# City of Ramsey
# Agenda
# Regular Planning Commission
# Thursday, April 27, 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. Pledge of Allegiance**

**3. Citizen Input**

**4. Approve Agenda**

**5. Consent Agenda**

1. Approve the Planning Commission Meeting Minutes for the following date:

   * March 23, 2023

2. Consider Request for Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

**6. Commission Business**

1. Appoint Chairperson and Vice Chairperson of the Planning Commission

**7. Public Hearing**

1. Consider Site Plan for Proposed Building Expansion at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

2. PUBLIC HEARING: Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

3. Ferrellgas - Site Plan Review for a new structure and site improvements at 7255 HWY 10 NW

4. Zoning Code Update Check-In

**8. Commission/Staff Input**

**9. Adjournment**

**Regular Planning Commission** **5. 1.**

**Meeting Date:** 04/27/2023

**Submitted For:** Dana Verbeek, Community Development

**By:** Dana Verbeek, Community Development

## Information

**Title:**

Approve the Planning Commission Meeting Minutes for the following date:

* March 23, 2023

**Purpose/Background:**

The purpose of this case is to approve the Planning Commission Meeting Minutes for the following date:

* March 23, 2023

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

## Attachments

March PC Minutes

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 04/13/2023 11:22 AM |
| Form Started By: Dana Verbeek | | Started On: 04/10/2023 11:34 AM |
| Final Approval Date: 04/13/2023 | | |

**PLANNING COMMISSION**
**CITY OF RAMSEY**
**ANOKA COUNTY**
**STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 23, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

| | |
|---|---|
| Members Present: | Chairperson Randy Bauer<br>Commissioner Bruce Anderson (via Zoom)<br>Commissioner Cheri Gengler<br>Commissioner Tom Hunt<br>Commissioner Gary Van Scoy |
| Members Absent: | Commissioner Eric Peters<br>Commissioner Brian Walker |
| Also Present: | Planning Manager Todd Larson<br>Senior Planner Chris Anderson<br>City Council Liaison Matt Woestehoff |

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

## 3. CITIZEN INPUT

None.

## 4. APPROVAL OF AGENDA

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

A roll call vote was performed:

| | |
|---|---|
| Commissioner Hunt | aye |
| Commissioner Van Scoy | aye |
| Commissioner Genger | aye |
| Commissioner Anderson | aye |
| Chairperson Bauer | aye |

Motion Carried.

## 5. CONSENT AGENDA

**5.01: Approve the Planning Commission Meeting Minutes for the Following Dates:**

- **Planning Commission Special Meeting – February 16, 2023**
- **Planning Commission Regular Meeting – February 23, 2023**
- **Planning Commission Special Meeting – March 2, 2023**

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

A roll call vote was performed:

| | |
|---|---|
| Commissioner Anderson | aye |
| Commissioner Gengler | aye |
| Commissioner Van Scoy | aye |
| Commissioner Hunt | aye |
| Chairperson Bauer | aye |

Motion Carried.

## 6. PUBLIC HEARINGS/COMMISSION BUSINESS

## 7. COMMISSION BUSINESS

### 7.01: Zoning Code Update – Administrations, Applications, and Procedures

Planning Manager Larson presented the Staff Report stating that the intent for this meeting is to review the administrative and application parts of the Zoning Code. He welcomed input from the Commission.

The Commission asked clarifying questions and staff provided additional details.

Councilmember Woestehoff asked for clarification on hydroponics.

Planning Manager Larson explained why hydroponic growing would be considered manufacturing and provided examples.

Commissioner Van Scoy asked who the Zoning Administrator would be.

Planning Manager Larson replied that is currently defined as the Community Development Department. He provided additional explanation on the difference between the Comprehensive Plan and zoning code, noting that the Comprehensive Plan would rank higher than the zoning code and the zoning code would be a tool for implementation.

Commissioner Van Scoy asked and received confirmation that as proposed, a structure that was built in compliance with setback regulations but no longer meets those requirements because the setbacks have changed, could be expanded as long as the noncompliance is not increased.

Planning Manager Larson confirmed that the expansion would be limited to the structure, explaining that parking lots/surfaces often have additional stormwater improvements that would be needed.

Commissioner Hunt noted language that appeared to be redundant.

Planning Manager Larson provided additional context.

Councilmember Woestehoff stated that perhaps the additional term "architectural review board" is added in addition to HOA. He asked if parking plan, specifically for commercial uses, should be listed with the other types of plans.

Planning Manager Larson noted that is located under the parking section. He agreed with a grammatical suggestion made by Commission Gengler.

Councilmember Woestehoff noted that all the mailing notice distances appear to be the same. He stated that personally he would like to see the notice mailing area expanded for subdivision requests, but otherwise would suggest simplifying the language if the requirement is the same for all requests.

Planning Manager Larson replied that subdivisions would be notified to a larger audience and that would be found in the subdivision section.

Commissioner Anderson commented that in the rural area the lots are larger, and no one is notified because 350 feet does not even reach the neighboring property. He stated that at minimum, the neighboring properties should be notified.

Planning Manager Larson agreed that would make sense but explained that everyone must be treated equally and notified in the same manner.

Commissioner Anderson stated that the neighboring properties should be alerted and given the opportunity to provide input.

Planning Manager Larson noted that is the purpose of the sign on the property alerting people about a request.

Chairperson Bauer noted that the 350 feet is from the property line on all sides, therefore the adjacent neighbors would be notified.

Commissioner Van Scoy asked for clarification on conditional uses, comparing the current process to what is proposed.

Planning Manager Larson explained that many years ago conditional uses were treated as discretionary, but because of changes to laws a conditional use has been clarified to be a permitted use to which conditions can be added to. He stated that a CUP can be denied but that has to be based on actual findings and not simply because the City does not like the request.

Chairperson Bauer provided an example of an interim use permit (IUP) that the Church received for a storage shed, noting that it does not seem to fit into the description of an IUP.

Planning Manager Larson replied that example would still fall under the intention of the IUP and provided additional explanation. He noted that once the church is constructed, the accessory building would be allowed and therefore the IUP would no longer be needed. He explained that the IUP was the tool used to provide flexibility that allowed the accessory structure without a principal structure but there is a time period linked to ensure a principal structure is built.

Chairperson Bauer stated that he interprets the language to not allow an accessory structure without a principal structure and believes there are situations when that would make sense.

Councilmember Woestehoff stated that he did not believe the Council would support that. He noted that there are already a lot of existing nonconforming situations of this nature and a lot of interest. He stated that while it was great that the church could utilize an IUP for that purpose, he would not want to see that continue in other scenarios.

Commissioner Van Scoy asked and received confirmation that a variance and conditional use permit would run with the land and would not be used for that scenario. He noted that it would seem that an IUP would be the appropriate tool if they wanted to consider those types of requests.

Planning Manager Larson stated that another option would be to add language within the public/institutional zoning district that would allow for an accessory structure before a principal structure. He explained that staff would not want to see residential property allowed to have an accessory structure without a principal structure. He also provided additional context on the five year approval period for an IUP.

Chairperson Bauer asked if the review for potential extension of the IUP could be done administratively after the five year period.

Planning Manager Larson replied that IUPs are done through resolution and therefore require Council action.

Chairperson Bauer stated that he would like to eliminate the expense of a public hearing for an IUP renewal.

Planning Manager Larson noted the intention to further discussion the topic of home occupation in an upcoming Council worksession.

The Commission and staff further discussed mailing notifications. Consensus was reached to keep the existing notification distances.

It was determined that the previously scheduled special meeting for April 4th was not necessary.

Planning Manager Larson asked whether the Commission would prefer to have the public hearing for the zoning code update separate from the regular June meeting. It was determined that it could be added to the regular June meeting agenda.

## 8. COMMISSION / STAFF INPUT

The Staff Update was noted.

## 9. ADJOURNMENT

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to adjourn the meeting.

A roll call vote was performed:

| | |
|---|---|
| Commissioner Hunt | aye |
| Commissioner Van Scoy | aye |
| Commissioner Gengler | aye |
| Commissioner Anderson | aye |
| Chairperson Bauer | aye |

Motion Carried.

The regular meeting of the Planning Commission adjourned at 9:19 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
*TimeSaver Off Site Secretarial, Inc.*

**Regular Planning Commission** **5. 2.**

**Meeting Date:** 04/27/2023

**By:** Chris Anderson, Community Development

**Information**

**Title:**

Consider Request for Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

**Purpose/Background:**

In May of 2022, the City Council adopted Resolution #22-093, granting an Amended Conditional Use Permit to CenterPoint Energy Minnesota Gas (the "Permittee") for an expansion of an existing natural gas substation at 7607 173rd Avenue NW (the "Subject Property"). In accordance with City Code Section 117-51 (Conditional Use Permits), the approved resolution included a condition that the use must be initiated no later than May 10, 2023 (within one year of approval), unless the Permittee files a written request, with facts supporting a good faith effort to initiate the use, at least thirty (30) days prior to the expiration date. On April 10, 2023, the Permittee submitted a written request seeking an extension of twelve (12) months to initiate the use granted by Resolution #22-093.

**Notification:**

Notification is not required when considering a request for an extension of time to initiate an approved Amended Conditional Use Permit.

**Observations/Alternatives:**

The Amended Conditional Use Permit (the "Permit") granted the Permittee the ability to expand their existing natural gas substation with a 12,000-gallon odorant tank and associated equipment.. However, due to multiple circumstances that were outside of their control, the Permittee has not been able to initiate the Permit (written request from Permittee is attached to this case). The stated reasons for the project delay are reasonable and were out of the control of the Permittee. A twelve (12) month extension to initiate the use (issuance of a Building Permit for the installation of the odorant tank 'locks' in the Amended Conditional Use Permit) also seems reasonable.

**Alternatives**

Alternative 1: Recommend approval of a twelve (12) month extension to initiate the use. The tank manufacturer experienced work force issues delaying the completion of design drawings. Furthermore, material shortages would have prohibited tank delivery in 2022. Neither of these issues were a result of actions by the Permittee. Staff supports this alternative.

Alternative 2: Recommend denial of the requested extension. This action would result in the approved Permit becoming null and void if the Permittee does not obtain the necessary building permit for the tank installation. The issuance of a building permit requires the design drawings for review, which the Permittee does not have due to the aforementioned reasons. Staff does not support this alternative.

**Funding Source:**

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

**Recommendation:**

Staff recommends approving the requested twelve (12) month extension to initiate the Permit.

**Action:**

Motion to recommend City Council adopt Resolution #23-077 granting a twleve (12) month extension to initiate the Permit.

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## Attachments

Site Location Map

Written Request for Extension

May 10, 2022 City Council Case and Attachments

Executed Resolution #22-093 Granting the Amended Conditional Use Permit

May 10, 2022 City Council Meeting Minutes

Resolution #23-077: Approving Extension

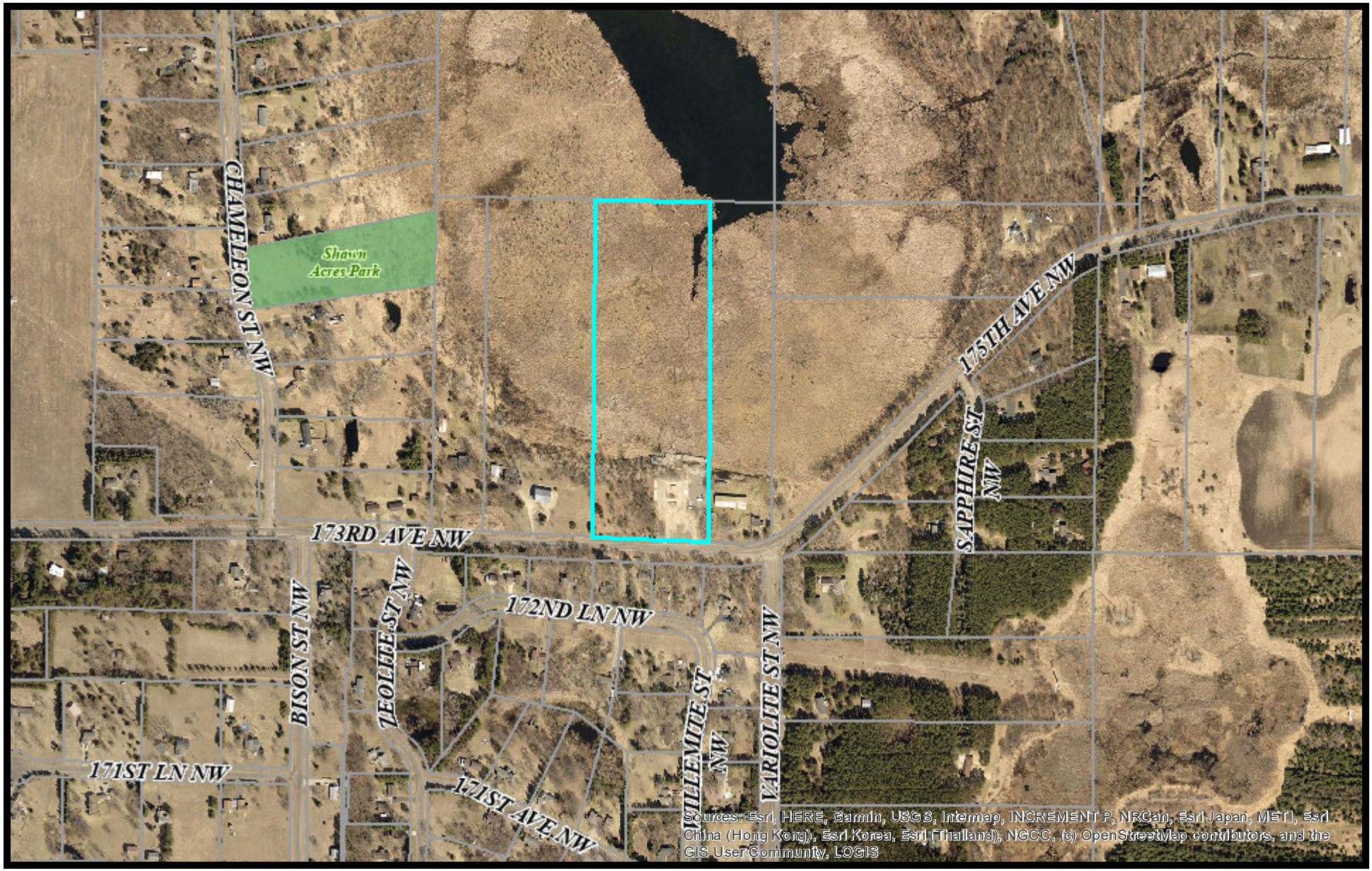
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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 04/20/2023 12:41 PM |
| Form Started By: Chris Anderson | | Started On: 04/12/2023 11:05 AM |
| Final Approval Date: 04/20/2023 | | |

# Site Location Map

7607 173rd Ave NW




Print Date: April 12, 2022

0 0.0375 0.075 0.15 0.225 0.3 mi

**From:** Daniels, Dustin J
**To:** Chris Anderson
**Cc:** Goetz, Joshua M
**Subject:** Extension Request - CenterPoint Energy CUP - 7607 173rd Ave NW
**Date:** Monday, April 10, 2023 11:37:11 AM
**Attachments:** image003.png
image004.png
image005.png
image006.png
image007.png

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Chris –

Hello and happy Spring!

This email is being written to formally request a 12 month extension to CenterPoint Energy's approved Conditional Use Permit (CUP) at 7607 173rd Ave NW, in the City of Ramsey.

The CUP at this site was approved on May 10th of 2022 and allowed for CenterPoint Energy to complete site improvements, including a new above ground bulk storage odorant tank.

Due to the below complications CenterPoint Energy was unable to begin construction of this project in 2022

1. Our tank manufacture, Arrow Tank & Engineering Co., was unable to meet our design timeline due to work force issues which led to significant delays in design drawings being completed for the bulk storage tank.
2. Additional to the delay in completion of design drawings for the tank, material shortages would not have allowed for the tank to be delivered in 2022.
3. Once CenterPoint Energy determined the project could not be completed in 2022 it decided to shift the budget for this project to 2023.
4. At this time, I am in the process of reviewing the final design drawings from our tank manufacturer, however they have not been able to provide to me a delivery date for the tank yet.
5. Due to the uncertainty of the completion and delivery of the tank CenterPoint Energy has shifted this budget to 2024 to ensure the capital expenditure is available when the material is ready for installation.

If this extension is approved, we intend to begin site improvements at the end of winter or beginning of spring in 2024.

I apologize for these delays, it was never my intent to have the project delayed at all, let alone this long.

Thank you,

Dustin Daniels
Supervisor, Technical Field Operations | MN Region

612.321.5488 w. | 612.910.5735 c.
CenterPointEnergy.com

**CC Regular Session** **7. 1.**

**Meeting Date:** 05/10/2022

**By:** Chris Anderson, Community Development

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**Information**

**Title**

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

**Purpose/Background:**

CenterPoint Energy (the "Applicant") has applied for an Amended Conditional Use Permit to expand their natural gas substation at 7607 173rd Avenue NW (the "Subject Property") with the installation of a 12,000-gallon odorant tank and associated equipment.

**Notification:**

The City attempted to send a mailing via Standard U.S. Mail to property owners within 350 feet of the Subject Property, as noted in the Anoka County Property Records, notifying them of the public hearing held by the Planning Commission on April 28, 2022. The notice was also published in the Anoka County UnionHerald.

**Observations/Alternatives:**

The Subject Property is about 13.60 acres in size and is zoned R-1 Residential (Rural Developing). The 2040 Comprehensive Plan guides the Subject Property as Public. Essential Services are a Conditional Use in the R-1 Residential District. The surrounding properties are zoned R-1 Residential (Rural Development) and are guided as Rural Developing. Surrounding property sizes range from about 0.90 acres (south of 173rd Avenue) to 40 acres.

The Applicant intends to install a 12,000-gallon odorant tank and associated equipment on the Subject Property. Additionally, the Applicant will be adding four (4) inches of class V gravel to the entrances and maneuvering areas. They are not proposing any modifications to existing access points nor are they proposing any additional access points.

During the colder, heating season months (generally considered November - March), the Applicant's personnel would access the Subject Property approximately 3-4 instances per month with 1-ton or 2-ton pick-up trucks that have been modified to carry the odorant. On site, they would use the storage tank to fill their trucks and then travel to various odorant injection sites throughout the state to disperse the odorant into the natural gas. The storage tank itself would require filling about 4 times per year (again, over the colder, heating season months, it would likely require filling 2-3 times, and over the remainder of the year, one additional filling). This is accomplished via a tanker truck.

In addition to the odorant storage tank, the Applicant is proposing the installation of a small (10' x 10') equipment building, security fencing, a security light, and a twenty-five foot tall flare. The flare is necessary to control pressure within the storage tank during filling procedures for both the bulk storage tank and the odorant trucks. Personnel would be on site at all times while flaring is occurring. Flaring would last approximately 20 minutes per occurrence and would only be done during normal, daytime business hours, reducing the visible light to an almost non-detectable level.

In the late 1990s, the Applicant received a Conditional Use Permit to add a Peak Shaving Plant to the substation operation on the Subject Property. That part of the operation ceased in 2003. However, there are still remnants of that system on the Subject Property. As part of this project, the Applicant would be removing the remaining portions of the former tank foundation and building slabs, as well as the old security fencing. As previously noted,

new security fencing is being installed but the Applicant is keeping it about five (5) feet inside the old fence location to avoid removal of large diameter trees (clearing/grubbing will be necessary within the fenced area).

The Planning Commission conducted a Public Hearing on the request at their April 28, 2022 regular meeting. One property owner, who resides across the street from the Subject Property, opposed the request, primarily due to potential hazards associated with the chemical storage. There were no other written or verbal comments received on the request.

**Alternatives**

Alternative 1: Approve the Amended Conditional Use Permit for expansion of the natural gas substation on the Subject Property. The footprint of the natural gas substation is not changing, there would just be additional equipment installed on site. There is sufficient maneuvering area for a tanker truck to enter the site, fill the storage tank and exit back onto 173rd Avenue without disrupting traffic. Personnel would be on site any time flaring occurs and said occurrences would only occur during regular, daytime business hours, reducing the visible light from the flare to a nearly non-detectable light source. Staff supports this option.

Alternative 2: Deny the request for an Amended Conditional Use Permit. There is already a Conditional Use Permit for this essential service on the Subject Property. Essential Services are a Conditional Use in this zoning district and the Subject Property is guided as Public in the 2040 Comprehensive Plan, which is appropriate for a substation. Staff does not support this alternative.

**Funding Source:**

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

**Recommendation:**

The Planning Commission recommends approving the Amended Conditional Use Permit.

**Action:**

Motion to adopt Resolution #22-093 granting an Amended Conditional Use Permit to expand the substation with an odorant storage tank and associated equipment.

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**Attachments**

Site Location Map
Applicant Narrative
Site Plan
Landscape Plan
Erosion Control Plan
Material Safety Data Sheet (MSDS)
Resolution #22-093: Amended Conditional Use Permit

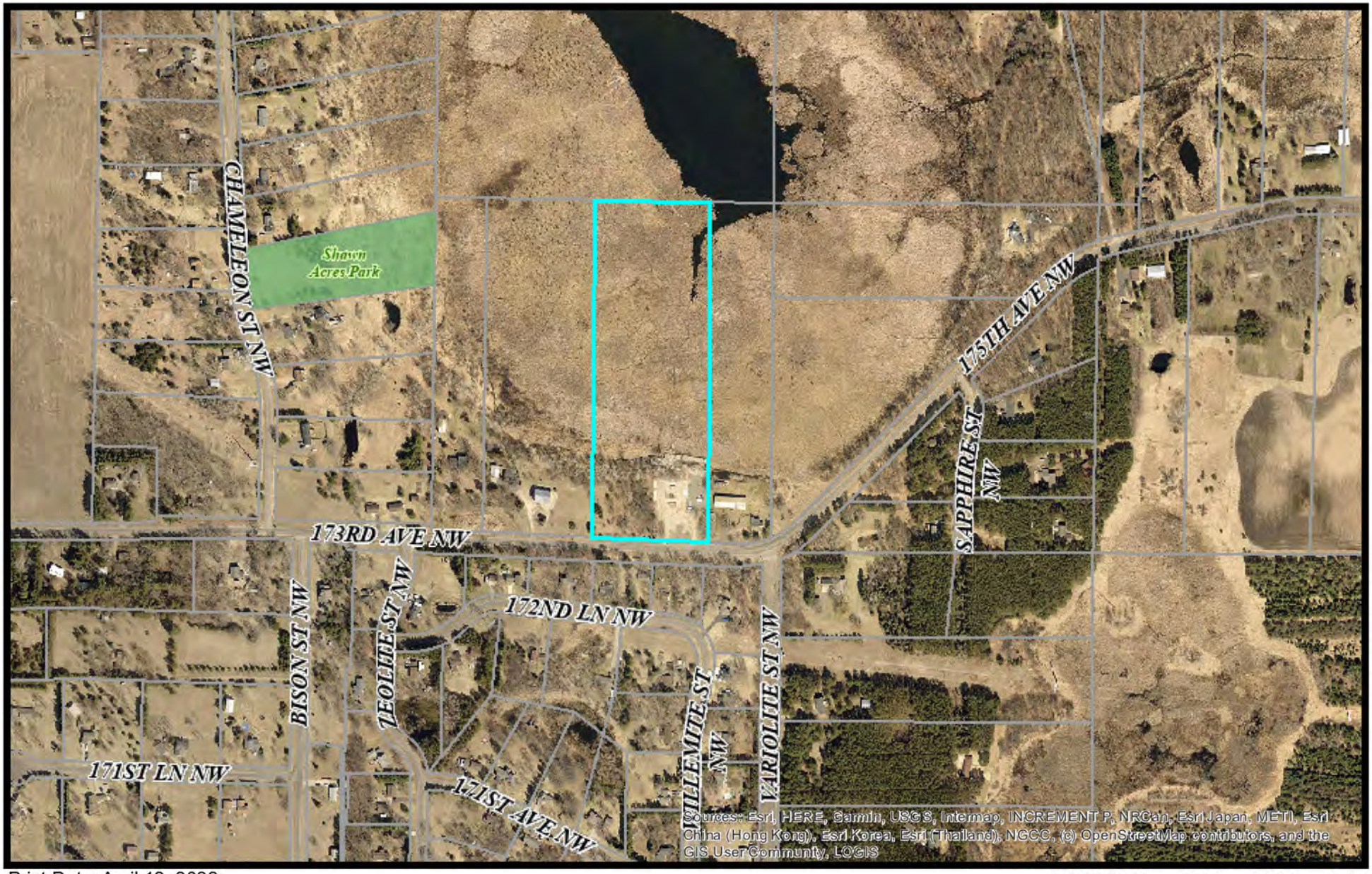
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**Form Review**

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 05/05/2022 10:08 AM |
| Kurt Ulrich | Kurt Ulrich | 05/05/2022 02:44 PM |
| Form Started By: Chris Anderson | | Started On: 04/29/2022 07:42 AM |
| Final Approval Date: 05/05/2022 | | |

# Site Location Map

7607 173rd Ave NW




Print Date: April 12, 2022

0 0.0375 0.075 0.15 0.225 0.3 mi

**Narrative for Modification to Existing Conditional Use Permit Application**
**Proposed CenterPoint Energy Bulk Storage Odorant Tank**

**Project Summary**
CenterPoint Energy is proposing to install and operate a 12,000-gallon bulk storage odorant tank at its 13.60-acre property located at 7607 173rd Ave NW, Ramsey MN.

Currently Northern Natural Gas (NNG) operates a Town Border Station within the southern and eastern portion of this property delivering natural gas to CenterPoint Energy and includes fencing surrounding NNG's facilities.

Adjacent and west of this facility are remaining portions tank foundations and building slabs along with CenterPoint Energy fencing that previously limited access to a CenterPoint Energy Peak Shaving Plant. CenterPoint Energy ceased operations of the Peak Shaving Plant in 2003.

CenterPoint Energy intends to remove all existing fencing not associated with the NNG facility and remove any remaining concrete footings, supports or slabs during this project.

Included with the improvements to this site will be new security fencing, a 12,000-gallon odorant tank including supports, concrete dyke and footings, 100 square foot equipment shelter building, flare and one LED security light. This security light will be located at the southeast corner of the new fence and will shine across the property northwesterly toward the wetland complex north of the project site.

Clearing and grubbing within the existing fencing will be required but no tree removal is anticipated outside of the existing fence line. The design fence location was revised to be approximately 5-feet inside the existing fence location to eliminate any large diameter tree removal.

A CenterPoint Energy security sign including contact information will be affixed to the security fencing surrounding this facility and facing the site access.

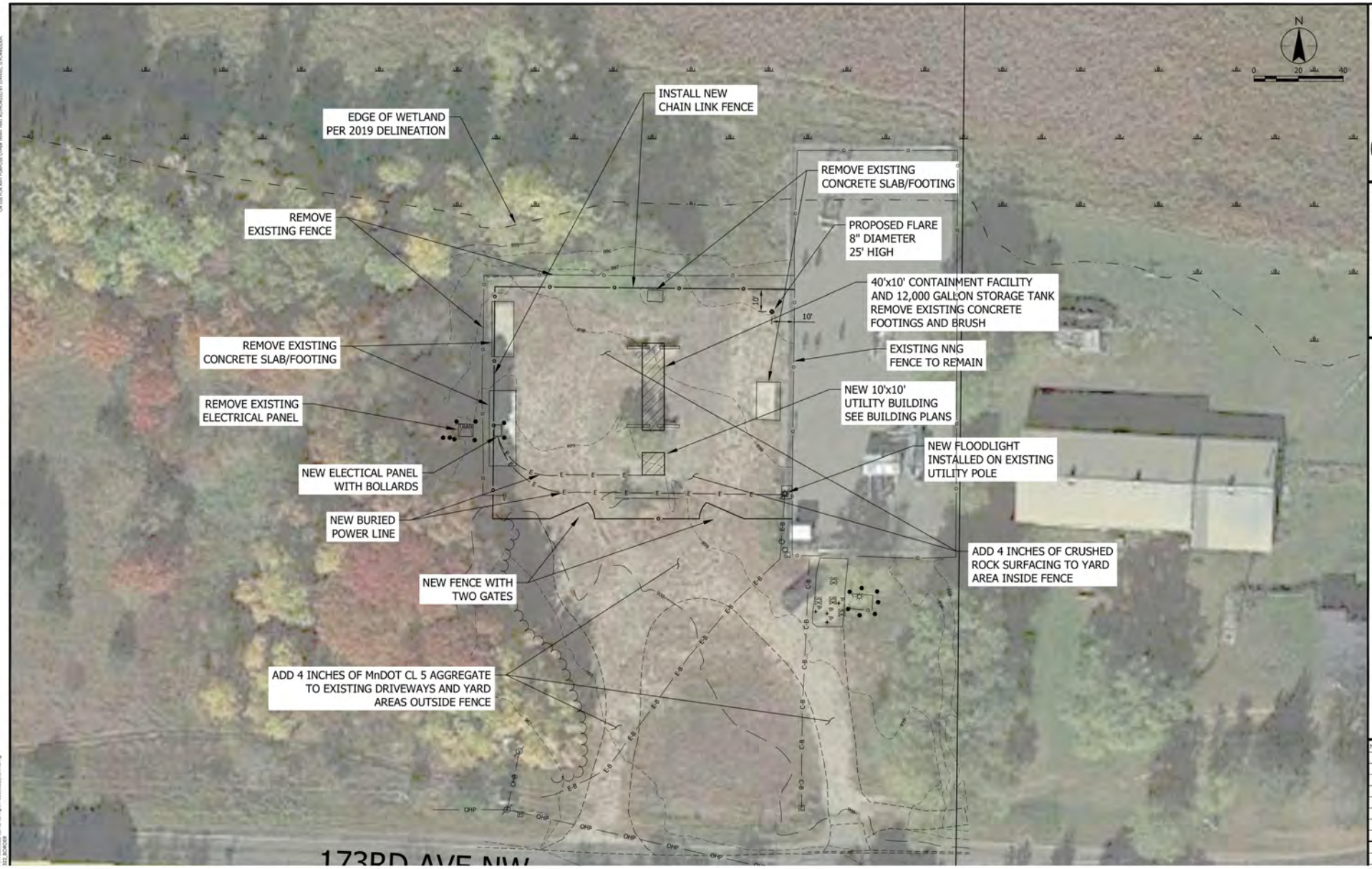
**Site Use**
The bulk storage odorant tank will be a storage site for CenterPoint Energy odorant. Odorant is an industry term and is a mixture of t-Butyl Mercaptan (Mercaptan) and Methyl Ethyl Sulfide and is a chemical that for safety purposes is injected into the gas system to give it a recognizable natural gas odor.

CenterPoint Energy's odorant supplier will access the site by tanker truck to fill the storage tank. The frequency of filling the tank fluctuates yearly and is dependent on temperatures. During the colder heating months (November – March) the tank will require replenishment two to three times

while during the warmer season the tank will only need to be replenished one time. A colder than normal heating season typically requires CenterPoint Energy's supplier to access the site three times.

CenterPoint Energy will fill its odorant trucks at this location prior to traveling to odorant injection sites throughout the state. These trucks are 1-ton or 2-ton pickup trucks (Ford F350/F550) that have been modified to carry this material. Similar to the replenishment of the bulk storage tank, the frequency of filling of these trucks will vary from year to year and will be weather dependent. During the colder heating season CenterPoint Energy personnel will need to access this site approximately four times a month while this site should only need to be accessed twice during the remainder of the year.

A natural gas flare will be installed and operated at this site. During filling procedures of both the bulk storage tank and the odorant trucks, pressure within the storage tank will be controlled by flaring. Filling procedures will only take place during normal daytime business hours reducing the visible light from the flare flame to a nearly non-detectable light source. Flaring procedures are anticipated to take approximately 20 minutes during each filling occurrence.




THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: Phil Gravel
SIGNATURE:
DATE: 4/5/2022
LIC. NO. 19864

# CENTERPOINT ENERGY
## ANOKA 1A TANK - RAMSEY, MN
SITE PLAN FOR 7607 173RD AVE NW

| NO | REVISION | DATE |
|---|---|---|
| 1 | ADD FLARE | 4/5/22 |

SURVEY STANTEC
DRAWN GDS

J:\193803322\CAD\Dwg\193803322_XS01.dwg
Jan 30, 2020 - 8:30:08 AM

## PLANTING PLAN - not to scale



## SCREENING & PLANTING NOTES

REMOVE WIRING, TWINE OR ROPES AND BURLAP FROM THE TOP AND SIDES OF THE ROOT BALL FOR BALLED AND BURLAPPED TREES.

REMOVE WIRING, TWINE, OR ROPES FROM THE TOP AND SIDES OF THE ROOT BALL FOR BALLED AND BURLAPPED PLANTS.

ALL SHRUB BEDS TO RECEIVE 4" SHREDDED HARDWOOD MULCH. MULCH DEPTH SHALL BE A MAXIMUM OF FOUR INCHES, AND SHALL BE KEPT AT LEAST TWO INCHES AWAY FROM THE STEM OF THE TREES.

THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

ALL TREES SHALL RECEIVE FERTILIZER AS FOLLOWS: (NO PHOSPHORUS)
*10-0-20 GRANULAR FERTILIZER APPLIED AT THE TIME OF PLANTING AT A RATE OF 12 OZ PER 2.5 CALIPER INCHES OF TREE AND 6 OZ PER SHRUB.
*10-0-10 FERTILIZER APPLIED THE FOLLOWING SPRING AT SAME RATE.

ALL SEED INSTALLATION AREAS SHALL INCLUDE SITE PREPARATION INCLUDING PRE-SEEDING HERBICIDE TREATMENT AND TILLING PRIOR TO SEEDING.

SEEDING SHALL BE ACCOMPLISHED USING A BROADCAST SEEDER IN THE PERIMETER FENCE PLANTING ZONE AND A SEED DRILL IN THE GREENSPACE ZONE.

PLANTED TREES SHOULD BE WATERED WEEKLY DURING THE FIRST YEAR. SEEDED NATIVE GRASSES AND FORBS SHOULD BE WATERED WEEKLY IN THE FIRST YEAR IF THERE ARE NO RAIN EVENTS IN A SEVEN DAY PERIOD DURING THE GROWING SEASON.

SEEDED AREAS SHALL BE SUBJECTED TO ROUTINE ADAPTIVE MANAGEMENT FOR THREE YEARS FOLLOWING SEED INSTALLATION INCLUDING: SPOT HERBICIDE TREATMENTS AND MOWING.

## PLANTING NOTES

| CODE | QTY | COMMON NAME/ SEED MIX* | SIZE** | ROOT | REMARKS |
|---|---|---|---|---|---|
| | 6 | PYRAMIDAL ARBORVITAE | 6' | B&B | PLANT 10'-0" O.C. SPACE EVENLY |
| | PA | Thuja occidentalis 'Pyramidal' | | | |
| | | WOODLAND EDGE MIX (36-211) | 1 POUND | SEED | BROADCAST SEED |
| | | Native grasses and forbs | | | |
| | | MESIC PRAIRIE GENERAL MIX (35-241) | 2 POUNDS | SEED | DRILL SEED |
| | | | | | |

*Corresponding seed mix formula numbers are from Minnesota State Seed Mixes (e.g. 36-211, 35-241).

