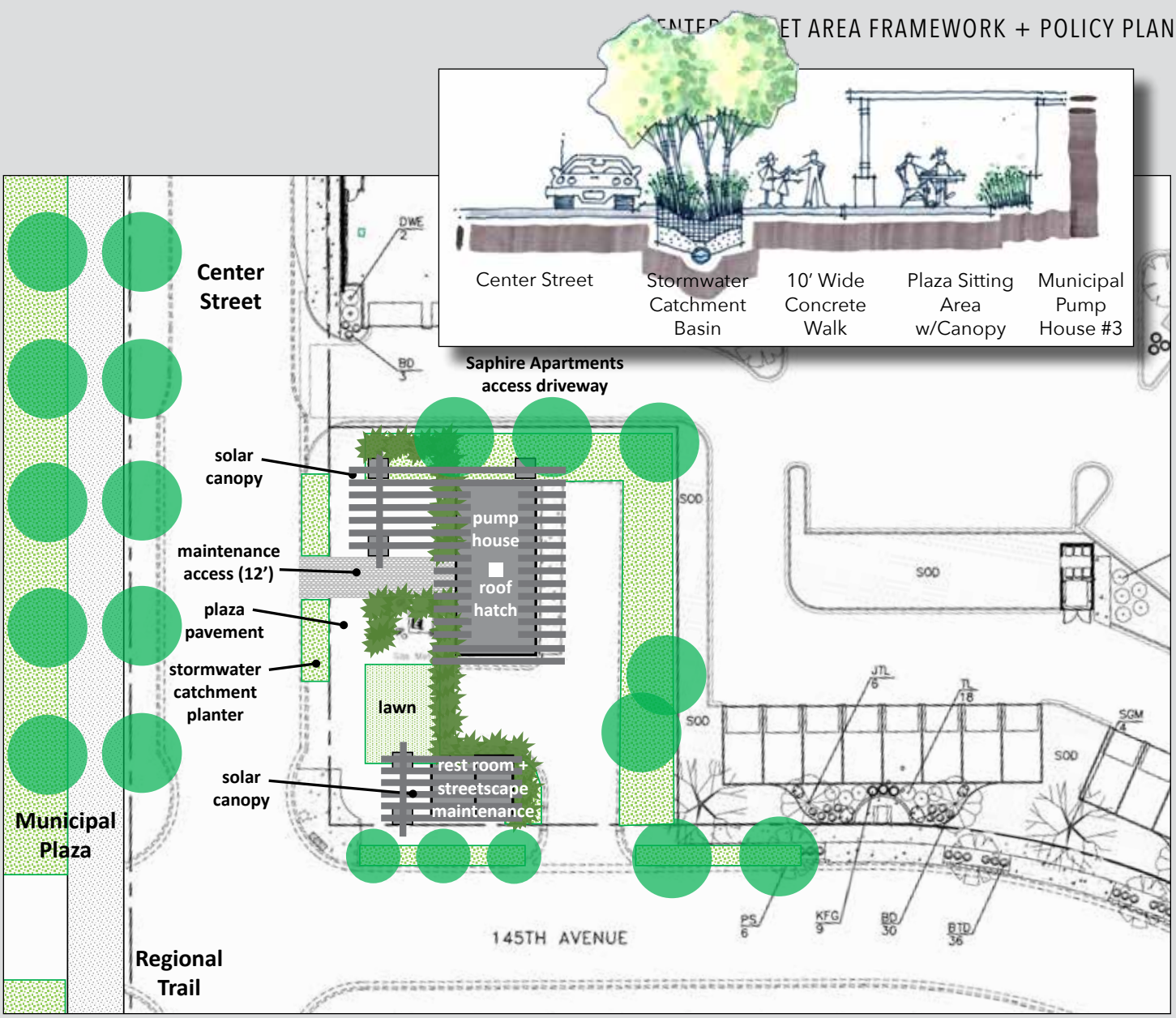


A LED Community Information Board is proposed for the Sapphire Street façade of the Restroom + Maintenance Building. This LED display panel can be used to announce events of community interest, to present the schedule for Municipal Plaza activities, display digital art, etc.(These images shows the capabilities of LED panels.)

Pump House Plaza Location Map



The proposed Pump House Plaza includes the area around Municipal Pump House #3 along the east side of Center Street, bounded by the Sapphire Apartments access driveway on the north, and 145th/Sapphire Street on the south.



Pump House Plaza

PROJECT DESCRIPTION

The Conceptual Site Plan for Pump House Plaza includes the following elements:

- Paved plaza/sitting area along east façade of the Pump House Building;
- Solar canopy/shade structure over the plaza/sitting area;
- Paved (10' minimum width) north/south pedestrian walkway;
- Stormwater catchment basin/planters between pedestrian walk and Center Street;
- Small open lawn/flex space for information/crafts/food tent and other uses;
- Variety of landscape plantings to provide shade, color, screening.

Note: the sequence of project design and construction will begin with Pump House Building facade improvements, followed by Pump House Plaza site and landscape improvements, and then additional project feasibility evaluation and detailed design related to the Rest Room + Maintenance Building.

The primary objective is to create a series of smaller, pedestrian-scaled public spaces along the east side of Center Street to complement and enhance Municipal Plaza, especially for various events that include the temporary closure of the street. All three of these major elements (Municipal Plaza, Center Street, east frontage public spaces) will seamlessly fit together, including consistent materials, finishes and furnishings to create a unique identity and inviting destination crossroads in the heart of the COR District.

Pump House Plaza Project Elements

Pavement





Concrete plaza with broom finish and tooled joints to create interesting pattern is preferred; color additives, acid tints or etching, and exposed aggregate are other acceptable options.

Furniture





Light weight (moveable) and stackable furniture in a variety of colors is preferred; many choices available, but should consider consistent or complimentary 'family' of furniture for all COR public places.

Stormwater Basins





Curb-cuts on both street side and plaza side of each basin direct surface water flow, but still create a physical/visual separation for pedestrian circulation, snowplowing and other maintenance operations.

Pump House Plaza Project Elements

Water Feature





The soothing sound of water can be an important element in the design of public places; small, self-contained water features are preferred, for ease of maintenance, winter shut-down and other considerations.

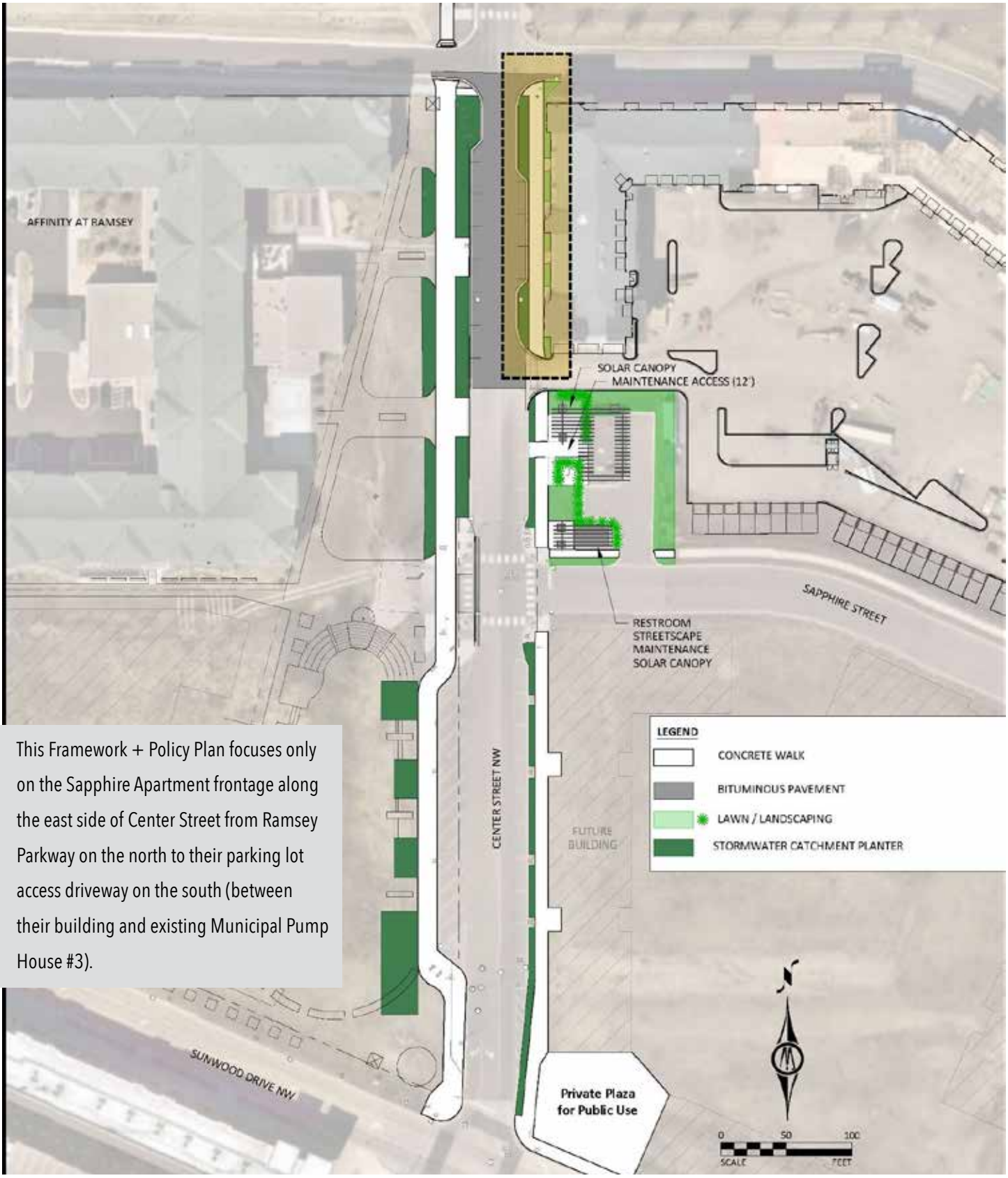
Landscape



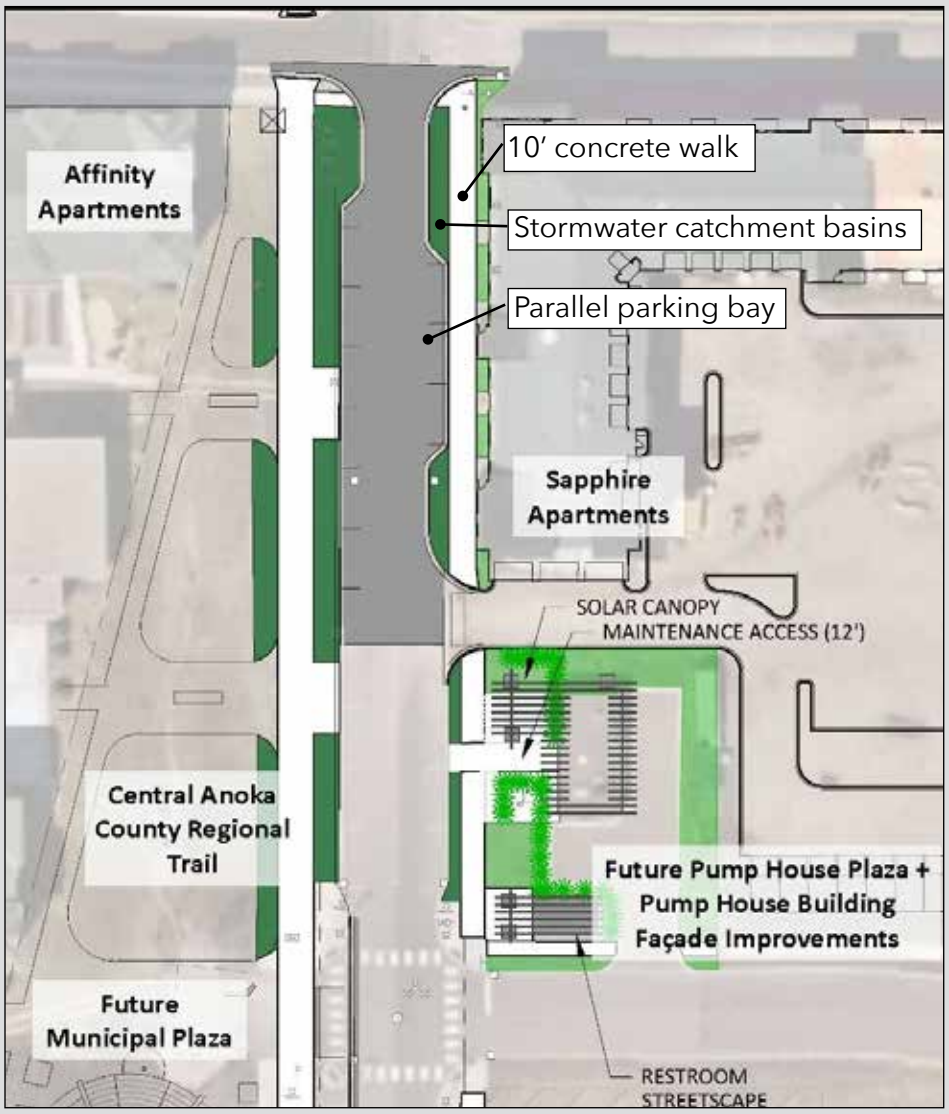



Landscape elements should reflect, or compliment, existing streetscape plantings, and further promote a consistent COR District identity and character; a simple landscape palette provides shade, seasonal color, screening (parking areas/utility boxes), and softens building elevations.

Sapphire Apartment Frontage Location Map



This Framework + Policy Plan focuses only on the Sapphire Apartment frontage along the east side of Center Street from Ramsey Parkway on the north to their parking lot access driveway on the south (between their building and existing Municipal Pump House #3).



Sappphire Apartment Frontage

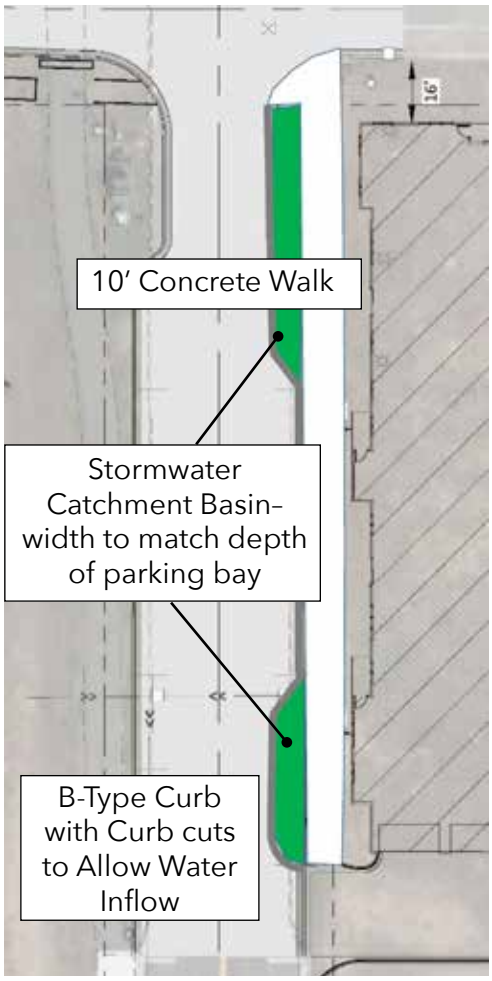
PROJECT DESCRIPTION

The Concept Site Plan for the Sapphire Apartment Frontage along the east side of Center Street includes three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

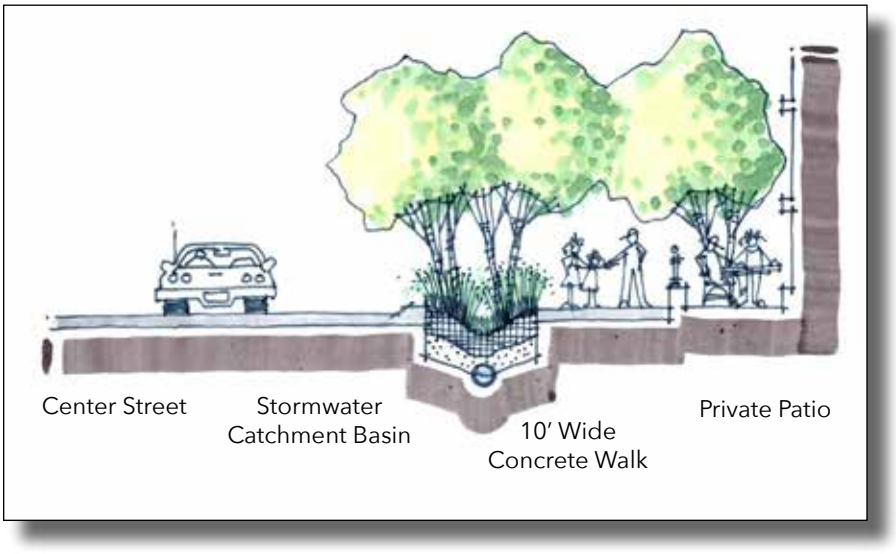
The Sapphire Apartment Frontage will be the first segment of public (pedestrian) realm to be completed, and as such plays an important role in establishing these elements as the benchmark for future projects along the east side of Center Street. A gracious walkway width (10'), connected stormwater basins, and landscape plantings that complement existing streetscape, will not only further enhance the desired Downtown District street character, but also set design expectations for Pump House Plaza and the now-vacant development site at Sunwood Drive.

Sapphire Apartment Frontage Project Elements



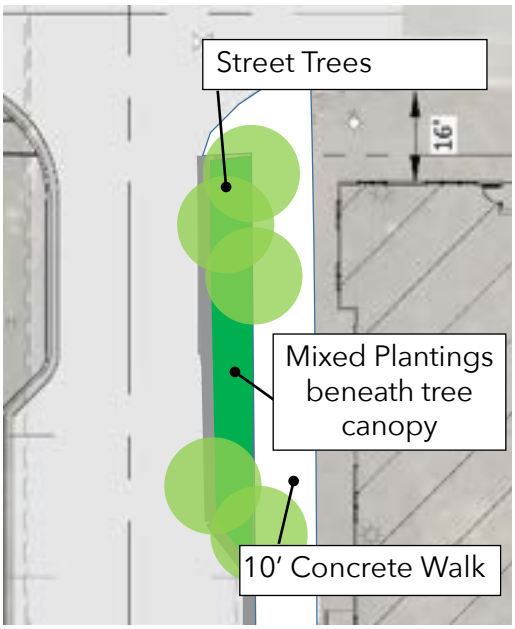
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





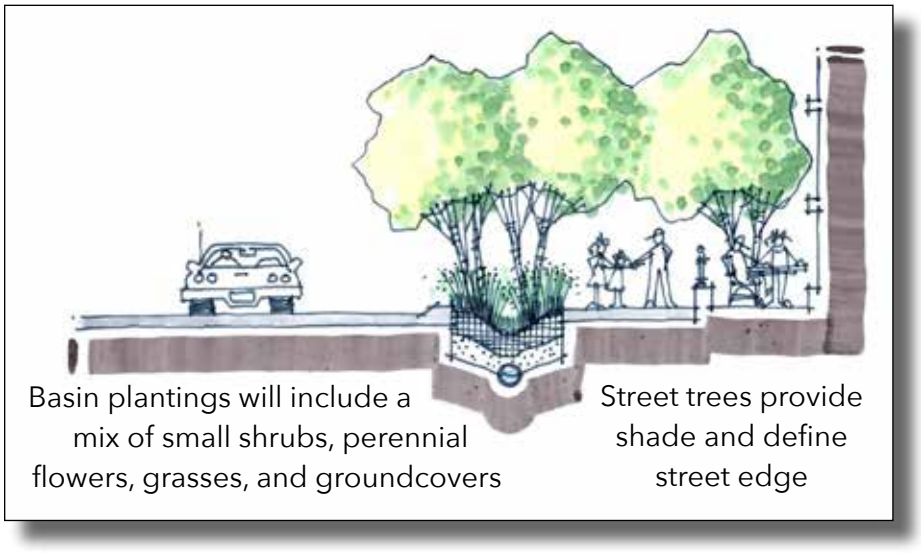


Sapphire Apartment Frontage Project Elements

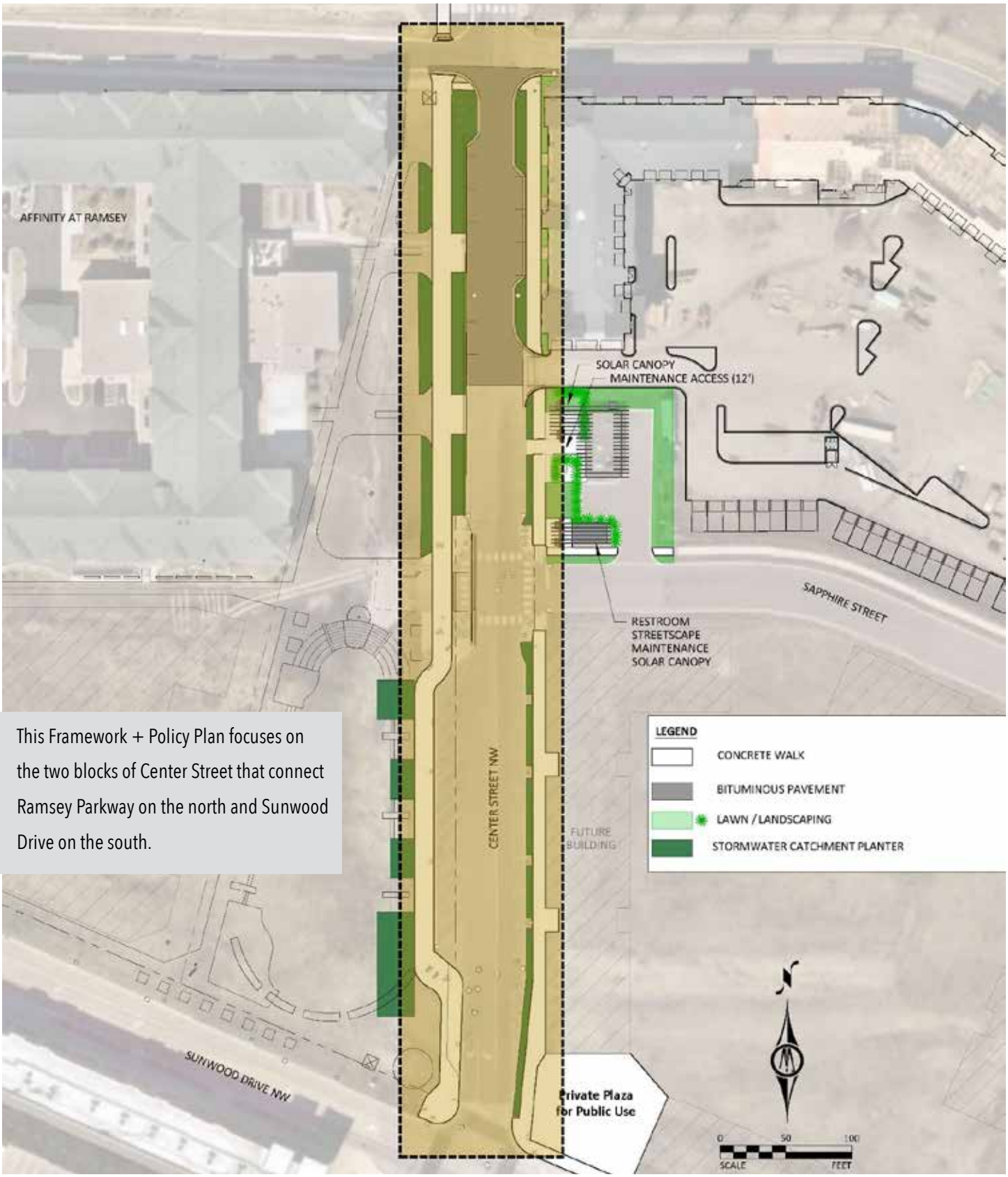




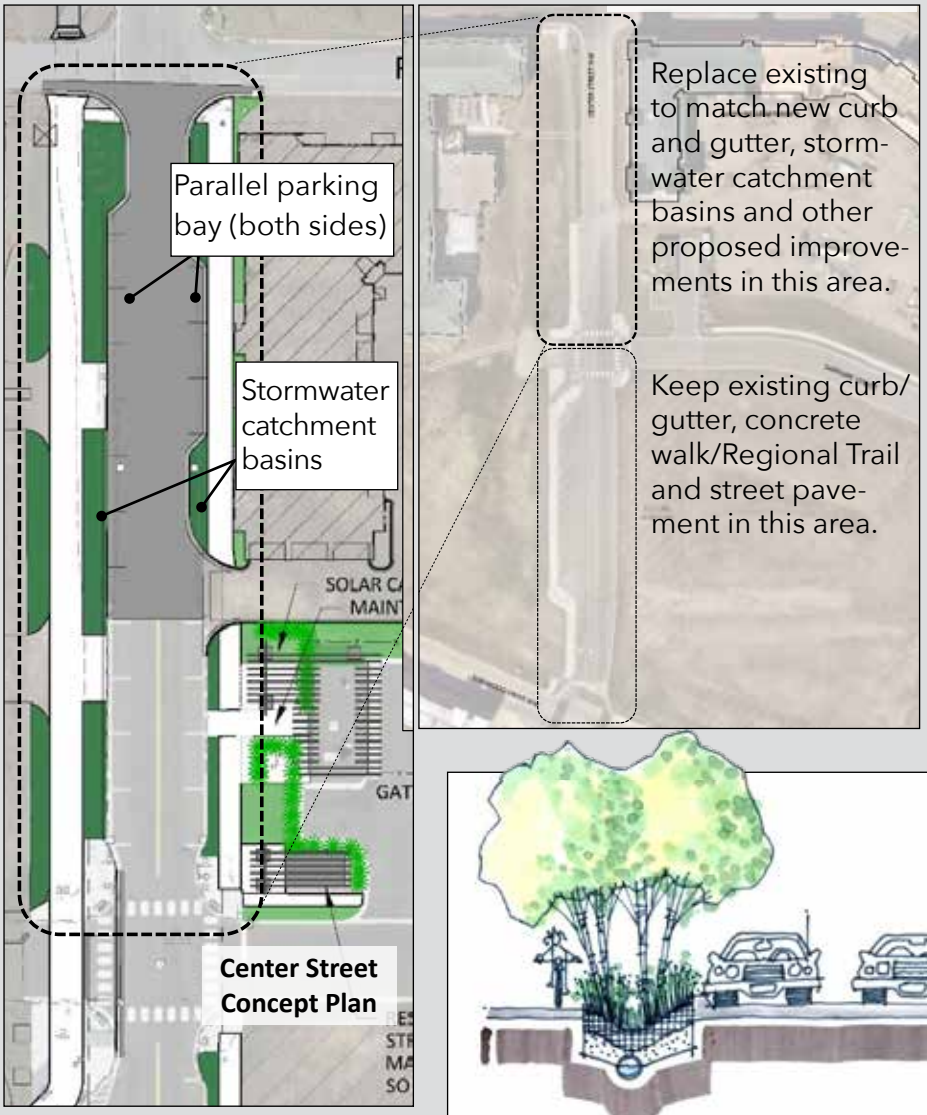


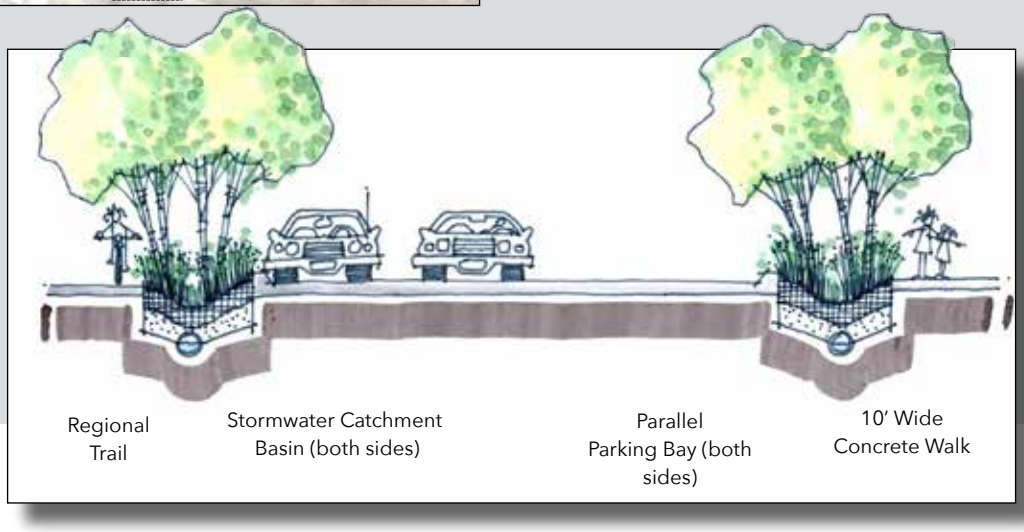


Center Street Location Map



This Framework + Policy Plan focuses on the two blocks of Center Street that connect Ramsey Parkway on the north and Sunwood Drive on the south.





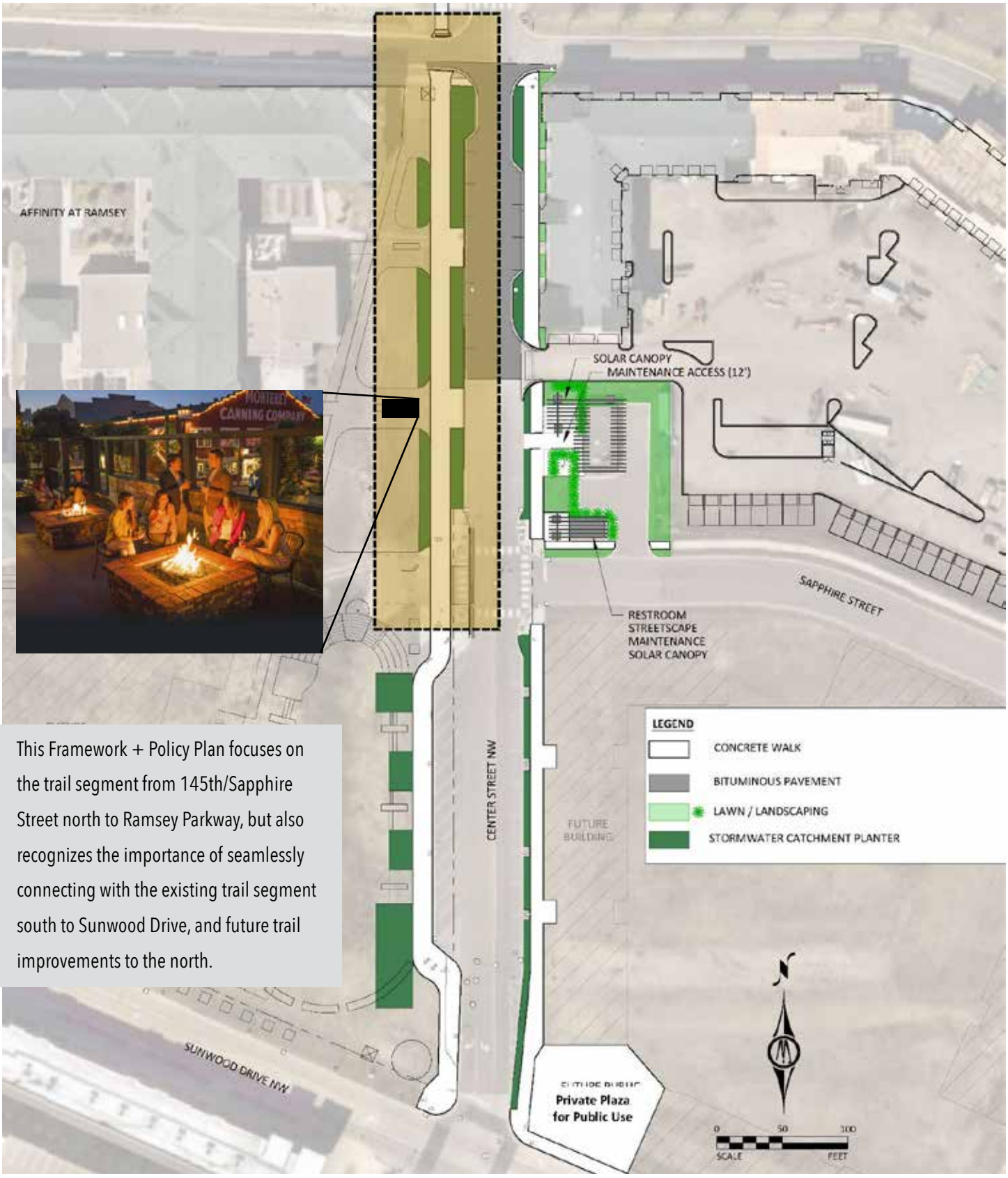
Center Street

PROJECT DESCRIPTION

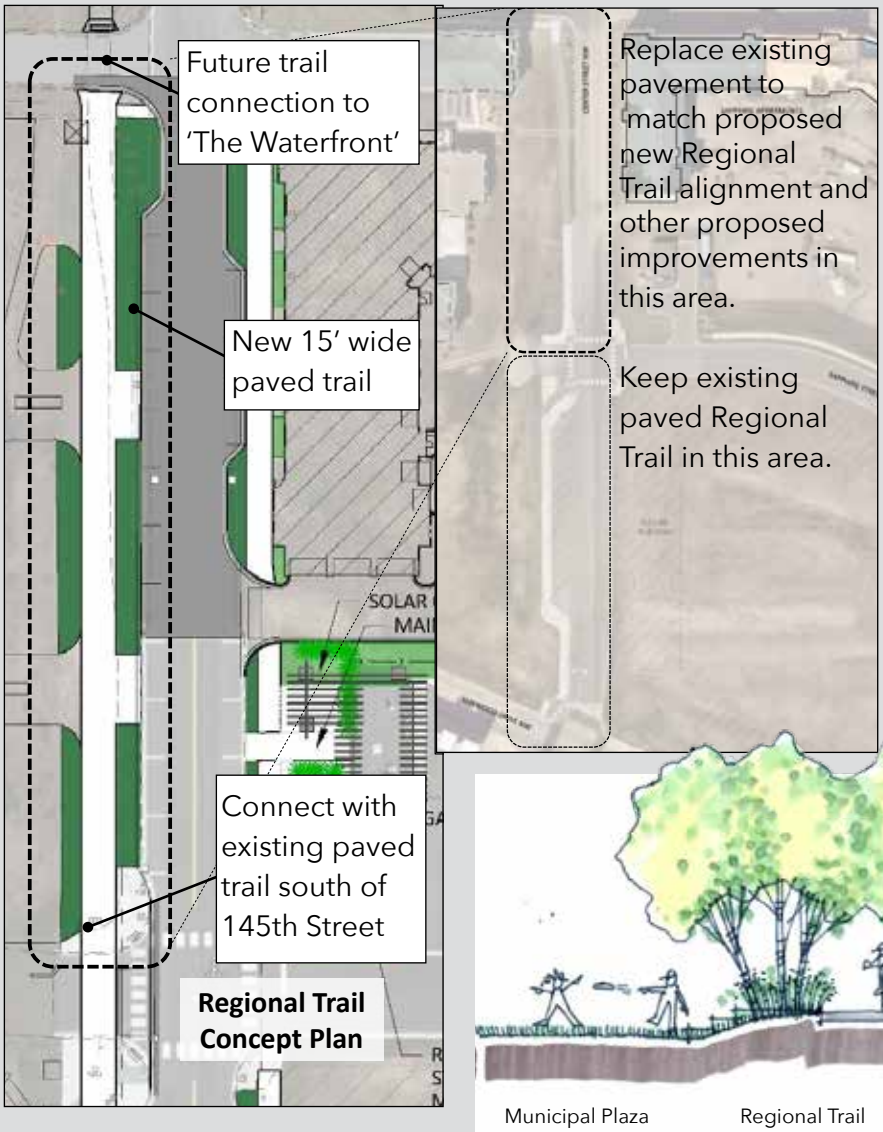
The primary purpose of the Conceptual Site Plan for Center Street is to illustrate how this key north/south connector ties together all the other pieces of this Framework + Policy Plan. At the same time, it also promotes various opportunities for innovative district infrastructure as an integral part of current and proposed street, park, trail and private development project design – suggesting shared systems for stormwater capture/reuse, energy production/distribution, waste handling/recycling and other technologies.

It's important to note however, that this document also presents a somewhat cautious approach, seeking to minimize disruption to existing Center Street improvements. The basic objective is to work with existing curb lines, parking bays and other pavement dimensions as the starting point for completing street construction to Ramsey Parkway and northward to Bunker Lake Boulevard. (Also refer to the Sapphire Apartments Frontage and Central Anoka County Regional Trail information in this Plan)

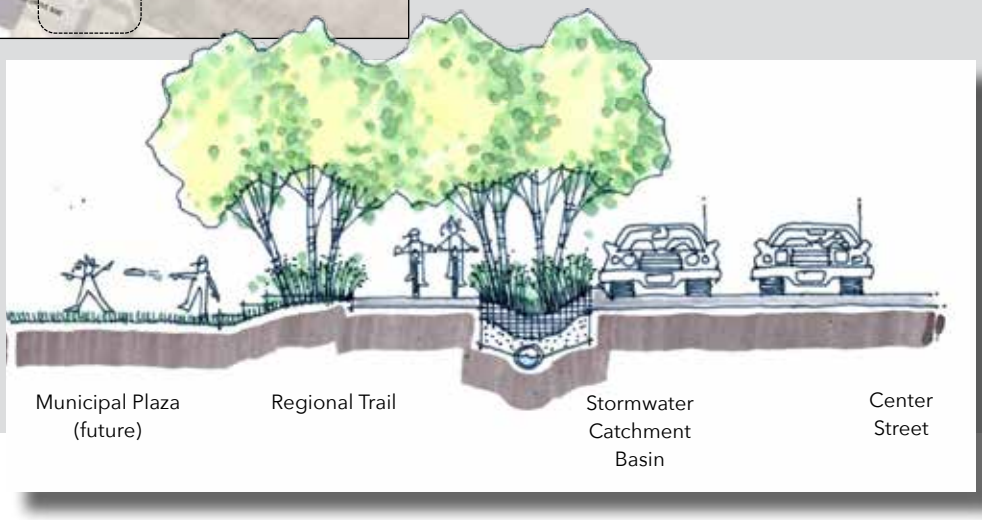
Regional Trail + Municipal Plaza Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.







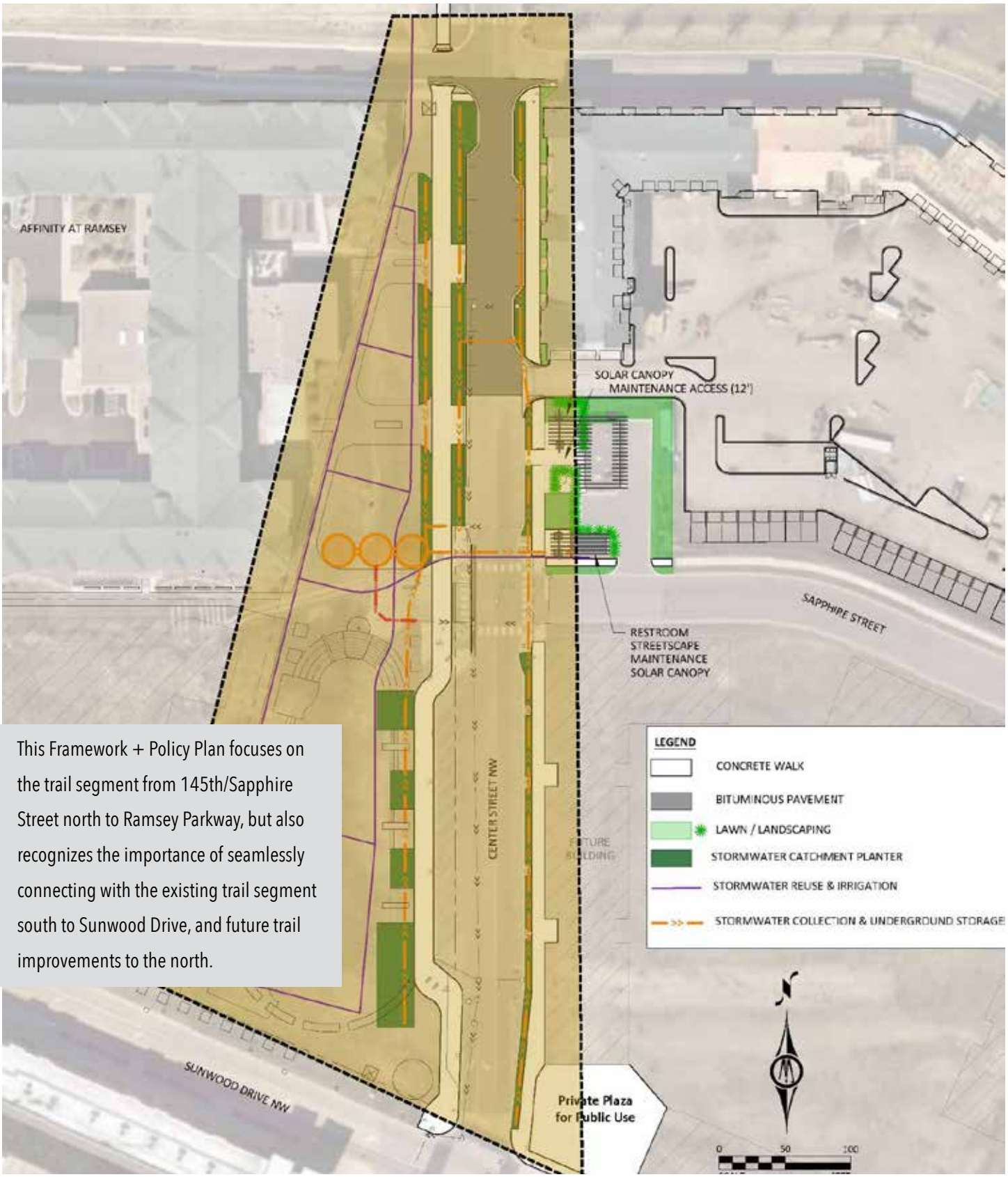
Regional Trail + Municipal Plaza

PROJECT DESCRIPTION

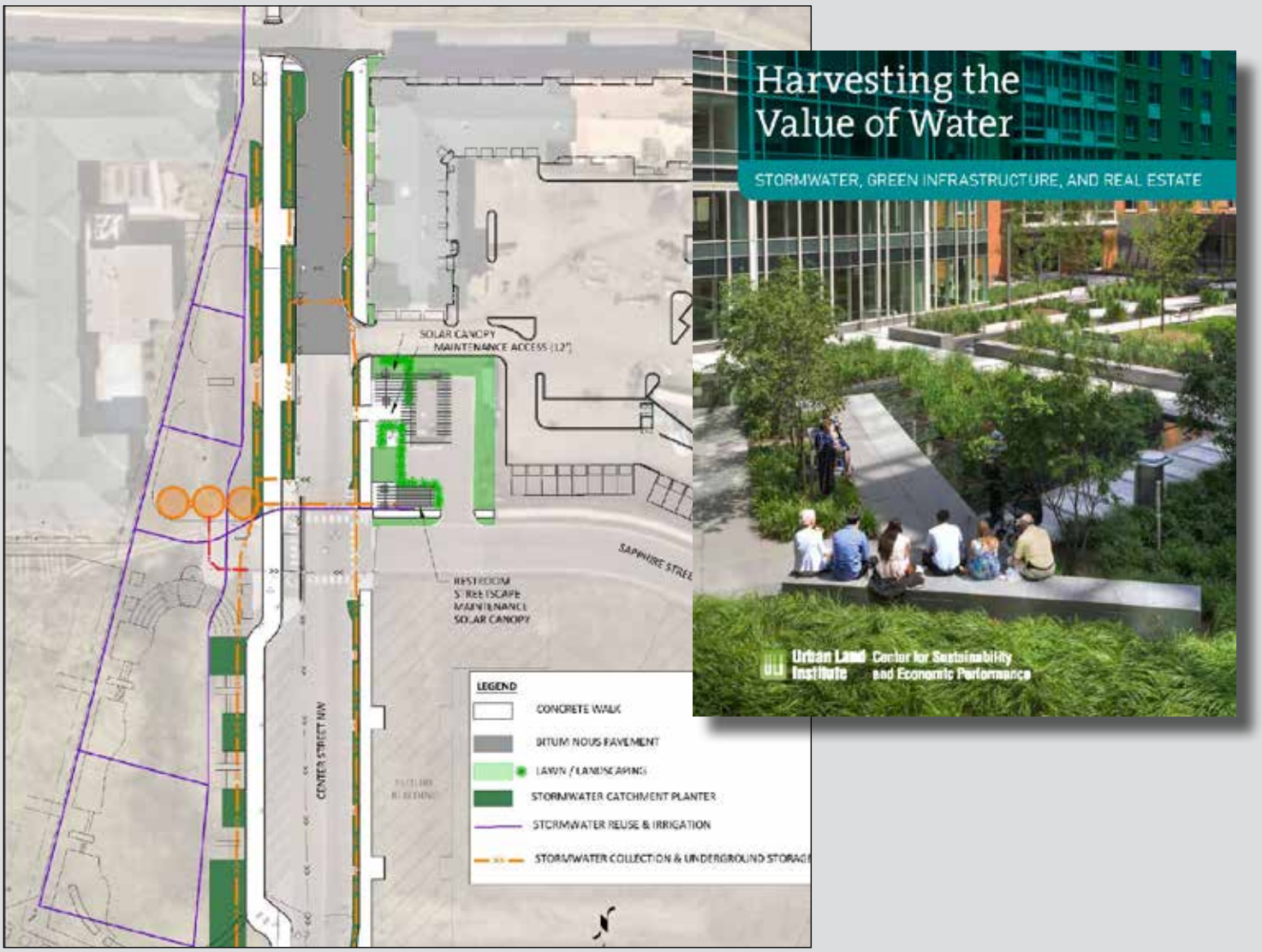
The Central Anoka County Regional Trail is a 26 - mile paved regional trail that traverses the middle of the county connecting Mississippi West Regional Park in Ramsey, to Bunker Lake Regional Park, on to the Rice Creek Chain of Lakes Park Reserve in Lino Lakes and Centerville, MN. All but a portion of this Regional Trail in Ham Lake is off-roadway, in place, and in use today, linking residents and trail users to many different destinations and facilities in the county–recreational, business, schools and residential. The trail will be an important connection to the Mississippi River and Mississippi West Regional Park once the remaining portions of the elevated pedestrian crossing over Hwy #10 are funded and the bridge is in place. This pedestrian and bicycle route links not only the isolated Mississippi Recreation District to the other of the 10 districts (and the rest of the city)–but also welcomes all the residents on the South side of Hwy #10, safely to Ramsey's downtown businesses and related recreational opportunities.

It may be noted, that this trail is an integral part of the Circle of Ramsey Greenway, and accordingly, this downtown area in Ramsey becomes both the nexus of the regional trail system, local trail system, as well as providing non-motorized opportunities in connecting the rest of Ramsey to The COR.

Stormwater Management System Location Map



This Framework + Policy Plan focuses on the trail segment from 145th/Sapphire Street north to Ramsey Parkway, but also recognizes the importance of seamlessly connecting with the existing trail segment south to Sunwood Drive, and future trail improvements to the north.



Stormwater Management System

PROJECT DESCRIPTION

Bolton & Menk, has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza and adjacent Center Street landscape improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. Most of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located within the boulevard and parking 'bump-outs on both sides of the street. It is assumed that the runoff would drain directly into each of the rain gardens and tree vaults through surface capture systems (i.e.. curb cuts).

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The Metropolitan Council Storm water Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time the stormwater reuse system would be functioning, and assumed 1" of water over the irrigable area per week is required for adequate vegetation growth and health.

Stormwater Management System Project Elements

SOURCE Site Data				
Impervious Area	83,417	square feet		
Impervious Area	1.91	acres		
USE Demand Data				
Irrigation Area	57,206	square feet		
Irrigation Area	1.31	acres		
Irrigation Season	13	39	week number	
Storage Data				
Storage Provided	150,000	gallons		
Total Storage Required	454,037	gallons		%
Weeks that Flows Must be Augmented	85	weeks		10.2%
Weeks that Reuse System will Meet Demand	752	weeks		89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.



Exhibit 2: Example concrete vault storage tank (Storm Trap).



Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Exhibit 1 summarizes the preliminary reuse system sizing. According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply I-inch per week of water over the area to be irrigated (a total of 454,000 gallons required). Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency.

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes.

Stormwater Management System Project Elements

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

Table 1: Summary of expected runoff volumes.

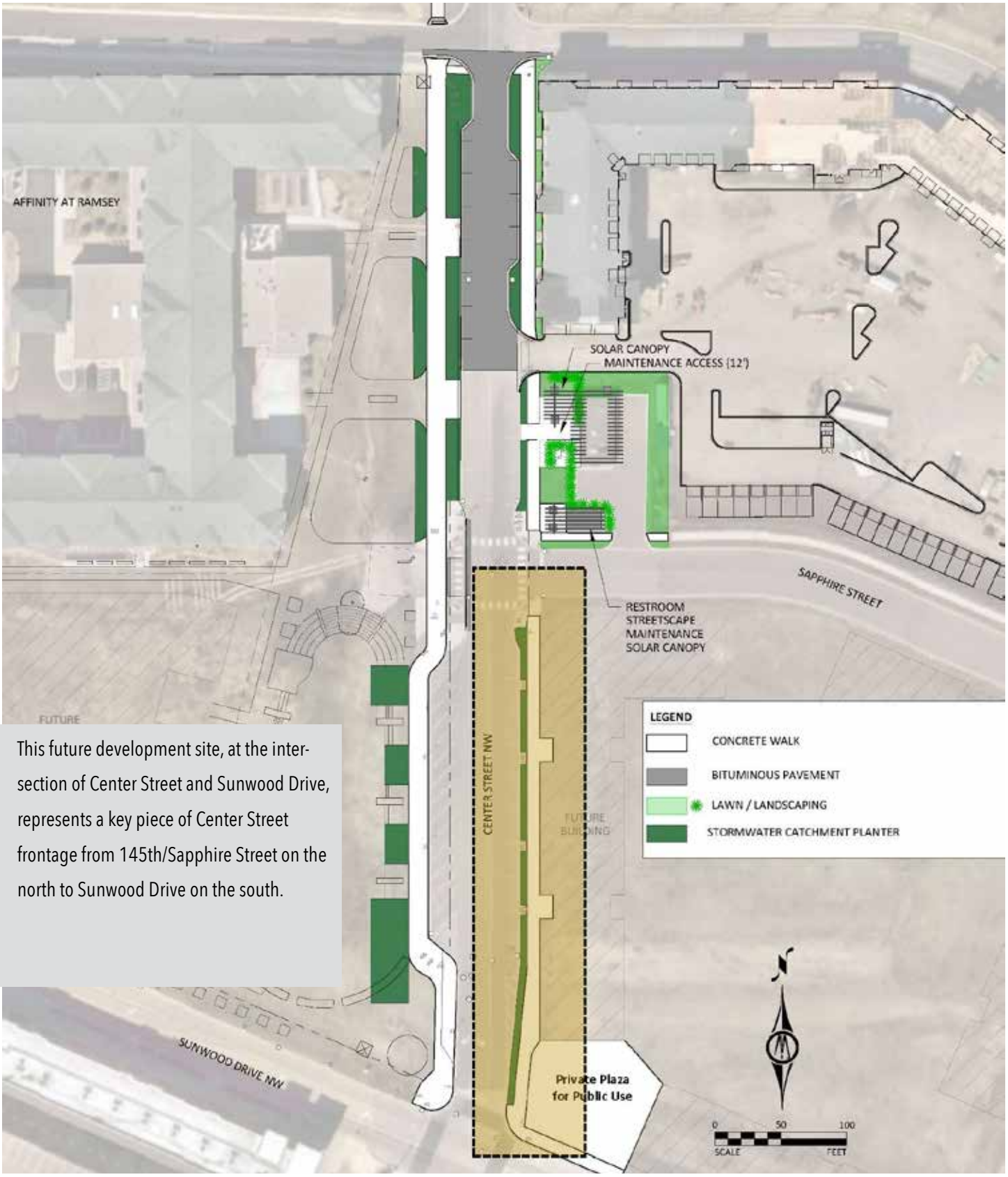
Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary of expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to IO-year return interval) can completely fill the tank.

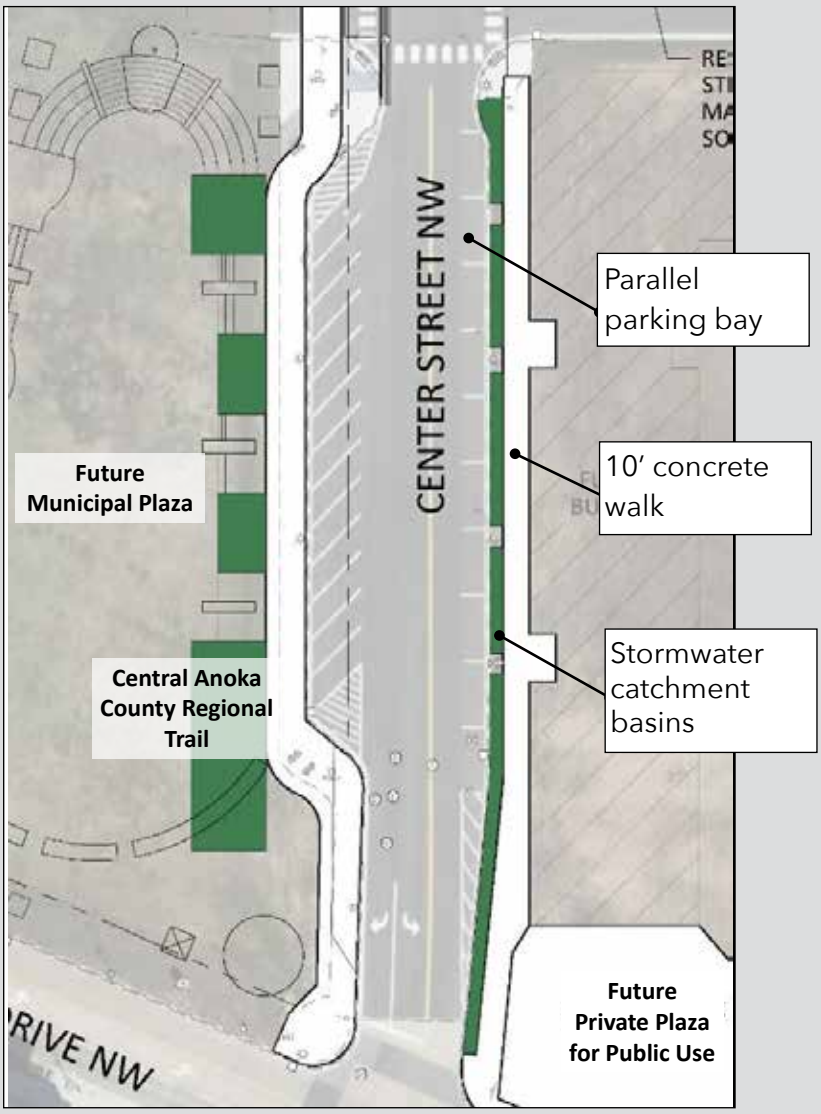
During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

Since the reuse water will pass through a filter and potentially other treatment methods, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are

Future Development Site Frontage Location Map



This future development site, at the intersection of Center Street and Sunwood Drive, represents a key piece of Center Street frontage from 145th/Sapphire Street on the north to Sunwood Drive on the south.



Future Development Site Frontage

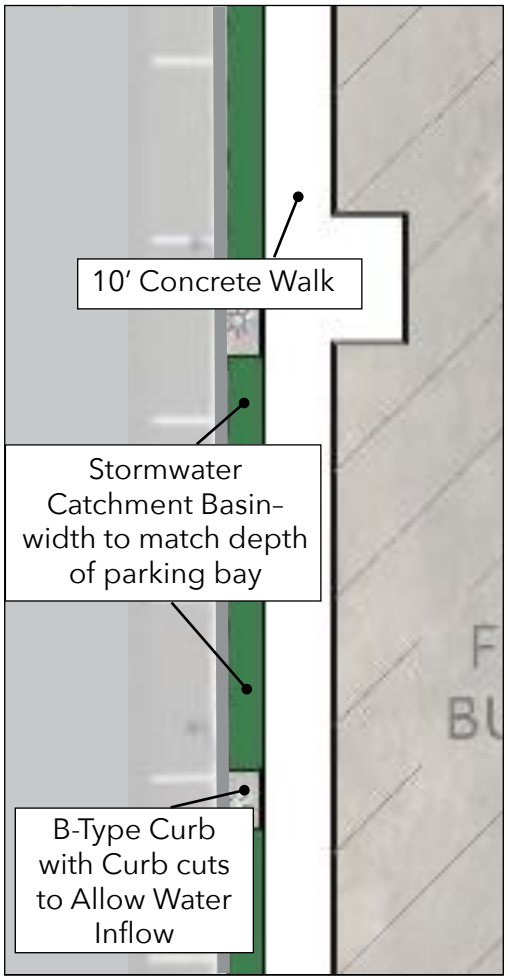
PROJECT DESCRIPTION

The Concept Site Plan for the Future Development Site Frontage along the east side of Center Street matches recommendations for Sapphire Apartment Frontage and Pump House Plaza to the north, including three primary elements:

- A 10' wide concrete walk;
- Stormwater catchment basins;
- Parallel parking bay.

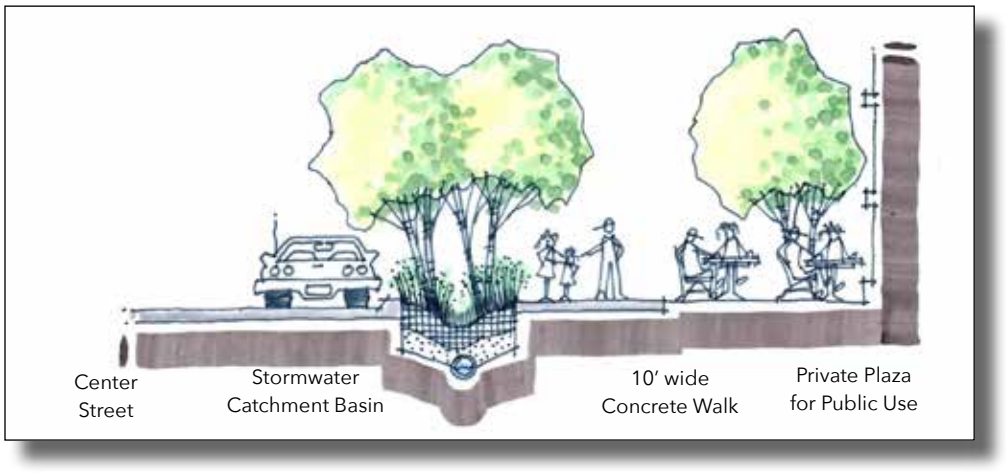
Following in the footsteps of the Sapphire Apartment project, future development of this site will also include a gracious pedestrian walkway (10' width), connected stormwater basins, and landscape plantings that complement existing streetscape, further enhancing the desired Downtown District street character as a welcoming local and regional destination.

Future Development Site Frontage Project Elements



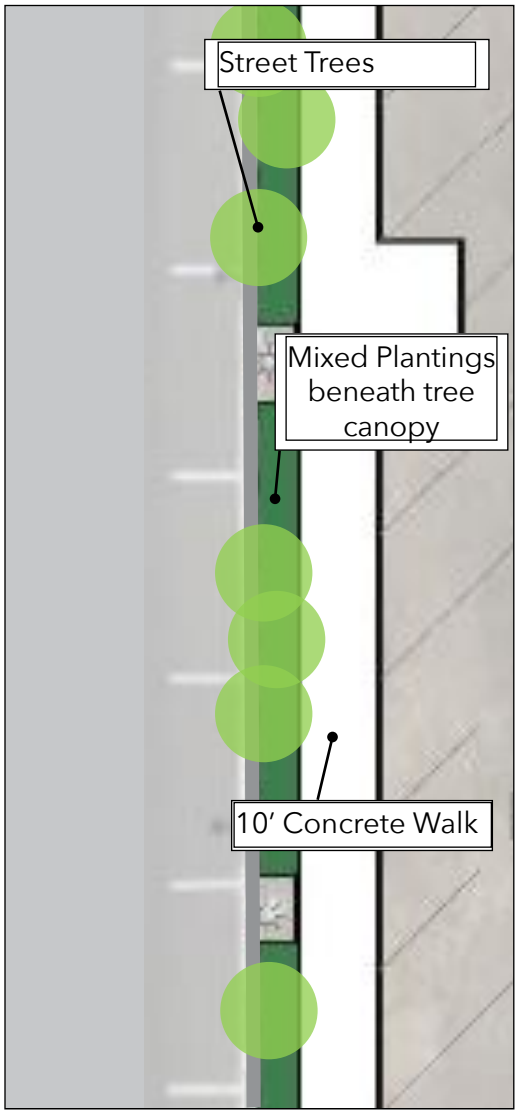
Stormwater catchment basins will be connected to existing storm sewer located in Center Street – future phases will route this water to underground cisterns in Municipal Plaza for irrigation and other re-use purposes.





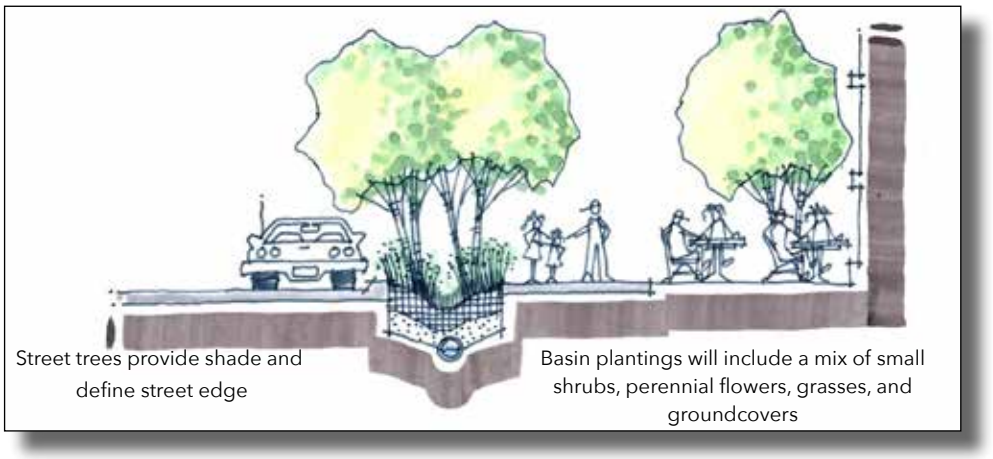


Future Development Site Frontage Project Elements









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Fax: (763) 427-0833
Bolton-Menk.com

June 25, 2019

RE: Technical Memorandum
2019 Municipal Plaza and Center Street Concept Stormwater Reuse
City of Ramsey, MN

Bolton & Menk, Inc has completed a preliminary study that analyzes the feasibility of integrating stormwater reuse for irrigation of the proposed Municipal Plaza in conjunction with Center Street Improvements. The reuse system envisioned will include best management practices to collect and treat runoff, storage tanks to store the runoff, and a pump station and piping to convey the reuse water to the irrigation areas. The pump station will include pumps, a control system to monitor flow and pressure, and a treatment unit and self-flushing filter to protect the public from potential pathogens in the stormwater. The site analyzed for the stormwater reuse system includes Center Street Northwest from East Ramsey Parkway to Sunwood Drive Northwest.

Current Conditions

The COR Area of Ramsey is under active development. Since its inception, regional stormwater management has been constructed to maintain stormwater discharge rates to the undeveloped condition and provide water quality and volume control to meet state and local standards. Therefore, the development area surrounding Center Street was planned to discharge into a trunk storm sewer system, sized for the 100-year storm (7.1" in 24 hours) to the regional collection system.

The area surrounding Center Street NW is largely undeveloped, but is proposed to include commercial businesses including the Affinity at Ramsey building, which is currently under construction near the Southwest quadrant of Center Street NW and E Ramsey Parkway. Affinity at Ramsey is responsible for their own stormwater requirements and none of their site was considered for collection in the stormwater reuse system. Additional multi-family residential and mixed-use facilities will also be constructed adjacent to the corridor, also assumed to discharge into the Center Street trunk storm sewer independent of the proposed Center Street treatment and stormwater reuse system.

Center Street NW is currently paved with concrete curb and gutter on each side. Each side of the road includes a driving lane and a parking lane. A 10' path runs along the west side of the road. Drainage patterns run from north to south and stormwater runoff is currently captured by catch basins that route the water offsite to the south.

Proposed Conditions

Municipal Plaza is a proposed 1.7-acre green space accessible to the public. Municipal Plaza will be located on the west side of Center Street NW from E Ramsey Parkway to Sunwood Drive NW. The east side of Center Street NW is proposed commercial/residential buildings. The site resides in the City's moderate vulnerability Drinking Water Supply Management Area (DWSMA) and the emergency response area. Therefore, traditional infiltration practices are prohibited.

Bolton & Menk is an equal opportunity employer.

Preliminary Roadway Runoff Treatment

The majority of the stormwater runoff will be generated from Center Street NW and the sidewalks on either side of the road. Stormwater runoff is proposed to be collected and treated by a combination of tree vaults and rain gardens located in the boulevard and on either side of the road. It is assumed that the runoff would drain directly into each of the raingardens and tree vaults through surface capture systems (i.e. curb cuts, ribbon curb, pretreatment structures, et). Granular filter media will be used for treatment and a perforated underdrain will connect the tree vaults and raingardens and route all the stormwater to the storage tanks.

Preliminary Stormwater Reuse System

Water collected and stored within the storage tanks will discharge via gravity flow to the pump house wet well, where it will be filtered and treated. The reuse water will be disinfected using UV treatment to address any fecal coliform, pathogens or other health concerns related to use of reuse water for irrigation.

The assumed operating season for the irrigation systems is a 26-week period; beginning April 1st and extending through September 30th. The Metropolitan Council Stormwater Reuse Guide Water Balance Tool for Constant Irrigation Demand was used to determine the percent of time over the assumed 26-week irrigation season that the stormwater reuse system would be functional while operating within the assumed conditions. The tool assumes 1" of water over the irrigable area per week is required for adequate vegetation growth and health. The method uses historic rainfall data spanning 31 years to determine the functionality of the stormwater reuse system within the 26-week pumping period.

Exhibit 1 summarizes the preliminary reuse system sizing. The "Irrigation Season" is assumed to be weeks 13 to 39 of the year, or approximately April 1 to September 30. In the calculator, these fields are used to look up weekly average rainfall to estimate the total potential volume of runoff that could be used for irrigation and how often we get 1 inch or more rain. Narrowing or widening the irrigation season changes the irrigation demand. The "Weeks that Flows Must be Augmented" and "Weeks that Reuse System will Meet Demand" cells cover the total period of record (837 weeks, or 16 years). So, 10% of the weeks (85 weeks) during the entire period of record result in a tank volume and rainfall volume less than the demand for that week.

According to the reuse calculator, there will be enough captured stormwater water in approximately 90% of the pumping season weeks to apply 1-inch per week of water over the assumed 1.31-acre turf irrigation area (57,206 sq. ft.). The calculator provides a preliminary need of 454,00 gallons required to apply 1-inch per week during the irrigation season. Since rainfall contributes to that total, as well as stored water in that tank, the total required volume per year does not translate to the size of the tank required. Instead, the volume of the tank can be modified to target an irrigation efficiency. Therefore, the storage tank or tanks should be approximately 150,000 gallons in size to irrigate with stormwater for 90% of the year. Additional irrigation to meet the 1-inch demand, should the City choose to irrigation at that rate, would need to be supplemented with potable sources.

SOURCE Site Data			
Impervious Area	83,417	square feet	
Impervious Area	1.91	acres	
USE Demand Data			
Irrigation Area	57,206	square feet	
Irrigation Area	1.31	acres	
Irrigation Season	13	39	week number
Storage Data			
Storage Provided	150,000	gallons	
Total Storage Required	454,037	gallons	%
Weeks that Flows Must be Augmented	85	weeks	10.2%
Weeks that Reuse System will Meet Demand	752	weeks	89.8%

Exhibit 1: Excerpt from the Met Council Reuse Water Balance Tool.

Footprint Considerations

The storage volume could be a single concrete vault or multiple fiberglass underground units. Given the size of individual cisterns, plastic is not available. Fiberglass tanks generally are available up to 50,000 gallons in size. A 50,000-gallon tank has dimensions of approximately 68 feet long with a 12-foot diameter. Three tanks, with space between, could fill a footprint of approximately 5,000 square feet. Concrete vaults can be sized to fit multiple footprint sizes. If a maximum active depth of water in the vault of 8' is assumed, the footprint would be approximately 2,500 square feet.



Exhibit 2: Example concrete vault storage tank (StormTrap).



Exhibit 3: Example underground fiberglass storage tanks (Xerxes).

Additional Considerations

A simplified estimate of stormwater runoff expected from the street section was assembled to ensure the watershed can produce enough runoff to adequately fill the tanks. Table 1 is a summary expected runoff volumes for a variety of events. A rainfall event producing between 3.6 and 4.3 inches in 24 hours (5-year to 10-year return interval) can completely fill the tank.

Table 1: Summary of expected runoff volumes.

Rainfall Event	Rainfall Depth (IN)	Runoff Volume (CF)	Runoff Volume (GA)
1" Event	1.00	5,500	41,140
1-Year	2.46	14,700	109,956
2-Year	2.86	17,600	131,648
5-Year	3.58	22,700	169,796
10-Year	4.26	27,500	205,700

During final design, additional hydraulic information will be provided to provide an effective high flow bypass system. In other words, if the tank is full and the City experiences a 100-year rainfall event, there will be adequate bypass capacity to reduce local flooding and protect the tank(s). Also, since the COR trunk storm sewer system is already designed to accommodate a 100-year rainfall event with discharge to regional flood storage areas, the bypass system will effectively mimic the originally designed scenario. In between events when irrigation is occurring, or the tanks is being filled, there will be hydraulic relief on the trunk system and volume control provided.

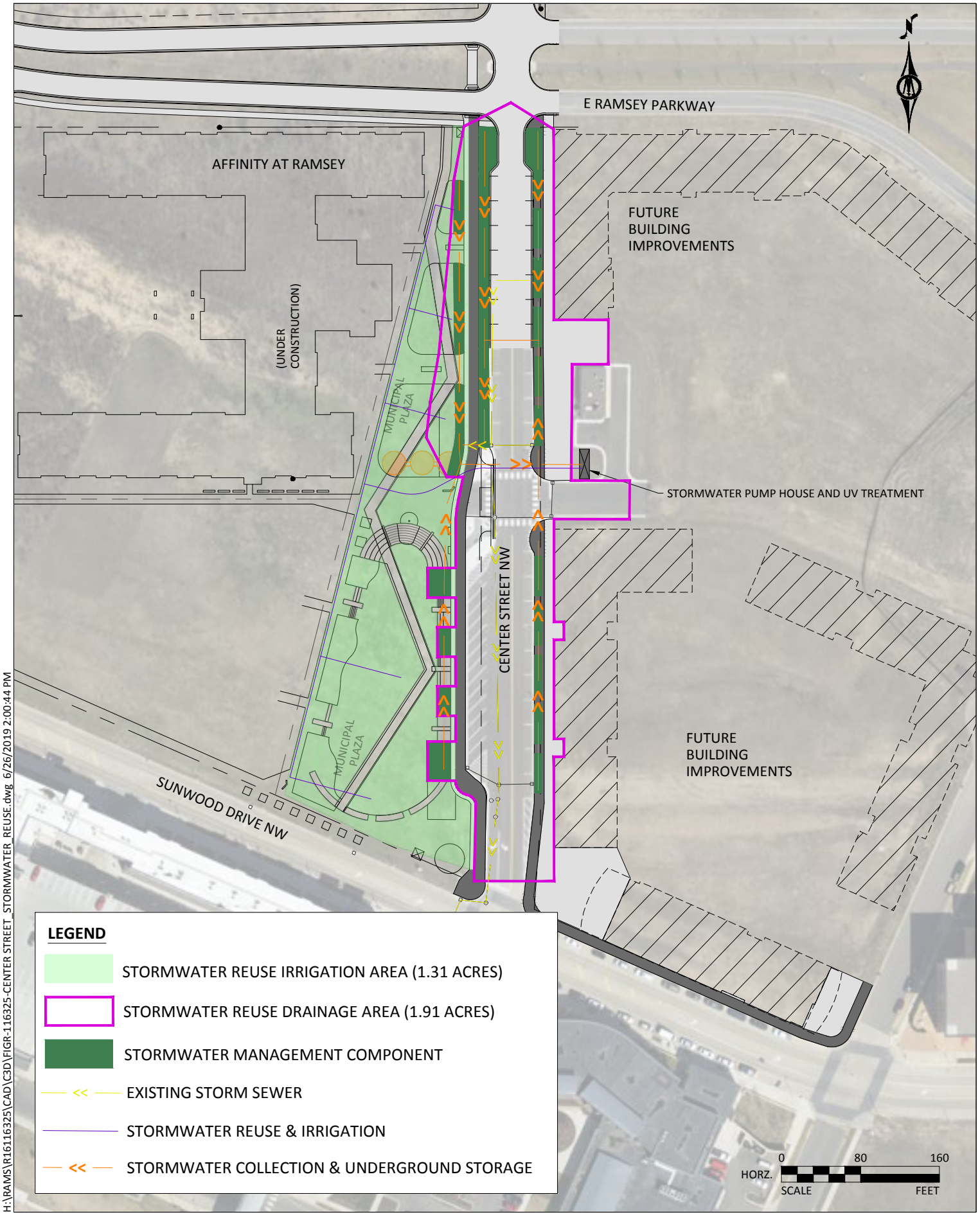
Since the reuse water will pass through a filter and UV treatment system, the impact to groundwater resources through the infiltration of irrigation water is expected to be very minimal. Impacts to groundwater resources in the ERA are not anticipated.

Sincerely,

Bolton & Menk, Inc.



Timothy J. Olson, PE, CFM
Water Resources Project Manager



H:\RAMS\R16116325\CAD\C3D\FIGR-116325-CENTER STREET_STORMWATER_REUSE.dwg 6/26/2019 2:00:44 PM

PRELIMINARY ENGINEER'S ESTIMATE

COR PARKS & PARKVIEW WEST DEVELOPMENT
STORMWATER COLLECTION, REUSE, & SIDEWALK
CITY OF RAMSEY
BMI PROJECT NO. R12.118998
6/26/2019

ITEM NO.	NOTES	ITEM	TOTAL
1		STORMWATER STORAGE TANKS	$360,000.00
2		REUSE STATION BUILDING / WET WELL	$350,000.00
3		IRRIGATION SYSTEM	$65,000.00
4		STORMWATER BIORETENTION/FILTRATION AREAS	$480,000.00
5	A	CONCRETE WALK	$350,000.00
6		EROSION CONTROL & RESTORATION	$50,000.00

$1,655,000.00

NOTES:

A AREA INCLUDES CONCRETE WALK IN ADDITION TO CITY STANDARD OF 10' WIDTH

Probable Construction Costs

Municipal Plaza - North

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 27,900**
	MOBILIZATION (3%)	1	LUMP	$ 27,900.00	$ 27,900
EARTHWORK					**$ 108,467**
	COMMON EXCAVATION	2 281	CU YD	$ 20.00	$ 45,626
	SLOPE PROTECTION	507	SQ YD	$ 8.50	$ 4,309
	SELECT GRANULAR BORROW AND ROUGH GRADING	2 281	CU YD	$ 25.00	$ 57,032
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	50	CU YD	$ 30.00	$ 1,500
CONCRETE WALKS AND STREET					**$ 444,559**
	CURB AND GUTTER	830	LF	$ 18.00	$ 14,940
	DETECTABLE CURB RAMPS	4	EA	$ 1,500.00	$ 6,000
	4" CONCRETE WALK	14 925	SF	$ 6.00	$ 89,550
	BITUMINOUS TRAILS		LF	$ 4.00	$ -
	PERVIOUS PAVERS (INCL BASE)	2 050	SF	$ 30.00	$ 61,500
	BITUMINOUS WEAR COURSE (2")	285	TON	$ 100.00	$ 28,507
	BITUMINOUS NON-WEAR COURSE (2")	285	TON	$ 90.00	$ 25,657
	AGGREGATE BASE	728	CY	$ 22.00	$ 16,005
FOUNTAINS					
ARCHITECTURE					
STAIRS AND WALLS					$ -
FENCE/SCREEN					**$ 40,000**
	DECORATIVE FENCE	400	LF	$ 100.00	$ 40,000
FURNISHING					**$ 61,200**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	4	EA	$ 1,500.00	$ 6,000
	BENCHES	4	EA	$ 2,500.00	$ 10,000
	BIKE RACKS	2	EA	$ 1,500.00	$ 3,000
	FIRE TABLE	2	EA	$ 3,000.00	$ 6,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	5	EA	$ 3,000.00	$ 15,000
	PLAY EQUIPMENT?		EA	$ 50,000.00	$ -
	TREE GRATE	1	EA	$ 1,200.00	$ 1,200
LIGHTING					**$ 55,800**
	PEDESTRIAN POLE LIGHTS	31	EA	$ 1,800.00	$ 55,800
STORMWATER RE-USE AND TREATEMENT					**$ 195,500**
	COLLECTION, CLEAN AND REUSE	0.9	ACRE	$ 230,000.00	$ 195,500
GENERAL PLANTING					**$ 112,400**
	TREES	35	EA	500.00	17,500.00
	SM TREES	31	EA	400.00	12,400.00
	PLANTING SOIL	730	CY	30.00	21,900.00
	PERENNIALS/SHRUBS	2700	SF	8.00	21,600.00
	NATIVE SEEDING W/ PLUGS	0.3	ACRE	5000.00	1,500.00
	SOD	650	SY	8.00	5,200.00
	IRRIGATION	19700	SF	1.00	19,700.00
	ALUMINUM EDGING	1200	LF	8.00	9,600.00
	MULCH W FABRIC	300	SY	10.00	3,000.00
UTILITIES					**$ 50,000**
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

	ESTIMATED CONSTRUCTION COSTS		$ 1,095,826
10% DESIGN CONTINGENCY		10%	$ 109,600
	ESTIMATED CONSTRUCTION COSTS		$ 1,205,426

Probable Construction Costs

Municipal Plaza - North

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
				GENERAL CONDITIONS 10%	$ 120,600
				TESTING 1%	$ 12,054.26
				8% CONSTRUCTION CONTINGENCY 8%	$ 96,500
				TOTAL ESTIMATED CONSTRUCTION COSTS	$ 1,434,500
				PERMITS/BONDS/INSURANCE 3%	$ 43,000
				DESIGN FEES 12%	$ 172,100
				TOTAL PROJECT COSTS	**$ 1,649,600**

Probable Construction Costs

Municipal Plaza - South

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 48,000**
	MOBILIZATION (3%)	1	LUMP	$ 48,000.00	$ 48,000
EARTHWORK					**$ 53,714**
	COMMON EXCAVATION	959	CU YD	$ 20.00	$ 19,187
	SLOPE PROTECTION	213	SQ YD	$ 8.50	$ 1,812
	SELECT GRANULAR BORROW AND ROUGH GRADING	959	CU YD	$ 25.00	$ 23,983
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	291	CU YD	$ 30.00	$ 8,732
CONCRETE WALKS AND STREET					**$ 223,853**
	CURB AND GUTTER		LF	$ 18.00	$ -
	DETECTABLE CURB RAMPS		EA	$ 1,500.00	$ -
	4" CONCRETE WALK	23 200	SF	$ 6.00	$ 139,200
	BITUMINOUS TRAILS		LF	$ 4.00	$ -
	PERVIOUS PAVERS (INCL BASE)	2 470	SF	$ 30.00	$ 74,100
	BITUMINOUS WEAR COURSE (2")		TON	$ 100.00	$ -
	BITUMINOUS NON-WEAR COURSE (2")		TON	$ 90.00	$ -
	AGGREGATE BASE	480	CY	$ 22.00	$ 10,553
FOUNTAINS					**$ 310,000**
	RIBBON	1	LUMP	$ 60,000.00	$ 60,000
	STEPS (INCLUDES CONCRETE STEPS, MECHANICAL, FINISHES)	1	LUMP	$ 250,000.00	$ 250,000
ARCHITECTURE					
	?		SF		$ -
STAIRS AND WALLS					**$ 225,630**
	6" RISERS	232	SF	$ 90.00	$ 20,880
	12" H SEAT WALLS (+18" buried)	1 353	LF	$ 150.00	$ 202,950
	RAILINGS	24	LF	$ 75.00	$ 1,800
FENCE/SCREEN					**$ 30,000**
	DECORATIVE FENCE	300	LF	$ 100.00	$ 30,000
FURNISHING					**$ 71,100**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	6	EA	$ 1,500.00	$ 9,000
	BENCHES	6	EA	$ 2,500.00	$ 15,000
	BIKE RACKS	1	EA	$ 1,500.00	$ 1,500
	FIRE TABLE	4	EA	$ 3,000.00	$ 12,000
	DRINKING FOUNTAIN		EA	$ 5,000.00	$ -
	PICNIC TABLES	1	EA	$ 3,000.00	$ 3,000
	TREE GRATE	13	EA	$ 1,200.00	$ 15,600
	PLAY EQUIPMENT?		EA	$ 50,000.00	$ -
LIGHTING					**$ 68,400**
	PEDESTRIAN POLE LIGHTS	38	EA	$ 1,800.00	$ 68,400
STORMWATER RE-USE AND TREATEMENT					**$ 299,000**
	COLLECTION, CLEAN AND REUSE	1.3	ACRE	$ 230,000.00	$ 299,000
GENERAL PLANTING					**$ 265,128**
	TREES	33	EA	500.00	16,500.00
	SM TREES	27	EA	400.00	10,800.00
	PLANTING SOIL	1200	CY	30.00	36,000.00
	PERENNIALS/SHRUBS	15485	SF	8.00	123,880.00
	NATIVE SEEDING W/ PLUGS	0	ACRE	5000.00	-
	SOD	2266	SY	8.00	18,128.00
	IRRIGATION	32700	SF	1.00	32,700.00
	ALUMINUM EDGING	1240	LF	8.00	9,920.00
	MULCH W FABRIC	1720	SY	10.00	17,200.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

ESTIMATED CONSTRUCTION COSTS		$	1,644,824
10% DESIGN CONTINGENCY	10%	$	164,500
ESTIMATED CONSTRUCTION COSTS		$	1,809,324

Probable Construction Costs

Municipal Plaza - South

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 181,000
			TESTING	1%	$ 18,093.24
			8% CONSTRUCTION CONTINGENCY	8%	$ 144,800
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 2,153,200
			PERMITS/BONDS/INSURANCE	3%	$ 64,500
			DESIGN FEES	12%	$ 258,300
			TOTAL PROJECT COSTS		**$ 2,476,000**

Probable Construction Costs

Waterfront Park - Main Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					**$ 123,000**
	MOBILIZATION (3%)	1	LUMP	$ 123,000.00	$ 123,000
EARTHWORK					**$ 120,006**
	COMMON EXCAVATION	2 497	CU YD	$ 20.00	$ 49,932
	SLOPE PROTECTION	555	SQ YD	$ 8.50	$ 4,715
	SELECT GRANULAR BORROW AND ROUGH GRADING	2 497	CU YD	$ 25.00	$ 62,415
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	98.148 148	CU YD	$ 30.00	$ 2,944
CONCRETE WALKS AND STREET					**$ 360,837**
	CURB AND GUTTER	325	LF	$ 18.00	$ 5,850
	DETECTABLE CURB RAMPS	6	EA	$ 1,500.00	$ 9,000
	4" CONCRETE WALK	51 055	SF	$ 6.00	$ 306,330
	BITUMINOUS TRAILS	400	LF	$ 4.00	$ 1,600
	PERVIOUS PAVERS (INCL BASE)	1	SF	$ 30.00	$ 30
	BITUMINOUS WEAR COURSE (2")	78	TON	$ 100.00	$ 7,764
	BITUMINOUS NON-WEAR COURSE (2")	78	TON	$ 90.00	$ 6,987
	AGGREGATE BASE	1058	CY	$ 22.00	$ 23,276
FOUNTAINS					**$ 285,000**
	RIBBON FOUNTAIN	1	LUMP	$ 60,000.00	$ 60,000
	WADING POOL	1	LUMP	$ 100,000.00	$ 100,000
	SPLASH PAD	1	LUMP	$ 125,000.00	$ 125,000
ARCHITECTURE					**$ 2,867,000**
	CONCESSION PAVILION ($300 - 375/SF)	4 200	SF	$ 375.00	$ 1,575,000
	PERGOLA	6 800	SF	$ 190.00	$ 1,292,000
STAIRS AND WALLS					**$ 7,500**
	RAILINGS	100	LF	$ 75.00	$ 7,500
FENCE/SCREEN					$ -
FURNISHING					**$ 128,000**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	1	EA	$ 15,000.00	$ 15,000
	RECEPTACLES	8	EA	$ 1,500.00	$ 12,000
	BENCHES	10	EA	$ 2,500.00	$ 25,000
	BIKE RACKS	2	EA	$ 1,500.00	$ 3,000
	FIRE TABLE	1	EA	$ 3,000.00	$ 3,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	5	EA	$ 3,000.00	$ 15,000
	PLAY EQUIPMENT	1	EA	$ 50,000.00	$ 50,000
LIGHTING					**$ 158,400**
	PEDESTRIAN POLE LIGHTS	88	EA	$ 1,800.00	$ 158,400
STORMWATER RE-USE AND TREATEMENT					**$ -**
GENERAL PLANTING					**$ 332,053**
	TREES	40	EA	500.00	20,000.00
	SM TREES	25	EA	400.00	10,000.00
	PLANTING SOIL	2150	CY	30.00	64,500.00
	PERENNIALS/SHRUBS	5300	SF	8.00	42,400.00
	NATIVE SEEDING W/ PLUGS	1	ACRE	5000.00	4,200.00
	SOD	15900	SY	8.00	127,200.00
	IRRIGATION	57953	SF	1.00	57,953.00
	ALUMINUM EDGING	0	LF	8.00	-
	MULCH W FABRIC	580	SY	10.00	5,800.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

ESTIMATED CONSTRUCTION COSTS		$ 4,431,797
10% DESIGN CONTINGENCY	10%	$ 443,200
ESTIMATED CONSTRUCTION COSTS		$ 4,874,997

Probable Construction Costs

Waterfront Park - Main Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
				GENERAL CONDITIONS 10%	$ 487,500
				TESTING 1%	$ 48,749.97
				8% CONSTRUCTION CONTINGENCY 8%	$ 390,000
				TOTAL ESTIMATED CONSTRUCTION COSTS	$ 5,801,200
				PERMITS/BONDS/INSURANCE 3%	$ 174,000
				DESIGN FEES 12%	$ 696,100
				TOTAL PROJECT COSTS	**$ 6,671,300**

Probable Construction Costs

Waterfront Park - Outer Area

DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
GENERAL REQUIREMENTS					$ 33,000
	MOBILIZATION (3%)	1	LUMP	$ 33,000.00	$ 33,000
EARTHWORK					**$ 157,433**
	COMMON EXCAVATION	3 255	CU YD	$ 20.00	$ 65,102
	SLOPE PROTECTION	723	SQ YD	$ 8.50	$ 6,148
	SELECT GRANULAR BORROW AND ROUGH GRADING	3 255	CU YD	$ 25.00	$ 81,378
	TOPSOIL BORROW AND ARCHITECTURAL GRADING	160.185 185	CU YD	$ 30.00	$ 4,806
CONCRETE WALKS AND STREET					**$ 237,671**
	DETECTABLE CURB RAMPS	9	EA	$ 1,500.00	$ 13,500
	4" CONCRETE WALK	15 200	SF	$ 6.00	$ 91,200
	BITUMINOUS TRAILS	4 543	LF	$ 4.00	$ 18,172
	AGGREGATE BASE	955	CY	$ 22.00	$ 20,999
	BOARDWALKS/DOCK	1340	LF	$ 70.00	$ 93,800
FOUNTAINS					
ARCHITECTURE					
STAIRS AND WALLS					$ -
FENCE/SCREEN					$ -
FURNISHING					**$ 113,000**
	KIOSK (ARTFUL STRUCTURE, PARK SIGN AND INTERPRETIVE SIGN)	2	EA	$ 15,000.00	$ 30,000
	RECEPTACLES	8	EA	$ 1,500.00	$ 12,000
	BENCHES	12	EA	$ 2,500.00	$ 30,000
	BIKE RACKS	4	EA	$ 1,500.00	$ 6,000
	DRINKING FOUNTAIN	1	EA	$ 5,000.00	$ 5,000
	PICNIC TABLES	10	EA	$ 3,000.00	$ 30,000
	PLAY EQUIPMENT		EA	$ 50,000.00	$ -
LIGHTING					**$ 216,000**
	PEDESTRIAN POLE LIGHTS	120	EA	$ 1,800.00	$ 216,000
STORMWATER RE-USE AND TREATEMENT					**$ -**
GENERAL PLANTING					**$ 524,961**
	TREES	100	EA	500.00	50,000.00
	SM TREES	0	EA	400.00	-
	PLANTING SOIL	5333	CY	30.00	159,990.00
	PERENNIALS/SHRUBS	8650	SF	8.00	69,200.00
	NATIVE SEEDING W/ PLUGS	1.7	ACRE	5000.00	8,500.00
	KAME & DRUMLIN AREA NATIVE SEEDING W/ PLUGS	0.7	ACRE	5000.00	3,500.00
	KAME & DRUMLIN SOD	6350.0	SY	8.00	50,800.00
	SOD	1265	SY	8.00	10,120.00
	IRRIGATION	86351	SF	1.00	86,351.00
	ALUMINUM EDGING	0	LF	8.00	-
	MULCH W FABRIC	8650	SY	10.00	86,500.00
UTILITIES					
	STORM, WATER, POWER	1	LUMP	$50,000.00	$ 50,000

	ESTIMATED CONSTRUCTION COSTS	$	1,332,066
10% DESIGN CONTINGENCY	10%	$	133,300
	ESTIMATED CONSTRUCTION COSTS	$	1,465,366

Probable Construction Costs

Waterfront Park - Outer Area

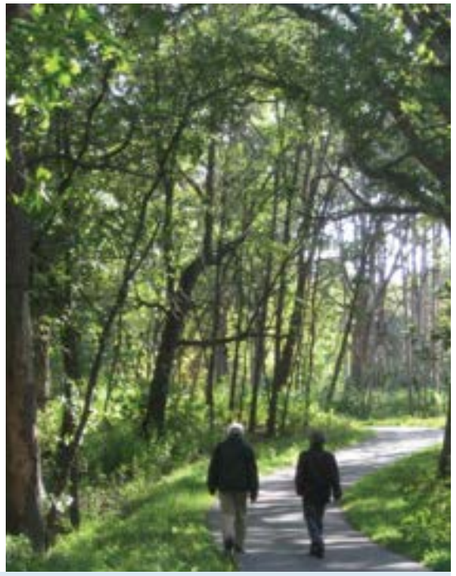
DIVISION	DESCRIPTION	TOTAL ESTIMATED QUANTITY	UNITS	UNIT COST	TOTAL COST
			GENERAL CONDITIONS	10%	$ 146,600
			TESTING	1%	$ 14,653.66
			8% CONSTRUCTION CONTINGENCY	8%	$ 117,300
			TOTAL ESTIMATED CONSTRUCTION COSTS		$ 1,743,900
			PERMITS/BONDS/INSURANCE	3%	$ 52,300
			DESIGN FEES	12%	$ 209,200
			TOTAL PROJECT COSTS		**$ 2,005,400**

CITY OF RAMSEY

Public Places + Vibrant Community







THE COR

Multiple Intiatives and Measurable Benefits...

Encourage Investment + Promote Healthy Living +
Connecting Natural Resources & People = QUALITY OF LIFE

You Are Here...

The intersection of a desired rural character with inviting urban amenities.





An imperative for designing and implementing a variety of public spaces that offer basic people needs - places to sit, sun and shade, food and beverage, and a place to interact with neighbors.



Encourage private sector investment that meets The COR economic development objectives.

"An attractive public realm continues to be a major catalyst for private investment, creating signature addresses for a variety of new development projects." - John LeTourneau, Mayor of Ramsey

City of RAMSEY
CIRCLE OF RAMSEY GREENWAY

Circle of Ramsey Greenway

A continuous loop trail that connects neighborhoods to destinations, amenities and regional systems



Continue to build a connected network of local and regional trails



Respect for, and connections with, valued natural resources



"A mix of uses and quality amenities that serve residents will become a regional destination" - James Steffen, Economic Development Authority Chair

URBAN AMENITIES

The COR plan is built on recent success and future opportunity - creates great places for people!



The Waterfront

As the major public amenity illustrated in the Development Plan 6.0, Lake Ramsey Commons will become a spectacular water-centric addition to the emerging park and trail system that connects the whole community. It holds a key position as the connecting hub between The Draw to the east, the proposed Greenway Trail Connection to the west, the Municipal Plaza and Commuter Rail Station to the south, with the proposed Mississippi Skyway linking the regional park and trail to The COR.



Municipal Plaza

In each of the many different planning frameworks over the years, the Municipal Plaza has been identified as the primary civic space at the very heart of The COR. Located directly across Sunwood Drive from Ramsey City Hall, this crucial public amenity will serve as the central gathering space for day-to-day activities and will certainly attract heightened private sector interest in development of adjacent properties.



Lake Itasca and Greenway Connection

Various scenarios and alignments were studied and, each in their own way, serve to illustrate the strategic opportunity to connect amenities in The COR with Lake Itasca to the west via a public greenway trail. The greenway provides visual continuity east-west through The COR, and becomes the preferred access route for the hundreds of residential units between Lake Itasca and the retail destinations within The COR–strengthening the vitality of these commercial enterprises.

CONNECTING NEIGHBORHOODS

A Park System Plan built on a foundation of existing natural features integrated with a growing, connected system of public parks, trails and open space, including the following elements:

Mississippi Skyway

The Mississippi Skyway pedestrian bridge will provide a critical direct pedestrian and bicycle connection between the City of Ramsey's pedestrian-oriented COR development, the Ramsey Northstar Station, Ramsey Park & Ride and the resources associated with the Mississippi River and attendant regional amenities. The Mississippi Skyway project is about overcoming boundaries to safe bicycle and pedestrian circulation while expanding and enhancing multi-modal transportation, economic development and recreational options to promote a livable, vibrant region and community.



Amphitheater at The Draw

The Draw is a blend of natural and planned open space for programmed activities, hardscape, and passive uses. Located in the heart of The COR (acronym for City of Ramsey), park components include; recreational green space, natural stormwater filtration/reuse, established wildlife corridor and trail connections. The Draw provides an attractive combination of water and landscape as a welcome visual relief and aesthetic experience that contributes to the long-term livability and lasting vitality of the Downtown District and the City.



Trott Brook Greenway

Parks and natural open space are vital to the quality of life in Ramsey and in many ways define the community. Ramsey is fortunate to have retained many natural resources within its boundaries. One such example is Trott Brook with its associated wetlands and uplands, creating a natural greenway spanning the northern third of the City. Future completion of this important community amenity will provide a significant east/west connection in terms of trail use, but will also preserve, protect and enhance of the regions important natural areas.



THE WATERFRONT + MUNICIPAL PLAZA

The Waterfront supports a range of both active and passive uses emphasizing variety in terms of outdoor spaces (rooms), including mown turf/open lawn areas within prairie, woodland, lake edge and other natural landscapes.





The Waterfront introduces a series of natural outdoor spaces that recreate and interpret native Minnesota landscapes both as an overall design aesthetic but also as a hands-on, immersion experience for park visitors.





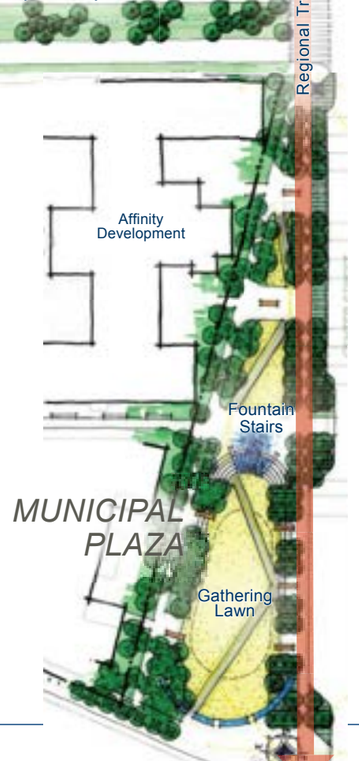
Municipal Plaza will become a signature destination, leveraging private-sector investment with specific focus on adjacent, plaza-frontage uses (such as brew pub, coffee house, with roof terrace) that contribute to the intensity and vibrant street life that characterize successful placemaking

Municipal Plaza will continue to support special events such as the community Happy Days festival, providing a recognized central gathering space for special events, music performances, art shows and other family-friendly activities.



District parking strategies will be explored and pursued to address issues related to vehicle movement, convenient access, and to provide maximum benefit for mixed-use development throughout The COR—and this is true for the park spaces too. While district parking is likely to begin with centrally located surface lots, over time, as new development intensifies, these surface lots will be converted to structured parking, either as stand-alone facilities or fully integrated within creatively designed development sites.







The Central Anoka County Regional Trail (along the east edge of Municipal Plaza) creates an important north/south public promenade through The COR connecting The Draw, North Commons and the Mississippi Regional Park via the Mississippi Skyway (known as the pedestrian bridge over Highway 10).

MUNICIPAL PLAZA

Municipal Plaza is an important component of The COR Public Realm Framework. It is the place to meet, the orientation point for wayfinding in The COR, and the primary gateway connection to other public amenities and attractions nearby. Poised at the crossroads of strong civic presence, residential density, transit options and an expanding variety of retail storefronts, this location brings together all the elements of innovative and sustainable city-building.



Municipal Plaza will become a magnet for spontaneous day-to-day uses, filling the need for a comfortable place to enjoy a cup of coffee, gather with friends, or otherwise pass the time around the community hearth. This will also serve to extend park hours to encourage evening activities and social time.



Municipal Plaza will incorporate water in various ways, from attractive surface features such as interactive fountains, to stormwater management system components such as infiltration areas (water cleaning) and underground storage vaults for water reuse purposes.



Municipal Plaza will take advantage of subtle level changes and landscape plantings to create a safe buffer/separation from the street and promote a unique character that defines various outdoor spaces and uses, connected by ramps and stairs to ensure universal accessibility.



CENTER STREET

A linear park and civic space that expands Municipal Plaza to best accomodate special events.



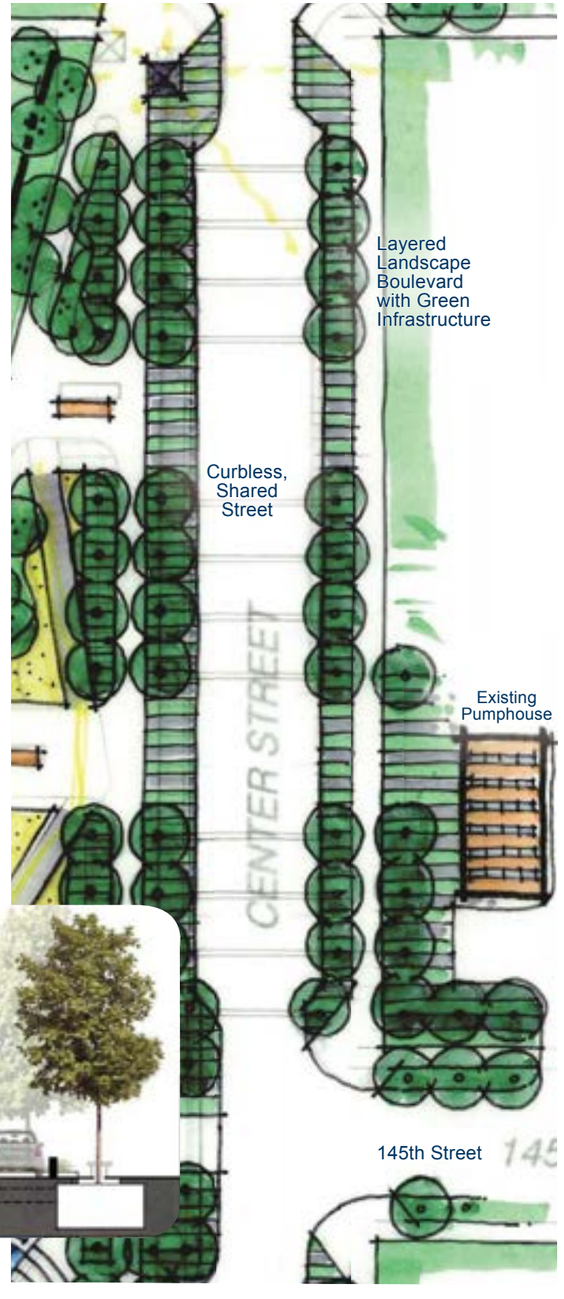
Mixed mode street design promotes ‘pedestrian first’ amentities.



Additional park uses and activity areas seemlessly blend within street right of way.



Typical street cross section.





Walkways, paths, boardwalks and benches will be located throughout The Waterfront, promoting universal access to park amenities.





The Water Play Area will also be home to the first waterside concession/restaurant in the City; learning from area examples (such as Tin Fish and Sea Salt in Minneapolis), This exciting opportunity will grow to become a full-service food venue attracting both community residents and a regional audience - as well as providing a local venue for business incubation.



The Water Play Area will promote a high level of activity throughout the day, providing places to sit in the shade (beneath the cabana) in proximity to primary play spaces.



The Water Play Area will feature two primary amenities: a concrete-lined wading pond and a multizoned splash pad designed to attract children of all ages and abilities to The COR.



THE WATERFRONT: WATER PLAY AREA

As a major new public amenity, The Waterfront will fulfill a list of community-desired objectives related to water-oriented recreational uses within a native/natural landscape that characterizes the entire park. Along with the proposed wading pond and splash pad, additional facilities such as concessions/restaurant building, pavilion, pergola/cabana and other amenities, will further enhance the Water Play Area as a significant community destination.

MULTIPLE INTIATIVES + MEASURABLE BENEFITS

Investing in a system of public parks, trails and open space that support high quality recreational amenities, and promotes other healthy living objectives remains a high priority for the City. Creative approaches to design of public places can positively impact energy consumption, air quality, carbon reduction, property prices, recreation and other elements of community health and vitality that have monetary or other social value. In short, it is this network of connected spaces that attracts private development interest, defines the qualities and character of The COR as a vibrant, dynamic, must-experience local and regional destination that brings measurable triple-bottom-line benefits maximizing the City's return on their investment. Multiple benefits and measurable value as highlighted in this diagram and the brief descriptions below.





SOCIAL

Improved Quality of Life and Aesthetics - many studies have shown the positive impacts on quality of life in urban areas from improved aesthetics/ people-comforts, increased recreational space, and a connection to the natural environment. This has a direct bearing on increased job satisfaction, lower crime rates, decreased stress and, when combined with transportation improvements that increase walking and biking, significant public health benefits are realized.



ECONOMIC

Multi-Function Public Space, Green Technology and Increased Property Values – green technologies integrated within public space reduce costs and offset the need to build and maintain additional conventional infrastructure. Well-documented research suggests that proximity to parks, trails and open space amenities at a minimum stabilizes, and in many cases increases, property values. In addition, new technologies and approaches to public space and infrastructure systems have spurred a new wave of job opportunities across the spectrum of design, construction, maintenance and ongoing operations.



ENVIRONMENTAL

Captured Stormwater, Reduced Pollution and Habitat Creation - strategies to capture and clean stormwater will help reduce system volume, reduce pollutant loadings to area waterways, and increase the level of service of the City's stormwater infrastructure. Integrated approaches to the design of public parks, trails and open space provide opportunities to create multiple-function, natural systems and wildlife habitat; ponds, wetlands and other water-resource related features create and enhance the unique setting and ecological benefit derived from a more innovative approach to public places design.

CONTACT

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MEMORANDUM

Date: February 19, 2018

To: Mr. Patrick Brama, Economic Development Manager
Mr. Time Gladhill, Community Development Director
Mr. Bruce Wetsby, City Engineer

From: Kevin P. Kielb, P.E.

Subject: Ramsey Parkway Center Median Analysis
City of Ramsey

Introduction

The City of Ramsey is reviewing the potential for revising the proposed design of the Ramsey Parkway center median between Center Street and Zeolite Street. The median is currently proposed as a raised, vegetated median with trees, shrubs and grasses. The total length of median area, not including the paved intersections, is approximately 1,565 feet. The area analyzed is depicted on Figure 1.

The City is exploring the potential of creating a depressed median design, with stormwater directed to the median from the travel lanes of Ramsey Parkway.

Based on recent conversations with City staff, infiltration is not allowed within The COR area. Depressed medians will need to be designed as filtration systems, rather than infiltration systems. This adds significantly to project costs when compared to a typical depressed, vegetated median.

Recommendations

The median areas through the COR are located in the moderate vulnerability Drinking Water Supply Management Area. Groundwater protection will be required if the medians are depressed.

A table was prepared depicting estimated project costs associated with the various alternatives reviewed. Either woven geotextile liner, clay liner, or EPDM rubber liner could be used for lining the median area. The City should consider the benefits and costs for the various options when deciding which option to select.

Design Considerations

Construction stormwater best management practices (BMPs) in the median areas include directing stormwater runoff volume from the street into the median through curb cuts or pipe and depressing the median area to create stormwater capture volume. Additional infrastructure is necessary to keep soils dry (i.e. perforated tile) and/or overflow structures to capture and discharge flood level flows.

The majority of the COR is in the Moderate Vulnerability drinking water supply management area, with certain sections within the Emergency Response Area. Based on conversations with the City, these areas

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are restricted from infiltration. Therefore, the water quality medians must be filtration systems (rather than infiltration systems), with a perforated underdrain and impermeable liner. Three liner types were considered for this analysis:

- Woven geotextile with very low permeability,
- Clay liner, and
- Rubber liner (ethylene propylene diene monomer, EPDM, rubber).

Figure 2 depicts a typical section commonly used for filtration applications.

For depressed median alternatives, we assumed tree, shrub and perennial plantings would be used in the intersection and high visibility areas. Native seeding (prairie grasses with flowering plants) would be used in other areas. This type of vegetation provides for nutrient uptake, volume reduction, offers aesthetic benefits, and provide a traffic calming effect. Native, salt-tolerant plant species are typically utilized to offer the greatest potential for long-term sustainability.

Trees are recommended throughout the median area per The COR Design Framework (November 27, 2012). For comparative purposes, a planting plan similar to that used in the median east of Center Street was used for the raised median option.

Benefits and Disadvantages of Liner Options

Given the infiltration restrictions on site, an impermeable liner is recommended to ensure that that critical groundwater resources are protected from unexpected contamination. The advantages and disadvantages of each liner option considered are presented below:

1) Woven Geotextile: Woven geotextile fabric is a cost effective option for separating the bioretention medium from the underlying sandy soils. While the geotextile has a very low permeability, it is not 100% impermeable. The underlying coarse filter aggregate and perforated drain tile will naturally force water along the path of least resistance into the tile. Little water is expected to pass through the geotextile layer.
2) Clay Liner: Clay liners have a long history of use and are a popular choice in bioretention basins that have difficulty holding water. The clay liner must be thick (up to 12”) to be truly impermeable. These liners have a tendency to fail over time and must be continually monitored for effectiveness. If the liner were to fail, a portion of the bioretention basin would have to be removed for repair of the clay liner.
3) EPDM Rubber Liner: The EPDM liner is the safest choice for groundwater protection because it is 100% impermeable and has a relatively long service life. EPDM liners are the most expensive option and can be difficult to install.

Estimated Costs

Costs are based on standard cross sections and median widths, as shown in Figure 2.

The filtration medium, planting medium, and under drain depths are based on the Minnesota Pollution Control Agencies recommended design for a bioretention facility with an underdrain.

Estimated costs are summarized in the following table. Costs are shown per linear foot, with project costs reflective of 1,565 feet of total depressed or raised median length. Costs do not include curb and gutter,

overflow structures, adjacent vegetation, erosion and sediment control, and any other construction item not related to the bioretention facilities. Costs include 30 percent for construction contingencies and administrative allowances.

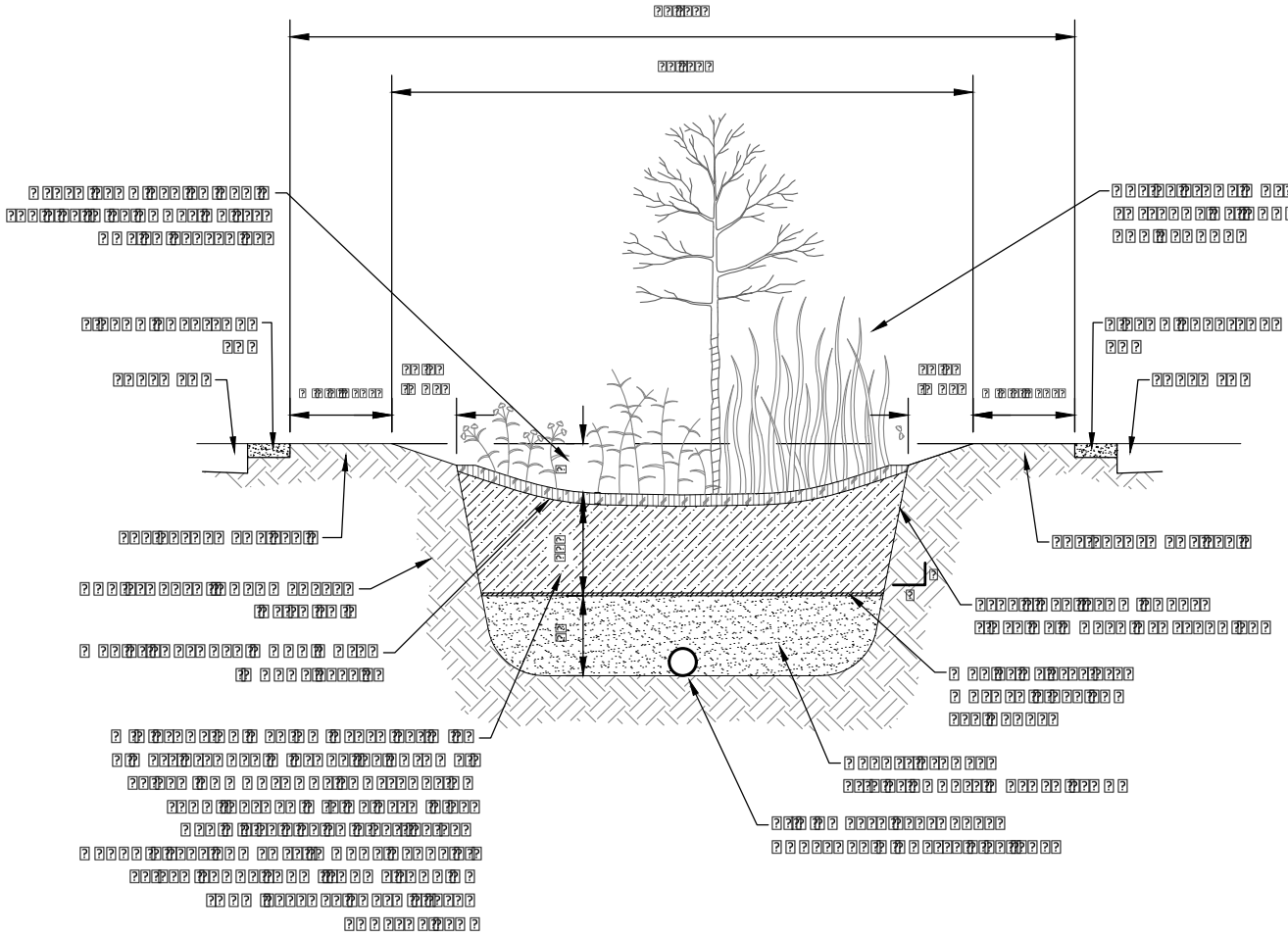
Median Width/Type	Liner Type	Estimated Cost / LF	Estimated Project Cost
20' Raised	NA	$41.00	$64,000
47' Raised	NA	$114.00	$178,000
20' Depressed	Woven Geotextile Liner	$216.00	$338,000
20' Depressed	Clay Liner	$221.00	$346,000
20' Depressed	EPDM Rubber Liner	$237.00	$371,000
47' Depressed	Woven Geotextile Liner	$599.00	$937,000
47' Depressed	Clay Liner	$618.00	$967,000
47' Depressed	EPDM Rubber Liner	$703.00	$1,100,000

* Project costs are rounded to the nearest $1,000.



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APPENDIX G: TREE INVENTORY

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173993.355	448087.48	Black Willow	9	Good	x		Site/Roadway Grading
173987.936	448092.07	Black Willow	9	Good	x		Site/Roadway Grading
174003.541	448083.58	Black Willow	9	Good	x		Site/Roadway Grading
174011.693	448083.16	Black Willow	9	Good	x		Site/Roadway Grading
174008.848	448084.62	Black Willow	9	Good	x		Site/Roadway Grading
174020.254	448077.11	Black Willow	9	Good	x		Site/Roadway Grading
174033.379	448077.13	Black Willow	9	Good	x		Site/Roadway Grading
174039.055	448075.81	Black Willow	9	Good	x		Site/Roadway Grading
174050.124	448070.93	Black Willow	12	Good	x		Site/Roadway Grading
174088.628	448067.28	Black Willow	12	Good	x		Site/Roadway Grading
174091.333	448067.45	Black Willow	12	Good	x		Site/Roadway Grading
174132.654	448063.46	Black Willow	12	Good	x		Site/Roadway Grading
173995.209	448250.91	Black Willow	15	Good	x		Site/Roadway Grading
173981.827	448231.48	Black Willow	9	Good	x		Site/Roadway Grading
173979.032	448203.16	Black Willow	9	Good	x		Site/Roadway Grading
173981.466	448208.2	Black Willow	9	Good	x		Site/Roadway Grading
173973.653	448156.26	Black Willow	9	Good	x		Site/Roadway Grading
173975.528	448151.7	Black Willow	9	Good	x		Site/Roadway Grading
173979.758	448143.11	Black Willow	9	Good	x		Site/Roadway Grading
173980.893	448140.07	Black Willow	9	Good	x		Site/Roadway Grading
173975.178	448136.93	Black Willow	12	Good	x		Site/Roadway Grading
173979.192	448136.13	Black Willow	9	Good	x		Site/Roadway Grading
173971.753	448127.2	Black Willow	9	Good	x		Site/Roadway Grading
173964.459	448126.39	Black Willow	9	Good	x		Site/Roadway Grading
174227.287	448028.44	Black Willow	9	Good	x		Site/Roadway Grading
174229.742	448020.51	Black Willow	9	Good	x		Site/Roadway Grading
174224.406	448018.05	Black Willow	9	Good	x		Site/Roadway Grading
174256.618	448030.08	Black Willow	9	Good	x		Site/Roadway Grading
174280.309	448052.91	Black Willow	9	Good	x		Site/Roadway Grading
174259.053	448039.78	Black Willow	9	Good	x		Site/Roadway Grading
174262.003	448044.49	Black Willow	9	Good	x		Site/Roadway Grading
174261.022	448046.3	Black Willow	9	Good	x		Site/Roadway Grading
174262.186	448049.46	Black Willow	9	Good	x		Site/Roadway Grading
174260.037	448057.09	Black Willow	9	Good	x		Site/Roadway Grading
174261.193	448058.3	Black Willow	9	Good	x		Site/Roadway Grading
174264.142	448064.87	Black Willow	12	Good	x		Site/Roadway Grading
174264.48	448071.39	Black Willow	9	Good	x		Site/Roadway Grading
174257.342	448083.18	Black Willow	9	Good	x		Site/Roadway Grading
174253.725	448089.17	Black Willow	12	Good	x		Site/Roadway Grading
174273.592	448120.91	Black Willow	9	Good	x		Site/Roadway Grading
174265.753	448124.38	Black Willow	9	Good	x		Site/Roadway Grading
174259.981	448107.99	Black Willow	9	Good	x		Site/Roadway Grading
174263.533	448110.94	Black Willow	9	Good	x		Site/Roadway Grading
174258.719	448128.95	Black Willow	9	Good	x		Site/Roadway Grading
174259.435	448130.74	Black Willow	9	Good	x		Site/Roadway Grading
174257.882	448134.65	Black Willow	9	Good	x		Site/Roadway Grading
174260.605	448132.38	Black Willow	9	Good	x		Site/Roadway Grading
174159.906	448194.49	Black Willow	9	Good	x		Site/Roadway Grading
174161.303	448187.75	Black Willow	9	Good	x		Site/Roadway Grading
174152.663	448208.9	Black Willow	9	Good	x		Site/Roadway Grading
174151.528	448209.81	Black Willow	9	Good	x		Site/Roadway Grading
174148.3	448209.77	Black Willow	9	Good	x		Site/Roadway Grading
174149.649	448212.45	Black Willow	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174137.737	448216.67	Black Willow	12	Good	x		Site/Roadway Grading
174135.869	448218.93	Black Willow	9	Good	x		Site/Roadway Grading
174119.475	448224.43	Black Willow	9	Good	x		Site/Roadway Grading
174113.751	448226.33	Black Willow	9	Good	x		Site/Roadway Grading
174109.33	448228.44	Black Willow	9	Good	x		Site/Roadway Grading
174106.614	448227.66	Black Willow	9	Good	x		Site/Roadway Grading
174106.778	448231.32	Black Willow	9	Good	x		Site/Roadway Grading
174098.032	448234.49	Black Willow	9	Good	x		Site/Roadway Grading
174095.917	448246.93	Black Willow	9	Good	x		Site/Roadway Grading
174064.353	448250.67	Black Willow	9	Good	x		Site/Roadway Grading
174066.059	448249.16	Black Willow	9	Good	x		Site/Roadway Grading
173161.428	448907.46	Black Willow	15	Good	x		Site/Roadway Grading
173160.771	448905.01	Black Willow	18	Good	x		Site/Roadway Grading
173164.299	448903.35	Black Willow	15	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**654**				
173151.366	449048.19	Box Elder	9	Good	x		Site/Roadway Grading
173294.79	448716.43	Box Elder	9	Good	x		Site/Roadway Grading
173281.976	448720.88	Box Elder	12	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**30**				
173705.563	448760.89	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173628.582	448671.54	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173631.411	448668.86	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173633.685	448666.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173637.09	448665.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173659.688	448652.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173523.484	448660.27	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173525.888	448658.95	Eastern Cottonwood	9	Fair	x		Site/Roadway Grading
173491.228	448655.69	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173446.844	448644.46	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173423.478	448629.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173356.257	448599.76	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173253.164	448520.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173647.969	448403.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173663.612	448341.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173679.25	448360.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173682.543	448384.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173696.694	448539.49	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173716.774	448555.5	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173731.404	448552.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173737.756	448600.17	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173739.107	448606.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173810.617	448556.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173875.362	448505.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173874.743	448509.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173873.587	448513.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173880.909	448540.17	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173886.071	448646.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173870.61	448663.85	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174391.315	448132.74	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174604.604	447747.38	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174492.535	447740.61	Eastern Cottonwood	15	Good	x		Site/Roadway Grading

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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174536.812	447805.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174514.152	447828.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174482.479	447836.67	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174464.906	447827.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174462.387	447836.96	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174440.526	447815.91	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174436.935	447778.86	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174363.837	447810.66	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174330.343	447799.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174342.534	447823.75	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174327.903	447868.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174327.469	447883.51	Eastern Cottonwood	18	Good	x		Site/Roadway Grading
174241.191	447901.65	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174203.937	447833.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174198.926	447828.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174217.244	447799.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174161.249	447897.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174143.046	447923.13	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174119.336	447914.56	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174119.342	447935.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174115.284	447936.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174106.459	447937.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174099.075	447910.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174075.421	447900.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174073.309	447899.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174085.831	447926.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174076.87	447927.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174071.247	447938.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174071.159	447943.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174075.841	447942.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174081.879	447952.24	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174088.71	447956.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174067.671	447952.64	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174058.661	447954.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174047.756	447954.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174043.891	447959.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174033.914	447957.71	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174036.01	447939.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174042.023	447909.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174054.514	447913.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174042.489	447891.1	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174077.028	447821.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173951.747	447879.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173937.397	447869.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173933.977	447904.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173946.387	447925.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173933.392	447941.66	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173951.409	447962.71	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173966.579	447976.59	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.436	447946.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173993.999	447934.75	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173994.478	447943.39	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173990.096	447958.67	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174003.621	447963.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174008.969	447959.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174007.135	447946.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174011.418	447932.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174016.549	447919.1	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174013.149	447912.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.327	447893.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173970.575	447908.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173964.034	447914.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.907	448013.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.55	448011.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.282	448023.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173991.933	448012.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.561	448071.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.753	448071.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173982.31	448089.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173983.91	448088.54	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173984.284	448087.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.557	448071.86	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173995.628	448085	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174001.65	448084.59	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174000.641	448085.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174002.967	448082.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173996.333	448071.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174015.851	448078.06	Eastern Cottonwood	9	Fair	x		Site/Roadway Grading
174039.299	448069.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174021.296	448059.15	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174023.62	448056.58	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174033.943	448052.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174049.25	448050.34	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174065.619	448055.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174072.818	448063.23	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174078.152	448039.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.574	448049.69	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174086.756	448066.68	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174096.612	448046.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174103.518	448045.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.385	448038.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174100.564	448030.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174107.823	448038.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174111.83	448033.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174116.946	448041.21	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174115.072	448050.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174123.778	448025.42	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.952	448029.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.031	448009.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174126.245	447993.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174131.572	447988.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174162.955	447980.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174158.061	447998.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174154.092	448021.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174152.943	448026.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.732	448025.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174162.188	448022.73	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174168.952	448030.89	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174190.641	448027.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174194.578	448030.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174208.2	448023.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174213.831	448025.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174187	447988.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174182.438	447991.01	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.295	447970.93	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174204.378	447975.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174206.196	447977.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174235.594	447971.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.555	447952.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174278.633	447953.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174291.246	447952.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174328.692	447920.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174383.434	447906.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174391.107	447897.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174394.268	447896.33	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174362.018	448041.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174430.233	448096.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174289.93	448191.29	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173945.752	448332.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174014.57	448276.44	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174042.338	448280.84	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173988.143	448246.04	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173977.927	448255.85	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173979.435	448248.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173977.295	448246.86	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173974.31	448239.32	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173976.511	448227.8	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173975.655	448218.12	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.508	448216.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173973.494	448208.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.648	448194.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173966.097	448189.06	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173978.564	448183.7	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173971.747	448175.18	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173962.486	448163.82	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173969.491	448162.38	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173957.279	448129.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.269	448125.81	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173958.057	448119.64	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173961.695	448116.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173955.493	448112.99	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173956.366	448118.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174227.69	448017.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174233.18	448016.21	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174240.424	448018.25	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174247.018	448014.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.137	448017.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174255.979	448016.44	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.355	448017.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
174264.681	448007.96	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
174250.665	448001.45	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174267.458	448000.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174276.576	448005.63	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.222	448016.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174313.852	448058.56	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174303.019	448061.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.605	448046.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174259.554	448095.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174261.228	448089.35	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174272.616	448083.88	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174274.89	448079.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174277.061	448071.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174288.812	448114.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174284.565	448118.29	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174286.514	448133.14	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174264.436	448112.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174263.336	448133.17	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174267.541	448137.41	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174260.691	448143.97	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174256.238	448142.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174250.858	448142.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174249.593	448144.61	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174247.581	448144.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174193.097	448167.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174192.363	448166.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174195.658	448163.57	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
174173.053	448191.95	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174164.824	448201.25	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174151.766	448240.79	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174155.902	448239.65	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174158.295	448240.92	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174163.843	448242.14	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174157.792	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174136.049	448259.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174132.007	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174114.585	448251.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174106.246	448249.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174108.285	448252.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174091.217	448253.3	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174089.297	448257.04	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174087.04	448257.53	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174085.081	448259.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174080.24	448260.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174073.846	448270.36	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
174062.702	448254.91	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173271.045	449925.9	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173238.211	449974.11	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173185.801	449953.08	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173148.511	449981.23	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173395.955	449187.48	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173631.094	449003.13	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173647.877	449003.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173679.106	448977.99	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173569.111	448908.05	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173573.802	448889.83	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173608.715	448879.8	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173609.477	448878.4	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173417.276	448788.87	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173416.001	448789.52	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173340.517	448739.06	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173337.913	448739.22	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173337.137	448747.11	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173336.307	448749.87	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173341.463	448797.51	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173300.707	448824.57	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173314.399	449002.09	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173263.295	449035.16	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173243.9	449048.97	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173206.087	449071.52	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173177.166	449114.88	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173178.638	449105.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173167.246	449107.89	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173175.849	449126.62	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173168.439	449139.15	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173161.916	449137.2	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173160.29	449137.98	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173149.749	449136.69	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173150.149	449145.14	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173154.654	449150.03	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173159.956	449162.24	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173165.1	449160.49	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173172.772	449164.36	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173140.551	449165.72	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173137.543	449138.55	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173132.097	449140.43	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173127.621	449154.05	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173117.446	449158.75	Eastern Cottonwood	15	Good	x		Site/Roadway Grading
173119.786	449178.53	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173147.535	449093.74	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173147.413	449080.37	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
173103.93	448939.37	Eastern Cottonwood	12	Good	x		Site/Roadway Grading
173242.455	448831.92	Eastern Cottonwood	24	Good	x		Site/Roadway Grading
173277.033	448798.19	Eastern Cottonwood	24	Good	x		Site/Roadway Grading
173300.46	448718.46	Eastern Cottonwood	30	Good	x		Site/Roadway Grading
173283.645	448712.84	Eastern Cottonwood	30	Good	x		Site/Roadway Grading
172978.174	449295.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172960.755	449298.47	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172979.106	449277.07	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172779.178	449520.31	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172795.238	449513.73	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172795.913	449485.6	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172809.615	449466.77	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172837.664	449463.66	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172841.401	449458.19	Eastern Cottonwood	9	Good	x		Site/Roadway Grading
172841.759	449426.94	Eastern Cottonwood	9	Good	x		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
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Nothing	Easting	Species	DBH		Condition	Removed	Preserved	Reason
172852.989	449424.97	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
172849.101	449417.06	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
172849.118	449396.99	Eastern Cottonwood	9		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**2916**					
174199.749	448708.36	Quaking Aspen	9		Good	X		Site/Roadway Grading
174238.932	448654.95	Quaking Aspen	9		Good	X		Site/Roadway Grading
174410.443	448101.5	Quaking Aspen	9		Good	X		Site/Roadway Grading
174295.978	448211.2	Quaking Aspen	9		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**36**					
174212.012	448651.11	Red Cedar	6		Good	X		Site/Roadway Grading
174277.383	448636.34	Red Cedar	4		Good	X		Site/Roadway Grading
174250.912	448603.64	Red Cedar	4		Good	X		Site/Roadway Grading
174195.751	448523.7	Red Cedar	4		Good	X		Site/Roadway Grading
174200.464	448528.11	Red Cedar	4		Good	X		Site/Roadway Grading
174254.09	448488.19	Red Cedar	4		Good	X		Site/Roadway Grading
174289.266	448513.74	Red Cedar	4		Good	X		Site/Roadway Grading
174275.357	448473.83	Red Cedar	4		Good	X		Site/Roadway Grading
174293.908	448478.17	Red Cedar	4		Good	X		Site/Roadway Grading
174423.437	448330.33	Red Cedar	4		Good	X		Site/Roadway Grading
174393.735	448233.61	Red Cedar	4		Good	X		Site/Roadway Grading
174386.293	448204.66	Red Cedar	4		Good	X		Site/Roadway Grading
174542.805	447962.92	Red Cedar	4		Good	X		Site/Roadway Grading
174573.675	447901.73	Red Cedar	4		Good	X		Site/Roadway Grading
174289.09	448314.58	Red Cedar	4		Good	X		Site/Roadway Grading
174275.449	448353.22	Red Cedar	4		Good	X		Site/Roadway Grading
174273.468	448391.59	Red Cedar	6		Good	X		Site/Roadway Grading
173084.918	448955.39	Red Cedar	4		Good	X		Site/Roadway Grading
173083.284	448943.7	Red Cedar	4		Good	X		Site/Roadway Grading
173080.578	448941.01	Red Cedar	4		Good	X		Site/Roadway Grading
173231.385	448735.3	Red Cedar	4		Good	X		Site/Roadway Grading
173220.415	448745.77	Red Cedar	4		Good	X		Site/Roadway Grading
173215.097	448752.27	Red Cedar	4		Good	X		Site/Roadway Grading
173013.322	448831.84	Red Cedar	4		Good	X		Site/Roadway Grading
172998.062	449027.35	Red Cedar	4		Good	X		Site/Roadway Grading
172865.83	449273.11	Red Cedar	4		Good	X		Site/Roadway Grading
172789.452	449317.76	Red Cedar	4		Good	X		Site/Roadway Grading
172692.499	449217.44	Red Cedar	4		Good	X		Site/Roadway Grading
172666.128	449275.02	Red Cedar	4		Good	X		Site/Roadway Grading
172666.59	449279.1	Red Cedar	4		Good	X		Site/Roadway Grading
172669.316	449359.31	Red Cedar	4		Good	X		Site/Roadway Grading
172703.262	449427.6	Red Cedar	4		Good	X		Site/Roadway Grading
172714.595	449487.63	Red Cedar	4		Good	X		Site/Roadway Grading
172744.705	449478.89	Red Cedar	4		Good	X		Site/Roadway Grading
172763.133	449496.12	Red Cedar	4		Good	X		Site/Roadway Grading
172976.075	449413.01	Red Cedar	4		Good	X		Site/Roadway Grading
172982.737	449423.51	Red Cedar	4		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**152**					
174104.599	448825.19	Scotch Pine	6		Good	X		Site/Roadway Grading
174467.718	448099.14	Scotch Pine	6		Good	X		Site/Roadway Grading
		Subtotal DBH Inches:	**12**					

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173983.405	448729.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174014.944	448691.64	Siberian Elm	12	Good	X		Site/Roadway Grading
174041.413	448658.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.412	448639.29	Siberian Elm	12	Good	X		Site/Roadway Grading
174030.957	448604.89	Siberian Elm	9	Good	X		Site/Roadway Grading
174030.344	448590.65	Siberian Elm	9	Good	X		Site/Roadway Grading
174046.446	448594.76	Siberian Elm	9	Good	X		Site/Roadway Grading
174095.468	448600.67	Siberian Elm	12	Good	X		Site/Roadway Grading
174073.52	448615.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174101.607	448716.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.727	448794.81	Siberian Elm	9	Good	X		Site/Roadway Grading
174092.514	448852.79	Siberian Elm	9	Good	X		Site/Roadway Grading
173970.049	448847.77	Siberian Elm	9	Good	X		Site/Roadway Grading
173958.924	448845.08	Siberian Elm	9	Good	X		Site/Roadway Grading
173956.328	448826.53	Siberian Elm	9	Good	X		Site/Roadway Grading
174241.057	448699.64	Siberian Elm	9	Good	X		Site/Roadway Grading
174439.443	448470.75	Siberian Elm	9	Good	X		Site/Roadway Grading
174553.82	447926.28	Siberian Elm	9	Good	X		Site/Roadway Grading
174036.66	447870.05	Siberian Elm	9	Good	X		Site/Roadway Grading
174032.032	447859.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173946.866	447860.02	Siberian Elm	9	Good	X		Site/Roadway Grading
173944.741	448038.17	Siberian Elm	9	Good	X		Site/Roadway Grading
174323.632	448160.4	Siberian Elm	9	Good	X		Site/Roadway Grading
174279.351	448308.69	Siberian Elm	9	Good	X		Site/Roadway Grading
174151.408	448607.27	Siberian Elm	9	Good	X		Site/Roadway Grading
174108.551	448622.51	Siberian Elm	9	Good	X		Site/Roadway Grading
174008.762	448297.79	Siberian Elm	9	Good	X		Site/Roadway Grading
174310.183	448124.9	Siberian Elm	9	Good	X		Site/Roadway Grading
174331.14	448105.54	Siberian Elm	9	Good	X		Site/Roadway Grading
174293.063	448160.41	Siberian Elm	9	Good	X		Site/Roadway Grading
173122.101	449452.26	Siberian Elm	9	Good	X		Site/Roadway Grading
173126.89	449450.78	Siberian Elm	9	Good	X		Site/Roadway Grading
173128.7	449447.96	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.281	449398.31	Siberian Elm	9	Good	X		Site/Roadway Grading
173163.346	449397.83	Siberian Elm	9	Good	X		Site/Roadway Grading
173174.634	449382.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173178.45	449376.81	Siberian Elm	9	Good	X		Site/Roadway Grading
173224.242	449498.66	Siberian Elm	12	Good	X		Site/Roadway Grading
173190.277	449519.43	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.027	449523.56	Siberian Elm	9	Good	X		Site/Roadway Grading
173182.299	449528.7	Siberian Elm	9	Good	X		Site/Roadway Grading
173159.134	449527.44	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.635	449570.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173192.935	449574.6	Siberian Elm	9	Good	X		Site/Roadway Grading
173062.397	450141.62	Siberian Elm	9	Good	X		Site/Roadway Grading
173094.404	450153.37	Siberian Elm	9	Good	X		Site/Roadway Grading
173370.218	450159.5	Siberian Elm	9	Good	X		Site/Roadway Grading
173666.203	449937.57	Siberian Elm	9	Good	X		Site/Roadway Grading
173447.689	449606.73	Siberian Elm	9	Good	X		Site/Roadway Grading
173450.929	449615.89	Siberian Elm	9	Good	X		Site/Roadway Grading
173259.217	449301.51	Siberian Elm	9	Good	X		Site/Roadway Grading
173246.693	449297.62	Siberian Elm	9	Good	X		Site/Roadway Grading

TABLE 1: TREE INVENTORY
THE COR SITE GRADING & THE WATERFRONT
CITY OF RAMSEY, MINNESOTA
1/10/2023

Nothing	Easting	Species	DBH	Condition	Removed	Preserved	Reason
173259.876	449307.74	Siberian Elm	9	Good	x		Site/Roadway Grading
173315.07	449234.68	Siberian Elm	9	Good	x		Site/Roadway Grading
173132.156	449137.79	Siberian Elm	9	Good	x		Site/Roadway Grading
173056.812	449174.3	Siberian Elm	9	Good	x		Site/Roadway Grading
173137.814	449080.23	Siberian Elm	9	Good	x		Site/Roadway Grading
173093.62	449067.28	Siberian Elm	9	Good	x		Site/Roadway Grading
173092.678	449065.9	Siberian Elm	12	Good	x		Site/Roadway Grading
173052.006	448620.78	Siberian Elm	9	Good	x		Site/Roadway Grading
172989.907	448610.18	Siberian Elm	9	Good	x		Site/Roadway Grading
172937.23	448698.08	Siberian Elm	9	Good	x		Site/Roadway Grading
173087.203	448837.05	Siberian Elm	9	Good	x		Site/Roadway Grading
172990.753	448937.42	Siberian Elm	9	Good	x		Site/Roadway Grading
173021.487	449219.1	Siberian Elm	9	Good	x		Site/Roadway Grading
173052.496	449234.13	Siberian Elm	9	Good	x		Site/Roadway Grading
		Subtotal DBH Inches:	**609**				
		Grand Total DBH Inches:	**4,409**				

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Strive for high organizational morale and employee retention

Information

Title:

Motion to Accept the City Administrator's Annual Performance Evaluation

Purpose/Background:

The purpose of this case is to accept the City Administrator's annual performance evaluation.

As part of the City Administrator's annual performance evaluation, direct reports, members of the City Council and City Administrator Brian Hagen completed their portion of the performance evaluation. Subsequently, the results were compiled and the Mayor and City Administrator met to discuss the results of the evaluation.

At the June 27, 2023, City Council work-session, the Council met in a closed session to conduct the annual performance evaluation of City Administrator Hagen, as required by his employment agreement. The session was closed pursuant to Minnesota Statutes § 13D.05, subdivision 3(a) which states, in part “A public body may close a meeting to evaluate the performance of an individual who is subject to its authority. At its next open meeting, the public body shall summarize its conclusions regarding the evaluation." At the June 27, 2023 closed meeting, the City Council concluded, by consensus, that Mr. Hagen's performance meets expectations and that his annual performance evaluation would be accepted and formally adopted at the July 11, 2023, City Council meeting.

Funding Source:

Not Applicable

Recommendation:

To accept City Administrator Hagen's annual performance evaluation.

Outcome/Action:

Motion to accept City Administrator Hagen's annual performance evaluation.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:32 AM
Form Started By: Colleen Lasher		Started On: 06/30/2023 04:05 PM
Final Approval Date: 07/06/2023		

CC Regular Session **6. 1.**

Meeting Date: 07/11/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Variance to Construct a Deck at 5364 142nd Circle NW (Project No. 23-108); Case of Paul and Heather Anderson

Purpose/Background:

The City received an application for a Building Permit on May 12, 2023, for a proposed deck at 5364 142nd Circle NW (the "Subject Property"). As part of the plan review, Planning Staff noted that the deck appeared to encroach on the required setback along Dysprosium Street and notified the contractor, who in turn worked with Paul and Heather Anderson (the "Applicant") to submit an application for a variance. Normally the Planning Commission takes formal action on variance requests, however, there was not a quorum for the June 22, 2023, Planning Commission meeting and therefore, there was no public hearing and no action by the Planning Commission. Staff did consult with the City Attorney who confirmed that the City Council could hold the public hearing and take action on the requested variance.

Notification:

Staff originally attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for a variance to setbacks and the Public Hearing the Planning Commission would hold on June 22, 2023. A notice of the Public Hearing was published in the Anoka County UnionHearld newspaper and a Land Use Application sign was also placed on the Subject Property. Since there was not a quorum and therefore no meeting, Staff resent notice to property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for a variance to setbacks and the Public Hearing the City Council would hold on July 11, 2023. Another notice of the Public Hearing was also published in the Anoka County UnionHerald newspaper.

Observations/Alternatives:

The Subject Property, which is approximately 0.21 acres in size, is located at the southeast corner of Dysprosium Street and 142nd Circle, within the Flintwood Hills Planned Unit Development. The Subject Property is zoned Planned Unit Development (PUD) and guided as Low Density Residential. The home was built in 1986 and the certificate of survey (dated May 2, 1986) on file for the home on the Subject Property indicates that the house was constructed twenty (20) feet from the side property line (along Dysprosium Street), which, per the PUD, appears to be the intended setback along Dysprosium Street. The home is a split-level and has a bump-out with a sliding glass door, facing Dysprosium Street, on the upper level.

The Applicant is proposing to construct a deck that is ten (10) feet wide and twenty-one and a half (21.5) feet long. The deck would be attached to the west wall of the home and accessed via the existing sliding glass door. There would be stairs from the deck to the ground as well. There is a ten (10) foot wide drainage and utility easement along the western property boundary but per the deck dimensions and the Site Plan, no part of the deck would encroach. The deck location is surrounded by quite a bit of vegetation, as well as a six (6) foot tall privacy fence. It appears that the deck would be rather well screened from travelers on Dysprosium Street (certainly during leaf-on conditions).

In reviewing the neighborhood (and property files), multiple properties have decks that are less than twenty (20) feet from the property boundary along Dysprosium Street. In fact, in 1988, the Board of Adjustment issued a variance for a deck to be constructed not less than ten (10) feet from the lot line along Dysprosium Street on the parcel directly north of the Subject Property. Thus, this would not be out of character for the neighborhood.

Dysprosium Street is also a Municipal State Aid (MSA) road, which has a wider right-of-way width (80 feet) than a typical residential road. Circa 2012-2013, traffic-calming and safety improvements were made to Dysprosium Street, including narrowing the road, adding sidewalks on both sides of the road, and installing boulevard trees. Along the east side of Dysprosium Street, abutting the Subject Property, there is a nine (9) foot wide boulevard (with boulevard trees), a six (6) foot wide sidewalk, plus another roughly seven (7) feet of turn before the actual property line. So, while the deck would only be setback ten (10) feet from the property line along Dysprosium Street, it would still be over thirty (30) feet from the road.

Three Factor Test

Per State Statute, a variance can be issued if zoning provisions result in practical difficulties for a property owner. This includes reasonableness, uniqueness, and essential character.

- Reasonableness: The addition of a deck on a residential structure is not only reasonable but very typical in residential neighborhoods.
- Uniqueness: The Flintwood Hills PUD provided smaller lot sizes than the standard R-1 Residential (MUSA) - 80 district. The parcel is a corner lot, which requires greater setbacks on two sides of the Subject Property. The City allowed the sliding glass door in the western wall even though the house was constructed at the minimum required setback.
- Essential Character: As noted previously, there are multiple properties along Dysprosium Street that have decks less than twenty (20) feet from the property boundary. Therefore, the proposed deck would not alter the essential character of the neighborhood.

Alternatives

Alternative 1: Approve the requested variance. No part of the deck would encroach on the existing drainage and utility easement and existing vegetation, along with an existing privacy fence, should provide decent screening of the deck from those traveling along Dysprosium Street. Staff supports this alternative.

Alternative 2: Approved the requested variance with modifications. This alternative would be based on City Council discussion.

Alternative 3: Deny the requested variance with supporting findings of fact. The proposed deck location is similar to others within the neighborhood. It would be relatively screened from view and would not impede neighborhood safety. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the responsibility of the Applicant except for the second mailing and posting in the local newspaper. The City is covering those costs as the lack of a quorum at the Planning Commission meeting was not the fault of the Applicant.

Recommendation:

Staff recommends approving the request.

Action:

Motion to adopt Resolution #23-135 approving a variance to setback requirements for the construction of a deck at 5364 142nd Circle NW.

Attachments

Site Location Map

Site Plan

Deck Plan

Northbound and Southbound Views of Subject Property from Dysprosium Street
Resolution #23-135: Variance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 09:50 AM
Form Started By: Chris Anderson		Started On: 06/23/2023 12:18 PM
Final Approval Date: 07/06/2023		

Site Location Map: 5364 142nd Circle NW



Print Date: June 13, 2023

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

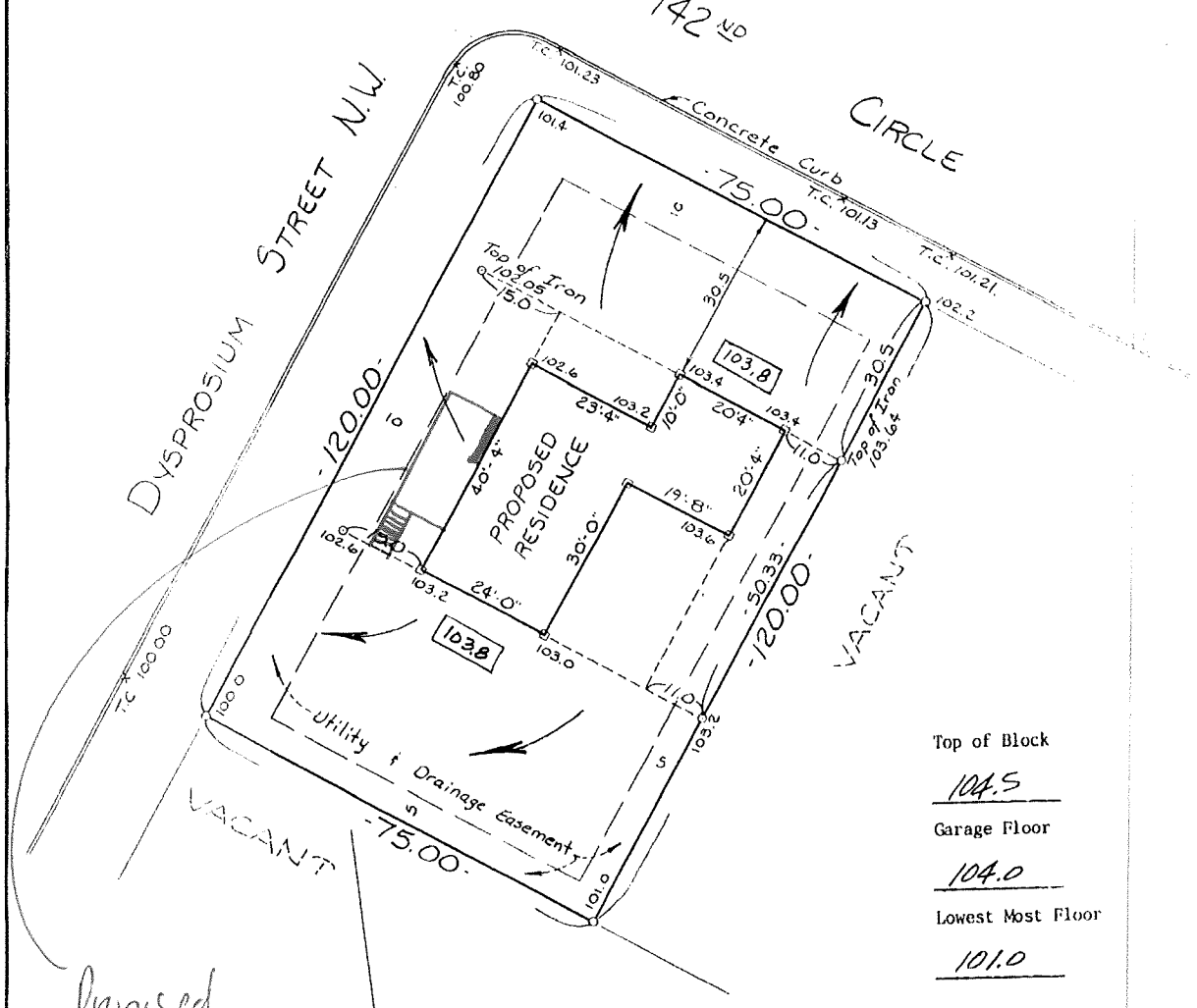
7601 - 73rd Avenue North 560-3093

INVOICE NO. 17440
F. B. NO. 319-11
SCALE 1" = 20'
0 – DENOTES IRON

COUNTRY OAKS CONSTRUCTION Minneapolis, Minnesota 55428

Surveyors Certificate

□ Denotes Wood Hub Set For Excavation Only
Denotes Surface Drainage
Denotes Proposed Elevation
000.0 Denotes Existing Elevation
Elevation datum assumed



Top of Block
104.5

Garage Floor
104.0

Lowest Most Floor
101.0

Proposed
21'6" x 10'
Deck w/
11 Risn Stairs

Lot 19, Block 2, FLINTWOOD HILLS 2ND ADDITION

The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 2nd day of May 19 86

Signed Raymond A. Prasch
Raymond A. Prasch, Minn. Reg. No. 6743

5364 142nd Cir NW - Ramsey, MN 55303

□ = 1 sq. ft. ■ DP75

Framing

- Treated
- 5¼ x 9½ Dropped LVL - Treated
- 5¼ x 9½ Flush LVL - Treated
- (3) 2" x 10" - Side Beams
- 2" x 10" - 10" - O.C.
- 2" x 12" Stair Stringers 9" O.C.
- 6" x 6" Posts

Decking

- Azek Vintage Collection
- Decking opposite Joists

Railing

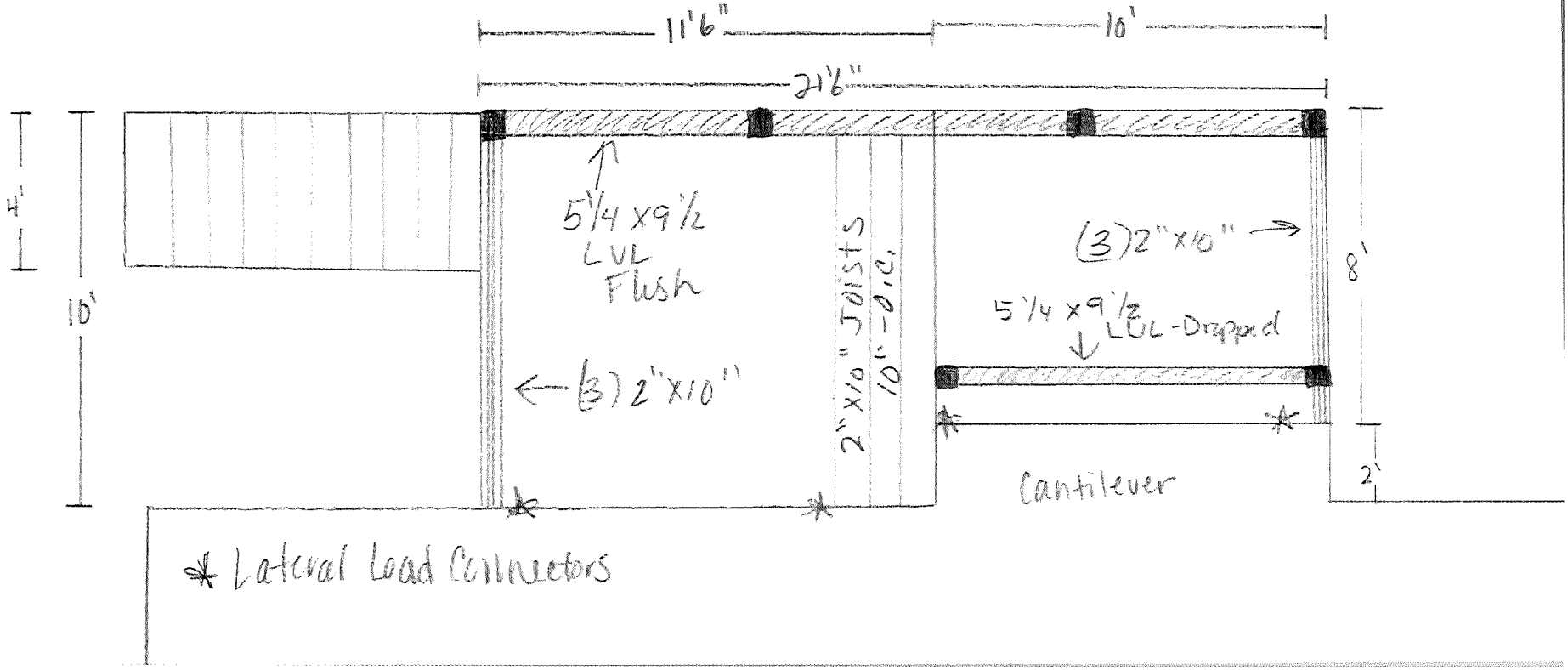
- Westbury C10 - Black
- Black 2" posts
- Height 36"
- Spindle space ≤ 4"
- Continuous Stair Handrail

Stairs

- 11 Risers - 7¾" Max Rise
- 10 Treads - 11" - 10" Minimum
- 2" x 12" Stair Stringers - 9" O.C.