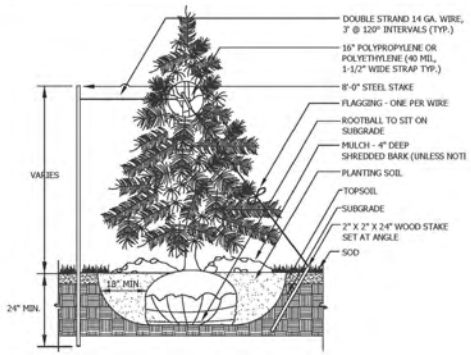
**B&B is ball and burlap of root mass Pound is the quantity amount of seed to be applied.

NOTE:
Clearing and grubbing vegetation will occur within the fence line.

## EXISTING CONDITIONS AT SITE



## TREE/ARBORVITAE




NOTES:

TREE TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.

NO MULCH TO BE IN CONTACT WITH TRUNK.

SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

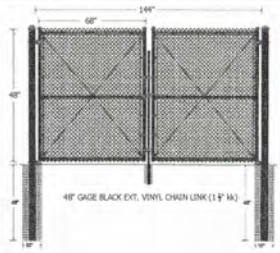
TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.

IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

ALL TREES TO BE PLANTED WITH THE ROOT COLLAR LEVEL OR SLIGHTLY ABOVE GRADE.

THE HOLE FOR PLANTING MUST BE AT LEAST TWICE THE WIDTH OF THE ROOT BALL.

## CHAIN LINK GATE






ERM
ENVIRONMENTAL RESOURCE MANAGEMENT
222 SOUTH 9th Street
Suite 2900
Minneapolis, MN 55402
612.347.6789 tel
612.347.6780 fax
WWW.ERM.COM

**PROJECT NAME**
ANOKA 1A TANK

**PREPARED FOR**
CENTERPOINT ENERGY

**LOCATION**
RAMSEY
MINNESOTA

**SHEET TITLE**
LANDSCAPE PLAN

**REVISIONS**

**JOB NUMBER HISTORY**

**SHEET NUMBER**
S1

**JOB NUMBER**
WO# 97655689

**DATE**
03.24.2022

CENTERPOINT ENERGY

ANOKA 1A TANK - RAMSEY, MN

EROSION CONTROL PLAN

| NO. | REVISION | DATE |
|---|---|---|
| | | |

DRAWN: SSD
CHKD: STANTEC
ISSUED:

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

PRINT NAME: PHIL GRAVES

SIGNATURE: _____ LIC. NO. 19844

DATE: 10.13.2022

Stantec

733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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# SCENTINEL® S-20 Gas Odorant

Version 1.3 Revision Date 2015-08-05

## SECTION 1: Identification of the substance/mixture and of the company/undertaking

**Product information**

Product Name : SCENTINEL® S-20 Gas Odorant
Material : 1096889, 1098465, 1024714, 1024715, 1024716, 1024722, 1024719, 1024718, 1024717, 1024713, 1024721, 1033064, 1024720

Use Odorant

**Company** : Chevron Phillips Chemical Company LP
Specialty Chemicals
10001 Six Pines Drive
The Woodlands, TX 77380

**Emergency telephone:**

**Health**:
866.442.9628 (North America)
1.832.813.4984 (International)
**Transport**:
North America: CHEMTREC 800.424.9300 or 703.527.3887
Asia: +800 CHEMCALL (+800 2436 2255) China:+86-21-22157316
EUROPE: BIG +32.14.584545 (phone) or +32.14583516 (telefax)
South America SOS-Cotec Inside Brazil: 0800.111.767 Outside Brazil: +55.19.3467.1600

Responsible Department : Product Safety and Toxicology Group
E-mail address : SDS@CPChem.com
Website : www.CPChem.com

## SECTION 2: Hazards identification

**Classification of the substance or mixture**
This product has been classified in accordance with the hazard communication standard 29 CFR 1910.1200; the SDS and labels contain all the information as required by the standard.

**Emergency Overview**

Danger
**Form**: Liquid **Physical state**: Liquid **Color**: Clear **Odor**: Repulsive
OSHA Hazards : Flammable Liquid, Skin sensitizer, Moderate eye irritant

**Classification**

: Flammable liquids , Category 2
Eye irritation , Category 2A

Skin sensitization , Category 1

**Labeling**

Symbol(s) :



Signal Word : Danger

Hazard Statements : H225: Highly flammable liquid and vapor.
H317: May cause an allergic skin reaction.
H319: Causes serious eye irritation.

Precautionary Statements : **Prevention:**
P210 Keep away from heat/sparks/open flames/hot surfaces. - No smoking.
P233 Keep container tightly closed.
P240 Ground/bond container and receiving equipment.
P241 Use explosion-proof electrical/ ventilating/ lighting/ equipment.
P242 Use only non-sparking tools.
P243 Take precautionary measures against static discharge.
P261 Avoid breathing dust/fume/gas/mist/vapors/spray.
P264 Wash skin thoroughly after handling.
P272 Contaminated work clothing must not be allowed out of the workplace.
P280 Wear protective gloves/ eye protection/ face protection.
**Response:**
P303 + P361 + P353 IF ON SKIN (or hair): Remove/ Take off immediately all contaminated clothing. Rinse skin with water/ shower.
P305 + P351 + P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P333 + P313 If skin irritation or rash occurs: Get medical advice/ attention.
P337 + P313 If eye irritation persists: Get medical advice/ attention.
P363 Wash contaminated clothing before reuse.
P370 + P378 In case of fire: Use dry sand, dry chemical or alcohol-resistant foam for extinction.
**Storage:**
P403 + P235 Store in a well-ventilated place. Keep cool.
**Disposal:**
P501 Dispose of contents/ container to an approved waste disposal plant.

**Carcinogenicity:**

**IARC** No ingredient of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.

**NTP** No ingredient of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP.

**ACGIH** No ingredient of this product present at levels greater than or equal to 0.1% is identified as a carcinogen or potential carcinogen by ACGIH.

## SECTION 3: Composition/information on ingredients

Synonyms : Gas Odorant
Mixture of t-butyl mercaptan and methy ethyl sulfide
Mercaptan Mixture

Molecular formula : Mixture

| Component | CAS-No. | Weight % |
|---|---|---|
| t-Butyl Mercaptan | 75-66-1 | 76 - 80 |
| Methyl Ethyl Sulfide | 624-89-5 | 20 - 24 |

## SECTION 4: First aid measures

General advice : Move out of dangerous area. Show this material safety data sheet to the doctor in attendance. Material may produce a serious, potentially fatal pneumonia if swallowed or vomited.

If inhaled : If unconscious place in recovery position and seek medical advice. If symptoms persist, call a physician.

In case of skin contact : If skin irritation persists, call a physician. If on skin, rinse well with water. If on clothes, remove clothes.

In case of eye contact : Immediately flush eye(s) with plenty of water. Remove contact lenses. Protect unharmed eye. Keep eye wide open while rinsing. If eye irritation persists, consult a specialist.

If swallowed : Keep respiratory tract clear. Never give anything by mouth to an unconscious person. If symptoms persist, call a physician. Take victim immediately to hospital.

## SECTION 5: Firefighting measures

Flash point : < -18 °C (< 0 °F)
estimated

Autoignition temperature : No data available

Suitable extinguishing media : Alcohol-resistant foam. Carbon dioxide (CO2). Dry chemical.

Unsuitable extinguishing media : High volume water jet.

Specific hazards during fire fighting : Do not allow run-off from fire fighting to enter drains or water courses.

| | | |
|---|---|---|
| Special protective equipment for fire-fighters | : | Wear self-contained breathing apparatus for firefighting if necessary. |
| Further information | : | Collect contaminated fire extinguishing water separately. This must not be discharged into drains. Fire residues and contaminated fire extinguishing water must be disposed of in accordance with local regulations. For safety reasons in case of fire, cans should be stored separately in closed containments. Use a water spray to cool fully closed containers. |
| Fire and explosion protection | : | Do not spray on an open flame or any other incandescent material. Take necessary action to avoid static electricity discharge (which might cause ignition of organic vapors). Use only explosion-proof equipment. Keep away from open flames, hot surfaces and sources of ignition. |
| Hazardous decomposition products | : | Carbon oxides. Sulfur oxides. |

## SECTION 6: Accidental release measures

| | | |
|---|---|---|
| Personal precautions | : | Use personal protective equipment. Ensure adequate ventilation. Remove all sources of ignition. Evacuate personnel to safe areas. Beware of vapors accumulating to form explosive concentrations. Vapors can accumulate in low areas. |
| Environmental precautions | : | Prevent product from entering drains. Prevent further leakage or spillage if safe to do so. If the product contaminates rivers and lakes or drains inform respective authorities. |
| Methods for cleaning up | : | Contain spillage, and then collect with non-combustible absorbent material, (e.g. sand, earth, diatomaceous earth, vermiculite) and place in container for disposal according to local / national regulations (see section 13). |

## SECTION 7: Handling and storage

**Handling**

| | | |
|---|---|---|
| Advice on safe handling | : | Avoid formation of aerosol. Do not breathe vapors/dust. Avoid exposure - obtain special instructions before use. Avoid contact with skin and eyes. For personal protection see section 8. Smoking, eating and drinking should be prohibited in the application area. Take precautionary measures against static discharges. Provide sufficient air exchange and/or exhaust in work rooms. Open drum carefully as content may be under pressure. Dispose of rinse water in accordance with local and national regulations. Persons susceptible to skin sensitization problems or asthma, allergies, chronic or recurrent respiratory disease should not be employed in any process in which this mixture is being used. |
| Advice on protection against fire and explosion | : | Do not spray on an open flame or any other incandescent material. Take necessary action to avoid static electricity discharge (which might cause ignition of organic vapors). Use only explosion-proof equipment. Keep away from open flames, |

hot surfaces and sources of ignition.

**Storage**

Requirements for storage areas and containers : No smoking. Keep container tightly closed in a dry and well-ventilated place. Containers which are opened must be carefully resealed and kept upright to prevent leakage. Observe label precautions. Electrical installations / working materials must comply with the technological safety standards.

## SECTION 8: Exposure controls/personal protection

**Ingredients with workplace control parameters**

**Chevron Phillips Chemical Company LP**

| Ingredients | Basis | Value | Control parameters | Note |
|---|---|---|---|---|
| t-Butyl Mercaptan | Manufacturer | TWA | 0.5 ppm, | |

**US**

| Ingredients | Basis | Value | Control parameters | Note |
|---|---|---|---|---|

**Engineering measures**

Adequate ventilation to control airborned concentrations below the exposure guidelines/limits. Consider the potential hazards of this material (see Section 2), applicable exposure limits, job activities, and other substances in the work place when designing engineering controls and selecting personal protective equipment. If engineering controls or work practices are not adequate to prevent exposure to harmful levels of this material, the personal protective equipment listed below is recommended. The user should read and understand all instructions and limitations supplied with the equipment since protection is usually provided for a limited time or under certain circumstances.

**Personal protective equipment**

Respiratory protection : Wear a supplied-air NIOSH approved respirator unless ventilation or other engineering controls are adequate to maintain minimal oxygen content of 19.5% by volume under normal atmospheric pressure. Wear a NIOSH approved respirator that provides protection when working with this material if exposure to harmful levels of airborne material may occur, such as:. Air-Purifying Respirator for Organic Vapors. Use a positive pressure, air-supplying respirator if there is potential for uncontrolled release, exposure levels are not known, or other circumstances where air-purifying respirators may not provide adequate protection.

Hand protection : The suitability for a specific workplace should be discussed with the producers of the protective gloves. Please observe the instructions regarding permeability and breakthrough time which are provided by the supplier of the gloves. Also take into consideration the specific local conditions under which the product is used, such as the danger of cuts, abrasion, and the contact time. Gloves should be discarded and replaced if there is any indication of degradation or chemical breakthrough.

Eye protection : Eye wash bottle with pure water. Tightly fitting safety goggles.

Skin and body protection : Choose body protection in relation to its type, to the concentration and amount of dangerous substances, and to the specific work-place. Wear as appropriate:. Remove and wash

contaminated clothing before re-use. Skin should be washed after contact. Footwear protecting against chemicals.

Hygiene measures : When using do not eat or drink. When using do not smoke. Wash hands before breaks and at the end of workday.

## SECTION 9: Physical and chemical properties

### Information on basic physical and chemical properties

**Appearance**

| | | |
|---|---|---|
| Form | : | Liquid |
| Physical state | : | Liquid |
| Color | : | Clear |
| Odor | : | Repulsive |
| Odor Threshold | : | No data available |

**Safety data**

| | | |
|---|---|---|
| Flash point | : | < -18 °C (< 0 °F)<br>estimated |
| Lower explosion limit | : | Not applicable |
| Upper explosion limit | : | Not applicable |
| Oxidizing properties | : | no |
| Autoignition temperature | : | No data available |
| Thermal decomposition | : | No data available |
| Molecular formula | : | Mixture |
| Molecular weight | : | Not applicable |
| pH | : | Not applicable |
| Pour point | : | < -54 °C (< -65 °F) |
| Boiling point/boiling range | : | 63 - 68 °C (145 - 154 °F) |
| Vapor pressure | : | 5.70 PSI<br>at 38 °C (100 °F) |
| Relative density | : | 0.82<br>at 16 °C (61 °F) |
| Water solubility | : | slightly soluble |
| Partition coefficient: n-octanol/water | : | No data available |
| Viscosity, dynamic | : | 0.5 cP<br>at 16 °C (60 °F) |

| | | |
|---|---|---|
| Relative vapor density | : | 3<br>(Air = 1.0) |
| Evaporation rate | : | 1 |
| Percent volatile | : | > 99 % |

## SECTION 10: Stability and reactivity

| | | |
|---|---|---|
| Chemical stability | : | This material is considered stable under normal ambient and anticipated storage and handling conditions of temperature and pressure. |

**Possibility of hazardous reactions**

| | | |
|---|---|---|
| Conditions to avoid | : | Heat, flames and sparks. |
| Thermal decomposition | : | No data available |
| Hazardous decomposition products | : | Carbon oxides<br>Sulfur oxides |
| Other data | : | No decomposition if stored and applied as directed. |

## SECTION 11: Toxicological information

**SCENTINEL® S-20 Gas Odorant**

**Acute oral toxicity** : Acute toxicity estimate: > 5,000 mg/kg
Method: Calculation method

Acute toxicity estimate: > 5,000 mg/kg
Method: Calculation method

**Acute inhalation toxicity**

t-Butyl Mercaptan : LC50: 26643 ppm
Exposure time: 4 h
Species: Rat
Sex: male and female
Test atmosphere: vapor
Method: OECD Test Guideline 403

LC50: 22200 ppm
Exposure time: 4 h
Species: Rat
Sex: male
Test atmosphere: vapor
Method: OECD Test Guideline 403

LC50: 16500 ppm
Exposure time: 4 h
Species: Mouse

Sex: male
Test atmosphere: vapor
Method: OECD Test Guideline 403

Methyl Ethyl Sulfide

LC50: > 21.7 mg/l
Species: Rat
Test atmosphere: vapor
Method: OECD Test Guideline 403

**SCENTINEL® S-20 Gas Odorant**
**Skin irritation** : May cause skin irritation and/or dermatitis.

**SCENTINEL® S-20 Gas Odorant**
**Eye irritation** : May cause irreversible eye damage.

**SCENTINEL® S-20 Gas Odorant**
**Sensitization** : Causes sensitization.

**Repeated dose toxicity**

t-Butyl Mercaptan : Species: Rat, Male and female
Sex: Male and female
Application Route: Inhalation
Dose: 9, 97, 196 ppm
Exposure time: 13 wks
Number of exposures: 6 hrs/d, 5 d/wk
NOEL: > 196 ppm

Species: Rat, Male and female
Sex: Male and female
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Exposure time: 42-53 days
Number of exposures: Daily
NOEL: 50 mg/kg bw/day
Lowest observable effect level: 200 mg/kg bw/day
Method: OECD Guideline 422

Species: Rat, Male and female
Sex: Male and female
Application Route: Inhalation
Dose: 25.1, 99.6, 403.4 ppm
Exposure time: 13 wks
Number of exposures: 6 hrs/d, 5 d/wk
NOEL: 99.6 ppm
Lowest observable effect level: 403.4 ppm
Method: OECD Guideline 413
Target Organs: Liver, Kidney, Blood, Upper respiratory tract
Information given is based on data obtained from similar substances.

**Reproductive toxicity**

t-Butyl Mercaptan : Species: Rat
Sex: male and female
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Number of exposures: Daily
Test period: 42 -53 days

Method: OECD Guideline 422
NOAEL Parent: 200 mg/kg bw/day
NOAEL F1: 50 mg/kg bw/day
No adverse effects expected

**Developmental Toxicity**

t-Butyl Mercaptan : Species: Mouse
Application Route: Inhalation
Dose: 11, 99, 195 ppm
Exposure time: GD 6-16
Number of exposures: 6 hrs/d
NOAEL Teratogenicity: > = 195 ppm
NOAEL Maternal: > = 195 ppm

Species: Rat
Application Route: Inhalation
Dose: 11, 99, 195 ppm
Exposure time: GD6-19
Number of exposures: 6 hrs/d
NOAEL Teratogenicity: > =195 ppm
NOAEL Maternal: > = 195 ppm

Species: Rat
Application Route: oral gavage
Dose: 10, 50, 200 mg/kg bw/day
Exposure time: 42-53 days
Number of exposures: Daily
NOAEL Teratogenicity: 50 mg/kg bw /day
NOAEL Maternal: 200 mg/kg bw /day

**SCENTINEL® S-20 Gas Odorant**
**Aspiration toxicity** : May be harmful if swallowed and enters airways.

**CMR effects**

t-Butyl Mercaptan : Carcinogenicity: Not available
Mutagenicity: Did not show mutagenic effects in animal experiments.
Teratogenicity: Did not show teratogenic effects in animal experiments.
Reproductive toxicity: No toxicity to reproduction

**SCENTINEL® S-20 Gas Odorant**
**Further information** : Solvents may degrease the skin.

## SECTION 12: Ecological information

**Toxicity to fish**

t-Butyl Mercaptan : LC50: 34 mg/l
Exposure time: 96 h
Species: Oncorhynchus mykiss (rainbow trout)
semi-static test Method: OECD Test Guideline 203

Methyl Ethyl Sulfide LC50: > 49.8 mg/l
Exposure time: 96 h

Method: OECD Test Guideline 203

**Toxicity to daphnia and other aquatic invertebrates**

| | | |
|---|---|---|
| t-Butyl Mercaptan | : | EC50: 6.7 mg/l<br>Exposure time: 48 h<br>Species: Daphnia magna (Water flea)<br>static test Method: OECD Test Guideline 202 |
| Methyl Ethyl Sulfide | | EC50: 16 mg/l<br>Exposure time: 48 h<br>Species: Daphnia<br>Method: OECD Test Guideline 202 |

**Toxicity to algae**

| | | |
|---|---|---|
| t-Butyl Mercaptan | : | EC50: 24 mg/l<br>Exposure time: 72 h<br>Species: Pseudokirchneriella subcapitata (green algae)<br>Method: OECD Test Guideline 201 |
| Methyl Ethyl Sulfide | | ErC50: > 500 mg/l<br>Exposure time: 72 h<br>Species: Pseudokirchneriella subcapitata (green algae)<br>Method: OECD Test Guideline 201 |

**Toxicity to bacteria**

| | | |
|---|---|---|
| Methyl Ethyl Sulfide | : | EC50: > 1,000 mg/l<br>Exposure time: 3 h<br>Species: Bacteria<br>Respiration inhibition<br>Method: OECD Test Guideline 209 |

Elimination information (persistence and degradability)

Bioaccumulation

| | | |
|---|---|---|
| t-Butyl Mercaptan | : | Bioconcentration factor (BCF): 12<br>Bioaccumulation is unlikely. |
| Methyl Ethyl Sulfide | : | Accumulation in aquatic organisms is unlikely. |

| | | |
|---|---|---|
| Biodegradability | : | This material is not expected to be readily biodegradable. |

**Ecotoxicology Assessment**

Acute aquatic toxicity

| | | |
|---|---|---|
| t-Butyl Mercaptan | : | Toxic to aquatic life. |
| Methyl Ethyl Sulfide | : | Harmful to aquatic life. |

Chronic aquatic toxicity

| | | |
|---|---|---|
| t-Butyl Mercaptan | : | Toxic to aquatic life with long lasting effects. |
| Methyl Ethyl Sulfide | : | Harmful to aquatic life with long lasting effects. |
| Results of PBT assessment<br>t-Butyl Mercaptan | : | Non-classified PBT substance, Non-classified vPvB substance |
| Additional ecological information | : | An environmental hazard cannot be excluded in the event of unprofessional handling or disposal., Toxic to aquatic life with long lasting effects. |

## SECTION 13: Disposal considerations

The information in this SDS pertains only to the product as shipped.

Use material for its intended purpose or recycle if possible. This material, if it must be discarded, may meet the criteria of a hazardous waste as defined by US EPA under RCRA (40 CFR 261) or other State and local regulations. Measurement of certain physical properties and analysis for regulated components may be necessary to make a correct determination. If this material is classified as a hazardous waste, federal law requires disposal at a licensed hazardous waste disposal facility.

| | | |
|---|---|---|
| Product | : | The product should not be allowed to enter drains, water courses or the soil. Do not contaminate ponds, waterways or ditches with chemical or used container. Send to a licensed waste management company. |
| Contaminated packaging | : | Empty remaining contents. Dispose of as unused product. Do not re-use empty containers. Do not burn, or use a cutting torch on, the empty drum. |

## SECTION 14: Transport information

**The shipping descriptions shown here are for bulk shipments only, and may not apply to shipments in non-bulk packages (see regulatory definition).**

Consult the appropriate domestic or international mode-specific and quantity-specific Dangerous Goods Regulations for additional shipping description requirements (e.g., technical name or names, etc.) Therefore, the information shown here, may not always agree with the bill of lading shipping description for the material. Flashpoints for the material may vary slightly between the SDS and the bill of lading.

**US DOT (UNITED STATES DEPARTMENT OF TRANSPORTATION)**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II

**IMO / IMDG (INTERNATIONAL MARITIME DANGEROUS GOODS)**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, (< -18 °C), MARINE POLLUTANT, (TERTIARY BUTYL MERCAPTAN)

**IATA (INTERNATIONAL AIR TRANSPORT ASSOCIATION)**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II

**ADR (AGREEMENT ON DANGEROUS GOODS BY ROAD (EUROPE))**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, (D/E), ENVIRONMENTALLY HAZARDOUS

**RID (REGULATIONS CONCERNING THE INTERNATIONAL TRANSPORT OF DANGEROUS GOODS (EUROPE))**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, ENVIRONMENTALLY HAZARDOUS

**ADN (EUROPEAN AGREEMENT CONCERNING THE INTERNATIONAL CARRIAGE OF DANGEROUS GOODS BY INLAND WATERWAYS)**
UN3336, MERCAPTANS, LIQUID, FLAMMABLE, N.O.S., (TERTIARY BUTYL MERCAPTAN, METHYL ETHYL SULFIDE), 3, II, ENVIRONMENTALLY HAZARDOUS

**Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code**

## SECTION 15: Regulatory information

**National legislation**

| | | |
|---|---|---|
| **SARA 311/312 Hazards** | : | Fire Hazard<br>Acute Health Hazard |
| CERCLA Reportable Quantity | : | This material does not contain any components with a CERCLA RQ. |
| SARA 302 Reportable Quantity | : | This material does not contain any components with a SARA 302 RQ. |
| SARA 302 Threshold Planning Quantity | : | No chemicals in this material are subject to the reporting requirements of SARA Title III, Section 302. |
| SARA 304 Reportable Quantity | : | This material does not contain any components with a section 304 EHS RQ. |

SARA 313 Ingredients : This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.

**Clean Air Act**

Ozone-Depletion Potential : This product neither contains, nor was manufactured with a Class I or Class II ODS as defined by the U.S. Clean Air Act Section 602 (40 CFR 82, Subpt. A, App.A + B).

This product does not contain any hazardous air pollutants (HAP), as defined by the U.S. Clean Air Act Section 12 (40 CFR 61).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 112(r) for Accidental Release Prevention (40 CFR 68.130, Subpart F).

This product does not contain any chemicals listed under the U.S. Clean Air Act Section 111 SOCMI Intermediate or Final VOC's (40 CFR 60.489).

**US State Regulations**

Pennsylvania Right To Know : t-Butyl Mercaptan - 75-66-1

New Jersey Right To Know : t-Butyl Mercaptan - 75-66-1

California Prop. 65 Ingredients : This product does not contain any chemicals known to the State of California to cause cancer, birth, or any other reproductive defects.

**Notification status**

| | |
|---|---|
| Europe REACH | : On the inventory, or in compliance with the inventory |
| United States of America TSCA | : On the inventory, or in compliance with the inventory |
| Canada DSL | : On the inventory, or in compliance with the inventory |
| Australia AICS | : On the inventory, or in compliance with the inventory |
| New Zealand NZIoC | : On the inventory, or in compliance with the inventory |
| Japan ENCS | : On the inventory, or in compliance with the inventory |
| Korea KECI | : On the inventory, or in compliance with the inventory |
| Philippines PICCS | : On the inventory, or in compliance with the inventory |
| China IECSC | : On the inventory, or in compliance with the inventory |

## SECTION 16: Other information

**NFPA Classification** : Health Hazard: 2
Fire Hazard: 3
Reactivity Hazard: 0




**Further information**

Legacy SDS Number : 34330

Significant changes since the last version are highlighted in the margin. This version replaces all previous versions.

The information in this SDS pertains only to the product as shipped.

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

| Key or legend to abbreviations and acronyms used in the safety data sheet | | | |
|---|---|---|---|
| ACGIH | American Conference of Government Industrial Hygienists | LD50 | Lethal Dose 50% |
| AICS | Australia, Inventory of Chemical Substances | LOAEL | Lowest Observed Adverse Effect Level |
| DSL | Canada, Domestic Substances List | NFPA | National Fire Protection Agency |
| NDSL | Canada, Non-Domestic Substances List | NIOSH | National Institute for Occupational Safety & Health |
| CNS | Central Nervous System | NTP | National Toxicology Program |
| CAS | Chemical Abstract Service | NZIoC | New Zealand Inventory of Chemicals |
| EC50 | Effective Concentration | NOAEL | No Observable Adverse Effect Level |
| EC50 | Effective Concentration 50% | NOEC | No Observed Effect Concentration |
| EGEST | EOSCA Generic Exposure Scenario Tool | OSHA | Occupational Safety & Health Administration |
| EOSCA | European Oilfield Specialty Chemicals Association | PEL | Permissible Exposure Limit |
| EINECS | European Inventory of Existing Chemical Substances | PICCS | Philippines Inventory of Commercial Chemical Substances |
| MAK | Germany Maximum Concentration Values | PRNT | Presumed Not Toxic |
| GHS | Globally Harmonized System | RCRA | Resource Conservation Recovery Act |
| >= | Greater Than or Equal To | STEL | Short-term Exposure Limit |
| IC50 | Inhibition Concentration 50% | SARA | Superfund Amendments and Reauthorization Act. |
| IARC | International Agency for Research on Cancer | TLV | Threshold Limit Value |
| IECSC | Inventory of Existing Chemical | TWA | Time Weighted Average |

| | | | |
|---|---|---|---|
| | Substances in China | | |
| ENCS | Japan, Inventory of Existing and New Chemical Substances | TSCA | Toxic Substance Control Act |
| KECI | Korea, Existing Chemical Inventory | UVCB | Unknown or Variable Composition, Complex Reaction Products, and Biological Materials |
| <= | Less Than or Equal To | WHMIS | Workplace Hazardous Materials Information System |
| LC50 | Lethal Concentration 50% | | |

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

**RESOLUTION #22-093**

**RESOLUTION APPROVING THE ISSUANCE OF AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF A NATURAL GAS SUBSTATION AT 7607 173rd AVENUE NW AND DECLARING TERMS OF SAME.**

**RECITALS**

1. CenterPoint Energy Resources Corp. dba CenterPoint Energy Minnesota Gas, hereafter referred to as the "**Permittee**", has properly applied for an Amended Conditional Use Permit to expand a natural gas substation with the addition of a 12,000-gallon odorant storage tank and associated equipment on the property generally known as 7607 173rd Avenue NW and legally described as:

   All that part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota lying east of a line parallel with and 700 feet west of the east line of said Southeast Quarter of the southwest Quarter and extending from the north line of said Southeast Quarter of Southwest Quarter to the south line thereof (excluding therefrom the east 250 feet thereof) as measured between parallel lines (excluding easement of record).

   (the '**Subject Property**');

2. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and is approximately 13.60 acres in size.

3. That the **Subject Property** is guided as Public in the City's 2040 Comprehensive Plan.

4. That a natural gas substation would be classified as an essential service, and Essential Services are a Conditional Use in the R-1 Residential District.

5. That in 1997, Resolution #97-01-011 was approved by the Ramsey City Council and authorized a Propane Air Peaking Plant (also known as Peak Shaving Plant) on the Subject Property, which, in essence, provided a means to enhance the natural gas system as energy demands increased.

6. That the **Permittee** ceased operations of the Propane Air Peaking Plant in 2003.

7. That the **Permittee** is proposing to install a 12,000-gallon bulk storage odorant tank, along with associated equipment including tank supports, concrete dyke, a 100 square foot shelter building, a flare, and security lighting and fencing.

8. That the **Permittee** will be removing the remnants of the Propane Air Peaking Plant from the **Subject Property**, including old security fencing and concrete slabs.

9. That the odorant tank will store a mixture of t-Butyl Mercaptan (Mercaptan) and Methyl Ethyl Sulfide, which is the product that gives natural gas its distinctive 'natural gas odor'.

10. That the **Permittee** will fill their odorant trucks (1- or 2-ton pickup trucks) at the **Subject Property** before dispersing to odorant injection sites throughout Minnesota.

11. That the frequency of filling the odorant trucks will be weather dependent, but during the colder heating season, the **Permittee's** personnel will likely need to access the **Subject Property** for filling purposes approximately four (4) times per month.

12. That the **Permittee** has stated the filling of the odorant storage tank itself will be done via a tanker truck and it is anticipated to require 2-3 fillings during the colder, heating season months and one (1) time during the remainder of the year.

13. That the **Permittee** will be installing a natural gas flare to address pressure within the storage tank during filling of both the tank itself as well as the odorant trucks.

14. That the **Permittee** stated that filling procedures would only occur during normal, daytime business hours, which will reduce the visible light from the flare flame to a nearly non-detectable light source and that flaring procedures are anticipated to take about twenty (20) minutes per filling.

15. That the Planning Commission met on April 28, 2022, and conducted a public hearing and recommended approval/denial of the request.

**FINDINGS OF FACT**

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

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

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

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

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

7. That the natural gas substation expansion 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:**

1) That the Ramsey City Council hereby grants approval of an Amended Conditional Use Permit (the "**Permit**") for the natural gas substation expansion on the **Subject Property** contingent upon the following conditions:

**CONDITIONS**

1. That this **Permit** shall supersede and replace the Conditional Use Permit approved by the Ramsey City Council in Resolution #97-01-011 and issued on January 14, 1997.

2. That enhancements to the **Subject Property** to expand the natural gas substation shall be done in accordance with the plans prepared by Stantec, dated March 18, 2022 and revised April 5, 2022, including an Erosion Control Plan and Site Plan, and the Landscape Plan prepared by Environmental Resource Management, dated March 24.

3. That the **Permittee** shall maintain the **Subject Property** in compliance with all Minnesota Pollution Control Agency (MPCA) noise and odor standards and upon any substantiated complaint of noise or odor, the **Permittee** shall be notified by the City and given twenty-four (24) hours to develop a corrective action plan and seven (7) days to remedy/correct the problem.

4. That flaring on the **Subject Property** shall only be permitted during daylight hours and there shall always be personnel onsite throughout the duration of each flaring.

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

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

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 bulk odorant storage tank.

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

9. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval and issuance of a Building Permit shall constitute initiation.

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

Mayor Kuzma
Councilmember Howell
Councilmember Musgrove
Councilmember Heineman
Councilmember Riley
Councilmember Specht
Councilmember Woestehoff

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 10th day of May, 2022.

Mayor

**ATTEST:**

City Clerk

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

Planning Manager Larson reviewed the staff report and recommendation to approve the amended Conditional Use Permit to expand the existing natural gas substation. He stated a representative of CenterPoint Energy was in attendance.

Councilmember Musgrove asked Planning Manager Larson to point out where the existing tank is located and where the new one would be located.

Planning Manager Larson replied there is no tank there today; however, there are brackets or concrete forms in place in the ground. He stated the tank would sit where the forms are today.

Councilmember Musgrove replied when she listened to the Planning Commission meeting, she thought there would be an additional tank. She asked if they are asking to add one above ground tank.

Planning Manager Larson confirmed this.

Mayor Pro Tem Riley invited the representative of CenterPoint Energy to speak on how this benefits the residents of Ramsey, if there are safety concerns.

A representative of CenterPoint Energy commented this is a part of an essential service. It is a safety product that is injected into the natural gas stream to give it an odor recognizable as natural gas. He stated that is important in the event there is a leak so they are able to smell it, which is the best indication that repairs are needed. He stated the property is owned by the company and has a prior use; today Northern Natural operates a delivery point delivering natural gas to CenterPoint Energy at that location. The old foundations part of the old system will be removed and a new tank will be installed. He stated the reason for that is to upgrade the existing systems to bring them up to today's standards.

Councilmember Musgrove asked if the area will be fenced.

The representative of CenterPoint Energy confirmed this. He referenced a map and added there is an existing fence that has not been maintained well and will be removed. New fencing will be installed including a sign that says CenterPoint Energy in case of emergency or if access is needed call the number listed.

Councilmember Musgrove asked how high the fence will be.

The representative of CenterPoint Energy replied he didn't know but if it is part of the building code they need to apply for a building permit so it would meet the code.

Councilmember Musgrove asked if Planning Manager Larson knew if there would be a code standard.

Planning Manager Larson replied he wasn't sure how tall the fence was but if there was a particular height, that could be added to the conditional use permit. He stated any fence taller than seven and half feet needs a building permit to ensure structural soundness.

Councilmember Musgrove asked if Council had recommendations on height of the fence. She also asked if there would be tips at the top.

Planning Manager Larson replied it would have fencing typically used for farming but not barbed wire.

Councilmember Musgrove commented she thought for this type of gas, it was important to have that as a part of the fence to deter activity.

Motion by Councilmember Howell, seconded by Councilmember Specht, to Adopt Resolution #22-093 granting an Amended Conditional Use Permit to expand the substation with an odorant storage tank and associated equipment.

Further Discussion:

Councilmember Musgrove asked if a friendly amendment could be entertained for the fencing height as recommended by code. Councilmember Woestehoff replied the fence would have to comply with code anyway when it is built. If it designed to be over seven and a half feet it will have to have its own building permit. He stated he understands the concern and acknowledged that the zoning is for R-1 which would be the standard followed which are designed for residential fences instead of commercial. He agreed that the fence should deter public access, which he felt CenterPoint Energy would agree is in their interest as well. He stated he didn't know if it would need to be included in the CUP because he thought CenterPoint Energy would ensure this.

A roll call vote was performed:

| | |
|---|---|
| Councilmember Musgrove | nay |
| Councilmember Specht | aye |
| Councilmember Howell | aye |
| Councilmember Woestehoff | aye |
| Councilmember Heineman | aye |
| Mayor Pro Tem Riley | aye |
| Mayor Kuzma | aye |

Motion carried.

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

**RESOLUTION #23-077**

**A RESOLUTION APPROVING AN EXTENSION OF 12 MONTHS TO IMPLEMENT AN AMENDED CONDITIONAL USE PERMIT FOR AN EXPANSION OF A NATURAL GAS SUBSTATION AT 7607 173RD AVENUE NW**

**WHEREAS**, Centerpoint Energy Resources Corp. dba CenterPoint Energy Minnesota Gas, hereafter referred to as the "**Permittee**", has properly applied for a twelve (12) month extension to initiate an Amended Conditional Use Permit (Resolution #22-093).

**WHEREAS**, That on March 18, 2022, the Permittee properly applied for an Amended Conditional Use Permit

to expand a natural gas substation with the addition of a 12,000-gallon odorant storage tank and associated equipment on the property generally known as 7607 173rd Avenue NW and legally described as:

All that part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 32, Range 25, Anoka County, Minnesota lying east of a line parallel with and 700 feet west of the east line of said Southeast Quarter of the southwest Quarter and extending from the north line of said Southeast Quarter of Southwest Quarter to the south line thereof (excluding therefrom the east 250 feet thereof) as measured between parallel lines (excluding easement of record).

(the '**Subject Property**')

**WHEREAS**, the Ramsey Planning Commission held a public hearing and reviewed the request on April 28, 2022 and recommended approval of the Amended Conditional Use Permit.

**WHEREAS**, the Ramsey City Council reviewed and approved the request for an Amended Conditional Use Permit on May 10, 2022.

**WHEREAS**, on April 10, 2023, in accordance with City Code Section 117-51 (Conditional Use Permits), the **Permittee** submitted a written request for a twelve (12) month extension to implement the Amended Conditional Use Permit, citing multiple obstacles that prevented initiation within the one (1) year timeframe allotted by City Code.

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

That the Ramsey City Council hereby grants a twelve (12) month extension for the **Permittee** to initiate the Amended Conditional Use Permit that was originally approved by Resolution #22-093, contingent upon the following:

1. The **Permittee** shall now have until May 9, 2024 to initiate the Amended Conditional Use Permit.
2. All other conditions within Resolution #22-093 shall remain in effect.

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 9th day of May, 2023.

**CITY OF RAMSEY**

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA )
) ss.
COUNTY OF ANOKA )

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

_____
Notary Public

**Regular Planning Commission** **6. 1.**

**Meeting Date:** 04/27/2023

**By:** Todd Larson, Community Development

## Information

**Title:**

Appoint Chairperson and Vice Chairperson of the Planning Commission

**Purpose/Background:**

Each year the Planning Commission appoints a chairperson and a vice-chairperson. Currently, Commissioner Randy Bauer serves as Chairperson and Commissioner Cheri Gengler serves as the Vice Chairperson. The next term of appointment is from April 27, 2023, to April 25, 2024.

Chair Bauer has served two consecutive terms. Recently-adopted City Commission Rules state that a maximum of two consecutive terms as Chair is allowed in order to foster opportunities for leadership positions. After sitting out one term, the previous chair could be re-appointed.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

Motion to appoint _____ as Chairperson of the Planning Commission.

-and-

Motion to appoint _____ as Vice Chairperson of the Planning Commission.

## Attachments

*No file(s) attached.*

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 03/16/2023 01:47 PM |
| Form Started By: Todd Larson | | Started On: 03/09/2023 01:38 PM |
| Final Approval Date: 03/16/2023 | | |

**Regular Planning Commission** **7. 1.**

**Meeting Date:** 04/27/2023

**By:** Chris Anderson, Community Development

**Information**

**Title:**

Consider Site Plan for Proposed Building Expansion at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

**Purpose/Background:**

The City has received an application from Soderholm & Associates (the "Applicant") for a proposed expansion of their existing facility located at 7150 143rd Avenue NW (the "Subject Property"). The proposed building expansion and associated improvements appear to meet all minimum standards. If not for the size of the proposed expansion as it relates to the existing building footprint, this would have qualified for an Administrative Site Plan review (meaning the Applicant could have proceeded directly to an application for a Building Permit rather than Site Plan review).

**Notification:**

Site Plan review does not require a public hearing. However, Staff did attempt to notify property owners within 350 feet of the Subject Property, via standard U.S. mail, of the proposed building expansion and of the Planning Commission meeting date and time.

**Observations/Alternatives:**

**Project Summary**

The Subject Property is located south of 143rd Avenue, between Ramsey Boulevard and Limonite Street. The Applicant's existing building is approximately 14,560 square feet in size and has ten (10) striped parking spaces. The Applicant is proposing an expansion of approximately 43,000 square feet along with sixty-nine (69) additional parking stalls. As part of this project, the Applicant will be abandoning the septic system and connecting to both sanitary sewer and municipal water. The project will also provide on-site stormwater management, including both infiltration and retention, in various locations across the Subject Property.

**Zoning and Land Use**

The Subject Property is zoned E-2 Employment and is guided as Business Park in the Comprehensive Plan. Manufacturing, warehousing, and offices are permitted uses in this zoning district.

**Building Coverage and Architecture**

The proposed addition will result in a building footprint of 57,543 square feet. The total building coverage on the Subject Property will be approximately thirty-four percent (34%), well under the maximum allowable building coverage of forty-five percent (45%). The exterior finish of the proposed addition will consist of precast concrete walls with exposed aggregate panels at the top and random ribs and score lines below. It also includes some prefinished vertical seam metal siding as an accent. The building height is approximately twenty-five (25) feet, well below the sixty-five (65) feet that is allowed in this zoning district.

**Access, Parking, and Maneuverability**

The Subject Property currently has a single access off of 143rd Avenue. The proposed improvements include two (2) additional access points, both off of Limonite Street. The new accesses would be for shipping and receiving, as well as for additional employee parking. All proposed parking and maneuvering areas meet the twenty (20) foot setback from rights-of-way. There are currently ten (10) striped parking stalls on site. The Applicant is proposing to add an additional sixty-nine (69) stalls, all of which appear to meet the dimensional standards (18' deep x 9' wide). The combination of existing and proposed parking stalls satisfies the minimum standards of City

Code.

**Utilities**

The building is currently served by a private well and septic system. As part of the expansion project, the septic system will be abandoned and the building will be connected to the municipal sanitary sewer system. The Applicant is proposing to retain the private well on site for irrigation purposes only. The building will be connected to the municipal water system. A fire hydrant will also be installed as part of the site improvements. The Fire Department is requesting the hydrant be moved from the proposed location (southwest corner of the southern parking lot) out to Limonite Street, just south of the southern access point, which is right where the water line enters the Subject Property.

**Landscaping and Tree Preservation**

The project will result in removal of essentially all existing trees, with the exception of three (3) trees along 143rd Avenue. While the proposed landscaping appears to comply with the planting requirements, because of the extent of tree removal, additional reforestation and/or restitution (payment into the Community Forestry fund) is required. Aside from that, the landscaping plan is generally acceptable.

**Alternatives**

Alternative 1: Recommend approval of the Site Plan. The proposed building expansion meets all setbacks and performance standards, with just minor plan corrections still needed. Staff supports this alternative.

Alternative 2: Recommend approval of the Site Plan with modifications.

Alternative 3: Recommend denial of the Site Plan, citing specific findings of fact supporting this action. Staff does not support this alternative.

**Funding Source:**

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

**Recommendation:**

Staff recommends approving the Site Plan, contingent upon compliance with Staff's review comments (this contingency is incorporated in the attached Resolution).

**Action:**

Motion to recommend City Council adopt Resolution #23-076 approving the Site Plan.

---

**Attachments**

Site Location Map
Site Plan
Building Elevations
Color Elevations
Staff's Plan Review Comments
Resolution #23-076

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**Form Review**

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 04/20/2023 12:39 PM |
| Form Started By: Chris Anderson | | Started On: 04/06/2023 03:32 PM |
| Final Approval Date: 04/20/2023 | | |

**PID: 27-32-25-33-0004**

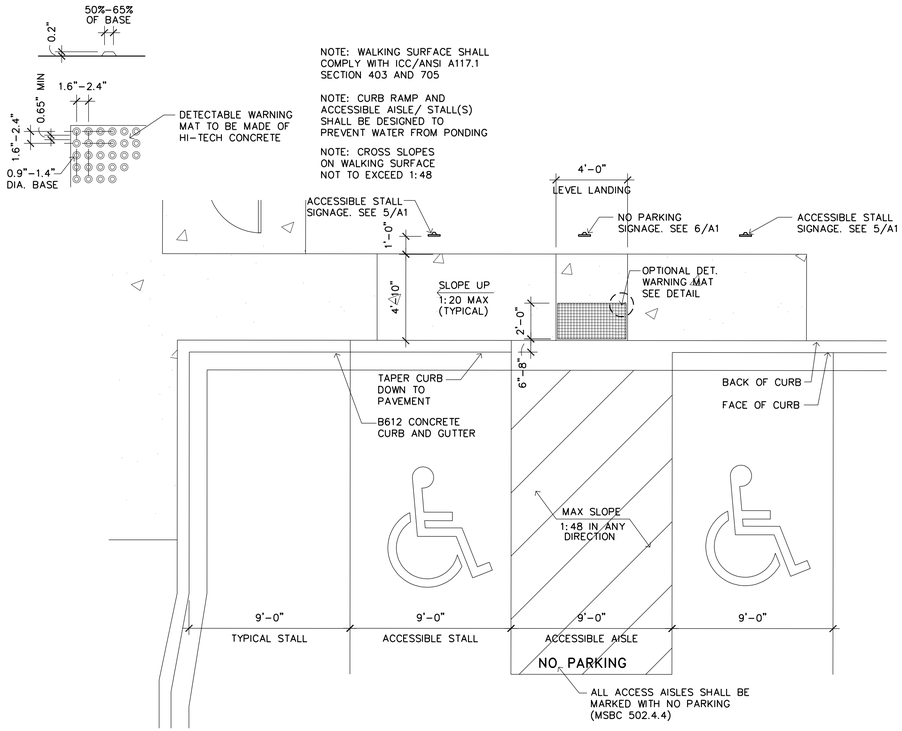
***7150 143RD AVE NW***

# SODERHOLM & ASSOCIATES

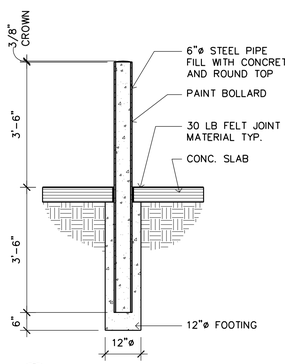



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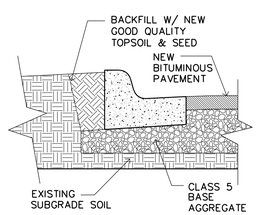
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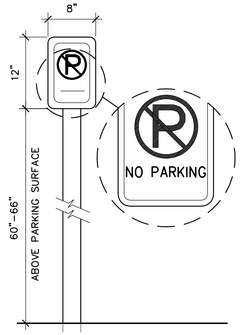

4 A1 ACCESSIBLE CURB CUT
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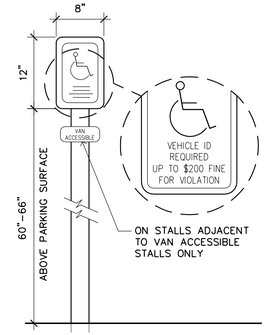

3 A1 PROTECTIVE BOLLARD
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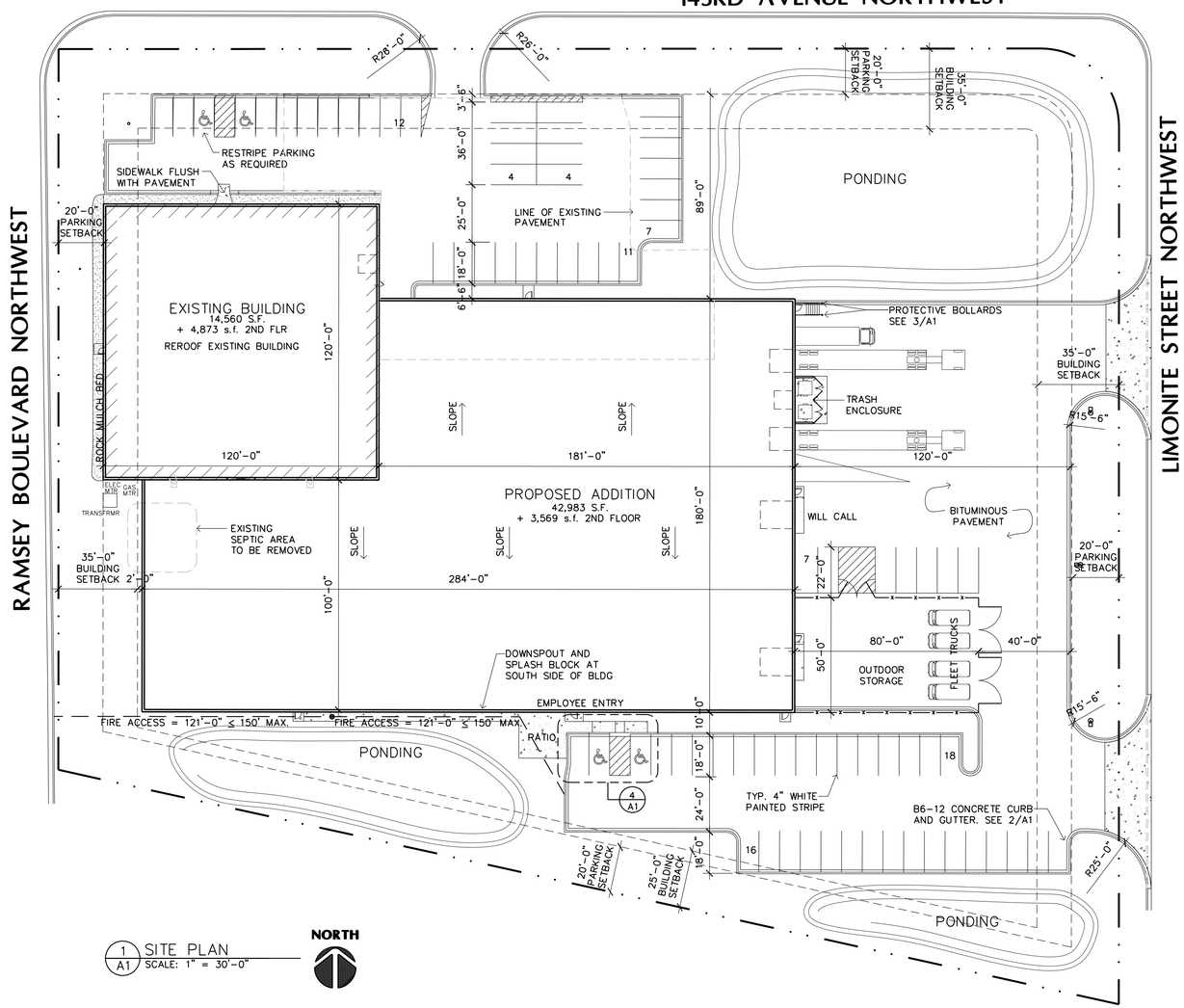

2 A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"




6 A1 NO PARKING SIGN
SCALE: 1" = 1'-0"




5 A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"




1 A1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-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.
3/29/23
DATE

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

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Leonard Lampert Architects Inc.

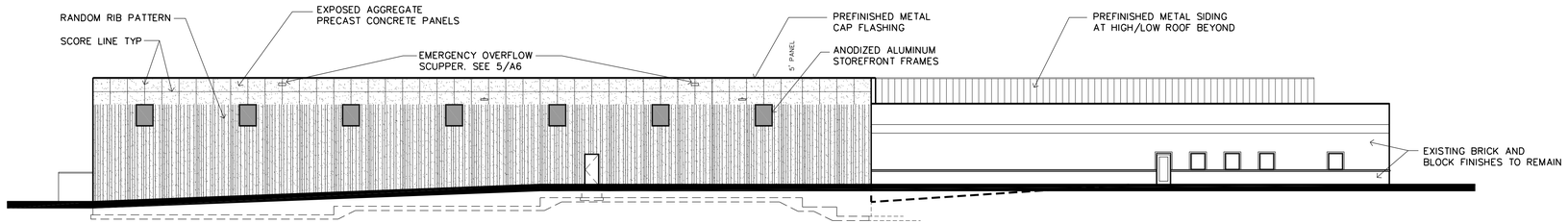
Project Designer: JAMES B
Drawn By: ALE
Checked By: LL
Revisions

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| 3/1/23 | PRELIMINARY |
| 3/9/23 | CITY SUBMITTAL |
| 3/29/23 | ISSUE FOR PERMIT |

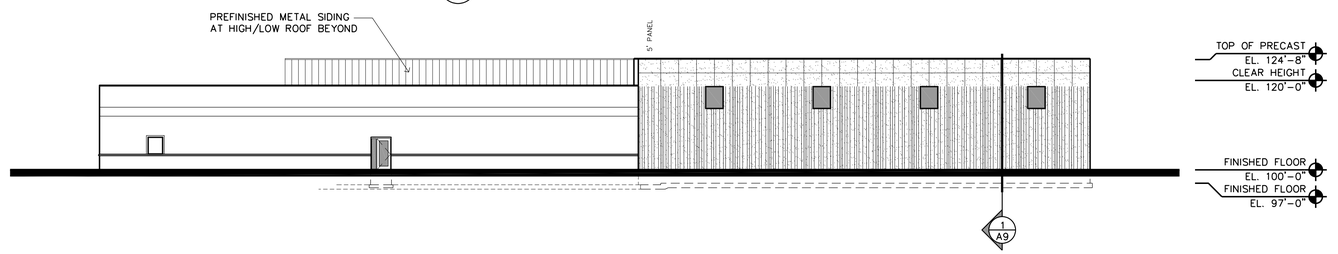
SITE PLAN

Sheet Number
A1

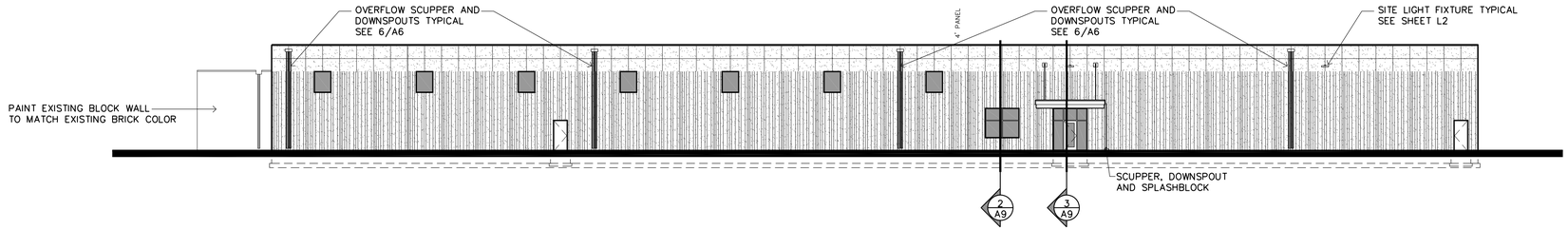
Project No. 220427-3



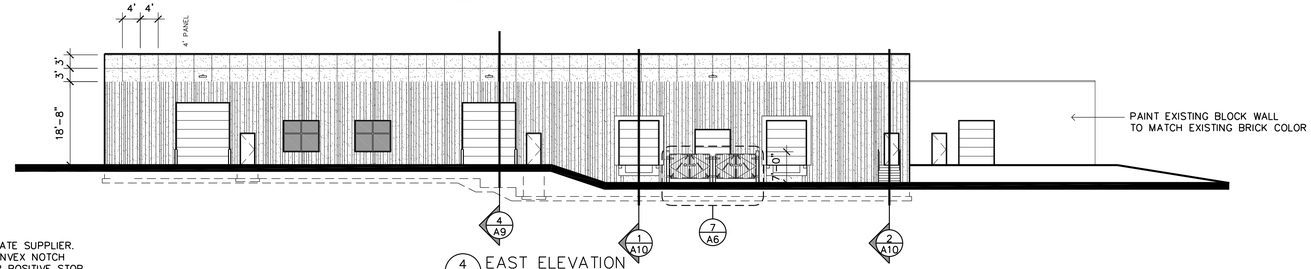

1 A6 NORTH ELEVATION
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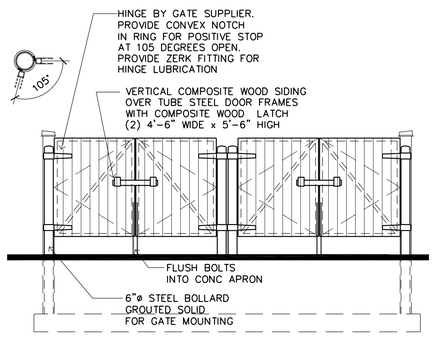

2 A6 WEST ELEVATION
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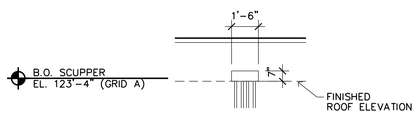

3 A6 SOUTH ELEVATION
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4 A6 EAST ELEVATION
SCALE: 1/16" = 1'-0"

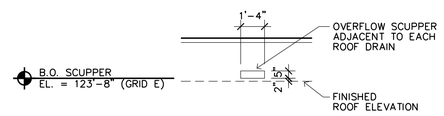



7 A6 TRASH ENCLOSURE GATE DETAIL
SCALE: 1/4" = 1'-0"




NOTE: SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

6 A6 SCUPPER DETAIL
SCALE: 1/4" = 1'-0"




NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3
VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

5 A6 OVERFLOW SCUPPER DETAIL
SCALE: 1/4" = 1'-0"

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-A6

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.
3/29/23
DATE

Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428

SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

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

Revisions

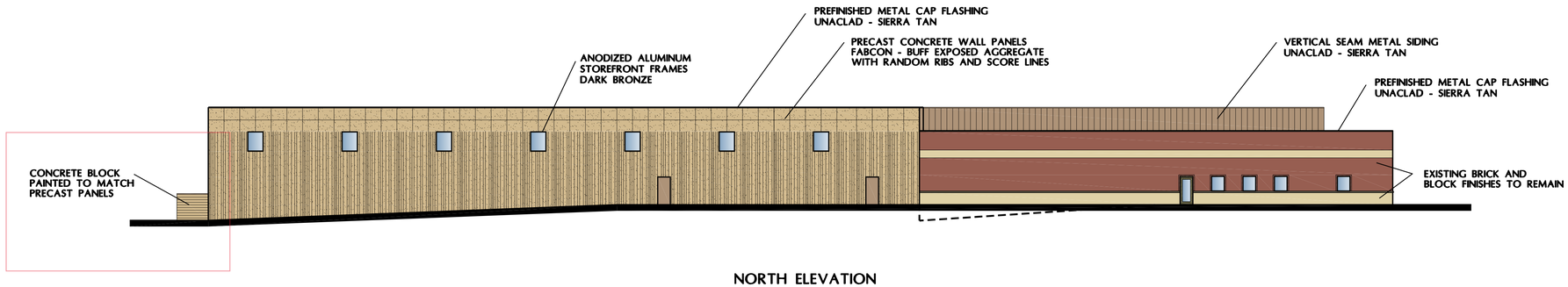
| | |
|---|---|
| 3/1/23 | PRELIMINARY |
| 3/9/23 | CITY SUBMITTAL |
| 3/29/23 | ISSUE FOR PERMIT |

BUILDING ELEVATIONS

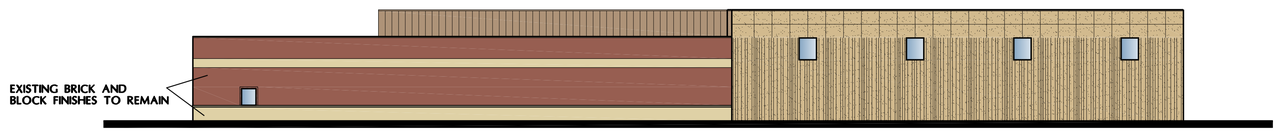
Sheet Number

A6

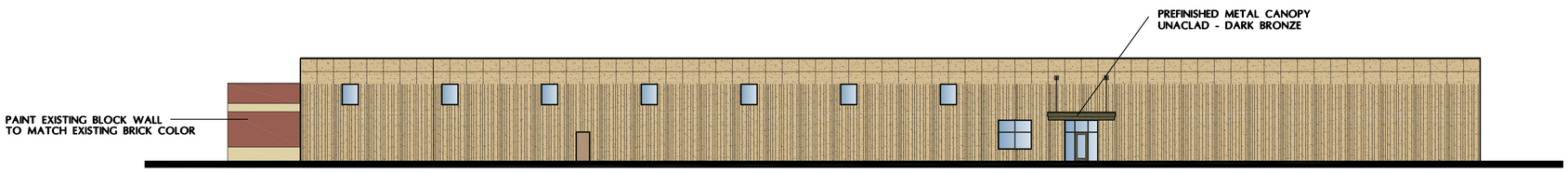
Project No. 220427-3



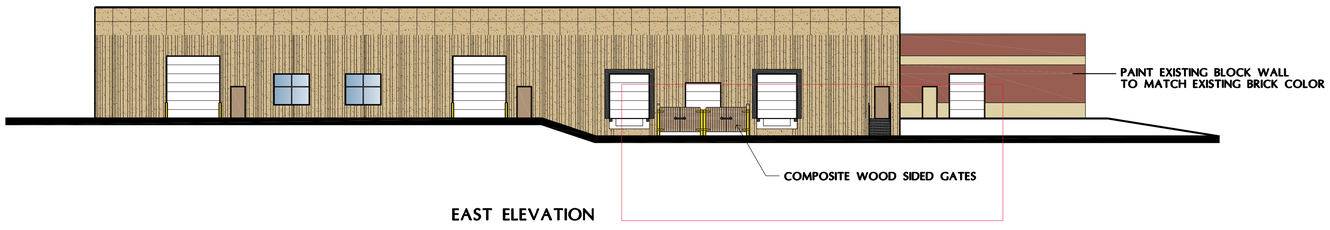

NORTH ELEVATION




WEST ELEVATION




WOUTH ELEVATION




EAST ELEVATION

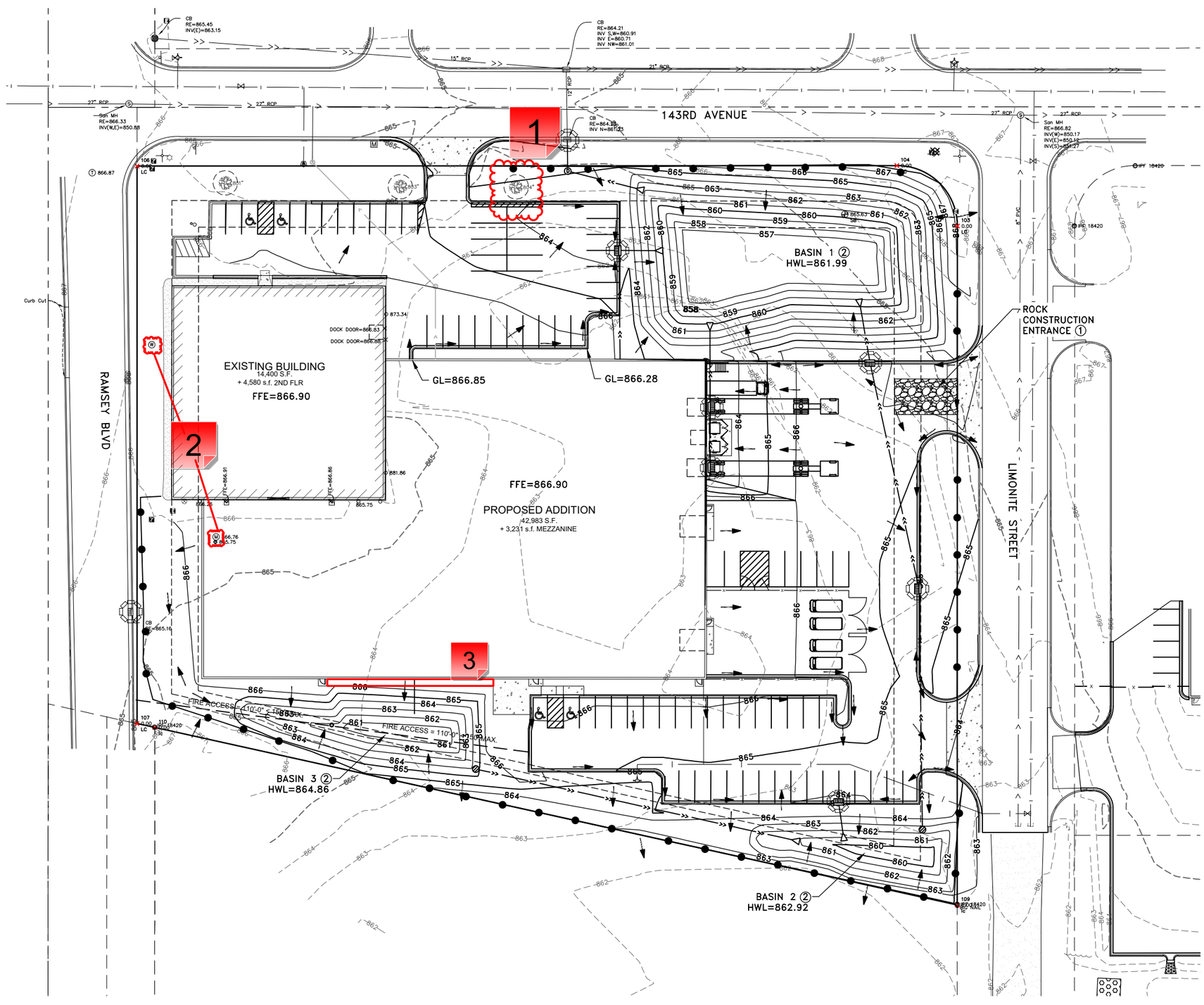
# SODERHOLM AND ASSOCIATES

7150 143rd Avenue N.W., Ramsey, Minnesota

L A M P E R C T S

A

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




LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR (XXX)
- PROPOSED CONTOUR (XXX)
- BURIED GAS MAIN (G)
- BURIED TELEPHONE LINE (T-BUR)
- OVERHEAD UTILITY LINE (P-OH)
- BURIED ELECTRIC LINE (P-BUR)
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SAFETY FENCE FOR TREE PROTECTION
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING UTILITY POLE
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER 5/2, 6/2, AND, 1/3
- TIPOUT CURB PER 4/2
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

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 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.

N

SCALE: 30 0 30 60 IN FEET

| DATE | REVISION |
|---|---|
| 4/5/23 | 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
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SODERHOLM AND ASSOCIATES BUILDING ADDITION SITE PLAN

GRADING AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 13 SHEETS

3244.16

Apr 05, 2023 - 11:02am
K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16_GRADING AND ERO CONTR.dwg

GRADING.pdf V2 - Changemark Notes ( 3 Notes )

## 1 - Grading

Created by: Chris Anderson
On: 04/06/2023 02:22 PM

No grading can occur within the tree save fencing.  Tree save fencing shall be installed no closer to the trunk of the tree than the dripline.

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

## 2 - Add to Legend

Created by: Chris Anderson
On: 04/06/2023 02:24 PM

Add these symbols to the legend of each plan sheet.

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

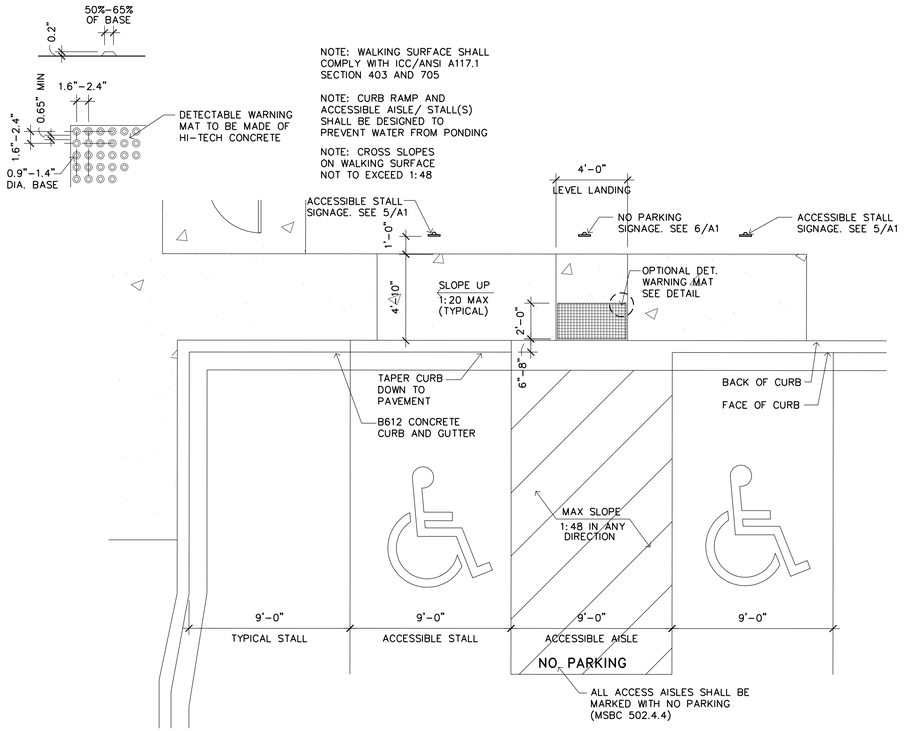
## 3 - Fire Access

Created by: Chris Anderson
On: 04/06/2023 02:26 PM

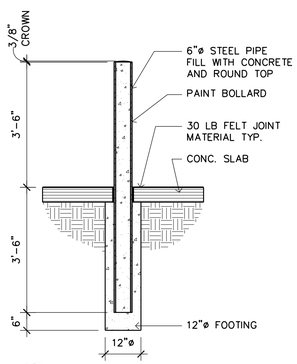
Show the proposed paved walkway on all plan sheets as it's shown on Sheet A1.