* post Lights
* Riser Lights

- Azek Vintage Collection fascia





View of Subject Property when traveling south



View of Subject Property when traveling north

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

RESOLUTION #23-135

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO DEVIATE FROM THE SETBACK ALONG DYSPROSSIUM STREET TO CONSTRUCT A DECK AT 5364 142ND CIRCLE NW AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Paul and Heather Anderson (the "Permittee") requesting a Variance to the setback standard along Dysprosium Street NW to construct a deck on the property generally known as 5364 142nd Circle NW and legally described as follows:

   Lot 19, Block 2 FLINTWOOD HILLS 2ND ADDITION, Anoka County, Minnesota

   (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 June 22, 2023, 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 0.21 acres in size and is zoned Planned Unit Development (PUD).

4. That the Subject Property is guided as Low Density Residential in the Comprehensive Plan.

5. That the Permittee is proposing the construction of a deck that is ten feet (10') deep and twenty-one and a half feet (21.5') long off the west wall of the home on the Subject Property.

6. That the Flintwood Hills PUD specified a twenty (20) foot setback along Dysprosium Street.

7. That the home was constructed twenty (20) feet from the west property line (along Dysprosium Street).

8. That there is a ten (10) foot wide drainage and utility easement along the western property line of the Subject Property.

9. That no part of the proposed deck would encroach into the drainage and utility easement.

10. That Dysprosium Street is a Municipal State Aid (MSA) road and with eighty feet of right-of-way.

11. That there is approximately twenty-two feet (22') from the back of curb to the property boundary (about nine [9] feet of boulevard, a six [6] foot wide sidewalk, and about seven [7] additional feet of turf), so the deck would still be slightly more than thirty feet (30') from the road.

12. That the two parcels directly north of the Subject Property (between 142nd Circle and 142nd Lane) both have decks off the western sides of those homes along Dysprosium Street.

13. In 1988, the City of Ramsey Board of Adjustment issued a variance for the construction of a deck up to ten feet (10') from the property line along Dysprosium Street (the parcel immediately north of the Subject Property).

14. That while there is no record of a Building Permit (or variance), the second parcel referenced in #12 above has had a deck, which is approximately eleven feet (11') off the western property line (along Dysprosium Street), dating to at least 1997 (based on historical aerial photographs).

15. That the Subject Property has a privacy fence and tree cover along Dysprosium Street that will at least partially screen the deck.

FINDINGS OF FACT

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

2. That the deck will not unreasonably increase the congestion on the public street.

3. That the deck will not have the effect of allowing any use prohibited in the PUD.

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

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

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

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

8. That the deck will not violate the intent and purpose of the Comprehensive Plan.
9. That the deck will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.

10. That the deck depth is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to deviate from the required setback along Dysprosium Street to allow the construction of a deck on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation to the setback requirement on the **Subject Property** as shown in Exhibit 1.

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

3. That no part of the deck or stairs shall encroach into the drainage and utility easement along Dysprosium Street.

4. That the **Permittee** shall obtain a Building Permit from the City of Ramsey and shall construct the deck in accordance with all applicable codes.

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

6. That this **Variance** shall automatically expire if the use is not initiated by June 22, 2024, and initiation shall be considered issuance of a Building Permit for the deck.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of June, 2023.

Chairperson

ATTEST:

City Clerk

CITY OF RAMSEY:

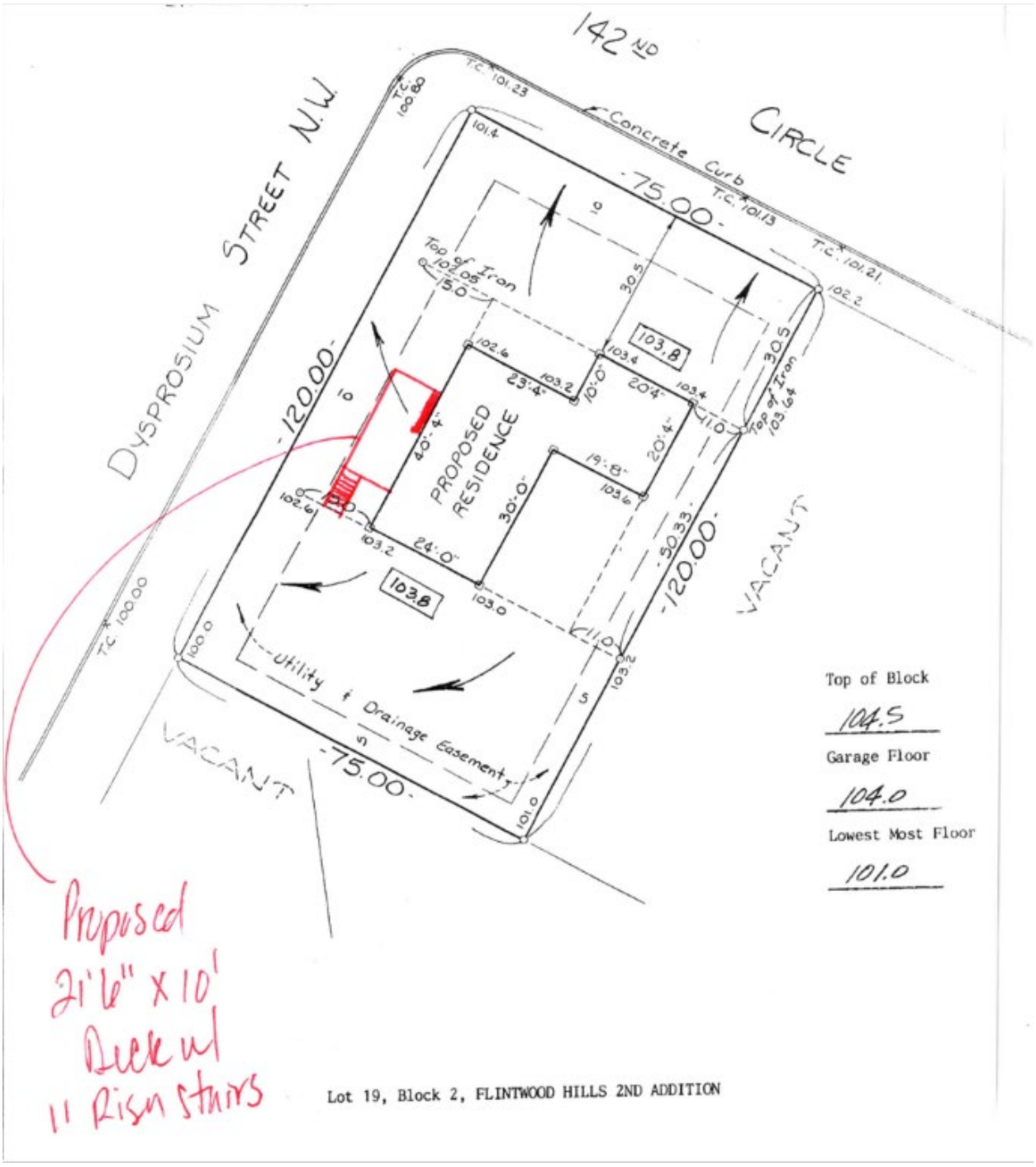
STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Cheri Gengler and Katie Schmidt, 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 Cheri Gengler and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

Exhibit 1
Site Plan



Lot 19, Block 2, FLINTWOOD HILLS 2ND ADDITION

CC Regular Session **6. 2.**

Meeting Date: 07/11/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Consider a Conditional Use Permit for iDigital for an Off Premise Digital Billboard at 9500 Hwy. 10 NW.

Purpose/Background:

iDigital (the Applicant) has submitted an application for a digital billboard near the intersection of Hwy 10 at Alpine Drive NW. The side is proposed to be on the south side of the highway, south of the trail and power lines. The property is privately owned by the Nathe family. The sign appears to meet all the size, height, and placement rules for a digital billboard.

Digital billboards must be at least 2 miles apart. Last year, iDigital received approval for a sign located south of Highway 10 near Traprock Street (the entrance to the Ankoa County Mississippi West Regional Park). The proposed location is just under 3 miles away. Unlike that billboard with a vertical orientation, the proposed billboard has a more traditional horizontal orientation. The sign will be 29.5 feet tall with a sign area of 575 square feet (50 feet tall and 700 square feet in area are the maximums). The proposed sign meets all the design requirements set out in City Code. An agreement between iDigital and the City will come back at a later date to satisfy the following code requirement:

"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."

Notification:

Notification was mailed to all property owners within 350 feet of the site. A "proposed development" sign was placed in the approximate location of the billboard. A legal notice was published in the June 9 Anoka Union Herald Newspaper. The Planning Commission did not act on the request at its meeting on June 22 due to a lack of quorum. Staff has re-notified the new date of the new public hearing at the City Council.

Observations/Alternatives:

Alternatives:

1. Adopt Resolution #23-137 approving the CUP as recommended by staff.
2. Adopt Resolution #23-137 approving the CUP with any modifications that the City Council sees appropriate.
3. Deny the CUP based on certain findings.

Funding Source:

All costs associated with this CUP request are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the CUP. The Planning Commission did not make a recommendation on June 22 due to a lack of a quorum.

Action:

Motion to adopt Resolution #23-137 for a Conditional Use Permit for an Off-Site Digital Billboard at 9500 Highway 10 NW.

Attachments

Location Map

Site Plan

Plans

Simulated Views.

ACTION - Resolution #23-137

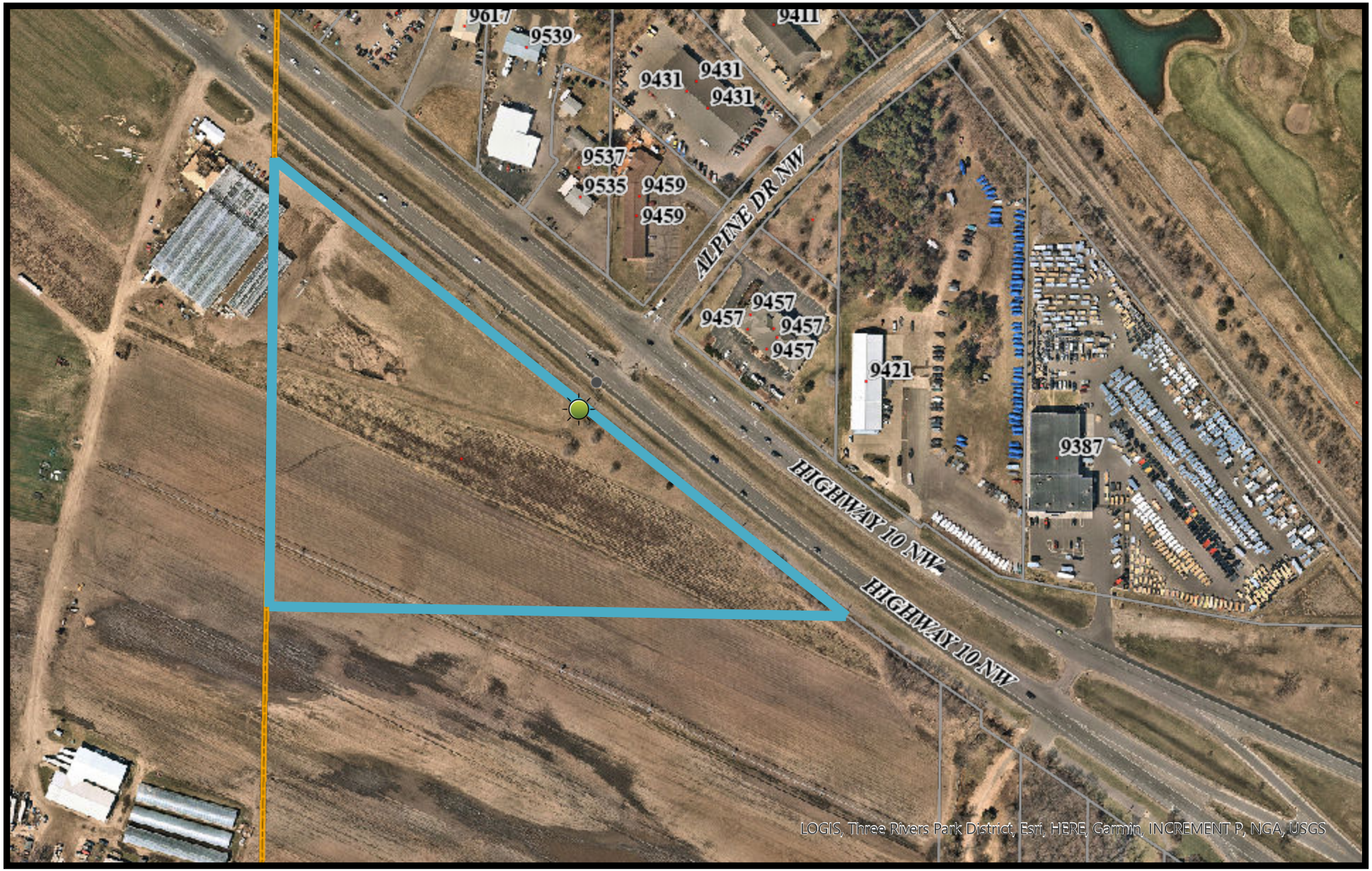
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 01:30 PM
Form Started By: Todd Larson		Started On: 06/26/2023 11:11 AM
Final Approval Date: 07/06/2023		

19-32-25-23-0001

9500 Hwy 10 NW

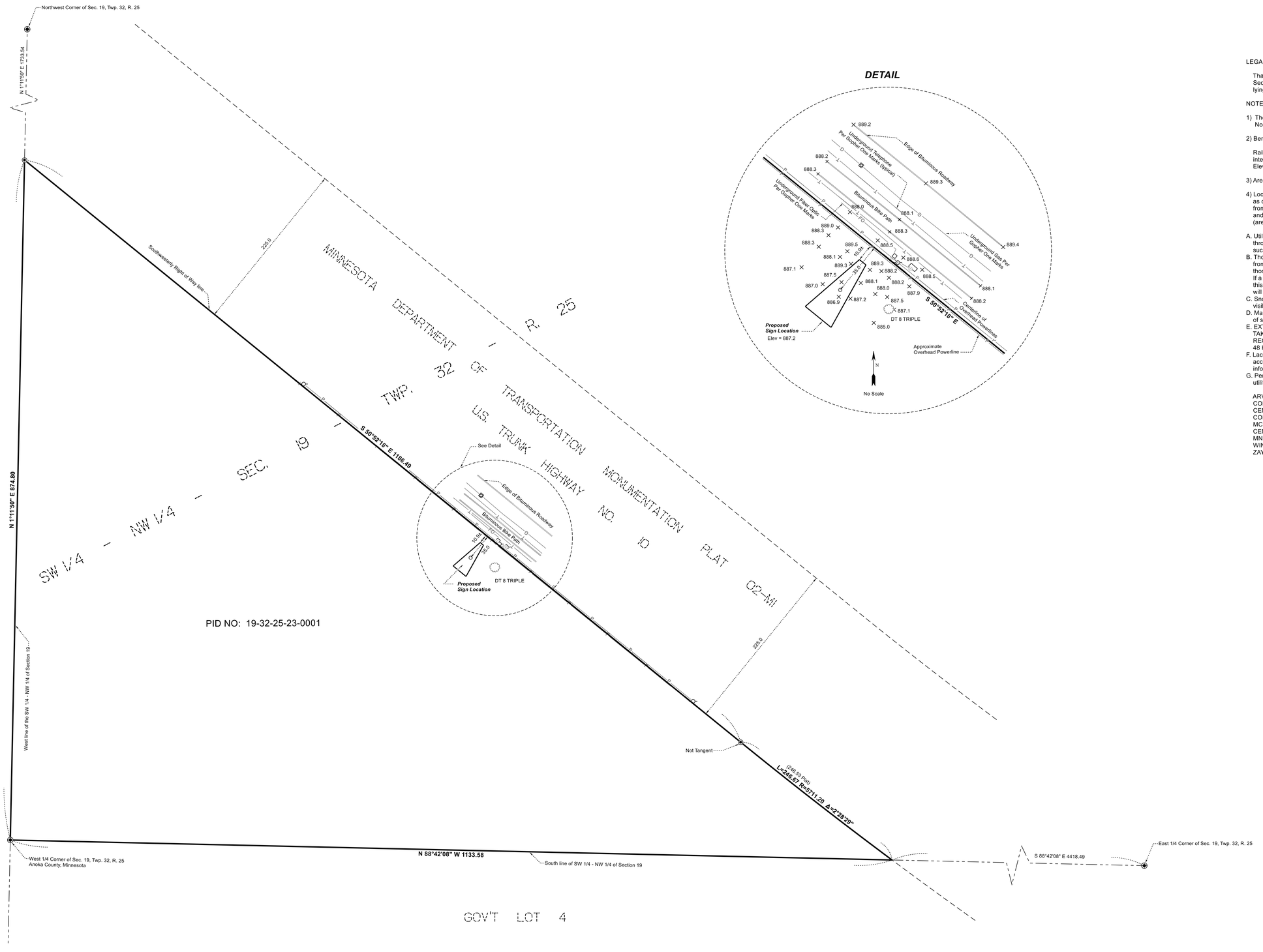
iDigitial Outdoor LLC



Print Date: June 6, 2023

0 0.02 0.04 0.07 0.11 0.14
mi

CERTIFICATE OF SURVEY



DETAIL

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

That part of the Southwest Quarter of the Northwest Quarter, Section 19, Township 32, Range 25, Anoka County, Minnesota, lying South of the United States Highway 10, as it now exists.

NOTES:

1) The legal description as shown hereon was obtained from Report File No: 20221117 by Custom Title Services, LLC. dated November 18, 2022

2) Benchmark:

Railroad spike in Northwest face of power pole located southwest of the intersection of U.S. Highway 10 and Alpine Dr. N.W. as shown hereon. Elevation= 889.68 feet (NGVD 1988 datum)

3) Area: 492486± SqFt 11.3± Acres

4) Location of utilities existing on or serving the surveyed property as determined by observed evidence together with evidence from plans obtained from utility companies or provided by the client, and markings by utility companies and other appropriate sources (are shown hereon), subject to the following restrictions:

A. Utility operations do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
B. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's side crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
C. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
D. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
E. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
F. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
G. Per Gopher State One-Call Ticket No. 223142300 and 223260920, the following utilities and municipalities were notified:

ARVIG	(218)346-5500
COMCAST	(800)778-9140
CENTURYLINK -	(800)778-9140
CONNEXUS ENERGY	(763)323-4215
MCI	(800)624-9675
CENTER POINT ENERGY	(800)778-9140
MNDOT	(651)366-5750
WINDSTREAM COMMUNICATIONS	(800)289-1901
ZAYO BANDWIDTH	(800)961-6500

LEGEND

- Power Pole
- Telephone Pedestal
- Proposed Sign Location
- Decidious Tree & Size
- Underground Fiber Optic Post
- Found Cast Iron Monument
- Found Aluminum Disk Monument
- Underground Gas Post
- Utility Vault
- Spot Elevation

WEBB SURVEYING LLC
375 SPRUCE AVENUE NORTH
P.O. BOX 323
MAPLE LAKE, MN 55358
320-401-1118

CLIENT: IDigital Outdoor & Media
25113 21st Ave
St.Cloud, MN 56301

PROJECT LOCATION:

PID NO: 19-32-25-23-0001

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

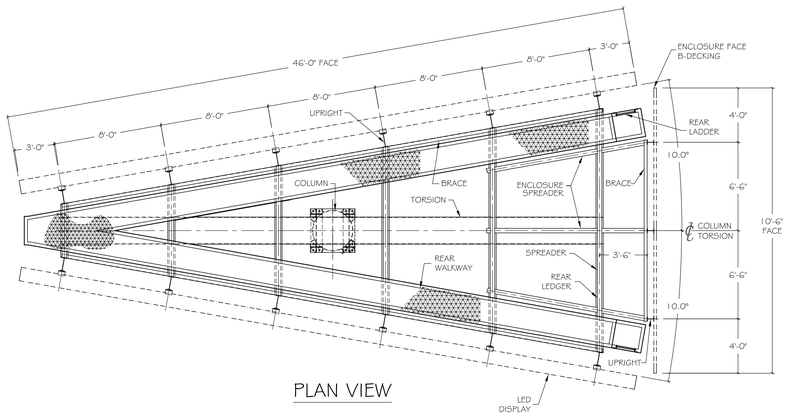
Charles E. Webb, Jr. Date: 12-1-22
Charles E. Webb, Jr.
License No. 41226

Drawn by: TJF REVISIONS Checked by: CEW Jr.

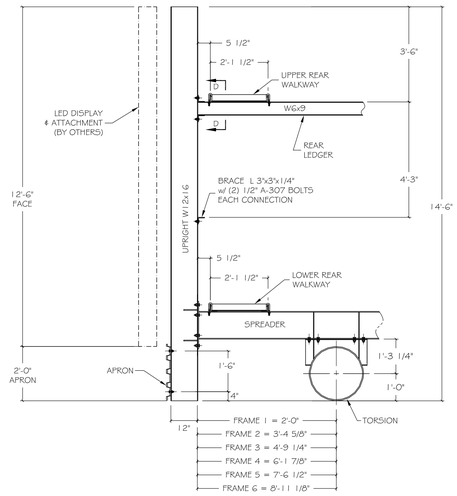
NO.	DATE	BY	DESCRIPTION
1	5/23/23	CW	Revised Sign Location

PROJECT NUMBER: 22086

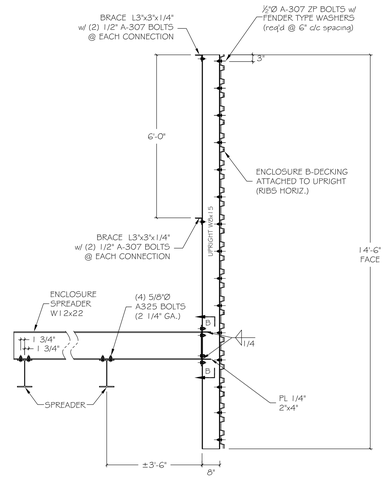
SHEET: 1 OF 1



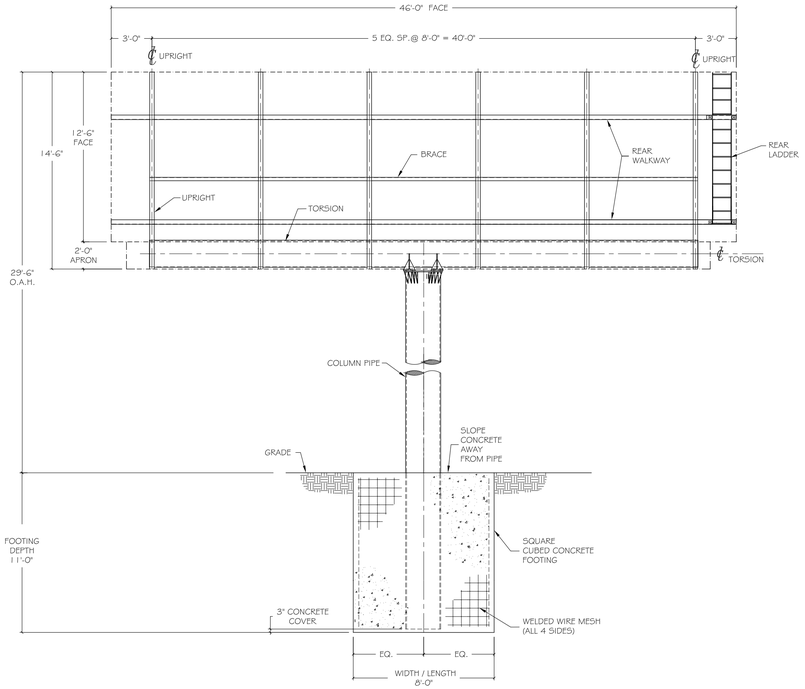
PLAN VIEW



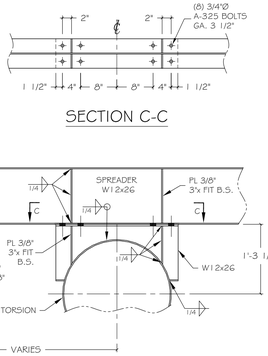
TYPICAL SECTION THRU SIGN



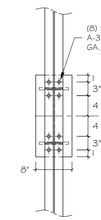
TYPICAL SECTION THRU ENCLOSURE



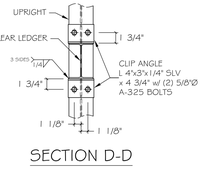
ELEVATION



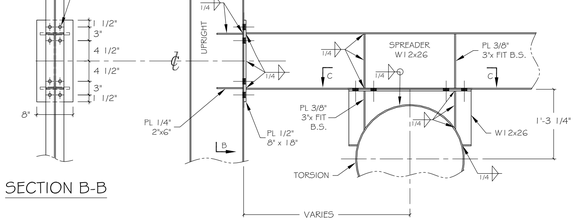
SECTION C-C



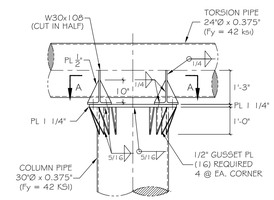
SECTION B-B



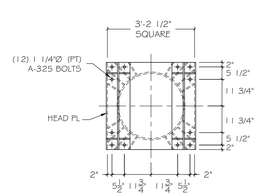
SECTION D-D



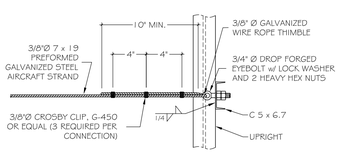
UPRIGHT-SPREADER-TORSION CONNECTION



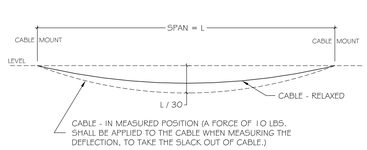
COLUMN-TORSION CONNECTION



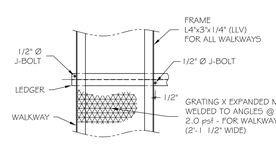
SECTION A-A



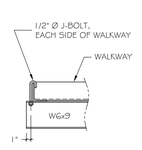
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

SIGN / SITE NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

CODE - 2018 INTERNATIONAL BUILDING CODE

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.3.1.
BASIC WIND SPEED: 109 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
DESIGN WIND PRESSURE (ULTIMATE LEVEL): 38.4 PSF (AVERAGE), 56.5 PSF (MAXIMUM)
REFER TO ASCE 7-16 FIGURE 29.3-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

DESIGN LIVE LOAD - 2'-0" WIDE REAR MAINTENANCE PLATFORM. 40 PSF OR 300 LBS CONCENTRATED LOAD.

DESIGN DEAD LOAD - LED DISPLAY: 7500 LBS. EACH SIDE

FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING LATERAL BEARING PER IBC SECTION 1807.3.2.1. ALLOWABLE LATERAL SOIL PRESSURE PER IBC TABLE 1806.2 IS 150 PSF/FT (SOIL CLASS 4 - TYPE: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL), DESIGNED LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1806.3.4. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

EXTEND COLUMN PIPE TO BOTTOM OF FOOTING (3" CONCRETE COVER REQUIRED)

GENERAL NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A-53 GR B OR A 252 GR 2, OR API - LX WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS.

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

REINFORCING STEEL - FOR CUBE FOOTING, REINFORCING STEEL SHALL BE WELDED WIRE FABRIC 4x4 - W4 x W4 PER ASTM A185 OR A497M. WELDED WIRE FABRIC CAN BE SUBSTITUTED WITH POLYPROPYLENE FIBER MESH INCORPORATED INTO THE CONCRETE MIX AT THE RATE OF 3 LBS. PER CUBIC YARD. REINFORCING SHALL BE FABRICATED AND SECURED IN ACCORDANCE WITH ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. DO NOT WELD REINFORCING STEEL UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT), PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
--- STEEL CONSTRUCTION: MATERIAL VERIFICATION OF STRUCTURAL STEEL
PERIODIC INSPECTION OF JOINT DETAILS
-- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW FASTENER COMPONENTS AND TENSIONING.
-- FOUNDATION: PERIODIC INSPECTION TO VERIFY EXCAVATION DIMENSIONS

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS IS REQUIRED FOR ALL FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

THIS PRINT IS THE PROPERTY OF *RMG* OUTDOOR, INC.
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ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM *RMG* OUTDOOR, INC.

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature: _____
Typed or Printed Name: John Skwiot
Date: 05/31/2023 License Number: 46853

CUSTOMER
IDIGITAL

SIGN LOCATION
RAMSEY, MN

12'-6" x 46'
SINGLE POST
CENTER MOUNT
DOUBLE FACE
20° V-BUILD
LED READY

FJS ENGINEERING
STRUCTURAL | CIVIL
DESIGN | CONSULTING
FJS Engineering
Tucson, AZ
T: 520.490.3311
contact@fjsengineering.com
PROJ. NO. RMGO-23-105

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

ENG. NO.	DR.	CH.
G-12311	DBM	JS
	DATE	
	05/31/2023	
JOB NO.	SHEET NO.	
	S1 of 1	

W:\RMG OUTDOOR - RMGO\RMGO-23-105_PHL - RAMSEY, MN - G-12311 - 12.5X46 CMDF20V LED 29.5OAH\04_DRAWINGS\12X46CM20V - LED - 29 OAH - G-12311 - IDIGITAL - RAMSEY MN


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US-169


US-10

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

RESOLUTION #23-137

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OFF-PREMISE DIGITAL BILLBOARD AT 9500 HIGHWAY 10 NORTHWEST

RECITALS

1. iDigital, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the property generally known as 7559 Riverdale Drive NW and legally described as:

   That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota

   (the '**Subject Property**');

2. David R. Nathe is the **Owner** of the **Subject Property** and has a lease agreement with the **Permittee**.

3. That the **Subject Property** is zoned B-2 Business District and is approximately 11.30 acres in size.

4. That the **Subject Property** is guided as Mixed Use in the City's 2040 Comprehensive Plan.

5. That an off-site digital billboard is classified as a conditional use in the B-2 Business District.

6. That the Planning Commission did not produce a quorum at its scheduled meeting on June 22, 2023, and no recommendation was made.

7. That the City Council instead held the public hearing on July 11, 2023.

FINDINGS OF FACT

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

2. That the billboard 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.

3. That the billboard will not be hazardous to existing or future neighboring uses.

4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

5. That the billboard 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.

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

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a billboard on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** conform to site plan dated 5/23/23 (revised).

2. That this **Permit** conform to the plans dates 5/31/2023 with an eight-foot tall stone base.

3. That a signed lease be executed for the property between the **Owner** and the **Permittee**.

4. That a signed agreement guaranteeing the City no less than 20 hours (provided in 9,000 eight-second spots) per month for community and public service messages at such times as shall be reasonably determined by the City.

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

6. That the **Permittee** shall apply for and obtain a building permit for the sign and all conditions therein.

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.

8. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

CC Regular Session **6. 3.**

Meeting Date: 07/11/2023

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Bunker Lake Industrial Park 4th Addition Final Plat and Site Plan for BLIP Building 5 (Project No. 23-106): Case of PSD LLC

Purpose/Background:

The City has received an application from PSD, LLC (the "Applicant") for review of a Final Plat for Bunker Lake Industrial Park (BLIP) 4th Addition as well as a Site Plan for BLIP Building 5 for the property generally located south of Bunker Lake Boulevard and east of Puma Street (the "Subject Property"). Normally the Planning Commission would review and provide a recommendation on the Site Plan, however, there was not a quorum for the June 22, 2023, Planning Commission meeting and therefore, there was no public hearing and no action by the Planning Commission. Staff did consult with the City Attorney who confirmed that the City Council could hold the public hearing and take action without their recommendation.

The Development Agreement will be brought forward for the Council's review at a future meeting once the Applicant provides costs estimates on the site improvements.

Notification:

Staff originally attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for final plat and site plan review, as well as the Public Hearing the Planning Commission would hold on June 22, 2023. A notice of the Public Hearing was published in the Anoka County UnionHearld newspaper and a Land Use Application sign was also placed on the Subject Property. Since there was not a quorum of the Planning Commission and therefore no meeting, Staff resent notice to property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for review of the final plat and site plan and the Public Hearing the City Council would hold on July 11, 2023. Another notice of the Public Hearing was also published in the Anoka County UnionHerald newspaper.

Observations/Alternatives:

General Project Overview

The Applicant is proposing to final plat the remainder of the BLIP land into two (2) lots, approximately eight (8) acres and eleven (11) acres in size. An 84,000 square foot building is proposed to be constructed on Lot 1 (western lot) currently, while building improvements on Lot 2 would likely occur no sooner than 2024 (a Site Plan review will occur at that time). Site improvements, such as paving, curb and gutter, stormwater management, etc. will be completed on both lots. The Applicant has indicated the probable uses will be offices and manufacturing.

Zoning and Land Use

The Subject Property is zoned E-3 Employment District, as are the properties to the east, north/northeast, and south/southeast. One parcel north of the Subject Property is zoned R-3 Residential (High Density) and the properties to the west are zoned Planned Unit Development (PUD), with small lot single family residential homes (Riverstone North). The E-3 Employment District includes offices and manufacturing as permitted uses. Both lots meet all bulk standards prescribed for the E-3 District (lot size, lot width, setbacks, building coverage, etc.).

The Subject Property is guided as Business Park in the current Comprehensive Plan, as are the properties to the east, north/northeast, and south/southeast. One property to the north is guided for high density residential (HDR) and the properties to the west are guided for medium density residential (MDR). Lands guided as Business Park are reserved for office and industrial development.

Building Design

The proposed building will be approximately thirty-six (36) feet in height (maximum building height allowed in the E-3 Employment District is sixty-five [65] feet). The exterior finish of the building consists of precast concrete wall panels of three (3) different colors, prefinished metal canopies over the various entrance points, numerous windows on three (3) sides, and loading docks along the fourth (western) side. The trash enclosure will consist of rockface concrete block colored to match the building and vertical composite wood siding.

Access, Parking and Maneuvering

There are a total of five (5) access points proposed, four (4) off of Bunker Lake Boulevard and one (1) off of 147th Lane. The Applicant has modified the plan in response to Staff comments such that the access points, where feasible, line up with those on the north side of Bunker Lake Boulevard. The western two accesses off of Bunker Lake Boulevard and the access off of 147th Lane will be constructed with Building 5; the eastern two accesses will be constructed at the time Lot 2 is built. All pavement (1st and 2nd lifts) will be installed on Lot 1; however, the portion of the access drive off of 147th Lane over Lot 2 will only receive the first lift as asphalt initially (the second lift would be installed as part of the overall site improvements for Lot 2). Similarly, curb and gutter will only be installed along the southern portion of Lot 2 initially, with the remainder installed with the overall Lot 2 site improvements.

There are a total of 238 parking stalls that will be constructed as part of the initial site work. However, forty-four (44) of those will ultimately serve the building(s) on Lot 2. Thus, there will be a total of 194 parking stalls for the building on Lot 1. The plans provide a parking summary based on twenty percent (20%) office space and eighty (80%) warehousing space. Based on that breakdown, a total of 123 stalls would be required (1 per 300 square feet of office space and 1 per 1,000 square feet of warehousing space).

The maneuvering areas within the Subject Property will consist of areas with heavy duty asphalt (for truck traffic) and areas of light duty asphalt (customer and employee parking areas). All maneuvering areas are setback at least twenty (20) feet from public road right-of-way and at least sixty (60) feet from the adjacent residential area to the west.

Landscaping

There will be a combination of trees and shrubs installed throughout the Subject Property. A mixture of tree species will be planted about twenty-five (25) feet on center along the property boundary fronting Bunker Lake Boulevard. The plans also call for trees to be installed between the infiltration pond and the south edge of the pavement at a spacing of about thirty (30) feet on center. The plans were modified to diversify the shrub species and to incorporate trees into the parking lot islands, which will help provide a modicum of shade for some of the parking.

The Subject Property abuts several single family lots along the western boundary. When the Riverstone development was constructed, it included a berm and tree plantings along the railroad tracks and then it curved north between Riverstone and the Subject Property. The Applicant granted permission (and provided the berm material) to have the berm constructed on the Subject Property to provide the bufferyard that would be required between the two uses. The berm varies in height from about five (5) feet up to roughly ten (10) feet in spots and includes about eighteen (18) existing trees, mostly evergreens with a few deciduous trees mixed in. The plans include another seven (7) evergreen trees to be installed along this berm. Between the berm and the parking area is a stormwater pond and additional plantings. There is a minimum of about 160 feet between the rear lot line of the nearest residential lot and the parking area. The combination of the existing berm and trees, coupled with the proposed plantings, as well as the additional separation provided by the stormwater pond, the bufferyard requirement appears to be satisfied.

The Environmental Policy Board reviewed the natural resources aspects of this project and have recommended approval.

Alternatives

Alternative 1: Approve the Site Plan and Final Plat contingent upon compliance with Staff's review comments. The proposed lots, as well as the proposed use(s), comply with zoning code. This area was part of the original preliminary plat for Bunker Lake Industrial Park and these two lots will complete this industrial park. Staff supports this alternative.

Alternative 2: Approve the Site Plan and Final Plat with modifications. This action would be based on discussion.

Alternative 3: Deny the Final Plat and Site Plan based on supporting findings of fact. As noted, the Final Plat and Site Plan comply with City Code, contingent upon revisions per Staff's review comments. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this application except for the second mailing and posting in the local newspaper. The City is covering those costs as the lack of a quorum at the Planning Commission meeting was not the fault of the Applicant.

Recommendation:

Staff recommends approval of the Final Plat and Site Plan.

Action:

Motion to adopt Resolution #23-136 approving the Final Plat and Site Plan for Bunker Lake Industrial Park Fourth Addition and BLIP Building 5.

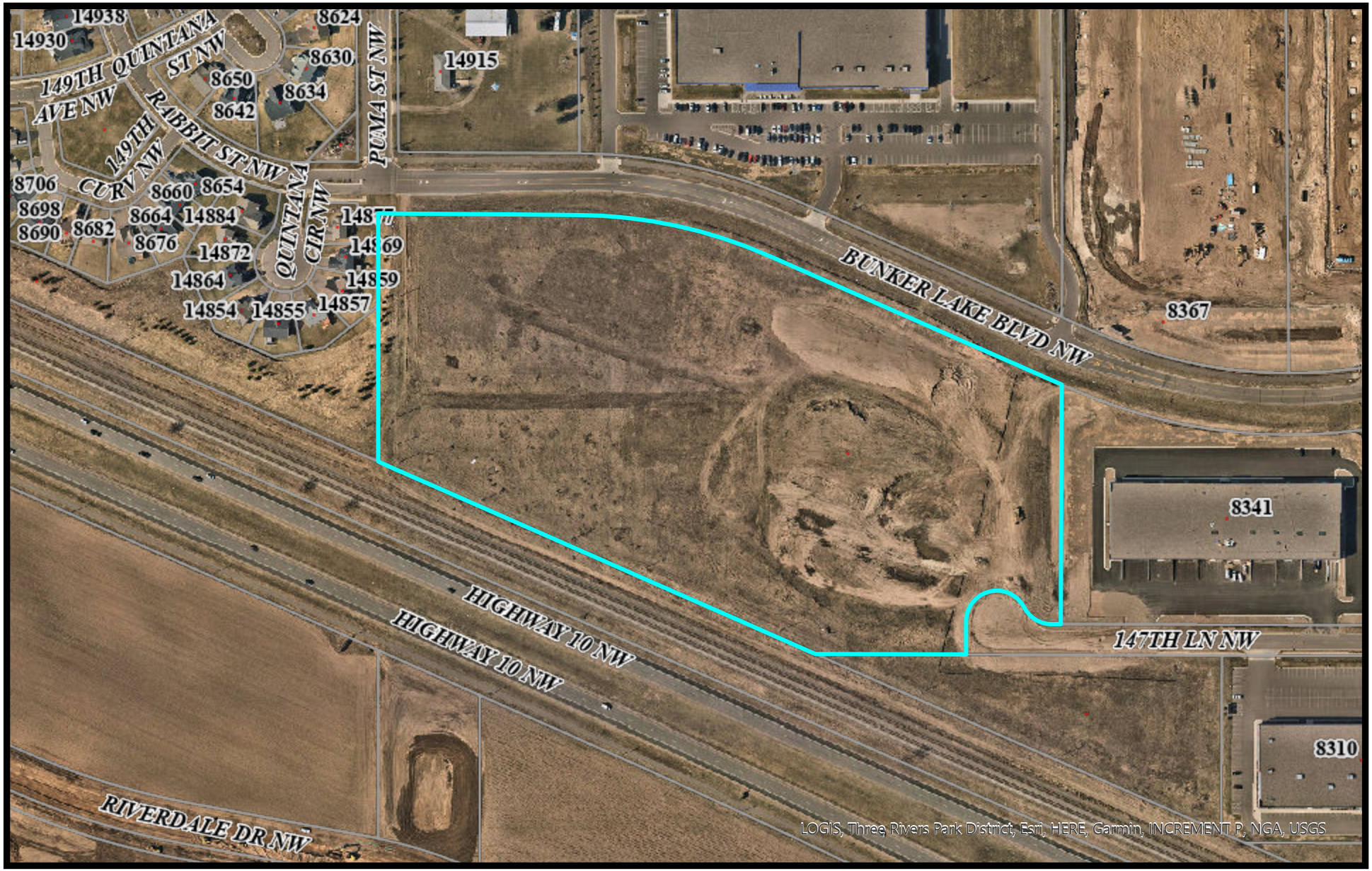
Attachments

Site Location Map
Final Plat
Site Plan
Landscape Plan
Building Elevations
Staff Review Comments
ACTION - Resolution #23-136

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 09:54 AM
Form Started By: Chris Anderson		Started On: 06/23/2023 12:37 PM
Final Approval Date: 07/06/2023		

Site Location Map: BLIP IV (Plat) and Site Plan (BLIP V Building)



BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

PINE SHADOWS
BLOCK 1
LOT 1
PUMA ST. NW
RABBIT ST.
AMSTERDAM
BUNKER LAKE BOULEVARD
EXTENSION
RIVERSTONE
OUTLOT A
BUNKER LAKE INDUSTRIAL PARK
BLOCK 1
INDUSTRIAL PARK
2
LOT 1
BLOCK 1
THIRD ADDITION
VACATED 147TH LANE NW
147TH LANE NW
BUNKER LAKE INDUSTRIAL PARK ADDITION
OUTLOT C
BURLINGTON NORTHERN INC. RAILROAD

N89°23'49"W
392.29
218.60
50.28
N24°01'23"E
35.01
194.79
N85°35'19"W
N04°24'41"E
14.02
228.06
N77°29'06"W
L=380.92
R=940.00
Δ=23°13'06"
L=332.00
Δ=20°14'12"
Drainage & Utility Easement
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
L=48.92
Δ=2°58'54"
52.30
N77°29'06"W
N15°07'43"E
87.31
285.25
N66°10'42"W
N66°10'43"W
625.10
N47°26'40"E
61.21
85.78
S47°26'45"W
171.63
N66°10'42"W
S23°49'17"W
16.00
N66°10'43"W
61.66
N21°10'43"W
5.66
48.00
N00°08'36"E
483.38
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
West line of Outlot A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
N10°01'48"E
3.20
70.35
S10°01'48"W
N38°42'17"W
47.03
S66°10'43"E
465.69
460.78
N66°10'43"W
Electric Easement per Doc. No. 4243501 as shown on BUNKER LAKE INDUSTRIAL PARK ADDITION
488.08
N23°49'17"E
403.74
486.75
S23°49'17"W
677.20
N23°49'17"E
S66°10'43"E
314.00
99.80
932.12
S66°10'43"E
577.30
N66°10'43"W
N23°49'17"E
432.59
428.41
S23°49'17"W
N23°49'17"E
506.69
533.98
S23°49'17"W
S66°10'43"E
239.67
S86°47'51"E
34.55
S86°47'51"E
71.91
132.46
N86°47'51"W
64.55
N00°19'28"E
L=159.75
R=60.00
Δ=152°33'11"
L=85.46
R=60.00
Δ=62°30'22"
466.33
N00°19'28"E
S89°37'43"E
18.66
294.30
S89°37'43"E
444.05
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION

N

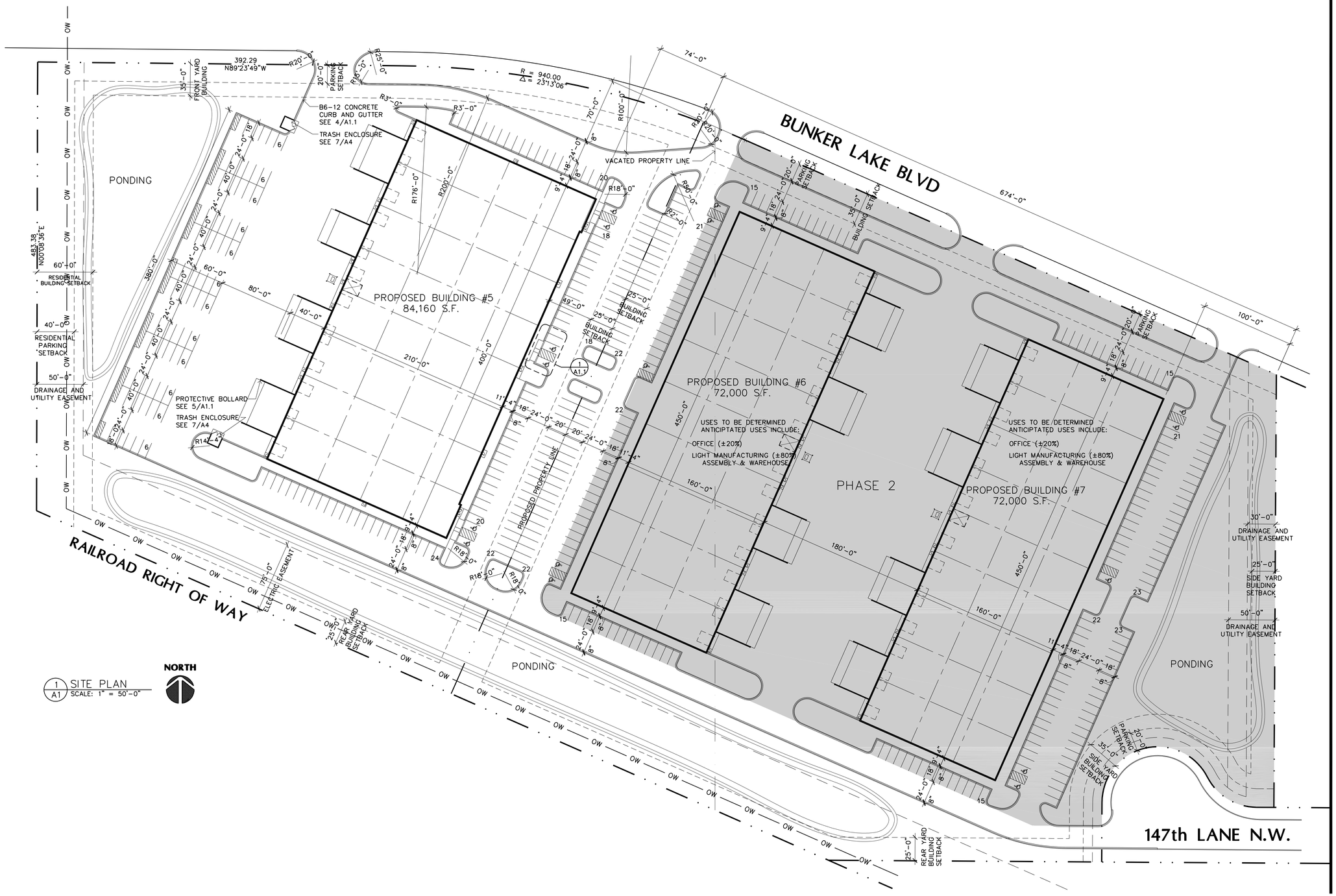
60 0 60 120
SCALE IN FEET
1 INCH = 60 FEET

For the purposes of this plat the West line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION is assumed to bear N00°08'36"E.

○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

Hakanson Anderson



1 A1 SITE PLAN
SCALE: 1" = 50'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A1

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

ARCHITECT CERTIFICATION:

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

SIGNATURE

LEONARD LAMPERT
PRINT NAME

13669
LICENSE NO.

2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

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

Revisions

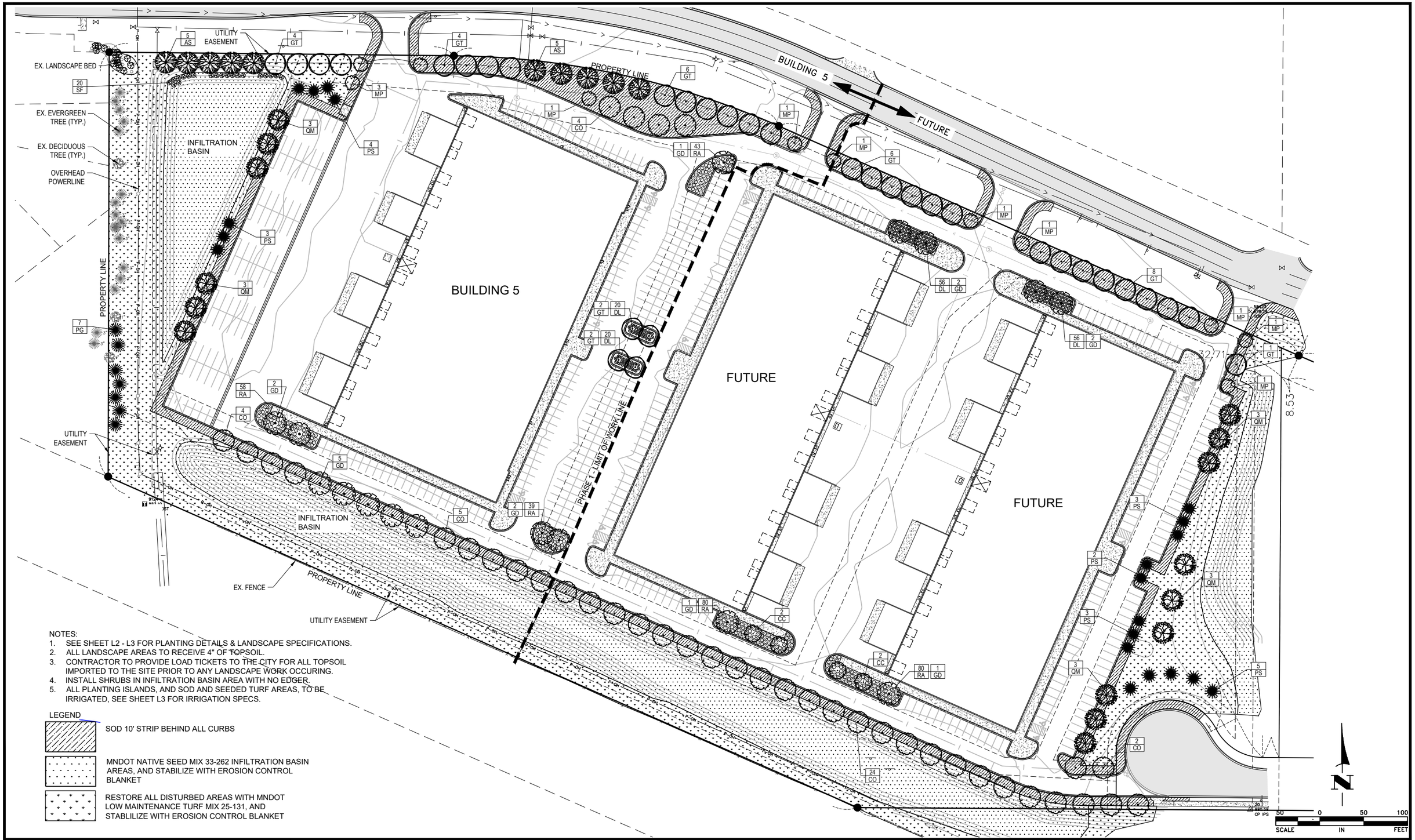
12/20/22	PRELIMINARY
1/10/23	FINAL REVIEW
2/6/23	ISSUE FOR PERMIT

SITE PLAN

Sheet Number

A1

Project No. 220506-1



NOTES:
1. SEE SHEET L2 - L3 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. CONTRACTOR TO PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPE WORK OCCURING.
4. INSTALL SHRUBS IN INFILTRATION BASIN AREA WITH NO EDGER.
5. ALL PLANTING ISLANDS, AND SOD AND SEEDED TURF AREAS, TO BE IRRIGATED, SEE SHEET L3 FOR IRRIGATION SPECS.

LEGEND

SOD 10' STRIP BEHIND ALL CURBS

MNDOT NATIVE SEED MIX 33-262 INFILTRATION BASIN AREAS, AND STABILIZE WITH EROSION CONTROL BLANKET

RESTORE ALL DISTURBED AREAS WITH MNDOT LOW MAINTENANCE TURF MIX 25-131, AND STABLILIZE WITH EROSION CONTROL BLANKET

DATE	REVISION
6/7/23	PLAN REVISIONS PER CITY REVIEW

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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

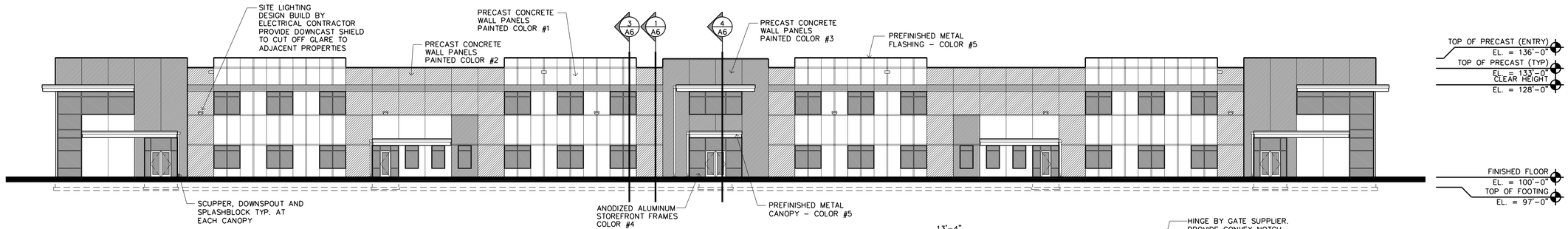
BLIP V DEVELOPMENT PLANS

OVERALL LANDSCAPE PLAN

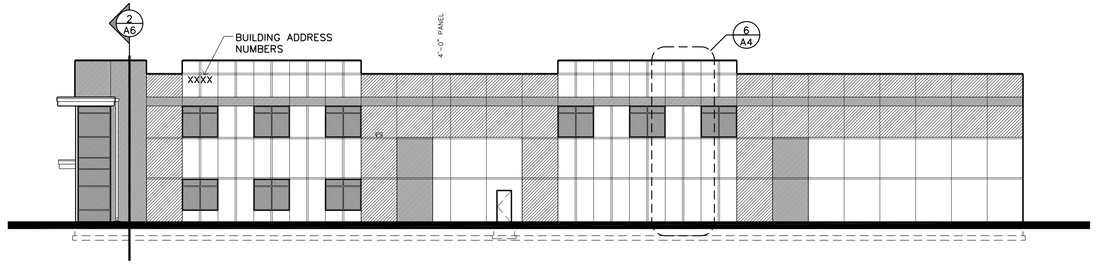
CITY OF RAMSEY, MINNESOTA

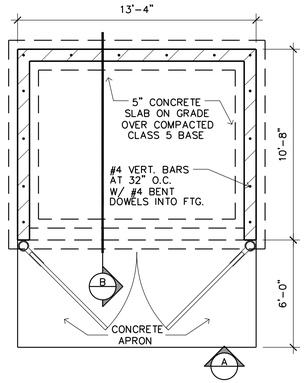
SHEET L4 OF L5 SHEETS

2325.16

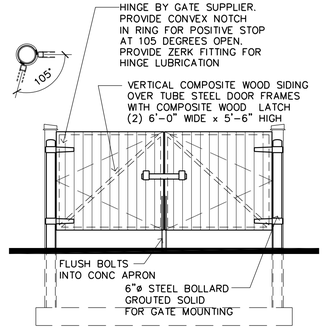


1 A4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

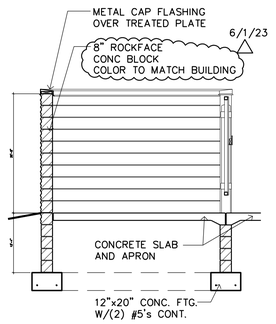




7 A4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

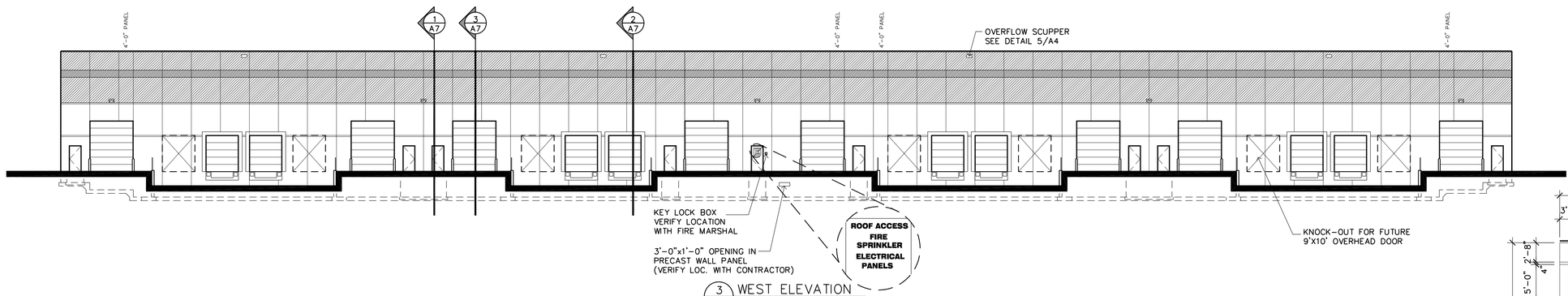


ELEVATION 'A'

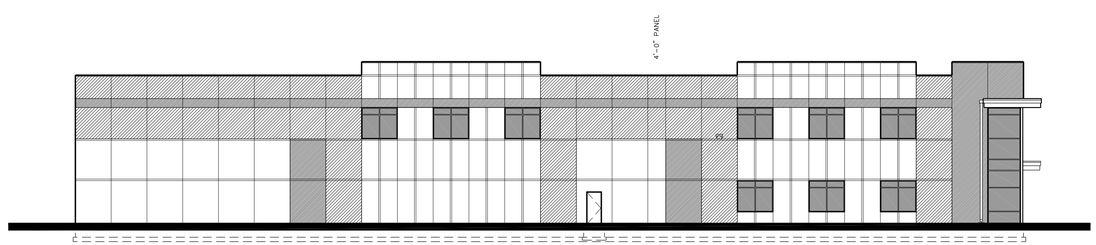


SECTION 'B'

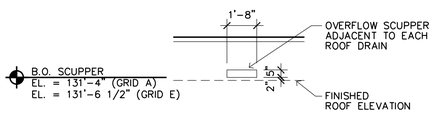
2 A4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 A4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

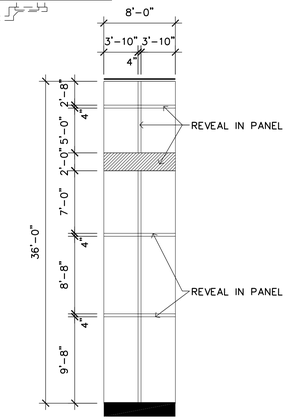


4 A4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
LEADER SIZE ASSUMED TO BE 8" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A4 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"



6 A4 PRECAST PANEL DETAIL
SCALE: 1/8" = 1'-0"

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A4

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

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

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

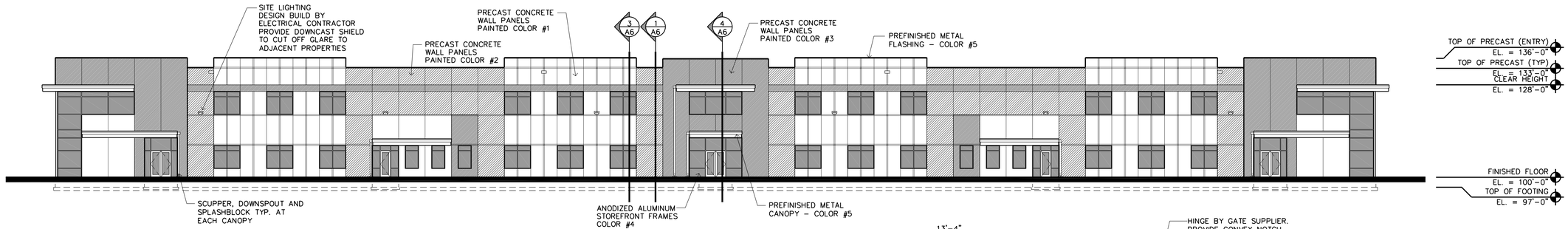
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

12/20/22	PRELIMINARY
1/10/23	FINAL REVIEW
2/6/23	ISSUE FOR PERMIT

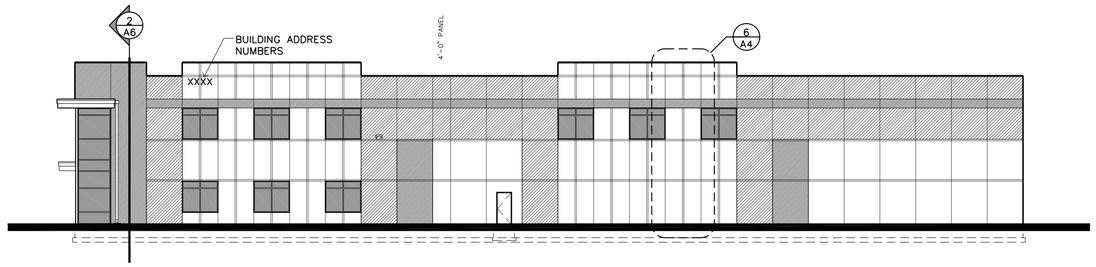
BUILDING ELEVATIONS

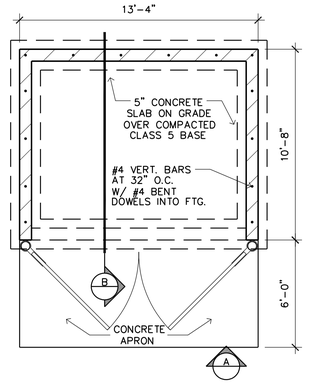
Sheet Number
A4

Project No. 220506-1

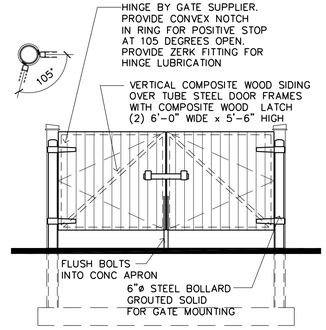


1 A4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

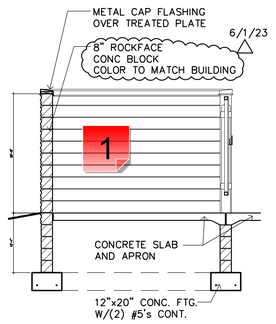




7 A4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

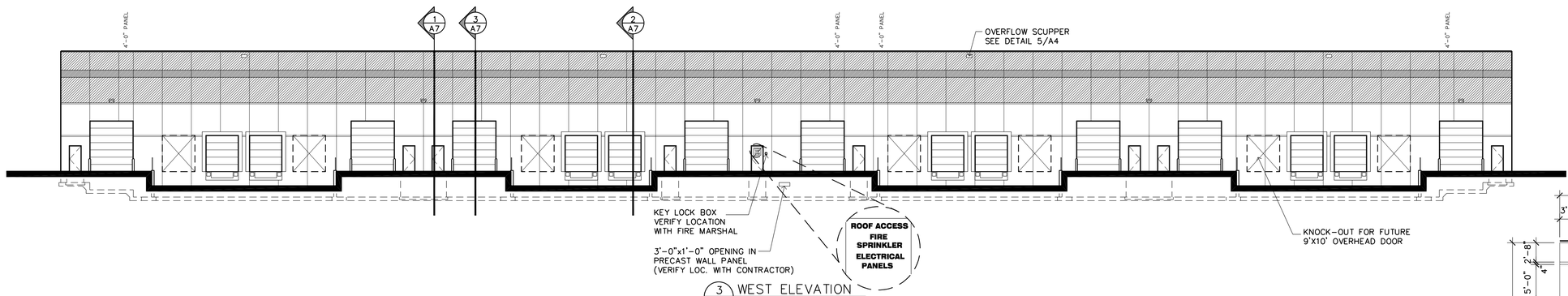


ELEVATION 'A'

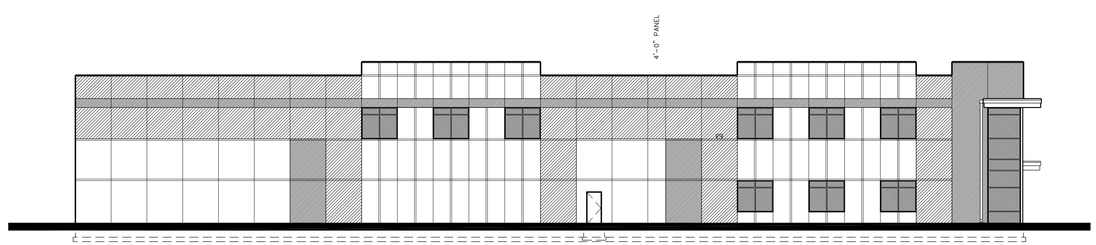


SECTION 'B'

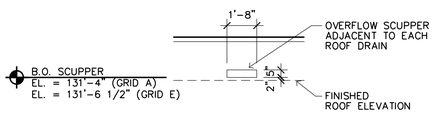
2 A4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 A4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

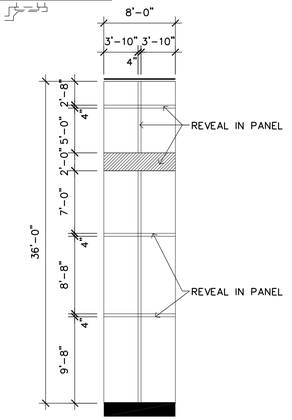


4 A4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
LEADER SIZE ASSUMED TO BE 8" DIAMETER.
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A4 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"



6 A4 PRECAST PANEL DETAIL
SCALE: 1/8" = 1'-0"

LAMPERT
ARCHITECTS
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lampert@lampert-arch.com

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SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
2/6/23
DATE

BUNKER LAKE INDUSTRIAL PARK
BUILDING #5
Ramsey, Minnesota

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

12/20/22	PRELIMINARY
1/10/23	FINAL REVIEW
2/6/23	ISSUE FOR PERMIT

BUILDING ELEVATIONS

Sheet Number

A4

Project No. 220506-1

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\BUNKER LAKE #5-A4

BUNKER LAKE #5-A4 24x36.pdf V2 - Changemark Notes (1 Note)

1 - Material?

Created by: Chris Anderson
On: 06/14/2023 08:07 AM

What is the horizontal lap material? There is a notation (6/1/23) indicating that this was updated from the initial submittal but no corresponding note on this sheet.

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

BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

PINE SHADOWS
BLOCK 1
LOT 1
PUMA ST. NW
RABBIT ST.
AMSTERDAM
BUNKER LAKE BOULEVARD
EXTENSION
RIVERSTONE
OUTLOT A
BUNKER LAKE
OUTLOT A
BLOCK 1
INDUSTRIAL PARK
2
LOT 1
BLOCK 1
THIRD ADDITION
VACATED 147TH LANE NW
147TH LANE NW
BUNKER LAKE INDUSTRIAL PARK ADDITION
OUTLOT C
BURLINGTON NORTHERN INC. RAILROAD

N89°23'49"W
392.29
218.60
50.28
N24°01'23"E
35.01
194.79
N85°35'19"W
N04°24'41"E
14.02
228.06
N77°29'06"W
L=380.92
R=940.00
Δ=23°13'06"
L=332.00
Δ=20°14'12"
Drainage & Utility Easement
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
L=48.92
Δ=2°58'54"
52.30
N77°29'06"W
N15°07'43"E
87.31
285.25
N66°10'42"W
N66°10'43"W
625.10
N47°26'40"E
61.21
85.78
S47°26'45"W
171.63
N66°10'42"W
S23°49'17"W
16.00
N66°10'43"W
61.66
N21°10'43"W
5.66
48.00
N00°08'36"E
483.38
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
West line of Outlot A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
N10°01'48"E
3.20
70.35
S10°01'48"W
N38°42'17"W
47.03
340.54
S24°01'25"W
N23°49'17"E
403.74
486.75
S23°49'17"W
677.20
N23°49'17"E
S66°10'43"E
465.69
460.78
N66°10'43"W
Electric Easement per Doc. No. 424501 as shown on BUNKER LAKE INDUSTRIAL PARK ADDITION
488.08
S66°10'43"E
314.00
99.80
577.30
N66°10'43"W
N23°49'17"E
435.59
428.41
S23°49'17"W
N23°49'17"E
506.69
533.98
S23°49'17"W
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
S66°10'43"E
239.67
S86°47'51"E
34.55
S86°47'51"E
71.91
132.46
N86°47'51"W
64.55
N00°19'28"E
L=159.75
R=60.00
Δ=152°33'11"
L=65.46
R=60.00
Δ=62°30'22"
466.33
N00°19'28"E
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK ADDITION
Drainage & Utility Easement per plat of BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION
S66°10'43"E
932.12
444.05
294.30
S89°37'43"E
S89°37'43"E
18.66

For the purposes of this plat the West line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK THIRD ADDITION is assumed to bear N00°08'36"E.