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

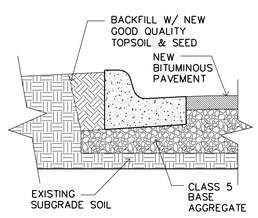
1



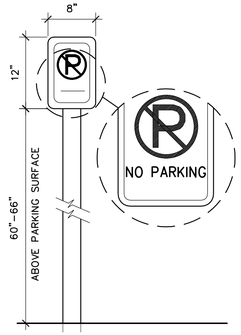

4 / A1 ACCESSIBLE CURB CUT
SCALE: 1/4" = 1'-0"



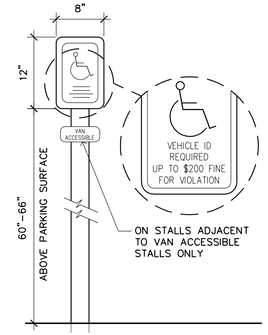

3 / A1 PROTECTIVE BOLLARD
SCALE: 1/2" = 1'-0"



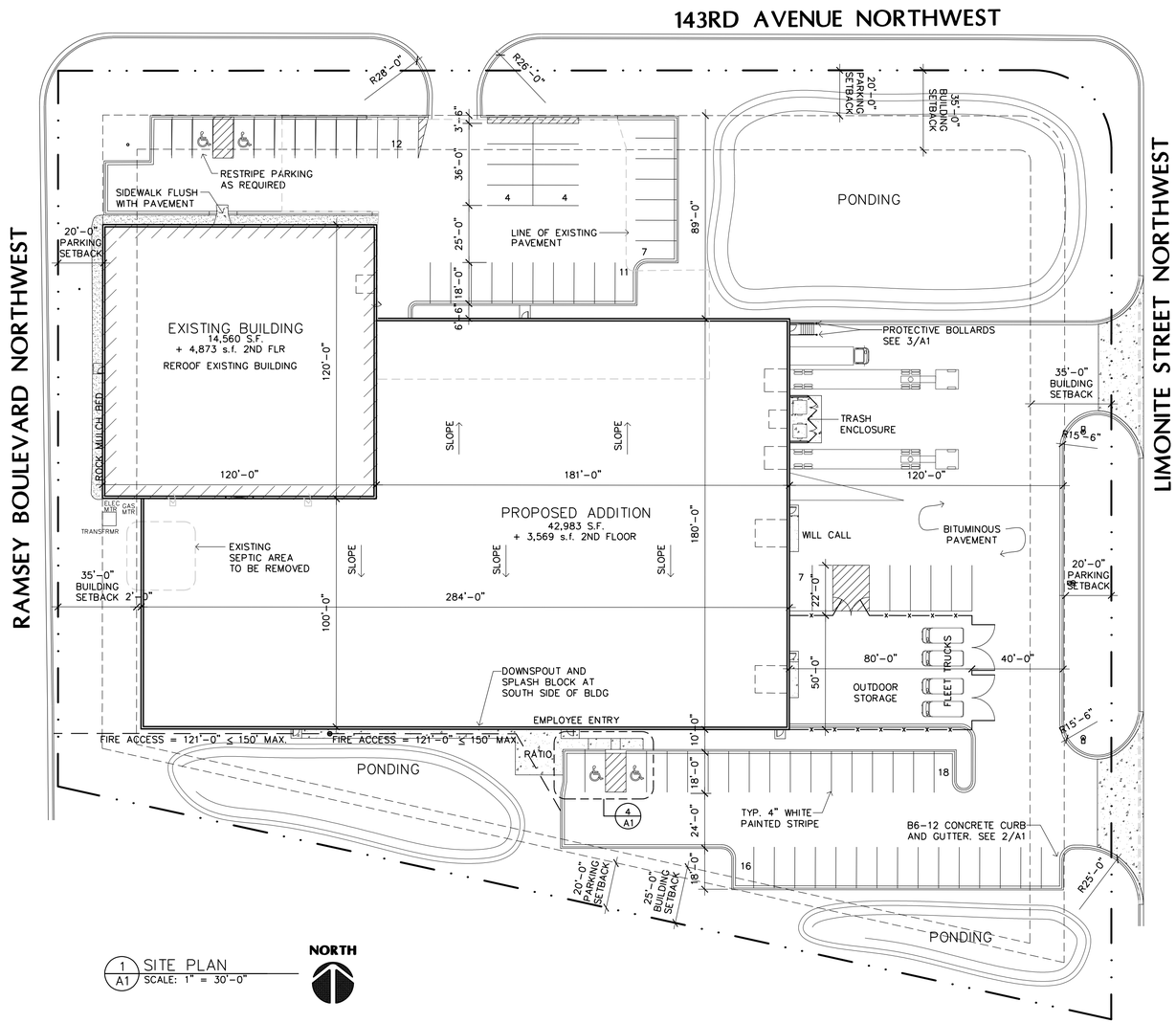

2 / A1 B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"




6 / A1 NO PARKING SIGN
SCALE: 1" = 1'-0"




5 / A1 ACCESSIBLE PARKING SIGN
1" = 1'-0"




1 / A1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

Filename: SODERHOLM AND ASSOC\SODERHOLM AND ASSOCIATES-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.
3/29/23
DATE


Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428


SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota


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Leonard Lampert Architects Inc.


Project Designer: JAMES B
Drawn By: ALE
Checked By: LL
Revisions

| | |
|---|---|
| 3/1/23 | PRELIMINARY |
| 3/9/23 | CITY SUBMITTAL |
| 3/29/23 | ISSUE FOR PERMIT |

SITE PLAN

Sheet Number
A1

Project No. 220427-3

SODERHOLM AND ASSOCIATES-A1 24x36.pdf V2 - Changemark Notes ( 1 Note )

## 1 - Site Data and Parking Data

Created by: Chris Anderson
On: 04/06/2023 02:08 PM

Please add back the parking and site data that were included on the initial submittal. The zoning designation for this property is E-2 Employment District.

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

1

| | QTY. | KEY | COMMON NAME | BOTANICAL NAME | SIZE | MTHD | CANOPY COVER |
|---|---|---|---|---|---|---|---|
| PLANTING SCHEDULE | | | | | | | |
| ACCEPTABLE | 4 | AB | AUTUMN BLAZE MAPLE | ACER FREEMANII | 2.5" CAL. | BB | 628 S.F. X 4 = 2,512 S.F. |
| PREFERRED | 3 | AE | AMERICAN ELM | ULMUS AMERICANA | 2.5" CAL. | BB | 3,909 S.F. X 3 = 11,727 S.F. |
| ACCEPTABLE | 3 | CT | COFFEE TREE | GYMNOCLADUS DIOICUS | 2.5" CAL. | BB | 628 S.F. X 3 = 1,884 S.F. |
| PREFERRED | 3 | WO | WHITE OAK | QUERCUS ALBA | 2.5" CAL. | BB | 3,909 S.F. X 3 = 11,727 S.F. |
| PREFERRED | 6 | BH | BLACK HILLS SPRUCE | PICEA GLAUCA DENSATA | 6' TALL | BB | 386 S.F. X 6 = 2,316 S.F. |
| PREFERRED | 6 | WP | WHITE PINE | PINUS STROBUS | 6' TALL | BB | 1,994 S.F. X 6 = 11,964 .F. |
| EXISTING | 1 | GA | GREEN ASH | FRAXINUS PENNSYLVANICA | | | 710 S.F. X 1 = 710 .F. |
| EXISTING | 2 | SM | SILVER MAPLE | ACER SACCHARINUM | | | 796 S.F. X 2 = 1,592 .F. |
| | | | | | | | 44,432 .F. |
| ACCEPTABLE | 18 | GS | GOLDMOUND SPIREA | SPIREA X BUMALDA 'GOLDMOUND' | 24" TALL | CONT. | 18 S.F. X 6 = 108 .F. |
| ACCEPTABLE | 8 | LL | COMMON PURPLE LILAC | SYRINGA VULGARIS | 24" TALL | CONT. | 8 S.F. X 32 = 256 .F. |
| | 24 | AC | AMERICAN CRANBERRY BUSH VIBURNUM | VIBUNUM TRILOBUM | 24" TALL | CONT. | 24 S.F. X 51 = 1,224 .F. |
| | | | | | | | 1,588 .F. |

LANDSCAPE NOTES:

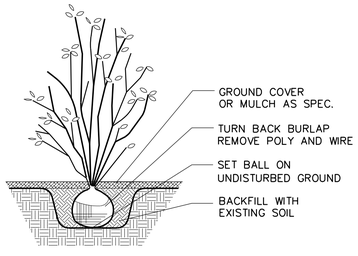
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. PROVIDE ONE OR MORE ADDITIONAL WATER EFFICIENT TECHNOLOGIES, SUCH AS WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPORATION (ET) SENSORS.
4. SEE PLAN FOR EXISTING TREES TO BE SAVED OR REMOVED
5. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.

LANDSCAPE CALCULATION:

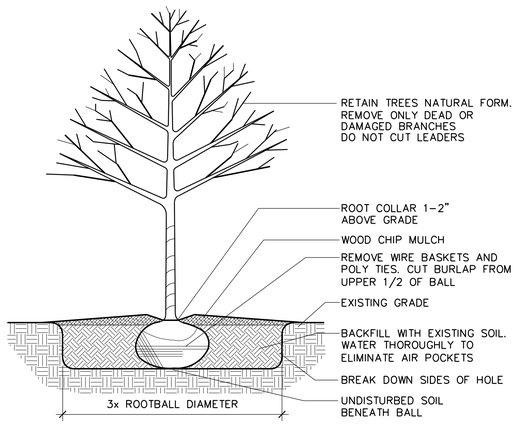
IMPERVIOUS AREA – 110,222 S.F.
PERVIOUS AREA – 57,861 S.F.
TOTAL LOT AREA – 168,083 S.F.

CANOPY COVER REQUIRED
110,222/ 168,083 = 0.656 X 57,861 S.F. = 37,943 S.F.
(69) NEW PARKING STALLS AT
1 TREE/10 STALL (MIN. 162 S.F.) = 1,134 S.F.
TOTAL CANOPY COVER REQUIRED = 39,077 S.F.
TOTAL CANOPY COVER PROVIDED = 44,432 S.F.

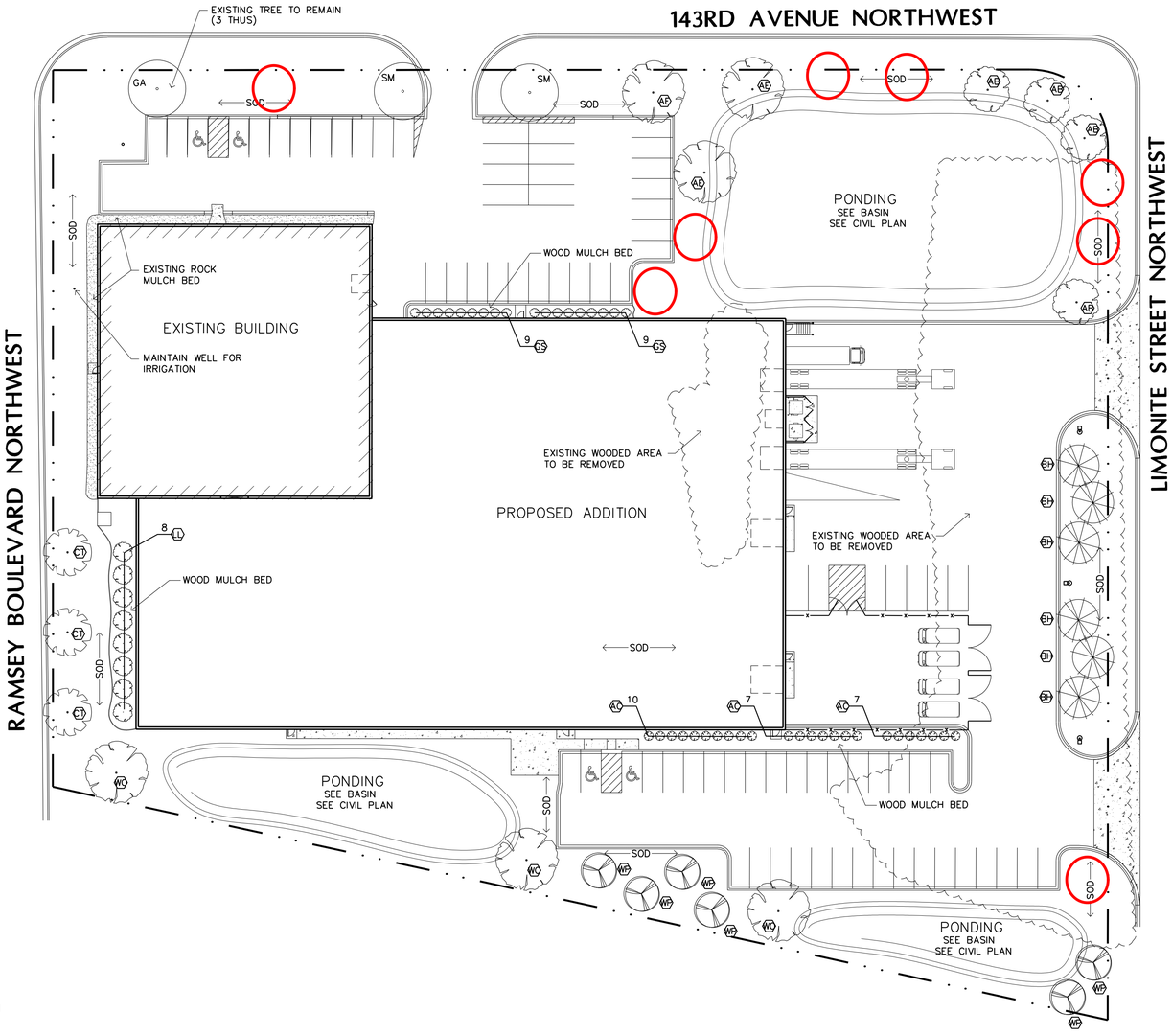
CANOPY COVER CALCULATION
(MIN SPREAD + MAX SPREAD / 4)$^2$ X 3.14 X .65 (PREFERRED)
X 3.14 X .50 (ACCEPTABLE)




3 L1 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE




2 L1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE




1 L1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

NORTH


Sharp & Associates, LLC
500 Bunker Lake Blvd
Anoka, MN 55303
Ph (763) 425-2002
Fax (763) 425-6428


SODERHOLM & ASSOCIATES
7150 143rd Ave NW, Ramsey, Minnesota

Drawn By: JRB
Checked By: LL
Revisions

| | |
|---|---|
| 3/9/23 | CITY SUBMITTAL |
| 3/29/23 | ISSUE FOR PERMIT |

LANDSCAPE PLAN

Sheet Number

L1

Project No. 220427-3

Filename: SODERHOLM AND ASSOC.\SODERHOLM AND ASSOCIATES-L1

SODERHOLM AND ASSOCIATES-L1 24x36.pdf V2 - Changemark Notes ( 1 Note )

## 1 - Reforestation

Created by: Chris Anderson
On: 04/06/2023 02:37 PM

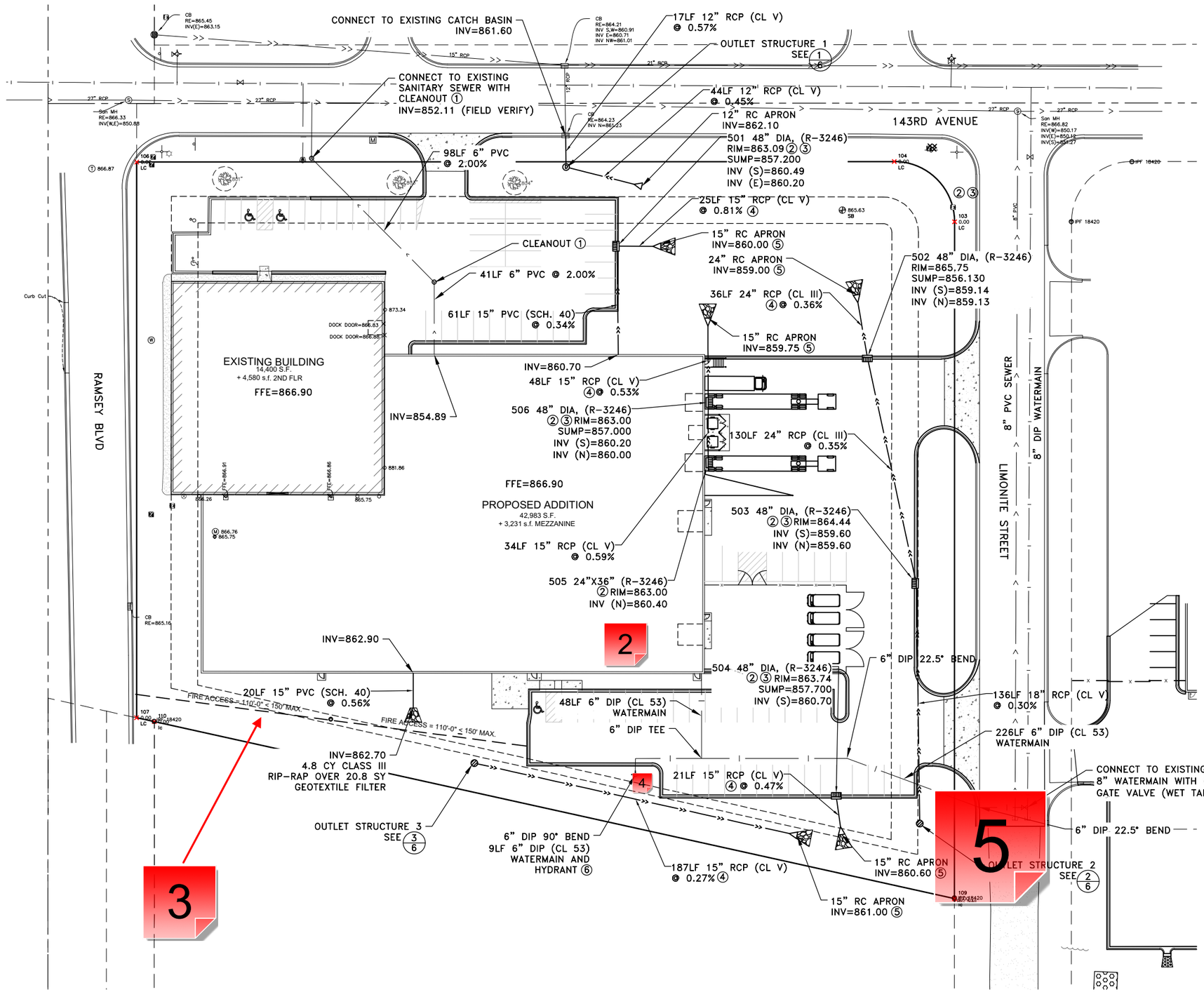
Based on the tree preservation standards of preserving or reforesting 30% of the existing significant tree DBH inches, a minimum of 112 inches must be planted (579 inches x 30%).

This plan only provides for 62.5 inches of new plantings. Additional trees should be strategically added to the plan as indicated by red circles. Assuming these additional plantings are each 2.5", that is an additional 20 inches, for a total of 82.5 inches of reforestation.

That would mean a payment into the community forestry fund of $3,625 (112-82.5= 29 x $125), which will be addressed in the Development Agreement.

Additional plantings could be added to the plan (for example, spacing between proposed trees could be reduced to accommodate more plantings), which would further reduce or potentially eliminate the 'restitution' payment.

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




LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BURIED GAS MAIN
- BURIED TELEPHONE LINE
- OVERHEAD UTILITY LINE
- BURIED ELECTRIC LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- SOIL BORING LOCATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SAFETY FENCE FOR TREE PROTECTION
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE

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. LOCATION AND INVERT OF EXISTING STORM SEWER AND SANITARY SEWER STUBS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
5. CONSTRUCT SANITARY SEWER SERVICE PER CITY PLATE NO. SEW-3.
6. CONCRETE APRONS SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

REFERENCE NOTES:

① SANITARY SEWER CLEANOUTS SHALL BE CONSTRUCTED PER 1/5.
② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
③ MANHOLE COVER SHALL BE PER CITY PLATE NO. STO-5.
④ TIE ALL PIPE JOINTS. PIPE LENGTH INCLUDES THE APRON.
⑤ CONSTRUCT RIP-RAP PER CITY PLATE NO. ERO-3.
⑥ CONSTRUCT HYDRANT PER CITY PLATE NO. WAT-1.

N

SCALE: 30 0 30 60 IN FEET

| DATE | REVISION |
|---|---|
| 4/5/23 | 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
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SODERHOLM AND ASSOCIATES BUILDING ADDITION SITE PLAN

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 13 SHEETS

3244.16

Apr 05, 2023 - 11:02am
K:\PRIVATE\3244.16\ENGINEERING\PLAN DWG\3244.16_UTILITY.dwg

UTILITY.pdf V2 - Changemark Notes ( 5 Notes )

1 - coonect 6' wm to ex 8" wm

Status as of 04/06/2023 01:58 PM
Type: Action
State: For Discussion

Created by: Aaron Madsen
On: 04/06/2023 01:58 PM
Type: Action
State: For Discussion

8 X 8 X 6 tee instead of wet tap. bolt on 8" plug

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

2 - storm pipe and storm pipe labels

Status as of 04/06/2023 02:00 PM
Type: Action
State: For Discussion

Created by: Aaron Madsen
On: 04/06/2023 02:00 PM
Type: Action
State: For Discussion

storm is hard to see through trucks on plan, also not all storm pipes are labeled with what they are.

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

3 - Fire Access

Created by: Chris Anderson
On: 04/06/2023 02:17 PM

For consistency purposes, modify fire access line on plan sheets to match how it is drawn on Sheet A1.

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

4 - D&U Easement for hydrant access

Status as of 04/07/2023 08:01 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 04/07/2023 08:01 AM
Type: Action
State: For Discussion

since the City will need to maintain/exercise this hydrant, D&U easement should be provided over the watermain leading to the hydrant and the hydrant itself.

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

## 5 - Hydrant Location

**Status as of 04/11/2023 03:12 PM**
**Type: Action**
**State: For Discussion**

Created by: Carey Schiferli
On: 04/11/2023 03:12 PM
Type: Action
State: For Discussion

Move Hydrant to this location

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

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

**RESOLUTION #23-076**

**A RESOLUTION APPROVING THE SITE PLAN AND DEVELOPMENT AGREEMENT FOR A BUILDING AND PARKING LOT EXPANSION AT 7150 143RD AVENUE NORTHWEST**

**WHEREAS**, Soderholm & Associates Inc., hereinafter referred to as the "**Applicant**", has properly applied for a Site Plan review for a building expansion and associated site improvements on the property legally described as follows:

TH PT OF THE W 31 RODS OF THE SW1/4 OF SW1/4 OF SEC 27-32-25 DESC AS FOL, COM AT THE NW COR THEREOF, TH E ALONG THE N LINE THEREOF A DIST OF 511.5 FT TO E LINE OF SD W 31 RODS, TH S ALONG THE E LINE T HEREOF A DIST OF 448.92 FT, TH NWLY IN A STRAIGHT LINE TO PT ON W LINE THEREOF DIST 335.51 FT S FROM THE NW COR THEREOF AS MEAS ALONG SD W LINE, TH N ALONG SD W LINE A DIST OF 335.51 FT TO THE PT OF B EG (EX PRT PLATTED AS GATEWAY NORTH IN D PARK) EX RD; SUBJ TO EASE OF REC

("**Subject Property**"); and

**WHEREAS**, the **Applicant** appeared before the Planning Commission for the Site Plan review on April 27, 2023 and that the minutes of said Planning Commission meeting are hereby incorporated by reference; and

**WHEREAS**, the Planning Commission reviewed the Site Plan and recommended approval/denial of the request.

**WHEREAS**, the City Council reviewed the request at a regular meeting on May 9th, 2023.

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

1. That the Ramsey City Council hereby approves the Development Agreement related to the building expansion and site improvements, contingent upon review as to legal form by the City Attorney.

2. That the Ramsey City Council hereby approves the Site Plan for the proposed building expansion and associated site improvements on the **Subject Property** contingent upon the following conditions:

   a. That the **Permittee** enter into a Development Agreement with the City.
   b. Plan revisions in accordance with Staff's review comments.

c. That a separate building permit is required.
d. Review and approval of the plans by the Lower Rum River Watershed Management Organization.
e. That Site Plan approval shall automatically expire if the use is not initiated within twelve (12) months of approval (May 9th, 2024), and issuance of a building permit for the building expansion shall constitute initiation.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey City Council this the 9th day of May, 2023.

_____
Mayor

**ATTEST:**

_____
City Clerk

**Regular Planning Commission** **7. 2.**

**Meeting Date:** 04/27/2023

**Submitted For:** Todd Larson, Community Development

**By:** Brian McCann, Community Development

---

**Information**

**Title:**

PUBLIC HEARING: Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

**Purpose/Background:**

An application for Preliminary Plat and Site Plan Review was submitted by Ramsey Properties LLC (the "Applicant") for a hotel under the affiliated brand of Home2Suites by Hilton. The proposed location is the southern-most portion of PID: 28-32-25-22-0058, which is generally located north of Sunwood Drive and west of Zeolite St. The four-story hotel will include 98 rooms with a mix of king and queen spaces, a breakfast space, an indoor pool, laundry facilities, and a fitness center.

**Notification:**

The City attempted to notify residents via mailing up to 700 feet from the property borders of PID: 28-32-25-22-0058. A notice was also published in the Anoka UnionHerald advertising the public hearing held by the Planning Commission on Thursday, April 27th at 7:00 pm in the City Council Chambers at Ramsey City Hall. Copies of the 700 feet mailing map and public hearing notice are attached to this case.

**Observations/Alternatives:**

**Summary**

The Subject Property is approximately 30.7 acres in size currently owned by the City. It is zoned COR-2 Commercial subdistrict, and guided as Mixed Use in the City's 2040 Comprehensive Plan. The property will be subdivided into a 2.8-acre lot for this project with the remainder retained by the City for future development. The proposed four-story hotel includes 98 extended-stay rooms with a mix of king and queen suites, a breakfast space, an indoor pool, laundry facilities, and a fitness center and is consistant with the COR-2a permitted uses. The proposed site plan and architecture are added to this case.

Building Design

Architectural plans have been provided by the applicant and are attached to this case. The building features a mix of materials including brick, stone, and Nichiha panels with several windows. Being in the COR, added emphasis is placed on the streetfronts of buildings. The four-story hotel will have two operating entrances--one fronting Sunwood Drive to the south and one fronting the parking lot to the north. The Zeolite Street side of the building will not have any doors other than service doors, though it will have windows on all four levels, including a large window bank for the swimming pool room. The hotel is being designed in such a way that an addition to the building is possible along its northwestern side.

Site Plan

The proposed location for the hotel is within the COR-2 Zoning District, which requires conformance with the COR Design Framework. The COR-2 standards for Connector Street (Zeolite Street) and Destination Street (Sunwood Drive) are applicable for the review of this proposal. Requirements include a 15-foot build-to line for the building along Sunwood Drive with parking facilities located behind the building. The proposed site plan generally meets the applicable standards of the COR-2 subdistrict with some adjustments to the sidewalk and streetscape necessary.

Access and Parking

The site's primary vehicular access is located where there is an existing driveway apron opposite Northstar

Marketplace's northwestern driveway. This apron will be widened to accommodate one in-bound lane and two outbound lanes. This driveway will be shared between the hotel site and the future site to the north. A cross-access and maintenance agreement will be needed so that both property owners will have access rights and maintenance responsibility for the shared areas (this easement will be recorded with the plat). The secondary access will be from Zeolite Street.

The Applicant has proposed 135 total parking spaces in the parking lot, six of which are ADA-compliant, four reserved for electric vehicle charging, and another six 10-foot wide spaces for oversized vehicles. All the remaining parking spaces meet the minimum commercial parking requirement of 9' wide by 16' long. The parking area is proposed to consist of bituminous pavement with 24' wide drive aisles throughout, except along the building is 26' as required by the Fire Code for multi-story buildings. One space per room and one space per employee are required. Approximately 110 spaces would be required. The parking lot is somewhat oversized for what is needed today, though it takes into account future expansion. There is room at the eastern end of Sunwood Drive for two or three on-street parking spaces.

Zeolite Street was not constructed to its final design (it was constructed as a temporary street several years ago). It will be reconstructed in the next couple years to include new pavement and concrete curb and gutter while being raised up. With that project, sidewalks and street lights will be installed. The driveway to Zeolite is designed with reconstruction slopes in mind. It is unknown if Zeolite will be constructed to accommodate on-street parking.

Pedestrian Connections and Streetscape

A concrete walkway is proposed around the west, north, and east elevations. The south elevation does not have a full sidewalk proposed along Sunwood Drive but does have three points of access to the hotel with concrete area. The sidewalk portion on the east side is proposed to connect to the City right-of-way along Zeolite Street, with a note to coordinate with the City on this improvement.

Along the Sunwood Drive side of the building, a semi-enclosed patio is proposed with private seating areas for guests. This patio will help bring activity to the streetfront. The patio will have a stone kneewall and a louvered screen above it.

Utilities

City sanitary sewer and water are available to the site. A water line will be looped through the parking lot for fire hydrats.

Landscaping

The applicant has provided a landscape plan that provides for good tree and shrub cover throughout the site. The Environmental Policy Board (EPB) was scheduled to review the landscape plan on April 17. Along Sunwood Drive, several trees were planted when the road was reconfigured a few years ago. Along Sunwood Drive, the plans show two large planting beds, similar in size to the ones in front of GiGi's Salon across the intersection. This enhanced streetscape is likely needed to be extended westward so that it matches the western extent of streetscaping along the south side of Sunwood Drive. Beyond that point to the west, the existing boulevard has trees planted that should remain.

Signs

The applicant is proposing wall-mounted signage on the building and a monument sign near the Sunwood Drive driveway. The monument sign is identified on the site plan, though no renderings are provided. COR Framework allows for a 6-foot tall, 100-square-foot sign to be constructed there. Base materials must match the building and will be verified through a standard sign permit. The wall signs are shown on the upper part of each facade. COR Framework allows for signage on street-facing sides of the building. With the high signage, staff recommends adding street-level signage near each door for the benefit of the pedestrians. An allowance for these signs is provided in the approval resolution should the applicant choose to install additional signs.

Lighting

The applicant submitted a photometric plan that shows for adequate lighting across the property line and that

20-foot poles will be used. The plans, however, do not identify the fixtures that will be used. All lighting must be downcast and shielded to prevent views of the light source from off site. The light fixtures will be verified at the time of building permit.

Waste Management

Located in the northeast corner of the parking lot, a small accessory building is proposed to enclose trash receptacles and a small amount of storage. The enclosure will have a roof to keep out snow and unauthorized dumping while being aesthetically pleasing to guests.

Preliminary Plat

The proposed plat of "Ramsey Properties Addition" creates one buildable lot and one outlots reserved for further subdivision in the future.

The preliminary plat proposes 10-foot drainage and utility (D&U) easements adjacent to both Sunwood Drive and Zeolite Street. This practice is generally typical, except for within the COR. Most of the plats along Sunwood Drive have reduced or no adjacent D&U easements in order to accommodate the build-to lines of the buildings. Near this area, however, a large storm sewer main is buried towards the north side of the roadway. The proposed easement would allow for proper excavation, if needed, though this is not anticipated for several decades. The proposed patio and kneewall encroach into this easement. It is recommended that the patio and kneewall remain as proposed with an encroachment agreement. An encroachment agreement allows for construction of specified items within an area as an at-your-own-risk improvement. If the City needs to use this area for excavation, the property owner will be notified to remove to the encroachments at their expense.

**Applicable City Code Sections**

- City Code Section 117-54. - Site Plan Review
- City Code Section 117-118. - The COR District
    - COR Design Framework as part of the COR District
- City Code Section 117-588. - Major plat

**Staff Recommendation:**

Recommend the City Council approve the Preliminary Plat and Site Plan for the proposed Home2Suites hotel.

**Alternatives:**

1. Recommend the City Council approve the Preliminary Plat and/or Site Plan with modifications as requested by the Planning Commission.
2. Recommend the City Council deny either/both the Preliminary Plat and Site Plan for the proposed hotel based on certain findings.

**Funding Source:**

All costs associated with the project are the responsibility of the Applicant.

**Recommendation:**

City Staff recommend adopting Resolution #23-059 approving Preliminary Plat and Site Plan for Home2Suites Hotel.

**Action:**

Recommend the City Council adopt Resolution #23-059 approving the Preliminary Plat of "Ramsey Properties Addition" and Site Plan for a hotel at 7895 Sunwood Drive Northwest.

---

**Attachments**

Site Location Map

Public Hearing Notice

700 Feet Mailing Map
Project Narrative
Civil Plans
Architectural Plans
Staff Review Comments - 1st Round
ACTION - Resolution #23-059
Public Comment

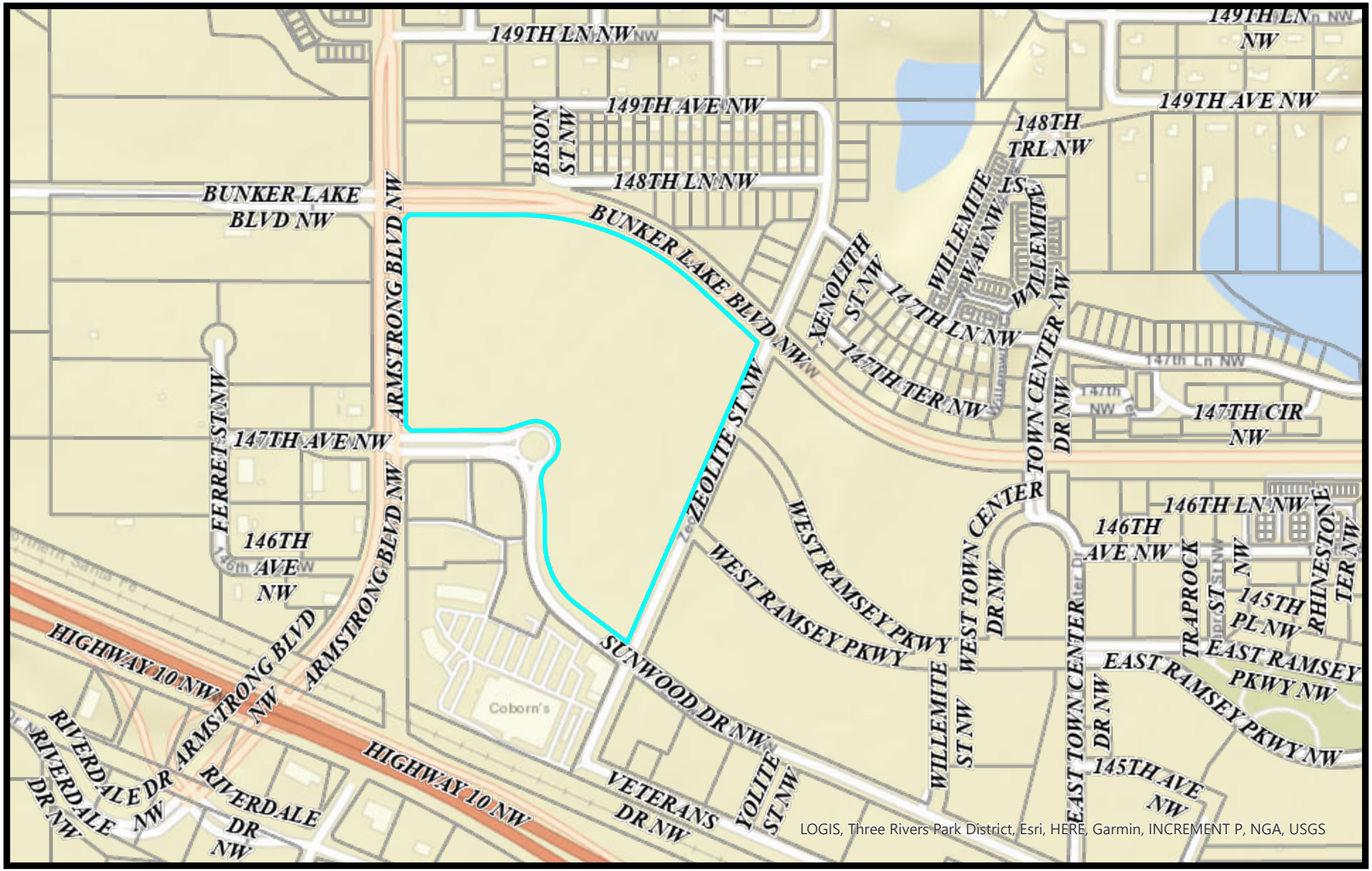
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**Form Review**

Form Started By: Brian McCann
Started On: 03/16/2023 03:33 PM
Final Approval Date: 04/17/2023

**PID:**
**28-32-25-22-0058**

# Home2Suites




Print Date: March 13, 2023

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mi

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

**NOTICE OF PUBLIC HEARING**
**PROJECT 23-102: HOME2 SUITES**

**CITY OF RAMSEY**
**ANOKA COUNTY**
**STATE OF MINNESOTA**

**TO WHOM IT MAY CONCERN:**

Notice is hereby given that the Planning Commission of the City of Ramsey will hold a public hearing on Thursday, April 27, 2023 at 7:00 p.m. at Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303. All interested persons are invited to attend and comment on the proposed requests.

The purpose of the hearing is to consider a request for a Preliminary Plat and Site Plan Review for a 16,000 square foot hotel within the COR Zoning District. The proposed hotel would be located on the southeast corner of the property generally located north of Sunwood Drive, west of Zeolite Street, and legally described as follows:

Outlot A Cor Two, Anoka County, Minnesota

The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Dana Verbeek at 763-433-9824 by noon on Wednesday, April 19, 2023.

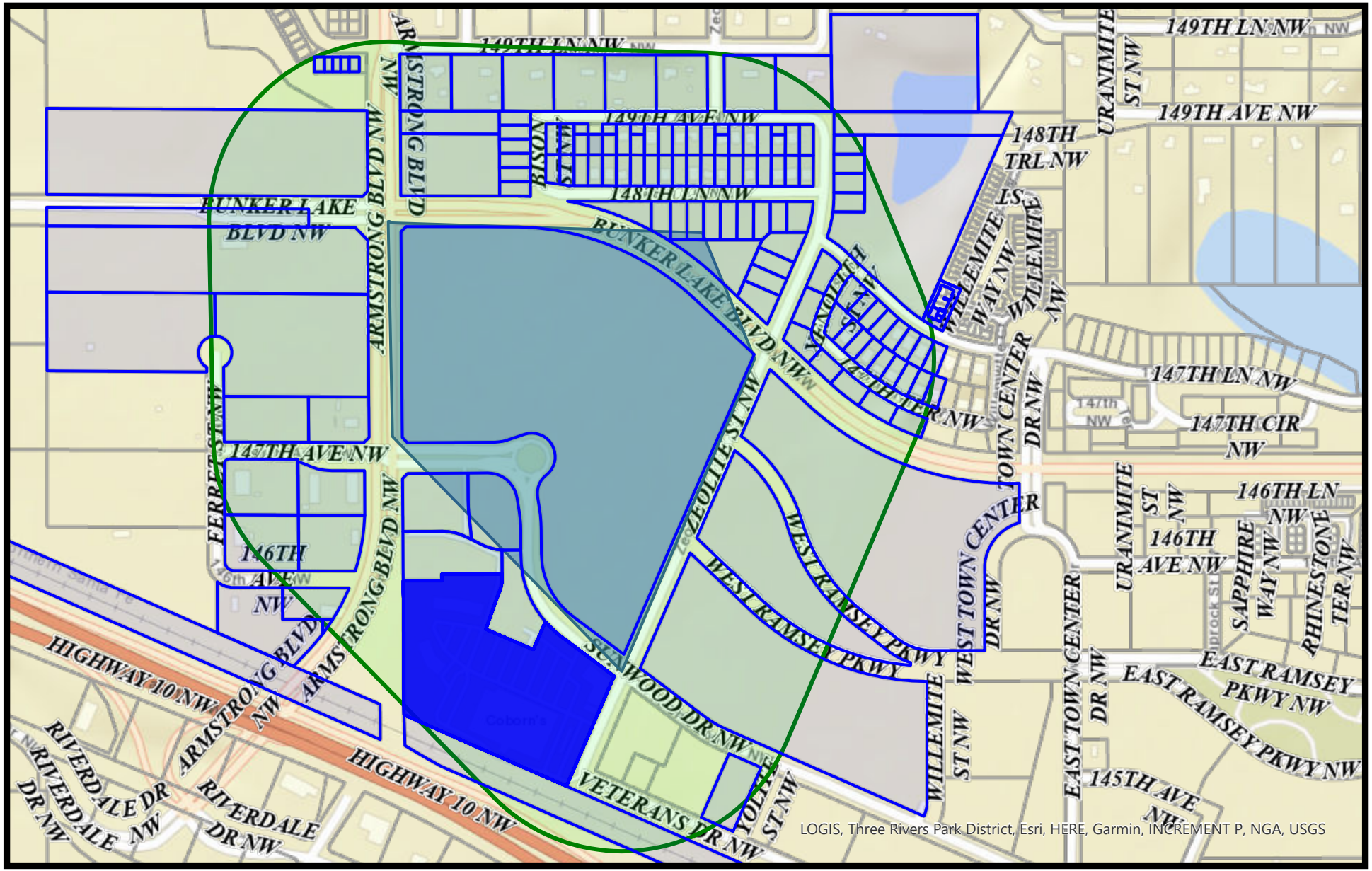
All interested persons are invited to join remotely from a PC, Mac, Linus, IOS, or Android at www.cityoframsey.com/meetings.

Comments are welcome and shall be sent to planning@cityofframsey.com or addressed to the Ramsey Planning Commission, at 7550 Sunwood Drive NW, Ramsey, MN 55303. Any comments must be received at the above email or address prior to 4:00 p.m. on April 27, 2023. For any other inquiries relating to this project contact Todd Larson at 763-433-9821 or tlarson@cityofframsey.com.

Todd Larson
Planning Manager

Date: April 14, 2023

***Home2Suites***
***PID: 28-32-25-22-0058***




Print Date: March 13, 2023

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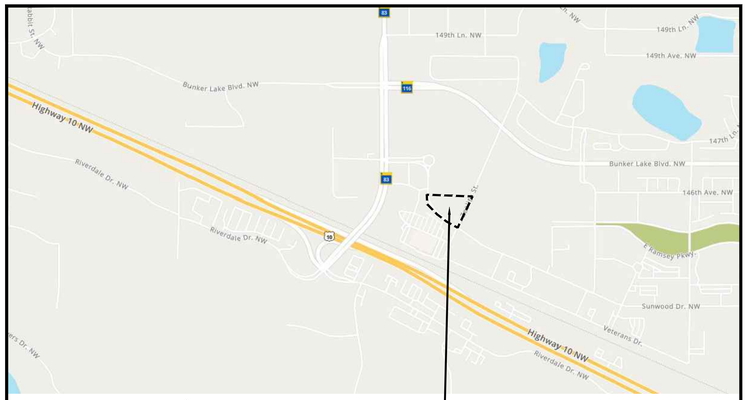
*The proposed project is a 123,710 -square (2.85-acre) parcel to be improved with a limited-service,extended-stay lodging facility; the hotel will be associated with the nationally affiliated hotel brand, Home2 Suites by Hilton. The proposed subject property, which is expected to open on July 1, 2024, will feature 98 rooms. The hotel will also contain the appropriate parking capacity and all necessary back-of-the-house space. The proposed project would offer a pool, free breakfast, laundry facilities, and a fitness center.*

*The owners recently invested in a revision of the plan after hearing from the City of Ramsey of the desire for a "main street" feel along Sunwood Drive. In the family's desire to build community with Ramsey and help develop the next economic opportunities, the owners committed to redesigning their prototype to offer a dual entrance on the North and South of the building, add additional design and windows to the South entrance, and to incorporate more gathering options along the main street for the appeal of the COR's long-term vision of the area. The owner's have also developed a potential expansion option for the hotel to meet the needs of the growing Ramsey community.*

# HOME2 SUITES BY HILTON

## RAMSEY, MINNESOTA

## ISSUED FOR: CITY SUBMITTAL




SITE LOCATION MAP

### ARCHITECT:

DLW ARCHITECTS
542 DOUGLAS AVE
DUNEDIN, FL 34698
CONTACT: DAVID WALLACE
727-736-6000

### DEVELOPER / PROPERTY OWNER:

RAMSEY PROPERTIES, LLC
8445 BUNKER LAKE BLVD NW
RAMSEY, MN 55303
CONTACT: EMILY ALLEGRA
EMILY@SCHIEBOUTFA.COM

### ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: ANDERS MELBY
612-615-0060

### SURVEYOR:

CIVIL SITE GROUP
5000 GLENWOOD AVE
GOLDEN VALLEY, MN 55422
CONTACT: RORY SYNSTELIEN
612-615-0060

### GEOTECHNICAL ENGINEER:

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVENUE,
MINNEAPOLIS, MN 55407
CONTACT: PAUL GIONFRIDDO
PGIONFRIDDO@HAUGOGTS.COM
612-271-8185

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

811 Know what's **below.** **Call** before you dig.

### SHEET INDEX


| SHEET NUMBER | SHEET TITLE |
|---|---|
| C0.0 | TITLE SHEET |
| V1.1 | TOPOGRAPHIC DETAIL EXHIBIT |
| C1.0 | REMOVALS PLAN |
| C2.0 | SITE PLAN |
| C2.1 | TRUCK TURNING MOVEMENT PLAN |
| C3.0 | GRADING PLAN |
| C4.0 | UTILITY PLAN |
| C5.0 | CIVIL DETAILS |
| C5.1 | CIVIL DETAILS |
| C5.2 | CIVIL DETAILS |
| C5.3 | CIVIL DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN NOTES & DETAILS |
| SW1.0 | SWPPP - EXISTING CONDITIONS |
| SW1.1 | SWPPP - PROPOSED CONDITIONS |
| SW1.2 | SWPPP - DETAILS |
| SW1.3 | SWPPP - NARRATIVE |
| SW1.4 | SWPPP - ATTACHMENTS |
| SW1.5 | SWPPP - ATTACHMENTS |



CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060


PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

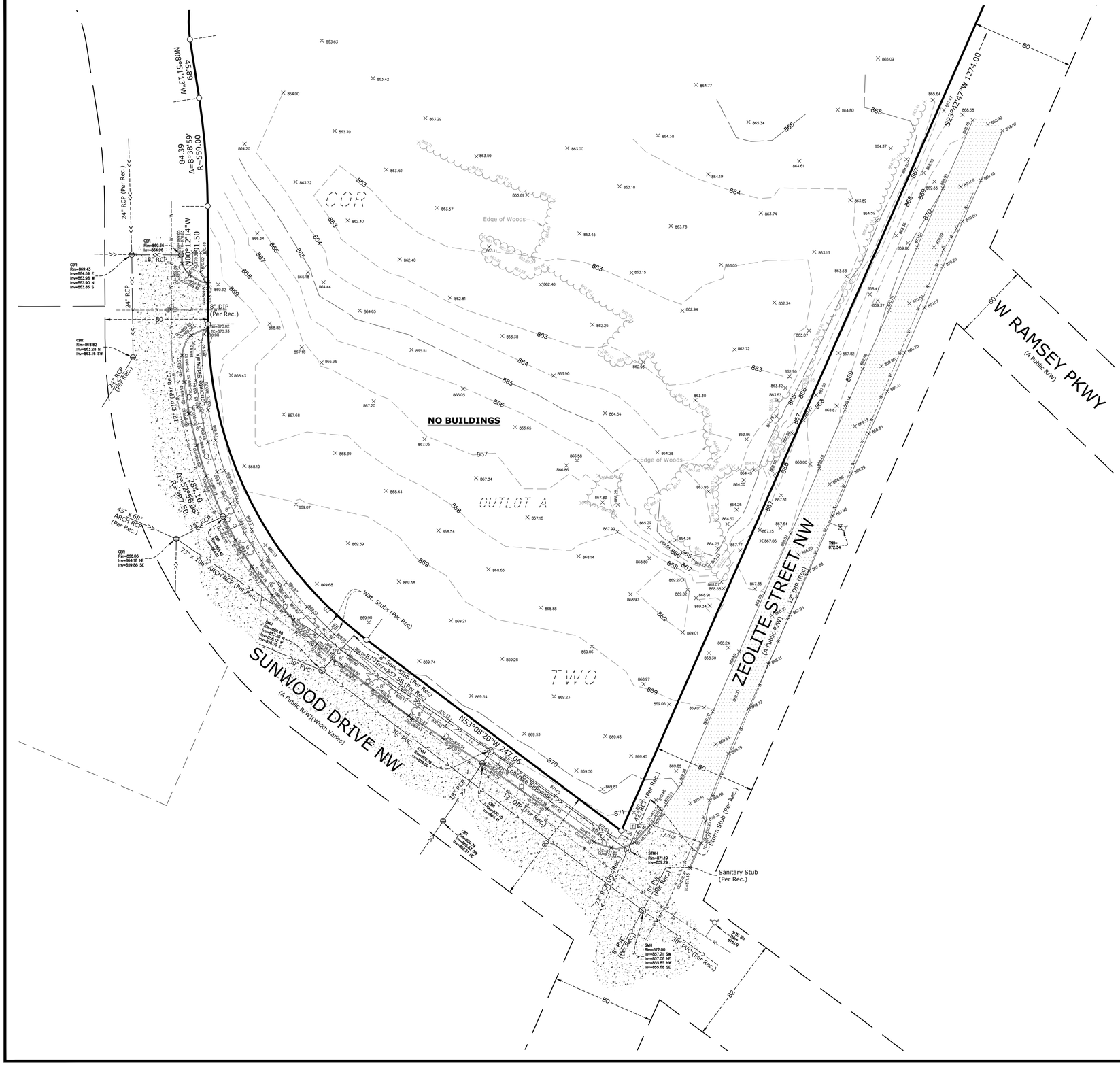
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

TITLE SHEET

C0.0

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**TOPOGRAPHIC DETAIL EXHIBIT GENERAL NOTES**

1. Bearings are based on the Anoka County Coordinate System (1996 Adjustment).
2. Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located at the northeast quadrant of the intersection of Sunwood Drive NW and Zeolite Street NW, as shown hereon. Elevation = 875.09.
3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
4. Please note the purpose of this Topographic Detail Exhibit is to show the utilities and the site and topographic features, as measured by us, in an area of the subject property as requested by the client

N

40 20 0 20 40 80

SCALE IN FEET

## Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
- GASMAIN
- GASMAIN (RECORD)
- OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- TELEPHONE LINE
- TELEPHONE LINE (RECORD)
- WATERMAIN
- WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE

- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL

- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
**HOME2 SUITES BY HILTON**
Address Unassinged, Sunwood Dr NW & Zeolite St NW,
Ramsey, Anoka County, Minnesota 55303

CLIENT
**Ramsey Properties, LLC**
8445 Bunker Lake Boulevard NW, Ramsey, MN 55303

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.

RORY L. SVNSTELIEN
DATE 2-28-2023 LICENSE NO. 44565

QA/QC

| | |
|---|---|
| FIELD CREW | TK |
| DRAWN BY | DS |
| REVIEWED BY | CJ |
| UPDATED BY | - |

VICINITY MAP




REVISION SUMMARY

| DATE | DESCRIPTION |
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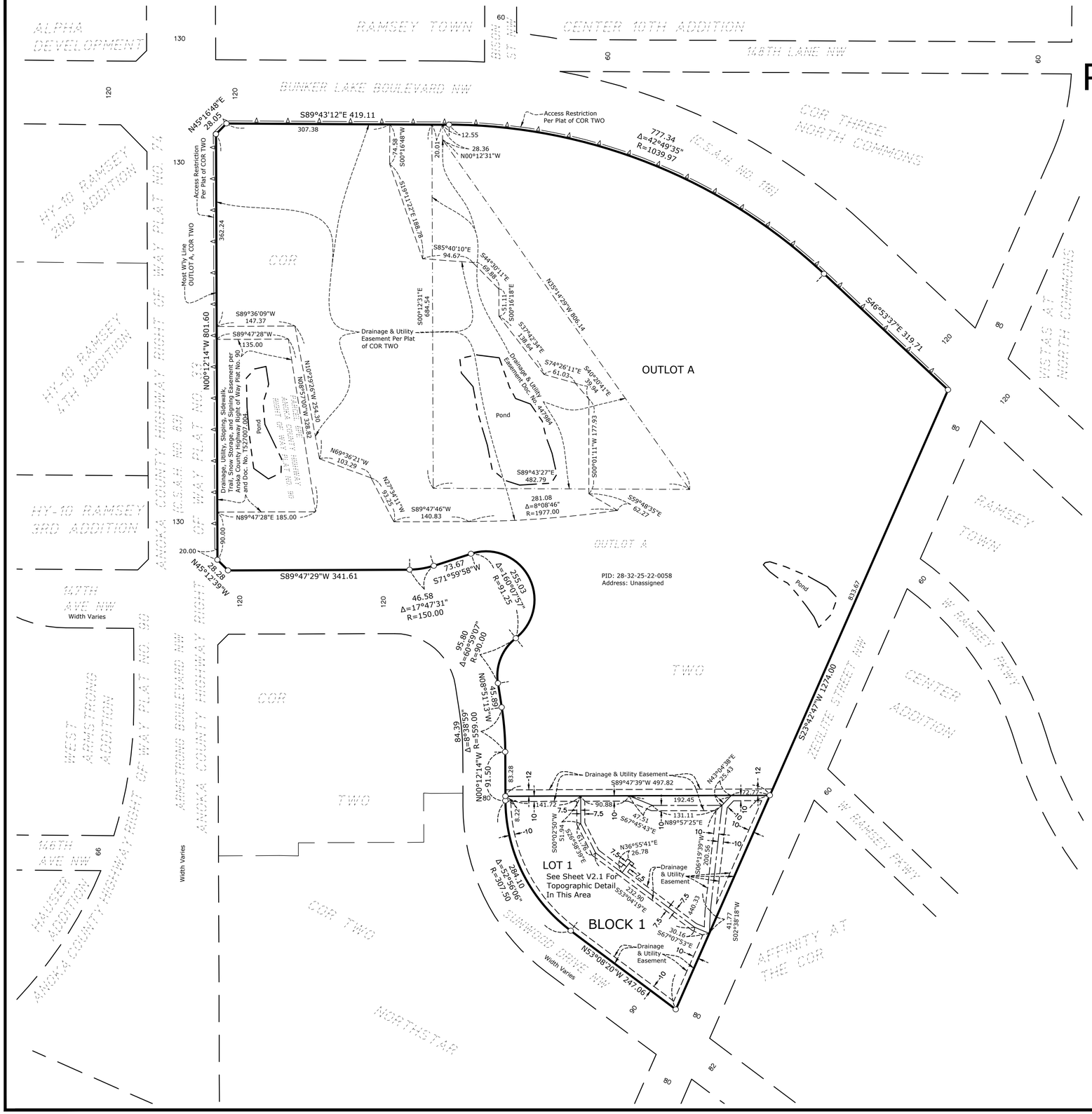
PROJECT NO.: 23034.00

TOPOGRAPHIC DETAIL EXHIBIT

V1.1

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# PRELIMINARY PLAT: RAMSEY PROPERTIES LLC




## PRELIMINARY PLAT GENERAL NOTES

**PROPERTY DESCRIPTION:**
Outlot A, Cor Two, according to the recorded plat thereof, Anoka County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 129186.

**DATE OF PREPARATION:**
3-9-2023

**APPLICANT:**
Ramsey Properties, LLC
8445 Bunker Lake Blvd NW
Ramsey, MN 55303
Contact: Emily Allegra
763-516-1078
Emily@schieboutfa.com

**BENCHMARKS:**
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located at the northeast quadrant of the intersection of Sunwood Drive NW and Zeolite Street NW, as shown on Sheet V2.1 of this survey. Elevation = 875.09.

**AREAS:**
Proposed Lot 1 = 122,548 Sq. Ft. or 2.813 Acres
Proposed OUTLOT A = 1,217,753 Sq. Ft. or 27.956 Acres
Total Property Area = 1,340,301 Sq. Ft. or 30.769 Acres

**FLOOD ZONE:**
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16th, 2015.


Rory L. Synstelien Minnesota License No. 44565
rory@civilsitegroup.com


N

100 50 0 50 100 200
SCALE IN FEET

## Linetype & Symbol Legend

- ELECTRIC LINE
- ELECTRIC LINE (RECORD)
- FIBER/COMM. LINE
- FIBER/COMM. LINE (RECORD)
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- SET IRON MONUMENT
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PROJECT
**HOME2 SUITES BY HILTON**
Address Unassinged, Sunwood Dr NW & Zeolite St NW,
Ramsey, Anoka County, Minnesota 55303

CLIENT
**Ramsey Properties, LLC**
8445 Bunker Lake Boulevard NW, Ramsey, MN 55303

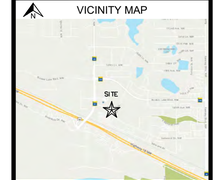
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 3-9-2023 LICENSE NO. 44565

QA/QC

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| FIELD CREW | |
| DRAWN BY | |
| REVIEWED BY | |
| UPDATED BY | |

VICINITY MAP




REVISION SUMMARY

| DATE | DESCRIPTION |
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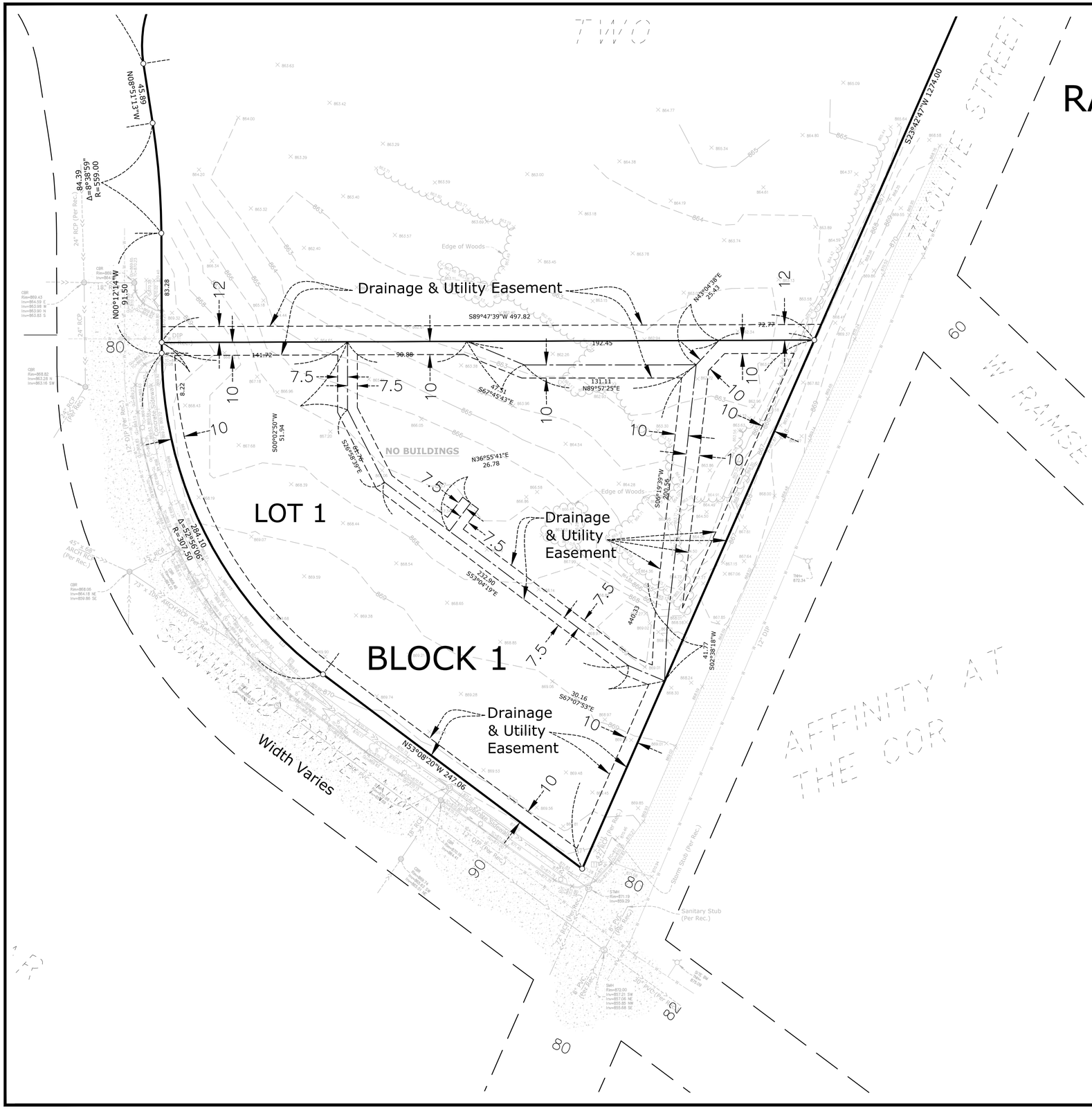
PROJECT NO.: 23034

PRELIMINARY PLAT

V2.0

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# PRELIMINARY PLAT: RAMSEY PROPERTIES LLC




## PRELIMINARY PLAT GENERAL NOTES

**PROPERTY DESCRIPTION:**
Outlot A, Cor Two, according to the recorded plat thereof, Anoka County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 129186.

**DATE OF PREPARATION:**
3-9-2023

**APPLICANT:**
Ramsey Properties, LLC
8445 Bunker Lake Blvd NW
Ramsey, MN 55303
Contact: Emily Allegra
763-516-1078
Emily@schieboutfa.com

**BENCHMARKS:**
Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located at the northeast quadrant of the intersection of Sunwood Drive NW and Zeolite Street NW, as shown on Sheet V2.1 of this survey. Elevation = 875.09.

**AREAS:**
Proposed Lot 1 = 122,548 Sq. Ft. or 2.813 Acres
Proposed OUTLOT A = 1,217,753 Sq. Ft. or 27.956 Acres
Total Property Area = 1,340,301 Sq. Ft. or 30.769 Acres

**FLOOD ZONE:**
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E, effective date of December 16th, 2015.

Rory L. Synstelien
rory@civilsitegroup.com

Minnesota License No. 44565

N
40 20 0 20 40 80
SCALE IN FEET

## Linetype & Symbol Legend

- E — ELECTRIC LINE
- E (RECORD) — ELECTRIC LINE (RECORD)
- F — FIBER/COMM. LINE
- F (RECORD) — FIBER/COMM. LINE (RECORD)
- G — GASMAIN
- G (RECORD) — GASMAIN (RECORD)
- OH — OVERHEAD UTILITIES
- SANITARY SEWER
- SANITARY SEWER (RECORD)
- STORM SEWER
- STORM SEWER (RECORD)
- T — TELEPHONE LINE
- T (RECORD) — TELEPHONE LINE (RECORD)
- W — WATERMAIN
- W (RECORD) — WATERMAIN (RECORD)
- CHAINLINK FENCELINE
- WOODEN FENCELINE
- GUARDRAIL
- ACCESS RESTRICTION
- CONCRETE SURFACE
- PAVER SURFACE
- BITUMINOUS SURFACE
- GRAVEL/LANDSCAPE SURFACE
- AIR CONDITIONER
- CABLE TV BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRICAL METER
- FIBER/COMM. MANHOLE
- POWER POLE
- GUY WIRE
- GAS METER
- GAS MANHOLE
- GAS VALVE
- ROOF DRAIN
- SEWER CLEAN OUT
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- FLARED END SECTION
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL
- HYDRANT
- FIRE CONNECTION
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER VALVE
- WELL
- UTILITY VAULT
- UTILITY MANHOLE
- ELECTRICAL OUTLET
- HAND HOLE
- BOLLARD
- FLAG POLE
- FUEL TANK
- HANDICAP SYMBOL
- LIGHT POLE
- MAIL BOX
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- SB — SOIL BORING
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- CAST IRON MONUMENT


CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060


PROJECT: HOME2 SUITES BY HILTON
Address Unassinged, Sunwood Dr NW & Zeolite St NW, Ramsey, Anoka County, Minnesota 55303

CLIENT: Ramsey Properties, LLC
8445 Bunker Lake Boulevard NW, Ramsey, MN 55303

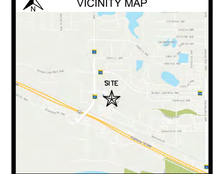
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 3-9-2023 LICENSE NO. 44565

QA/QC

| | |
|---|---|
| FIELD CREW | |
| DRAWN BY | |
| REVIEWED BY | |
| UPDATED BY | |

VICINITY MAP




REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|
| | |

PROJECT NO.: 23034

PRELIMINARY PLAT

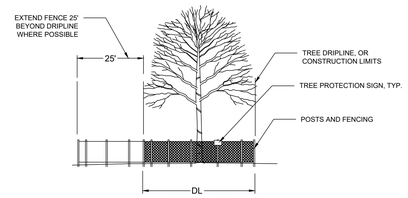
V2.1

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## REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY,
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.




FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
NTS

## REMOVALS LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. PROTECT AND/OR REPLACE EXISTING CABINET AND IRRIGATION LINES ALONG SUNWOOD DRIVE NW. COORDINATE WITH CITY IRRIGATION SPECIALIST TERRY BYRON (763)238-9823

## EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

Know what's below. Call before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5500 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

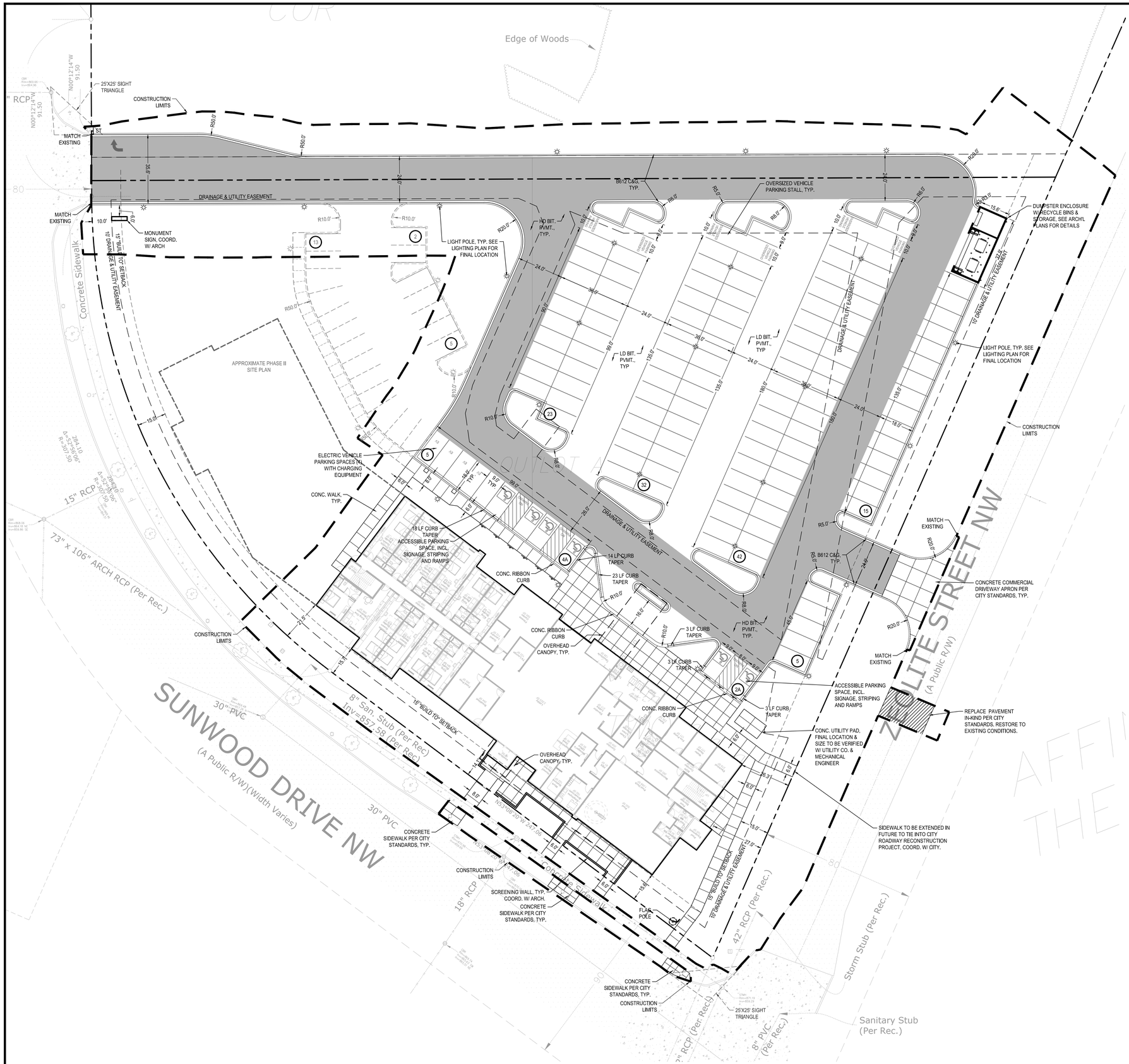
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

REMOVALS PLAN

C1.0

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## SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

## SITE AREA TABLE:

| SITE AREA CALCULATIONS | EXISTING CONDITION | | PROPOSED CONDITION | |
|---|---|---|---|---|
| BUILDING COVERAGE | 0 SF | 0.0% | 16,686 SF | 12.9% |
| ALL PAVEMENTS | 0 SF | 0.0% | 65,824 SF | 50.9% |
| ALL NON-PAVEMENTS | 129,235 SF | 100.0% | 46,725 SF | 36.2% |
| TOTAL SITE AREA | 129,235 SF | 100.0% | 129,235 SF | 100.0% |

| IMPERVIOUS SURFACE | | |
|---|---|---|
| EXISTING CONDITION | 0 SF | 0.0% |
| PROPOSED CONDITION | 82,510 SF | 63.8% |
| DIFFERENCE (EX. VS PROP.) | 82,510 SF | 63.8% |

## SITE DATA

| | |
|---|---|
| EXISTING ZONING | COR |
| PROPOSED ZONING | COR |
| NUMBER OF UNITS (PH 1) | 98 |
| NUMBER OF UNITS (PH 2) | 36 |
| SURFACE PARKING SPACES (PH 1) | 131 |
| SURFACE PARKING SPACES (PH 2) | 17 |
| TYP. PARKING SPACE | 9'X18' |
| TYP. DRIVE AISLE: | 24' |

## OPERATIONAL NOTES:

| | |
|---|---|
| SNOW REMOVAL | ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE |
| TRASH REMOVAL: | TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY. |
| DELIVERIES: | DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS). |

## SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

Know what's below. Call before you dig.