○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

N

60 0 60 120
SCALE IN FEET

1 INCH = 60 FEET

Hakanson Anderson

FINAL PLAT.pdf V1 - Changemark Notes (1 Note)

1 - Electric Easement

Status as of 05/26/2023 11:22 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 05/26/2023 11:22 AM
Type: Action
State: For Discussion

Verify the electric easement gives authority to build a pond.

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

BASIN 1 ③
BOTTOM=874.00
OUTLET=875.51
100YR HWL=876.75

30" RC APRON ⑤
12.3 CY CLASS III
OVER 41.6 SY TYPE IV
GEOTEXTILE FILTER ②
INV=874.66

24" RC APRON ⑤
INV=875.51

87LF (INCL. APRON)
24" RCP (CL III) @
0.00% ⑥

98LF (INCL. APRON)
24" PVC (SCH 40)
@ 1.10%

534 60" DIA. (R-1733)
RIM=882.00 ④
INV (NW)=874.43
INV (SE)=874.43

39LF (INCL. APRON)
24" RCP (CL III) @
1.10% ⑥

24" RC APRON ⑤
9.2 CY CLASS III OVER
33.4 SY TYPE IV
GEOTEXTILE FILTER ②
INV=874.00

OUTLET CONTROL STRUCTURE ⑧
RIM=881.00
INV (N)=875.51
INV (SE)=875.51

24" RC APRON ⑤
9.2 CY CLASS III OVER
33.4 SY TYPE IV
GEOTEXTILE FILTER ②
INV=873.79

BUILDING 5
FFE=883.00

FUTURE
FFE=882.00

FUTURE
FFE=880.00

BASIN 2 ③
BOTTOM=873.00
OUTLET=874.31
100YR HWL=875.24

BASIN 3 ③
BOTTOM=870.00
OUTLET=872.10
100YR HWL=874.43

ROCK CONSTRUCTION ENTRANCE ①

ROCK CONSTRUCTION ENTRANCE ①

TEMPORARY SEDIMENT BASIN ⑦

BUNKER LAKE BOULEVARD

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CURB AND GUTTER
- SOIL BORING LOCATION
- EXISTING UTILITY POLE
- DETAIL NUMBER
- SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER (6/2), (7/2) AND (1/3)
- TIPOUT CURB PER (4/2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW
- EROSION CONTROL BLANKET CATEGORY 20

GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
4. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.

REFERENCE NOTES:

① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

② PLACE RIPRAP PER CITY PLATE NO. ERO-3.

③ CONSTRUCT INFILTRATION BASIN PER (2/3). CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

④ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.

⑤ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

⑥ TIE ALL PIPE JOINTS.

⑦ THE OUTLINE FOR THE TEMPORARY SEDIMENT CONTROL BASIN SHALL BE AT ELEVATION 879.00. THE TEMPORARY BASIN WILL BE 1 FOOT DEEP TO ACCOUNT FOR THE LIVE STORAGE AREA REQUIRED. SEE SHEET 13 FOR MORE INFORMATION.

⑧ CONSTRUCT OUTLET CONTROL STRUCTURE PER (1/6).

N

SCALE IN FEET 50 0 50 100

Jun 08, 2023 - 4:51pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_GRADING AND ERO CONTROL.dwg

DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
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BLIP V DEVELOPMENT PLANS

GRADING AND EROSION CONTROL

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 14 SHEETS

2325.16

GRADING.pdf V2 - Changemark Notes (5 Notes)

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:34 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:34 PM
Type: Action
State: For Discussion

This storm and water crossing looks like it will be similar in elevation, provide min 18" separation and insulate if less than 24"

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

2 - Flow direction

Status as of 06/09/2023 01:55 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:55 PM
Type: Action
State: For Discussion

There are no arrows indicating flow direction in this area. After this first phase is constructed will water in this paved area make it to the catch basin to the West?

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

3 - 24" RCP Inlet

Status as of 06/09/2023 02:01 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:01 PM
Type: Action
State: For Discussion

This run does not need all joints tied, just last three joints is plenty.

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

4 - 24" RCP Outlet

Status as of 06/09/2023 02:02 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:02 PM
Type: Action

State: For Discussion

This run should probably have all joints tied. At a minimum last 3 joints

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

5 - Bunker - Boulevard Area infront of Bldg 5

Status as of 06/13/2023 08:15 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 08:15 AM
Type: Action
State: For Discussion

It's difficult to figure out the contour lines, there's not many labels. But it doesn't look like minimum 2% slope is being met n the boulevard area between the back of curb in-front of Bldg 5 and Bunker Lake Blvd.

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

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONSTRUCT DRIVEWAY APRON PER CITY PLATE NO. STR-14

CONCRETE VALLEY GUTTER SEE 8/2

BUNKER LAKE BOULEVARD

BUILDING 5

ALL BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, AND CURB AND GUTTER EAST AND NORTH OF THIS LINE WILL BE CONSTRUCTED IN FUTURE PHASES

FUTURE

FUTURE

TIE INTO ROAD PER CITY PLATE NO. STR-31

1

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED B612 CURB AND GUTTER
- PROPOSED CONCRETE PAVEMENT PER 3/2
- PROPOSED CONCRETE PAVEMENT PER 5/2
- PROPOSED BITUMINOUS PAVEMENT PER 2/2
- PROPOSED BITUMINOUS PAVEMENT PER 1/2
- CONSTRUCT NON-WEAR COURSE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- SB-X SOIL BORING LOCATION
- X/X DETAIL NUMBER / SHEET NUMBER

N

50 0 50 100
SCALE IN FEET

DATE	REVISION
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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BLIP V DEVELOPMENT PLANS

PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
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PAVING.pdf V2 - Changemark Notes (1 Note)

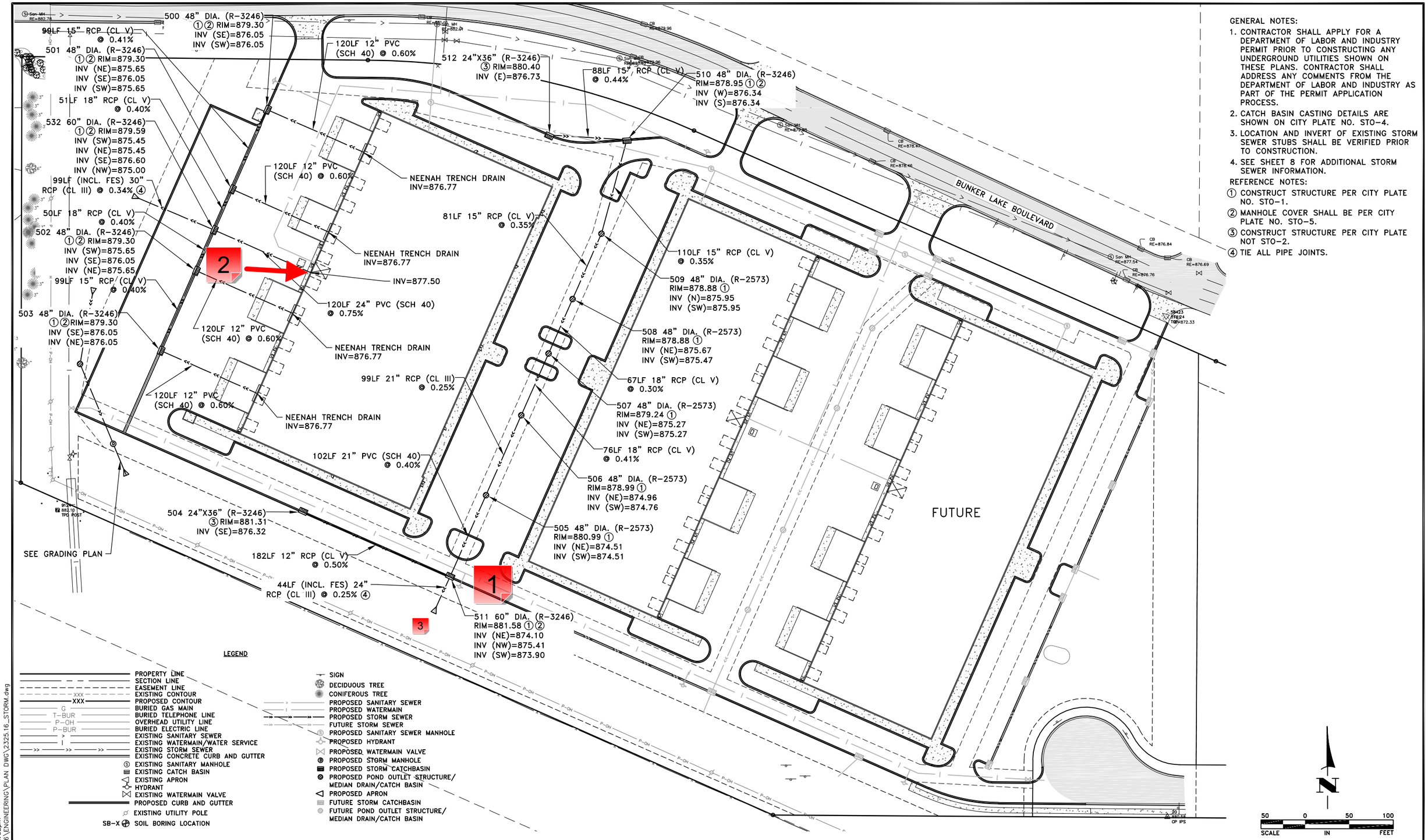
1 - Drive Aisle to the cul-de-sac

Status as of 06/13/2023 09:09 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 09:09 AM
Type: Action
State: For Discussion

Is the pavement section going to be able to support heavy trucks without the wear course? I understand the idea to not potentially damage the wear course during future construction. But if a user for building 5 will have heavy trucks, may want to consider paving this wear course up-front..

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



DATE	REVISION
6/7/23	CITY COMMENTS

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SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
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BLIP V DEVELOPMENT PLANS

STORM SEWER PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
K:\PRIVATE\2325.16\ENGINEERING\PLAN DWG\2325.16_STORM.dwg

STORM SEWER.pdf V2 - Changemark Notes (3 Notes)

1 - Watermain Storm Crossing

Status as of 06/09/2023 01:28 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:28 PM
Type: Action
State: For Discussion

This looks like the storm and water will be very close in elevation. Provide minimum 18" separation and insulate if less than 24"

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

2 - Drain Elevation

Status as of 06/09/2023 01:42 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 01:42 PM
Type: Action
State: For Discussion

With 883.00' FFE, bottom of footing should be at ~878.75'. It looks like this 24" line may intersect with that footing

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

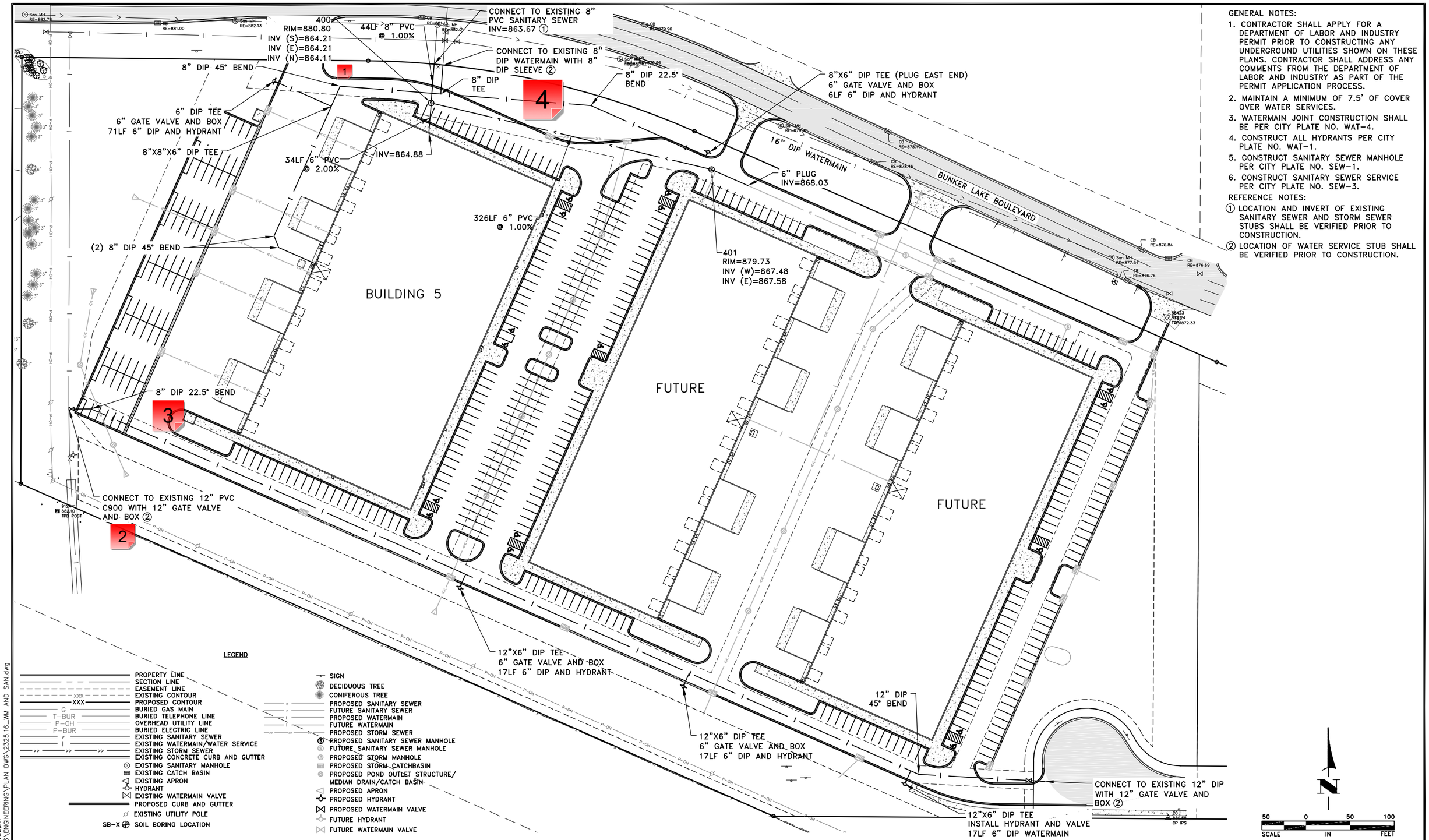
3 - FES Inverts

Status as of 06/13/2023 08:59 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 06/13/2023 08:59 AM
Type: Action
State: For Discussion

Call out inverts of aprons.

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



GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.
2. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER WATER SERVICES.
3. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
4. CONSTRUCT ALL HYDRANTS PER CITY PLATE NO. WAT-1.
5. CONSTRUCT SANITARY SEWER MANHOLE PER CITY PLATE NO. SEW-1.
6. CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.

REFERENCE NOTES:

① LOCATION AND INVERT OF EXISTING SANITARY SEWER AND STORM SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

② LOCATION OF WATER SERVICE STUB SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

DATE	REVISION
4/21/23	REVISE WATER SERVICE
6/7/23	CITY COMMENTS

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.

SHANE M. NELSON, P.E.
Date 3/8/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

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BLIP V DEVELOPMENT PLANS

WATERMAIN AND SANITARY SEWER PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 14 SHEETS

2325.16

Jun 08, 2023 - 4:52pm
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WATER & SEWER.pdf V2 - Changemark Notes (4 Notes)

1 - 8" DIP 45 Deg Bend

Status as of 06/09/2023 02:06 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:06 PM
Type: Action
State: For Discussion

This looks like much more than a 45 Deg angle, is an additional bend required?

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

2 - Wet Tap

Status as of 06/09/2023 02:08 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:08 PM
Type: Action
State: For Discussion

It looks like this would actually be a 12"x12" wet tap with 12" GV and box correct?

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

3 - 8" DIP 22.5 Deg Bend

Status as of 06/09/2023 02:16 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:16 PM
Type: Action
State: For Discussion

Looks like this should be a 12" bend

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

4 - Connect to existing WM

Status as of 06/09/2023 02:18 PM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 06/09/2023 02:18 PM
Type: Action
State: For Discussion

No sleeve should be required to connect to existing WM. Avoid sleeves wherever possible.

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

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

RESOLUTION #23-136

RESOLUTION APPROVING THE FINAL PLAT AND SITE PLAN FOR BUNKER LAKE INDUSTRIAL PARK FOURTH ADDITION

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

Outlot A, Bunker Lake Industrial Park 3rd Addition, Anoka County, Minnesota

Or upon platting:

Lots 1-2, Block 1, Bunker Lake Industrial Park Fourth Addition, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, the Planning Commission reviewed the Final Plat and Site Plan on June 22, 2023; and

WHEREAS, the City Council reviewed the Final Plat and Site Plan of Bunker Lake Industrial Park on July 11, 2023.

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 Final Plat and Site Plan for Bunker Lake Industrial Park Fourth Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with the Staff's review comments.
    b) Approval by the City Engineer and City Attorney.
    c) The Developer entering into a Development Agreement with the City.
    d) That the development of Lot 2 is still subject to Site Plan review.
    e) The Developer obtaining the necessary permit(s) from 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 11th day of July, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **6. 4.**

Meeting Date: 07/11/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Aldi - Site Plan Review and Final Plat at 7992-7994 Sunwood Drive NW.

Purpose/Background:

ISG Inc. has submitted an application on behalf of Aldi Inc. (the Applicant) for a new 20,664 sq.ft. grocery store at the southwest corner of the Sunwood Drive roundabout. The site is within COR-2b subdistrict where retail uses are permitted. The building and site are subject to a Site Plan Review. The current site consists of three platted parcels that will be replanted into two lots--one for the grocery store and one for a future user.

The property is owned by the City and the applicant has been working with the EDA and Economic Development staff on matters pertaining to the sale of the site.

Notification:

Property owners within 700 feet were sent a mailed notification. A "proposed development" sign was placed at the site near the north driveway. A legal notice was placed in the June 9 Anoka Union Herald Newspaper.

The Planning Commission was unable to meet and hold the public hearing on June 22 due to lack of quorum. The project has been re-notified as a public hearing for the July 11 City Council meeting in the same manner as before.

Observations/Alternatives:

Site Layout

The proposed grocery store sits on the eastern part of the site with the front entrance at the northwest corner of the building. The parking lot takes up the western part of the lot. Along the southwestern part of the site, a space is reserved for a future user. No user is identified at this time. When a business is interested in locating there, a land use application will be made for it. The site is set up for a shared parking lot with additional spaces likely with the addition of the future user. A concept plan is included in the attached civil plan set.

Building Design

The one-story 20,664 square foot building has a primary building material of brick with woodgrain Nichiha and smooth metal panel accents. A notable angled raised parapet wraps the northwest corner over the entryway. Clear glass windows are located on the corner of the entryway as well.

As a result of the Planning Commission discussion on May 25, the applicant has revised the east elevation to include larger spandrel windows to give the impression of a storefront along Sunwood Drive. One of these windows will have some clear glass for views out of the employee break room. Also improved from this discussion, the applicant added Nichiha along the southeast corner of the building and added a sign to the south wall for more visual interest.

Along the north side of the building, an area for cart storage is built-in, similar to most other Aldi locations. No cart corrals are located in the parking lot.

Access and Parking

There are two driveway accesses to the site. The eastern driveway is currently used as a shared driveway to access the Northstar Marketplace to the south. This driveway will be striped for two outbound lanes for better traffic flow. The northern driveway is currently a right-in driveway. Staff has requested that this driveway be

modified to allow for outbound (right turn only) traffic as an alternative to the eastern driveway as that one is expected to be busy. In the future, the lane divider at the roundabout separating right turning traffic from through/left traffic may need to be removed to accommodate semi-truck traffic better.

For a retail use of this size, 83 parking spaces are required. On the site plan, 100 spaces are shown. The excess is due to "squaring off" the parking lot around the future development site. Based on the applicant's other locations, parking should be sufficient. Some of these parking spaces will be shared with the future user to the south.

Pedestrian Connections

The site is currently fronted by sidewalks on the north and east sides. Connections are proposed to the building in three locations. Two are along the north side of the building. One of these northern connections has some steps down from the public sidewalk due to the grade change, while the other one will meet ADA slope requirements. These two walkways are likely to be the main connections to the building, especially after the extension of Ramsey Parkway is constructed to the east. A third connection is located along the southern side of the building. This walkway crosses the loading dock. Special attention was made to try to make this connection as pleasant and safe as possible by continuing the concrete surface in the area for a visual cue of a walkway.

Near the customer entrance is a small plaza area that includes a bicycle rack.

Landscaping and Screening

The applicant provided a landscape plan that has several trees and shrubs located across the site. The EPB reviewed the plan at its meeting on June 12 and recommended its approval.

Along the eastern side of the building, a gas meter and other utility panels are shown. The applicant is proposing to add several large shrubs to help screen these meters.

Several HVAC units will be located on the roof. These units will be screened by the entry parapet and screening panels complementary to the building's colors. These panels are shown on the architectural plans.

Utilities

The site is served by municipal services.

Signs

The building will have wall signage on all four sides as each side fronts a street or a customer area. At the northwest corner of the site, a 50-foot tall pylon sign is proposed, similar to the sign that was previously approved for a development in this area that did not come to fruition.

Plat

The site is comprised of three platted lots currently. A plat named "COR Four" is proposed to reconfigure the three lots into two. This plat is being considered as a final plat. Standard development fees and park dedication were paid by the previous developer and are not collected again with a replat. There are some easements that are proposed to be vacated and re-established with the new plat as another agenda item on tonight's meeting agenda.

Alternatives to Consider:

1. Approve the proposal as recommended by staff.
2. Approve of the proposal with modifications that the Council sees appropriate.
3. Deny the proposal based on certain findings.

Funding Source:

All costs associated with this proposal are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the Site Plan Review. The Planning Commission was unable to make a recommendation due to lack of quorum on June 22.

Action:
Motion to adopt Resolution #23-138 for a Site Plan Review of a Retail Building at 7992 Sunwood Drive NW.

and

Motion to adopt Resolution #23-139 approving Final Plat of COR FOUR.

Attachments

Location Map
Architectural Plans
SWPPP
Civil Plans
Lighting Plans
Landscape Plans
Final Plat
Unresolved Changemarks
ACTION - Resolution #23-139
ACTION - Resolution #23-138

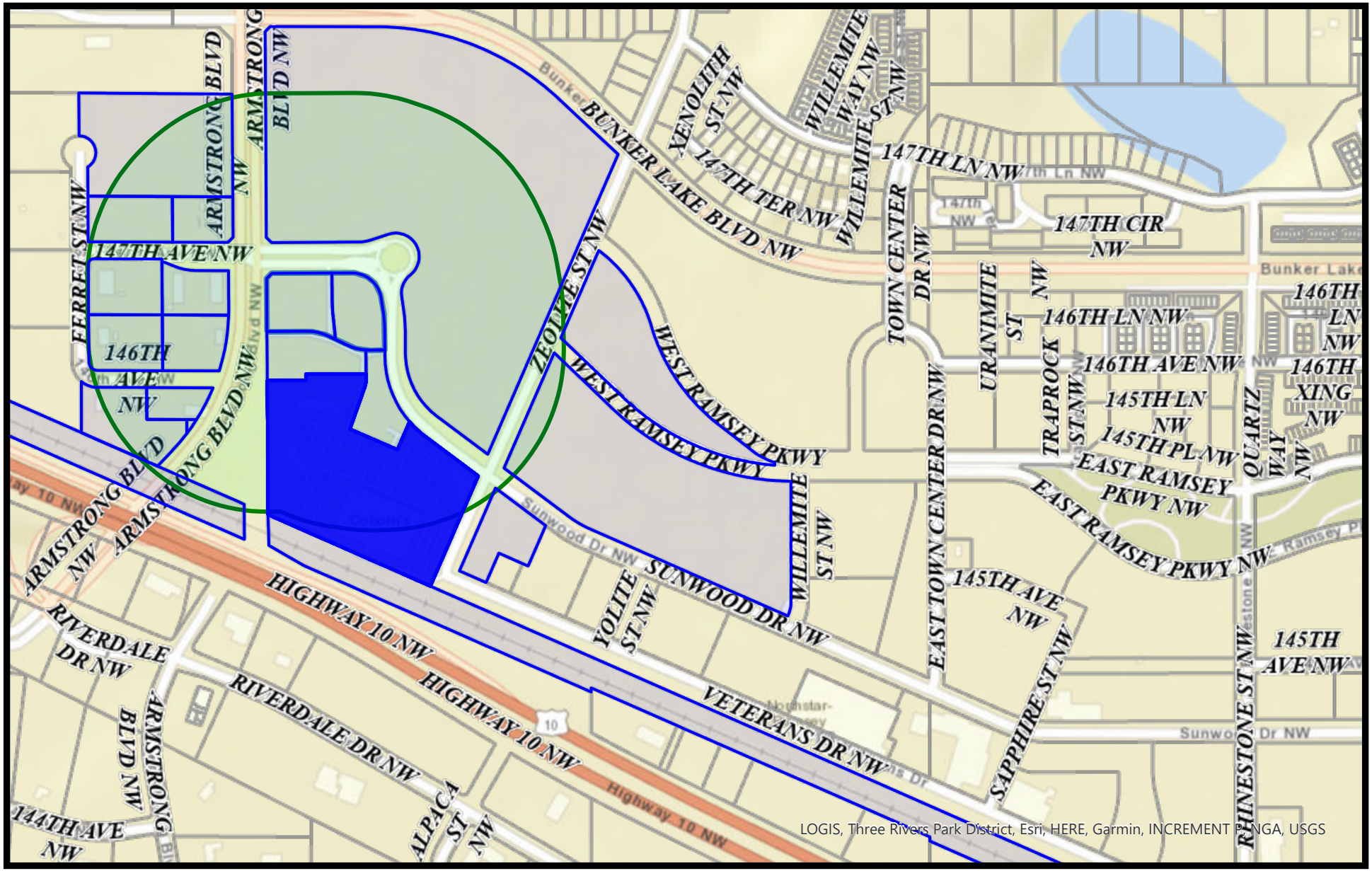
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 10:12 AM
Form Started By: Todd Larson		Started On: 06/27/2023 09:08 AM
Final Approval Date: 07/06/2023		

28-32-25-23-0012
28-32-25-23-0013

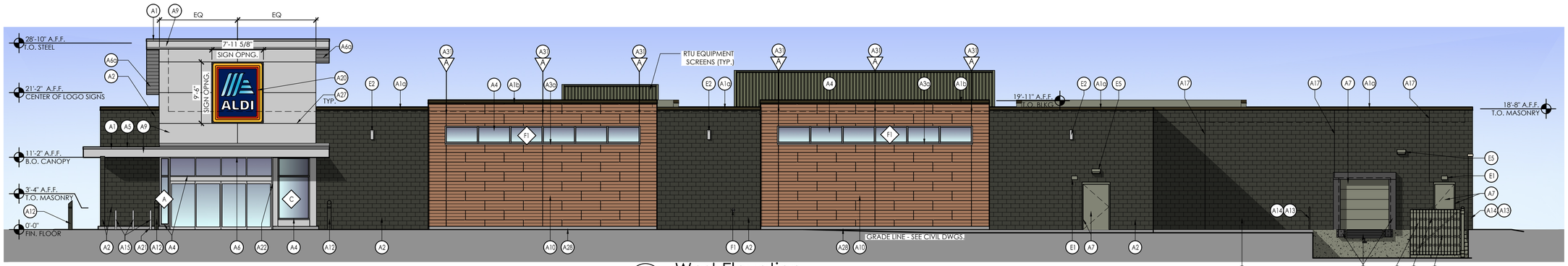
ALDI

700 FT Mailing Map



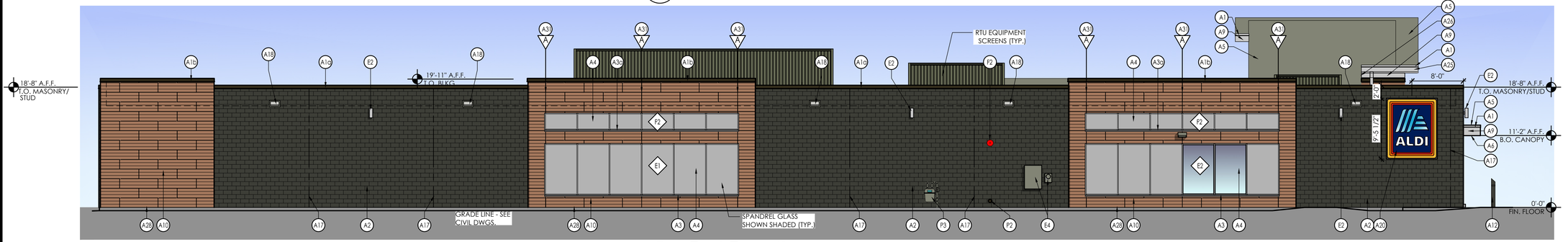
Print Date: June 5, 2023

0 0.040.07 0.15 0.22 0.3 mi



4 West Elevation

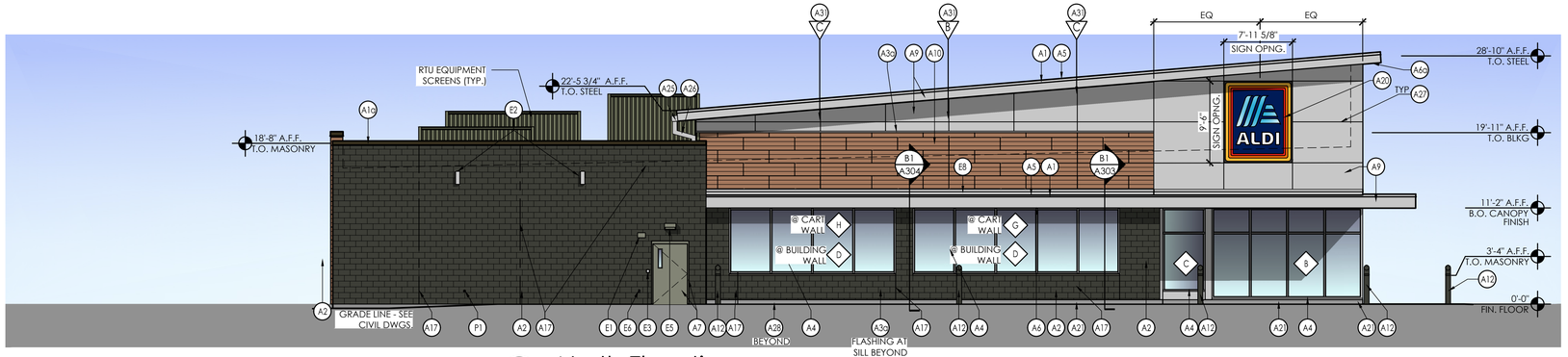
SCALE: 1/8" = 1'-0"



3 East Elevation

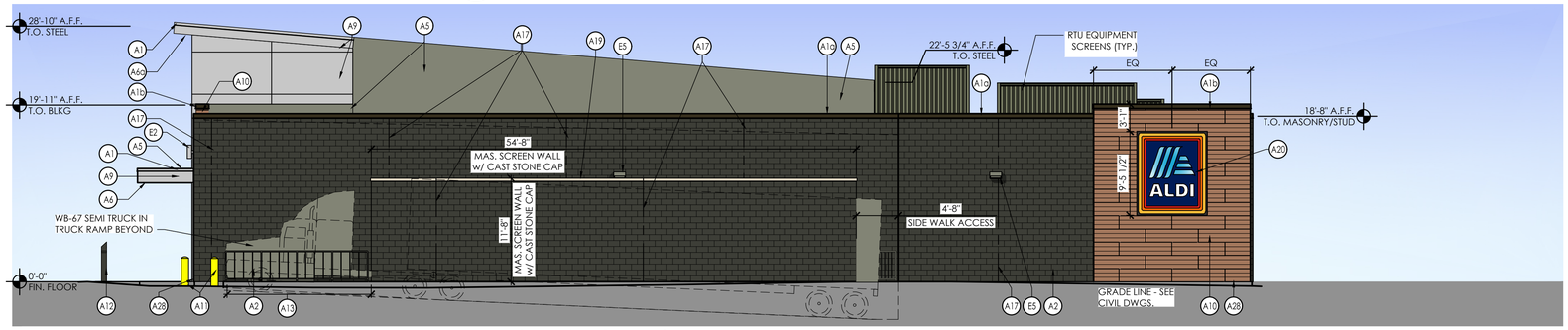
SCALE: 1/8" = 1'-0"

SIGNAGE NOTE:
ONLY THE ALDI LOGO AND ALDI LETTERING ON THE SIGNAGE WILL BE ILLUMINATED. THE RED,ORANGE, YELLOW AND BLUE BACKGROUND WILL NOT BE ILLUMINATED



2 North Elevation

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



1 South Elevation

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

CEE-2 SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
SURF. MOUNTED LOGO SIGN	2	74.9	149.8
TOTAL SIGNAGE			299.6

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PLOTTED: 6/12/2023 1:10 PM

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A	Issued for Use Client Review	05/08/23
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Revisions:		Date:
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(507) 333-9460
(507) 333-9475 fax

ALDI Inc. Store #: XX
Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date: 07/22/22

Type: RHSDV7ER

Drawn By: CB

Scale: As Noted

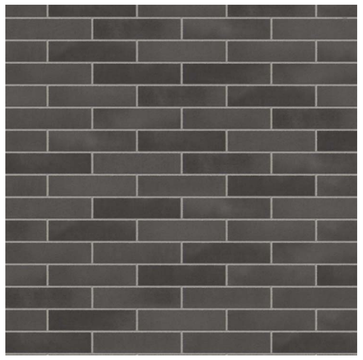
Project No.
23-0230A

CEE-6
Drawing No.

ALDI - Prototype Color Palette

Dark

Masonry:



Spec-Brik: Chesapeake Blend

Metal Coping:



At High Roof & Canopy: Silver



At Brick: Musket Gray



At Nichiha Towers: Cedar

Nichiha Panels:



Exterior Cladding:Cedar



Base Flashing: Cedar

Aluminum Composite Panel:



Bright Silver

Aluminum Sill:



Bright Silver



Cedar

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #'CEDAR 397C0290 SPRAY CODE' - AT NICHIHA TOWERS	SEE SPECIFICATIONS APPENDIX 'B'
A2	**BASE BID (BRICK 'A')** SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No. 2 (BRICK 'B') QUIK-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L MAROUS BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No.3 (BRICK 'C') BELDEN BRICK	MODULAR EBONY BLACK BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - SILVER METALLIC A6a - 1/2 VENTED PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	PANELS SHALL EXTEND ONTO THE ROOF FOR THE FULL DEPTH OF THE BUMPOUT. CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #'CEDAR 397C0290 SPRAY CODE'	SEE SPEC FOR ADDITIONAL INFO
A29	NOT USED		
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
A33	NOT USED		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

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C	Issued for Use Client Review	09/07/22
D	Issued for Use Client Review	05/08/23
E		

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ALDI Inc. Store #: XX
Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Finish Schedule

Drawing Name:

Date: 07/22/22

Type: RHSDV7ER

Drawn By: CB

Scale: As Noted

Project No.
23-0230A

Drawing No.

PLOTTED: 5/9/2023 3:55 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

ZPROJECT LOCATION

PROJECT/SITE NAME: ALDI, INC.
PROJECT LOCATION: 7992 SUNWOOD DR NW
CITY/TOWNSHIP: RAMSEY
COUNTY/STATE: ANOKA COUNTY, MINNESOTA
ZIP CODE: 55303

PROJECT DESCRIPTION

THE PROJECT INCLUDES CONSTRUCTION OF AN ALDI GROCERY STORE IN RAMSEY, MINNESOTA. ASSOCIATED SITE IMPROVEMENTS INCLUDE GRADING, UNDERGROUND UTILITY REMOVAL AND INSTALLATION, CURB AND GUTTER, AND PAVEMENT SURFACING.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	AUGUST - SEPTEMBER 2023
UTILITY REMOVALS	SEPTEMBER – OCTOBER 2023
CURB & GUTTER/SIDEWALK	OCTOBER – NOVEMBER 2023
PAVING	OCTOBER - NOVEMBER 2023
LANDSCAPING, FINAL TURF, MISC.	MARCH – APRIL 2024

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 2.70 ACRES MINIMUM AREA REQUIRING MPCA PERMIT = 1.00 ACRES
****AN MPCA NPDES PERMIT IS REQUIRED FOR THIS PROJECT****
IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.48 ACRES/POST-CONSTRUCTION = 2.13 ACRES
NET INCREASE OF IMPERVIOUS AREA = 1.65 ACRES
MINIMUM NEW IMPERVIOUS SURFACE AREA CREATED REQUIRING PERMANENT STORMWATER MANAGEMENT = 1.00 ACRES (BASED ON MPCA PERMIT/CITY CODE/WATERSHED REQUIREMENTS)

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: ALDI, INC. (ANDREW MACK, DIRECTOR OF REAL ESTATE)
4201 BAGLEY AVENUE
FAIRBAULT, MN 55021
507-333-9460 / ANDREW.MACK@ALDI.US

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE OPERATION.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONZTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS, AND IS RESPONSIBLE FOR SECTION 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH NPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DESIGNER:
ISG INC. (ANDY REINISCH)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55425
952-426-0699/ANDY.REINISCH@ISGINC.COM

AGENCY CONTACTS			
AGENCY	**PERMIT**	**NAME**	**PHONE NUMBER/E-MAIL**
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #MNR100001	BRIAN GREEN	507-206-2610/BRIAN.GREEN@STATE.MN.US
ACOE	SECTION 404	LEO GRABOWSKI	218-829-8402/LEONARD.A.GRABOWSKI@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
TODD SWCD	WCA	ED UHLENKAMP	320-732-2644/ED.UHLENKAMP@CO.TODD.MN.US
WATERSHED DISTRICT	N/A	N/A	N/A

PERMANENT STORMWATER TREATMENT SYSTEMS

THE NPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE PROPOSED DETENTION BASIN. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS ABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO EXISTING REGIONAL STORMWATER BASINS. SEE STORMWATER REPORT FOR MORE INFORMATION.

LOCATION OF SWPPP COMPONENTS		
DESCRIPTION	**TITLE**	**LOCATION (SHEET NAME)**
SWPPP NARRATIVE	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE CONDITIONS	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
SITE MAPS (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP MAP, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
DIRECTION OF SURFACE WATER FLOW (PRE- & POST- CONSTRUCTION	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
TEMPORARY EROSION & SEDIMENT CONTROL BMPS FOR STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS" REFER TO SWPPP	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
PERMANENT EROSION PREVENTION BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); SWPPP GENERAL INFORMATION, DETAILS AND NOTES; TURF RESTORATION PLAN
STORM SEWER	DRAINAGE PLAN	STORMWATER POLLUTION PREVENTION PLAN (SWPPP); OVERALL UTILITY PLAN
GRADING	GRADING PLAN	OVERALL GRADING PLAN, NOTES AND EARTHWORK CALCULATIONS
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SWPPP GENERAL INFORMATION, DETAILS AND NOTES
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE FOLLOWING USDA-NRCS MAPPED SOILS ARE SHOWN AS NOT HIGHLY ERODIBLE, ON THE COUNTY SOIL SURVEY MAP.

USDA-NRCS MAPPED SOIL SURVEY UNIT NO., NAME, TEXTURE, SLOPE PERCENTAGE	**PERCENTAGE OF PROJECT AREA**	**APPROXIMATE PARTICLE SIZE RANGE *(MM)***		
		SAND (0.05-2.00+)	**SILT (0.002-0.05)**	**CLAY (<0.002)**
D20A – ISAN-ISAN, FREQUENTLY PONDED, COMPLEX 0-2% SLOPES	**90.7 %**	60-70%	20-30%	5-10%
D67A – HUBBARD LOAMY SAND, 0-2% SLOPES	9.2 %	80-90%	5-10%	5-10%
DP – DUELM LOAMY SAND, 0-2% SLOPES	0.1 %	80-90%	5-10%	5-10%

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO A STORM SEWER NETWORK AND DIRECTED TO EXISTING STORMWATER PONDS. PROJECT DISCHARGE POINTS (OVERFLOWS FROM THE SITE) DISCHARGE TO A REGINAL BASIN SOUTH EAST OF THE SITE. ADJACENT PROPERTIES RECEIVE A MINIMAL AMOUNT OF STORMWATER RUNOFF FROM PERVIOUS AREAS (0.18 ACRES OR <7% OF TOTAL PROJECT AREA). HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTPS://MPCA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID =E03EF170FA3E41F6BE92F9FAFEC100CC) ON 04/27/2023. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS THAT WILL RECEIVE STORMWATER: MISSISSIPPI RIVER (AUID 07010206-805) IS IMPAIRED (AQC, AQL, AQR), THEREFORE SECTION 23 REQUIREMENTS APPLY TO THIS PROJECT.

DISCHARGES TO SPECIAL IMPAIRED WATERS (SECTION 23)
ALL REQUIREMENTS IN SECTION 23 ARE IN ADDITION TO BMPS ALREADY SPECIFIED IN THE PERMIT. WHERE PROVISIONS OF SECTION 23 CONFLICT WITH REQUIREMENTS ELSEWHERE IN THE PERMIT, THE PROVISIONS IN SECTION 23 TAKE PRECEDENCE. ALL BMPS USED TO COMPLY WITH THESE ITEMS MUST BE DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.9 EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

23.10 TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN ITEM 14.1-14.10 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED.

23.11 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND DOCUMENTED IN THE SWPPP FOR THE PROJECT.

23.12 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING FROM THE 1-AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE PLSS SECTION THAT THE TROUT STREAM IS LOCATED. ALL STORMWATER ROUTED TO THE STORMWATER SYSTEM MUST DISCHARGE WITHIN 24 HOURS. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:
A. PROVIDE STORMWATER INFILTRATION OR OTHER VOLUME REDUCTION PRACTICES AS DESCRIBED IN ITEM 15.4-15.5.
B. PROVIDE STORMWATER FILTRATION AS DESCRIBED IN ITEM 17.1-17.11.
C. MINIMIZE THE DISCHARGE FROM CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.
D. IF A DRY POND IS USED, THE DESIGN MUST INCLUDE AN APPROPRIATE COMBINATION OR MEASURES SUCH AS SHADING, VEGETATED SWALE DISCHARGES OR CONSTRUCTD WETLAND TREATMENT CELLS THAT LIMIT TEMPERATURE INCREASES.
E. OTHER METHODS THAT MINIMIZE ANY INCREASE IN THE TEMPERATURE OF THE TROUT STREAM.

23.13 INSPECTIONS: PERMITTEES MUST CONDUCT ROUTINE SITE INSPECTIONS ONCE EVERY THREE (3) DAYS AS DESCRIBED IN ITEM 11.2.

23.14 TREATMENT: IF DISCHARGES TO PROHIBITED WATERS CANNOT PROVIDE VOLUME REDUCTION EQUAL TO ONE (1) INCH TIMES THE NET INCREASE OF IMPERVIOUS SURFACES AS REQUIRED IN ITEM 15.4 AND 15.5, PERMITTEES MUST DEVELOP A PERMANENT STORMWATER TREATMENT PLAN THAT WILL RESULT IN NO NET INCREASE OF TSS OR PHOSPHORUS TO THE PROHIBITED WATER. PERMITTEES MUST KEEP THE PLAN IN THE SWPPP FOR THE PROJECT.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE (PER MNDOT SPEC 1717.D). THE PROJECT'S CONSTRUCTION PHASING AND STAGING IS DEFINED BY THE "CONSTRUCTION STAGING & TRAFFIC CONTROL PLAN" AND PROJECT SPECIFICATIONS.

ENVIRONMENTALLY SENSITIVE AREAS

STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33%) AND STEEPER THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE PLAN SHEETS. STEEP SLOPES MAY BE TEMPORARILY CREATED DURING GRADING OPERATIONS IF NECESSARY, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 7 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE WAS REVIEWED ON 04/27/2023 (WWW.PCA.STATE.MN.US/DATA/WHATS-MY-NEIGHBORHOOD) AND A CONTAMINATION ASSESSMENT WAS PERFORMED (AVAILABLE UPON REQUEST). THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN ACTIVE KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

FLOOD CONTINGENCY PLAN: PROJECT ACTIVITIES MAY NOT OCCUR WITHIN THE 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS IF SEASONAL PRECIPITATION POSSES A POTENTIAL RISK OF FLOODING WORK AREAS WITHIN THE PROJECT LIMITS. THIS PLAN SHALL BE SUBMITTED BY THE OPERATOR TO THE OWNERS REPRESENTATIVE FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK AND/OR DURING ACTIVE WORK WITHIN THE FLOODPLAIN. NO WORK WITHIN THE FLOODPLAIN CAN COMMENCE UNTIL WRITTEN APPROVAL/NOTICE TO PROCEED FROM THE OWNERS REPRESENTATIVE IS RECEIVED.

FISH EXCLUSION DATES: FISH EXCLUSION DATES ARE NOT APPLICABLE TO THIS PROJECT LOCATION.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBITED INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-0001.

WETLANDS: NO WETLANDS EXIST WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS: THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE "AGENCY CONTACTS' TABLE ON PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2018 EDITION), MNDOT SPECIFICATIONS 1717.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMPS IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPS MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION PROCEDURES, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING

1. THE SWPPP MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF THE RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.

2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH OR SUSPENDED IF SITE CONDITIONS MEET ITEM 11.10 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. THE MPCA SITE INSPECTION FORM IS AVAILABLE FOR OPERATORS TO USE TO COMPLETE THE REQUIRED INSPECTIONS. THE FORM CAN BE FOUND ON THE MPCA WEBSITE OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
A. DATE, TIME, AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS;
E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
F. ALL INSPECTION LOGS MUST BE SUBMITTED TO THE CITY. INSPECTION NOTES AFTER A RAINFALL EVENT AND WEEKLY NOTES MUST BE EMAILED TO THE CITY INSPECTOR. THE COMPLETE HISTORY MUST BE SUBMITTED PRIOR TO FINALIZING THE PROJECT.

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:	Date:
1	
2	
3	
4	
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6	
7	
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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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

ISG

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Project Name & Location:

SWPPP NARRATIVE

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-110
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE SWPPP.

4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER SECTION 6 OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

THE TABLE BELOW IS A SUMMARY OF THE REQUIRED SWPPP AMENDMENTS:

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENTS (REQUIRED BY OWNER)		
SWPPP AMENDMENT NAME	**SWPPP AMENDMENT DETAILS**	**SUBMITTAL TIMEFRAME**
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/RESPONSIBLE PARTIES" SECTION	7 DAY PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS, AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MANAGEMENT MEASURES"	7 DAY PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

5. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS THE SWPPP, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

6. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL(S) (PURSUANT TO SECTION 21) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL(S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER (OR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA. MNDOT LEAD PROJECTS REQUIRE AVAILABLE ONSITE INSPECTION WITHIN 24 HOURS.

POLLUTION PREVENTION MANAGEMENT MEASURES

POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:

- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC., MUST BE STORED IN SEALED CONTAINERS. SECONDARY SPILL CONTAINMENT IS REQUIRED FOR ALL MATERIALS IF STORED ON-SITE FOR MORE THAN 24 CONSECUTIVE HOURS (DOUBLE WALLED TANKS ARE ACCEPTABLE FOR SECONDARY CONTAINMENT). STORAGE AND DISPOSAL OF HAZARDOUS WASTES AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045).

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE PROPERLY DISPOSED OF IN ACCORDANCE WITH MPCA REGULATIONS (CH. 7041).

SPILLED OR LEAKED CHEMICALS: REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICAL OR FUEL WILL BE LOADED OR UNLOADED. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT, CLEANUP (DRIP PANS, ABSORBENTS, AND SPILL KITS), AND APPROPRIATE DISPOSAL SHALL BE AVAILABLE AT ALL TIMES ON-SITE. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTE 115.061.

EQUIPMENT/VEHICLE WASHING: WHEN VEHICLE/EQUIPMENT WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. SOAPS, DETERGENTS, AND SOLVENTS ARE TO BE USED AND STORED PROPERLY. RUNOFF MUST BE CONTAINED FROM THE WASHING AREAS AND DISPOSED OF PROPERLY.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

CONSTRUCTION ACTIVITY REQUIREMENTS: EROSION PREVENTION PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 7 DAY TIMEFRAME.

FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 7 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS, HOWEVER, MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 (V:H) WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURER'S RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FEET OF SURFACE WATERS TO PREVENT OFF-SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4 (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

CONSTRUCTION ACTIVITY REQUIREMENTS: SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

50 FOOT NATURAL BUFFER(S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A 2-YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED, THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR CONDUITS AND DITCHES, UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE, AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE SWPPP.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

A TEMPORARY SEDIMENT BASIN IS NOT REQUIRED BECAUSE LESS THAN FIVE (5) ACRES WILL BE DISTURBED BY PROJECT.

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. STORM SEWER REMOVSAL AND CONSTRUCTION WITHIN THE EXISTING STORMWATER BASIN WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMPS TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMPS TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

PERMIT TERMINATION CONDITIONS

PERMIT TERMINATION CONDITIONS ARE ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA. THE CITY OF RAMSEY MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED.

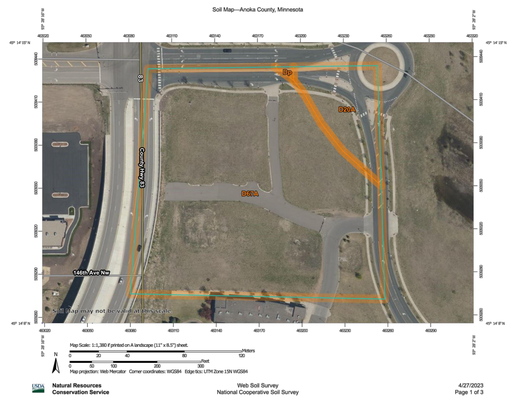
1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART 13.7 IF THE PROJECT IS ON AGRICULTURAL LAND. FOR RESIDENTIAL CONSTRUCTION ONLY, PLEASE REFER TO PART 13.6 OF THE NPDES PERMIT.

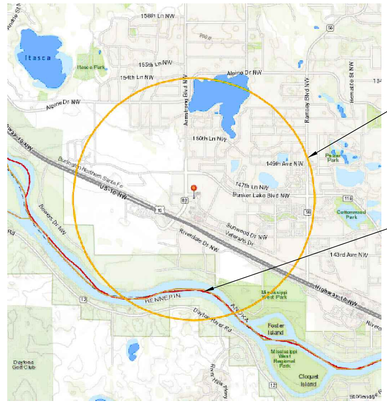
2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER. ALL SYSTEMS MUST OPERATE AS DESIGNED.

3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED ON THE PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE. BMPS DESIGNED TO DECOMPOSE ON SITE (SUCH AS SOME COMPOST LOGS) MAY BE LEFT IN PLACE.

4. OPERATOR PROVIDES THE OWNER ALL INSPECTION AND SWPPP AMENDMENT RECORDS FOR THE PROJECT. OWNER IS RESPONSIBLE FOR KEEPING ALL RECORDS (AS DEFINED IN PART 24.5) ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION.

   THE CO-PERMITTEES (OWNER AND OPERATOR) MUST SIGN AND SUBMIT THE COMPLETED NOTICE OF TERMINATION TO THE MPCA WITHIN 30 DAYS AFTER SELLING/LEGALLY TRANSFERRING THE PROPERTY OR FINAL STABILIZATION IS ACHIEVED. PERMITTEE(S) MAY TERMINATE PERMIT COVERAGE PRIOR TO THE PROJECT COMPLETION IF THE CONDITIONS IN PART 4 OF THE NPDES-CSW PERMIT ARE MET.





IMPAIRED WATERS MAP

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RYAN J. ANDERSON

DATE 06/06/2023 LIC. NO. 55938

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7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

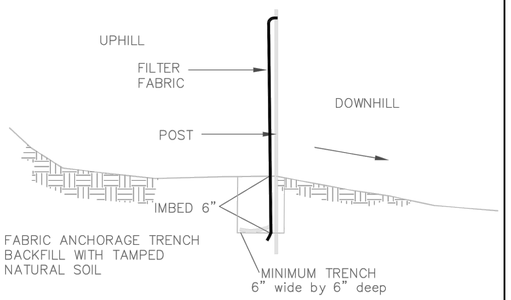
SWPPP NARRATIVE

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR		C-111
Reviewed By:	RJA	Drawing No.	

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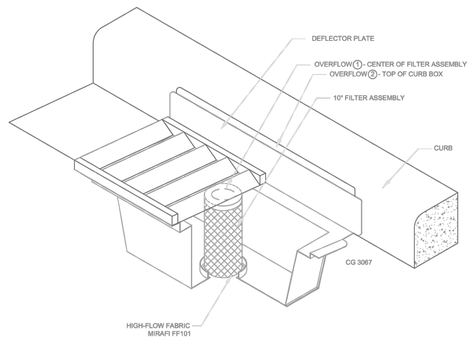


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

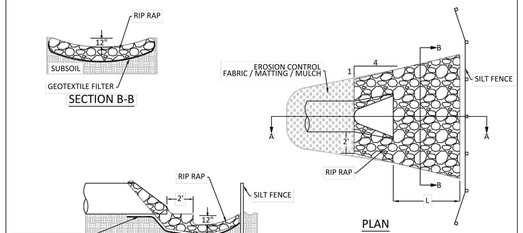


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

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



NOTE: NOT TO SCALE

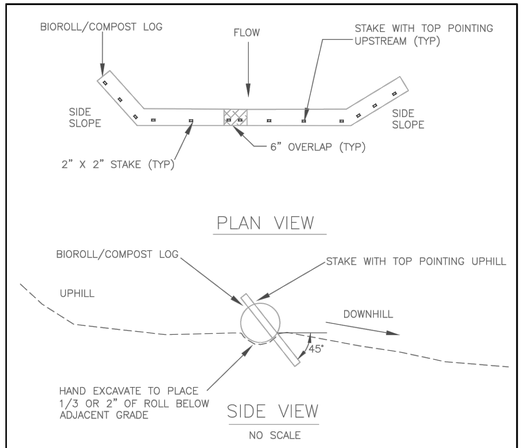
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

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

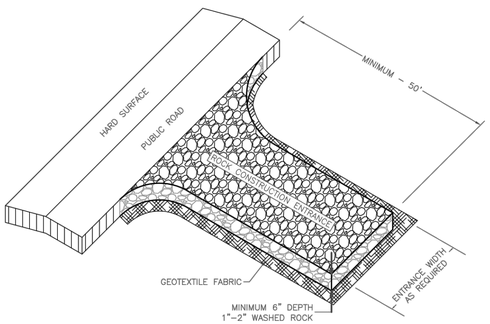
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

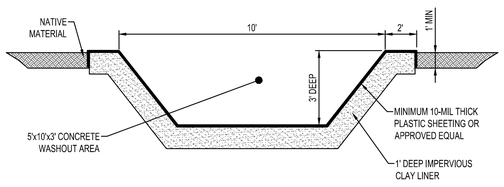
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



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

NOT TO SCALE

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



NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT

NTS

EROSION CONTROL QUANTITIES

ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2511.507	RANDOM RIPRAP, CLASS 3	CY	7
2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	16
2573.503	SEDIMENT CONTROL LOG	LF	12
2573.501	STABILIZED CONSTRUCTION EXIT	EACH	1
2575.504	EROSION CONTROL BLANKET, CATEGORY 20	SY	120
	PERIMETER CONTROL	LF	976
	CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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ANOKA COUNTY

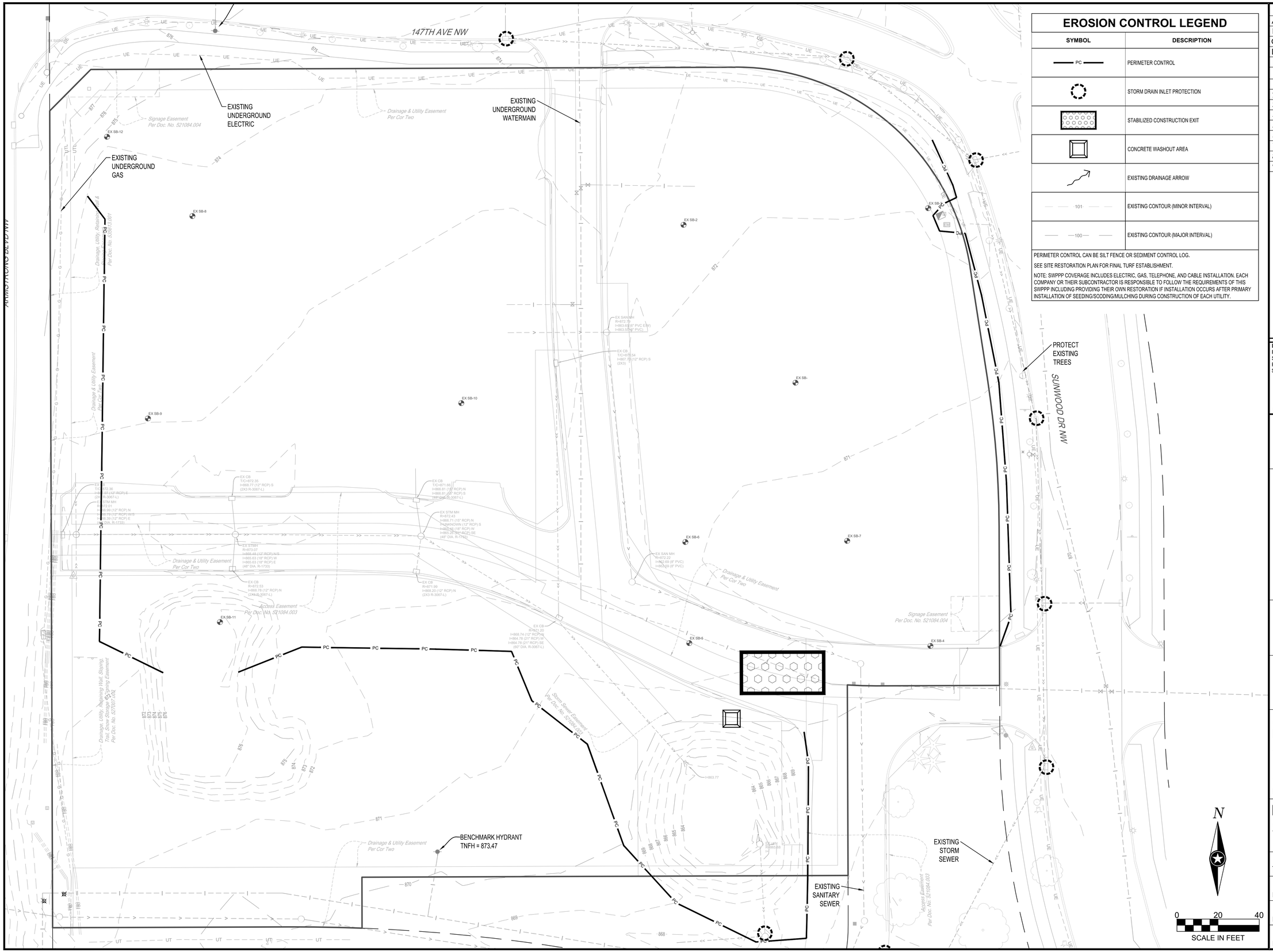
Project Name & Location:

SWPPP DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-120
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

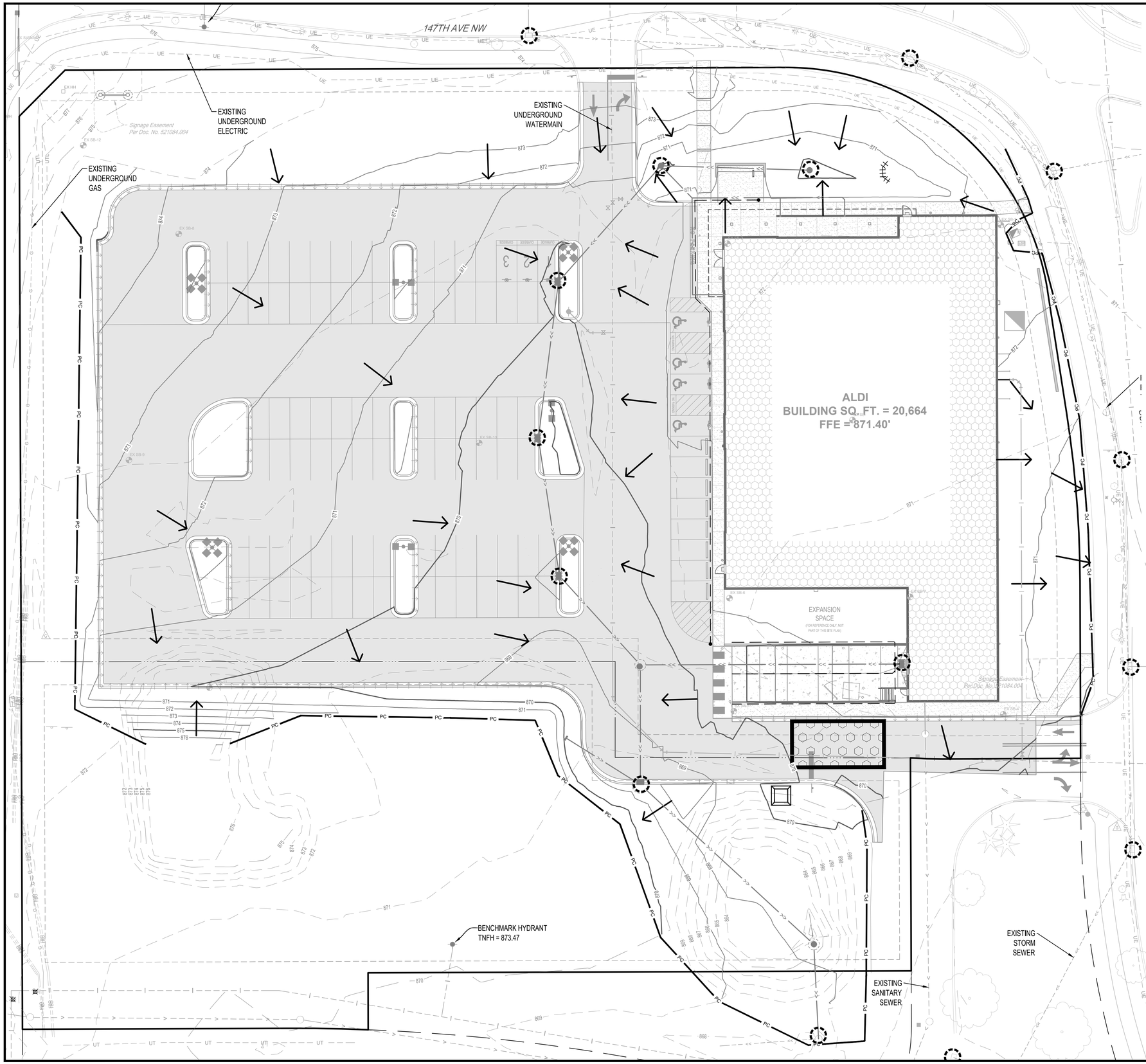
Project Name & Location:

PRE-CONSTRUCTION SWPPP

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-130
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS 3
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 20
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:	Date:
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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

PROPOSED SWPPP

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR		C-140
Reviewed By:	RJA		Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



LOCATION MAP

SCALE IN FEET

0 500 1000

ABBREVIATIONS:

AC	ACRE	CJ	CONTROL JOINT	EOF	EMERGENCY OVERFLOW	GL	GUTTER LINE	IPS	IRON PIPE SIZE	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	THRU	THROUGH
ADA	AMERICANS WITH DISABILITIES ACT	CL	CENTERLINE	EQ	EQUAL	GPM	GALLONS PER MINUTE	J-BOX	JUNCTION BOX	OC	ON CENTER	RD	ROOF DRAIN	TNFH	TOP NUT OF FIRE HYDRANT
ADD	ADDENDUM	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GV	GATE VALVE	JT	JOINT	OCEW	ON CENTER EACH WAY	REBAR	REINFORCING BAR	TRANS	TRANSFORMER
AFF	ABOVE FINISHED FLOOR	CO	CLEANOUT	FDC	FIRE DEPARTMENT CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OH	OVERHEAD	REM	REMOVE	TV	TELEVISION
AGG	AGGREGATE	CONC	CONCRETE	FDN	FOUNDATION	HD	HEAVY DUTY	LIN	LINEAR	OHD	OVERHEAD DOOR	ROW	RIGHT OF WAY	T/W	TOP OF WALL
APPROX	APPROXIMATE	CONST	CONSTRUCTION	FES	FLARED END SECTION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OZ	OUNCE	R/W	RIGHT OF WAY	TYP	TYPICAL
ARCH	ARCHITECT, ARCHITECTURAL	CONT	CONTINUOUS	FFE	FINISHED FLOOR ELEVATION	HORIZ	HORIZONTAL	LS	LUMP SUM	PED	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
BFE	BASEMENT FLOOR ELEVATION	CY	CUBIC YARD	FPM	FEET PER MINUTE	HR	HOUR	LSO	LOWEST STRUCTURAL OPENING	PERF	PERFORATED	SCH	SCHEDULE		TELEPHONE
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FPS	FEET PER SECOND	HWL	HIGH WATER LEVEL	MAX	MAXIMUM	PL	PROPERTY LINE	SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE
CAD	COMPUTER-AIDED DESIGN	DEMO	DEMOLITION	FT	FOOT, FEET	HWY	HIGHWAY	MB	MAIL BOX	PP	POLYPROPYLENE	SPEC	SPECIFICATION	W/O	WITHOUT
CB	CATCH BASIN	DIA	DIAMETER	FTG	FOOTING	HYD	HYDRANT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	W/	WITH
CFS	CUBIC FEET PER SECOND	DIM	DIMENSION	GA	GAUGE	I	INVERT	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	STA	STATION	YD	YARD
CF	CUBIC FOOT	DS	DOWNSPOUT	GAL	GALLON	ID	INSIDE DIAMETER	MIN	MINIMUM	PVMT	PAVEMENT	SY	SQUARE YARD	YR	YEAR
CI	CAST IRON	EA	EACH	GALV	GALVANIZED	IN	INCH	MISC	MISCELLANEOUS	QTY	QUANTITY	T/C	TOP OF CURB		
CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GC	GENERAL CONTRACTOR	INV	INVERT	NO	NUMBER	R	RIM	TEL	TELEPHONE		
CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GFE	GARAGE FLOOR ELEVATION	IP	IRON PIPE	NTS	NOT TO SCALE	RAD	RADIUS	TEMP	TEMPORARY		

PROJECT ADDRESS / LOCATION:

COR TWO AREA COMMERCIAL SITE DEVELOPMENT RAMSEY, MN

SECTION 28, T. 32, R. 25

SITE SUMMARY

ZONING:	COR-2 (COMMERCIAL SUBDISTRICT)
SITE/LOT AREA:	122,404 SQ. FT / 2.81 AC.
IMPERVIOUS AREA:	92,800 SQ. FT / 2.13 AC. (75.8%)
GREENSPACE PROVIDED:	29,604 SQ. FT / 0.68 AC. (24.2%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
GROCERY	2 / 500 SF	83	100
	TOTAL:	**83**	**100**

SETBACKS

	PARKING	BUILDING
FRONT YARD	5'-0"	15' BUILD-TO
SIDE YARD	5'-0"	15' BUILD-TO
REAR YARD	5'-0"	15' BUILD-TO
STREET FRONTAGE (SUNWOOD DR)	239.26' x 0.40	REQ. 95.7'
PROVIDED FRONTAGE SCREENING: OUTDOOR PLAZA ON THE NORTH WITH 30 LF OF DECORATIVE SCREEN WALL. 55 LF OF DECORATIVE SCREEN WALL PROVIDED ON THE EAST		

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RAMSEY REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE ANOKA COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JULY 2016 BY WSB AND MARCH 2023 BY ISG.

B.M. ELEVATION=873.47

TOP NUT OF FIRE HYDRANT
LOCATED ALONG THE SOUTH
PROPERTY LINE OF THE SITE

LEGEND

EXISTING

CITY LIMITS
SECTION LINE
QUARTER SECTION LINE
RIGHT OF WAY LINE
PROPERTY / LOTLINE
EASEMENT LINE
ACCESS CONTROL
WATER EDGE
WETLAND BOUNDARY
WETLAND / MARSH
FENCE LINE
CULVERT
STORM SEWER
SANITARY SEWER
SANITARY SEWER FORCEMAIN
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND TV
OVERHEAD UTILITY
UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)
CONTOUR (MINOR)
DECIDUOUS TREE
CONIFEROUS TREE
TREE LINE
MANHOLE/STRUCTURE
CATCH BASIN
HYDRANT
VALVE
CURB STOP
POWER POLE
UTILITY PEDESTAL / CABINET

PROPOSED

LOT LINE
RIGHT OF WAY
EASEMENT
CULVERT
STORM SEWER
STORM SEWER (PIPE WIDTH)
SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TV
CONTOUR
MANHOLE
CATCH BASIN
HYDRANT
VALVE

CIVIL SHEET INDEX

C-010 SITE DATA
C-020 SITE DETAILS
C-021 SITE DETAILS
C-022 SITE DETAILS
C-023 SITE DETAILS
C-024 PYLON SIGN DETAIL
C-110 SWPPP NARRATIVE
C-111 SWPPP NARRATIVE
C-120 SWPPP DETAILS
C-130 PRE-CONSTRUCTION SWPPP
C-140 PROPOSED SWPPP
C-210 EXISTING SITE & REMOVA PLAN
C-300 OVERALL SITE PLAN
C-310 SITE PLAN
C-311 VEHICLE MOVEMENT PLAN
C-320 SITE UTILITY PLAN
C-410 GRADING PLAN
C-510 LANDSCAPE PLAN
C-520 LANDSCAPE DETAILS
C-610 SITE LIGHTING PHOTOMETRIC PLAN
C-620 SITE LIGHTING CATALOGUE PAGES

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4201 Bagley Avenue North
Faribault, MN 55021
(507) 333-9440
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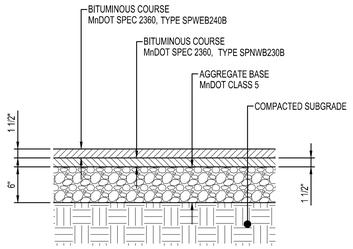
SITE DATA

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-010
Reviewed By: RJA	Drawing No.

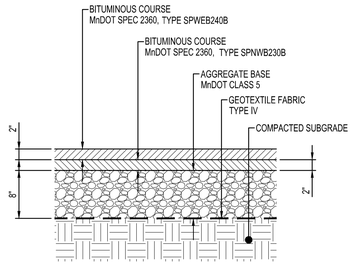
PRELIMINARY NOT FOR CONSTRUCTION

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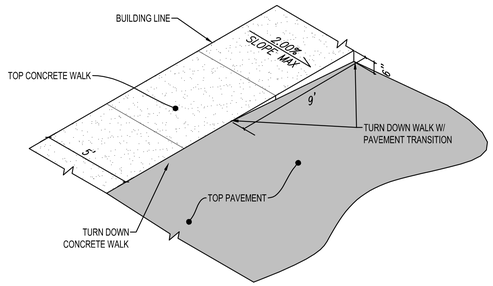
STANDARD BITUMINOUS PAVEMENT

NTS



HEAVY DUTY BITUMINOUS PAVEMENT

NTS

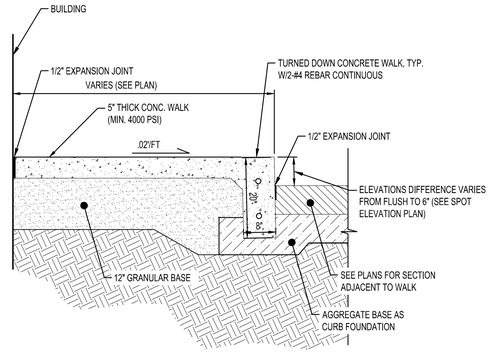


* DIRECTION OF DETAIL MAY BE MIRRORED

TURN DOWN WALK TRANSITION

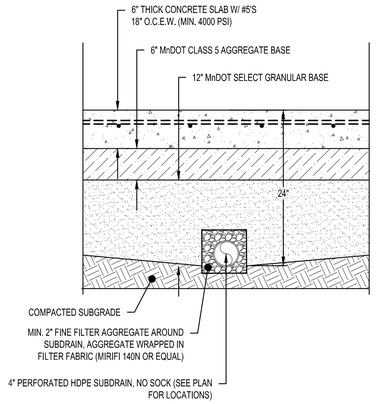
N.T.S.

NOTE:
CONCRETE SHALL HAVE A NON-SLIP
BROOM FINISH



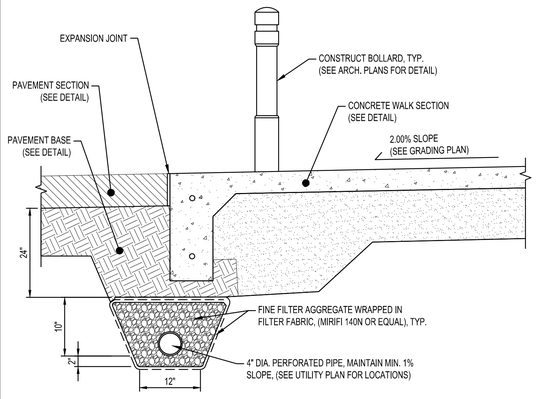
TURN DOWN CONCRETE WALK SECTION

N.T.S.