1" = 20'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SITE PLAN

C2.0

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## SITE PLAN LEGEND:

- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
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  NP = NO PARKING FIRE LANE
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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060


PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT

# HOME2 SUITES BY HILTON

SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

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| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER 23034

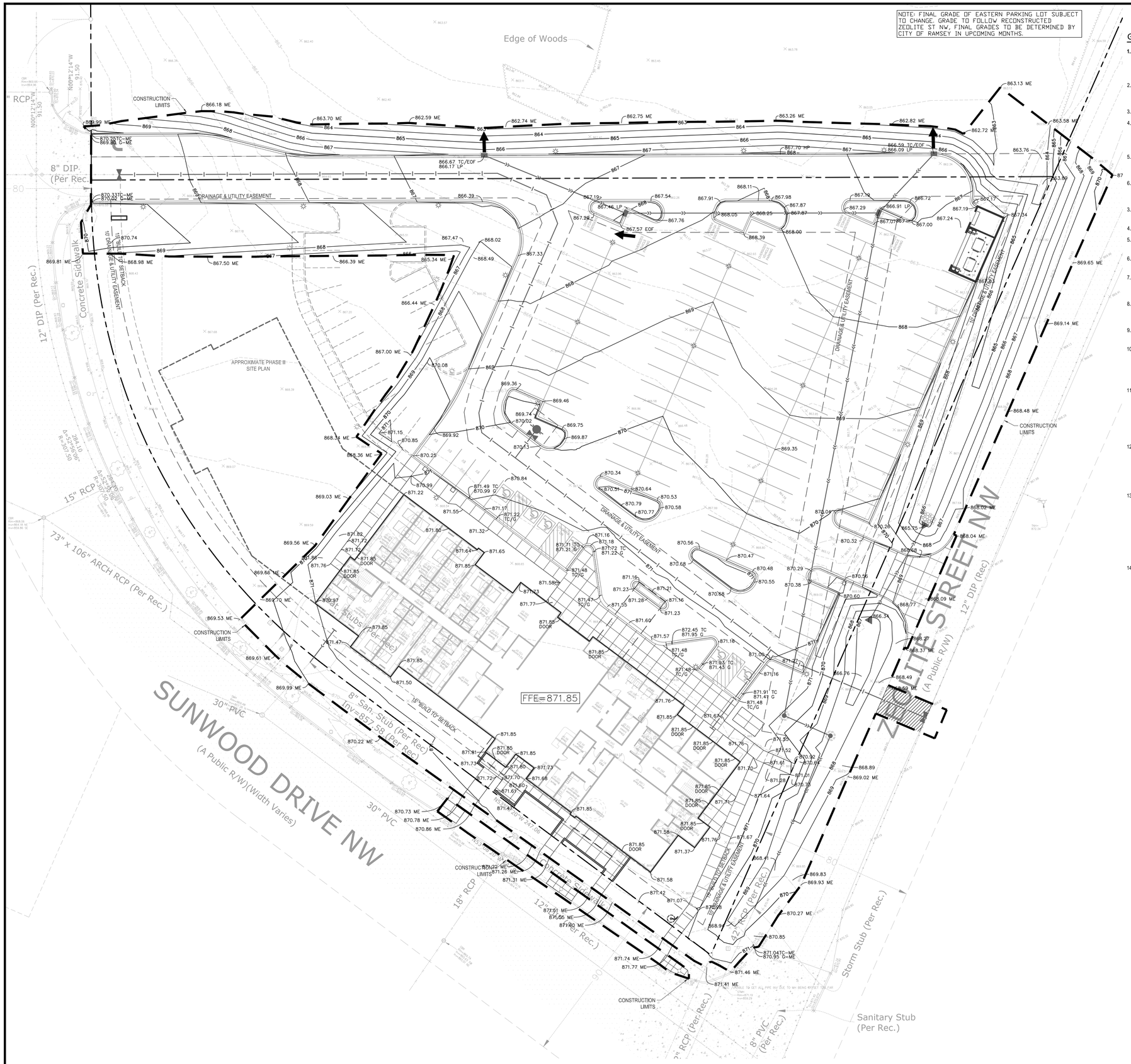
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|
| | |

TRUCK TURNING MOVEMENT PLAN

C2.1

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## GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES, RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

## EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

## GRADING PLAN LEGEND:

| | |
|---|---|
| 1125 | EX. 1' CONTOUR ELEVATION INTERVAL |
| 1137 | 1.0' CONTOUR ELEVATION INTERVAL |
| 41.26 | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G | SPOT GRADE ELEVATION GUTTER |
| 891.00 TC | SPOT GRADE ELEVATION TOP OF CURB |
| 891.00 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS |
| 891.00 ME | SPOT GRADE ELEVATION MATCH EXISTING |
| GB | GRADE BREAK - HIGH POINTS |
| TO | CURB AND GUTTER (T.O = TIP OUT) |
| EOF=XXX.XX | EMERGENCY OVERFLOW |

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1" = 20'-0"

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Civil Engineering · Surveying · Landscape Architecture
5500 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

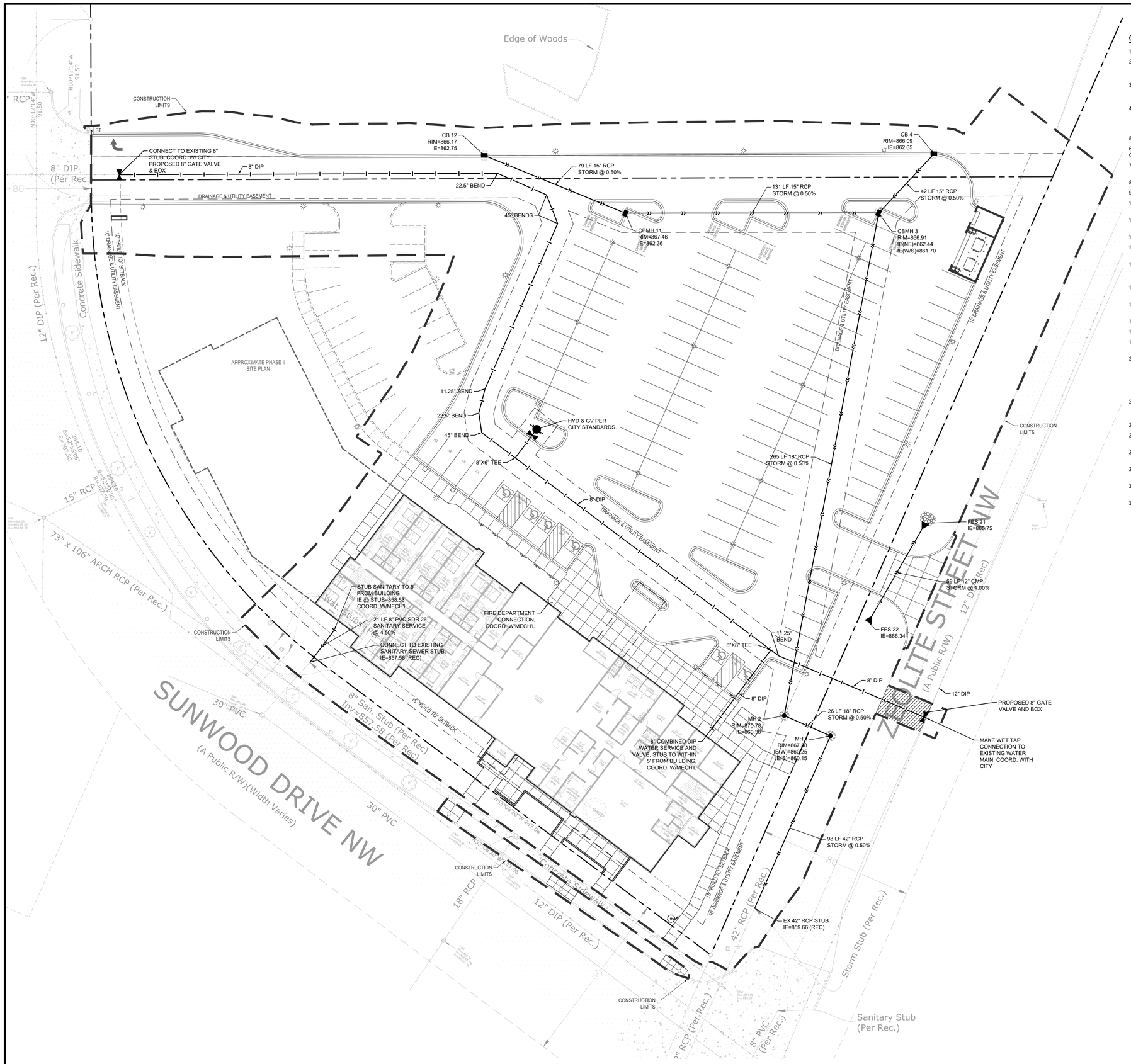
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

GRADING PLAN

C3.0

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## GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET, ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT, APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. PROTECT AND/OR REPLACE EXISTING CABINET AND IRRIGATION LINES ALONG SUNWOOD DRIVE NW, COORDINATE WITH CITY IRRIGATION SPECIALIST TERRY BYRON (763)238-9823

## UTILITY LEGEND:

- MANHOLE
- CATCH BASIN
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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1" = 20'-0"
10'-0" 0 20'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

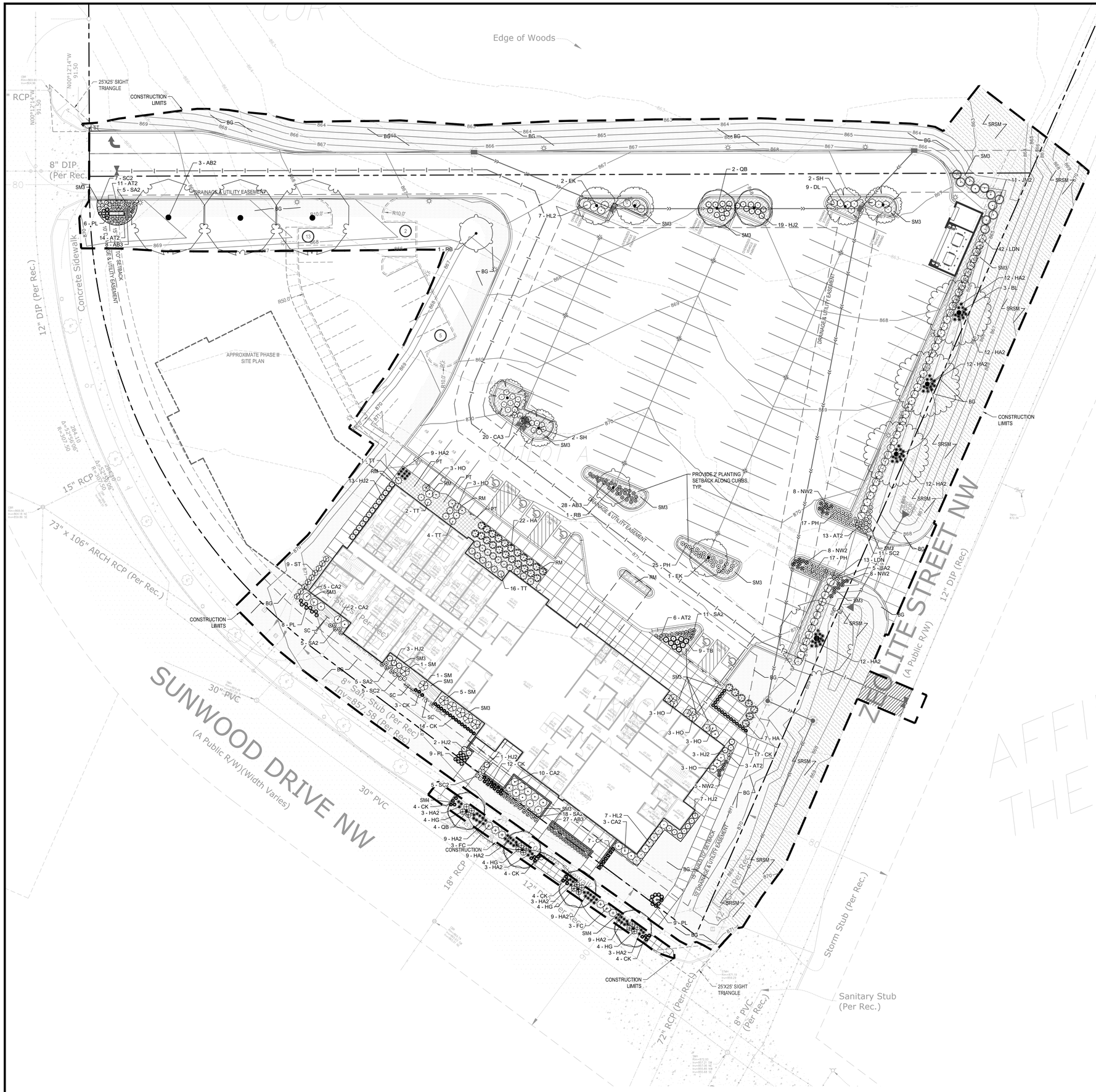
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

UTILITY PLAN

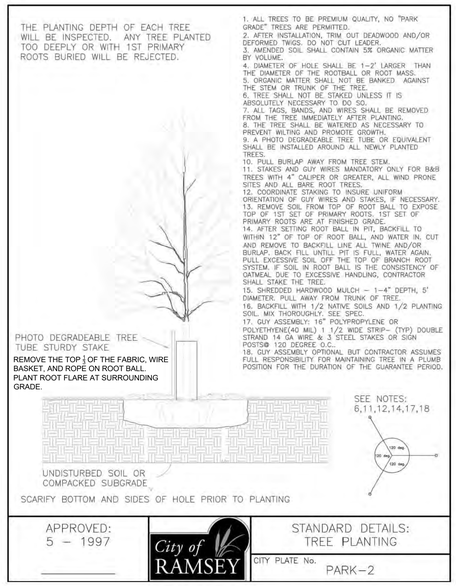
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## LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF DYED SHREDDED HARDWOOD MULCH OR CRUSHED ROCK MULCH - SEE PLAN FOR LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH DYED SHREDDED HARDWOOD MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACES SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION REQUIRED PRIOR TO PLANTINGS AND INSTALLATION OF GROUND COVER.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SEE IRRIGATION NOTES ON SHEET L1.1.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.




APPROVED: 5 – 1997

City of RAMSEY

STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

## LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - BLACK ALUMINUM EDGING

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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JORDAN M. LOCKMAN
DATE 04-10-23 LICENSE NO. 48523

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

LANDSCAPE PLAN

L1.0

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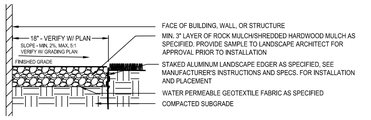
## PLANT SCHEDULE

| TREES | QTY | COMMON / BOTANICAL NAME | CONT | NATIVE PLANTS | POLLINATOR FRIENDLY |
|---|---|---|---|---|---|
| AB2 | 4 | Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM | 2.5" Cal. B&B | NATIVE CULTIVAR | |
| RB | 3 | River Birch / Betula nigra | 2.5" Cal. B&B | NATIVE | N |
| SH | 4 | Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM | 2.5" Cal. B&B | NATIVE CULTIVAR | N |
| EK | 3 | Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso` | 2.5" Cal. B&B | NATIVE CULTIVAR | N |
| QB | 6 | Swamp White Oak / Quercus bicolor | 2.5" Cal. B&B | NATIVE | Y |
| BL | 6 | Boulevard Linden / Tilia americana `Boulevard` | 2.5" Cal. B&B | NATIVE CULTIVAR | Y |

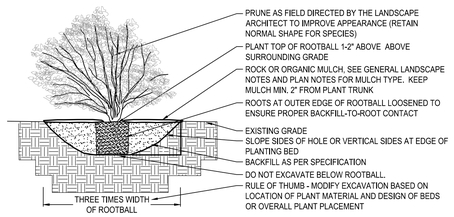
| SHRUBS | QTY | COMMON / BOTANICAL NAME | SIZE | NATIVE PLANTS | POLLINATOR FRIENDLY |
|---|---|---|---|---|---|
| CA3 | 22 | New Jersey Tea / Ceanothus americanus<br>PLANT MATERIAL MIN. 24" AT PLANTING | #3 CONT | NATIVE | Y |
| CA2 | 18 | Arctic Fire Dogwood / Cornus sericea `Arctic Fire`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NATIVE CULTIVAR | Y |
| DL | 10 | Dwarf Bush Honeysuckle / Diervilla lonicera<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NATIVE | Y |
| FC | 7 | Gold Tide Forsythia / Forsythia x `Courtasol` TM<br>PLANT MATERIAL MIN. 24" AT PLANTING | #2 CONT | NOT NATIVE | Y |
| HA | 29 | Annabelle Hydrangea / Hydrangea arborescens `Annabelle`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | Y |
| HL2 | 14 | Little Quick Fire Hydrangea / Hydrangea paniculata `Little Quick Fire`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | Y |
| HJ2 | 48 | Kalm St. Johnswort / Hypericum kalmianum<br>PLANT MATERIAL MIN. 24" AT PLANTING | #2 CONT | NATIVE | Y |
| JM2 | 11 | Medora Juniper / Juniperus scopulorum `Medora`<br>PLANT MATERIAL MIN. 36" AT PLANTING | #5 CONT | NOT NATIVE | N |
| LDN | 55 | Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM<br>PLANT MATERIAL MIN. 24" TALL AT PLANTING | #5 CONT | NATIVE CULTIVAR | Y |
| ST | 9 | Birchleaf Spirea / Spiraea betulifolia `Tor`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | Y |
| SM | 7 | Dwarf Korean Lilac / Syringa meyeri `Palibin`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | Y |
| SM2 | 2 | Miss Kim Lilac / Syringa patula `Miss Kim`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | Y |
| TT | 23 | Taunton`s Yew / Taxus x media `Tauntonii`<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | NOT NATIVE | N |
| TB | 9 | Mr. Bowling Ball® Arborvitae / Thuja occidentalis 'Bobozam'<br>PLANT MATERIAL MIN. 24" AT PLANTING | #5 CONT | | |

| GRASSES | QTY | COMMON / BOTANICAL NAME | SIZE | NATIVE PLANTS | POLLINATOR FRIENDLY |
|---|---|---|---|---|---|
| AB3 | 63 | Blackhawks Big Bluestem / Andropogon gerardii 'Blackhawks' | #1 CONT | NATIVE CULTIVAR | Y |
| CK | 69 | Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` | #1 CONT | NOT NATIVE | N |
| PH | 60 | Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal` | #1 CONT | NATIVE CULTIVAR | Y |

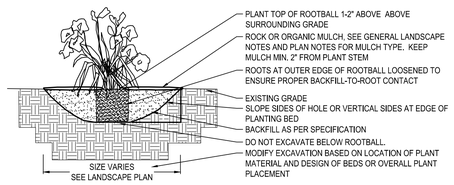
| PERENNIALS | QTY | COMMON / BOTANICAL NAME | SIZE | NATIVE PLANTS | POLLINATOR FRIENDLY |
|---|---|---|---|---|---|
| AT2 | 49 | Summer Beauty Globe Lily / Allium tanguticum `Summer Beauty` | #1 CONT | NOT NATIVE | Y |
| HA2 | 105 | Daylily / Hemerocallis x `Chicago Apache` | #1 CONT | NOT NATIVE | Y |
| HG | 16 | Guacamole Plantain Lily / Hosta x `Guacamole` | #1 CONT | NOT NATIVE | Y |
| HO | 18 | Olive Bailey Langdon Hosta / Hosta x 'Olive Bailey Langdon' | #1 CONT | NOT NATIVE | Y |
| NW2 | 29 | Walkers Low Catmint / Nepeta x faassenii `Walkers Low` | #1 CONT | NOT NATIVE | Y |
| PL | 32 | Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire` | #1 CONT | NOT NATIVE | Y |
| SC2 | 28 | Cardonna Salvia / Salvia x superba `Caradonna` | #1 CONT | NOT NATIVE | Y |
| SA2 | 49 | Showy Stonecrop / Sedum spectabile `Autumn Fire` | #1 CONT | NOT NATIVE | Y |
| SD | 1 | Dazzelberry Stonecrop / Sedum x `Dazzleberry` | #1 CONT | NOT NATIVE | Y |




1 AGGREGATE MAINTANENCE STRIP
NTS




2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS




3 PERENNIAL BED PLANTING
NTS

## IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
25. THAT IRRIGATION SYSTEM MUST HAVE A RAIN SENSOR AND UTILIZE SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

## PLANT SCHEDULE

| GROUND COVERS | CODE | COMMON / BOTANICAL NAME | SIZE |
|---|---|---|---|
| | PT | Japanese Pachysandra / Pachysandra terminalis | 6-Pak 2" Plugs |
| | RM | 1.5" SCREENED ROCK/STONE / ROCK MULCH<br>1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL W/EDGING AS SHOWN ON LANDSCAPE PLAN. | Mulch |
| | SRSM | MN MIX #25-121 SANDY GENERAL ROADSIDE / SANDY GENERAL ROADSIDE MIX, MN #25-121<br>MN SEED MIX #25-121, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)<br>SEEDING RATE: 61 LB/ACRE (1339 SEEDS/SF) COVER WITH STAPLED DOUBLE SIDED NATURAL NET STRAW BLANKET | Seed Mix |
| | SC | Stonecrop / Sedum cauticola<br>6 Pak 2" plugs planted in shredded hardwood mulch 6" on center | 6-Pak 2" Plugs |
| | SM3 | SHREDDED CEDAR MULCH 4" DEEP / SHREDDED CEDAR MULCH<br>DOUBLE SHREDDED CEDAR MULCH INSTALLED 4" DEEP ON GRADED AND PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN. | Mulch |
| | SM4 | SHREDDED HARDWOOD MULCH 4" DEEP / SHREDDED HARDWOOD DYED DARK BROWN MULCH<br>DOUBLE SHREDDED HARDWOOD MULCH(DYED DARK BROWN - MINK(SYLVA)) 4" DEEP ON GRADED AND PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN. | Mulch |
| | BG | BLUE GRASS SOD / SOD<br>BLUE GRASS SOD WITH IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS. | Sod |

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

JORDAN M. LOCKMAN
DATE 04-10-23 LICENSE NO. 48523

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

## SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

## LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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1" = 20'-0"
10'-0" 0 20'-0"


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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

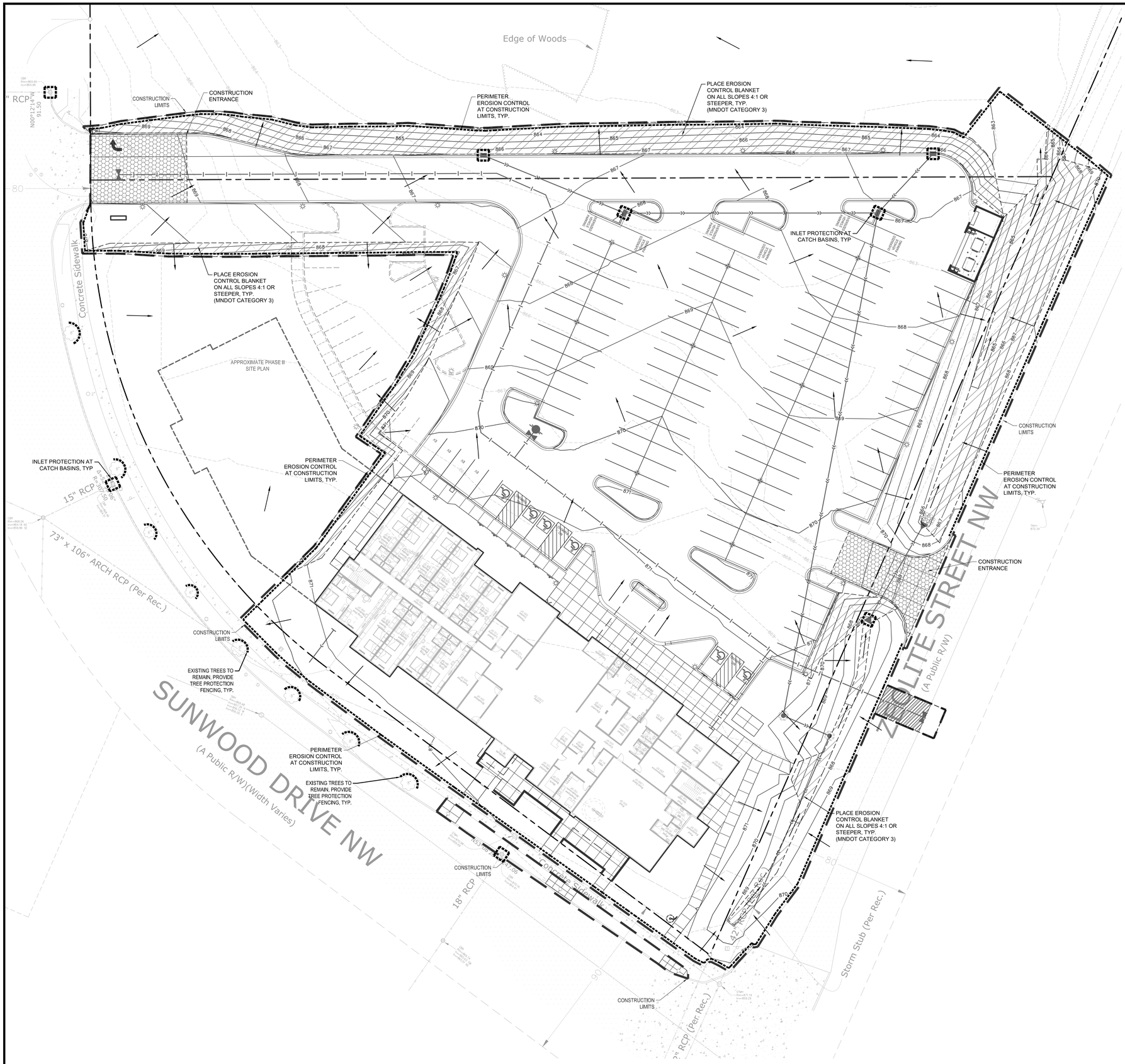
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SWPPP - EXISTING CONDITIONS

SW1.0

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## CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

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4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

## LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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PROJECT
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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

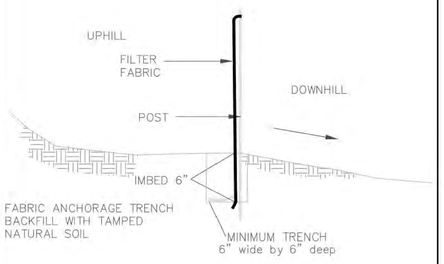
REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SWPPP - PROPOSED CONDITIONS

SW1.1

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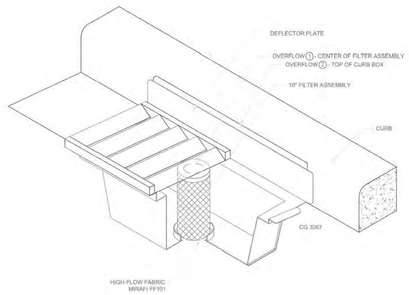



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

## SILT FENCE DETAIL

NO SCALE

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

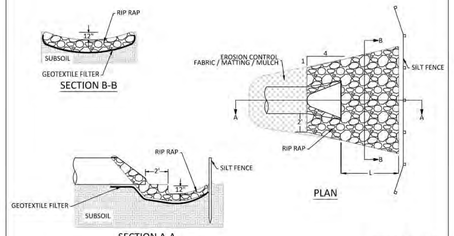



## INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED 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

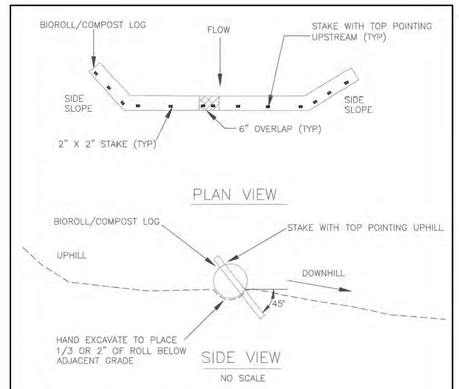
NOTES:

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 |

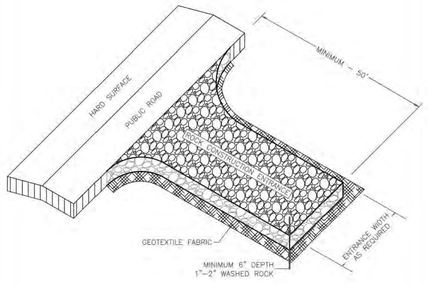
| APPROVED: 9 – 2016 | City of RAMSEY | STANDARD DETAILS: RIP–RAP |
|---|---|---|
| | | CITY PLATE No. ERO–3 |




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 |



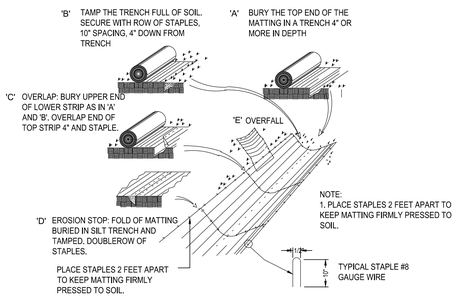

NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION 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:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

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




3 EROSION BLANKET
N T S

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
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SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

## STORMWATER DISCHARGE DESIGN REQUIREMENTS

### SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS, SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

### RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT. AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

### SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSON/NEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

## CONSTRUCTION ACTIVITY REQUIREMENTS

### SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

### BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

### EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. 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.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

### SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS, IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

### DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL. RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

### INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL 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 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.
11. A COPY OF EVERY WEEKLY AND RAINFALL EVENT INSPECTION MUST BE SENT TO CITY INSPECTOR AT END OF PROJECT. INSPECTION HISTORY MUST BE FORWARDED TO CITY.

### POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS IMPRACTICABLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

### PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST

# ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

**PROJECT NAME**: HOME2 SUITES BY HILTON
**PROJECT LOCATION**
ADDRESS: SUNWOOD DR NW & ZEOLITE ST NW
CITY OR TOWNSHIP: RAMSEY
STATE: MN
ZIP CODE: 55303
LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45.23606 N, -93.46703 W
METHOD OF LAT/LONG COLLECTION (CIRCLE ONE): GPS (ONLINE TOOL) USGS TOPOGRAPHIC
ALL CITIES WHERE CONSTRUCTION WILL OCCUR: RAMSEY
ALL COUNTIES WHERE CONSTRUCTION WILL OCCUR: ANOKA
ALL TOWNSHIPS WHERE CONSTRUCTION WILL OCCUR: N/A

**PROJECT SIZE** (NUMBER OF ACRES TO BE DISTURBED): 2.9

**PROJECT TYPE** (CIRCLE ONE): RESIDENTIAL (COMMERCIAL/INDUSTRIAL) ROAD CONSTRUCTION
RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE):

**CUMULATIVE IMPERVIOUS SURFACE** (TO THE NEAREST TENTH ACRE)
EXISTING AREA OF IMPERVIOUS SURFACE : 0.0
POST CONSTRUCTION AREA OF IMPERVIOUS SURFACE: 1.9
TOTAL NEW AREA OF IMPERVIOUS SURFACE: 1.9

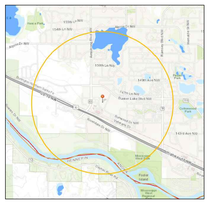
**RECEIVING WATERS**

| WATER BODY ID | NAME OF WATER BODY | WATER BODY TYPE | SPECIAL WATER? (Y/N) | IMPAIRED WATER (Y/N) |
|---|---|---|---|---|
| 07010206-805 | MISSISSIPPI RIVER | RIVER | N | Y |
| . | . | . | . | . |
| . | . | . | . | . |
| . | . | . | . | . |

**DATES OF CONSTRUCTION**
CONSTRUCTION START DATE: 09/23
ESTIMATED COMPLETION DATE: 03/25

**GENERAL CONSTRUCTION PROJECT INFORMATION**
DESCRIBE THE CONSTRUCTION ACTIVITY: GRADING, UTILITIES, LANDSCAPING, SITE WORK.
DESCRIBE SOIL TYPES FOUND AT THE PROJECT: LOAMY SAND

**SITE LOCATION MAP** -




**GENERAL SITE INFORMATION (5.1)**
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7). SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4: WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT? NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP: (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060? NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B? NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
YES
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY? NO
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

**SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)**

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE? YES

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

N/A

# SOILS INFORMATION




| MAP UNIT SYMBOL | MAP UNIT NAME |
|---|---|
| D20A | ISAN-ISAN, FREQUENTLY PONDED, COMPLEX, 0-2% SLOPES |
| D67A | HUBBARD LOAMY SAND, 0-2% SLOPES |
| . | . |
| . | . |

**EROSION PREVENTION PRACTICES (SECTION 8.1)**
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMPS EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

**SEDIMENT CONTROL PRACTICES (SECTION 9.1)**
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
N/A
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
N/A
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE (OR ATTACH PLANS ) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
N/A

**DEWATERING AND BASIN DRAINING (SECTION 10.1)**
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.4 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.5):
N/A

**ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)**
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? YES
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

**INSPECTIONS AND MAINTENANCE (SECTION 11.1)**
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

**FINAL STABILIZATION (25.22)**
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

CivilSite GROUP
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Golden Valley, MN 55422
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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|
| . | . |
| . | . |
| . | . |
| . | . |
| . | . |

SWPPP - ATTACHMENTS

SW1.4

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# ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

**FACILITY INFORMATION**

SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

**INSPECTION INFORMATION**

INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

| | Y | N |
|---|---|---|
| IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)? | ☐ | ☐ |

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

| 7 DAY | RAIN |
|---|---|
| ☐ | ☐ |

| | Y | N |
|---|---|---|
| RAINFALL AMOUNT (IF APPLICABLE): _____ | | |
| IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS | ☐ | ☐ |

**NOTE:** IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

**EROSION CONTROL REQUIREMENT (SECTION 8.1)**

| | Y | N | N/A |
|---|---|---|---|
| 1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS) | ☐ | ☐ | ☐ |
| 2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED? | ☐ | ☐ | ☐ |
| 3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED? | ☐ | ☐ | ☐ |
| 4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS? | ☐ | ☐ | ☐ |
| 5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)? | ☐ | ☐ | ☐ |
| 6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP? | ☐ | ☐ | ☐ |
| 7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)? | ☐ | ☐ | ☐ |

**COMMENTS:**

**SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)**

| | Y | N | N/A |
|---|---|---|---|
| 1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS? | ☐ | ☐ | ☐ |
| 2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS? | ☐ | ☐ | ☐ |
| 3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION? | ☐ | ☐ | ☐ |
| 3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED? | ☐ | ☐ | ☐ |
| 4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE? | ☐ | ☐ | ☐ |
| 5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT? | ☐ | ☐ | ☐ |
| 6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION? | ☐ | ☐ | ☐ |
| 7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE? | ☐ | ☐ | ☐ |
| 8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE? | ☐ | ☐ | ☐ |

**COMMENTS:**

**MAINTENANCE AND INSPECTIONS (SECTION 11)**

| | Y | N | N/A |
|---|---|---|---|
| 1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER? | ☐ | ☐ | ☐ |
| 2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL? | ☐ | ☐ | ☐ |
| 3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS? | ☐ | ☐ | ☐ |
| 4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY? | ☐ | ☐ | ☐ |
| 5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY? | ☐ | ☐ | ☐ |
| 6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS? | ☐ | ☐ | ☐ |
| 7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED? | ☐ | ☐ | ☐ |
| 8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)? | ☐ | ☐ | ☐ |

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

**COMMENTS:**

**POLLUTION PREVENTION (SECTION 12)**

| | Y | N | N/A |
|---|---|---|---|
| 1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED? | ☐ | ☐ | ☐ |
| 2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED? | ☐ | ☐ | ☐ |
| 3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES? | ☐ | ☐ | ☐ |
| 4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF? | ☐ | ☐ | ☐ |
| 5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED? | ☐ | ☐ | ☐ |
| 6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN? | ☐ | ☐ | ☐ |
| 7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED? | ☐ | ☐ | ☐ |

**COMMENTS:**

**OTHER**

| | Y | N | N/A |
|---|---|---|---|
| 1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS? | ☐ | ☐ | ☐ |
| 2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED? | ☐ | ☐ | ☐ |
| 3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR? | ☐ | ☐ | ☐ |
| 4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE: | ☐ | ☐ | ☐ |
| 5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION? | ☐ | ☐ | ☐ |

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

CivilSite GROUP
Civil Engineering · Surveying · Landscape Architecture
5500 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
**HOME2 SUITES BY HILTON**
SUNWOOD DRIVE NW AND ZEOLITE ST NW, RAMSEY, MN 55303

**RAMSEY PROPERTIES, LLC**
8445 BUNKER LAKE BLVD NW, RAMSEY, MN 55303

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

ANDERS S. MELBY
DATE 04-10-23 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

| DATE | DESCRIPTION |
|---|---|
| 3-10-2023 | CITY SUBMITTAL |
| 4-10-2023 | CITY RESUBMITTAL |

DRAWN BY: AM,JL,FJ REVIEWED BY: DK
PROJECT NUMBER: 23034

REVISION SUMMARY

| DATE | DESCRIPTION |
|---|---|

SWPPP - ATTACHMENTS

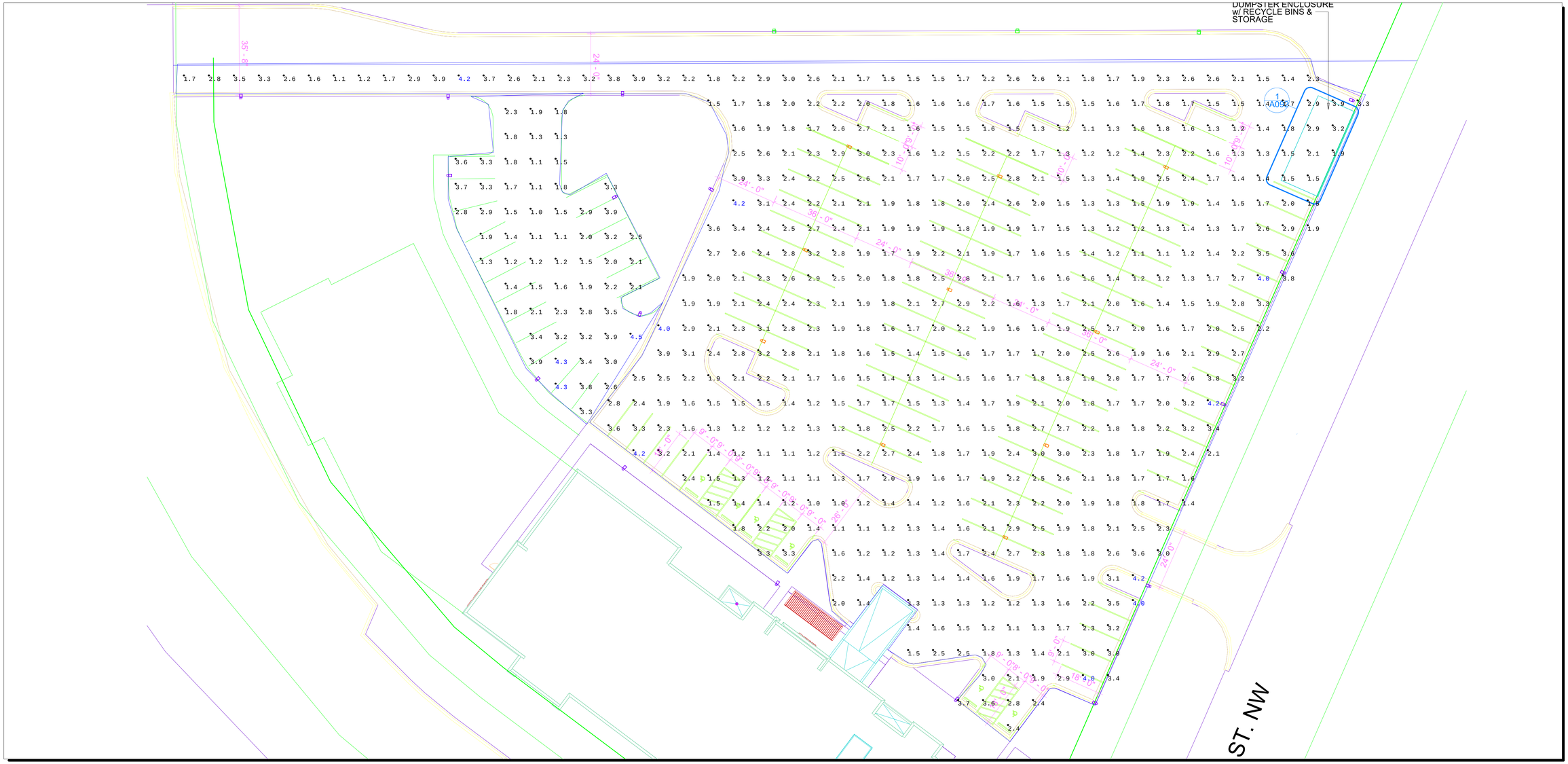
SW1.5

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| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
| | 8 | LB6048_910-US-T3-350-830 | LB6048_910-US-T3-350-830 | 1.000 | 709 | 9.5 | 76 |
| | 10 | AR13-48N-MV-WW-5-XX-080 | AR13-48N-MV-WW-5-XX-080 | 0.900 | 7170 | 52.8953 | 528.953 |
| | 3 | AR13-48N-MV-NW-3-XX-080-BLS S | AR13-48N-MV-NW-3-XX-080-BLS | 0.900 | 4556 | 52 | 156 |
| | 16 | AR13-48N-MV-WW-3-XX-080 | AR13-48N-MV-WW-3-XX-080 | 0.900 | 7231 | 52.9519 | 847.23 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Parking Lot B_Planar | Illuminance | Fc | 2.37 | 4.5 | 1.0 | 2.37 | 4.50 |
| Parking Lot_ Planar | Illuminance | Fc | 2.03 | 4.2 | 1.0 | 2.03 | 4.20 |

# Pole Height 20'




DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurment techniques and field condtions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectants, furniture and architectural elements significantly affect the lighting calculations. If the real enviornment conditions do not match the input data, differences will occur between measured values and calculated values.