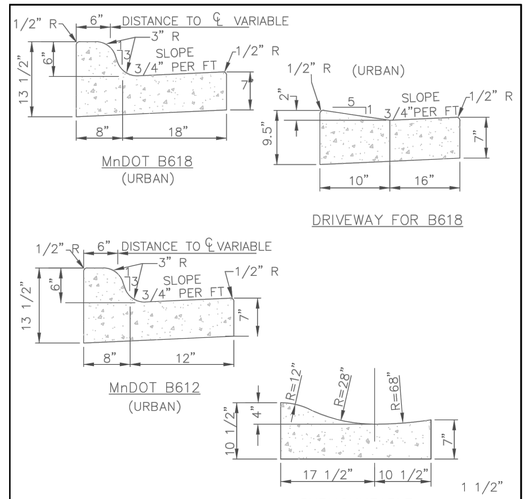
LOADING DOCK PAVEMENT SECTION

N.T.S.



BUILDING SIDEWALK DRAIN TILE SECTION

N.T.S.



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

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

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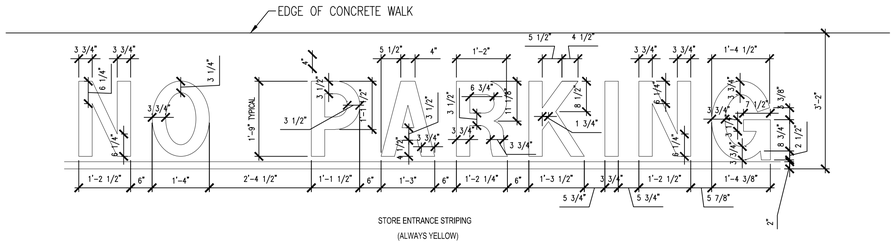
Project Name & Location:

SITE DETAILS

Drawing Name:

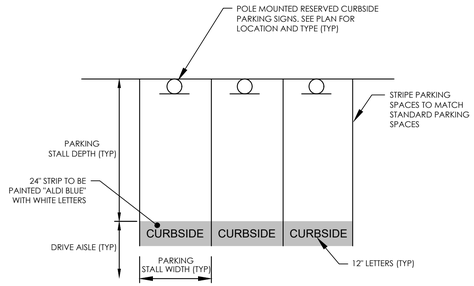
Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-020
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



STORE ENTRANCE NO PARKING STRIPING DETAIL

N.T.S.



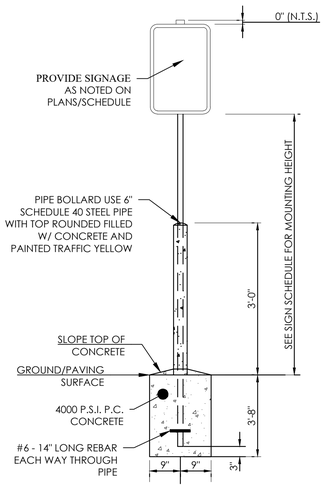
ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

-ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS
-PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
-a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
-b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
-SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
-SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED

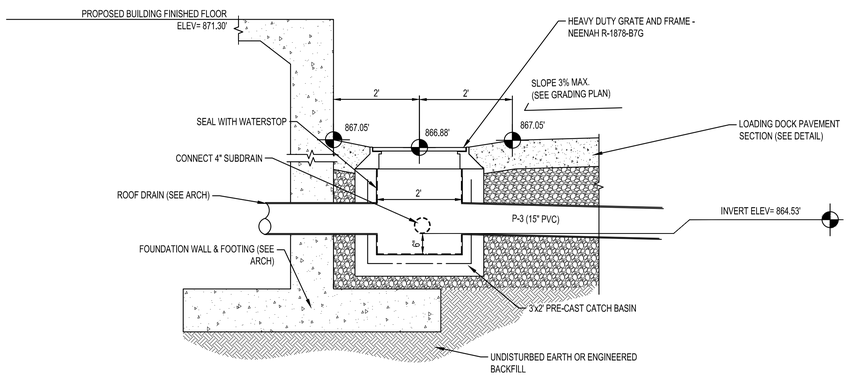
CURBSIDE PARKING DETAIL

N.T.S.



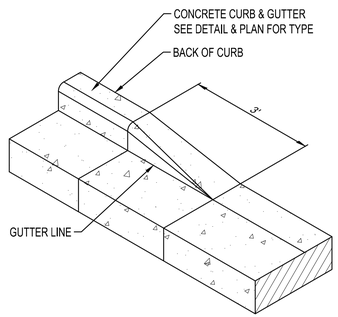
SIGN POST W/ BOLLARD DETAIL

N.T.S.



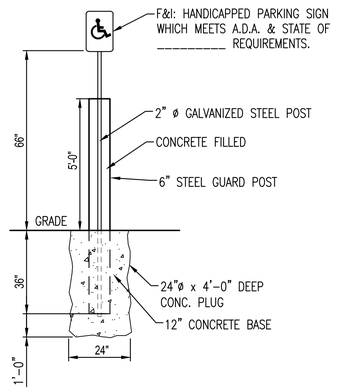
LOADING DOCK CATCH BASIN ST-3 DETAIL

N.T.S.



CURB TAPER

NTS



HANDICAPPED SIGN POST W/BOLLARD

N.T.S.

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RAMSEY, MN 55303
ANOKA COUNTY

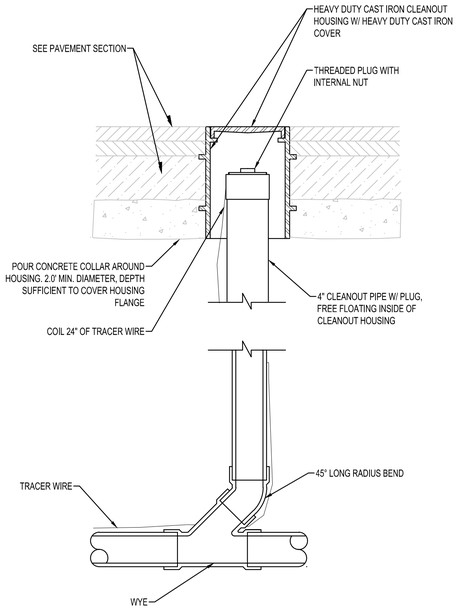
Project Name & Location:

SITE DETAILS

Drawing Name:

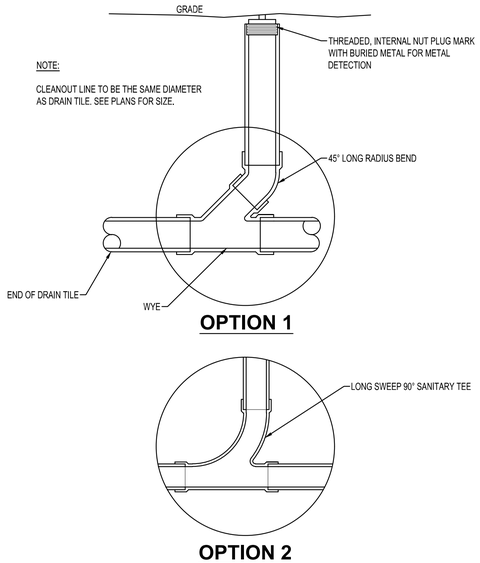
Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-021
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



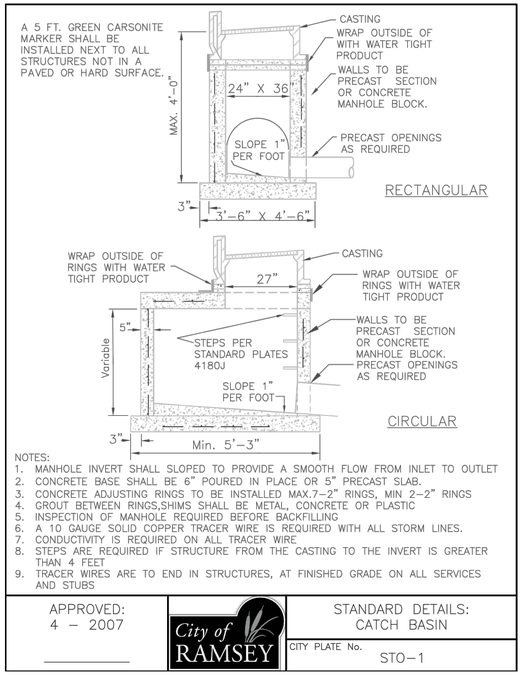
HEAVY-DUTY SANITARY CLEANOUT

NTS SA201



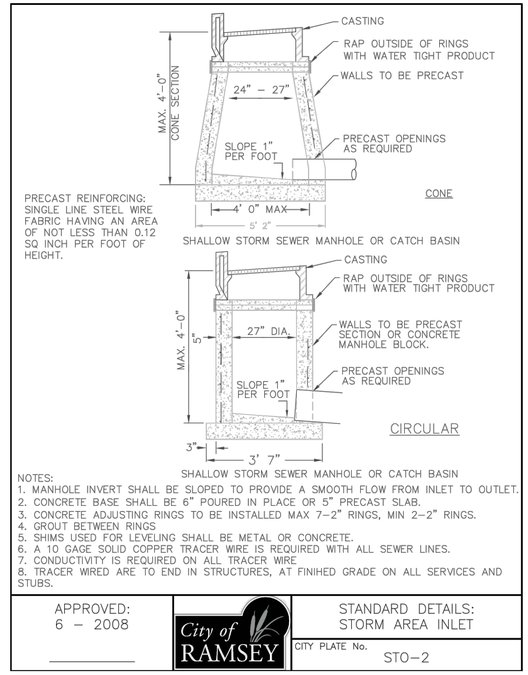
SUBDRAIN CLEANOUT

NTS SD450



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

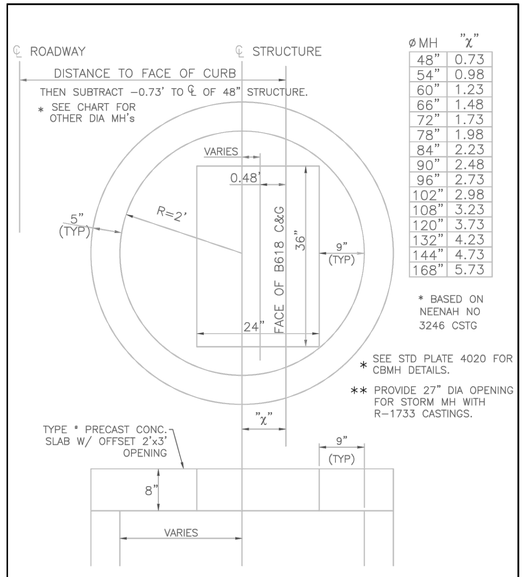
APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO–1



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

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

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



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

* BASED ON NEENAH NO 3246 CSTG

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

R–2560 Series
Beehive Grates with Frames

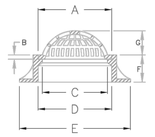
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

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

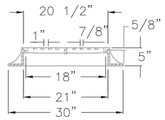
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



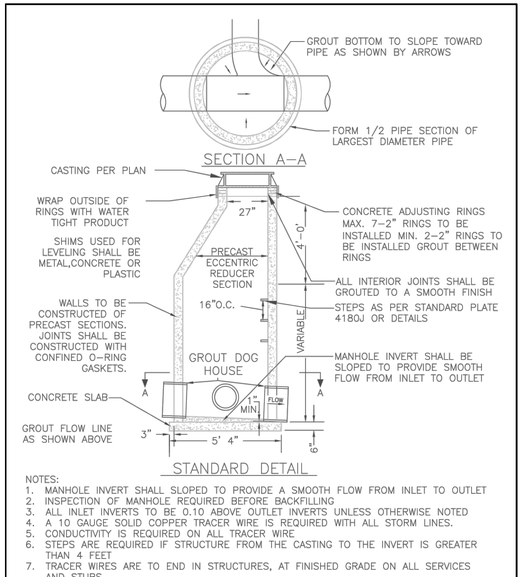
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS

NTS

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

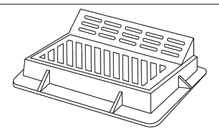


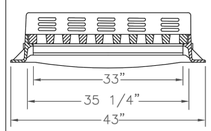
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

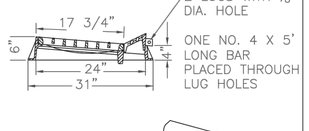
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO–3

NOTE: SURMOUNTABLE CURB & GUTTER

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

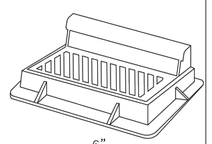


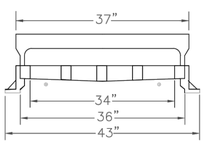


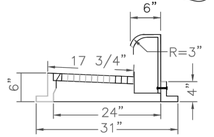


NOTE: B 618 CURB & GUTTER

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







STANDARD CATCHBASIN CASTING

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

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
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PRELIMINARY NOT FOR CONSTRUCTION

ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

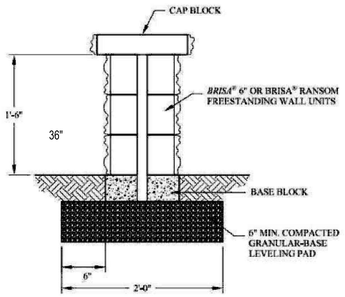
ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

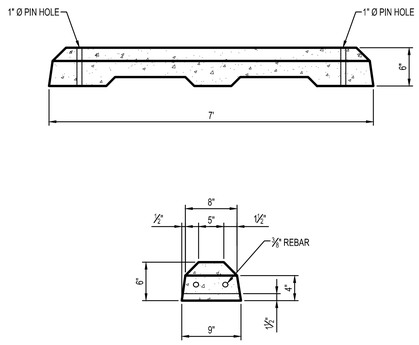
SITE DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-022
Reviewed By: RJA	Drawing No.



DECORATIVE SCREEN WALL
NTS



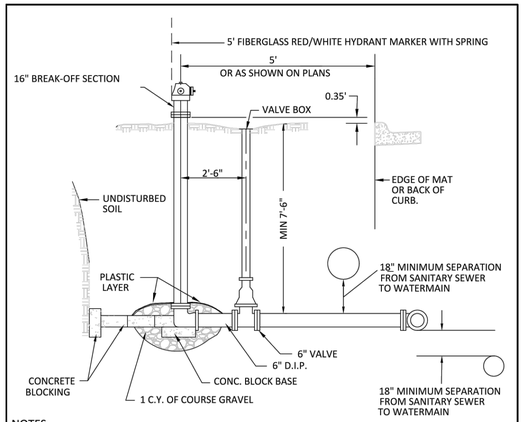
NOTES:

TOTAL WEIGHT = 275 LFS

CONCRETE SPEC = 5000 LFBS @ 28 DAYS

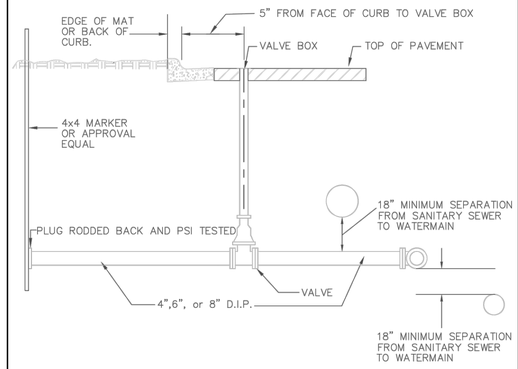
REINFORCEMENT = 2 - ⅝" BARS

CONCRETE WHEEL STOP
NTS LD150



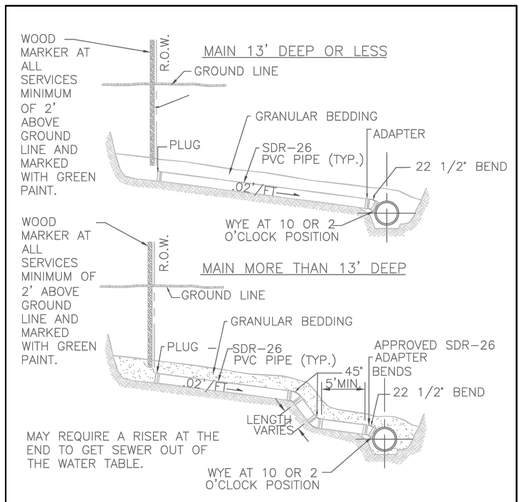
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL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

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:		Date:
1		
2		
3		
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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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ISG

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BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
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ANOKA COUNTY

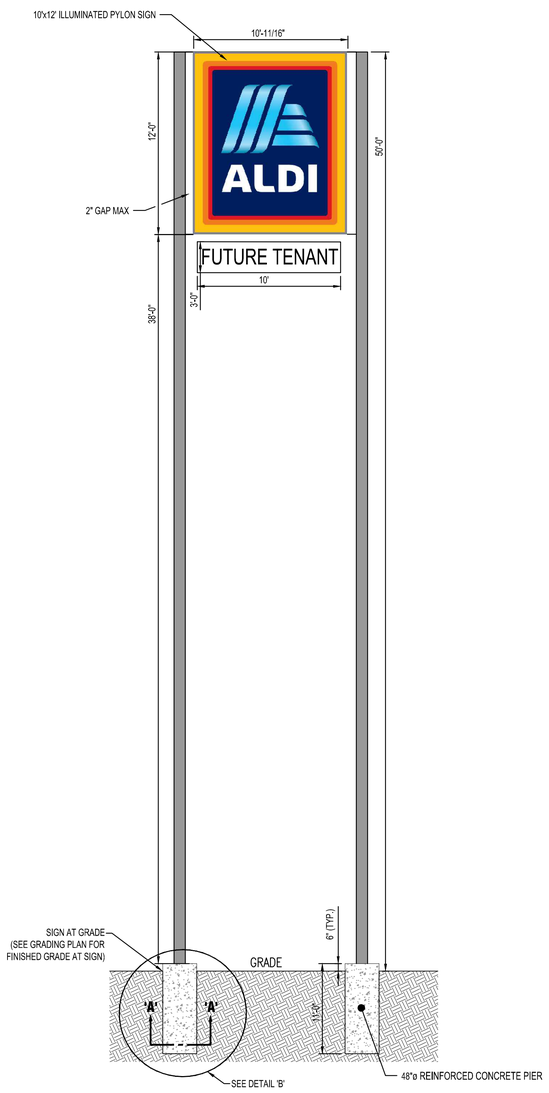
Project Name & Location:

SITE DETAILS

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-023
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



ALDI, INC. PYLON SIGN DETAIL

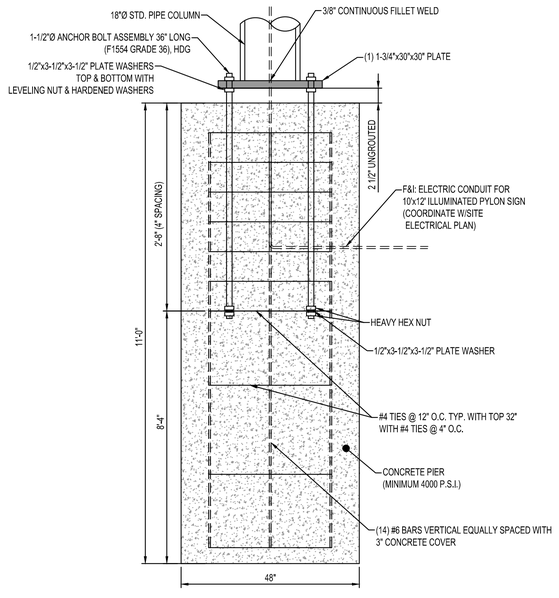
N.T.S.

CONSTRUCTION NOTES:

A. SPECIFICATIONS
1. DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE "STEEL CONSTRUCTION MANUAL", 14TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, UNO.
2. STEEL MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS, UNO.
   a. HSS RECTANGULAR, ASTM A500 GRADE B, Fy = 46 ksi
   b. HSS ROUND, ASTM A500 GRADE B, Fy = 42 ksi
   c. PIPE, ASTM A53 GRADE B, Fy = 35 ksi
   d. PLATES AND BARS, ASTM A36, Fy = 36 ksi
3. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 (LATEST EDITION) "STRUCTURAL WELDING CODE".
4. CONCRETE SHALL BE NORMAL WEIGHT, UNO, AND MEET THE FOLLOWING CRITERIA.
   a. f'c = 4,000 psi
   b. 6% +/- 1.5% AIR ENTRAINMENT
   c. 0.55 MAXIMUM WATER-TO-CEMENT RATIO
   d. CEMENT SHALL CONFORM TO ASTM C150, TYPE I/II
   e. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED ACCORDANCE WITH ASTM C94.
   f. CONCRETE SHALL BE CAST INPLACE AGAINST UNDISTURBED SOIL. A SONO-TUBE FORM SHOULD ONLY BE USED FOR THE TOP 12" OF THE FOOTING. CONCRETE FORM-WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACE 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE DRAWINGS.
5. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNO, AND MEET THE FOLLOWING SPECIFICATIONS.
   a. ALL ANCHOR RODS SHALL BE ASTM F1554, GRADE 36, HEX-HEAD, NUTS SHALL BE ASTM A563, GRADE A, HEAVY-HEX, HARDENED WASHERS SHALL BE ASTM 436, OVER-SIZED PLATE WASHERS SHALL BE ASTM A36, AND ALL HOT-DIPPED GALVANIZED.
   b. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.
6. DEFORMED BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60, UNO, AND MEET THE FOLLOWING CRITERIA.
   a. DEVELOPMENT LENGTH OF STRAIGHT BARS SHALL BE 48 TIMES THE DIAMATER OF THE BAR.
   b. MINIMUM CLEAR CONCRETE COVER SHALL BE 3 INCHES.
   c. ALL REINFORCING STEEL, ANCHOR RODS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUIVALENT, BEFORE PLACING CONCRETE.
7. PYLON POLES ARE TO BE PAINTED "SHERWIN WILLIAMS SW-7019 GAUNTLET GRAY". FOLLOW MANUFACTURER'S SPEC FOR PAINTING.

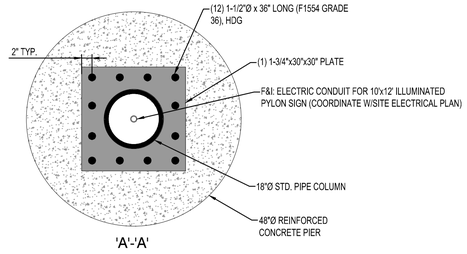
B. SUBMITTALS:
1. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR PROPRIETARY MATERIAL AND ITEMS, INCLUDING FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, SEALANTS, WATERSTOPS, JOINT SYSTEMS, CURING COMPOUNDS, AND OTHERS IN AND FOR CONSTRUCTION.
3. THE FABRICATOR SHALL CLEARLY HIGHLIGHT/CLOUD ANY CHANGES MADE IN THE SHOP DRAWINGS WHICH DO NOT COMPLY WITH DESIGN DRAWINGS, ANY CHANGES MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
4. CONTRACTOR TO SUBMIT THE FOLLOWING DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OF SIGN.
   a. CONCRETE REINFORCING STEEL
   b. ANCHOR RODS
   c. CONCRETE MIX DESIGNS
   d. STRUCTURAL STEEL
   e. ADDITIONAL SHOP DRAWINGS REQUESTED IN THE SPECIFICATIONS.
5. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.

C. QUALITY CONTROL AND QUALITY ASSURANCE:
1. COORDINATE FOR ENGINEER OR OWNER'S INDEPENDENT TESTING AGENCY TO INSPECT AND APPROVE REINFORCING STEEL AND EMBEDS PRIOR TO ORDERING CONCRETE.
2. COORDINATE FOR OWNER'S INDEPENDENT TESTING AGENCY TO BE ON SITE AND PERFORM CONTINUOUS INSPECTION WHILE CONCRETE PLACEMENT IS OCCURING. PROVIDE NOTICE NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE PLACEMENT.
3. COORDINATE WITH OWNER'S INDEPENDENT TESTING AGENCY TO SAMPLE CONCRETE AT TIME OF PLACEMENT IN ORDER TO PERFORM SLUMP, AIR, TEMPERATURE AND CASTING OF CYLINDERS.
4. ANY AND ALL WORK PERFORMED WITHOUT PROPER INSPECTION AND TESTING AS OUTLINED IN THIS SPECIFICATION WILL BE CONSIDERED UNAUTHORIZED WORK. ANY CORRECTIVE MEASURES REQUIRED OF THE UNAUTHORIZED WORK WILL BE AT CONTRACTORS OWN EXPENSE.



DETAIL 'B'

N.T.S.



'A'-'A'

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RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

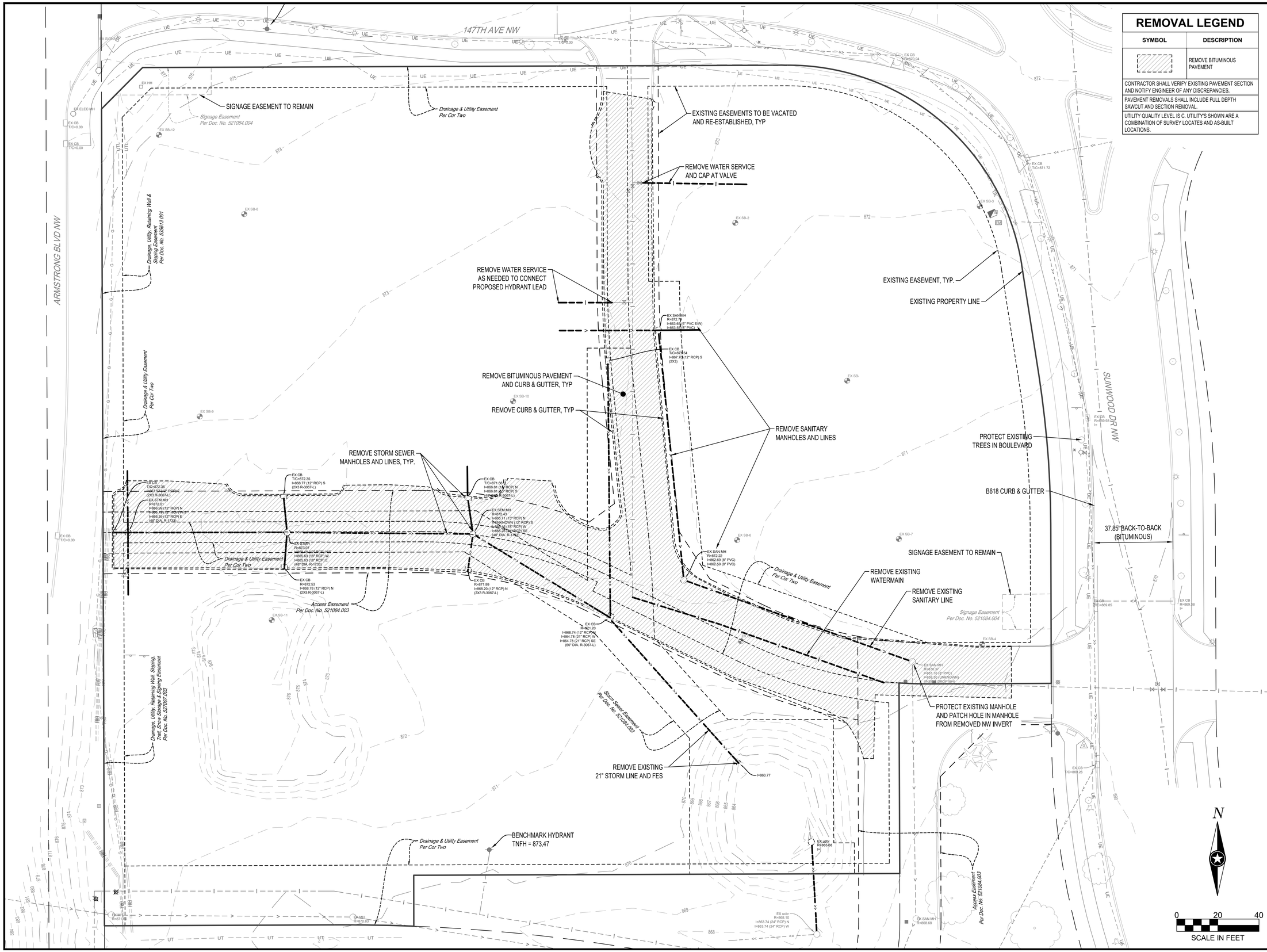
Project Name & Location:

PYLON SIGN DETAIL

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-024
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

UTILITY QUALITY LEVEL IS C. UTILITY'S SHOWN ARE A COMBINATION OF SURVEY LOCATES AND AS-BUILT LOCATIONS.

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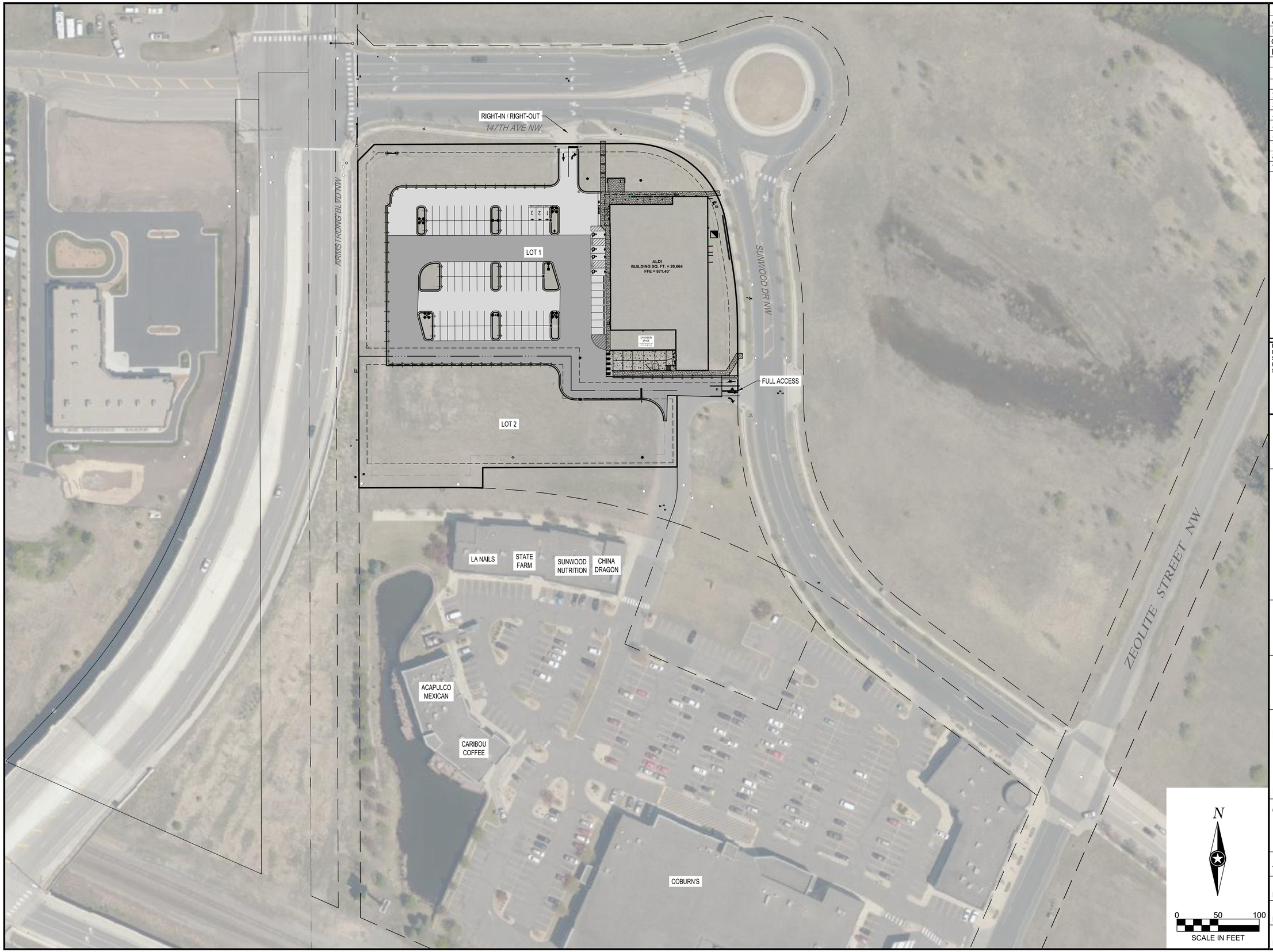
Project Name & Location:

EXISTING SITE & REMOVA PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-210
Reviewed By:	RJA	Drawing No.

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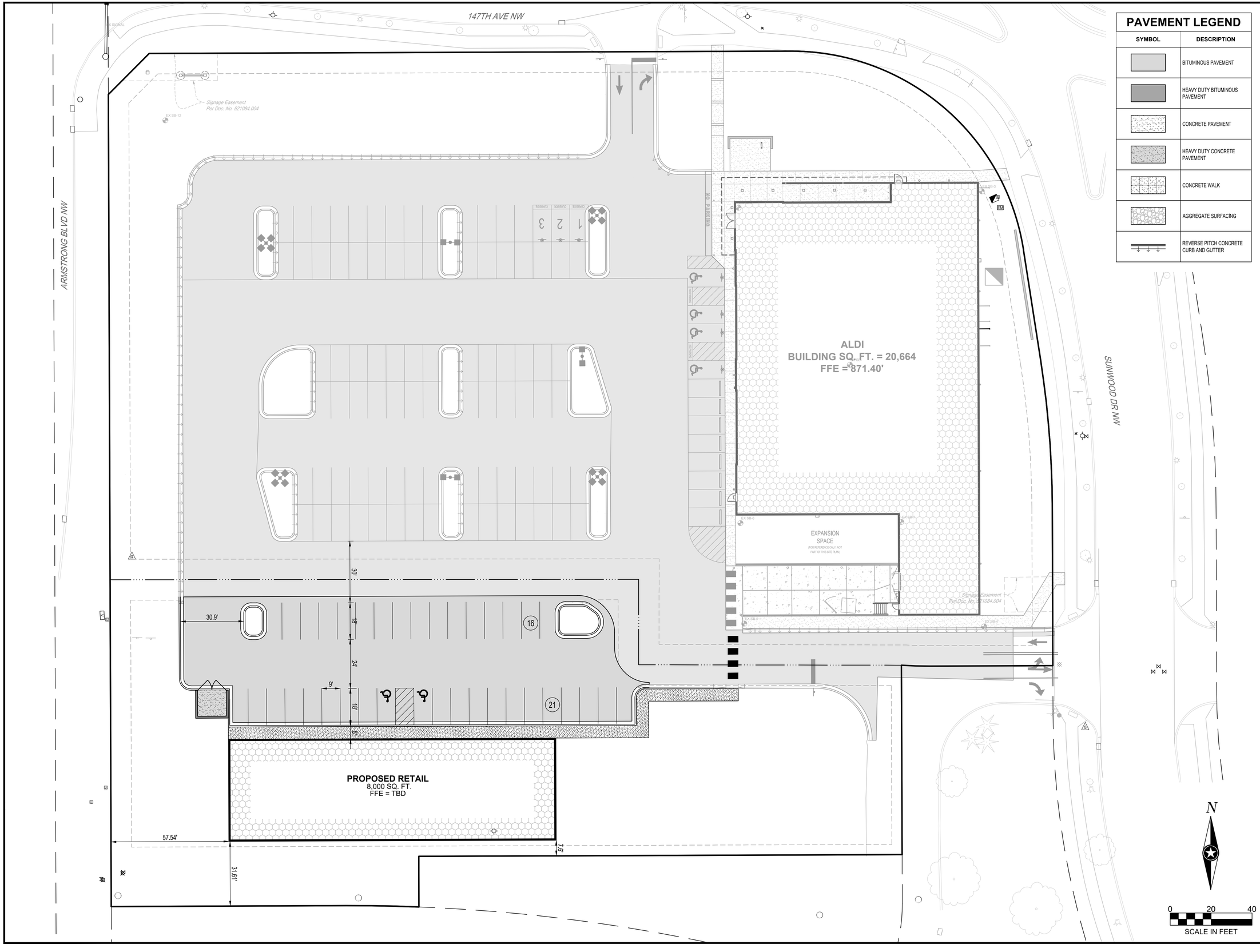
Project Name & Location:

OVERALL SITE PLAN

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-300
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	AGGREGATE SURFACING
	REVERSE PITCH CONCRETE CURB AND GUTTER

Issued:		Date:
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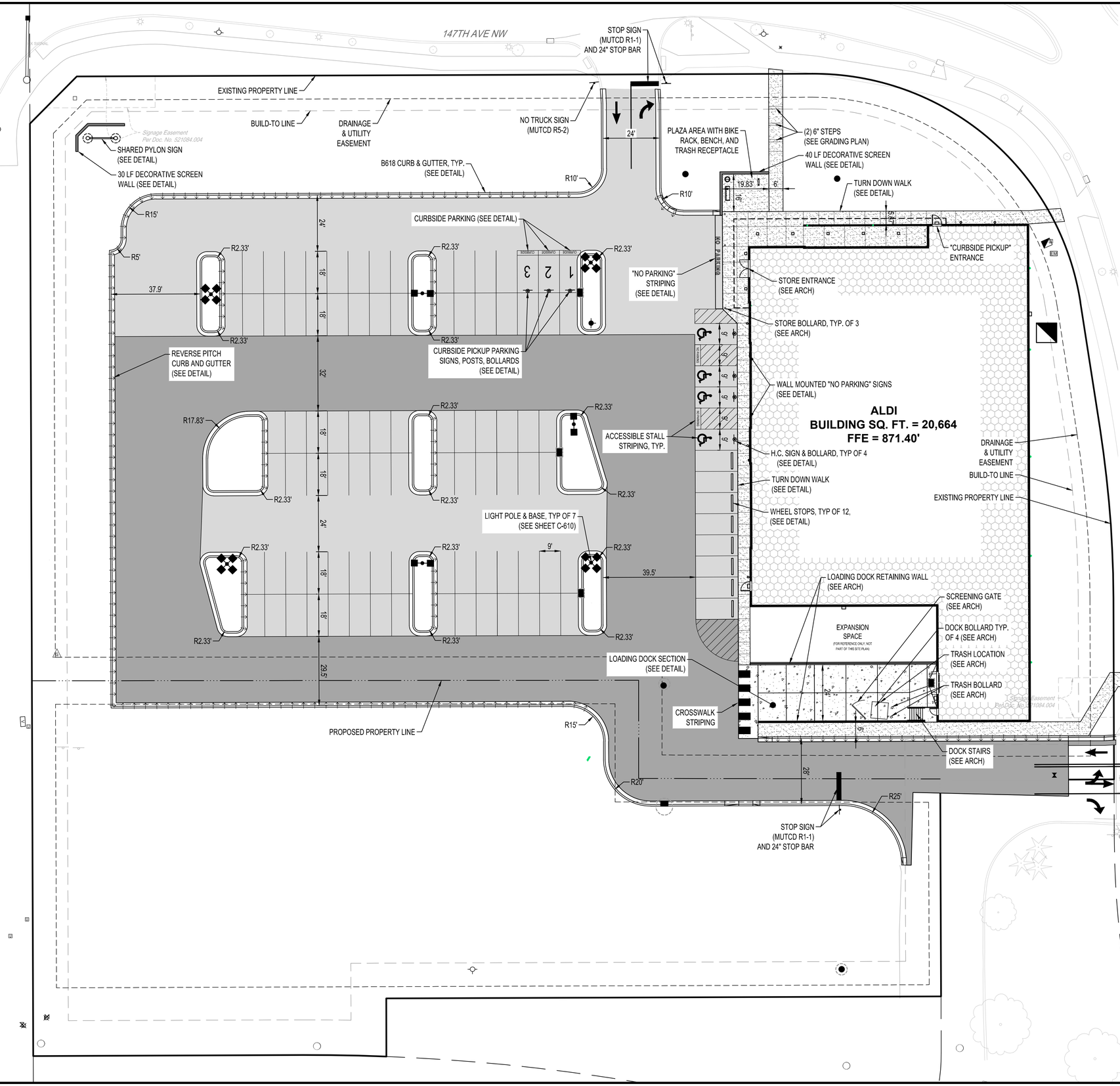
Project Name & Location:

SITE PLAN (SKETCH PLAN)

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-310
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTES:
1. ALL PARKING LOT STRIPING AND MARKINGS TO BE PLACED AS SHOWN.
2. ALDI MAILBOX LOCATION TO BE DETERMINED BY THE LOCAL POSTMASTER.

SITE SUMMARY

ZONING:	COR-2 (COMMERCIAL SUBDISTRICT)
SITE/LOT AREA:	122,404 SQ. FT / 2.81 AC.
IMPERVIOUS AREA:	92,800 SQ. FT / 2.13 AC. (75.8%)
GREENSPACE PROVIDED:	29,604 SQ. FT / 0.68 AC. (24.2%)

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
GROCERY	2 / 500 SF	83	100
	TOTAL:	**83**	**100**

SETBACKS

	PARKING	BUILDING
FRONT YARD	5'-0"	15' BUILD-TO
SIDE YARD	5'-0"	15' BUILD-TO
REAR YARD	5'-0"	15' BUILD-TO
STREET FRONTAGE (SUNWOOD DR)	239.26' x 0.40	REQ. 95.7'

PROVIDED FRONTAGE SCREENING: OUTDOOR PLAZA ON THE NORTH WITH 30 LF OF DECORATIVE SCREEN WALL. 55 LF OF DECORATIVE SCREEN WALL PROVIDED ON THE EAST

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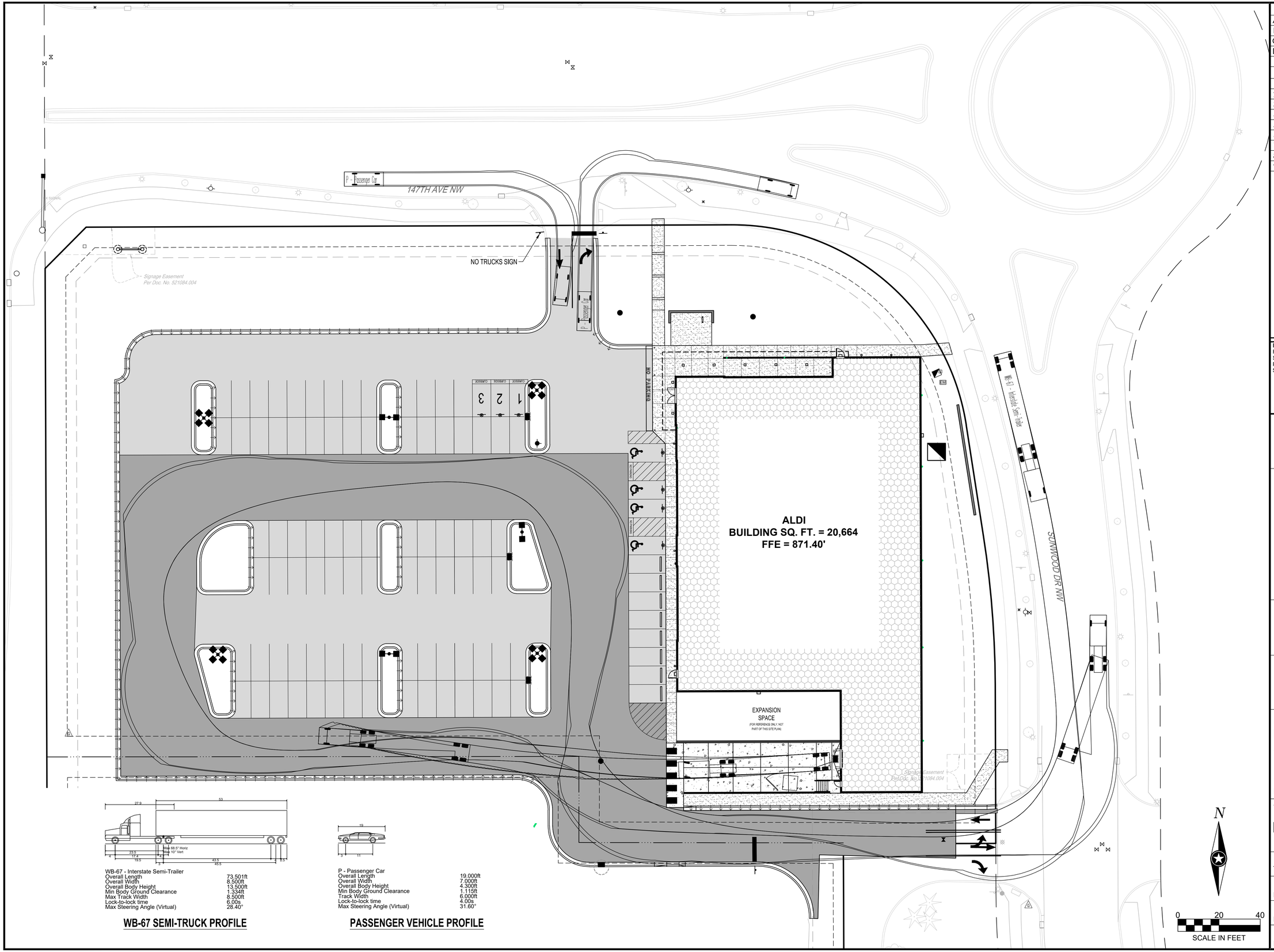
Project Name & Location:

SITE PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-310
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

WB-67 SEMI-TRUCK PROFILE

P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

PASSENGER VEHICLE PROFILE

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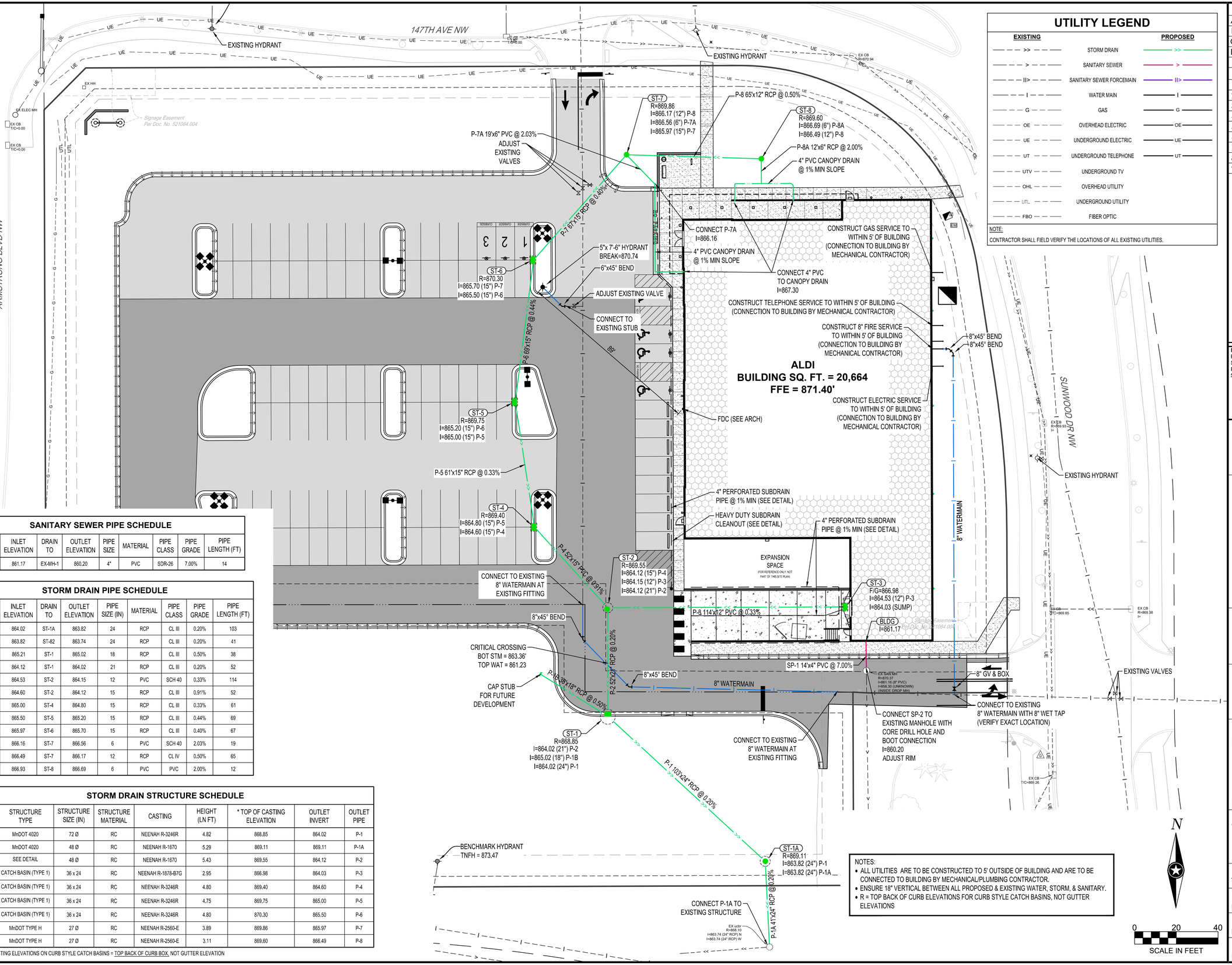
Project Name & Location:

VEHICLE MOVEMENT PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR	Drawing No.	C-311
Reviewed By:	RJA		

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	>>
— — — > — — —	SANITARY SEWER	>
— — — II> — — —	SANITARY SEWER FORCEMAIN	II>
— — — I — — —	WATER MAIN	I
— — — G — — —	GAS	G
— — — OE — — —	OVERHEAD ELECTRIC	OE
— — — UE — — —	UNDERGROUND ELECTRIC	UE
— — — UT — — —	UNDERGROUND TELEPHONE	UT
— — — UTV — — —	UNDERGROUND TV	
— — — OHL — — —	OVERHEAD UTILITY	
— — — UTL — — —	UNDERGROUND UTILITY	
— — — FBO — — —	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1	BLDG	861.17	EX-MH-1	860.20	4"	PVC	SDR-26	7.00%	14

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	864.02	ST-1A	863.82	24	RCP	CL III	0.20%	103
P-1A	ST-1A	863.82	ST-82	863.74	24	RCP	CL III	0.20%	41
P-1B	PLUG	865.21	ST-1	865.02	18	RCP	CL III	0.50%	38
P-2	ST-2	864.12	ST-1	864.02	21	RCP	CL III	0.20%	52
P-3	ST-3	864.53	ST-2	864.15	12	PVC	SCH 40	0.33%	114
P-4	ST-4	864.60	ST-2	864.12	15	RCP	CL III	0.91%	52
P-5	ST-5	865.00	ST-4	864.80	15	RCP	CL III	0.33%	61
P-6	ST-6	865.50	ST-5	865.20	15	RCP	CL III	0.44%	69
P-7	ST-7	865.97	ST-6	865.70	15	RCP	CL III	0.40%	67
P-7A	CANOPY	866.16	ST-7	866.56	6	PVC	SCH 40	2.03%	19
P-8	ST-8	866.49	ST-7	866.17	12	RCP	CL IV	0.50%	65
P-8A	CANOPY	866.93	ST-8	866.69	6	PVC	PVC	2.00%	12

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	MnDOT 4020	72 Ø	RC	NEENAH R-3246R	4.82	868.85	864.02	P-1
ST-1A	MnDOT 4020	48 Ø	RC	NEENAH R-1670	5.29	869.11	869.11	P-1A
ST-2	SEE DETAIL	48 Ø	RC	NEENAH R-1670	5.43	869.55	864.12	P-2
ST-3	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-1878-B7G	2.95	866.98	864.03	P-3
ST-4	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.80	869.40	864.60	P-4
ST-5	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.75	869.75	865.00	P-5
ST-6	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3246R	4.80	870.30	865.50	P-6
ST-7	MnDOT TYPE H	27 Ø	RC	NEENAH R-2560-E	3.89	869.86	865.97	P-7
ST-8	MnDOT TYPE H	27 Ø	RC	NEENAH R-2560-E	3.11	869.60	866.49	P-8

* TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB BOX, NOT GUTTER ELEVATION

NOTES:
- ALL UTILITIES ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING AND ARE TO BE CONNECTED TO BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
- ENSURE 18" VERTICAL BETWEEN ALL PROPOSED & EXISTING WATER, STORM, & SANITARY.
- R = TOP BACK OF CURB ELEVATIONS FOR CURB STYLE CATCH BASINS, NOT GUTTER ELEVATIONS

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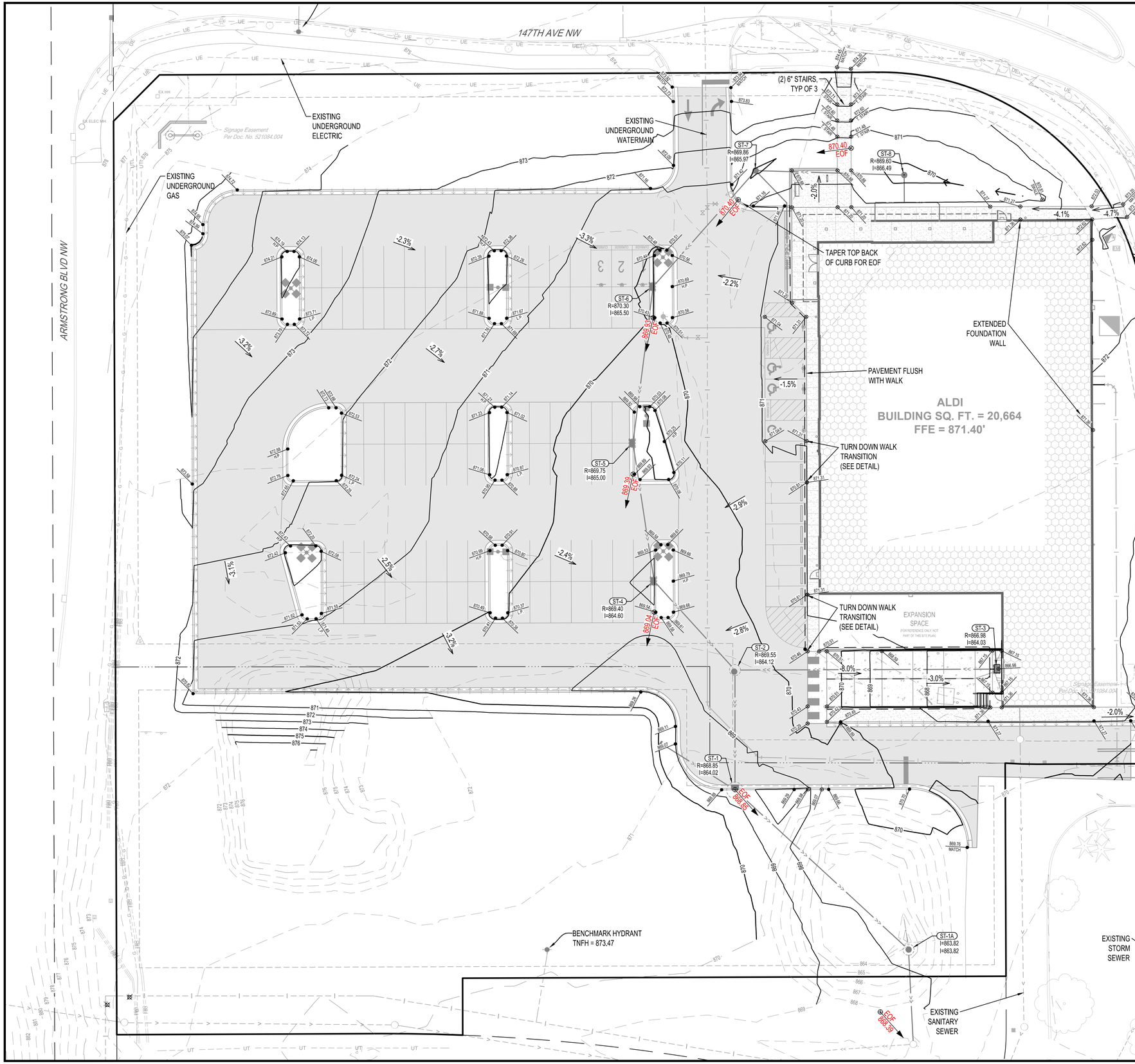
Project Name & Location:

SITE UTILITY PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No.	23-21339
Drawn By:	AJR		
Designed By:	AJR		C-320
Reviewed By:	RJA		Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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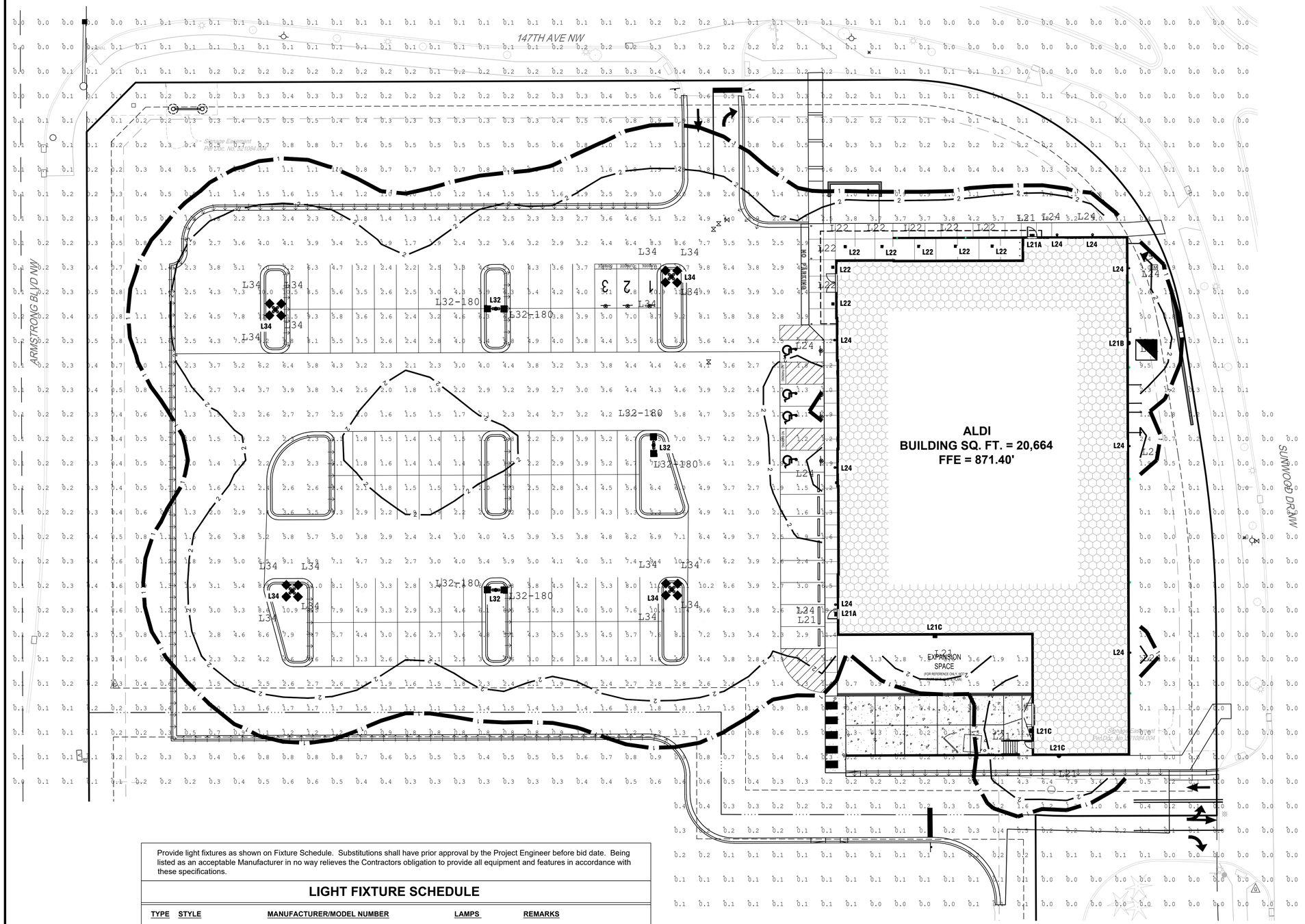
Project Name & Location:

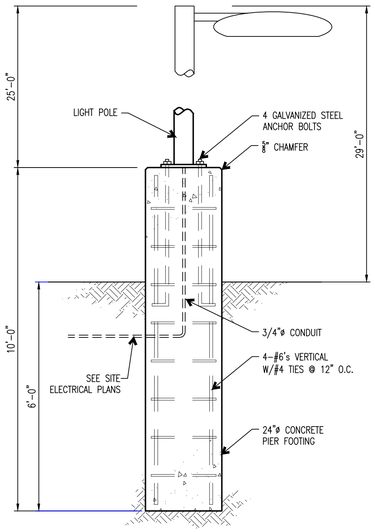
GRADING PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AJR	
Designed By:	AJR	C-410
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION


147TH AVE NW
ARMSTRONG BLVD NW
SUNWOOD DR NW
ALDI
BUILDING SQ. FT. = 20,664
FFE = 871.40'
EXPANSION SPACE
(FOR REFERENCE ONLY SEE ARCHITECTURAL PLANS)
NO PARKING
Storage Easement
Per Doc. No. 01084004
L21 L24 L24
L22 L22 L22 L22 L22
L21A L24 L24
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L34 L34
L34 L34
L34 L34



1 LIGHT POLE DETAIL
N.T.S.



"L21" LIGHT STYLE



"L22" LIGHT STYLE



"L24" LIGHT STYLE



"L32" AND "L34" LIGHT STYLE

Noctura Series

LED Wall Mount Luminaires

Type: L21 **Special**

Rev. Date: V4 02/26/2020

Product Description

The Noctura® LED Wall Mount luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 10-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles (4" square, 3" and 4" octagonal, single gang (vertical or horizontal mounts). Luminaires (1L & 3L) allow for through-wired or conduit entry from the top, sides and rear. Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear.
Applications: Ideal for both retrofit and new installation: building facade, security and general lighting applications.

Performance Summary

Lumen Output: Up to 22,600 lumens

Efficacy: Up to 154 LPW

CRI: Minimum 70 CRI

CCT: 4000K and 5000K

Limited Warranty[1]: 10 years on luminaire

[1] See http://creelighting.com/warranty for warranty terms

7L



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
7L*	2.2 lbs. (1.0kg)	3.7" (93mm)	4.4" (136mm)	8.7" (220mm)	3.6" (91mm)
3L*	3.0 lbs. (1.4kg)	4.0" (102mm)	5.4" (136mm)	8.7" (220mm)	3.9" (100mm)
7L*	4.4 lbs. (2.1kg)	6.5" (165mm)	5.4" (136mm)	9.8" (250mm)	6.4" (163mm)

* See page 3 for large lumen package line drawings

Ordering Information

Example: NTW-A-WM-T3-1L-40K-UL-BZ

NTW	A	WM	T3	3L	30K	UL	CS-P
Product	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Options
NTW	A	WM Wall Mount	T3 Type III Medium	**Small** 1L 1,600 lumens - Not available in 347-480V; 3L 3,900 lumens; 7L 7,000 lumens; **Large** 11L 11,000 lumens; 17L 17,000 lumens; 23L 23,000 lumens	40K 4000K; 50K 5000K	UL Universal 120-277V; UH Universal 347-480V	CS Silver Finish; P Button Photocell - Available with UL voltage only

* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 234-6800
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CREE LIGHTING

CPY Series - Version B

CPY250® LED Canopy/Soffit Luminaire

Type: L22

Rev. Date: V14 03/02/2020

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop-glass lens.
Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

[1] See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

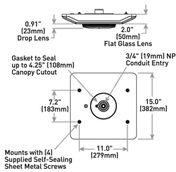
Direct Mount Luminaires
Canopy Upgrade Kits (18 ga. steel, except where noted)
CPY-6FSN* - for use with Cree Lighting CAN-304 luminaires, 14 ga. 5052 aluminum
XA-BXCCMW – for use with Jet-Philips, 21.60" (549mm) square, white
XA-BXCCNW – for use with Elsco Francisican, 22.06" (560mm) square, white
XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square, white
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square, white
XA-BXCCRW – for use with Elsco Merrit, 18.06" (459mm) square, white
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white
Direct Mount Junction Box/Stem Kit
XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem
- Watertight
- Rated for feed through 8 (4 in, 4 out) #12 AWG conductors
Direct Mount Beauty Plates
XA-BXCCBPW – 24.17" (665mm) Beauty Plate Only (18 ga. steel), white
XA-BXCCBPB12W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 13.75" x 15" (183mm x 375mm)
XA-BXCCBPB16W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)

Pendant Mount Luminaires
Pendant Mount Kits
XA-PS126/T* – 3' (127mm) pendant
XA-PS186/T* – 11" (279mm) pendant
XA-PS236/T* – 15" (381mm) pendant
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

DM Mount





Weight
12.5 lbs. (5.7kg)

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

CPY250	B	DM	F	C	UL	CS	30K	MOD-29W (Special)
Product	Version	Mounting	Optic	Lumen Package/ Input Power Designator	Voltage	Color Options	CCT	Options
CPY250	B	DM Direct; HC Hook & Cord; PD Pendant	D 0.91" (23mm) Drop Lens; F Flat Lens	A 60W; 13L 91W; B 96W; C 21W; E 145W; F 85W	UL Universal 120-277V; UH* Universal 347-480V - Available with B, E & F input power designators only - Must specify either 34 or 48 voltage with 13L, A and C; 34* 347V - Available with 13L lumen package and A & C input power designators only; 48* 480V - Available with 13L lumen package and A & C input power designators only	BK Black; BZ Bronze; CS Silver; WH White	30K 3000K; 40K 4000K; 57K 5700K	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified lumen package/ Input Power Designator; HZ Class I, Div. 2 Hazardous Location Certification - Available with DM and PD mounts only - A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada - Not available with K or PML options; K NSF 2 Certification - Luminaires include NSF certification mark - Available with the DM mount only - Not available with the HZ or PML options; PML Programmable Multi-Level - Available with UL voltage only - Refer to PML spec sheet for details

* 13L lumen package and A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table

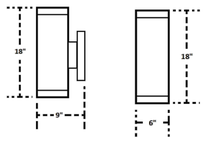
US: creelighting.com T (800) 234-6800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

18" Cylinder LED Sconce

Decorative Outdoor – Wall Mount

Type: L24





Performance Summary

Distribution: Uplight/Downlight

Initial Delivered Lumens: 2,400

Input Power: 29 watts

CRI: 90+ CRI

CCT: 3000K

Voltage: 120V, 60Hz

Dimmable: Yes*

Finish: Satin

Frame Material: Metal

J-Box Type: 4X4 (standard)

Dimensions: 6.0"W X 18.0"H X 9.0"D

Compliance: ETL, Title 24, and wet location listed when used with top cover

Warranty: Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-600P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed
Top Cover Lens (included with sconce) 00-LENS - Adapts up/down sconce to downlight distribution only

Ordering Information

Product
CL-20364LEDD-SAT-CLR-SB

Noctura Series

LED Area Luminaires

Type: L31/L32/L33/L34

Special

Rev. Date: V5 03/10/2020

Product Description

The Noctura® LED Area luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 10-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for direct pole, tenon or vertical flat surface mounting.
Applications: Ideal for both retrofit and new installation: parking area, security, or site pathway applications.

Performance Summary

Lumen Output: Up to 35,600 lumens

Efficacy: Up to 155 LPW

CRI: Minimum 70 CRI

CCT: 4000K, 5000K

Limited Warranty[1]: 10 years on luminaire, mounts, backlight shields, bird spikes and cables/1 year on photocells and shorting cap

[1] See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Backlight Shield
NTA-BLSF-11L
- For use with 11L only
NTA-BLSF-19L
- For use with 19L only
NTA-BLSF-35L
- For use with 35L only

Bird Spikes
NTA-BRDSPK-19L
- For use with 19L only
NTA-BRDSPK-35L
- For use with 35L only

Button Photocell
C-ACC-A-PCELL-LV
- For use with 120V only
C-ACC-A-PCELL-HV
- For use with 208-277V only

Cable
NTX-QC-5 (120-277 Volt only)
NTX-QC-5-U (120-480 Volt)
- 5' (1.5m) cable replacement

Shorting Cap
XA-XSLSHRT

NEMA 3-Pin Photocell
C-ACC-A-PCELL-NEMA3-LV
- UL (120-277V) Voltage only

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** NTA-DA-BZ + **Luminaire:** NTA-A-NM-T3-11L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*

NTA-DA-CS

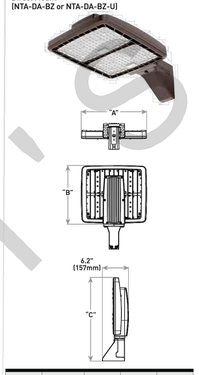
Direct Arm Mounts
NTA-DA-BZ (120-277 Volt only)
NTA-DA-BZ-U (120-480 Volt)
- Direct Arm Mount
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor
- Must be used with NTA-DA-BZ or NTA-DA-BZ-U mounts

Adjustable Arm Mounts
NTX-AA-BZ (120-277 Volt only)
NTX-AA-BZ-U (120-480 Volt)
- Adjustable Arm Mount w/ knockout for Field-Installed Button Photocell (by others)
NTX-AA-3R-BZ (120-277 Volt only)
NTX-AA-3R-BZ-U (120-480 Volt)
- Adjustable Arm Mount w/NEMA® 3-Pin Photocell Receptacle
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others)
- Must be used with NTX-AA-BZ or NTX-AA-BZ-U mounts

Trunnion Mounts
NTX-TR-BZ (120-277 Volt only)
NTX-TR-BZ-U (120-480 Volt)
- Trunnion Mount
NTX-TR-3R-BZ (120-277 Volt only)
NTX-TR-3R-BZ-U (120-480 Volt)
- Trunnion Mount w/NEMA® 3-Pin Photocell Receptacle
NTX-TR-PK-BZ (120-277 Volt only)
NTX-TR-PK-BZ-U (120-480 Volt)
- Trunnion Mount w/knockout for Field-Installed Button Photocell (by others)
NTX-3R-BZ (120-277 Volt only)
NTX-3R-BZ-U (120-480 Volt)
- Extended Arm includes a NEMA® 3-Pin Photocell Receptacle and a knockout for an Occupancy Sensor (by others)
- Must be used with NTX-TR-BZ or NTX-TR-BZ-U mounts

Note: NEMA® 3-Pin Photocell Receptacle requires photocell or shorting cap by others

11L
Direct Mount
(NTA-DA-BZ or NTA-DA-BZ-U)



Lumen Package	Weight**	Dim "A"	Dim "B"	Dim "C"
11L*	12.5 lbs. (5.7kg)	10.6" (269mm)	12.9" (328mm)	18.7" (476mm)
19L*	14.0 lbs. (7.3kg)	15.4" (391mm)	13.8" (351mm)	19.6" (499mm)
35L*	21.1 lbs. (9.6kg)	15.4" (391mm)	19.8" (502mm)	25.6" (650mm)

* See pages 3-5 for additional line drawings
** Includes housing & mount (for housing weight only refer to page 2)

NTA	A	NM	T4	11L	57K	UL	CS
Product	Version	Mounting	Optic	Lumen Package**	CCT	Voltage	Color Options
NTA	A	NM No Mount	T3* Type III Medium; T4* Type IV Medium; TS Type V Medium	11L 11,000 lumens; 19L 19,000 lumens; 35L 35,000 lumens	40K 4000K; 50K 5000K; 57K 5700K	UL Universal 120-277V; UH Universal 347-480V	BZ Bronze; CS Silver

* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

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CREE LIGHTING

ALDI'S

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RYAN J. ANDERSON

Ryan Anderson

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MINNEAPOLIS, MN 55425
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ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
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RAMSEY, MN 55303
ANOKA COUNTY

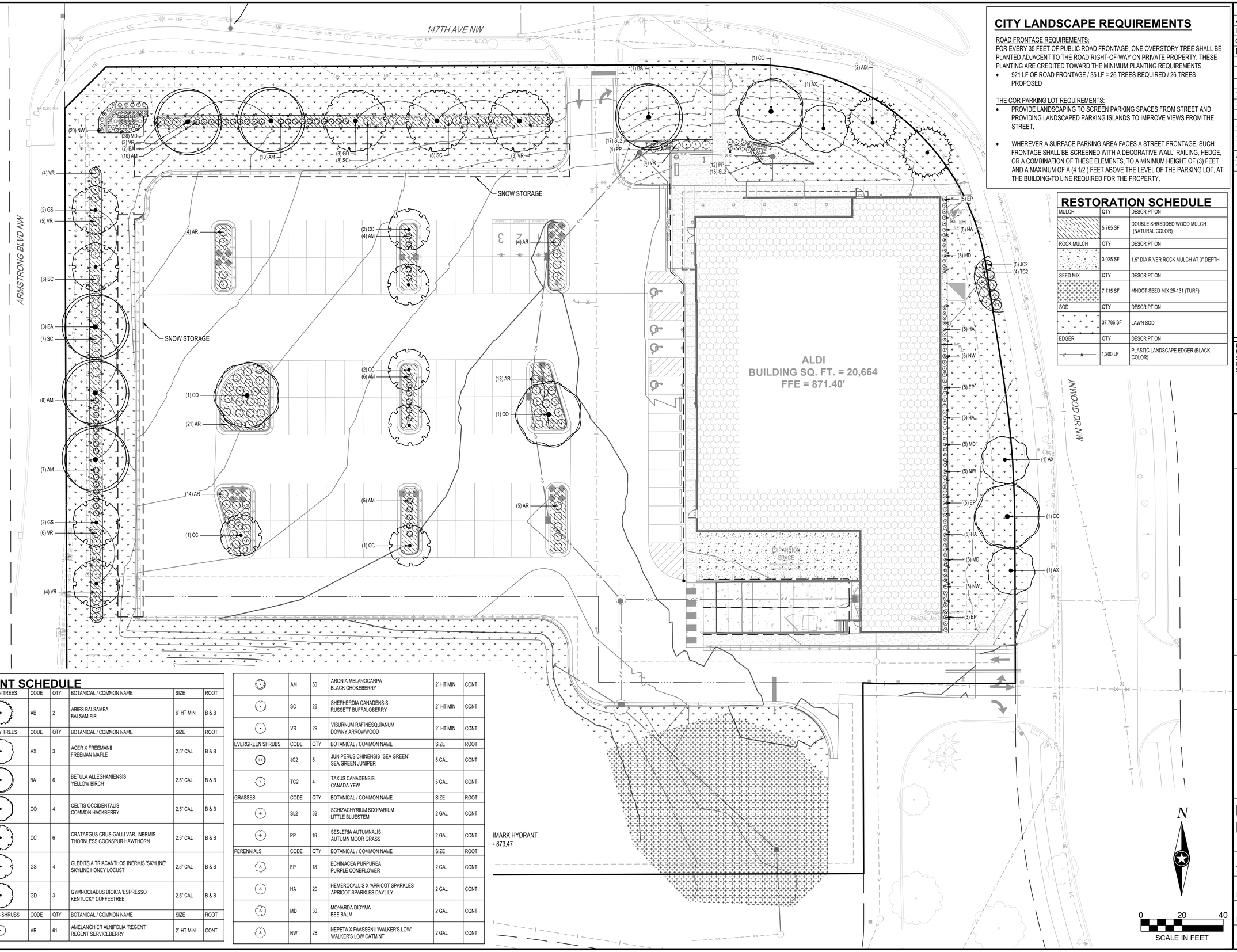
Project Name & Location:

SITE LIGHTING CATALOGUE PAGES

Drawing Name:

Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AJR	
Designed By: AJR	C-620
Reviewed By: RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



CITY LANDSCAPE REQUIREMENTS

ROAD FRONTAGE REQUIREMENTS:
FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ADJACENT TO THE ROAD RIGHT-OF-WAY ON PRIVATE PROPERTY. THESE PLANTING ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS.