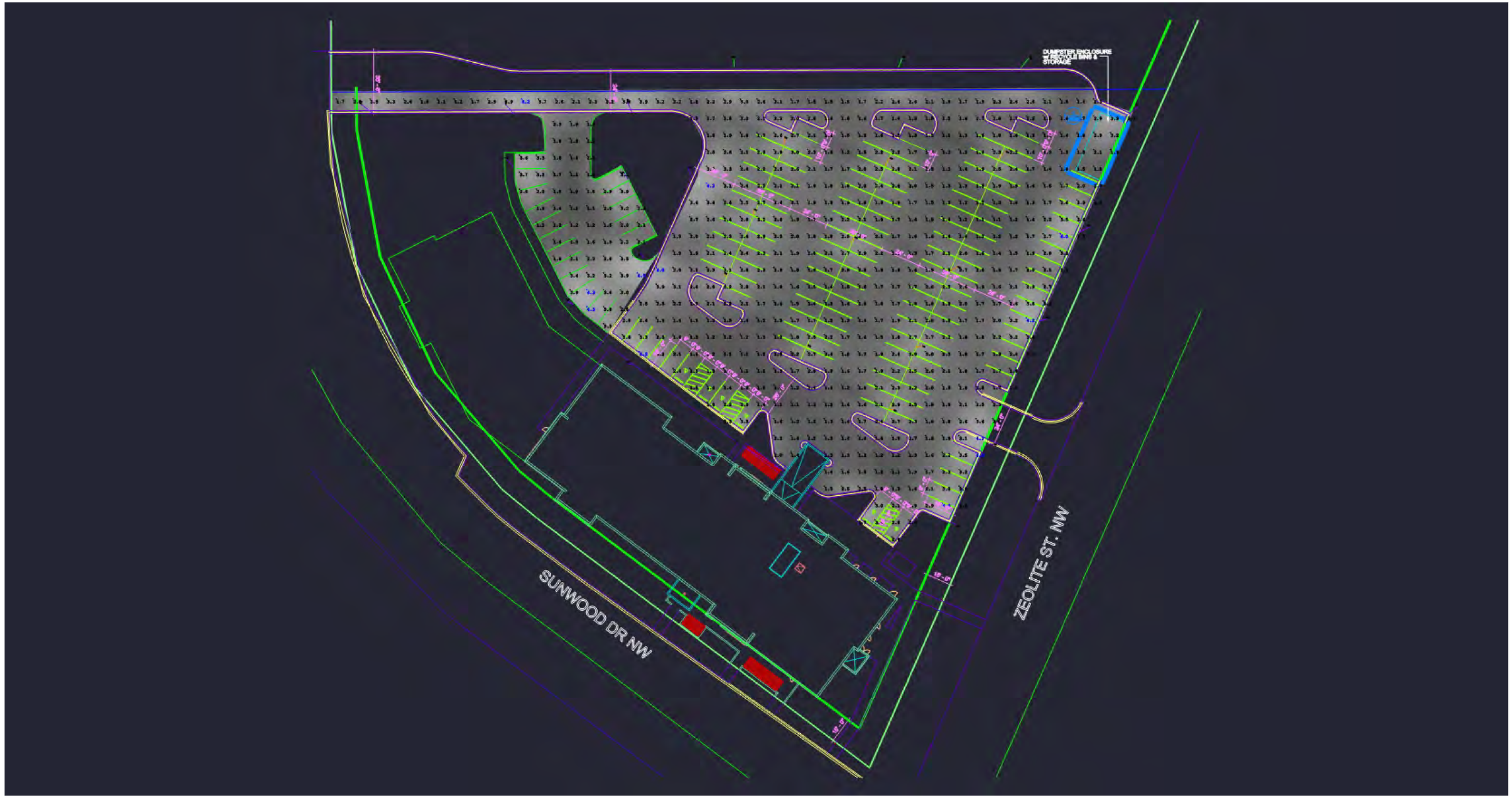

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650 Northlake Blvd.
Suite 490
Altamonte Springs, FL
32701


Drawn By: R. Ginsberg
Checked By: C. Metcalf
Date:4/3/2023

Home 2 Suites Ramsey

Site Plan

Pole Height: 20'




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Commercial Sales & Lighting Design
A Division of Ripple Associates, Inc.

650 Northlake Blvd.
Suite 490
Altamonte Sprinngs, FL
32701

Drawn By: R. Ginsberg
Checked By: C. Metcalf
Date:4/3/2023

# Home 2 Suites Ramsey

Site Plan

# Home2 Suites by Hilton

## Sunwood Drive NW & Zeolite Street NW, Minnesota 55303



ARCHITECTURE


David L. Wallace & Associates, P.A.
542 Douglas Avenue
Dunedin, Florida 34698

David L. Wallace Jr., Architect
Pedro Chamochumbi, Head of Design
PHONE: 727.736.6000 xt 216
FAX: 727.738.8343
EMAIL: pedro.chamochumbi@dlwarchitects.com

LIC. # 60795


**SHEET INDEX - Architectural**

| Sheet Number | Sheet Name | Sheet Issue Date |
|---|---|---|
| A000 | Cover & Sheet Index | 04/10/2023 |
| A092 | Standard Site Details | 04/10/2023 |
| A101 | Level 1 - Floor Plan | 04/10/2023 |
| A104 | Level 2 - Floor Plan | 04/10/2023 |
| A107 | Level 3 - Floor Plan | 04/10/2023 |
| A110 | Level 4 - Floor Plan | 04/10/2023 |
| A403 | Color Building Elevations | 04/10/2023 |
| A404 | Color Building Elevations | 04/10/2023 |
| A431 | Renderings | 04/10/2023 |
| A432 | Renderings | 04/10/2023 |
| Architectural Sheet Total: 10 | | |




Plot Date: 4/10/2023 10:24:36 AM

LIC. # 60795

| No. | DESCRIPTION | DATE |
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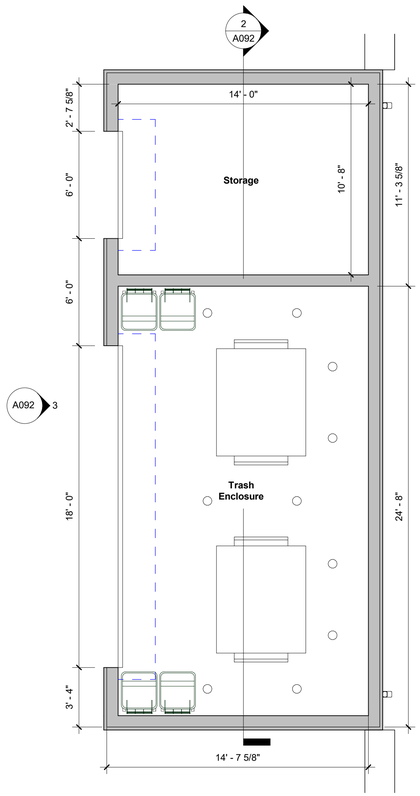
**Home2 Suites by Hilton**
**Sunwood Drive NW & Zeolite Street NW, Minnesota 55303**
**Emily Allegra**


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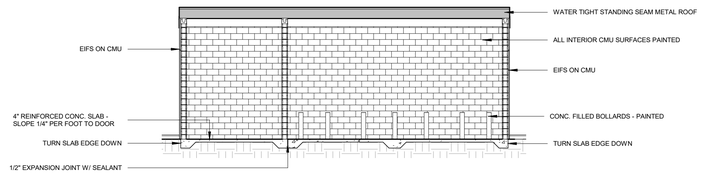


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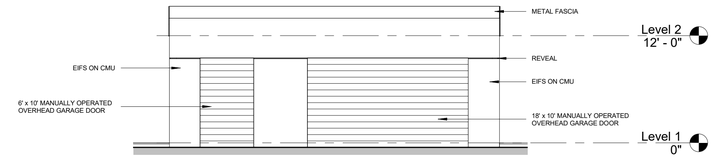

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| DRAWN | PC |
| PROTOTYPE VERSION | V3.0 |
| ISSUE DATE | 04/10/2023 |
| SCALE | |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Cover & Sheet Index |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | **A000** |




1 A092 **Trash Enclosure & Storage Enlarged Plan**
1/4" = 1'-0"




2 A092 **Trash Enclosure & Storage Section**
1/8" = 1'-0"




3 A092 **Trash Enclosure & Storage Elevation**
1/8" = 1'-0"

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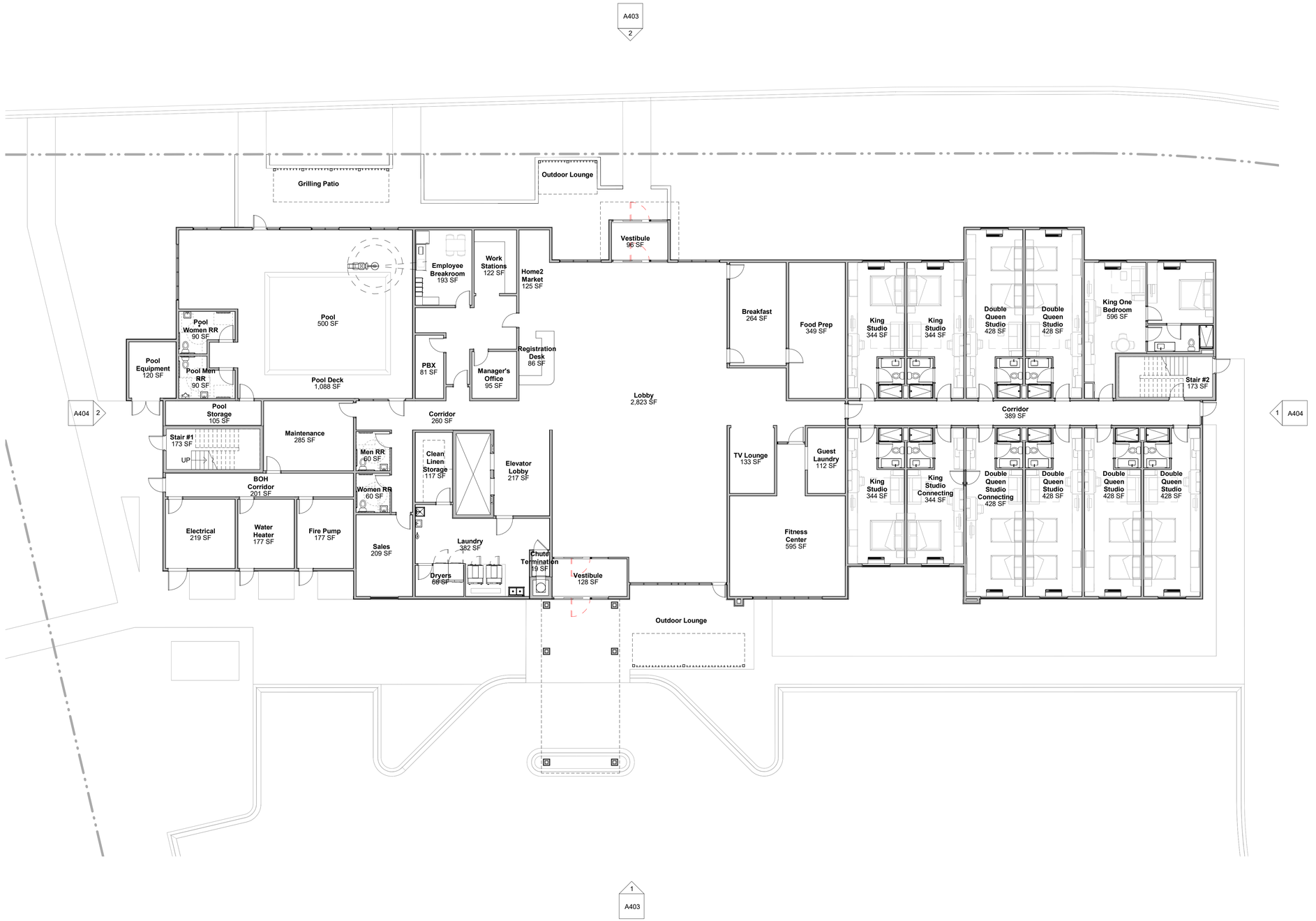
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| PROTOTYPE VERSION | |
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| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Standard Site Details |
| LOCATION / INN CODE | |
| SHEET NUMBER | A092 |

PLOT DATE: 4/10/2023 10:24:37 AM

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,679 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,672 SF |

| 1ST FLOOR GUESTROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Double Queen Studio | 428 SF | 5 |
| Double Queen Studio Connecting | 428 SF | 1 |
| King One Bedroom | 596 SF | 1 |
| King Studio | 344 SF | 4 |
| Total | | 11 |




1 A101 **Level 1 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:46 PM

LIC. # 60795

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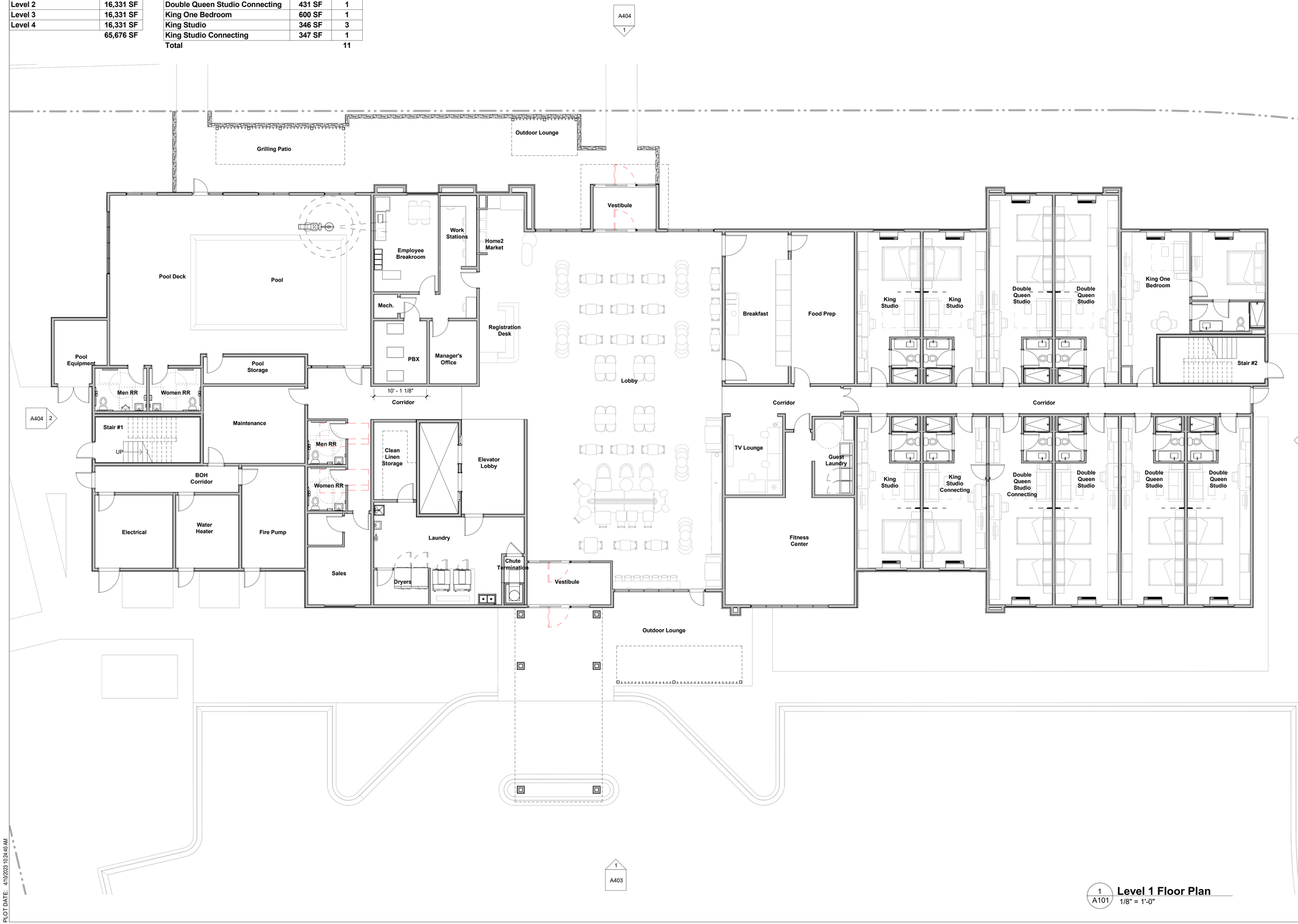
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| ISSUE DATE | 03/13/2023 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 1 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A101 |

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,683 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,676 SF |

| 1ST FLOOR GUESTROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Double Queen Studio | 430 SF | 5 |
| Double Queen Studio Connecting | 431 SF | 1 |
| King One Bedroom | 600 SF | 1 |
| King Studio | 346 SF | 3 |
| King Studio Connecting | 347 SF | 1 |
| Total | | 11 |




1 A101 **Level 1 Floor Plan**
1/8" = 1'-0"

PLOT DATE: 4/10/2023 10:24:40 AM

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| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 1 - Floor Plan |
| LOCATION / INN CODE | BRDRAHT |

SHEET NUMBER
**A101**

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,679 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,672 SF |

| 2ND FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible Double Queen Studio | 575 SF | 1 |
| Accessible King One Bedroom | 706 SF | 1 |
| Double Queen Studio | 428 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 2 |
| King One Bedroom | 596 SF | 2 |
| King Studio | 344 SF | 6 |
| King Studio Connecting | 344 SF | 3 |
| Total | | 29 |




1 A104 **Level 2 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:48 PM

LIC. # 60795

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| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 2 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A104 |

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,683 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,676 SF |

| 2ND FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible Double Queen Studio | 578 SF | 1 |
| Accessible King One Bedroom | 706 SF | 1 |
| Double Queen Studio | 430 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 2 |
| King One Bedroom | 600 SF | 2 |
| King Studio | 346 SF | 6 |
| King Studio Connecting | 347 SF | 3 |
| Total | | 29 |




1 A104 **Level 2 Floor Plan**
1/8" = 1'-0"

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

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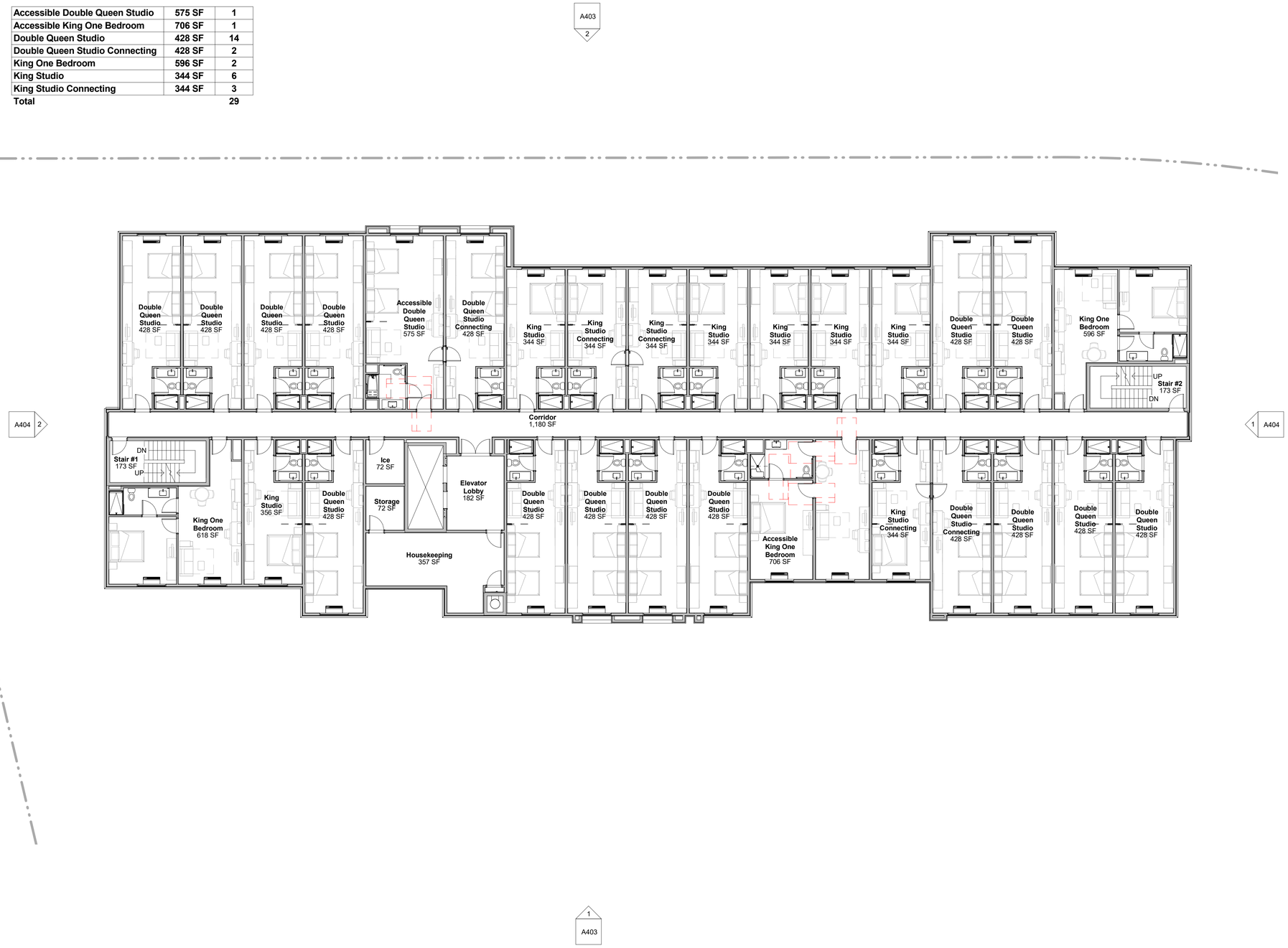
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| ISSUE DATE | 04/10/2023 |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 2 - Floor Plan |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | A104 |

PLOT DATE: 4/10/2023 10:24:43 AM

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,679 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,672 SF |

| 3RD FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible Double Queen Studio | 575 SF | 1 |
| Accessible King One Bedroom | 706 SF | 1 |
| Double Queen Studio | 428 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 2 |
| King One Bedroom | 596 SF | 2 |
| King Studio | 344 SF | 6 |
| King Studio Connecting | 344 SF | 3 |
| Total | | 29 |




1 / A107 **Level 3 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:48 PM

LIC. # 60795

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| ISSUE DATE | 03/13/2023 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 3 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A107 |

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,683 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,676 SF |

| 3RD FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible King One Bedroom | 708 SF | 1 |
| Accessible King Studio | 579 SF | 1 |
| Double Queen Studio | 430 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 2 |
| King One Bedroom | 600 SF | 2 |
| King Studio | 346 SF | 6 |
| King Studio Connecting | 347 SF | 3 |
| Total | | 29 |




1 A107 **Level 3 Floor Plan**
1/8" = 1'-0"

PLOT DATE: 4/10/2023 10:24:47 AM

LIC. # 60795

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| PROTOTYPE VERSION | |
| ISSUE DATE | 04/10/2023 |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 3 - Floor Plan |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | A107 |

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,679 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,672 SF |

| 4TH FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible Double Queen Studio | 575 SF | 1 |
| Accessible King One Bedroom | 706 SF | 1 |
| Double Queen Studio | 428 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 1 |
| Double Queen Studio Conneting | 428 SF | 1 |
| King One Bedroom | 596 SF | 2 |
| King Studio | 344 SF | 6 |
| King Studio Connecting | 344 SF | 3 |
| Total | | 29 |

A403 2

A404 2

1 A404




1 A403

1 A110 **Level 4 Floor Plan**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:57:51 PM

LIC. # 60795

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| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 4 - Floor Plan |
| LOCATION / INN CODE | |
| SHEET NUMBER | A110 |

| BUILDING GROSS SF | |
|---|---|
| Level | Area |
| Level 1 | 16,683 SF |
| Level 2 | 16,331 SF |
| Level 3 | 16,331 SF |
| Level 4 | 16,331 SF |
| | 65,676 SF |

| 4TH FLOOR ROOM SCHEDULE | | |
|---|---|---|
| Name | Area | # |
| Accessible Double Queen Studio | 579 SF | 1 |
| Accessible King One Bedroom | 706 SF | 1 |
| Double Queen Studio | 430 SF | 14 |
| Double Queen Studio Connecting | 428 SF | 1 |
| Double Queen Studio Conneting | 431 SF | 1 |
| King One Bedroom | 600 SF | 2 |
| King Studio | 346 SF | 6 |
| King Studio Connecting | 347 SF | 3 |
| Total | | 29 |

A404 1




1 A403

1 A110 **Level 4 Floor Plan**
1/8" = 1'-0"

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

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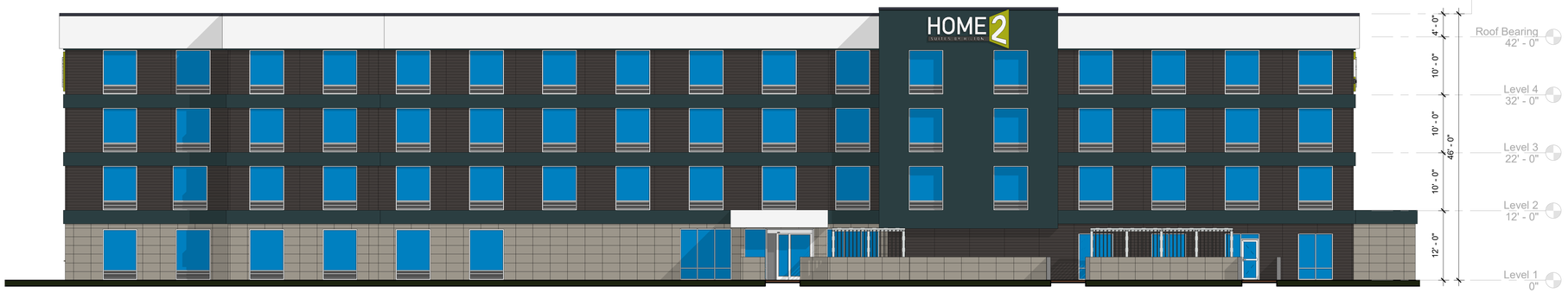
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| | |
|---|---|
| DRAWN | PC / AS / AT |
| PROTOTYPE VERSION | |
| ISSUE DATE | 04/10/2023 |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Level 4 - Floor Plan |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | A110 |

PLOT DATE: 4/10/2023 10:24:50 AM




1 / A403 **Building Elevation - North**
3/32" = 1'-0"




2 / A403 **Building Elevation - South**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:58:14 PM

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

# Home2 Suites by Hilton
# Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
# Emily Allegra

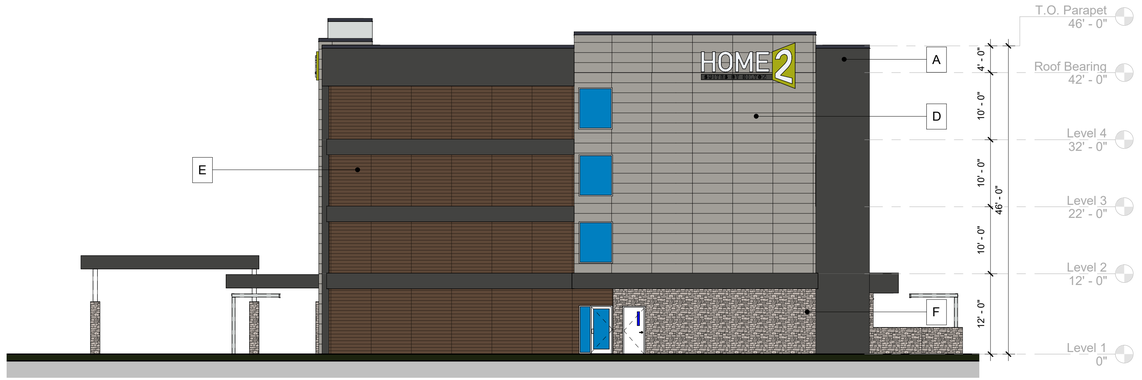
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|---|---|
| DRAWN | PC / AS / AT |
| PROTOTYPE VERSION | V3.0 |
| ISSUE DATE | 03/13/2023 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Color Building Elevations |
| LOCATION / INN CODE | |
| SHEET NUMBER | A403 |




1 / A403 **Building Elevation - North**
3/32" = 1'-0"




2 / A403 **Building Elevation - West**
3/32" = 1'-0"

**Sherwin Williams 7069 - Iron Ore**

**Sherwin Williams 6253 - Olympus White**

**Nichiha - Modern Brick Midnight**

**Nichiha - TuffBlock - Pewter**

**Nichiha - RoughSawn - Tabacco**

**Limestone - Grand Bank**

**Nichiha - Rustic White**

**COLOR & FINISHES LEGEND**

| MARK | MATERIAL |
|---|---|
| A | EIFS #1 - SW 7069 - IRON ORE |
| B | EIFS #2 - SW 7006 - EXTRA WHITE |
| C | ARCHITECTURAL WALL PANEL - NICHIHA MODERN BRICK |
| D | ARCHITECTURAL WALL PANEL - NICHIHA TUFFBLOCK PEWTER |
| E | ARCHITECTURAL WALL PANEL - NICHIHA ROUGHSAWN TABACCO |
| F | ARCHITECTURAL STONE VENEER - ELDORADO STONE - LIMESTONE GRAND BANK |
| G | ARCHITECTURAL WALL PANEL - NICHIHA RUSTIC WHITE |

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

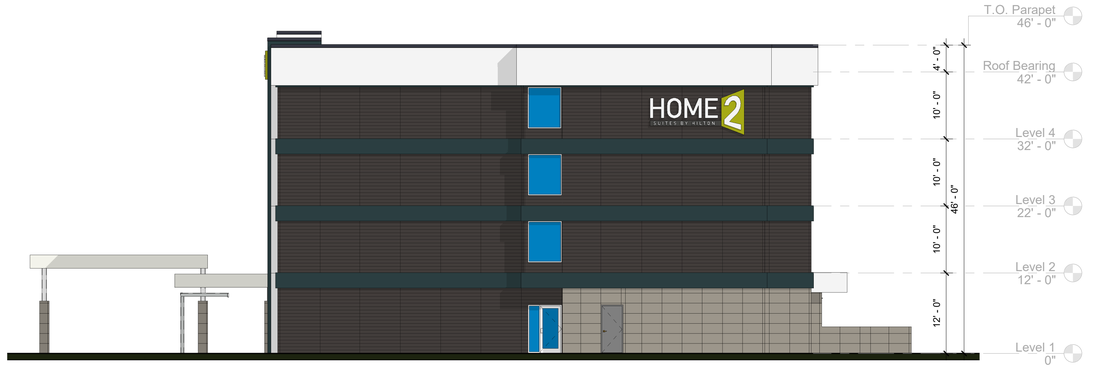
# Home2 Suites by Hilton
# Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
## Emily Allegra

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|---|---|
| DRAWN | PC / AS / AT |
| PROTOTYPE VERSION | V3.0 |
| ISSUE DATE | 04/10/2023 |
| SCALE | As indicated |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Color Building Elevations |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | A403 |