- 921 LF OF ROAD FRONTAGE / 35 LF = 26 TREES REQUIRED / 26 TREES PROPOSED

THE COR PARKING LOT REQUIREMENTS:

- PROVIDE LANDSCAPING TO SCREEN PARKING SPACES FROM STREET AND PROVIDING LANDSCAPED PARKING ISLANDS TO IMPROVE VIEWS FROM THE STREET.
- WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, SUCH FRONTAGE SHALL BE SCREENED WITH A DECORATIVE WALL, RAILING, HEDGE, OR A COMBINATION OF THESE ELEMENTS, TO A MINIMUM HEIGHT OF (3) FEET AND A MAXIMUM OF A (4 1/2) FEET ABOVE THE LEVEL OF THE PARKING LOT, AT THE BUILDING-TO LINE REQUIRED FOR THE PROPERTY.

RESTORATION SCHEDULE

MULCH	QTY	DESCRIPTION
	5,765 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)
ROCK MULCH	QTY	DESCRIPTION
	3,025 SF	1.5" DIA RIVER ROCK MULCH AT 3" DEPTH
SEED MIX	QTY	DESCRIPTION
	7,715 SF	MNDOT SEED MIX 25-131 (TURF)
SOD	QTY	DESCRIPTION
	37,786 SF	LAWN SOD
EDGER	QTY	DESCRIPTION
	1,200 LF	PLASTIC LANDSCAPE EDGER (BLACK COLOR)

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AB	2	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AX	3	ACER X FREEMANII FREEMAN MAPLE	2.5" CAL	B & B
	BA	6	BETULA ALLEGHANIENSIS YELLOW BIRCH	2.5" CAL	B & B
	CO	4	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	CC	6	CRATAEGUS CRUS-GALLI VAR. INERMIS THORNLESS COCKSPUR HAWTHORN	2.5" CAL	B & B
	GS	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	2.5" CAL	B & B
	GD	3	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	B & B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AR	61	AMELANCHIER ALNIFOLIA 'REGENT' REGENT SERVICEBERRY	2' HT MIN	CONT
	AM	50	ARONIA MELANOCARPA BLACK CHOKEBERRY	2' HT MIN	CONT
	SC	28	SHEPHERDIA CANADENSIS RUSSETT BUFFALOBERRY	2' HT MIN	CONT
	VR	29	VIBURNUM RAFINESQUIANUM DOWNY ARROWWOOD	2' HT MIN	CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	JC2	5	JUNIPERUS CHINENSIS `SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT
	TC2	4	TAXUS CANADENSIS CANADA YEW	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	SL2	32	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	2 GAL	CONT
	PP	16	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	2 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	EP	18	ECHINACEA PURPUREA PURPLE CONEFLOWER	2 GAL	CONT
	HA	20	HEMEROCALLIS X 'APRICOT SPARKLES' APRICOT SPARKLES DAYLILY	2 GAL	CONT
	MD	30	MONARDA DIDYMA BEE BALM	2 GAL	CONT
	NW	28	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	2 GAL	CONT

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Division City, Division State, Zip
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(XXX) XXX-XXXX fax

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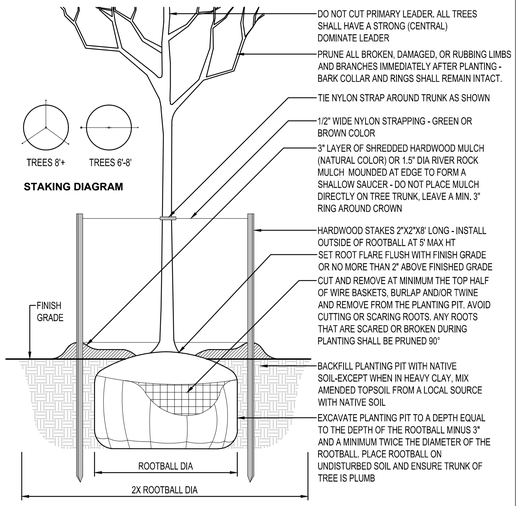
Project Name & Location:

PLANTING AND RESTORATION PLAN

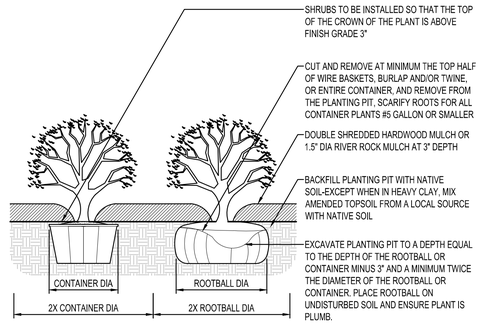
Drawing Name:

		ISG Project No.
Type:	V7.0 ER	23-21339
Drawn By:	AE	
Designed By:	AE	C-510
Reviewed By:	MRW	Drawing No.

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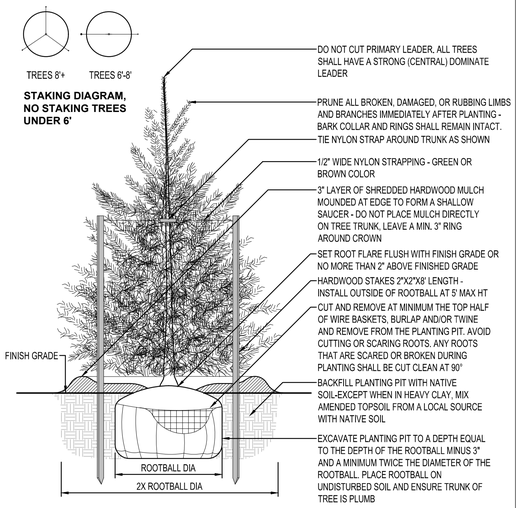
DECIDUOUS TREE PLANTING
NTS



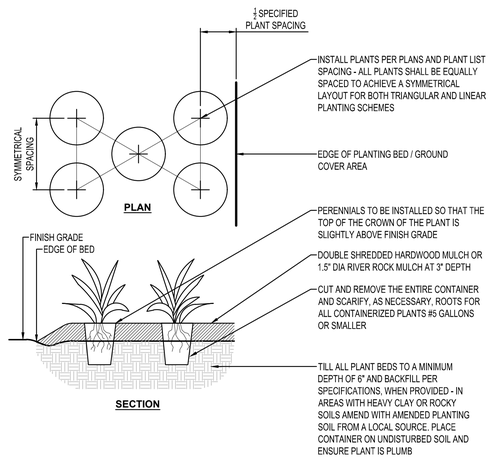
SHRUB PLANTING
NTS

PLANTING NOTES

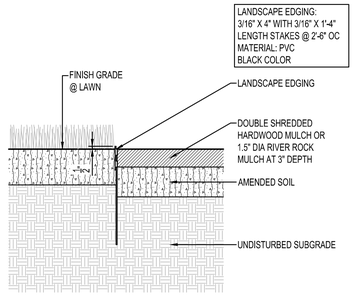
1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF LANDSCAPING.
4. A MINIMUM OF 4 INCHES OF TOPSOIL, WITH NO MORE THAN 35% SAND CONTENT IS REQUIRED OVER ALL DISTRIBUTED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING.
5. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
6. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
7. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
9. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
12. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR TWO FULL GROWING SEASON (TWO YEARS) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
13. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
14. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
15. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
16. MULCHING MATERIAL SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, AND 1.5" DIA RIVER ROCK MULCH AT 3" DEPTH WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
17. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
18. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
19. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
20. PLANTINGS ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.
21. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN WILL REQUIRE PRIOR APPROVAL ROM THE CITY.



EVERGREEN TREE PLANTING
NTS



PERENNIAL PLANTING
NTS



LANDSCAPE EDGING
NTS

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B	CITY SUBMITTAL #2	06/06/23
C		
D		
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

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.

RYAN J. ANDERSON

Ryan Anderson

DATE 06/06/2023 LIC. NO. 55938

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: 143
RAMSEY, MN
7992 SUNWOOD DR NW
RAMSEY, MN 55303
ANOKA COUNTY

Project Name & Location:

PLANTING NOTES AND DETAILS

Drawing Name:

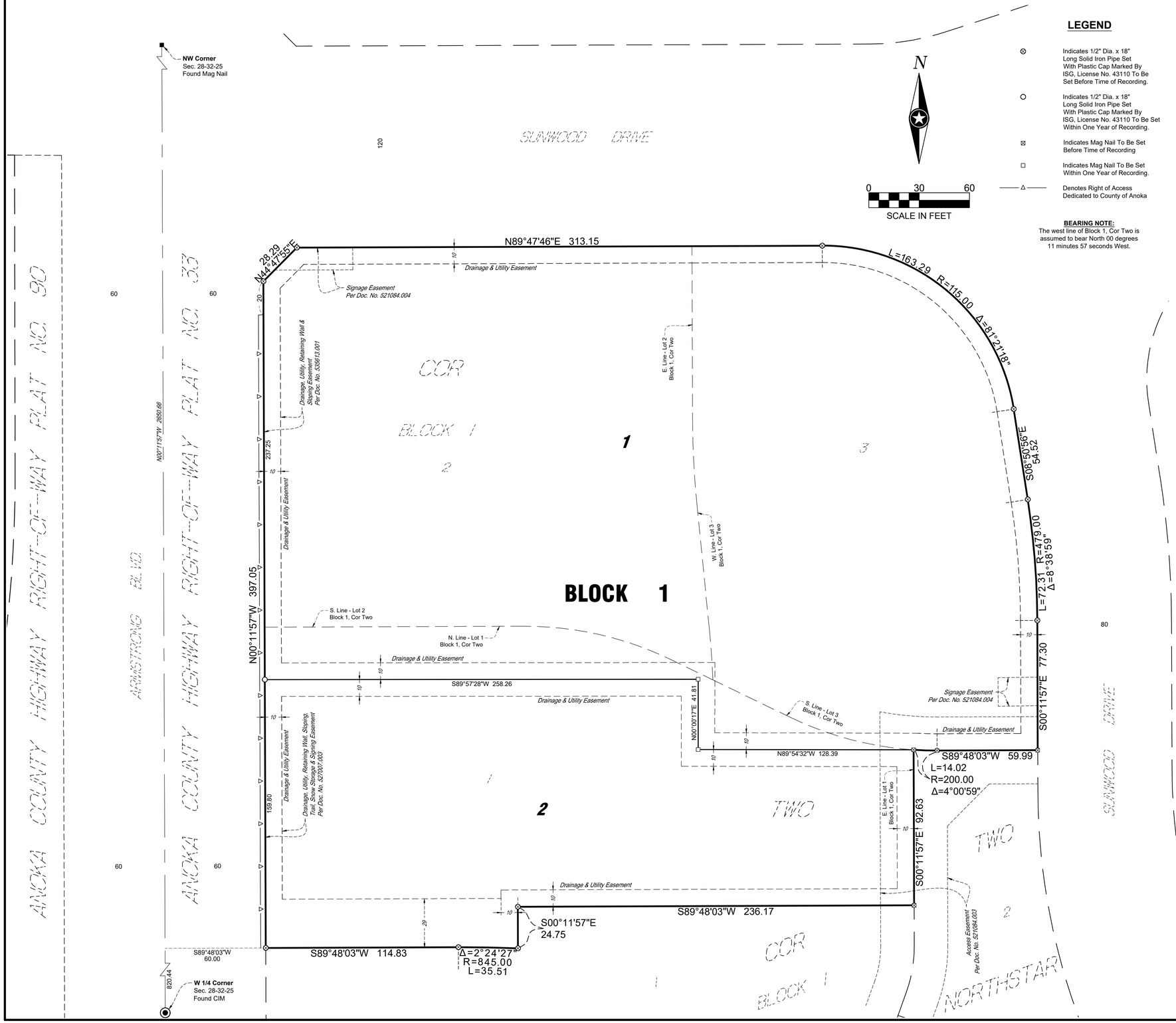
Type: V7.0 ER	ISG Project No. 23-21339
Drawn By: AE	
Designed By: AE	C-520
Reviewed By: MRW	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION

FINAL PLAT FOR REVIEW

COR FOUR

City of Ramsey
County of Anoka
Sec. 28, Twp. 32, Rng. 25



LEGEND

- ⊗ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 To Be Set Before Time of Recording.
- ○ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 To Be Set Within One Year of Recording.
- ⊠ Indicates Mag Nail To Be Set Before Time of Recording
- □ Indicates Mag Nail To Be Set Within One Year of Recording.
- ——Δ—— Denotes Right of Access Dedicated to County of Anoka

BEARING NOTE:
The west line of Block 1, Cor Two is assumed to bear North 00 degrees 11 minutes 57 seconds West.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a municipal corporation under the laws of Minnesota, owner of the following described property:

Lots 1, 2, and 3, Block 1, Cor Two, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as **COR FOUR** and does hereby dedicate to the public, for public use, the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: City of Ramsey

By: _____ By: _____
Mayor City Administrator

State of _____

County of _____

This instrument was acknowledged before me on _____, 20_____ by _____, as Mayor and _____, as City Administrator, of City of Ramsey, a municipal corporation, on behalf of the corporation.

_____(sign)

_____(print)
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____.

_____
Daniel L. Stueber, Licensed Land Surveyor
Minnesota License No. 43110

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20_____ by Daniel L. Stueber, Licensed Land Surveyor.

_____
Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2025

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

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

_____
David Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____ By: _____, Deputy
Property Tax Administrator

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

I hereby certify that this plat of **COR FOUR** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock _____.M. and was duly recorded as Document No. _____.

_____ By: _____, Deputy
County Recorder/Registrar of Titles

ISG

JOB 21339 DATE: 6/5/23

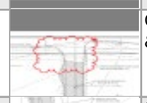
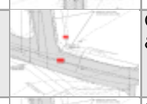
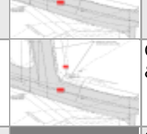
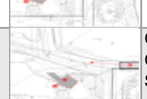
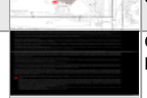
ProjectDox

Changemarks Report

Project Name: ALDI

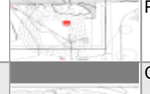
Workflow Started: 05/12/2023 11:12 AM

Report Generated: 06/13/2023 05:09 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	68	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek 2	sanitary line	line will be removed not abandoned. Need to call out how manhole invert will be patched.	05/26/2023 9:27 AM	Joe Feriancek	Note has been revised to remove sanitary lines. Note has been added for patching existing manhole invert from removed pipe.
		69	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Swale along Sunwood Drive	City does not want a swale adjacent to Sunwood Drive. Grading plan should adjust to have sheet flow to the	05/26/2023 9:30 AM	Joe Feriancek	Grading has been revised to avoid a low point east of the building.
		70	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	connection to manhole	need to call out how connection is being made...core drill and boot connection. include	05/26/2023 9:30 AM	Joe Feriancek	Note has been added to call out the core drill and boot connection for the new service entry to the existing manhole.
		71	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	wet tap and valve	include valve at the wet tap connection.	05/26/2023 9:30 AM	Joe Feriancek	Note has been added to call out the core drill and boot connection for the new service entry to the existing manhole.
		67	False	Unresolved	Civil Engineer II		C-310 SITE PLAN.pdf	Joe Feriancek	Turning Movements	Please provide turning movements showing the right turn out, into the roundabout. This is to	05/26/2023 9:16 AM	Joe Feriancek	See sheet C-311 for the vehicle movements on the site.
		51	False	Unresolved	Civil Engineer IV		Final Plat.pdf	LL	Identify lines	Identify lines with this line style. They are not dimensioned or annotated.	05/26/2023 9:04 AM	Len Linton	Existing platted lot lines. Lines are now labeled.
		64	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Northern Entrance	The City wants this to become a right in / right out, due to the over congestion at the southern exit. This	05/26/2023 9:05 AM	Joe Feriancek	Access driveway has been revised to be two-way as a right in / right out. Refer to sheet C-311 for truck turning movements. A sign has
		65	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Watermain Removal	Looks like we're removing watermain, needs to be called out.	05/26/2023 9:05 AM	Joe Feriancek	Note has been added.
		66	False	Unresolved	Civil Engineer II		C-210 EXISTING SITE & REMOVA PLAN.pdf	Joe Feriancek	Utility Removals	Please make the utility removals bolder so they stand out more. It's difficult to see the lines through the	05/26/2023 9:05 AM	Joe Feriancek	Utility removal have been made thicker.
		39	False	Unresolved	Environmental Review		C-510 LANDSCAPE PLAN.pdf	CA	Sod	Why would sod not be installed up to the edge of the sidewalk? Whatever groundcover exists currently	05/26/2023 9:02 AM	Chris Anderson	Sod has been shown to the edge of the sidewalk.
		60	False	Unresolved	Civil Engineer II		C-140 PROPOSED SWPPP.pdf	Joe Feriancek	Construction Exit	Adjust location to the west to prevent blocking the drive.	05/26/2023 8:53 AM	Joe Feriancek	Construction exit has been moved as requested.
		61	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	solid grey hatch	what is this hatch representing?	05/26/2023 8:59 AM	Joe Feriancek	Hatch has been removed.
		62	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	Construction Exit location	The Construction Exist must be move to the west, past the currently used drive.	05/26/2023 8:59 AM	Joe Feriancek	Construction exit has been moved as requested.
		63	False	Unresolved	Civil Engineer II		C-130 PRE-CONSTRUCTION SWPPP.pdf	Joe Feriancek	Silt Fence	The pre construction silt fence should encompass the work occuring within the pond.	05/26/2023 8:59 AM	Joe Feriancek	Silt fence has been revised to the new grading limits.
		59	False	Unresolved	Civil Engineer II		C-110 SWPPP NARRATIVE.pdf	Joe Feriancek	Inspections	Add note to send a copy of the weekly and 1/2 inch rainfall event inspections to the City Inspector.	05/26/2023 8:43 AM	Joe Feriancek	Note has been added.
		58	False	Unresolved	Civil Engineer II		C-111 SWPPP NARRATIVE.pdf	Joe Feriancek	Label Map	Add title to confirm this is the 1-mile radius map. Call out the project outfalls and/or impaired waters.	05/26/2023 8:41 AM	Joe Feriancek	Labels have been added as requested.
		57	False	Unresolved	Civil Engineer II		C-023 SITE DETAILS.pdf	Joe Feriancek	STO-10	You may use this if desired, but it is only required for 36" or greater FES.	05/26/2023 8:35 AM	Joe Feriancek	Detail removed.
		34	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	Sanitary line	Make line straight into bulding	05/22/2023 1:39 PM	Aaron Madsen	Sanitary service adjusted.

ProjectDox

Changemarks Report

		35	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	watermain testing	Make sure there are valves on both ends so the whole waterline can be PSI tested.	05/22/2023 1:39 PM	Aaron Madsen	Existing valves have been added and labeled.
		31	False	Unresolved	City Planner		Elevations.pdf	TL	Changemark note #02 TL	Please move all utility boxes and transformers to the west side of the building. If this is not possible, please add a	05/19/2023 10:00 AM	Todd Larson	Knee wall added.
		20	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #01 TL	In lieu of at least 40% building frontage, you will need to add a decorative wall (see east end of	05/19/2023 9:43 AM	Todd Larson	Decorative wall has been provided
		22	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #03 TL	Where is snow likely to be stored?	05/19/2023 9:43 AM	Todd Larson	Snow removal areas have been shown on sheet C5-10
		24	False	Unresolved	City Planner		C-510 LANDSCAPE PLAN.pdf	TL	Changemark note #05 TL	If all of this utility equipment must be here, please add a decorative screen wall.	05/19/2023 9:43 AM	Todd Larson	Decorative wall has been provided
		18	False	Unresolved	City Planner		C-410 GRADING PLAN.pdf	TL	Changemark note #02 TL	Why is there a depression here?	05/19/2023 9:33 AM	Todd Larson	This depression is needed for an area-intake for stormwater.
		7	False	Unresolved	City Planner		C-310 SITE PLAN.pdf	TL	Changemark note #04 TL	Line up southern pavement line with the loading dock edge for the ease of the truck driver.	05/19/2023 9:30 AM	Todd Larson	Refer to sheet C-311 for truck turning movements. Current pavement layout is adequate to provide the required truck route.
		12	False	Unresolved	City Planner		C-310 SITE PLAN.pdf	TL	Changemark note #09 TL	Please locate all utility boxes, transformers, etc to the other side of the building. Not along the	05/19/2023 9:30 AM	Todd Larson	Screen wall has been added to the transformer location. The proposed site does not have room for the transformer on the front side of the
		1	False	Unresolved	Economic Development		C-024 PYLON SIGN DETAIL.pdf	Sullivan Comment 1	Changemark note #01	Would it be possible to have larger sign for the Jr Tenant?	05/15/2023 11:04 AM	Sean Sullivan	
	2	87	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Aaron Madsen	Add valve for water testing where 8" connects to existing fitting		06/13/2023 4:10 PM	Aaron Madsen	
		85	False	Unresolved	Civil Engineer IV		C-410 GRADING PLAN.pdf	LL	Add rim elevation	Add rim elevation for this structure.	06/12/2023 12:07 PM	Len Linton	
		86	False	Unresolved	Civil Engineer IV		C-410 GRADING PLAN.pdf	LL	Need permission to grade off property	The plans show placing fill on adjacent property. Written permission is required before performing	06/12/2023 12:07 PM	Len Linton	
		81	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Storm Invert Labels	Include the invert direction, the pipe label is okay, but preference would be to call out the structure instead.	06/12/2023 9:02 AM	Joe Feriancek	
		82	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Storm Sewer Stub invert	call out the invert at the end of the stub.	06/12/2023 9:02 AM	Joe Feriancek	
		83	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Pipe P3	Verify, but I believe for 12" pipe the minimum slope is 0.37%	06/12/2023 9:02 AM	Joe Feriancek	
		84	False	Unresolved	Civil Engineer II		C-320 SITE UTILITY PLAN.pdf	Joe Feriancek	Critical Crossing	FYI, because the storm sewer is crossing over the watermain, DOLI review will more than likely call out to	06/12/2023 9:02 AM	Joe Feriancek	
		80	False	Unresolved	Civil Engineer II		C-410 GRADING PLAN.pdf	Joe Feriancek	869 Contour	Grading goes from 870 to 868	06/12/2023 8:50 AM	Joe Feriancek	
		79	False	Unresolved	Civil Engineer II		C-310 SITE PLAN.pdf	Joe Feriancek	Steps	You could get rid of these steps if desired. You can run over 5% slope, but just need a landing area for every 18"	06/12/2023 8:43 AM	Joe Feriancek	
		77	False	Unresolved	Environmental Review		C-510 PLANTING AND RESTORATION PLAN.pdf	CA	Sod	This area should be sodded as well.	06/08/2023 9:03 AM	Chris Anderson	
		78	False	Unresolved	Environmental Review		C-520 PLANTING NOTES AND DETAILS.pdf	CA	Watering	Since no irrigation system is proposed, add note(s) to clearly specify that sod, trees, shrubs, and	06/08/2023 9:18 AM	Chris Anderson	

ProjectDox

Changemarks Report

		73	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Cleanout	It looks like this is a subdrain cleanout. Either move this or move the note to be accurate.	06/07/2023 2:39 PM	Logan Czech	
		74	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Floating Valve	Is this existing valve on a short stub?	06/07/2023 2:39 PM	Logan Czech	
		75	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Core Drill Elevation	What is dictating this invert elevation? 7% slope of service seems excessive	06/07/2023 2:39 PM	Logan Czech	
		76	False	Unresolved	Engineering Tech		C-320 SITE UTILITY PLAN.pdf	Logan Czech	Notes	18" Separation is indeed minimum for sewer and watermain, but should also add that insulation is	06/07/2023 2:39 PM	Logan Czech	
		72	False	Unresolved	Engineering Tech		C-140 PROPOSED SWPPP.pdf	Logan Czech	Erosion Control Blanket & RipRap	Legend shows RipRap and Erosion Control Blanket and there are quantities for both in the SWPPP but I do not	06/07/2023 2:09 PM	Logan Czech	

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

RESOLUTION #23-139

A RESOLUTION APPROVING THE FINAL PLAT OF "COR FOUR"

RECITALS

1. Aldi Inc., hereinafter referred to as the "**Permittee**" has properly applied for final plat approval on the property legally described as follows:

   Lots 1, 2, and 3, Block 1, COR TWO, Anoka County, Minnesota.

   ("**Subject Property**")

2. That the City of Ramsey is the fee owner of the Subject Property with the intent to subdivide it and sell one lot to the **Permittee** for the purpose of constructing a retail grocery store.

3. That the Planning Commission was scheduled to review the proposal at its meeting on June 22, 2023, but the meeting was canceled due to lack of quorum.

4. That the public hearing for the proposal was re-advertised for the City Council meeting.

5. That the City Council reviewed the Final Plat of "COR FOUR" on July 11, 2023.

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

That the Ramsey City Council hereby grants approval of the final plat of "COR FOUR" and authorizes the Mayor and City Administrator to sign the plat.

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

RESOLUTION #23-138

A RESOLUTION APPROVING SITE PLAN FOR A RETAIL BUILDING AT 7992 SUNWOOD DRIVE NORTHWEST

RECITALS

1. Aldi Inc., hereinafter referred to as the "**Permittee**" has properly applied for a Site Plan for a retail building on the property legally described as follows:

   Lot 1 Block 1, COR FOUR, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is zoned COR-2b, which is a mixed-use zoning designation and guided as such in the 2040 Comprehensive Plan.

3. That the City Code allows this type of conditional use in the COR-2b District.

4. That the **Permittee** appeared before the Planning Commission for a public hearing on June 22, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission did not meet to review the request on June 22, 2023, due to lack of a quorum.

6. That the public hearing was re-advertised for the City Council meeting.

7. That the City Council held the public hearing on July 11, 2023.

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

That the Ramsey City Council hereby grants approval of the Site Plan for a 20,664 square-foot retail building on the **Subject Property** contingent upon the following conditions:

SITE CONDITIONS

1. Site, landscaping, and utility plans shall conform to those plans dated June 6, 2023. Architectural plans shall conform to those plans dated June 12, 2023.

2. That the Applicant enter into a Development Agreement with the City.

3. Final legal form approved by the City Attorney.

4. Compliance with Staff comments as noted in ProjectDox incorporated into the building permit plans.

5. That a separate building permit and sign permits are required.

6. Signs shall be allowed on all four sides of the building in the sizes and areas shown on the architectural plans dated June 12, 2023.

7. The freestanding pylon sign shall be located near the intersection of Armstrong Boulevard NW and Sunwood Drive (147th Avenue NW) shall be shared between the user on Lot 1 and a user on Lot 2. This sign is limited to 50 feet in height with a sign area of 150 square feet.

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

9. That this Site Plan Review shall automatically expire if the use is not initiated by July 11, 2024, and that the issuance of a building permit shall constitute initiation of use.

CC Regular Session **6. 5.**

Meeting Date: 07/11/2023

By: Todd Larson, Community Development

Information

Title:

PUBLIC HEARING - Easement vacation in COR TWO.

Purpose/Background:

With the replatting of three lots into two lots associated with the Aldi project, there are several existing easements that are no longer needed. All existing drainage and utility easements are proposed to be vacated and re-established with the proposed plat of COR FOUR. This situation is common for replatting of multiple platted parcels.

The utility companies that responded to the notification stated that there were no objections to this proposal.

Notification:

Public hearing notices were mailed to property owners within 350 feet of the site. A legal notice was placed in the June 23 Anoka Union Herald Newspaper. Private utility companies were notified via email.

Observations/Alternatives:

Alternatives to Consider:

1. Approve the easement vacation request as recommended by staff.
2. Approve the easement vacation request with modifications.
3. Deny the easement vacation request based on specific findings.

Funding Source:

All costs associated with this request are the responsibility of ISG, Inc., on behalf of Aldi (the applicant).

Recommendation:

Staff recommends vacating the existing drainage and utility easements.

Action:

Motion to adopt Resolution #23-150 vacating drainage and utility easements in the plat of COR TWO.

Attachments

ACTION - Resolution #23-150

Easement Exhibit

Proposed Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 10:12 AM
Form Started By: Todd Larson		Started On: 06/27/2023 09:25 AM
Final Approval Date: 07/06/2023		

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

RESOLUTION #23-150

RESOLUTION APPROVING A VACATION OF DRAINAGE AND UTILITY EASEMENTS IN COR TWO

RECITALS

1. The City of Ramsey is anticipating development of three City-owned platted parcels legally described as follows:

   Lots 1, 2, and 3, Block 1, COR TWO, Anoka County, Minnesota

   (the "Subject Property")

2. That the proposed development includes replatting of these three parcels and that the replatting of these platted parcels into new parcels with adjusted lot lines necessitate reestablishing drainage and utility easements.

3. That a public hearing, pursuant to Section 117-56 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter, was held on July 11, 2023, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

4. That the City Council reviewed and approved the plat of COR FOUR on July 11, 2023.

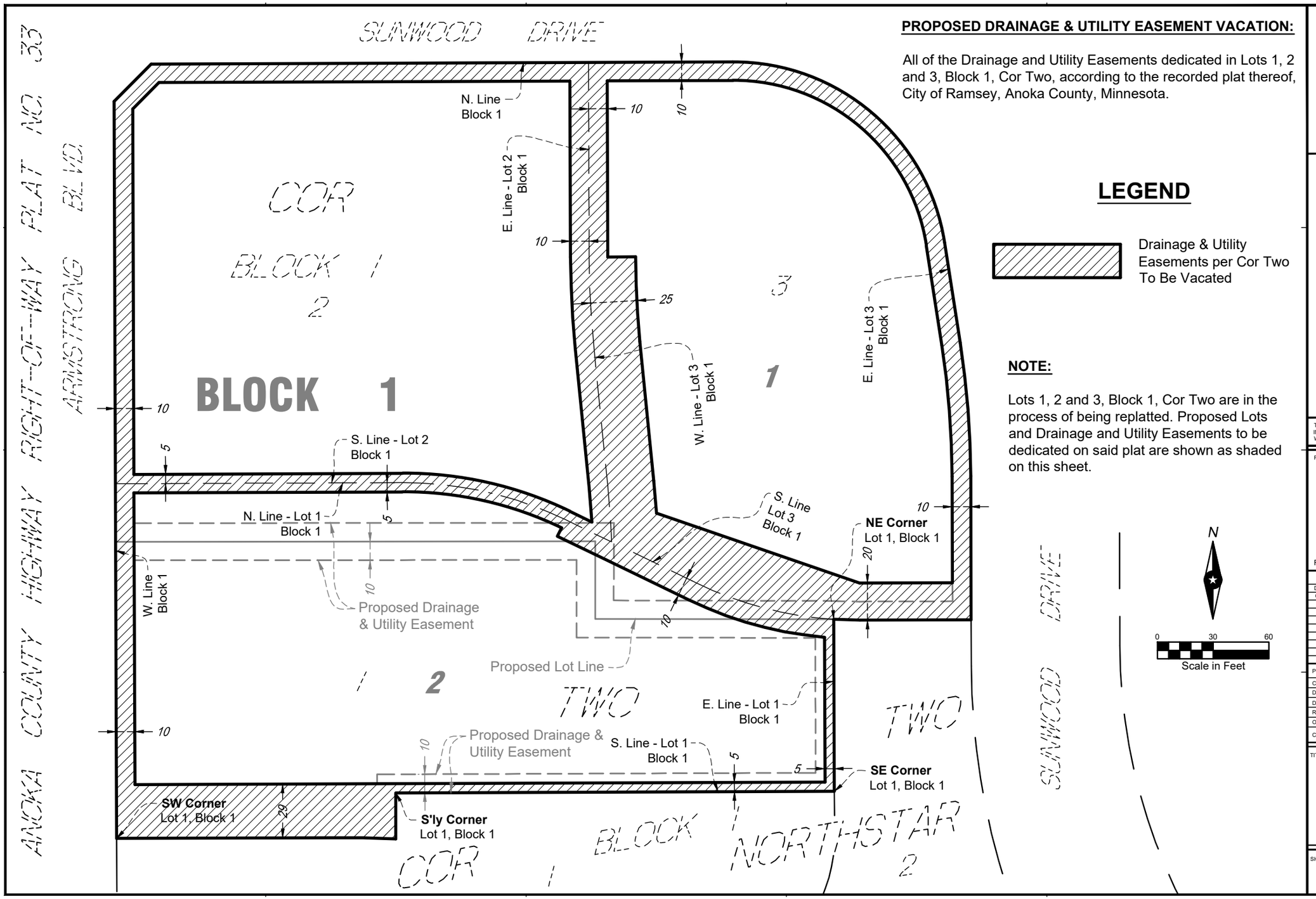
FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the Property Owner's intended purpose.

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

That the Ramsey City Council hereby vacates of all the **platted drainage and utility easements** on the **Subject Property**, as shown on the Proposed Easement Vacation exhibit, contingent upon subsequently recording the plat of COR FOUR reestablishing new drainage and utility easements.



PROPOSED DRAINAGE & UTILITY EASEMENT VACATION:

All of the Drainage and Utility Easements dedicated in Lots 1, 2 and 3, Block 1, Cor Two, according to the recorded plat thereof, City of Ramsey, Anoka County, Minnesota.

LEGEND

Drainage & Utility Easements per Cor Two To Be Vacated

NOTE:

Lots 1, 2 and 3, Block 1, Cor Two are in the process of being replatted. Proposed Lots and Drainage and Utility Easements to be dedicated on said plat are shown as shaded on this sheet.

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PROJECT

ALDI, INC.

RAMSEY MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
6/5/23	Expanded vacation area per City comments.	KH

PROJECT NO.	18-21339
CAD FILE NAME	21339 EASE VAC PLAT
DRAWN BY	KH
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	5/11/23
CLIENT PROJECT NO.	-

TITLE

PROPOSED EASEMENT VACATION

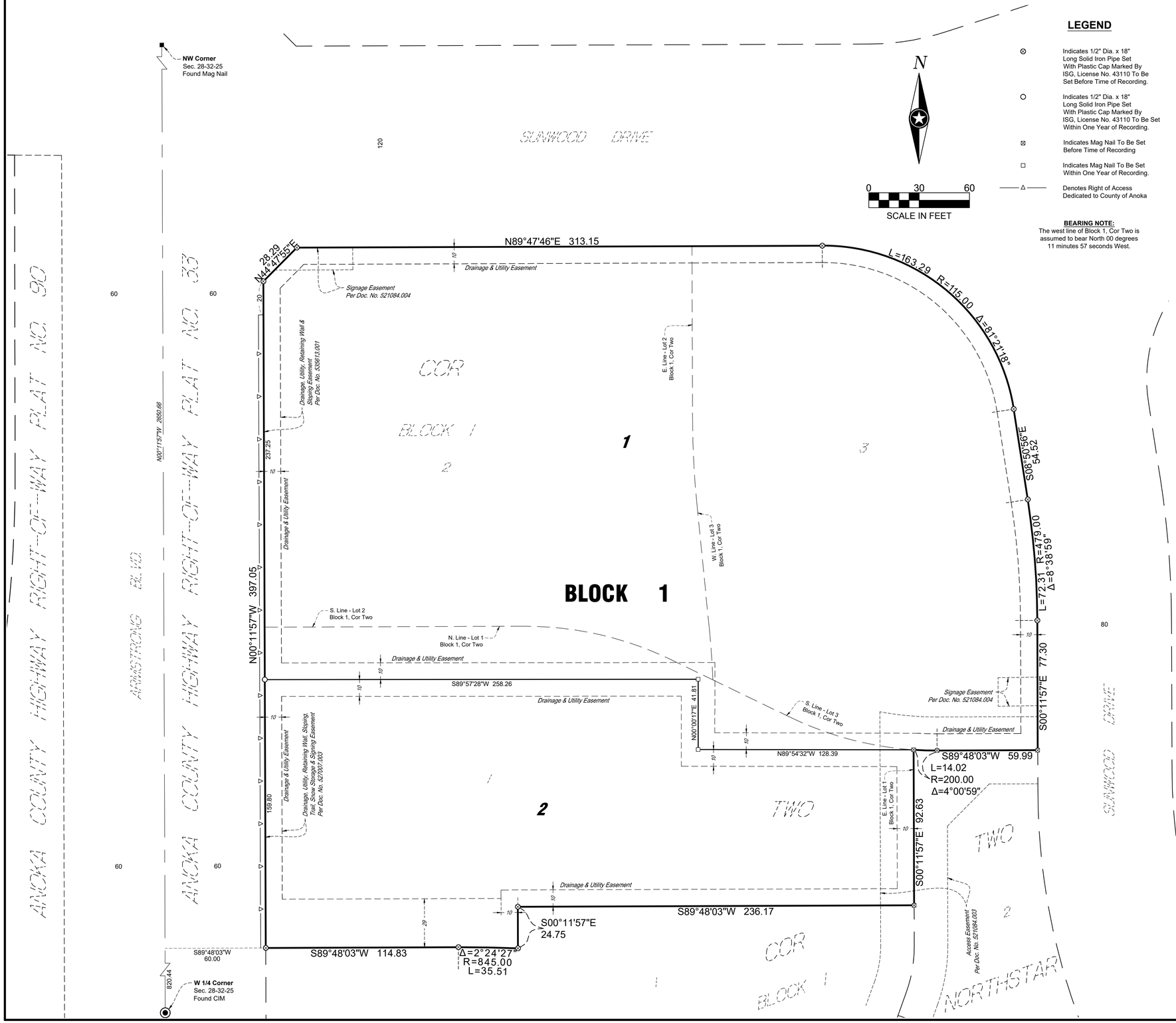
SHEET

1 OF 1

FINAL PLAT FOR REVIEW

COR FOUR

City of Ramsey
County of Anoka
Sec. 28, Twp. 32, Rng. 25



LEGEND

- ⊗ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 To Be Set Before Time of Recording.
- ○ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110 To Be Set Within One Year of Recording.
- ⊠ Indicates Mag Nail To Be Set Before Time of Recording
- □ Indicates Mag Nail To Be Set Within One Year of Recording.
- ——Δ—— Denotes Right of Access Dedicated to County of Anoka

BEARING NOTE:
The west line of Block 1, Cor Two is assumed to bear North 00 degrees 11 minutes 57 seconds West.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a municipal corporation under the laws of Minnesota, owner of the following described property:

Lots 1, 2, and 3, Block 1, Cor Two, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as **COR FOUR** and does hereby dedicate to the public, for public use, the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: City of Ramsey

By: _____ By: _____
Mayor City Administrator

State of _____

County of _____

This instrument was acknowledged before me on _____, 20_____ by _____, as Mayor and _____, as City Administrator, of City of Ramsey, a municipal corporation, on behalf of the corporation.

_____(sign)

_____(print)
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20_____.

_____
Daniel L. Stueber, Licensed Land Surveyor
Minnesota License No. 43110

State of Minnesota
County of Blue Earth

This instrument was acknowledged before me on _____, 20_____ by Daniel L. Stueber, Licensed Land Surveyor.

_____
Kent A. Hays
Notary Public, Minnesota
My Commission Expires Jan. 31, 2025

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

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

_____
David Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____ By: _____, Deputy
Property Tax Administrator

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

I hereby certify that this plat of **COR FOUR** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock _____.M. and was duly recorded as Document No. _____.

_____ By: _____, Deputy
County Recorder/Registrar of Titles

ISG

JOB 21339 DATE: 6/5/23

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Adopt Resolution #23-156 Denying a Massage Establishment and Massage Therapy License - Please Note: This case was pulled from the Consent Agenda (5.11) and put on the Regular Agenda as Case 7.0.

Purpose/Background:

Junjie Liu has submitted license applications for Therapeutic Massage Therapist and Therapeutic Massage Establishment, Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303.

Notification:

Applicant will be notified of denial recommendation via email by July 7, 2023 along with a mailed letter.

Recommendation:

After completion of the required Background Check, Chief Katers recommends denial of the licenses for Therapeutic Massage Establishment for Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303 and Therapeutic Massage Therapist for Junjie Liu.

The basis for the denial recommendation is:
1. Education requirements of city ordinance are not satisfied as the school listed is not accredited by the U.S. Department of Education.
2. Residence history listed in the application does not coincide with other licenses previously held by the applicant.

Outcome/Action:

Adopt Resolution #23-156 Denying Licenses for Therapeutic Massage Therapist and Therapeutic Massage Establishment for Junjie Liu at Serenity Path Massage LLC dba Serene Path Massage located at 7962 Sunwood Dr NW. Suite 100, Ramsey MN 55303

Attachments

Resolution 23-156

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	07/05/2023 10:19 AM
Jeff Katers	Jeff Katers	07/05/2023 11:48 AM
Brian Hagen	Brian Hagen	07/06/2023 11:31 AM
Form Started By: Wendy Schlueter		Started On: 06/30/2023 02:11 PM
Final Approval Date: 07/13/2023		

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

RESOLUTION #23-156

RESOLUTION DENYING LICENSE FOR JUNJIE LIU OF SERENITY PATH MASSAGE LLC DBA SERENE PATH MASSAGE FOR THERAPEUTIC MASSAGE ESTABLISHMENT AND THERAPEUTIC MASSAGE THERAPIST LICENSES.

WHEREAS, the City of Ramsey, herein referred to as the "City," has received an Application from JUNJIE LIU for THERAPEUTIC MASSAGE ESTABLISHMENT and THERAPEUTIC MASSAGE THERAPIST LICENSES; and

WHEREAS, the City's Police Chief has conducted a background check and recommends denial of license.

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

1) That the City Council denies the application for a THERAPEUTIC MASSAGE ESTABLISHMENT license for SERENITY PATH MASSAGE LLC DBA SERENE PATH MASSAGE.

2) That the City Council denies the application for a THERAPEUTIC MASSAGE THERAPIST license for JUNJIE LIU.

That 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:

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this ___ day of ____, 2023.

Mayor

ATTEST:

City Clerk

Meeting Date: 07/11/2023

By: Todd Larson, Community Development

Information

Title:

CorTrust Bank - Rezoning, Plat, and Site Plan Review at the northeast corner of Sunwood Drive and Zeolite Street NW.

Purpose/Background:

The applicant, CorTrust Bank, has been working with the City's Economic Development staff on the purchase of a 1.24-acre site at the northeast corner of Sunwood Drive and Zeolite Street NW for the construction of a new bank branch. The site will be subdivided from the existing 11.72-acre parcel. The site is zoned COR-2a. The proposed bank will have two drive-thru lanes. The COR-2a district limits uses to one drive-thru lane, so a re-zoning to the COR-2b district, where two drive-thru lanes are allowed, is proposed. A Site Plan Review is required for the site.

The Planning Commission unanimously recommended approval of the project at its meeting on May 25. The City Council will consider this project over three meetings--the first was the preliminary plat and the introduction of the rezoning ordinance on June 13. The second meeting, tonight, consists of the adoption of the rezoning ordinance, final plat, the site plan review, and the cross-access and maintenance agreement. The development agreement will be placed on a future agenda once the cost estimates for site improvements are provided.

Notification:

Properties within 700 feet of the existing parcel were mailed public hearing notices. A public hearing notice was published in the May 12, 2023, Anoka Union Herald Newspaper. A notice of land use application sign was placed at the northeast corner of Sunwood Drive and Zeolite Street.

Observations/Alternatives:

Building Design

The one-story brick building will have several large windows on the prominent entryway at the southeast corner of the building. Several other windows will be located on the south, east, and west sides of the building. A drive-thru canopy is located on the north side of the building. The canopy is integrated into the hip roof of the building. The entryway in the southeast portion of the building will have architectural metal panels, brick, and glass with the upper portion being spandrel glass.

COR-2 has a requirement that the building has at least 40 percent of the lot frontage. The lot has 173.50 feet of frontage along Sunwood Drive. The building will have 60 feet of frontage (34.6 percent). A decorative screen wall, similar to other walls along Sunwood Drive, will be 28 feet in width screening the parking lot drive aisle. Between the building and the screen wall, 50.7 percent of the lot will have a hardscape frontage.

A discrepancy in the plans was discovered late in the previous review cycle before the Planning Commission meeting. The architectural plans and the civil plans have been updated to show only two drive-thru lanes with a bypass lane.

Access and Parking

Vehicular access to the site, initially, will be from Zeolite Street along the north side of the site via a shared access drive directly across from the approved location for the Home2Sutes driveway. This access drive is being set up to be extended eastward to provide shared access to the sites to the east and north. This shared private roadway is likely to have a connection to Sunwood Drive midway between Yolite Street and Zeolite Street and possibly to

Yolite Street and/or future Ramsey Parkway. A cross-access and maintenance agreement is required, will be prepared by the City Attorney, and recorded with the plat.

For a building this size, 17 parking spaces are required at the rate of one space per 300 square feet of building area. Twenty spaces are provided in the lot which is adequate for the bank's needs based on the bank's other locations. It is anticipated that staff and some customers will use the parking lot while many customers will find the on-street parking available on Sunwood Drive very convenient. About six parallel parking spaces are adjacent to the site. The Fire Department has requested a "no parking here to corner" sign be placed near the intersection to provide adequate sight lines and turning radius for the fire trucks.

The drive-thru lanes on the immediate north side of the building will have an exit-only driveway to Zeolite Street.

Zeolite Street

Zeolite Street is currently constructed as a temporary roadway. It will be reconstructed in 2024 to urban standards with sidewalks, curbing, and boulevard trees. The design of the roadway is not completed, though it is anticipated that the roadway will be raised slightly to accommodate storm water drainage. The placement of the driveways will accommodate changes in elevation easily. In the meantime, the Engineering Department noted that temporary culverts may be necessary under both driveways.

Pedestrian Connections

The building is being constructed with a front door in a corner vestibule onto Sunwood Drive. The vestibule will also have a door facing east to the parking lot. A direct sidewalk connection is provided to the sidewalk along Sunwood Drive. The applicant will construct its portion of the Sunwood Drive sidewalk and streetscape with construction of the building. Due to the building having its elevation 1.5 feet above the street elevation, a couple steps are needed. An ADA-compliant ramp will be located just to the east, closer to the parking lot. The landscaped planting beds along Sunwood Drive are being designed to line up with the building's walkways.

Landscaping and Screening

The applicant provided a landscape plan that generally meets the landscape requirements. The Environmental Policy Board (EPB) reviewed the plans at its meeting on May 15. The plans do include a tree inventory. There are 27 trees on the roughly 1.25 acres that the bank would be constructed. There are two red cedars, one box elder, and the rest are Siberian elms, which are an invasive species. All trees within this 1.24-acre site are proposed to be removed. As the vast majority of them are invasive, they would be excluded from the removal threshold. Thus, based on the proposed landscaping, the project will satisfy the tree preservation standards via reforestation on site. Staff has requested a bit more information regarding the tree inventory and preservation plan, but nothing of any great significance.

The Landscape Plan is generally acceptable with the corrections noted on the plan sheets. Staff is working with the Applicant to lengthen the eastern most planter bed along Sunwood Drive so it matches the beds east of Zeolite Street (south side of Sunwood Drive). Additionally, Zeolite Street will be reconstructed (a City project) in 2024, so it does not make sense to have boulevard trees installed until after the road project is complete. Based on the linear footage along Zeolite Street (about 270 feet), eight boulevard trees would be required (spaced at 35 feet on center). Similar to the hotel project, which is just across Zeolite Street from the Subject Property, Staff is recommending collecting a boulevard tree fee through the Development Agreement that can be used to purchase and install these trees in accordance with the COR Design Framework as part of the City's road construction project. There are other minor corrections needed on the Landscape Plan as noted on the attached plan sheets.

Lighting

The applicant provided a lighting plan with photometrics showing adequate amounts of light over the parking lot and pedestrian areas. The plan shows 25-foot poles. It is recommended that the poles be reduced to 15- to 20-feet in height to be in line with the proposed lighting standards of the Zoning Code update and to be more proportional with the 28-foot building height. The lights under the drive-thru canopy appear to have a dropped lens. Current Code prohibits off-site views of light sources therefore a side shield may be necessary.

Utilities
Municipal water and sanitary sewer are available to the site. Storm water management is provided through a regional basin in the southeast corner of the COR. The applicant will contribute the equivalent cost of constructing its own basin to the regional basin.

Waste Management
The bank does not anticipate creating a lot of waste. Trash receptacles will be placed within the mechanical enclosure along the east side of the building or within the building.

Rezoning
The site is Zoned COR-2a which allows for this use and only one drive-thru lane. COR-2b is located across the street to the west (the Home2Suites site) where two drive-thru lanes are allowed. The applicant is requesting that the boundary between the two subdistricts be shifted to accommodate this site design.

Plat
The proposed plat of Affinity at the COR 2nd Addition creates one buildable parcel for the bank and the balance of the site as an outlots reserved for future re-platting as other developments are identified. Standard development fees and park dedication are required on the new lot.

Future Use Potential
At the City Council meeting on June 13, concerns were raised about the large green space between the two driveways to Zeolite Street. Staff and the applicant's engineer looked at the space and estimated a small office or retail building of up to 3,200 square feet could be placed in that area, fronting Zeolite Street, with a small parking lot behind it to the east. A concept plan is attached to this report. The applicant has stated that they are not interested in pursuing another use at that site at this time, though the potential remains for it to happen.

Alternatives
1. Approve the proposal as recommended by staff and the Planning Commission.
2. Approve the proposal with any modifications that the City Council sees appropriate.
3. Deny the proposal based on certain findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant. Standard park dedication and development fees will be collected with the plat.

Recommendation:

The Planning Commission recommended approval of the project as recommended by staff.

Action:

Three separate actions are required:

1. Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #23-12

Roll Call Vote:

Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

-and-

2. Motion to adopt Resolution #23-151 Approving Final Plat and Reciprocal Ingress/Egress Easement for "Affinity at the COR 2nd Addition;"

-and-

3. Motion to adopt Resolution #23-152A approving Site Plan Review for a bank at 7849 Sunwood Drive NW.

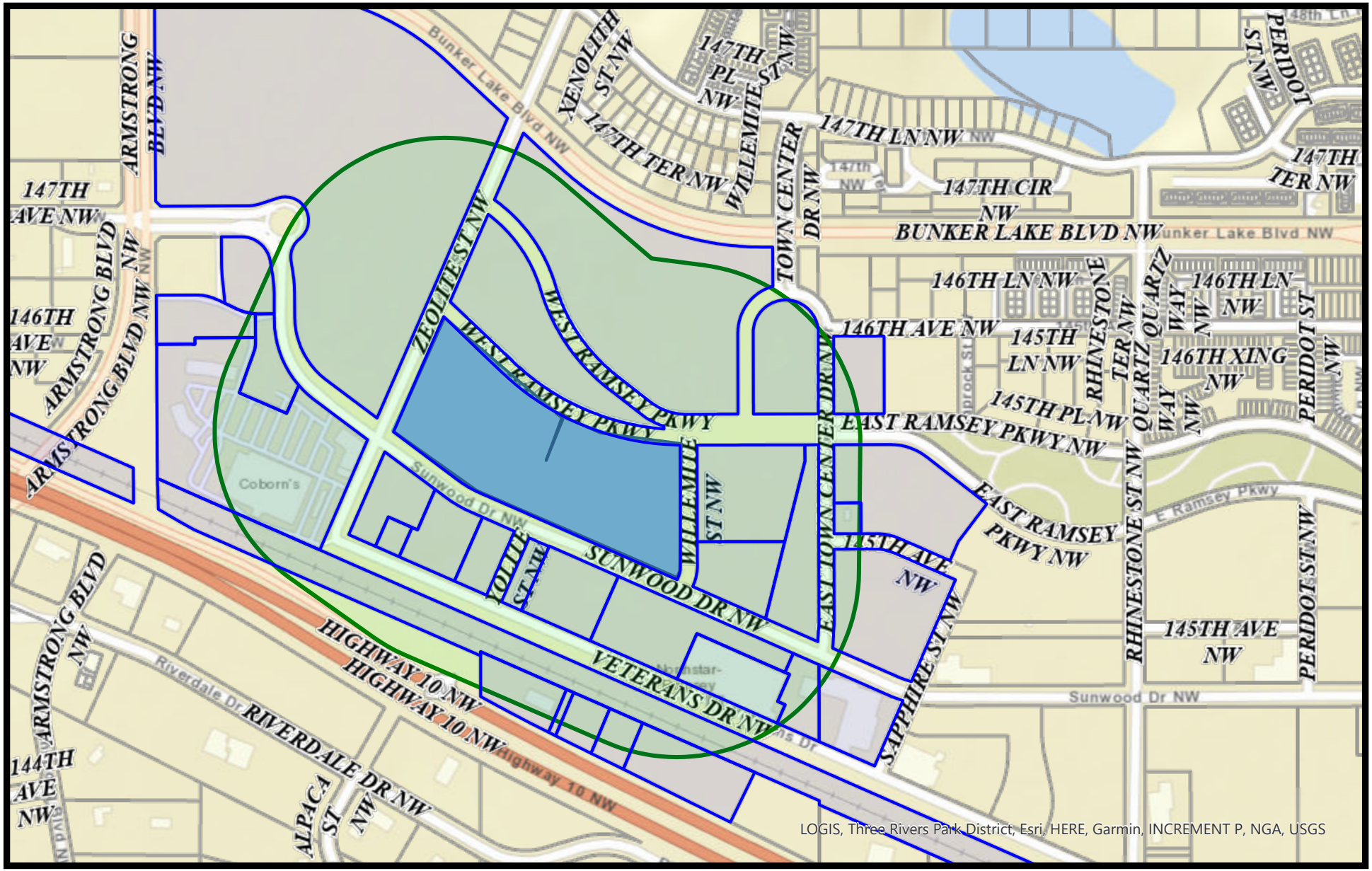
Attachments

Location Map
Architectural Plans
Civil Plans (part 1)
Civil Plans (part 2)
Landscape Plan
Lighting Plan
Final Plat
Concept Retail/Office Building
Reciprocal Ingress/Egress Easement Agreement
ACTION - Ordinance #23-12
ACTION - Resolution #23-151
ACTION - Resolution #23-152A
Unresolved Changemarks
COR Framework Subareas

Form Review

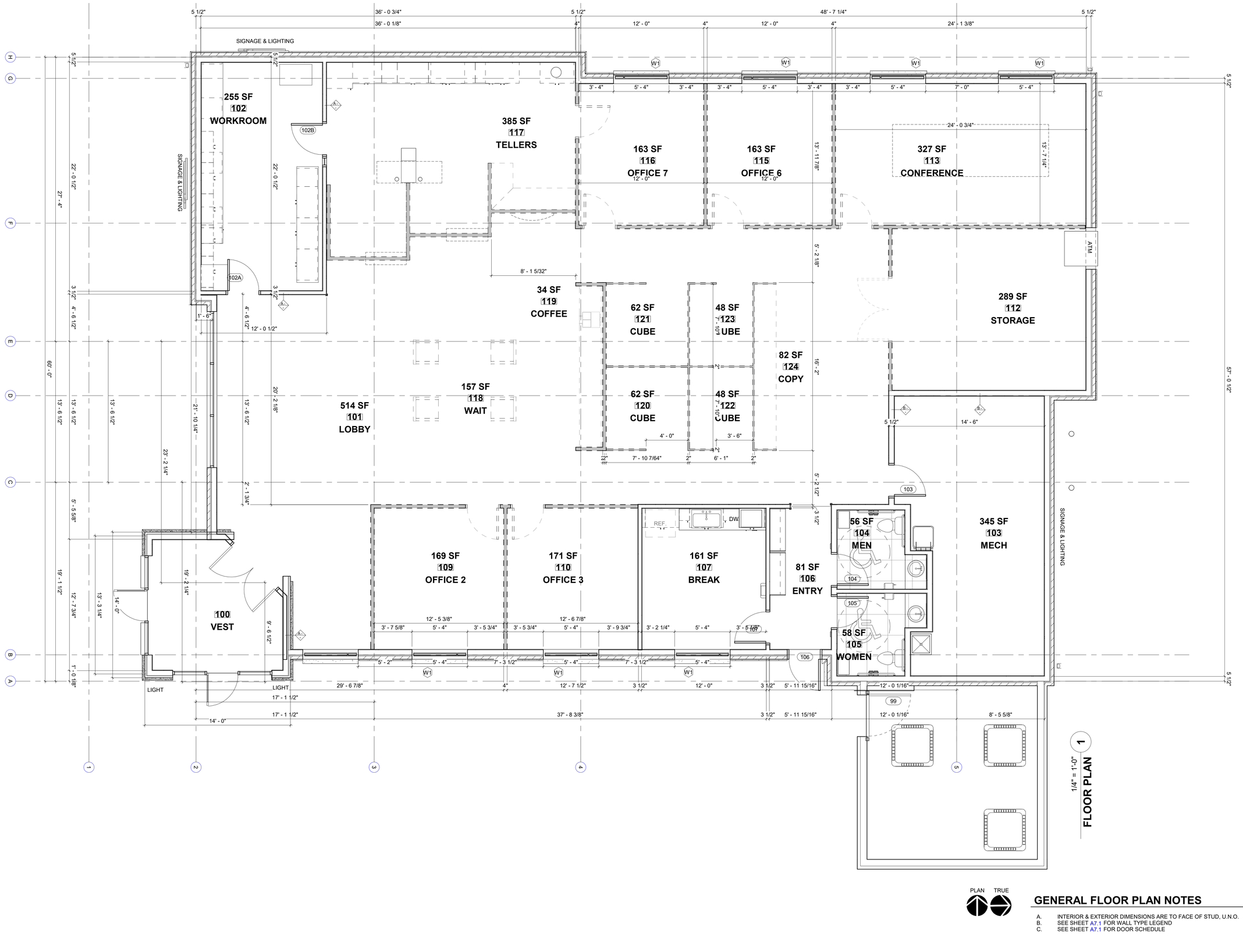
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 11:21 AM
Form Started By: Todd Larson		Started On: 06/27/2023 10:33 AM
Final Approval Date: 07/06/2023		

CorTrust



Print Date: April 17, 2023

0 0.040.07 0.15 0.22 0.3 mi



1/4" = 1'-0"
1 FLOOR PLAN

PLAN TRUE

GENERAL FLOOR PLAN NOTES

A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
B. SEE SHEET A7.1 FOR WALL TYPE LEGEND
C. SEE SHEET A7.1 FOR DOOR SCHEDULE

PUETZ DESIGN+BUILD

CITY OF RAMSEY SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

FLOOR PLAN

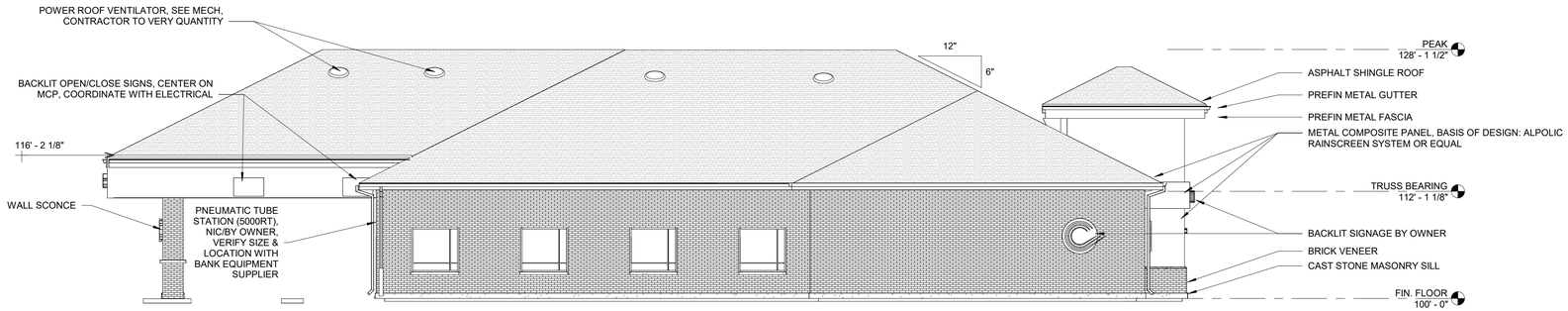
Revision Schedule

No.	Description	Date

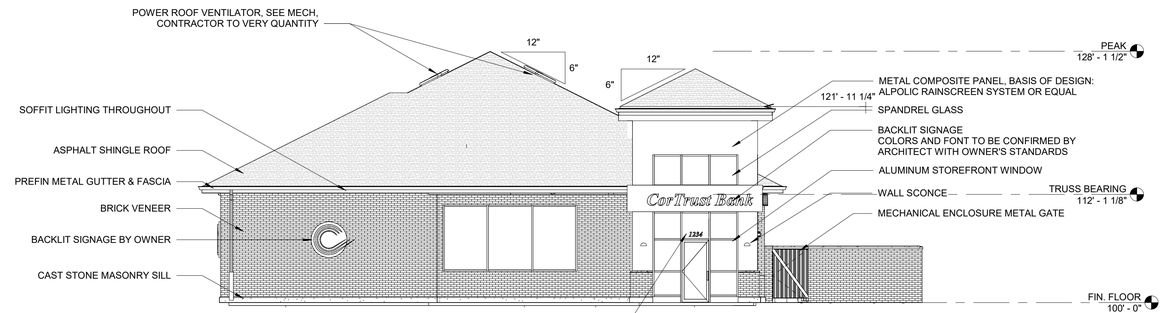
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Checked By: SW
Date: 06/23/2023

A2.0

6/23/2023 8:55:32 AM | THESE DRAWINGS ARE A COPYRIGHT 2021 DOCUMENT. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN + BUILD



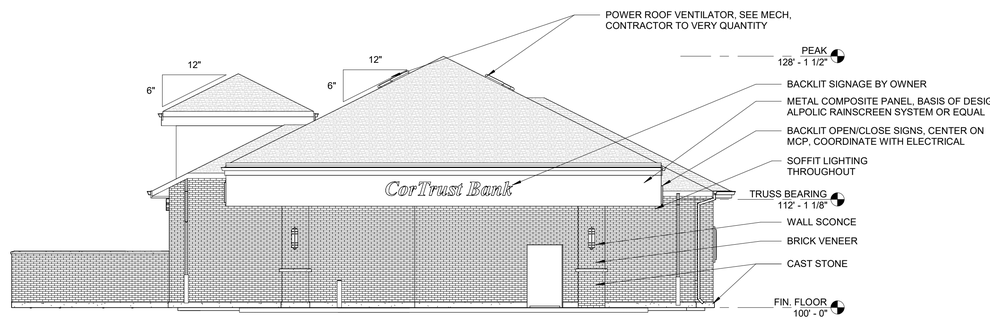
1 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



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



5 NORTH ELEVATION
1/8" = 1'-0"

DIGITAL USERS:
CLICK **HERE** FOR FLOOR PLAN

PUETZ
DESIGN+BUILD

CITY OF RAMSEY SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

EXTERIOR ELEVATIONS

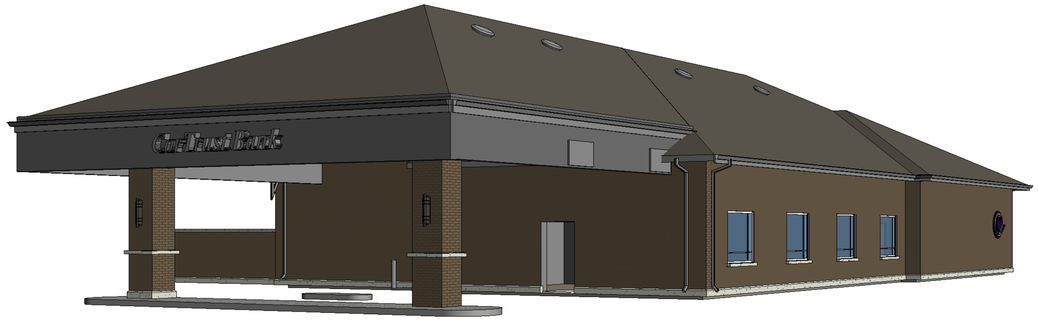
Revision Schedule

No.	Description	Date

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Checked By: SW
Date: 06/23/2023

A3.0

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1 3D VIEW



2 3D VIEW



3 3D VIEW

DIGITAL USERS:
CLICK **HERE** FOR FLOOR PLAN

PUETZ
DESIGN+BUILD

CITY OF RAMSEY
SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

3D EXTERIOR

Revision Schedule

No.	Description	Date

Drawn By: SW
Checked By: SW
Date: 06/23/2023

A3.2

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CORTRUST BANK

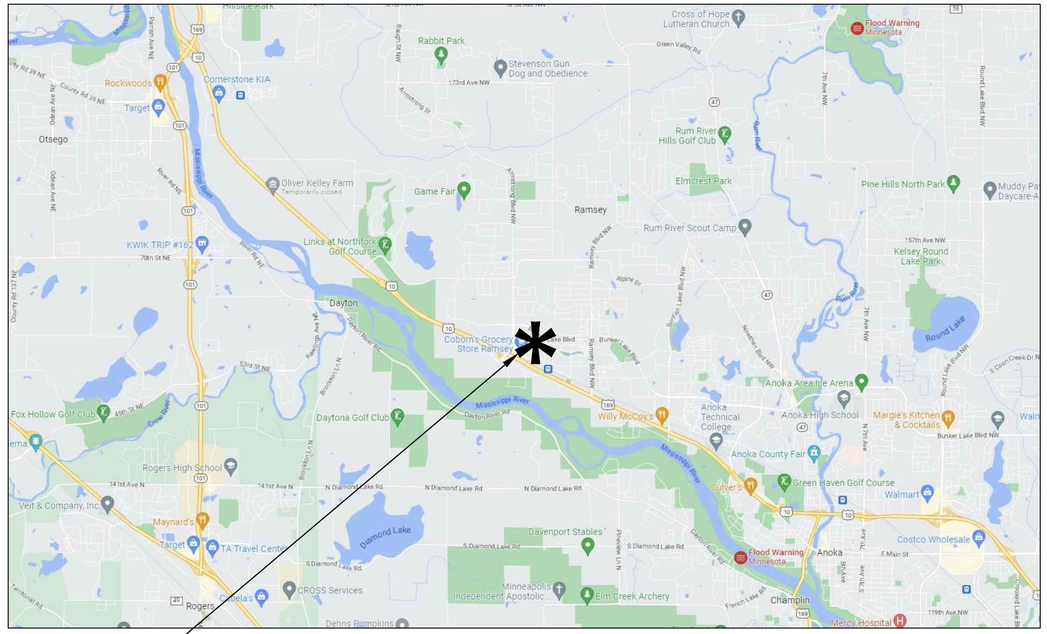
RAMSEY, MN

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

VICINITY MAP



PROPOSED SITE LOCATION

DESIGN CONSULTANTS

CIVIL ENGINEER
LOUCKS, INC.
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369
TREVOR GRUYS
TEL: 763-424-5505
FAX: 763-424-5822

LANDSCAPE ARCHITECT
LOUCKS, INC.
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369
DANIEL REBOK
TEL: 763-424-5505
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CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
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CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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Trevor D. Gruys - PE

License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

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C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

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TOLL FREE: 1-800-252-1166

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COVER SHEET
C1.0

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0 20 40
SCALE IN FEET

NOTE:
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LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- ELE MAPPED UNDERGROUND ELECTRIC
- CONCRETE CURB
- 972 CONTOUR
- ×972.5 SPOT ELEVATION
- CONIFEROUS TREE
- CE CEDAR
- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB
- TOPOGRAPHIC LIMITS

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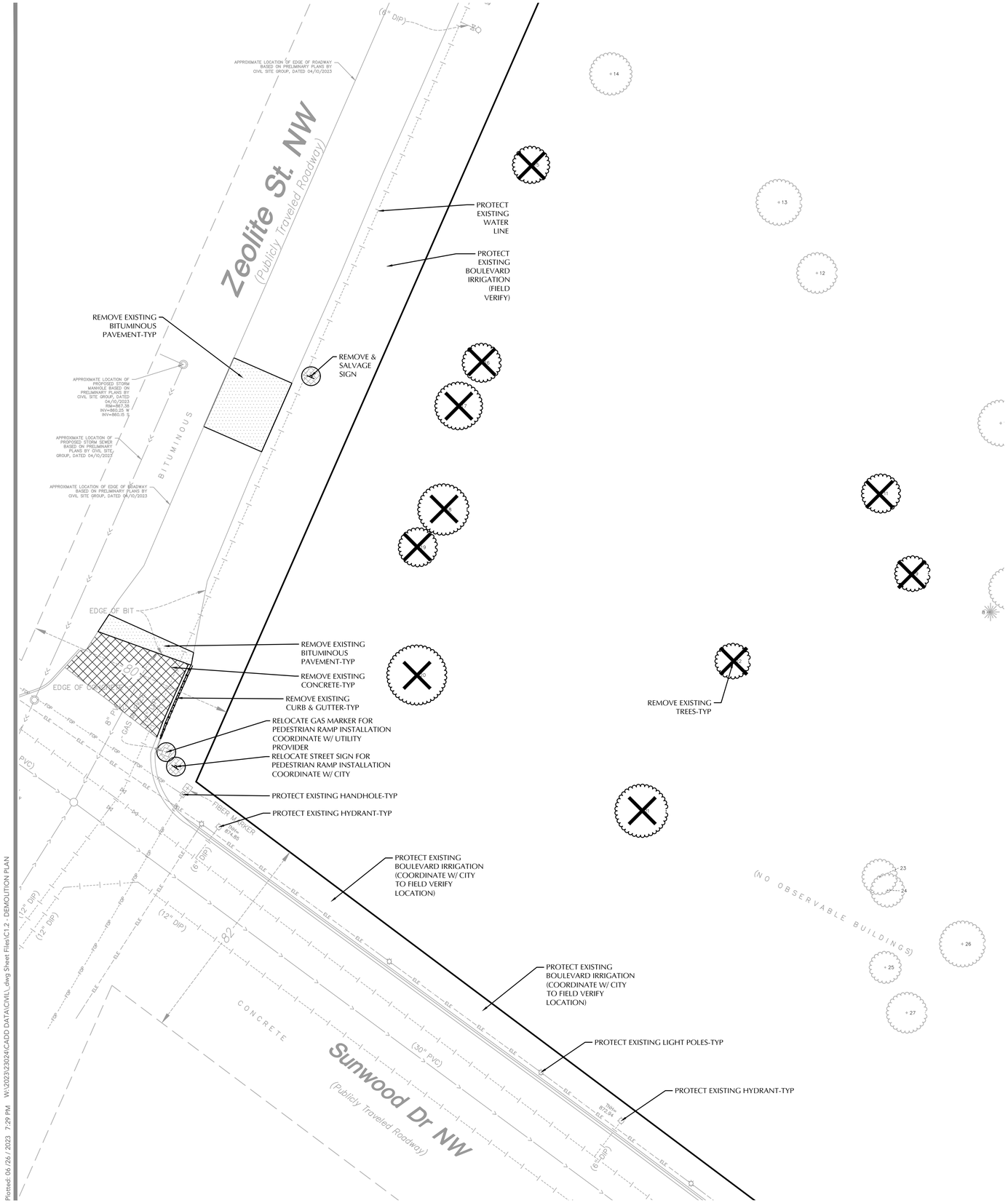
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EXISTING CONDITIONS C1.1



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SCALE IN FEET

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DEMOLITION LEGEND

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL. VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES. PER CITY COMMENT, WHEN DIGGING IN ZEOLITE TRAFFIC CONTROL WILL BE NEEDED.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

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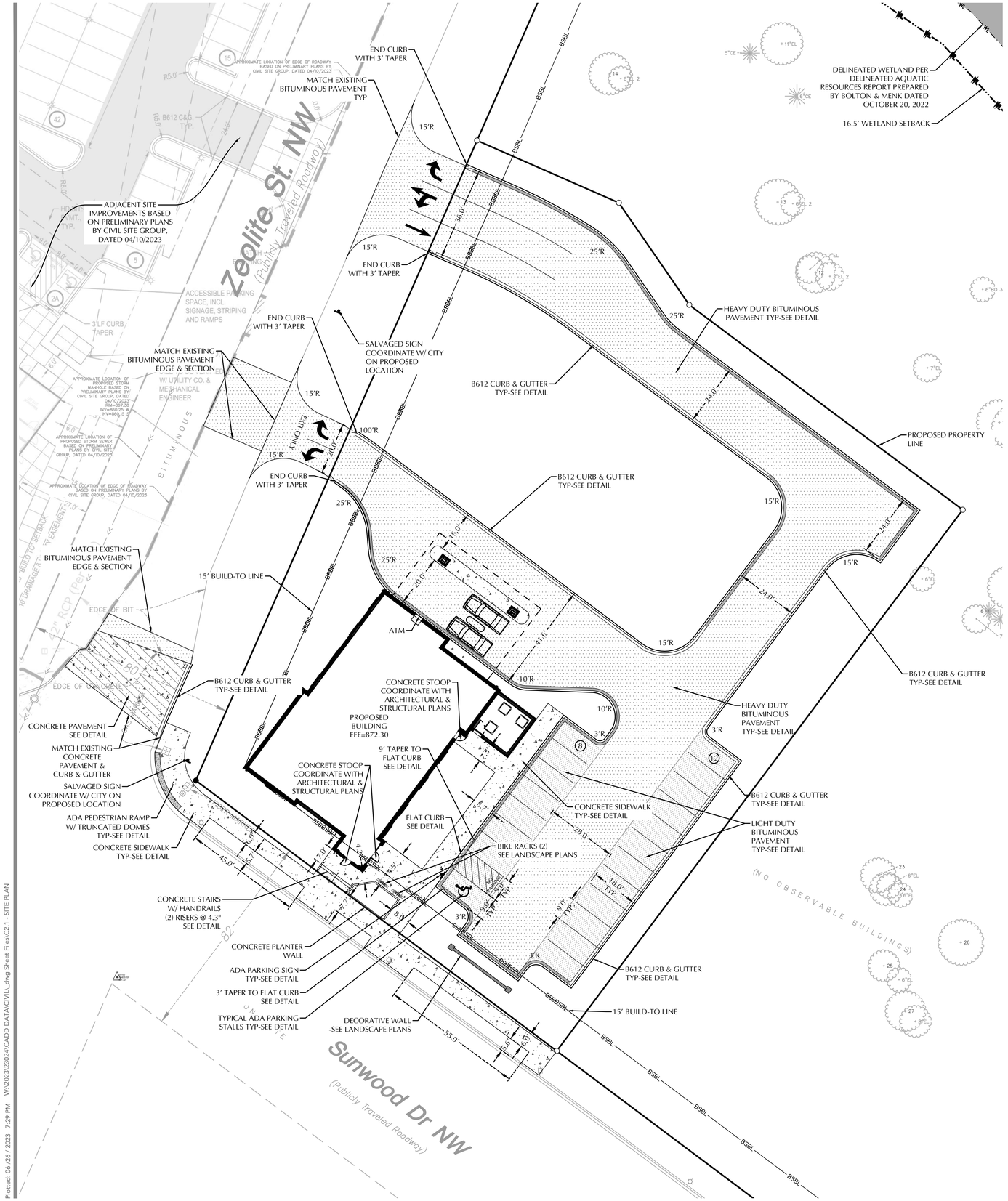
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C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

DEMOLITION PLAN

C1.2



SITE DATA

CURRENT ZONING: COR-2a
PROPOSED ZONING: COR-2b

CURRENT PROPERTY AREA (OUTLOT C): 11.72 ± AC
PROPOSED PROPERTY AREA (LOT 1, BLOCK 1): 1.24 ± AC
PROPOSED OUTLOT AREA (OUTLOT A): 10.48 ± AC

DISTURBED AREA: 1.51 ± AC
EXISTING IMPERVIOUS AREA: 0.00 ± AC (0.0%)*
PROPOSED IMPERVIOUS AREA: 0.70 ± AC (46.4%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT 15 FT MAXIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

OFF-STREET PARKING SETBACKS:
FRONT 0 FT MINIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 24 FT

STREET FRONTAGE (SUNWOOD DR):
REQUIRED (173.5' x 0.40) = 69.4 FT
TOTAL PROPOSED = 89.8 FT
BUILDING = 60.5 FT
DECORATIVE WALL = 29.3 FT

PARKING CALCULATIONS

APPLICABLE PARKING REQUIREMENT: OFFICES - 1 STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA

BANK: 5,020 SF
TOTAL: 5,020 SF @ 1 STALL PER 300 SF = 17 STALLS

TOTAL PARKING REQUIRED = 17 STALLS

PROPOSED OFF-STREET PARKING = 19 STALLS
PROPOSED ADA PARKING = 1 STALLS
TOTAL OFF-STREET PARKING PROVIDED = 20 STALLS

PROPOSED STREET PARKING: = 6 STALLS
TOTAL PARKING PROVIDED = 26 STALLS

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 1 STALLS**

PROPOSED ACCESSIBLE PARKING: 1 STALLS

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SCALE IN FEET: 0 20 40

NOTE:
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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	>>
>> DT	DRAINTILE	>> DT
S	SANITARY SEWER	S
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
LOW	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
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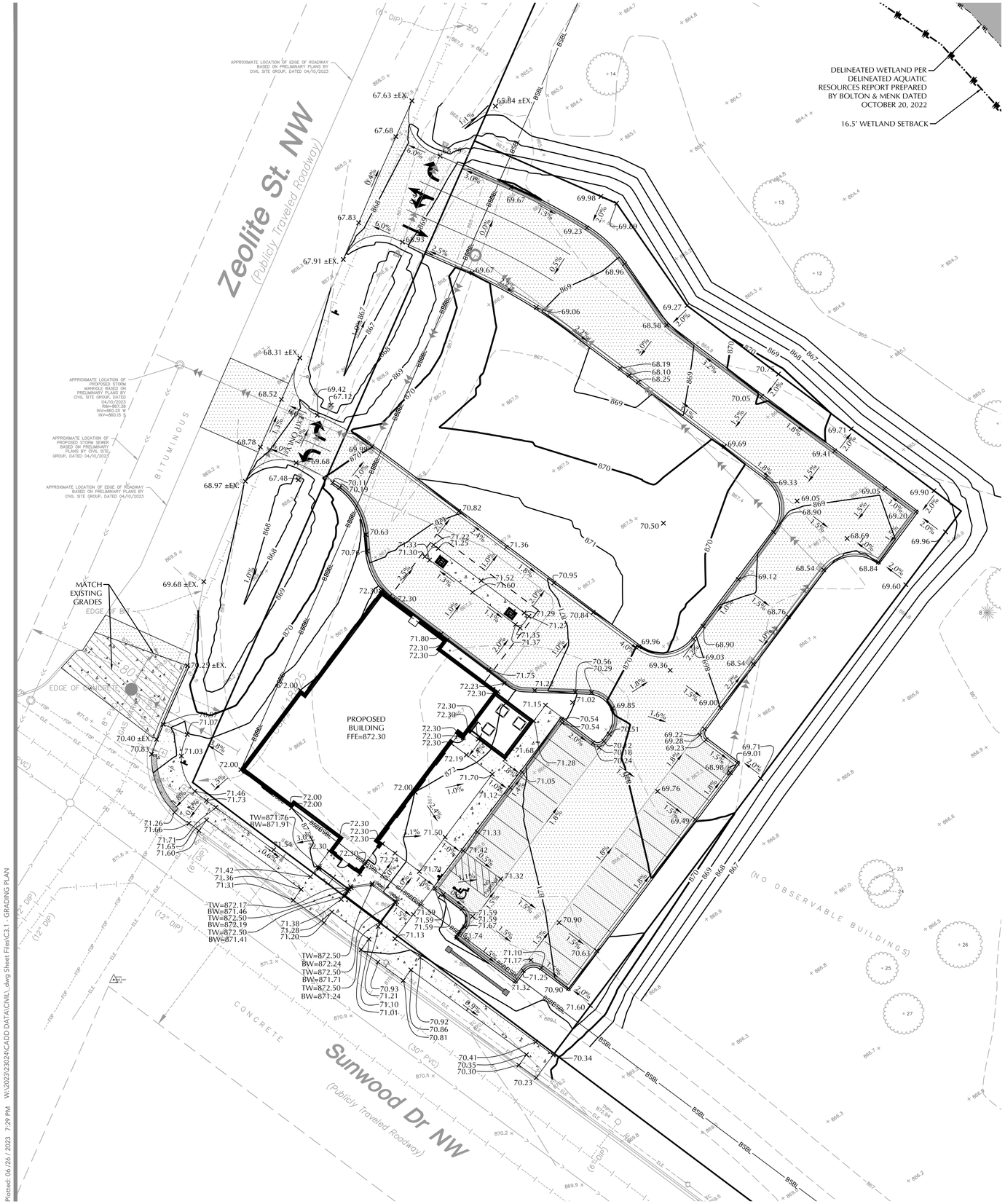
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SITE PLAN
C2.1

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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT, DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
8. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
9. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
10. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED. ADDITIONALLY, SWEEPING MUST OCCUR WITHIN 3 HOURS OF NOTIFICATION FROM THE CITY.
12. DUST MUST BE ADEQUATELY CONTROLLED.
13. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
14. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
17. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
18. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
19. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

N

0 20 40
SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
SS	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
x 972.5	SPOT ELEVATION	x 972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

CORTRUST BANK

RAMSEY, MINNESOTA

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SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

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C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

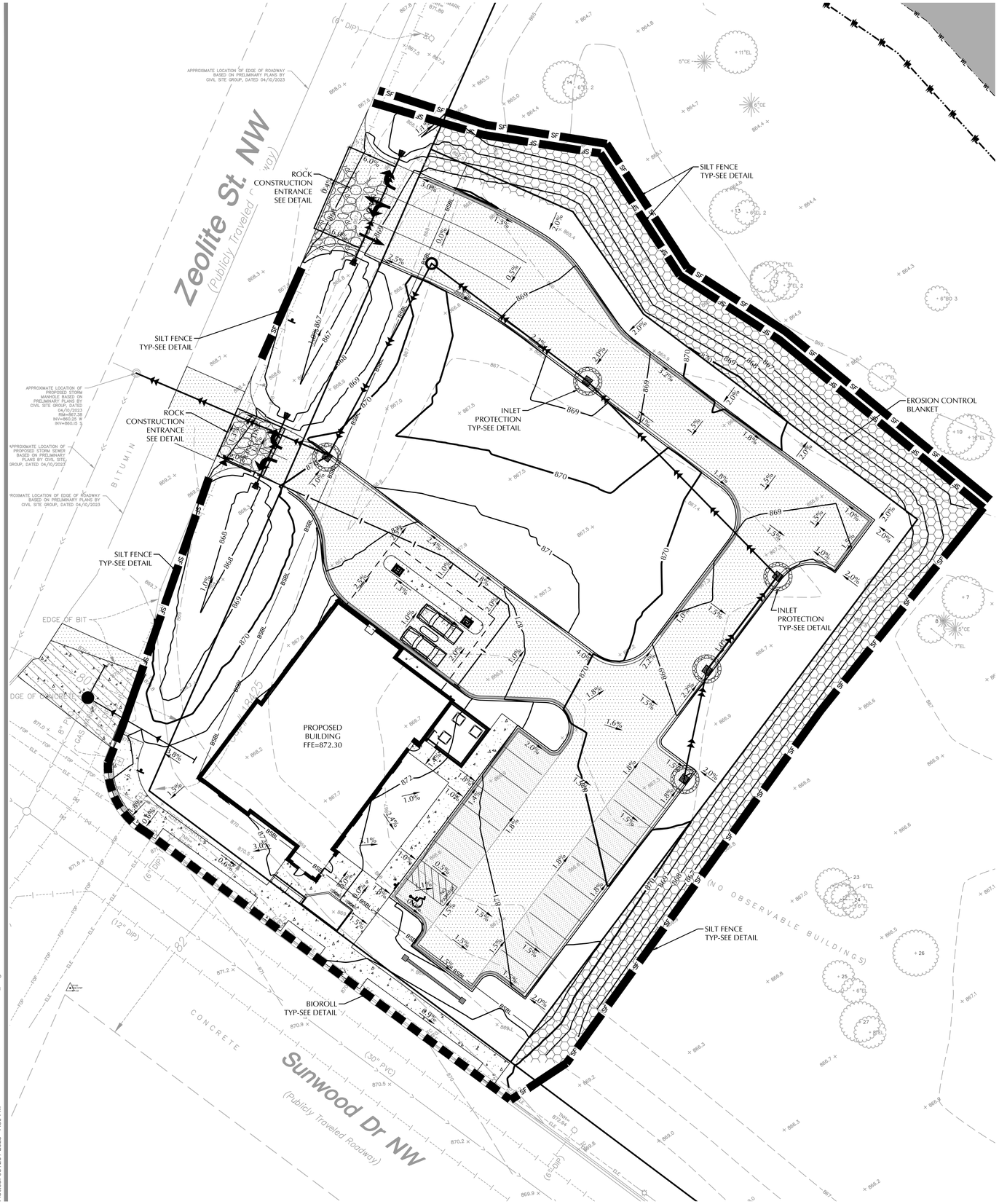
WARNING:

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

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

GRADING PLAN
C3.1

Plotted: 06 /26 / 2023 7:29 PM W:\2023\23024\CADD DATA\CIVIL\ dwg Sheet Files\C3.1 - GRADING PLAN



Plotted: 06 /26 / 2023 7:30 PM W:\2023\23024\CADD DATA\CIVIL\ dwg Sheet Files\C3.2 - SWPPP

0 20 40
SCALE IN FEET

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
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FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
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ELE	UNDERGROUND ELECTRIC	ELE
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OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
+ 972.5	SPOT ELEVATION	x 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SWPPP LEGEND

- SF — SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	±1,020
EROSION CONTROL BLANKET	SY	±1054
INLET PROTECTION	EA	5
BIOROLLS	LF	±222

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SWPPP
C3.2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND A PROPOSED POND.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP (DATE)
2. INSTALL INLET PROTECTION (DATE)
3. INSTALL SILT FENCE AROUND SITE (DATE)
4. CLEAR AND GRUB SITE (DATE)
5. STRIP AND STOCKPILE TOPSOIL (DATE)
6. REMOVE PAVEMENTS AND UTILITIES (DATE)
7. ROUGH GRADE SITE (DATE)
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
9. INSTALL UTILITIES (DATE)
10. INSTALL BUILDING FOUNDATIONS (DATE)
11. INSTALL CURB AND GUTTER (DATE)
12. INSTALL PAVEMENTS AND WALKS (DATE)
13. FINAL GRADE SITE (DATE)
14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
15. SEED AND MULCH (DATE)
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:
   DISTURBED AREA: 1.51 AC
   PRE-CONSTRUCTION IMPERVIOUS AREA: 0.00 AC
   POST-CONSTRUCTION IMPERVIOUS AREA: 0.66 AC

   GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. ANOKA COUNTY RECEIVES AN AVERAGE OF XX INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:
   2-YR 2.83 INCHES
   10-YR 4.21 INCHES
   100-YR 7.06 INCHES

6. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

7. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

8. GROUNDWATER & DEWATERING
   A. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
   C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:

   A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
   F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
   B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.
   C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   A. THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
   B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

24. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

25. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: TBD
   COMPANY: TBD
   PHONE: TBD

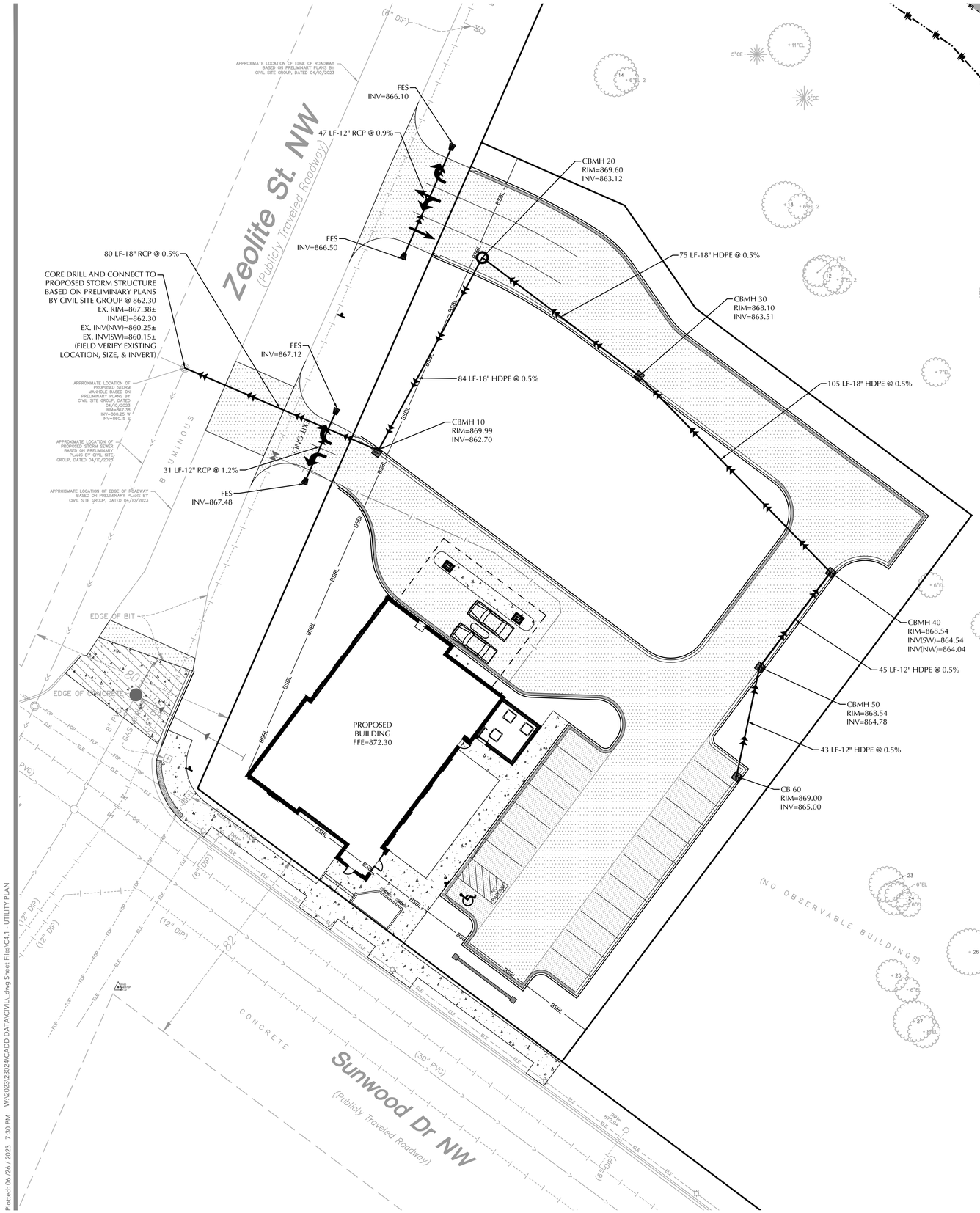
   B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
   CONTACT: TBD
   COMPANY: TBD
   PHONE: TBD

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

SITE VICINITY MAP


PROJECT SITE
Ramsey
Dayton
Anoka
Rogers
Otsego
Rogers High School
Anoka High School
Anoka County Fair
Anoka County Golf Course
Coborns Grocery Store
Costco Wholesale
Walmart
Mississippi River
Rum River
Crooked Lake
Lake George
Lake Ramsey
Bunker Lake Blvd NW
Sunwood Dr NW
Alpine Dr NW
Ramsey Blvd NW
Sunfish Lake Blvd NW
Dayton River Rd
Elm Creek Rd
Main St
Round Lake
Lake Ann
Lake Orono
Lake Sylvia
Lake Mary
Diamond Lake
Lake Zumbro
Lake Constance
Lake Eliza
Lake Susan
Lake Sarah
Lake Rebecca
Lake Francis
Lake Fremont
Lake Bella
Lake Lucy
Lake Lillian
Lake Marion
Lake Ella
Lake Josephine
Lake Jane
Lake Ida
Lake Agnes
Lake Allie
Lake Charlotte
Lake Mina
Lake Emily
Lake Belle
Lake Lois
Lake Mildred
Lake Ardmore
Lake Hanover
Lake Koronis
Lake Maria
Lake Pulaski
Lake Wakefield
Lake Wilmert
Lake Wilson
Lake Wright
Lake Wyman
Lake Zoar
Lake Zumbro
Lake Zurich
Lake Zylpha
Lake Zylpha
Lake Zylpha



STORM SEWER NOTES

1. ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTSIDE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
10. REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    A. REUSE OF ON-SITE SOILS
    B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    C. SITE GRADING AND SUBGRADE PREPARATION.
    D. PAVEMENTS AND EXTERIOR SLABS.
    E. TRENCH EXCAVATION AND BACKFILL.
    F. EXTERIOR UTILITY SUPPORTS.
    G. FROST PROTECTION.
12. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
13. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
15. PER CITY COMMENT, WHEN DIGGING IN ZEOLITE TRAFFIC CONTROL WILL BE NEEDED.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" TO 12" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SDR 26	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS

SCALE IN FEET: 0 20 40

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	SB#
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	x972.5 1.0%
LOW	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

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CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

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C4.2	UTILITY PLAN SAN & WATER
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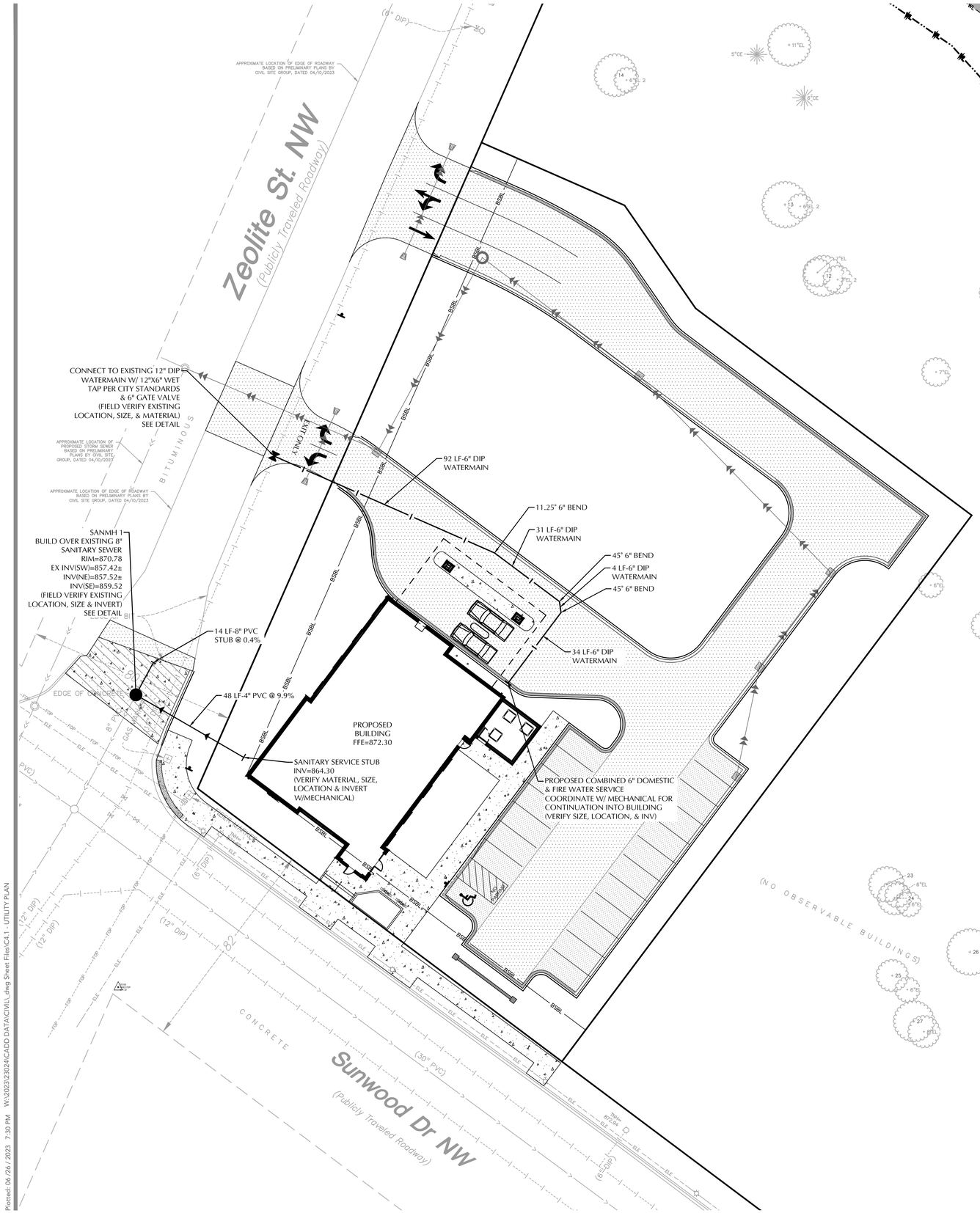
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UTILITY PLAN STORM SEWER
C4.1

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SANITARY SEWER & WATERMAIN NOTES

1. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
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4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT; ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
10. OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
11. TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
12. REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
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UTILITY TYPE	MATERIAL	SIZE	REFERENCE
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SCALE IN FEET: 0 20 40

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	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
+ 972.5	SPOT ELEVATION	+ 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

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Trevor D. Grays - PE

License No. 53706
Date

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UTILITY PLAN SANITARY & WATERMAIN

C4.2

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

GROUT BOTTOM TO SLOPE TOWARD PIPE AS SHOWN BY ARROWS.

FORM 1/2 PIPE SECTION OF LARGEST DIAMETER PIPE

SECTION A–A

CASTING SEE CITY PLATE NO. SEW–2

CONCRETE ADJUSTMENT RINGS MAX 7–2" RINGS TO BE INSTALLED. MIN. 2–2" RINGS TO BE INSTALLED. GROUT BETWEEN RINGS.

RAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.

ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH.

PRECAST ECCENTRIC REDUCER SECTION

16"O.C.

STEPS AS PER STANDARD PLATE OR DETAIL

RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS

WALLS TO BE CONSTRUCTED OF PRECAST SECTIONS, JOINTS SHALL BE CONSTRUCTED WITH CONFINED O–RING GASKETS.

GROUT DOG HOUSE

MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW FROM INLET TO OUTLET.

CONCRETE SLAB

27" 4'–0" VARIABLE 1" MIN. FLOW 3" 5'–4" 6"

STANDARD DETAIL

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

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW–1

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT.

R.O.W.

MAIN 13' DEEP OR LESS

GROUND LINE

GRANULAR BEDDING

PLUG

SDR–26 PVC PIPE (TYP.)

ADAPTER

22 1/2" BEND

.02"/FT.

WYE AT 10 OR 2 O'CLOCK POSITION

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT.

R.O.W.

MAIN MORE THAN 13' DEEP

GROUND LINE

GRANULAR BEDDING

PLUG

SDR–26 PVC PIPE (TYP.)

APPROVED SDR–26 ADAPTER BENDS

45°

5' MIN.

22 1/2" BEND

.02"/FT.

LENGTH VARIES

MAY REQUIRE A RISER AT THE END TO GET SEWER OUT OF THE WATER TABLE.

WYE AT 10 OR 2 O'CLOCK POSITION

NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

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

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

CASTING

WRAP OUTSIDE OF WITH WATER TIGHT PRODUCT

WALLS TO BE PRECAST SECTION OR CONCRETE MANHOLE BLOCK.

MAX. 4'–0"

24" X 36"

SLOPE 1" PER FOOT

PRECAST OPENINGS AS REQUIRED

3" 3'–6" X 4'–6"

RECTANGULAR

WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

CASTING

27"

WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

WALLS TO BE PRECAST SECTION OR CONCRETE MANHOLE BLOCK.

5" Variable

STEPS PER STANDARD PLATES 418AL

SLOPE 1" PER FOOT

PRECAST OPENINGS AS REQUIRED

3" Min. 5'–3"

CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

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

CASTING

RAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

WALLS TO BE PRECAST

MAX. 4'–0" CONE SECTION

24" – 27"

SLOPE 1" PER FOOT

PRECAST OPENINGS AS REQUIRED

CONE

4'–0" MAX– 5' 2"

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

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

CASTING

RAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

MAX. 4'–0" 5"

27" DIA.

WALLS TO BE PRECAST SECTION OR CONCRETE MANHOLE BLOCK.

SLOPE 1" PER FOOT

PRECAST OPENINGS AS REQUIRED

3" 3' 7"

CIRCULAR

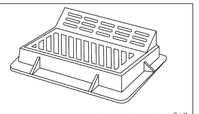
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

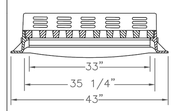
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4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

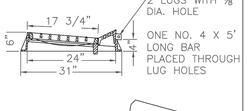
APPROVED:		STANDARD DETAILS:
6 – 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO–2

NOTE: SURMOUNTABLE CURB & GUTTER

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





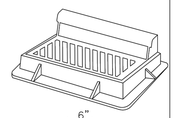


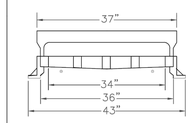
2 LUGS WITH 5/8" DIA. HOLE

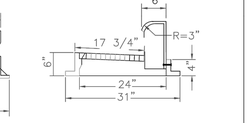
ONE NO. 4 X 5' LONG BAR PLACED THROUGH LUG HOLES

NOTE: B 618 CURB & GUTTER

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







STANDARD CATCHBASIN CASTING

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

℄ ROADWAY ℄ STRUCTURE

DISTANCE TO FACE OF CURB

THEN SUBTRACT –0.73' TO ℄ OF 48" STRUCTURE.

* SEE CHART FOR OTHER DIA MH's

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

* BASED ON NEENAH NO 3246 CSTG

VARIES 0.48

5" (TYP.) R=2' 24" FACE OF 8618 C&G 36" 9" (TYP.)

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

TYPE * PRECAST CONC. SLAB W/ OFFSET 2'x3' OPENING

"X" 9" (TYP.) 8" VARIES

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

INLET PIPE – REFER TO PLAN

OUTLET PIPE

INLET PIPE – REFER TO PLAN

CASTING PER PLAN

SECTION A–A

CONCRETE ADJUSTING RINGS MAX. 7–2" RINGS TO BE INSTALLED MIN. 2–2" RINGS TO BE INSTALLED GROUT BETWEEN RINGS

WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT

6" TOP SLAB

27"

ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH

PRECAST SECTION

WALLS TO BE CONSTRUCTED OF PRECAST SECTIONS WITH R–4 JOINTS

5"

OUTLET PIPE

A A

6" MIN.

4'–0"

PER PLAN

3"

APPROPRIATE ADAPTER OR COUPLER TO SEAL ELBOW TO MANHOLE

SUMP MANHOLE NO SCALE

NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SUMP MANHOLE
		CITY PLATE No. STO–9

PROPERTY LINE

MIN. 1'

2 ½" EXPANSION JOINT

BACK OF WALK

6'

VARIABLE

A A

BOULEVARD PER PLAN

BACK OF CURB

PLAN

½" STEEL BULLNOSE EDGES AND ALL JOINTS

3

6" THICK UNREINFORCED CONCRETE WALK

PREPARED SUBGRADE

SECTION A–A

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

NOT TO SCALE

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

SAWCUT BITUMINOUS AND CURB AND REMOVE

CURB REMOVED AND REPLACED

MILL WEAR AFTER BASE PATCH INSTALLED

12" MIN.

18" MIN.

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)

TACK COAT

2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)

4" MODIFIED CLASS 5 AGGREGATE BASE

APPROVED SUBGRADE

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

APPROVED:		STANDARD DETAILS:
3 – 2022	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

PROPOSED BIT. PAVEMENT

MILL BIT. PAVEMENT 2" WIDE X 1.5" DEEP

EXISTING BIT. PAVEMENT

MATCH BIT. PAVEMENT (MILLED)

PLAN VIEW

STEP 1: SAW CUT PAVEMENT (FULL DEPTH) MILL 2" WIDE X 1.5" DEEP REMOVE BIT. PAVEMENT

REMOVE BIT PAVEMENT — SAWCUT (FULL DEPTH) — MILL BIT PAVEMENT — EXISTING BIT PAVEMENT — EXISTING AGGREGATE BASE

STEP 2: PAVE BASE COURSE, PAVE WEARING COURSE, INCLUDING MILL AREA.

1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)

TACK COAT

TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C)

4" MODIFIED CLASS 5 AGGREGATE — PLACED ON APPROVED SUBGRADE

EXISTING BIT PAVEMENT

SECTION VIEW NOTE: NOT TO SCALE

APPROVED:		CITY PLATE	STANDARD DETAILS:
3 – 2017	City of RAMSEY	No. STR–31	STREET TIE–IN

7" LONG COPPER JUMPER TRIP SIZED TO CARRY 600 AMPS

2 – SILICON BRONZE 5/16"x3/4" HEX HEAD BOLT & NUT

3 1/4" LONG PIPE STRIP WELD TO PIPE

WELD TO PIPE

BELL END

PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE

10" LONG COPPER JUMPER STRIP SIZED TO CARRY 600 AMPS

LOOSE GLAND

CONNECT TO BOLT HEAD

LEAD TIP GASKET

3 1/4" LONG PIPE STRIP, WELD TO PIPE

BELL END

TEE HEAD BOLTS

MECHANICAL JOINT

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

EDGE OF MAT OR BACK OF CURB.

5" FROM FACE OF CURB TO VALVE BOX

VALVE BOX

TOP OF PAVEMENT

4x4 MARKER OR APPROVAL EQUAL

PLUG RODDED BACK AND PSI TESTED

18" MINIMUM SEPARATION FROM SANITARY SEWER TO WATERMAIN

VALVE

4",6", or 8" D.I.P.

18" MINIMUM SEPARATION FROM SANITARY SEWER TO WATERMAIN

NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	COMMERCIAL SERVICE
		CITY PLATE No. WAT–5

Plotted: 06 / 26 / 2023 7:30 PM W:\2023\23024\CADD DATA\CIVIL_dwg Sheet Files\C8.1 - CIVIL DETAILS

CORTRUST BANK

RAMSEY, MINNESOTA

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE

License No. 53706

Date

QUALITY CONTROL

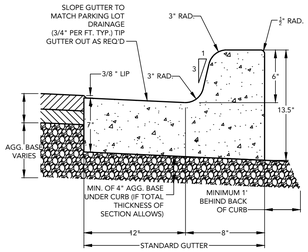
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Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

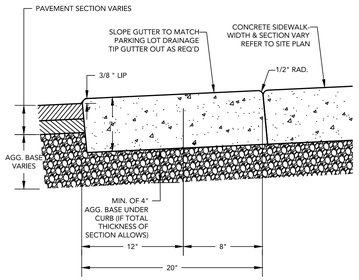
CIVIL DETAILS

C8.1



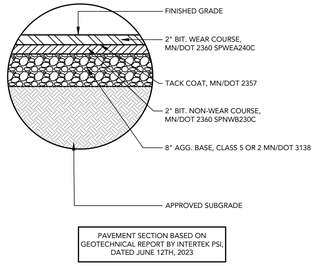
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS | B6-12 STYLE CONCRETE CURB AND GUTTER | LOUCKS PLATE NO. 2009 | DRAWN 2/2016



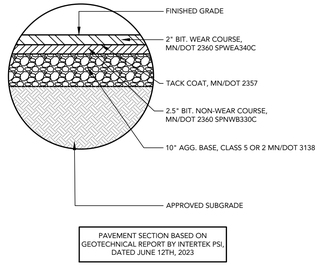
SPECIFICATION NOTES:
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2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS | FLAT CURB AND GUTTER (12") | LOUCKS PLATE NO. 2012 | DRAWN 2/2016



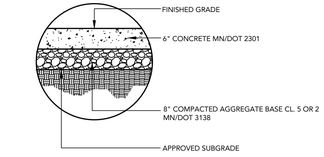
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY INTERTEK PSI, DATED JUNE 12TH, 2023

LOUCKS | STANDARD BITUMINOUS PAVEMENT SECTION | LOUCKS PLATE NO. 2031 | DRAWN 12/2016



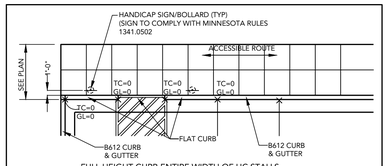
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY INTERTEK PSI, DATED JUNE 12TH, 2023

LOUCKS | HEAVY DUTY BITUMINOUS PAVEMENT SECTION | LOUCKS PLATE NO. 2032 | DRAWN 01/2022

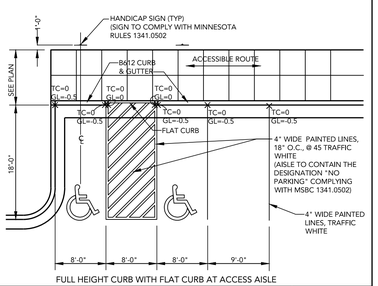


NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

LOUCKS | CONCRETE PAVEMENT SECTION | LOUCKS PLATE NO. 2033 | DRAWN 12/2016

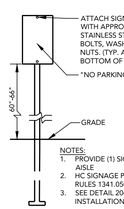


FULL HEIGHT CURB ENTIRE WIDTH OF HC STALLS



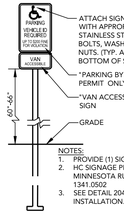
FULL HEIGHT CURB WITH FLAT CURB AT ACCESS AISLE

LOUCKS | TYPICAL ADA PARKING | LOUCKS PLATE NO. 2036 | DRAWN 12/2016



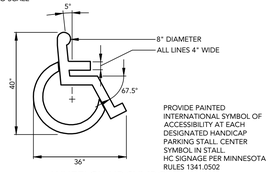
NOTES:
1. PROVIDE (1) SIGN PER ACCESS AISLE
2. HC SIGNAGE PER MINNESOTA RULES 1341.0502
3. SEE DETAIL 2042 FOR SIGN INSTALLATION.

HANDICAP ACCESS AISLE
NO PARKING SIGN
NOT TO SCALE



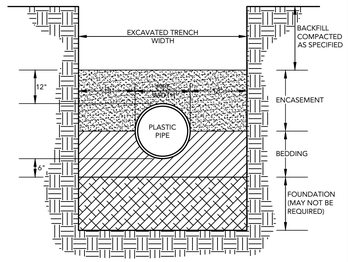
NOTES:
1. PROVIDE (1) SIGN PER STALL
2. HC SIGNAGE PER MINNESOTA RULES 1341.0502
3. SEE DETAIL 2042 FOR SIGN INSTALLATION.

HANDICAP PARKING SIGN
NOT TO SCALE



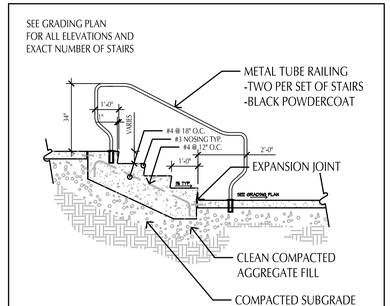
WHEELCHAIR SYMBOL
NOT TO SCALE

LOUCKS | TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN | LOUCKS PLATE NO. 2037 | DRAWN 12/2016



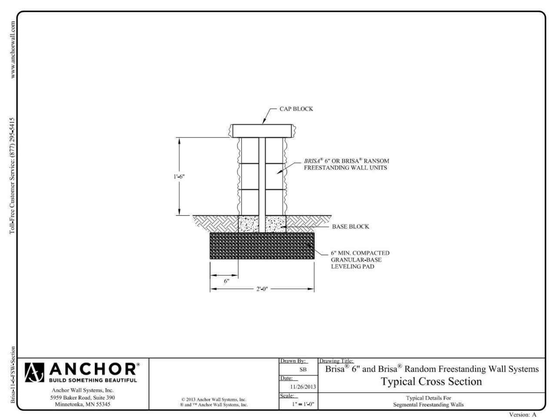
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS | PLASTIC PIPE BEDDING | LOUCKS PLATE NO. 4008 | DRAWN 2/2016

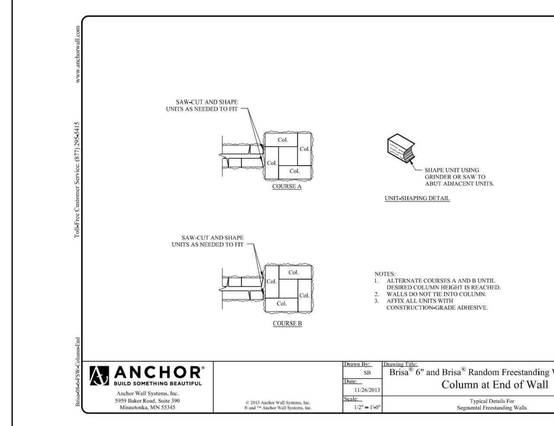


GENERAL NOTES:
- ALL REBAR TO BE COVERED BY 2" CONCRETE MIN.
- CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
- CORE DRILL CONCRETE SURFACE TO RECEIVE RAILINGS, EPOXY GROUT, AND CONCEAL WITH DECORATIVE PLATES.
- HANDRAIL TO BE 1-1/2" O.D. BRUSHED ALUMINUM.

LOUCKS | CONCRETE STAIRS | LOUCKS PLATE NO. | DRAWN 12/2016



LOUCKS | DECORATIVE WALL DETAIL | LOUCKS PLATE NO. 000 | DRAWN 05/2023



LOUCKS | DECORATIVE WALL DETAIL COLUMN | LOUCKS PLATE NO. 000 | DRAWN 05/2023

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SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE

License No. 53706
Date

QUALITY CONTROL

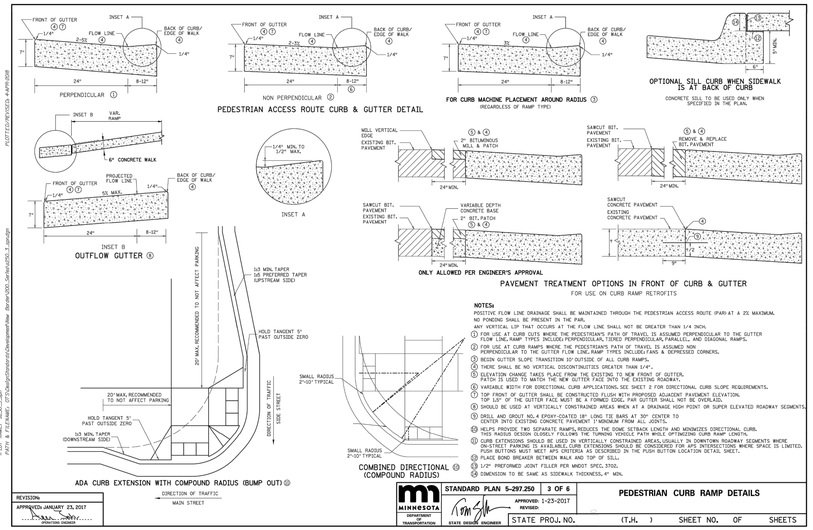
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Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

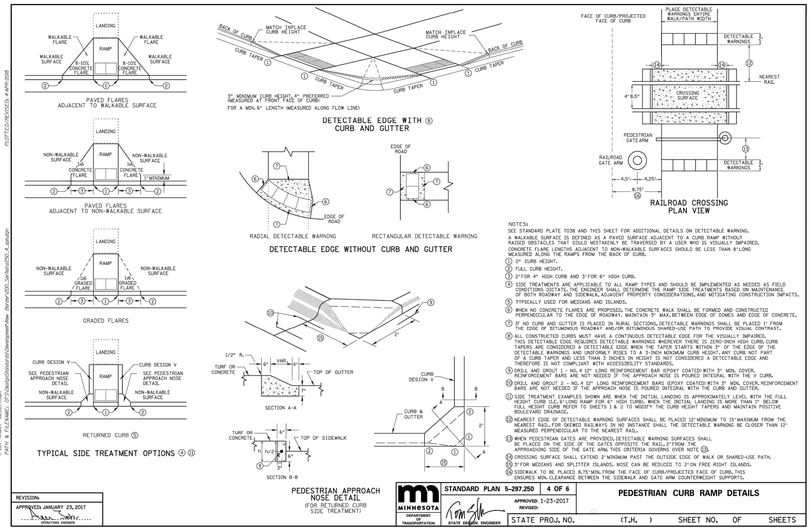
SHEET INDEX

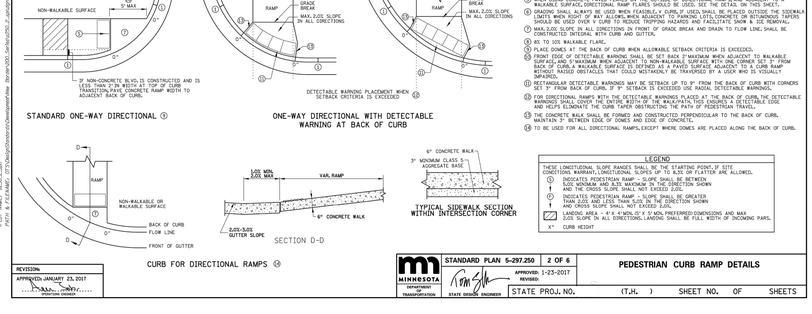
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

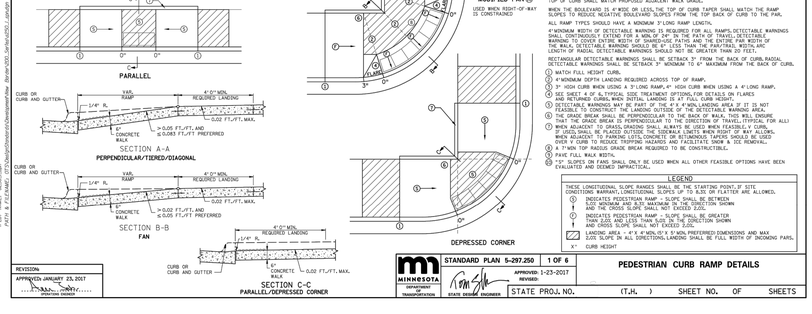
CIVIL DETAILS
C8.2

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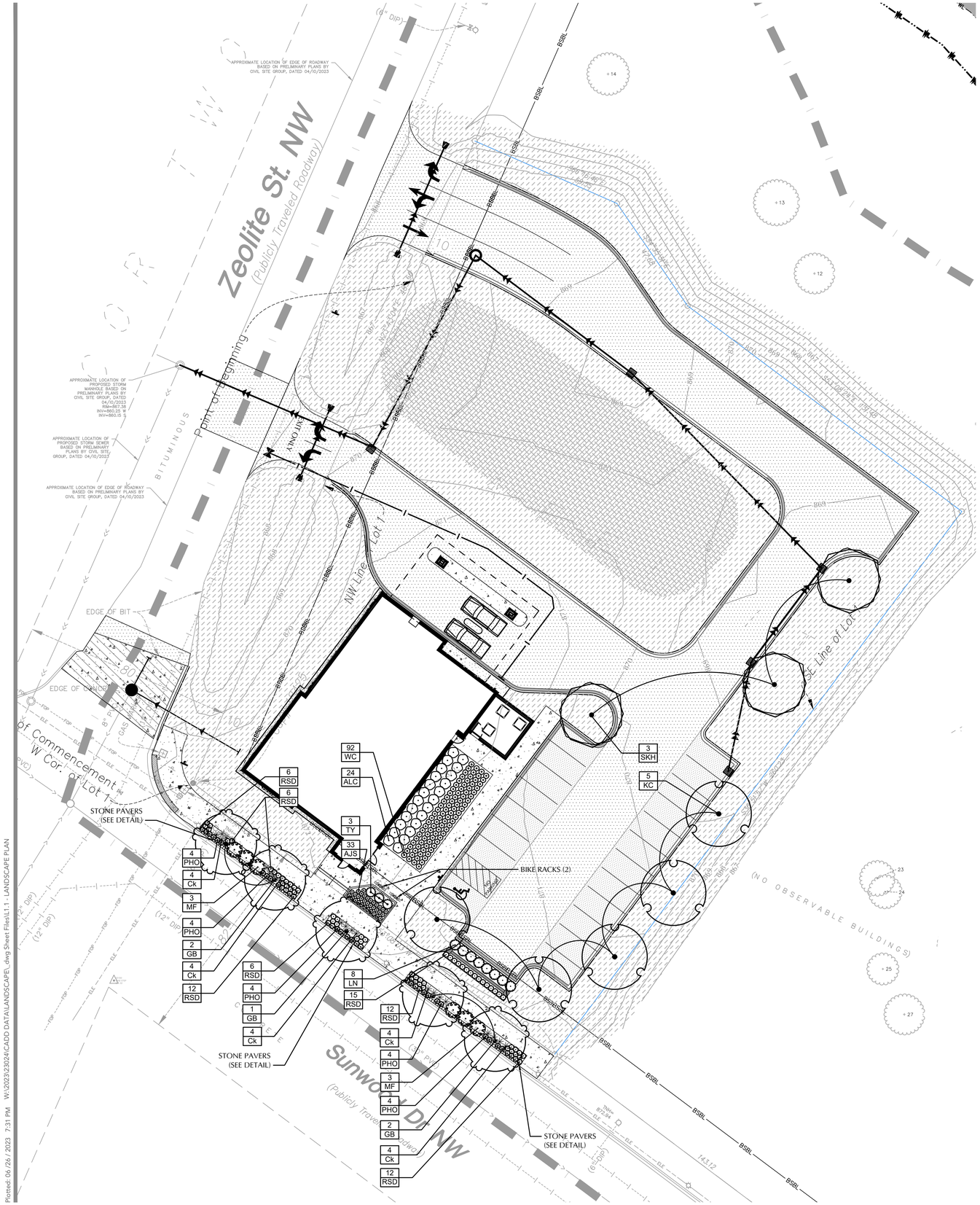








BACK OF CURB
FLARE
FRONT OF GUTTER
PERPENDICULAR
NON-WALKABLE OR WALKABLE SURFACE
TIERED PERPENDICULAR
PARALLEL
CURB OR CURB AND GUTTER
VAR. RAMP
4'-0" MIN. REQUIRED LANDING
1/4" R.
6" CONCRETE WALK
0.05 FT./FT. MAX.
0.02 FT./FT. MAX.
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
CONCRETE WALK
≥ 0.02 FT./FT. PREFERRED
≤ 0.05 FT./FT.
SECTION B-B
FAN
STRAIGHT FORM MAY BE USED
FAN
MODIFIED FAN
USED WHEN RIGHT-OF-WAY IS CONSTRAINED
DEPRESSED CORNER
SECTION C-C
PARALLEL/DEPRESSED CORNER
WALK
NON-WALKABLE OR WALKABLE SURFACE
1.25% MAX.
RX-10% FLARE
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
RX-10% FLARE
NOTES
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL CURB RAMPS.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP. VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GR



NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

0 20 40
SCALE IN FEET

CORTRUST BANK

RAMSEY, MINNESOTA

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
GB	5	GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	B & B	2.5"Cal	
KC	5	KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5"Cal	
SKH	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos `Skycole`	B & B	2.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
ALC	24	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT	48" o.c.
Ck	20	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal		36" o.c.
LN	8	LITTLE DEVIL NINEBARK	Physocarpus opulifolius `Little Devil` TM	5 gal	24" HGT	48" o.c.
MF	6	MEADOWLARK FORSYTHIA	Forsythia x `Meadowlark`	5 gal	24" HGT	72" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
TY	3	TAUNTON YEW	Taxus x media `Taunton`	5 gal	24" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AJS	33	AUTUMN JOY SEDUM	Sedum x `Autumn Joy`	1 gal		18" o.c.
PHO	20	PATRIOT HOSTA	Hosta x `Patriot`	1 gal		24" o.c.
RSD	75	RUBY STELLA DAYLILY	Hemerocallis x `Ruby Stella`	1 gal		24" o.c.
WC	92	WALKERS LOW CATMINT	Nepeta x faassenii `Walkers Low`	1 gal		24" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
	Seed 5	7,683 sf	MNDOT SEED MIX 35-241 MESIC PRAIRIE GENERAL RATE: 36.5 LBS/ACRE	NATIVE SEED MIX		
	SM 1	127 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH			
	SOD	22,457 sf	TURF SOD			

NOTE:

EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN ½ CUBIC YARD 'PLAISTED'S GROWERS MIX' INCORPORATED INTO THE PARENT SOIL IMMEDIATELY SURROUNDING EACH TREE, AT A RATE OF 25% PLAISTED'S SOIL TO 75% NATIVE OR PARENT SOIL.

PLAISTED'S GROWER MIX:
HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/

NOTE:

DUE TO THE RECONSTRUCTION OF ZEOLITE IN 2024, NO TREES WILL BE REQUIRED ALONG ZEOLITE, INSTEAD THE DEVELOPMENT AGREEMENT WILL SPECIFY AN EQUIVALENT COST SHALL BE PAID TO THE CITY.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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

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

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Daniel Rebok - LA

License No.	56877
Date	06/26/23

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DRC
Checked By	NWE
Review Date	06/26/23

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LANDSCAPE PLAN

L1.1

Plotted: 06 /26 / 2023 7:31 PM W:\2023\23024\CADD DATA\LANDSCAPE\ dwg Sheet Files\L1.1 - LANDSCAPE PLAN

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, SHALL BE FINISHED WITH FOUR (4) INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING SOD AND PLANTINGS.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION. ANY DEVIATION FROM THE APPROVED SPECIES REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS 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 NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE INSPECTION APPROVAL BY THE CITY.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

THERE IS AN EXISTING IRRIGATION LINE IN PLACE ALONG SUNWOOD DRIVE. THIS IRRIGATION LINE SHALL BE USED FOR THE PLANTER BEDS ALONG SUNWOOD DRIVE (IT SHALL NOT BE USED FOR INTERNAL SITE IRRIGATION). COORDINATE WITH CITY STAFF FOR USE OF THIS EXISTING IRRIGATION LINE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

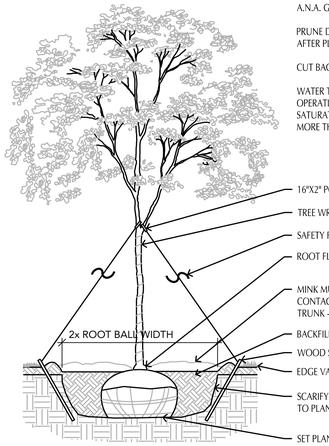
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

ANY IRRIGATION SYSTEM INSTALLED SHALL CONTAIN A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

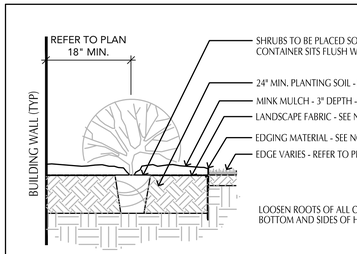
CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

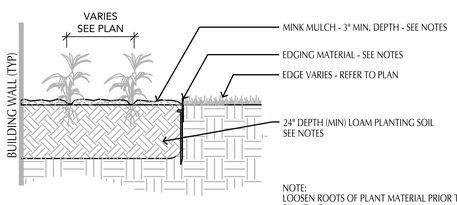
16"X2" POLYPROPYLENE OR POLYETHYLENE STRAP
TREE WRAP TO FIRST BRANCH
SAFETY FLAGGING - ONE PER WIRE
ROOT FLARE EVEN WITH OR JUST ABOVE GRADE
MINK MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.
BACKFILL WITH MIN. 24" IN SITU TOPSOIL
WOOD STAKE
EDGE VARIES
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
SET PLANT ON UNDISTURBED NATIVE SOIL

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 | DECIDUOUS TREE PLANTING | SCALE: 1/2" = 1'-0" | LOUCKS | Deciduous Tree Planting.dwg

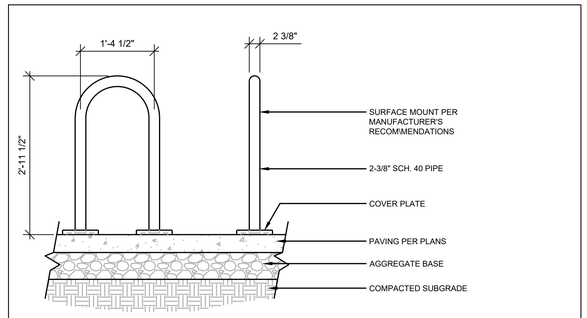


2 | SHRUB PLANTING | SCALE: 3/4" = 1'-0" | LOUCKS | Shrub Planting.dwg

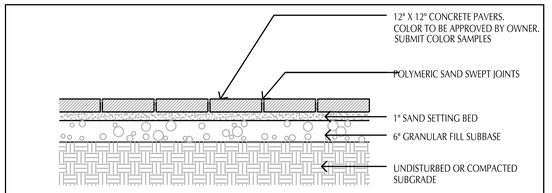


NOTE:
LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3 | PERENNIAL PLANTING | SCALE: 3/4" = 1'-0" | LOUCKS | Perennial Planting.dwg



4 | BIKE RACK DETAIL | 3/4" = 1'-0" | LOUCKS | PROJ-OB-12



5 | CONCRETE PAVERS | SCALE: 1/2" = 1'-0" | LOUCKS | filename.dwg

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PROFESSIONAL SIGNATURE

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Daniel Rebok - LA

License No.	56877
Date	06/26/23

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DRC
Checked By	NWE
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LANDSCAPE DETAILS
L2.1

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
◯	RD	0	Lithonia Lighting	WF6 LL LED 30K40K50K 90CRI 4000K	6" low lumen Matte White Wafer Selectable White LED 30K40K50K _ 4000K	1	923	0.9	9.77
□	S1	6	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	1	17427	0.9	114.07
▭	K	2	CAMMAN LIGHTING, INC.	OW915-24-LN-T3	WALL MOUNT	1	1329	0.9	23.36
▯	W	0	Lithonia Lighting	WPX0 LED ALO-4 40K MVOLT	WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V	1	1645	0.9	12.4511
□	G	10	Lithonia Lighting	CNY LED P2 40K MVOLT	CNY LED Canopy P2=6,600lm	168	6601	0.9	51.86

Statistics

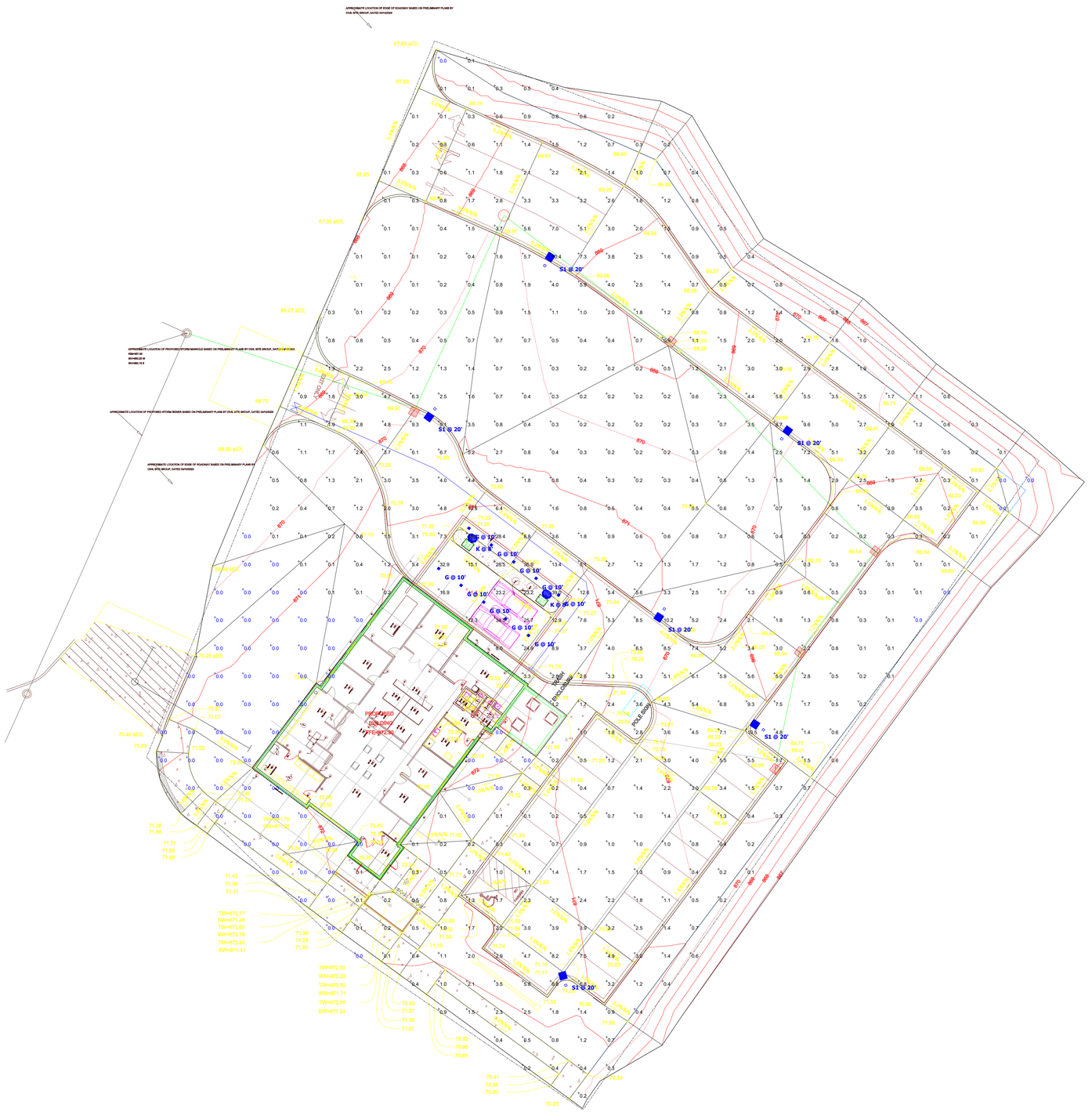
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	2.3 fc	41.4 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

DAVIS

CorTrust Bank - Ramsey MN

Designer
AM
Date
06/14/2023
Scale
As Noted
Drawing No.

Summary

AFFINITY AT THE COR 2ND ADDITION

City of Ramsey
County of Anoka
Sec. 28, Twp. 32, Rng. 25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot C, AFFINITY AT THE COR, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as AFFINITY AT THE COR 2ND ADDITION.

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

City of Ramsey

_____ _____
Signature Printed Name, Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of the City of Ramsey, a Minnesota municipal corporation.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

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

Dated this _____ day of _____, 20_____.

_____
Jared Averbeck, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____, by Jared Averbeck.

_____ _____
Signature Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____ By: _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of AFFINITY AT THE COR 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at ____ o'clock ___.M. and was duly recorded as Document Number _____.

_____ By: _____, Deputy
County Recorder/Registrar of Titles

LOUCKS

AFFINITY AT THE COR 2ND ADDITION

City of Ramsey
County of Anoka
Sec. 28, Twp. 32, Rng. 25

RAMSEY TOWN CENTER ADDITION

COR TWO

Zeavite St. NW

West Ramsey Parkway

OUTLOT C
AFFINITY AT THE COR

Lot 1
BLOCK 1

Cap# 18425

Cap# 18418

Cap# 53642

Drainage & Utility Easement

W Line of Outlot C, AFFINITY AT THE COR

N23°45'04"E 489.56

S86°16'46"E 59.55

S34°35'37"E 47.69

S53°08'24"E 131.48

S36°51'57"W 260.23

N53°08'03"W 316.62

143.12

S46°16'56"E 316.68

L=767.48 R=1023.00 Δ=42°59'05" C=749.60 CB=S67°46'28"E

L=95.60 R=420.00 Δ=13°02'30"

N66°10'33"W 843.03

S0°00'00"W 470.65

L=48.64 R=117.00 Δ=23°49'14"

S23°49'14"W 7.20

Willernite St.

GIGI ADDITION

Sunwood Dr. NW

COR STONE

Youle St. NW

BROOK ACADEMY

SUNWOOD VILLAGE

COR ONE

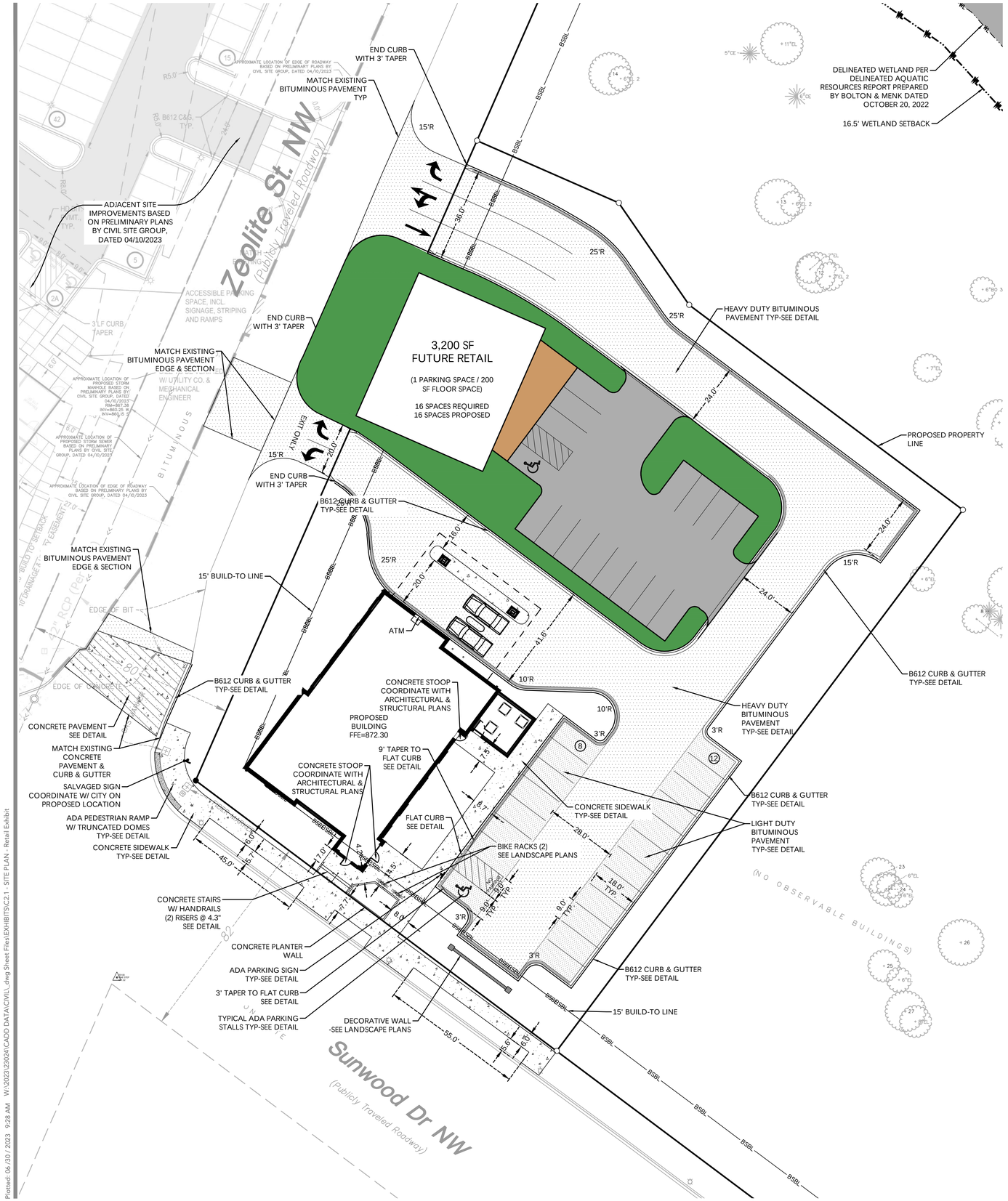
COR

0 60 120
SCALE IN FEET
1 INCH = 60 FEET

BEARINGS ARE BASED ON THE WEST LINE OF OUTLOT C, AFFINITY AT THE COR, HAVING A BEARING OF NORTH 23 DEGREES 43 MINUTES 04 SECONDS EAST.

- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 53642"
- ● DENOTES 1/2 INCH IRON MONUMENT FOUND AS SHOWN
- ✖ DENOTES REBAR FOUND AS SHOWN

LOUCKS



SITE DATA

CURRENT ZONING: COR-2a
PROPOSED ZONING: COR-2b

CURRENT PROPERTY AREA (OUTLOT C): 11.72 ± AC
PROPOSED PROPERTY AREA (LOT 1, BLOCK 1): 1.24 ± AC
PROPOSED OUTLOT AREA (OUTLOT A): 10.48 ± AC

DISTURBED AREA: 1.51 ± AC
EXISTING IMPERVIOUS AREA: 0.00 ± AC (0.0%)*
PROPOSED IMPERVIOUS AREA: 0.70 ± AC (46.4%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT 15 FT MAXIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

OFF-STREET PARKING SETBACKS:
FRONT 0 FT MINIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 24 FT

STREET FRONTAGE (SUNWOOD DR):
REQUIRED (173.5' x 0.40) = 69.4 FT
TOTAL PROPOSED = 89.8 FT
BUILDING = 60.5 FT
DECORATIVE WALL = 29.3 FT

PARKING CALCULATIONS

APPLICABLE PARKING REQUIREMENT: OFFICES - 1 STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA

BANK :
TOTAL: 5,020 SF
5,020 SF @ 1 STALL PER 300 SF = 17 STALLS

TOTAL PARKING REQUIRED = 17 STALLS

PROPOSED OFF-STREET PARKING = 19 STALLS
PROPOSED ADA PARKING = 1 STALLS
TOTAL OFF-STREET PARKING PROVIDED = 20 STALLS

PROPOSED STREET PARKING: = 6 STALLS
TOTAL PARKING PROVIDED = 26 STALLS

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 1 STALLS**

PROPOSED ACCESSIBLE PARKING: 1 STALLS

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SCALE IN FEET: 0 20 40

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILDING SETBACK LINE	

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

- B612 CURB & GUTTER (STANDARD)
- B612 CURB & GUTTER (TIP OUT)
- FLAT CURB & GUTTER (STANDARD)
- FLAT CURB & GUTTER (TIP OUT)
- SURMOUNTABLE CURB & GUTTER (STANDARD)
- SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEETS C8.1

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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

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

CORTRUST BANK

RAMSEY, MINNESOTA

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

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023
CITY RESUBMITTAL	6/8/2023
CITY RESUBMITTAL	6/26/2023

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

SITE PLAN
C2.1

Plotted: 06 /20 / 2023 9:28 AM W:\2023\23024\CADD DATA\CIVIL\ dwg Sheet Files\EXHIBITS\C2.1 - SITE PLAN - Retail Exhibit

RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT

THIS RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT (Agreement) is made and entered as of July 11, 2023 (the Effective Date), by and between CorTrust Bank, N.A., a South Dakota corporation, (Parcel A Owner) and The City of Ramsey, a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota (Parcel B Owner). Parcel A Owner and Parcel B Owner may, sometimes hereinafter, be referred to individually as an Owner or, collectively, the Owners.

WITNESSETH:

WHEREAS, Parcel A Owner is the fee simple owner of certain undeveloped real estate legally described on Exhibit A attached hereto (Parcel A); and

WHEREAS, Parcel B Owner is the fee simple owner of certain undeveloped real estate legally described on Exhibit B. attached hereto (Parcel B). Parcel A and Parcel B may hereafter individually be referred to as a Parcel or collectively as the Parcels; and

WHEREAS, there exists on the Parcels a drive lane ("drive lane") that extends from the public right-of-way known Zeolite Street NW near the northern boundary line between Parcel A and Parcel B, which drive lane serves both Parcels, and the Owners wish to provide for the shared use of such drive lane; and

NOW THEREFORE, in consideration of the premises set forth above, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The above recitals shall constitute an integral part of this Agreement.

2. Drive Lane Easement Area. The Drive Lane Easement Area shall be defined as the area that is legally described and depicted on Exhibit C attached hereto.

3. Access Easement.

   A. Parcel A Drive Lane Easement. Parcel A Owner hereby declares, grants, conveys and quit claims to Parcel B Owner; and its successors, heirs and assigns, tenants, employees, agents, and other invitees, for the benefit of Parcel B, a nonexclusive, perpetual ingress and egress easement on, over and across the portion of the Drive Lane Easement Area located on Parcel A, for the purpose of providing vehicular ingress and egress to and from Parcel B and Zeolite Street NW.

   B. Parcel B Drive Lane Easement. Parcel B Owner hereby declares, grants, conveys and quit claims to Parcel A Owner, and its successors, heirs and assigns, tenants, employees, agents, and other invitees, for the benefit of Parcel A, a nonexclusive, perpetual ingress and egress easement on, over and across the portion of the Drive Lane Basement Area located on Parcel B, for the purpose of providing vehicular ingress and egress to and from Parcel A and Sunwood Drive NW as further discussed in Paragraph 16 below.

   (collectively, the Access Easement)

4. Continuous Access. The Owners shall not do or permit anything on or to the Drive Lane Easement Area which may materially impede, limit or restrict the other Owner's use thereof other than temporary periods for repair or construction purposes, All maintenance and repair work done on

the Drive Lane Easement Area shall be performed in such a manner so as to cause as little interference as reasonably possible with the continuing use thereof for the purposes set forth herein, in light of the maintenance and repair work being done.

5. Maintenance of the Drive Lane Easement Area.

A. Until such time as Parcel B is developed, Parcel A Owner shall be solely responsible for all repair, replacement, snow removal, and other maintenance to the Drive Lane Easement Area.

B. Once Parcel B is developed, each Owner shall be jointly responsible for all repair, replacement, snow removal, and other maintenance to the Drive Lane Easement Area on its Parcel and equally for the costs thereof.

C. If either Owner fails to perform its obligations under this Section 5 within thirty (30) days after written notice from the other Owner (or two (2) business days after written notice from the other Owner in the case of snow removal), then such other Owner may, but shall not be obligated to, perform the obligations of the non-performing Owner. The non-performing Owner shall reimburse such other Owner who performed such obligations on its behalf for all expenses incurred by such other Owner in performing such obligations. Reimbursement for such expenses shall be made within thirty (30) days after the applicable Owner submits proof of said expenses to the non-performing Owner, and any expenses not reimbursed within thirty (30) days shall collect interest at a rate of twelve percent (12%) annually thereafter until paid.

6. Indemnity

A. Parcel A Indemnity. The Parcel A Owner shall indemnify, defend and hold harmless the Parcel B Owner from and against any and all claims, demands, losses, damages, costs and expenses (including but not limited to court costs, penalties and reasonable attorney's fees), judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to the use or occupancy of the Drive Lane Easement Area by the Parcel A Owner, its assigns or licensees, or arising in any manner out of the acts or omissions of the Parcel A Owner or its agents or employees or any other persons acting under Parcel A Owner's direction or control in connection with the Drive Lane Easement Area or easements granted herein. The Parcel A Owner shall not be responsible for the negligent or willful acts of misconduct of the Parcel B Owner.

B. Parcel B Indemnity. The Parcel B Owner shall indemnify, defend and hold harmless the Parcel A Owner from and against any and all claims, demands, losses, damages, costs and expenses (including but not limited to court costs, penalties and reasonable attorney's fees), judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to the use or occupancy of the Drive Lane Easement Area by the Parcel B Owner, its assigns or licensees, or arising in any manner out of the acts or omissions of the Parcel B Owner or its agents or employees or any other persons acting under Parcel B Owner s direction or control in connection with the Drive Lane Easement Area or easements granted herein, The Parcel B Owner shall not be responsible for the negligent or willful acts of misconduct of the Parcel A Owner.

7. Enforcement. Without limiting any other provision of this Agreement, if an Owner breaches, defaults or fails to perform any of its obligations set forth in this Agreement and fails to correct or

cure such breach, default or nonperformance within thirty (30) days after written notice of such default by any other Owner (or such shorter cure period as may be provided in this Declaration), then such breach, default or nonperformance shall constitute an Event of Default hereunder, In addition to any other remedies set forth in this Agreement, an Event of Default under this Agreement may be enforced by either Owner by legal or equitable action (including specific performance) in the courts of Anoka County, Minnesota. In the event an action is commenced, the prevailing party (as determined by the Court) shall be entitled to recover costs and expenses incurred in such action including reasonable attorney's fees (as determined by the Court), from the non-prevailing party.

8. Impositions. Each Owner covenants and agrees to pay or make arrangements to have payment made, prior to delinquency, all real estate taxes, assessments, and other governmental charges assessed upon such Owner's Parcel or otherwise related to the ownership of such Parcel, which may be due and payable as a lien upon such Parcel or any part thereof; provided that nothing herein shall prevent any Owner from appealing or challenging any such lien or the amount thereof in accordance with all laws.

9. No Contribution. Except as otherwise expressly set forth in this Agreement, no Owner shall have the right to seek contribution from another Owner for any costs incurred by such first Owner in connection with this Agreement, except as provided in Section 5.

10. Authority. Each of the persons executing this Agreement on behalf of Parcel A Owner and Parcel B Owner represents and certifies that: (a) he or she is empowered and authorized by all necessary action of Parcel A Owner and Parcel B Owner, respectively, to execute and deliver this Agreement; (b) he or she has full capacity, power, and authority to enter into and carry out this Agreement; and (c) the execution, delivery, and performance of this Agreement have been authorized by, and this Agreement is the legal, valid, and binding obligation of Parcel A Owner and Parcel B Owner, respectively.

11. Easements to Run with Land. The easements and the rights and obligations herein contained shall attach to, bind and nun with the land and shall inure to the benefit of and be binding upon the undersigned and subsequent owners of Parcel A and Parcel B, and as they may provide, their respective agents, employees, tenants, licensees and invitees, but nothing herein contained shall be deemed to create any easement rights in the public, or for the benefit of any property other than Parcel A and Parcel B.

12. Notice. To be effective, any notice, consent, or other communication required or permitted under this Agreement must be in writing. A notice or other communication shall be deemed to have been given to an Owner, and shall be effective, (i) if delivered by hand, when physically received by an officer of such Owner, or other person authorized by the party to receive notice, or upon refusal to accept delivery, or (ii) if delivered by an overnight delivery service or by mail, on the date such notice or other communication is deposited with the overnight delivery service or deposited in the U.S. mail postage prepaid addressed to the other party, to the last known address for the then-current Owner of the Parcel.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed, shall be deemed to be an original, and all of which counterparts of this Agreement, taken together, shall constitute but one and the same instrument.

14. Construction. This Agreement shall be constructed under the laws of the State of Minnesota.

15. Entire Agreement. The Agreement and the exhibits attached hereto constitute the entire understanding or the parties hereto with respect to the transaction contemplated hereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied upon any verbal representations, agreements or understandings not expressly set forth herein.

16. Future Access Agreement. Parcel B is owned by the City of Ramsey with the intent of selling it to one or more developers to construct buildings to aid the City in its goals for improving economic development. The City of Ramsey is committed to requiring future developers to extend the drive lane in the defined shared access described in Exbibit C to serve additional properties with a connection to Sunwood Drive roughly centered between Zeolite Street NW and Yolite Street NW. The drive lane, in addition, may extend to Ramey Parkway and/or to Yolite Street. Each segment of the extended drive lane shall be constructed by the developer of that proposal without additional construction cost from the owner of Parcel A. Each subsequent segment of the shared drive lane will include an amendment to this agreement to define the new easement areas.

[SIGNATURE PAGES TO FOLLOW]

[SIGNATURE PAGE TOR ECIPROCAL INGRESS/EGRESS EASTEMENT AREA]

IN WITNESS WHEREOF, the parti.es have executed this Agreement as of the date set forth above.

Parcel A Owner

CorTrust Bank, N.A.
a South Dakota corporation

By: _____
Name: Dean Suchy
Title: Market President

STATE OF MINNESOTA)
) SS:
COUNIY OF _____)

Before me, a Notary Public in and tor the State of Minnesota, personally appeared Dean Suchy the Market President of CorTrust Bank, N.A., a South Dakota Corportaion, who acknowledged the execution of the foregoing Reciprocal Ingress/Egress Easement Agreement on behalf of the limited liability company.

WINESS my hand and Notarial Seal this ____ day of _____ 2023.

By: _____
Notary Public

[SIGNATURE PAGE TOR ECIPROCAL INGRESS/EGRESS EASTEMENT AREA]

Parcel B Owner

The City of Ramsey,
a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota

By: _____
Name: Mark E. Kuzma
Title: Mayor

By: _____
Name: Brian Hagen
Title: City Administrator

STATE OF MINNESOTA)
) SS:
COUNIY OF ANOKA)

Before me, a Notary Public in and tor the State of Minnesota, personally appeared Mark E. Kuzma and Brian Hagen, the Mayor and City Administrator, respectively, of The City of Ramsey, a Minnesota municipal corporation and charter city operating under the laws of the State of Minnesota, who acknowledged the execution of the foregoing Reciprocal Ingress/Egress Easement Agreement on behalf of the limited liability company.

WINESS my hand and Notarial Seal this ____ day of _____ 2023.

By: _____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

THIS INSTRUMENT WAS REVIEWED BY:
Frederic W. (Fritz) Knaak, Esq
North Star Law Group
413 Wacouta Street, Suite 500
St. Paul, MN 55101

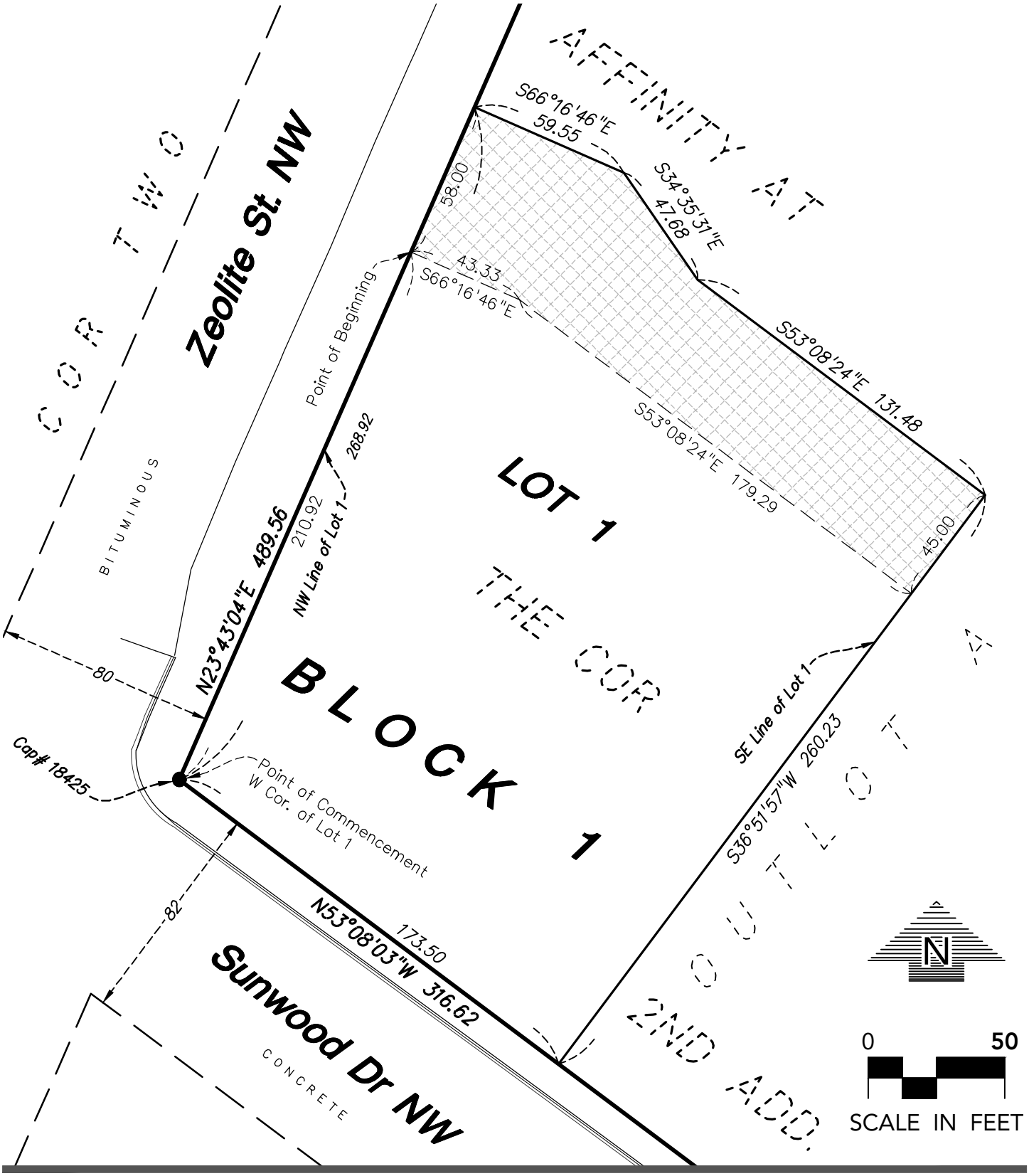
Exhibit A
Legal Description of Parcel A, Ramsey Properties LLC

Lot 1, Block 1, Affinity at the COR 2nd Addition, Anoka County, Minnesota

Exhibit B
Legal Description of Parcel B, City of Ramsey

Outlot A, Affinity at the COR 2nd Addition, Anoka County, Minnesota

ACCESS & MAINTENANCE EASEMENT EXHIBIT



LEGEND

ACCESS & MAINTENANCE EASEMENT AREA
11,355 +/- SQ FT.

LOUCKS

Loucks Project No. 23024A

W:\2023\23024\CADD DATA\SURVEY_dwg Sheet Files\S23024A-EXH_ACCESS

ACCESS & MAINTENANCE EASEMENT EXHIBIT

Access & Maintenance Easement Description

June 13, 2023

That part of Lot 1, Block 1, AFFINITY AT THE COR 2ND ADDITION, Anoka County, Minnesota, lying to the left of the following described line:

Commencing at the west corner of said Lot 1; thence on an assumed bearing of North 23 degrees 43 minutes 04 seconds East, along the northwest line of said Lot 1, a distance of 210.92 feet to the point of beginning of said line; thence South 66 degrees 16 minutes 46 seconds East 43.33 feet; thence South 53 degrees 08 minutes 24 seconds East 179.29 feet to the southeast line of said Lot 1 and said line there terminating.

Note: The plat of AFFINITY AT THE COR 2ND ADDITION has not been recorded as of the date of this exhibit.

W:\2023\23024\CADD DATA\SURVEY_dwg Sheet Files\S23024A-EXH_ACCESS

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

Jared J. Averkeck - PLS License No. 53642 06/13/23 Date

LOUCKS

Loucks Project No. 23024A

ORDINANCE #23-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF INNESOTA

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

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 is hereby rezoned from COR-2a to COR-2b:

Parcel 1: 7849 Sunwood Drive Northwest
Lot 1, Block 1, AFFINITY AT THE COR 2ND ADDITION, Anoka County, Minnestoa

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map" and “The COR Design Framework” Sub-District Map Version 6.2, which maps were 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.

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

RESOLUTION #23-151

A RESOLUTION APPROVING THE FINAL PLATAND RECIPROCAL INGRESS/EGRESS EASEMENT AGREEMENT FOR "AFFINITY AT THE COR 2ND ADDITION"

RECITALS

1. CorTrust Bank, hereinafter referred to as the "**Permittee**" has properly applied for plat approval on the property legally described as follows:

   Outlot A, AFFINITY AT THE COR, Anoka County, Minnesota.

   ("**Subject Property**")

2. That the City of Ramsey is the fee owner of the Subject Property with the intent to subdivide it and sell a portion to the **Permittee** for the purpose of constructing a bank.

3. That the **Permittee** appeared before the Planning Commission for site plan review on May 25, 2023 and that said meeting was properly advertised and that the minutes of said meeting are hereby incorporated by reference.

4. That the Planning Commission reviewed the Site Plan and Preliminary Plat on May 25, 2023, and recommended approval.

5. That the City Council reviewed and approved the Preliminary Plat of "Affinity at the COR 2nd Addition" on June 13, 2023.

6. Conditions of the approval included the requirement for a cross-access and maintenance agreement for the shared driveway from Zeolite Street NW.

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

That the Ramsey City Council hereby grants approval of the final plat of "Affinity at the COR 2nd Addition" and the associated Reciprocal Ingress/Egress Easement Agreement and authorizes the Mayor and City Administrator to sign the plat and those documents.

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

RESOLUTION #23-152A

A RESOLUTION APPROVING SITE PLAN REVIEW FOR A BANK AT 7849 SUNWOOD DRIVE NW

RECITALS

WHEREAS, CorTrust Bank (the "**Applicant**") has properly applied for Site Plan Review on the property legally described as follows:

Lot 1, Block 1, AFFINITY AT THE COR 2ND ADDITION, Anoka County, Minnesota

(the "**Subject Property**")

WHEREAS, the **Subject Property** is zoned COR-2b and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** requests rezoning of the **Subject Property** from COR-2 to COR-2b to accommodate a second drive thru lane; and

WHEREAS, the City Code allows offices and banking facilities as a permitted use in the COR-2b Zoning District; and

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

That the Site Plan Review for a bank with two drive-thru lanes and associated site improvements are hereby approved subject to the following conditions:

Section 1. Site Plan Review Requirements

1.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated May 10, 2023. The applicant is authorized to proceed to construction plans incorporating the staff review comments.

1.02. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.

1.03. Building permits are required.

1.04. The sign locations as shown on the approved architectural plans are approved locations for signage. Permits are required for the signs' installations.

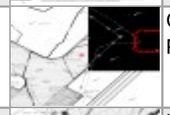
1.05. Approval by the Lower Rum River Watershed Management Organization.

1.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred or the City may collect $650 per tree to install with the roadway project.

1.07. A "No Parking Here to Corner" sign shall be installed along Sunwood Drive approximately 20 feet east of the Zeolite Street intersection to provide safer intersection site lines.

1.08. The lighting plan shall be adjusted to pole heights of 15-20 feet and that the drive-thru canopy lights are shielded on the sides to prevent glare.

1.09. This Site Plan approval shall automatically expire if the use is not initiated by July 11, 2024, and issuance of a valid building permit shall constitute as initiation of the use.

Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
31	False	Unresolved	Engineering Tech		C4.1 UTILITY PLAN STORM SEWER.pdf	Logan Czech	Geotechnical Report	Fill in missing fields in Geotechnical Report information	04/28/2023 8:03 AM	Logan Czech	The geotechnical report information will be filled out upon completion.
66	False	Unresolved	Civil Engineer II		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Joe Feriancek	Sewer Service Cover	only showing 6' of cover, can you make this line steeper?	05/17/2023 10:27 AM	Joe Feriancek	
65	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek 2	Curb on NE side of building	The way this is being graded I would expect this to be tip-out curb; carrying water in the curb, but then	05/17/2023 10:13 AM	Joe Feriancek	
59	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek	Temporary Culverts	Because Zeolite construction will occur after this site is developed, the swale will need to be	05/17/2023 9:16 AM	Joe Feriancek	
60	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Tree #9 Removal	I think this is tree 9, which is called out for removal. Makes sense that it would be removed since its within	05/17/2023 9:54 AM	Joe Feriancek	
61	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Zeolite Street Drainage	Because Zeolite Street construction will occur after the site development, a swale adjacent to Zeolite	05/17/2023 9:54 AM	Joe Feriancek	
62	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 6	Missing Geotechnical Evaluation information.	05/17/2023 9:54 AM	Joe Feriancek	
63	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 11	Additionally, sweeping must occur within 3 hours of notification from the City.	05/17/2023 9:54 AM	Joe Feriancek	
64	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Flowline grading arrows near CBMH 50	These arrows are showing the wrong direction and don't match the proposed slope.	05/17/2023 9:54 AM	Joe Feriancek	
57	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	Outside Planter Bed	These shrubs appear to be outside the planter bed. If necessary, extend length of bed to accommodate the	05/15/2023 4:45 PM	Chris Anderson	
58	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	12" x 12" Landscape Pavers	Either include the 12" x 12" landscape paver blocks in the drawing or add a note to Sheet L2.1 that specifying	05/15/2023 4:45 PM	Chris Anderson	
56	False	Unresolved	Engineering Tech		C8.1 CIVIL DETAILS.pdf	Logan Czech	WAT-2	Remove this detail, see utility plan comments	05/12/2023 7:23 AM	Logan Czech	
54	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	Domestic Water Service	Apologies for the miscommunication, but the city does not want separated domestic and	05/12/2023 7:20 AM	Logan Czech	
55	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	2" Copper	Remove 2" Copper pipe type	05/12/2023 7:20 AM	Logan Czech	



COR Framework Subdistrict Map – Site Location

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #23-158 Approving Use Restriction Agreement on Part of Outlot A, Ramsey Properties Addition

Purpose/Background:

The purpose of this case is to consider putting development restrictions in place on a portion of Outlot A, COR TWO which will eventually be platted into Outlot A, Ramsey Properties Addition as part of the hotel project. The EDA met on May 11, 2023 to review a proposal by Ramsey Properties LLC (Hilton Home2 Developer) to restrict another hotel and short term rentals on multifamily projects on approximately 20+ acres of Parcel 46 for a period of 10 years. The EDA was not supportive of this request and asked the developer to consider a shorter term and a smaller area. The Developer has reached out to a potential apartment developer (Norhart) just north of the Hotel site and they have come to an agreement on a use restriction agreement that limits short-term rentals for a period of 5 years. The size of the restricted area has been reduced from over 20 acres to approximately 9.25 acres. City Staff has been working with Ramsey Properties LLC and the City Attorney on a draft Use Restriction Agreement that is attached for City Council consideration. The implementation of a use restriction agreement is being requested by the developer to give the hotel time to get up and running, and to stabilize. the Agreement presented represents a compromise from the original request by the developer and it meets the spirit of the EDA recommendation provided on May 11, 2023. Staff is asking the City Council to consider approval of the attached Use Restriction Agreement.

Notification:

No public notice is required

Time Frame/Observations/Alternatives:

The proposed Use Restriction Agreement would run for 5 years after the opening of the hotel which is anticipated to be on or before November of 2024. Staff is supportive of the shorter term and smaller area of the proposed agreement. A formal legal description of the restricted area (Part of Outlot A, Ramsey Properties Addition - approximately 9.25 acres) will be drafted and inserted into the Use restriction document if the city Council is supportive of the use restriction concept. The area impacted by the Use Restriction Agreement generally covers the area for a proposed 200 unit apartment project by Norhart, a portion of the future commercial area at the northeast corner of Sunwood and Armstrong Blvd, and the land north along the future west Ramsey extension to roundabout (Potential single family housing project area). It should be noted that the Hotel Developer and Norhart have reviewed the proposed Use Restriction Agreement and are comfortable with the proposed language. Essentially, the only area that likely will be impacted by the agreement is the proposed Northart apartment site just north of the hotel. Staff is asking the City Council to consider the following alternatives.

Alternatives:

1) Adopt Resolution #23-158 Approving Use Restriction Agreement on Part of Outlot A, Ramsey Properties Addition (as presented); subject to City Attorney review
2) Adopt Resolution #23-158 Approving Use Restriction Agreement on Part of Outlot A, Ramsey Properties Addition (with changes); subject to City Attorney review
3) Something else

Funding Source:

N/A

Recommendation:

The EDA met on May 11, 2023 and passed a motion asking for a reduced 5 year term on the use restrictions and to reduce restricted area. A copy of the May 11, 2023 EDA minutes is attached. The attached Use Restriction Agreement meets the spirit of the EDA recommendation.

Outcome/Action:

Motion to Adopt Resolution #23-158 Approving Use Restriction Agreement on Part of Outlot A, Ramsey Properties Addition (as presented); subject to City Attorney review

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Attachments

Site Location Map

ACTION - Resolution #23-158

ACTION - Use Restriction Agreement

May 11 2023 EDA Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	07/06/2023 03:23 PM
Form Started By: Sean Sullivan		Started On: 06/22/2023 01:55 PM
Final Approval Date: 07/06/2023		

Site Location Map – Use Restriction Area



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

RESOLUTION #23-158

RESOLUTION APPROVING USE RESTRICTION AGREEMENT FOR OUTLOT A, RAMSEY PROPERTIES ADDITION

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, Ramsey Properties, LLC (the "Developer") has requested the City approve a Use Restriction Agreement on 9.25 Acres of Outlot A, Ramsey Properties Addition that prohibits the development of a Hotel, limits the amount of Air BRB units to two and prohibits short term rentals of less than three months for buildings containing over 6 residential units; and

WHEREAS, on May 11, the EDA reviewed a request by the developer and requested that the term of the use agreement be reduced from 10 years and that the geographical area be reduced from 20 acres; and

WHEREAS, City Staff has worked with the developer and a potential market rate apartment developer and the form of the Use Restriction Agreement is acceptable to all parties; and

WHEREAS, the purpose of the proposed use restriction agreement is to provide the Developer a five year period to open and achieve stabilization of a 98 unit Hilton Home2 Hotel.

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

1) That the City hereby authorizes execution of the Use Restriction Agreement with a five year term commencing after the opening of the hotel limiting the development and operations on 9.25 acres of Outlot A, Ramsey Properties Addition.

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 11th day of July, 2023.

Mayor

ATTEST:

City Clerk

AGREEMENT

This Agreement (this "**Agreement**"), made this ____ day of _____, 2023 (the "**Effective Date**"), by the City of Ramsey, Minnesota, a Minnesota municipal corporation (the "**City**"), its successors and/or assigns.

RECITALS

A. The City has this day sold to RAMSEY PROPERTIES, LLC, a Minnesota limited liability company ("**Ramsey Properties**") the real property legally described as Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota (the "**Ramsey Properties' Land**").

B. The City owns the real property adjacent to the Ramsey Properties' Land legally described as Outlot A, Ramsey Properties Addition, Anoka County, Minnesota. (the "**Property**").

C. A portion of the Property as depicted on Exhibit A (the "**Restricted Property**") will be subject to defined temporary use restrictions.

D. The Restricted Property is intended to be used for approximately 200 multifamily residential apartment units.

E. Ramsey Properties has requested, and the City has agreed, to impose temporary use restrictions on the Restricted Property for the benefit of the Ramsey Properties' Land.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the City agrees as follows:

AGREEMENTS

1. **Incorporation of Recitals**. The Recitals above written are hereby incorporated and made a part of this Agreement.

2. **Imposition of Restrictions**.

2.1 **Lease Length Restrictions**. The Restricted Property will not be used as a hotel, motel or similar use outside of following pre-negotiated terms: the Restricted Property will not offer initial residential leases for periods less than 3 months. Leases may include a term providing that upon expiration of the initial lease term, a tenant's lease may be renewed or extended for any duration including month-to-month.

2.2 **Airbnb Restrictions**. The Restricted Property will not provide more than 2 Airbnb rentals. In addition, the owner of the Restricted Property shall include a restriction in tenant leases that Airbnb rentals by tenants is prohibited. Notwithstanding the foregoing, the undersigned acknowledge, agree and accept that tenants in multifamily residential apartment buildings might, from time to time and irrespective of lease terms, use apartment units in the Restricted Property as Airbnb rentals for any number of

reasons that are outside the control of the owner of the Restricted Property. In the event that more than 2 units are being used as Airbnb units, the owner of the Ramsey Property may, if aggrieved, provide notice in writing of such event to the owner of the Restricted Property. Upon notice to the owner of the Restricted Property, such owner shall take steps reasonable under the circumstances to discontinue such excess Airbnb use. Reasonableness considerations may include economic factors including cost, time, resources, legal and related advice, likelihood of success and other factors in commercial decisions that are considered in business decisions to terminate a lease and evict tenants. It is agreed, acknowledged and accepted that in some cases the owner of the Restricted Property will elect not to renew the lease in question before economic resources to terminate and evict a tenant.

3. **Term**. This Agreement shall terminate on the earlier of: (1) 5 years after the date that Ramsey Properties' Land receives a Certificate of Occupancy (whether full, partial or conditional); or (2) November 30, 2029.

4. **Amendment; Further Assurances**. This Agreement may not be modified or amended, except by written instrument signed by both the City and Ramsey Properties, their respective successors and/or assigns. Either the City or Ramsey Properties, their respective successors and/or assigns, may request such additional documentation from the other that may be reasonably required to confirm the Restrictions or the Term.

5. **Recording**. This Agreement shall be recorded with the County Recorder for Anoka County, Minnesota.

6. **Restrictions to Run with the Land**. The Restrictions shall run with the title to and burden the Restricted Property and shall benefit the Ramsey Properties' Land.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, this Agreement is made effective as of the Effective Date.

CITY OF RAMSEY, MINNESOTA

By: _____
Name: Mark E. Kuzma
Title: Mayor

By: _____
Name: Brian Hagen
Title: City Administrator

State of MINNESOTA)
) ss.
County of ANOKA)

This instrument was acknowledged before me on _____, 2023, by Mark E. Kuzma, the Mayor and Brian Hagen, the City Administrator of the City of Ramsey, Minnesota, a Minnesota municipal corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

Drafted By:
CONTACT
Messerli & Kramer P.A.
BEFORE USING THAT FIRM'S
NAME AS DRAFTED BY.

Exhibit A
"Restricted Area"

Insert Map and / or Legal Description



ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 11, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Brittany Lindahl
Member Chris Riley
Member William MacLennan (arrived at 7:31 a.m.)
Member Shanna Stewart

Members Absent: Member Rachal Johnson

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Stewart, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Stewart, Lindahl, Howell, and Riley. Voting No: None. Absent: Members Johnson and MacLennan.

Member MacLennan arrived.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 13, 2023

Motion by Member Riley, seconded by Member Stewart, to approve the April 13, 2023, minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Riley, Stewart, Howell, Lindahl, and MacLennan. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

4.01: Consider Recommendation for Approval of TIF Agreement and Use Restriction with Ramsey Properties, LLC (A portion of this meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley asked for more details on the repayment of the note and terms.

Economic Development Manager Sullivan explained that the deal would provide up-front financing for the land cost with pay as you go financing for the site improvements and provided more details on those financing mechanisms. He explained that once the property begins to generate taxes, that revenue is used to pay off the financing. He commented that the City would be providing this financing through the two mechanisms and would actually receive more funds in return because of the five percent interest cost.

Member Howell asked the size of the City owned portion of the Aldi parcel that was used restricted and whether any other incentives were offered to Aldi.

Economic Development Manager Sullivan replied that the remnant parcel for Aldi is about one to 1.25 acres, and no incentives were provided to Aldi.

Member Riley commented that he sees the purpose of a use restriction for a hotel but asked how the six-month term for an apartment would be justified.

Emily Allegra, applicant, commented that there is currently not a time requirement for a hotel. She stated that they will offer longer stays such as those traveling for longer periods for business, or someone displaced during a homeowners insurance claim that could require a six month stay. She stated that most residential apartments will not offer a six month stay unless they are less desirable apartments. She stated that the market study does not show support for two hotels at this time and therefore they would like time to get established before further opening the market. She stated that once they are stable, she would see benefit in having another hotel in Ramsey.

Member MacLennan asked staff to display the requested restriction area.

Economic Development Manager Sullivan displayed the area requested for restriction. He noted that although the site size would be 28 acres, there would only be about 17 acres that would be buildable within that area.

Member MacLennan asked why ten years is requested as that seems like a long time.

Ms. Allegra replied that the proforma looks at a five-year period and they feel that at that time they would be able to make a good determination on whether they would be successful but an additional five years would ensure stability. She stated that after the first five-year period they would make the decision on whether to expand, as specified in the site plan.

Member Stewart asked if there had been previous discussions for townhomes near this area.

Economic Development Manager Sullivan confirmed that is one concept that has been reviewed for the north side, as well as some interest from a large format retailer and high end-market rate apartment building, but no site plan applications have been submitted.

Member Stewart asked if this would restrict the apartment building.

Member MacLennan replied that the restriction for apartments would only restrict leases under six months.

Member Lindahl asked if the restriction would apply to Airbnb rentals.

Economic Development Manager Sullivan replied that an apartment Airbnb would be restricted but a townhome or single-family home would not be restricted in that manner.

Member Howell commented that she understands the concerns but in comparing this to Aldi, Aldi did not request other incentives whereas this project is requesting almost $1,000,000 in assistance. She noted that this land use restriction area is almost 20 times the size of the restriction requested by Aldi. She commented that she does want the business to succeed but does not think this would serve the residents well as there could be another hotel that may want to come in and serve the community as well. She commented that this is a huge ask that she cannot support.

Motion by Member MacLennan, seconded by Member Stewart, to recommend to City Council to approve the TIF Agreement and Business Subsidy in the form of $434,511 in TIF Land Cost Write Down and $550,000 Pay-Go TIF for site development and improvements as presented, subject to TIF Attorney review.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Stewart, Lindahl, and Riley. Voting No: Member Howell. Absent: Member Johnson.

Member MacLennan commented that he is unsure that he could approve the restriction area as proposed because of the size.

Chairperson Wiyninger asked if the EDA would support a shorter-term restriction, such as five years.

Member MacLennan stated that the Aldi project was more restrictive to just the adjacent parcel. He stated that if there were to be huge growth quickly in Ramsey that would restrict a large area of land.

Member Stewart stated that this project already asked for a lot of assistance that the City is willing to provide, but the restriction seems to be a large ask. She commented that she does not support the restriction.

Economic Development Manager Sullivan stated that consensus or a motion would be helpful for the use restriction. He noted that input has been provided by two members and therefore the additional input is desired before this goes to the City Council.

Ms. Allegra acknowledged the comments of the EDA. She explained that they are a large parcel, and a hotel cannot be developed within a strip mall, such as Aldi which would have competition from strip mall users. She stated that because of the wetlands in the requested restriction area, there could be maybe two competitors within that area. She commented that Aldi does not have concern with coming into a new market because they are a grocer and also do not require TIF, noting that lodging is a much different thing.

She stated that they want to be a success, which will make Ramsey a success. She stated that once they are established, they will help to attract more lodging, which will also help Ramsey.

Motion by Member MacLennan, seconded by Member Wiyninger, to recommend to City Council to look for a lesser term (five years) and a smaller land area for the proposed use restriction.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Lindahl, and Riley. Voting No: Members Howell and Stewart. Absent: Member Johnson.

4.02: Consider Purchase Agreement and Right of Re-Entry Agreement for B & A Cylinder Site (37a); Case of CBN Enterprises LLC (Jam Hops) (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked if it has been verified that the Hwy 10 / Ramsey Interchange road improvements will not utilize any portion of this site.

Economic Development Manager Sullivan confirmed that this site will not be used for the Highway 10 / Ramsey Interchange project.

Chairperson Wiyninger invited the applicant to provide input.

Brenda Nolby, applicant, stated that they have been in business since 1997 starting as a gymnastics business, expanding by adding a dance program, preschool, theater, ninja, birthday parties and day camps. She stated that they attempt to help the children and families in the community. She stated that this will be their third building location. She recognized that this is a large parcel, but they have outgrown every single parcel they have been in. She anticipated that this location would expand as well. She stated that they have a location on the border of Anoka/Ramsey and are out of space with a waiting list. She stated that they are renting that space and it is being sold with a deadline to move by next May, which led to this moving forward.

Member MacLennan asked the size of the current rental in Anoka/Ramsey.
Ms. Nolby replied that building is 16,000 square feet and currently has gymnastics and theater programing. She stated that they will be adding a ninja program and potentially a swim school in the future.

Member Riley commented that this facility would be a much better location noting that he has spent a lot of time in previous years at the existing Anoka/Ramsey location.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement for B & A Cylinder site (37a), subject to City Attorney review.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Stewart, Lindahl, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Johnson.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan commented on the successful business expo, noting about 650 attendees. He noted an upcoming City Council worksession to consider an apartment complex on City owned land and also provided an update on progress on development and improvement projects.

Chairperson Wiyninger thanked staff for the work they did to create a successful business expo.

Economic Development Manager Sullivan recognized the work of Wendy Schlueter in coordinating and administrating these great events.

6. ADJOURNMENT

Motion by Member MacLennan, seconded by Member Stewart, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Wiyninger, Members MacLennan, Stewart, Howell, Lindahl, and Riley. Voting No: None. Absent: Member Johnson.

The regular meeting of the Economic Development Authority adjourned at 8:16 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Adopt Resolution #23-154 Accepting Bids and Awarding Contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-154 accepting bids and awarding a construction contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services.

Background:

Many miles of City streets have significant numbers of potholes deeper than 2-inches and/or numerous areas where the upper 2-inches or less of pavement are missing, generally termed surface stripping. This is resulting in poor and unsafe conditions for drivers and pedestrians. The number of streets exhibiting these severe pavement distresses have grown significantly in recent years, resulting in Public Works staff spending more and more time patching potholes and less time completing other core duties. In 2023, the number of streets with significant numbers of deep potholes and surface stripping have increased to the point that Public Works staff are able to maintain only a small portion of them. This is due in part to last winter's severe weather conditions, but also due to the age and composition of the pavement sections, as well as not receiving regular proactive maintenance treatments over the life of the pavement sections.

In April, Staff finalized the attached overall pavement repair plan showing all streets proposed to receive temporary 2-inch mill and overlays, temporary deep pothole patching, and temporary spray patching to most cost-effectively maintain pavement sections on the worst streets until they can be reconstructed.

Deep pothole patching involves removing all debris and water from potholes deeper than 2-inches using compressed air, applying bituminous tack coat on existing bituminous pavement surfaces within the potholes, placing hot asphalt mix in the potholes, then compacting the hot mix.

Spray patching involves using a spray patching truck to clean debris and water out of potholes 2-inches deep or shallower using compressed air, then applying a bituminous spray patch mix within the shallow potholes.

On April 25, 2023, the City Council adopted Resolution #23-089 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements. The intent of this project, which is complete, was to temporarily repair distressed pavement sections in 21 of the most critical areas by completing 2-inch mill and overlay improvements. That same evening, the City Council directed the City Engineer to solicit quotes for contracted pavement patching services to immediately patch as many of the highest priority potholes as practical. This project, which was designated project #23-15, Priority Pothole Patching, was completed in early June.

On April 25, 2023, the Ramsey City Council also directed the City Engineer to prepare plans for enlisting contracted services to patch all remaining streets shown on the overall pavement repair plan and to present said plans to the City Council on May 9, 2023, to authorize bids. Attached are two figures showing the remaining streets that Staff identified as requiring temporary pavement repairs in the form of deep pothole patching (Figure

1) and spray patching (Figure 2). Approximately 19.6 miles of City streets are identified in Figure 1 as needing deep pothole patching, and approximately 20.8 miles of City streets are identified in Figure 2 as needing spray patching. Some overlap exists between the figures since some streets will require both deep pothole patching and spray patching. These figures were used to develop Pavement Maintenance Project #23-16 intended to help hold these streets together until they receive reconstruction or overlay improvements per the current Pavement Management Program (PMP) or until they can be added to the PMP in the future.

On June 8, 2023, a total of two (2) bids were received, opened, and tabulated for Pavement Maintenance Project #23-16 but only one (1) bid was found to comply with the approved plans and specifications and advertisement for bids. This bid was submitted by Asphalt Surface Technologies Corp. in the amount of $2,418,600.00 for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids. After bids were opened Staff had a discussion with the low bidder who indicated their interpretation of the contract documents resulted in a bid that was higher than it needed to be. Upon discussing this with the City Council, the bid was rejected and staff was directed to split Project #23-16 into two separate projects with one project including only deep pothole patching and one project including only spray patching.

Staff prepared new contract documents and advertised bids the following day for the two new projects that are designated as Street Maintenance Project #23-21, Deep Pothole Patching Contracted Services, and Street Maintenance Project #23-22, Spray Patching Contracted Services. Bids were advertised in the Anoka Union Herald on Friday, June 16, and Friday, June 23, 2023.

On July 7, 2023, a total of three (3) bids were received, publicly opened, and tabulated for Street Maintenance Project #23-21, Deep Pothole Patching Contracted Services. All bids were found to comply with the approved plans and specifications and advertisement for bids, and are tabulated below.

Contractor	Bid
Diversified Paving	$ 499,650.00
Allied Blacktop Company	$ 626,875.00
Asphalt Surface Technologies Corp.	$ 712,500.00
Engineer's Estimate	*$ 455,000.00*

The lowest responsible bid was submitted by Diversified Paving of Saint Cloud, Minnesota, in the amount of $499,650.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids. This amount is 10-percent over the engineer's estimate.

Notification:

Advertisements for bids were published in the Anoka Union Herald on Friday, June 16, and Friday, June 23, 2023.

Time Frame/Observations/Alternatives:

Observations:

Contracting this patching work out will allow Staff to complete other core duties that have been neglected for two or more years, and will allow these streets to be repaired as quickly as possible.

Alternatives:

Alternative #1: Adopt Resolution #23-154 accepting bids and awarding a construction contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services.

Alternative #2: Motion of other.

Funding Source:

Staff estimated construction costs for Project #23-21 at $455,000 but as previously discussed staff has little to no experience bidding pothole patching projects.

The adopted 2023 budget included $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024. Approximately $475,000 has been expended on projects #23-14 and #23-15 therefore Staff recommends utilizing as much of these funds as practical in 2023.

Proposed funding sources for this project include any funds remaining from the $750,000 budgeted for pavement repair contracted services after final payments have been issued for projects #23-14 and #23-15. Other potential funding sources include the Public Improvement Revolving (PIR) Fund, the Pavement Management fund, and/or Municipal State Aid (MSA) Funds, as applicable.

Recommendation:

Staff recommends approving Alternative #1.

Staff will continue to hold discussions with pavement patching contractors to identify ways to reduce project costs for pavement patching contracted services projects in the future.

Outcome/Action:

Adopt Resolution #23-154 accepting bids and awarding a construction contract for Street Maintenance Project #23-21, 2023 Deep Pothole Patching Contracted Services.

Attachments

Resolution 23-154

2023 Overall Pavement Repair Plan

Figure 1

Figure 2

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 02:24 PM
Bruce Westby (Originator)	Bruce Westby	07/07/2023 12:30 PM
Form Started By: Bruce Westby		Started On: 06/30/2023 09:22 AM
Final Approval Date: 07/07/2023		

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

RESOLUTION #23-154

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR STREET MAINTENANCE PROJECT #23-21, 2023 DEEP POTHOLE PATCHING CONTRACTED SERVICES

WHEREAS, numerous streets in the City of Ramsey are experiencing severe pavement distress resulting in unsafe conditions for drivers; and

WHEREAS, the City of Ramsey adopted a budget for 2023 including $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-100 adopted May 9, 2023, a construction contract was awarded for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services, to immediately patch the highest priority potholes on streets experiencing severe pavement distress; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-115 adopted May 23, 2023, a construction contract was awarded for Pavement Maintenance Project #23-14, 2023 Critical Mill and Overlay Improvements, to temporarily repair pavement in 21 of the most critical areas experiencing severe pavement distress; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-101, adopted May 9, 2023, the City Council approved plans and specifications and authorized advertisements for bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services, which proposed to utilize contracted services to patch pavement on all remaining streets experiencing severe pavement distress not addressed under projects #23-14 or #23-15; and

WHEREAS, two bids for Pavement Maintenance Project #23-16 were presented to the Ramsey City Council on June 13, 2023, whereby the Ramsey City Council rejected the bid found to comply with the approved plans and specifications and advertisement for bids and directed the City Engineer to promptly prepare two separate plans for proposed spray patching and deep pothole patching contracted services and advertise bids for said projects; and

WHEREAS, the City Engineer prepared contract documents for the new Street Maintenance Projects designated as Maintenance Projects #23-21, Deep Pothole Patching Contracted Services, and #23-22, Spray Patching Contracted Services, and bids were advertised in the Anoka Union Herald newspaper on June 16 and 23, 2023; and

WHEREAS, three (3) bids were received, opened and tabulated on July 7, 2023, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Contractor	Bid
Diversified Paving	$499,650.00
Allied Blacktop Company	$626,875.00
Asphalt Surface Technologies Corp.	$712,500.00
Engineer's Estimate	*$455,000.00*

WHEREAS, the bid of Diversified Paving of Saint Cloud, Minnesota, in the amount of $499,650.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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 11th day of July, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2021 Streets Map

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANIMITE ST
TRAPROCK ST
RHINESTONE S
SAPPHIRE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE

Rogers Lake
Rum River Central Regional Park
Lake Itasca
Eddy Lake
Sunfish Lake
Mississippi West Regional Park
Rum River Boy Scout Camp

0 0.25 0.5 1 Miles

N

Legend

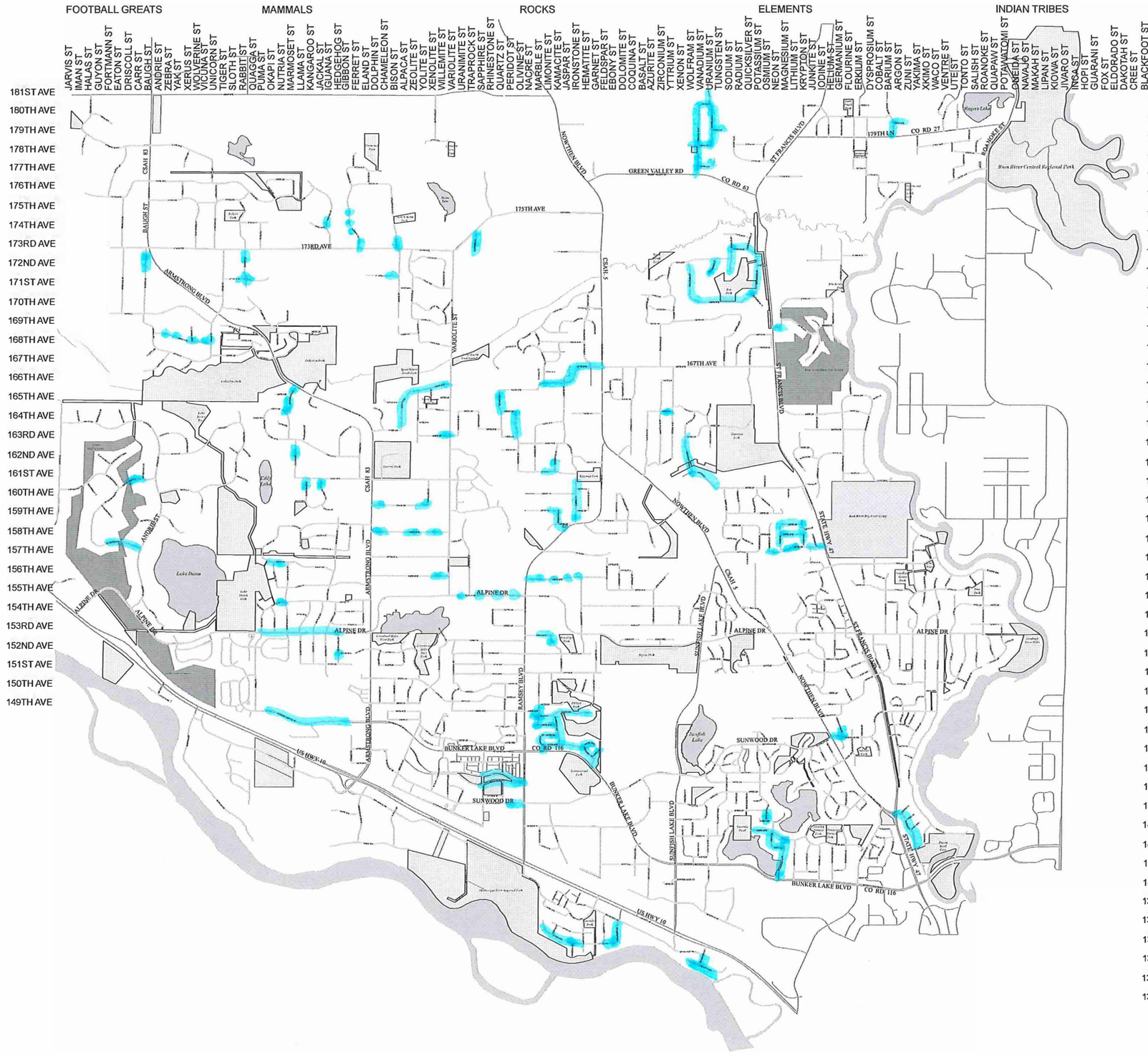
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

Spray patching

CUT out replace

reg. patching

MP #23-21
Deep Pothole Patching Plan



Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks

Patch Deep Potholes (> 2 inches)

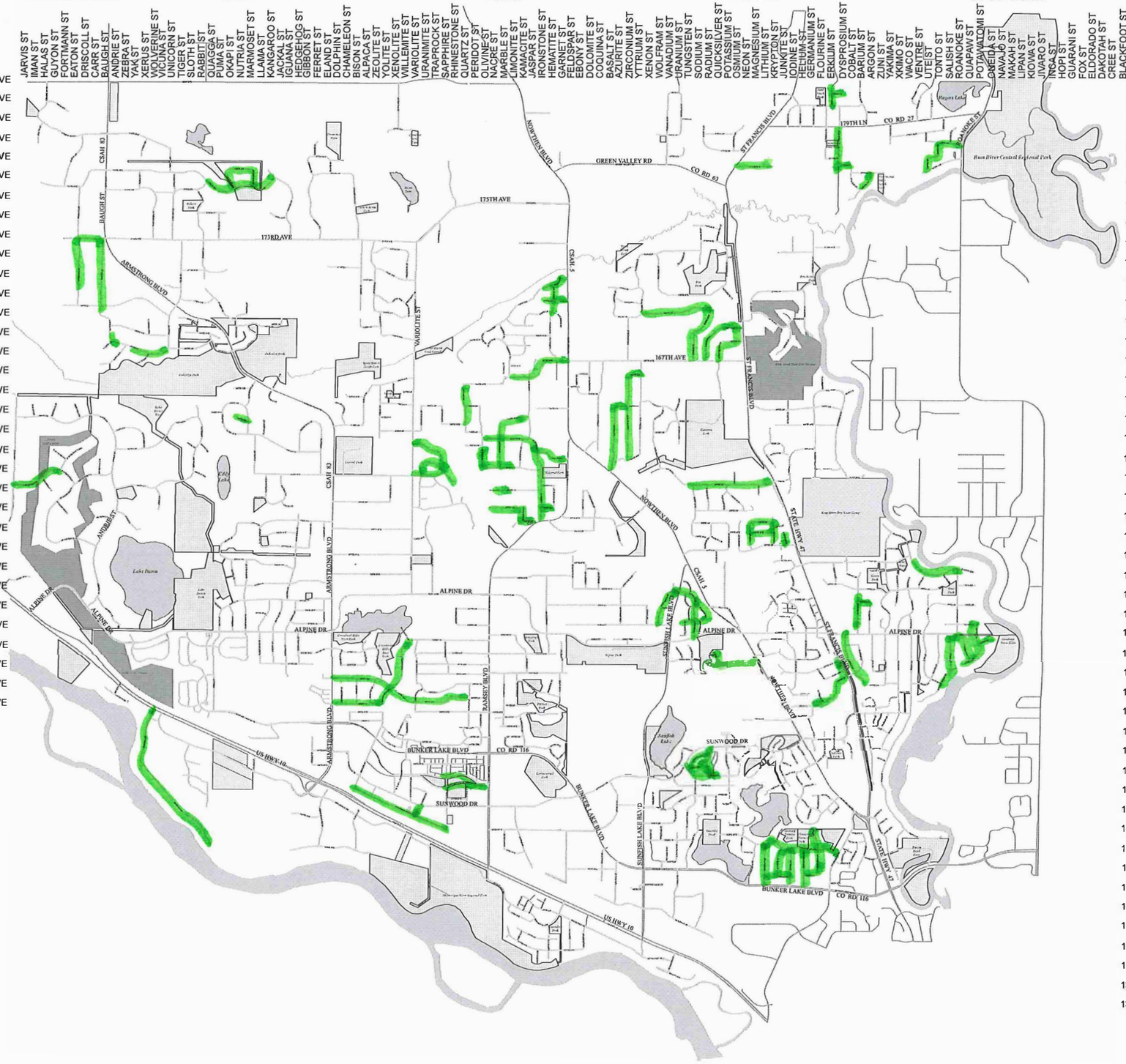
06/23/23

MP #23-22
Spray Patching Plan

FOOTBALL GREATS | MAMMALS | ROCKS | ELEMENTS | INDIAN TRIBES

JARVIS ST, IMAN ST, HALAS ST, GUYON ST, FORTMANN ST, EATON ST, DRISCOLL ST, CARR ST, BAUGH ST, ANDRIE ST, ZEBRA ST, YAK ST, XERUS ST, VICUNA AVE, UNICORN ST, TIGER ST, SLOTH ST, RABBIT ST, QUAGGA ST, PUMA ST, OKAPI ST, NUTRIA ST, MARMOSET ST, LLAMA ST, KANGAROO ST, JACKAL ST, IGUANA ST, HEDGEHOG ST, GERBIL ST, FERRET ST, ELAND ST, DOLPHIN ST, CHAMELEON ST, BISON ST, ALPACA ST, ZEOLITE ST, YOLITE ST, XENOLITE ST, WILLEMITE ST, VARIOLITE ST, URANIMITE ST, TRAPROCK ST, SAPPHIRE ST, RHINESTONE ST, QUARTZ ST, PERIDOT ST, OLIVINE ST, NACRE ST, MARBLE ST, LIMONITE ST, JASPER ST, IRONSTONE ST, HEMATITE ST, GARNET ST, FELDSPAR ST, EBONY ST, DOLOMITE ST, COQUINA ST, BASALT ST, AZURITE ST, ZIRCONIUM ST, YTTRIUM ST, XENON ST, WOLFRAM ST, VANADIUM ST, URANIUM ST, TUNGSTEN ST, SODIUM ST, RADIUM ST, QUICKSILVER ST, POTASSIUM ST, OSMIUM ST, NEON ST, MAGNESIUM ST, LITHIUM ST, KRYPTON ST, JUNKITE ST, IODINE ST, HELIUM ST, GERMANIUM ST, FLOURINE ST, ERBIUM ST, DYSPROSIUM ST, COBALT ST, BARIUM ST, ARGON ST, ZINC ST, YAKIMA ST, XKIMO ST, WACO ST, VENTRE ST, UTE ST, TONTO ST, SALISH ST, ROANOKE ST, QUAPAW ST, POTAWATOMI ST, ONEIDA ST, NAVAJO ST, MAKAH ST, LIPAN ST, KIOWA ST, JIVARO ST, INCA ST, HOPI ST, GUARANI ST, FOX ST, ELDORADO ST, DAKOTAH ST, CREE ST, BLACKFOOT ST

181ST AVE, 180TH AVE, 179TH AVE, 178TH AVE, 177TH AVE, 176TH AVE, 175TH AVE, 174TH AVE, 173RD AVE, 172ND AVE, 171ST AVE, 170TH AVE, 169TH AVE, 168TH AVE, 167TH AVE, 166TH AVE, 165TH AVE, 164TH AVE, 163RD AVE, 162ND AVE, 161ST AVE, 160TH AVE, 159TH AVE, 158TH AVE, 157TH AVE, 156TH AVE, 155TH AVE, 154TH AVE, 153RD AVE, 152ND AVE, 151ST AVE, 150TH AVE, 149TH AVE



Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks

Spray Patch Shallow Potholes (2 inches or less)

0 0.275 0.55 1.1 Miles

N

06/23/23

CC Regular Session

Meeting Date: 07/11/2023

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Adopt Resolution #23-155 Accepting Bids and Awarding Contract for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #23-155 accepting bids and awarding a construction contract for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services.

Background:

Many miles of City streets have significant numbers of potholes deeper than 2-inches and/or numerous areas where the upper 2-inches or less of pavement are missing, generally termed surface stripping. This is resulting in poor and unsafe conditions for drivers and pedestrians. The number of streets exhibiting these severe pavement distresses have grown significantly in recent years, resulting in Public Works staff spending more and more time patching potholes and less time completing other core duties. In 2023, the number of streets with significant numbers of deep potholes and surface stripping have increased to the point that Public Works staff are able to maintain only a small portion of them. This is due in part to last winter's severe weather conditions, but also due to the age and composition of the pavement sections, as well as not receiving regular proactive maintenance treatments over the life of the pavement sections.

In April, Staff finalized the attached overall pavement repair plan showing all streets proposed to receive temporary 2-inch mill and overlays, temporary deep pothole patching, and temporary spray patching to most cost-effectively maintain pavement sections on the worst streets until they can be reconstructed.

Deep pothole patching involves removing all debris and water from potholes deeper than 2-inches using compressed air, applying bituminous tack coat on existing bituminous pavement surfaces within the potholes, placing hot asphalt mix in the potholes, then compacting the hot mix.

Spray patching involves using a spray patching truck to clean debris and water out of potholes 2-inches deep or shallower using compressed air, then applying a bituminous spray patch mix within the shallow potholes.

On April 25, 2023, the City Council adopted Resolution #23-089 approving plans and specifications and authorizing advertisements for bids for Improvement Project #23-14, 2023 Critical Mill and Overlay Improvements. The intent of this project, which is complete, was to temporarily repair distressed pavement sections in 21 of the most critical areas by completing 2-inch mill and overlay improvements. That same evening, the City Council directed the City Engineer to solicit quotes for contracted pavement patching services to immediately patch as many of the highest priority potholes as practical. This project, which was designated project #23-15, Priority Pothole Patching, was completed in early June.

On April 25, 2023, the Ramsey City Council also directed the City Engineer to prepare plans for enlisting contracted services to patch all remaining streets shown on the overall pavement repair plan and to present said plans to the City Council on May 9, 2023, to authorize bids. Attached are two figures showing the remaining streets that Staff identified as requiring temporary pavement repairs in the form of deep pothole patching (Figure

1) and spray patching (Figure 2). Approximately 19.6 miles of City streets are identified in Figure 1 as needing deep pothole patching, and approximately 20.8 miles of City streets are identified in Figure 2 as needing spray patching. Some overlap exists between the figures since some streets will require both deep pothole patching and spray patching. These figures were used to develop Pavement Maintenance Project #23-16 intended to help hold these streets together until they receive reconstruction or overlay improvements per the current Pavement Management Program (PMP) or until they can be added to the PMP in the future.

On June 8, 2023, a total of two (2) bids were received, opened, and tabulated for Pavement Maintenance Project #23-16 but only one (1) bid was found to comply with the approved plans and specifications and advertisement for bids. This bid was submitted by Asphalt Surface Technologies Corp. in the amount of $2,418,600.00 for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids. After bids were opened Staff had a discussion with the low bidder who indicated their interpretation of the contract documents resulted in a bid that was higher than it needed to be. Upon discussing this with the City Council, the bid was rejected and staff was directed to split Project #23-16 into two separate projects with one project including only deep pothole patching and one project including only spray patching.

Staff prepared new contract documents and advertised bids the following day for the two new projects that are designated as Street Maintenance Project #23-21, Deep Pothole Patching Contracted Services, and Street Maintenance Project #23-22, Spray Patching Contracted Services. Bids were advertised in the Anoka Union Herald on Friday, June 16, and Friday, June 23, 2023.

On July 7, 2023, one (1) bid was received, publicly opened, and tabulated for Street Maintenance Project #23-22, Spray Patching Contracted Services. The bid was found to comply with the approved plans and specifications and advertisement for bids, and is tabulated below.

Contractor	Bid
Asphalt Surface Technologies Corp.	$ 1,284,300.00
Engineer's Estimate	*$ 750,000.00*

The lowest responsible bid was submitted by Asphalt Surface Technologies Corp. of Saint Cloud, Minnesota, in the amount of $1,284,300.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids. This amount is 71-percent over the engineer's estimate.

Notification:

Advertisements for bids were published in the Anoka Union Herald on Friday, June 16, and Friday, June 23, 2023.

Time Frame/Observations/Alternatives:

Observations:

Contracting this patching work out will allow Staff to complete other core duties that have been neglected for two or more years, and will allow these streets to be repaired as quickly as possible.

Alternatives:

Alternative #1: Adopt Resolution #23-155 accepting bids and awarding a construction contract for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services.

Alternative #2: Motion of other.

Funding Source:

The adopted 2023 budget included $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024. Approximately $475,000 has been expended on projects #23-14 and #23-15 therefore Staff recommends utilizing as much of these funds as practical in 2023.

Proposed funding sources for this project include any funds remaining from the $750,000 budgeted for pavement repair contracted services after final payments have been issued for projects #23-14 and #23-15. Other potential funding sources include the Public Improvement Revolving (PIR) Fund, the Pavement Management fund, and/or Municipal State Aid (MSA) Funds, as applicable.

Recommendation:

Staff recommends alternative #1 if Council wants all identified shallow potholes spray patched in 2023. Otherwise, Staff recommends rejecting the bid and re-bidding the project with a significantly reduced scope to attract more bidders and reduce overall pavement patching costs in 2023.

Staff will continue to hold discussions with pavement patching contractors to identify ways to reduce project costs for pavement patching contracted services projects in the future.

Outcome/Action:

Adopt Resolution #23-155 accepting bids and awarding a construction contract for Street Maintenance Project #23-22, 2023 Spray Patching Contracted Services.

Attachments

Resolution 23-155

2023 Overall Pavement Repair Plan

Figure 2

Figure 1

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/06/2023 02:25 PM
Bruce Westby (Originator)	Bruce Westby	07/07/2023 12:25 PM
Form Started By: Bruce Westby		Started On: 06/30/2023 09:24 AM
Final Approval Date: 07/07/2023		

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

RESOLUTION #23-155

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR STREET MAINTENANCE PROJECT #23-22, 2023 SPRAY PATCHING CONTRACTED SERVICES

WHEREAS, numerous streets in the City of Ramsey are experiencing severe pavement distress resulting in unsafe conditions for drivers; and

WHEREAS, the City of Ramsey adopted a budget for 2023 including $375,000 to temporarily repair the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $375,000 reserved for temporary pavement repairs in 2024; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-100 adopted May 9, 2023, a construction contract was awarded for Pavement Maintenance Project #23-15, 2023 Priority Pothole Patching Contracted Services, to immediately patch the highest priority potholes on streets experiencing severe pavement distress; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-115 adopted May 23, 2023, a construction contract was awarded for Pavement Maintenance Project #23-14, 2023 Critical Mill and Overlay Improvements, to temporarily repair pavement in 21 of the most critical areas experiencing severe pavement distress; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-101, adopted May 9, 2023, the City Council approved plans and specifications and authorized advertisements for bids for Pavement Maintenance Project #23-16, 2023 Pavement Patching Contracted Services, which proposed to utilize contracted services to patch pavement on all remaining streets experiencing severe pavement distress not addressed under projects #23-14 or #23-15; and

WHEREAS, two bids for Pavement Maintenance Project #23-16 were presented to the Ramsey City Council on June 13, 2023, whereby the Ramsey City Council rejected the bid found to comply with the approved plans and specifications and advertisement for bids and directed the City Engineer to promptly prepare two separate plans for proposed spray patching and deep pothole patching contracted services and advertise bids for said projects; and

WHEREAS, the City Engineer prepared contract documents for the new Street Maintenance Projects designated as Maintenance Projects #23-21, Deep Pothole Patching Contracted Services, and #23-22, Spray Patching Contracted Services, and bids were advertised in the Anoka Union Herald newspaper on June 16 and 23, 2023; and

WHEREAS, one (1) bid was received, opened and tabulated for Maintenance Project #23-22, Spray Patching Contracted Services, on July 7, 2023, and the following bid was found to comply with the approved plans and specifications and advertisements for bids; and

Contractor	Bid
Asphalt Surface Technologies Corp.	$1,284,300.00
Engineer's Estimate	*$750,000.00*

WHEREAS, the bid of Asphalt Surface Technologies Corp. of Saint Cloud, Minnesota, in the amount of $1,284,300.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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 11th day of July, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

2021 Streets Map

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMA ST
OKAPI ST
NUTRIA ST
MARMOSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON S
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOLITE ST
WILLEMITE ST
VARIOLITE ST
URANIMITE ST
TRAPROCK ST
RHINESTONE S
SAPPHIRE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
JASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
FELDSPAR ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER S
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM S
FLOURINE ST
ERKIUM ST
DYSPROSIUM S
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI S
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
161ST AVE
160TH AVE
159TH AVE
158TH AVE
157TH AVE
156TH AVE
155TH AVE
154TH AVE
153RD AVE
152ND AVE
151ST AVE
150TH AVE
149TH AVE

Rogers Lake
Rum River Central Regional Park
Lake Itasca
Eddy Lake
Sunfish Lake
Mississippi West Regional Park
Rum River Boy Scout Camp

0 0.25 0.5 1 Miles

N

Legend

- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

Spray patching

CUT out replace

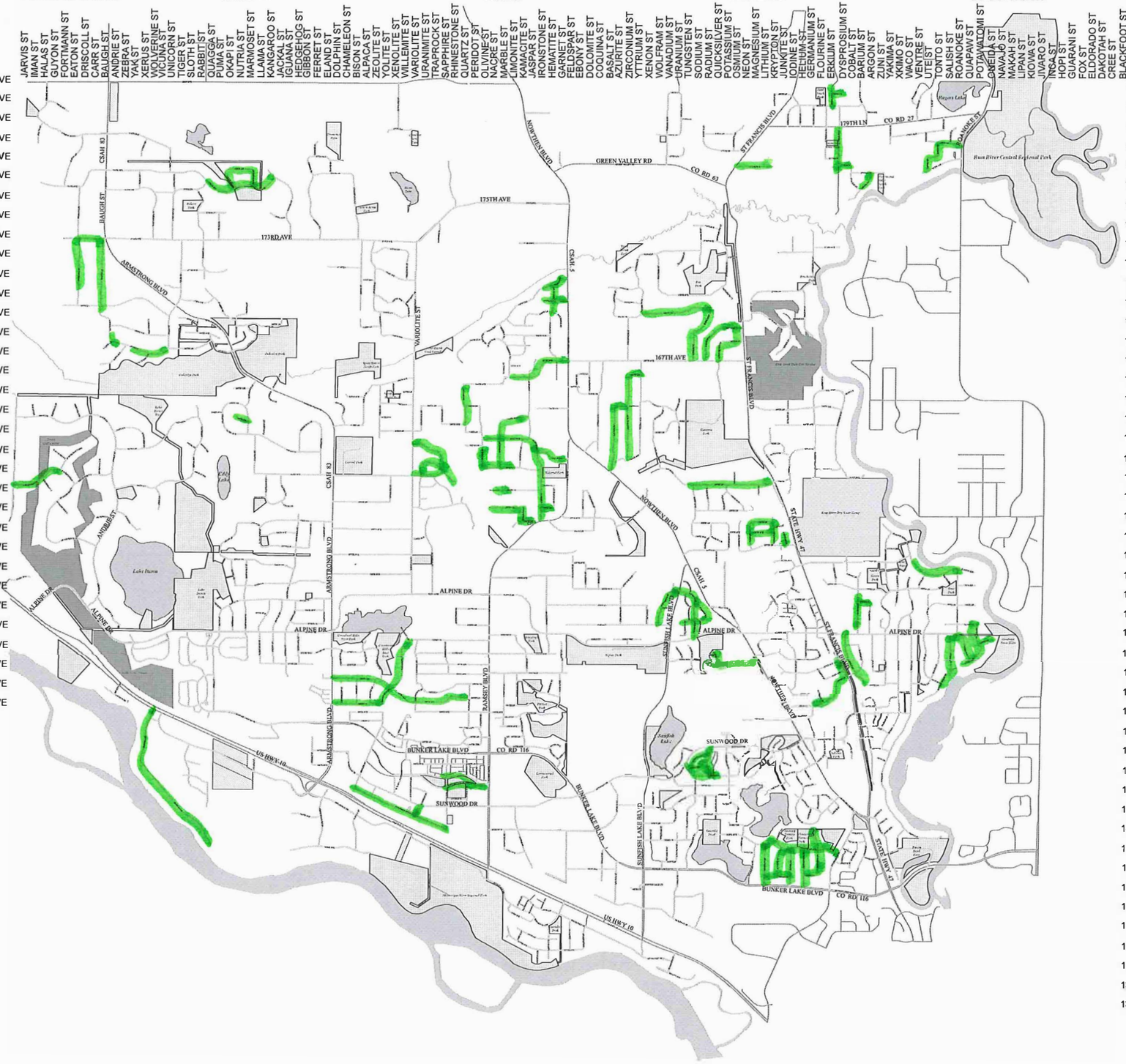
reg. patching

MP #23-22
Spray Patching Plan

FOOTBALL GREATS | MAMMALS | ROCKS | ELEMENTS | INDIAN TRIBES

JARVIS ST, IMAN ST, HALAS ST, GUYON ST, FORTMANN ST, EATON ST, DRISCOLL ST, CARR ST, BAUGH ST, ANDRIE ST, ZEBRA ST, YAK ST, XERUS ST, VICUNA AVE, UNICORN ST, TIGER ST, SLOTH ST, RABBIT ST, QUAGGA ST, PUMA ST, OKAPI ST, NUTRIA ST, MARMOSET ST, LLAMA ST, KANGAROO ST, JACKAL ST, IGUANA ST, HEDGEHOG ST, GERBIL ST, FERRET ST, ELAND ST, DOLPHIN ST, CHAMELEON ST, BISON ST, ALPACA ST, ZEOLITE ST, YOLITE ST, XENOLITE ST, WILLEMITE ST, VARIOLITE ST, URANIMITE ST, TRAPROCK ST, SAPPHIRE ST, RHINESTONE ST, QUARTZ ST, PERIDOT ST, OLIVINE ST, NACRE ST, MARBLE ST, LIMONITE ST, JASPER ST, IRONSTONE ST, HEMATITE ST, GARNET ST, FELDSPAR ST, EBONY ST, DOLOMITE ST, COQUINA ST, BASALT ST, AZURITE ST, ZIRCONIUM ST, YTTRIUM ST, XENON ST, WOLFRAM ST, VANADIUM ST, URANIUM ST, TUNGSTEN ST, SODIUM ST, RADIUM ST, QUICKSILVER ST, POTASSIUM ST, OSMIUM ST, NEON ST, MAGNESIUM ST, LITHIUM ST, KRYPTON ST, JUNKITE ST, IODINE ST, HELIUM ST, GERMANIUM ST, FLOURINE ST, ERBIUM ST, DYSPROSIUM ST, COBALT ST, BARIUM ST, ARGON ST, ZINC ST, YAKIMA ST, XKIMO ST, WACO ST, VENTRE ST, UTE ST, TONTO ST, SALISH ST, ROANOKE ST, QUAPAW ST, POTAWATOMI ST, ONEIDA ST, NAVAJO ST, MAKAH ST, LIPAN ST, KIOWA ST, JIVARO ST, INCA ST, HOPI ST, GUARANI ST, FOX ST, ELDORADO ST, DAKOTAH ST, CREE ST, BLACKFOOT ST

181ST AVE, 180TH AVE, 179TH AVE, 178TH AVE, 177TH AVE, 176TH AVE, 175TH AVE, 174TH AVE, 173RD AVE, 172ND AVE, 171ST AVE, 170TH AVE, 169TH AVE, 168TH AVE, 167TH AVE, 166TH AVE, 165TH AVE, 164TH AVE, 163RD AVE, 162ND AVE, 161ST AVE, 160TH AVE, 159TH AVE, 158TH AVE, 157TH AVE, 156TH AVE, 155TH AVE, 154TH AVE, 153RD AVE, 152ND AVE, 151ST AVE, 150TH AVE, 149TH AVE



Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks

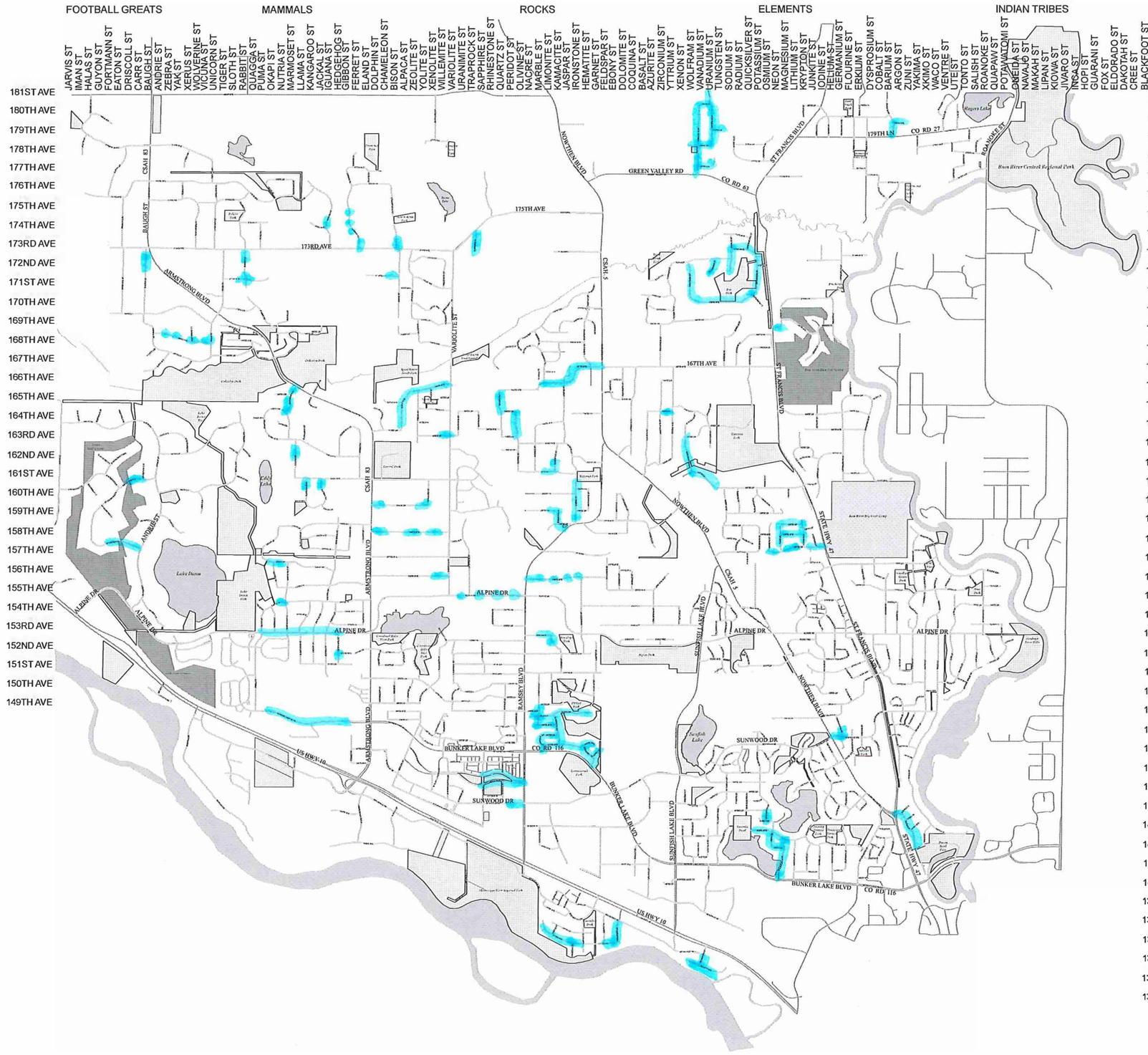
Spray Patch Shallow Potholes (2 inches or less)

0 0.275 0.55 1.1 Miles

N

06/23/23

MP #23-21
Deep Pothole Patching Plan



Legend

- Streets2016
- Road_Centerlines
- ScoutCamp
- Golf_Courses
- Parks
- County-owned_land
- Rivers
- Lakes_Ponds
- Creeks

Patch Deep Potholes (> 2 inches)

06/23/23