PLOT DATE: 4/10/2023 10:24:53 AM




1 / A404 **Building Elevation - West**
3/32" = 1'-0"




2 / A404 **Building Elevation - East**
3/32" = 1'-0"

PLOT DATE: 3/10/2023 5:58:33 PM

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

# Home2 Suites by Hilton
# Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
# Emily Allegra

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| DRAWN | PC / AS / AT |
| PROTOTYPE VERSION | V3.0 |
| ISSUE DATE | 03/13/2023 |
| SCALE | 3/32" = 1'-0" |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Color Building Elevations |
| LOCATION / INN CODE | |
| SHEET NUMBER | **A404** |




1 / A404 **Building Elevation - South**
3/32" = 1'-0"




2 / A404 **Building Elevation - East**
3/32" = 1'-0"

**Sherwin Williams 7069 - Iron Ore**

**Sherwin Williams 6253 - Olympus White**

**Nichiha - Modern Brick Midnight**

**Nichiha - TuffBlock - Pewter**

**Nichiha - RoughSawn - Tabacco**

**Limestone - Grand Bank**

**Nichiha - Rustic White**

**COLOR & FINISHES LEGEND**

| MARK | MATERIAL |
|---|---|
| A | EIFS #1 - SW 7069 - IRON ORE |
| B | EIFS #2 - SW 7006 - EXTRA WHITE |
| C | ARCHITECTURAL WALL PANEL - NICHIHA MODERN BRICK |
| D | ARCHITECTURAL WALL PANEL - NICHIHA TUFFBLOCK PEWTER |
| E | ARCHITECTURAL WALL PANEL - NICHIHA ROUGHSAWN TABACCO |
| F | ARCHITECTURAL STONE VENEER - ELDORADO STONE - LIMESTONE GRAND BANK |
| G | ARCHITECTURAL WALL PANEL - NICHIHA RUSTIC WHITE |

LIC. # 60795

| No. | DESCRIPTION | DATE |
|---|---|---|

# Home2 Suites by Hilton Sunwood Drive NW & Zeolite Street NW, Minnesota 55303
## Emily Allegra

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| DRAWN | PC / AS / AT |
| PROTOTYPE VERSION | V3.0 |
| ISSUE DATE | 04/10/2023 |
| SCALE | As indicated |
| JOB NUMBER | 22-014 |
| PROJECT STATUS | SD |
| SHEET NAME | Color Building Elevations |
| LOCATION / INN CODE | BRDRAHT |
| SHEET NUMBER | A404 |

PLOT DATE: 4/10/2023 10:24:56 AM

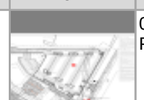
ProjectDox

# Changemarks Report

**Project Name:** Home2Suites

**Workflow Started:** 03/08/2023 12:22 PM

**Report Generated:** 03/31/2023 03:01 PM

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 45 | False | Unresolved | Civil Engineer IV |  | 09-C4.0-UTILITY PLAN.pdf | LL | Storm Sewer pipe sizing | Storm sewer pipes must be upsized. See attached site plan for project south of Sunwood Drive in Review Documents. | 03/24/2023 11:50 AM | Len Linton | |
| | | 46 | False | Unresolved | Civil Engineer IV |  | 09-C4.0-UTILITY PLAN.pdf | LL | Make connection to Zeolite Street perpendicular | The connection to the storm sewer in Zeolite Street must be perpendicular, not at a shallow angle as shown. The 42" pipe must be extended to the northeast to serve adjacent properties. | 03/24/2023 11:50 AM | Len Linton | |

ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 43 | False | Unresolved | Civil Engineer IV |  | CSG 23034 STORMWATER REPORT - 3-10-23.pdf | LL | LRRWMO Permit required | A Lower Rum River Watershed Management Organization (LRRWMO) permit will be required for this project. The permit application form and information are at www.lrrwmo.org. The application materials are due at the City of Ramsey on the second Thursday of the month. The City will review the application and submit it to the LRRWMO on the third Thursday of the month. The application will be considered at the LRRWMO board meeting on the third Thursday of the following month. | 03/24/2023 10:49 AM | Len Linton | |

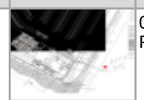
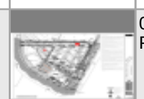
ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 44 | False | Unresolved | Civil Engineer IV |  | CSG 23034 STORMWATER REPORT - 3-10-23.pdf | LL | Stormwater requirements | The site is served by a regional stormwater system that provides rate control and water quality treatment. This site is in Drinking Water Supply Management Area (DWSMA). Infiltration is not permitted in DWSMA. The City has also constructed a volume reduction basin outside of the DWSMA. This project will be required to contribute to the volume reduction fund. The engineer must prepare an estimate for constructing a basin sized to provide the volume reduction required for this site. The City will review the estimate and recommend the contribution to the City volume reduction fund. | 03/24/2023 10:49 AM | Len Linton | |
| | | 41 | False | Unresolved | Civil Engineer II |  | 19-SW1.3-SWPPP-NARRATIVE.pdf | Joe Feriancek | Inspections | A copy of every weekly and rainfall event inspection must be sent to the City Inspector. at the end of the project, the inspection history must be forwarded to the City. | 03/23/2023 2:44 PM | Joe Feriancek | |
| | | 38 | False | Unresolved | Civil Engineer II |  | 17-SW1.1-SWPPP-PROPOSED CONDITIONS.pdf | Joe Feriancek | Silt Fence | Clearly separate proposed silt fence and bioroll line types. Perimeter control must all be silt fence. | 03/23/2023 2:39 PM | Joe Feriancek | |

ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 42 | False | Unresolved | Civil Engineer IV |  | 06-C2.0-SITE PLAN.pdf | LL | SIdewalk to Zeolite | Remove this segment of sidewalk. It will bring pedestrians to a mid block point. The City does not want to bring pedestrians to a midblock location. | 03/23/2023 1:57 PM | Len Linton | |
| | | 39 | False | Unresolved | Civil Engineer II |  | 08-C3.0-GRADING PLAN.pdf | Joe Feriancek | General Grading Comment | The grades are getting very low on the north side of the site, to the point where the parking lot/drive lane will be several feet below Zeolite Street. I think we want the parking lot to be generally higher or close to grade with Zeolite Street. | 03/23/2023 2:42 PM | Joe Feriancek | |
| | | 40 | False | Unresolved | Civil Engineer II |  | 08-C3.0-GRADING PLAN.pdf | Joe Feriancek | Phase II | All watermain pipe must receive minimum 7.5 feet of cover, including in the phase II area. | 03/23/2023 2:42 PM | Joe Feriancek | |
| | | 36 | False | Unresolved | Civil Engineer II |  | 05-C1.0-REMOVALS PLAN.pdf | Joe Feriancek | Removals for Utilities | Need to show removals required to make the utility connections (pavement, curb, etc.) | 03/23/2023 2:37 PM | Joe Feriancek | |
| | | 37 | False | Unresolved | Civil Engineer II |  | 05-C1.0-REMOVALS PLAN.pdf | Joe Feriancek | Sunwood Drive Pavement | Sunwood Drive is bituminous pavement, hatching makes it look like concrete pavement. | 03/23/2023 2:37 PM | Joe Feriancek | |
| | | 29 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Hold Storm Crossing | Add a note to hold the storm sewer pipe for this crossing. | 03/23/2023 10:12 AM | Joe Feriancek | |

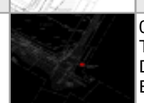
ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 30 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Water Connection - Valve? | May want to consider making connection with a valve, most contractors would not want to test against a valve that's been in the ground for a decade plus. | 03/23/2023 10:12 AM | Joe Feriancek | |
| | | 31 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | FES 13 | This property is within the groundwater capture zone of a municipal well, no infiltration is allowed. This includes creating low areas to collect stormwater runoff. This area will need to be graded above the curb, to allow drainage to go over curb and an inlet placed in the curb line. | 03/23/2023 10:12 AM | Joe Feriancek | |
| | | 32 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Storm Sewer Pipe Type | The run of storm sewer pipe which is in easement must be RCP. DOLI may require crossing pipe to be plastic, in that instance, PVC Pipe is acceptable. HDPE can be used for exclusively private storm sewer pipe if desired. | 03/23/2023 10:12 AM | Joe Feriancek | |
| | | 33 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Water connections | call out pipe and valve sizes. | 03/23/2023 10:12 AM | Joe Feriancek | |

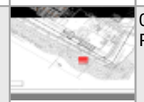
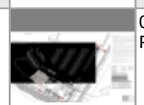
ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 34 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Trash enclosure | It would seem likely the ultimate build out would have an additional entrance to Zeolite Street. With that in mind, is this the best location for the trash enclosure? Additionally, this is a long distance for staff members to have to haul trash from the hotel. | 03/23/2023 10:12 AM | Joe Feriancek | |
| | | 35 | False | Unresolved | Civil Engineer II |  | 09-C4.0-UTILITY PLAN.pdf | Joe Feriancek | Temporary Patch | Pavement patching is required where the watermain connection is being made. | 03/23/2023 10:12 AM | Joe Feriancek | |
| | | 28 | False | Unresolved | Civil Engineer II |  | 02-V1.1-TOPOGRAPHIC DETAIL EXHIBIT.pdf | Joe Feriancek | Survey Limits | Was the east side of Zeolite Street not included in the topographic survey? Water tie-in is going to require a bituminous patch across Zeolite St, those limits will need to be known. | 03/23/2023 9:37 AM | Joe Feriancek | |
| | | 26 | False | Unresolved | Civil Engineer II |  | 06-C2.0-SITE PLAN.pdf | Joe Feriancek | Sunwood Drive Impacts | The utility sheet shows replacing the exisitng sanitary stub back to the manhole. If this is done, the impacts to Sunwood Drive including; pavement, curbing, sidewalk, tree removal and replacements must be included in the plans. | 03/23/2023 9:36 AM | Joe Feriancek | |

ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 27 | False | Unresolved | Civil Engineer II |  | 06-C2.0-SITE PLAN.pdf | Joe Feriancek | Traffic Study / Sunwood Pavement Markings | If anticipated traffic levels will require two lanes out, has a traffic study been performed for Sunwood Drive traffic impacts. There are currently no turn lanes into this entrance, it would seem practical that they will be necessary. | 03/23/2023 9:36 AM | Joe Feriancek | |
| | | 19 | False | Unresolved | Environmental Review |  | 06-C2.0-SITE PLAN.pdf | CA | Sidewalk | Install additional sidewalk panels to create a 10 foot wide sidewalk, similar to what is across Sunwood Drive. Need to create planter beds that have the same dimensions as those that are on the south side of Sunwood Drive, east of Zeolite St. City Staff can/will provide specs/details on planter bed dimensions, 1'x1' precast pavers (for along back of curb, where there is on street parking), irrigation, trees, and shrubs. | 03/22/2023 8:57 AM | Chris Anderson | |
| | | 9 | False | Unresolved | City Planner |  | 06-C2.0-SITE PLAN.pdf | BM | Relocate Trash Enclosure | Relocate trash enclosure closer to the building, possibly on the east side, then shift parking spaces up. | 03/21/2023 4:34 PM | Brian McCann | |
| | | 10 | False | Unresolved | City Planner |  | 06-C2.0-SITE PLAN.pdf | BM | Trash Enclosure Details | Details are not provided in the architectural plans as stated. Please provide them. | 03/21/2023 4:34 PM | Brian McCann | |

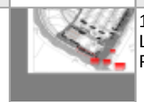
ProjectDox

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 11 | False | Unresolved | City Planner |  | 06-C2.0-SITE PLAN.pdf | BM | Sunwood Sidewalk Improvements | COR requirements include enhanced sidewalks. Consider planter beds and larger sidewalk along Sunwood Drive, similar to neighboring properties. | 03/21/2023 4:34 PM | Brian McCann | |
| | | 12 | False | Unresolved | City Planner |  | 06-C2.0-SITE PLAN.pdf | BM | Utility Locates | Complete utility locates in the southern 10' drainage and utility easement. If possible based on locates, reduce or eliminate the 10' easement so that the patio/sidewalk improvements do not encroach in the easement. | 03/21/2023 4:34 PM | Brian McCann | |
| | | 15 | False | Unresolved | Lead Engineering Tech |  | 09-C4.0-UTILITY PLAN.pdf | Aaron | Restoration- wet tap | Restore road back to existing condition after utility work | 03/21/2023 12:00 PM | Aaron Madsen | |
| | | 13 | False | Unresolved | Lead Engineering Tech |  | 09-C4.0-UTILITY PLAN.pdf | Aaron Madsen | Sanitary Service | Utilize the existing 8" Sanitary stub out the SMH. | 03/21/2023 11:37 AM | Aaron Madsen | |
| | | 14 | False | Unresolved | Lead Engineering Tech |  | 09-C4.0-UTILITY PLAN.pdf | Aaron Madsen | Existing City Irrigation cabinet | The existing cabinet and irrigation lines along Sunwood need to be protected and or replaced with construction. Coordinate with the city irrigation specialist. Terry Byron 763-238-9823 | 03/21/2023 11:37 AM | Aaron Madsen | |

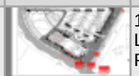
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 16 | False | Unresolved | Environmental Review |  | 15-L1.1-LANDSCAPE PLAN NOTES & DETAILS.pdf | CA | Irrigation Note | Add note stating that irrigation system must have a rain sensor and utilize some form of water efficient technology, such as a weather compensating smart controller. | 03/20/2023 2:05 PM | Chris Anderson | |
| | | 17 | False | Unresolved | Environmental Review |  | 15-L1.1-LANDSCAPE PLAN NOTES & DETAILS.pdf | CA | Shrub Size | Modify table to specify minimum shrub size at planting is 24 inches in height. | 03/20/2023 2:05 PM | Chris Anderson | |
| | | 18 | False | Unresolved | Environmental Review |  | 15-L1.1-LANDSCAPE PLAN NOTES & DETAILS.pdf | CA | Tree Planting Detail | There are two separate tree planting details, this one, and one included on Sheet L1.0. Only use 1, so there is no conflicting detai. Must specify that root floor to be at finished grade and to cut and remove burlap, twine, and wire basket (if applicable) from top 1/3 of rootball. | 03/20/2023 2:05 PM | Chris Anderson | |
| | | 20 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Relocate? | These trees could/should be relocated into the existing boulevard at the same spacing as the existing street trees to the west. Just need to keep them out of the vision clearance triangle (may need to eliminate 1 of the trees). | 03/22/2023 10:08 AM | Chris Anderson | |

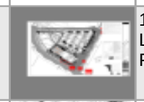
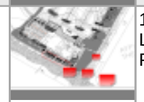
ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 21 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Planter Beds on Sunwood Drive | Add 2 planter beds along Sunwood Drive (between the 3 street lights nearest Zeolite St), matching the dimensions of the beds on the south side of Sunwood Drive, east of Zeolite St (deviations may be considered if needed to align with the two proposed connecting walkways). Each planter bed shall include the following:<br>2 Kentucky Coffeetrees or 2 Swamp White Oaks<br>3 Forsythia or Viburnum shrubs (compact varieties)<br>8 Reed Grasses<br>8 Hostas<br>24 Daylilies<br><br>The 3 shrubs should be located between the two trees. Grasses and perennials arranged outside the trees to the edge of the beds. All perennial plantings need to be at least 12" in from the outer edge of the planter bed. Planter beds that are adjacent to on-street parking must include 1'x1' precast pavers along back of curb (see beds on south side of road). | 03/22/2023 10:08 AM | Chris Anderson | |

ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 22 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Irrigation | Modify note #12 to specify that the system must include rain sensor and some form of water efficeint technology, such as a weather compensating smart controller. | 03/22/2023 10:08 AM | Chris Anderson | |
| | | 23 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Muclh | Mulch for the 2 planter beds shall be dark mink mulch, shredded hardwood. | 03/22/2023 10:08 AM | Chris Anderson | |
| | | 24 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Bluegrass Sod? | Should some sort of seed mix be used here instead of typical sod? Sod is going to require routine mowing, and may not perform as well with excess chlorides from the parking areas. | 03/22/2023 10:09 AM | Chris Anderson | |
| | | 25 | False | Unresolved | Environmental Review |  | 14-L1.0-LANDSCAPE PLAN.pdf | CA | Topsoil | All disturbed areas not otherwise improved with imervious surfaces shall receive a minimum of 4" of topsoil wtih not more than 35% sand content. Topsoil insepction requied prior to plantings and installation of ground cover. | 03/22/2023 10:09 AM | Chris Anderson | |
| | | 8 | False | Unresolved | City Planner |  | 03-V2.0-PRELIMINARY PLAT.pdf | BM | Plat Name | Update preliminary plat sheets with plat name when available. | 03/16/2023 2:22 PM | Brian McCann | |
| | | 3 | False | Unresolved | City Planner |  | 106-A403-Color Building Elevations.pdf | BM (2) | Materials | Add proposed materials to the architectural plans. | 03/16/2023 2:17 PM | Brian McCann | |

ProjectDox

# Changemarks Report

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 2 | False | Unresolved | City Planner |  | 107-A404-Color Building Elevations.pdf | BM | Architectural Enhancements | Consider architectural enhancements to the east and west elevations, similar to the north elevation. Both east and west elevations will be visible from Sunwood Drive. | 03/16/2023 2:03 PM | Brian McCann | |
| | | 1 | False | Unresolved | City Planner |  | 106-A403-Color Building Elevations.pdf | BM | Brick on South Elevation | Consider adding brick, similar to the north elevation. The south elevation will receive the most visibility from Sunwood Drive. | 03/16/2023 2:02 PM | Brian McCann | |

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

**RESOLUTION #23-059**

**A RESOLUTION GRANTING PRELIMINARY PLAT AND SITE PLAN APPROVAL FOR A HOTEL AT 7895 SUNWOOD DRIVE NORTHWEST**

**RECITALS**

**WHEREAS,** Ramsey Properties, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for an extended-stay hotel on the property legally described as follows:

OUTLOT A, COR TWO, Anoka County, Minnesota

Or upon platting:

Lot 1 Block 1, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

("**Subject Property**"); and

**WHEREAS,** the Applicant is purchasing the **Subject Property** from the City of Ramsey; and

**WHEREAS,** the **Subject Property** is zoned COR-2 and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

**WHEREAS,** the City Code allows lodging facilities as a permitted use in the COR-2 Zoning District; and

**WHEREAS,** the **Applicant** appeared before the Planning Commission for a public hearing on April 27, 2023, that said public hearing was properly advertised; and

**WHEREAS,** the Planning Commission reviewed and recommended approval/denial of the request at a public hearing on April 27, 2023; and

**WHEREAS,** the City Council reviewed the request at its meeting on May 9, 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 Preliminary Plat approval for a plat with one business lot and one outlot and Site Plan approval for a hotel in accordance with relevant City Codes, subject to the following conditions:

**Section 1. Plat Requirements**

1.01. Final legal form approved by the City Attorney.

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

1.03. Easement review by the City Engineer.

1.04. Cross-access and maintenance agreement must be prepared and recorded with the final plat for the shared driveway from Sunwood Drive.

1.05. Standard development and park/trail dedication fees shall be paid for Lot 1. Fees on Outlot A will be charged at the rates in effect at the time of its subdivision.

1.06. Zeolite Street is proposed to be reconstructed in the 2023-2024 timeframe as a City-led project. The development agreement shall include an escrow for sidewalk and street trees as part of this project.

1.07. An encroachment agreement for the drainage and utility easement adjacent to Sunwood Drive.

**Section 2. Site Plan Review Requirements**

2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated April 10, 2023. The applicant is authorized to proceed to construction plans.

2.02. 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.

2.03. Building permits are required.

2.04. Sign permits are required for the following approved sign locations based off the approved site plans:

A. The monument sign is limited to 100 square feet in area and 6 feet in height with base materials must match those used on the building. This sign is located south of the Sunwood Drive driveway with a minimum setback of 10 feet from the right-of-way.

B. Wall signs are allowed on all four sides of the building based on the architectural elevations. Additional signage not to exceed 40 square feet is permitted at ground

level near the main doors on both the Sunwood Drive and parking lot sides of the building.

2.05. Approval by the Lower Rum River Watershed Management Organization.

2.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred.

2.07. Additional enhanced streetscape planters and concrete sidewalk is required west of the enhanced area shown on the site plan in order to line up with the enhanced streetscape along the south side of Sunwood Drive NW.

2.08. This Site Plan approval shall automatically expire if the use is not initiated by May 9, 2024, and issuance of the building permit shall constitute as initiation of the use.

From: Catherine Bean
Sent: Wednesday, April 26, 2023 2:30 PM
To: Ramsey Planning; Todd Larson
Subject: AGAINST Proposed Hotel in COR Zoning District

Ladies and Gentlemen:

As a 18-year resident of Ramsey, I am strongly against the proposal to erect a hotel in the COR Zoning District for a number of reasons.

Building a hotel in the COR would go against every reason Ramsey residents have chosen to live here. We bought our homes opting to enjoy living in peaceful, quiet, safe residential subdivisions.

Hotels have a documented history of negatively impacting residential neighborhoods:

First, hotels increase traffic. This traffic is noisy and disruptive to peaceful living, as people come-and-go from hotels round the clock, causing noise and light at times when permanent neighborhood residents are enjoying their homes or sleeping contentedly.

Another source of noise is the people themselves. Hotel residents may host parties in their rooms, bringing with them even more people and cars. They may hold conversations in the parking lot late into the night, or early in the morning. This increased activity and socializing would necessarily contribute more unwanted noise and disruption to our peaceful Ramsey neighborhoods. Additionally, non-locals necessarily care less about maintaining a clean environment than permanent residents do, which could lead to an increase in trash and litter on our beautiful Ramsey streets, sidewalks, and trails.

There is also an increase in illegal activities associated with the presence of hotels. Occupants are on vacation, away from home, and feel freer to do things that they might not in their own homes and towns. Hotel guests may engage in prostitution, and the buying and selling of drugs. The partying associated with hotel stays may result in drunken fights erupting. Whatever the illicit or belligerent activities, police are called more often to hotels than permanent residences. Increased police presence for such problems--as well as the activities themselves--is undesirable. It would destroy the calm peacefulness of our beloved homes and neighborhoods, making them less desirable for both current and future homeowners.

Finally, safety is a legitimate concern. Transient people staying in or visiting others in a hotel can pose a threat to permanent residents. Hotel occupants may loiter in the parking lot, and pose a real or imagined threat to early morning and late night walkers. Building a hotel in the COR could lead to Ramsey residents being less likely to enjoy exercising outside, as they do now. Parents may opt to keep their children indoors, infringing upon their physical and emotional development, rather than risk their encountering unknown people.

There already exists a full-size hotel--Comfort Suites--on Highway 10, within a mere 2 miles of the proposed hotel. Because Ramsey is not a hub for large conferences, nor the home of large national corporations, Comfort Suites can easily accommodate any local visitors visiting family and friends.

Allowing a hotel to be built in the COR would ruin our ideal Ramsey neighborhood, so a scant few can profit financially. I strongly urge you not to let the tranquility of Ramsey be destroyed for its permanent

homeowners, in the name of monetary gain.  Please respect and maintain the reasons that we chose to live here: peace, calm, cleanliness, and safety.

Thank you.

Sincerely,

--Catherine Bean
14790 Xenolith Street NW
Ramsey, MN  55303

**Regular Planning Commission** **7. 3.**

**Meeting Date:** 04/27/2023

**By:** Todd Larson, Community Development

**Information**

**Title:**

Ferrellgas - Site Plan Review for a new structure and site improvements at 7255 HWY 10 NW

**Purpose/Background:**

Ferrellgas is currently zoned H-1, Highway Business district. The site is being used for the retail sales and distribution of fuel gases. The upcoming Highway 10 reconstruction project will have significant impacts on the site. The new frontage road will require the existing principal structure in the southeastern part of the site to be removed. Ferrellgas representatives are working with the Anoka County Highway Department on a partial acquisition of the property. A new building and customer parking lot is proposed to be constructed along the southwestern portion of the property.

**Notification:**

Notification was sent to property owners within 350 feet of the site.

**Observations/Alternatives:**

Building Design

The proposed 2,000-square-foot structure will house the office and customer functions and will have a garage to store equipment and vehicles. The proposed building is roughly the same size and shape as the existing building. The proposed building will be constructed using a concrete masonry unit in two different colors and it will have substantial windows. The structure will have a gabled roof with asphalt shingles.

Access

The site currently has direct access to westbound Highway 10. After the road construction project, a new frontage road will provide access to the remaining businesses along the north side of Highway 10. The frontage road will connect to an elevated roundabout at Ramsey Bouveard. As the frontage road extends westward, it comes down in elevation and makes an "S" curve. The curve impacts the current access point prohibiting it from being used. The new access to the site will be towards the western side of the property as the frontage road nears existing grade.

Parking

A new paved parking lot will be constructed next to the building. This parking lot will have five spaces, all expected for customer use. The existing yard consists of a class-V gravel surface and is where employee and company vehicles park currently.

Outdoor Storage

The site has a lot of outdoor storage of tanks and equipment. Most of the yard not impacted by the new construction will remain in place. The H-1 requirements state that storage yards must be located in the side or rear yard of the building and are screened. The proposed fenceline fills gaps in the existing fenceline that were created from the removal of the old building and then ties into the new parking lot area. The fenceline is being considered a legal nonconformity created by a public action (City Code Section 117-57(c)) and may remain.

Landscaping and Screening

The applicant submitted a landscape plan though it lacks some information. The existing yard area is partially screened using columnar arborvitae. The existing site also has some overstory trees in the front. The trees will be removed with construction and the applicant is intending to replant trees, though the species is not noted on the

plans. Additional arborvitae will be plated to continue the screening method currently used. Adequate topsoil and groundcover need to be installed for all disturbed areas.

Lighting
The plans submitted show freestanding lighting in a portion of the yard. The applicant has stated that there will be building-mounted lighting for the parking area. No cut sheets of the proposed fixtures were provided. All fixtures must be downcast and shielded to prevent views of the light source from off site. This will be verified at the time of building permit.

Utilities
The site is currently served by private utility systems that will be removed with the road project. A new well and septic system will be installed near the new building. There are no municipal utilities available to the site nor will they be extended with the road project.

Storm Water Management
The site currently has a basin at the northwest corner of the site that is collecting storm water. A storm pipe is being added to help move storm water away from the parking lot.

Phasing
It should be noted that the project will be phased in as highway and frontage road construction occurs. The new building will be constructed first with a driveway connection between the existing parking lot and the new parking lot. Then, Ferrellgas will move into their new building followed by the old building being removed. As the frontage road is constructed, access to the parking lot may alternate between the existing and the proposed driveways. Once the frontage road is complete, access will be provided exclusively from the new driveway and the old driveway and parking lot will be removed. The phasing is being done to minimize disruptions to the site.

**Funding Source:**

The applicant is responsible for all costs associated with this review. The applicant is working with Anoka County as part of the property acquisition process to cover their costs.

**Recommendation:**

Staff Recommendation: Recommend approval of Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Hwy 10 NW.

Other Alternatives:
1. Recommend approval of the Site Plan Review with any modifications the Planning Commission would like.
2. Recommend denial of the Site Plan Review based on certain findings.

**Action:**

Motion to Recommend approval of Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Hwy 10 NW.

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**Attachments**

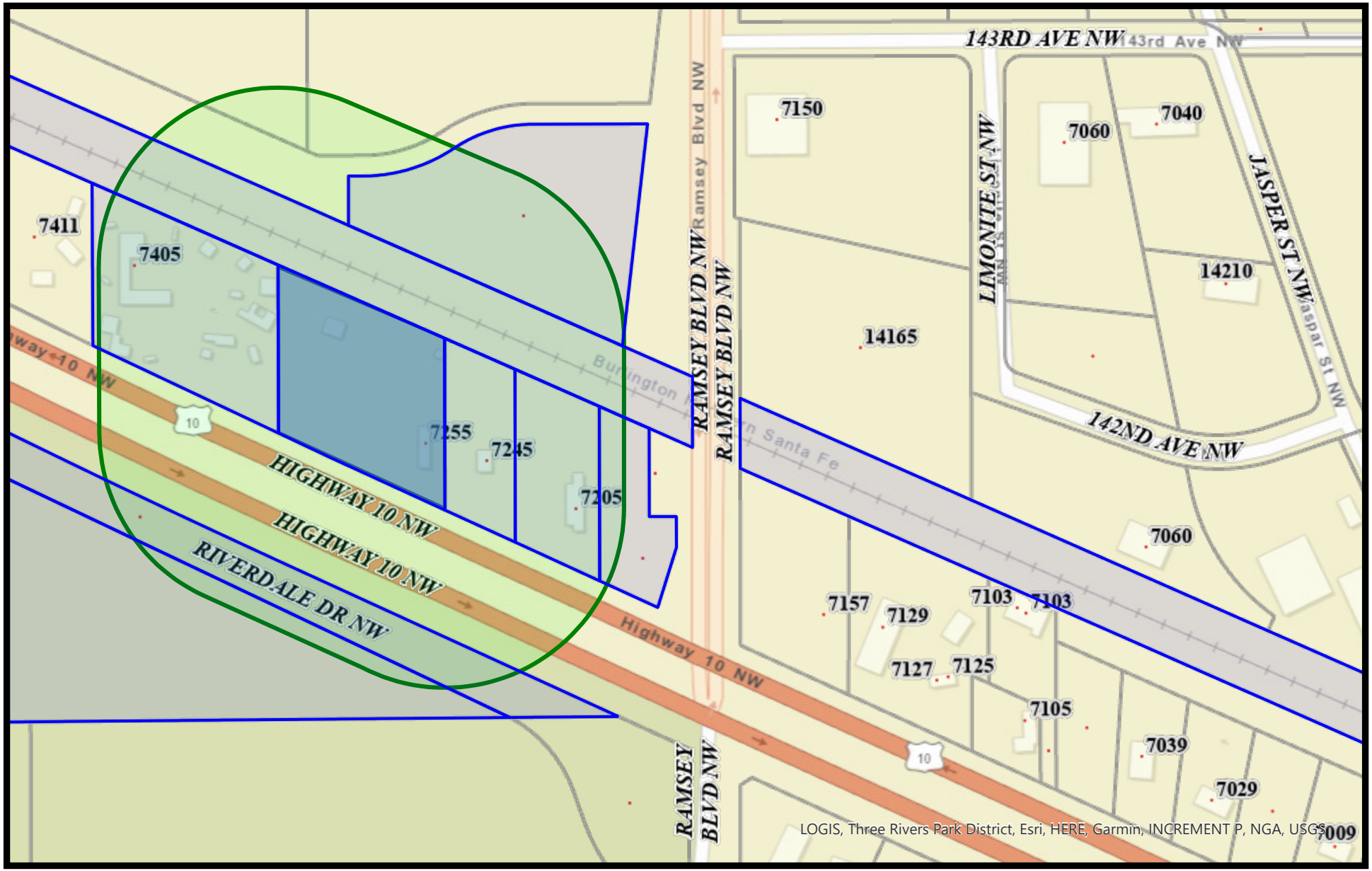
Location Map
Plans
Unresolved Changemarks
ACTION - Resolution #23-090

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**Form Review**

| Inbox | Reviewed By | Date |
|---|---|---|

| | | |
|---|---|---|
| Brian Hagen | Brian Hagen | 04/20/2023 12:54 PM |
| Form Started By: Todd Larson | | Started On: 04/17/2023 03:29 PM |
| Final Approval Date: 04/20/2023 | | |

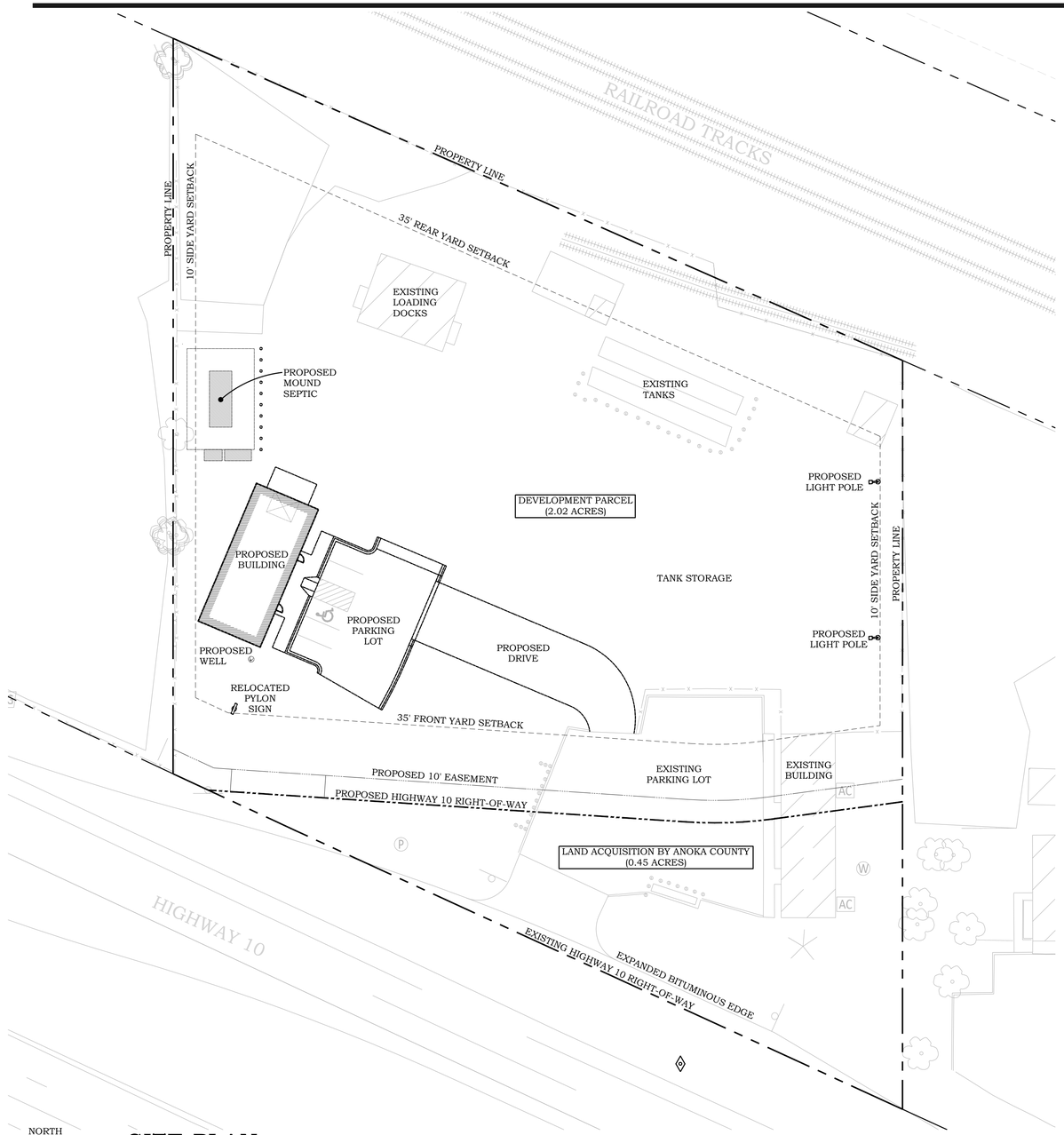



Print Date: April 5, 2023

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# FERRELLGAS - SITE REDEVELOPMENT PLANS

## 7255 HIGHWAY 10 NW - RAMSEY, MINNESOTA




## CONTACT INFORMATION

**CIVIL ENGINEER**
PIERCE PINI & ASSOCIATES, INC.
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
CONTACT: Kevin Gardner
TEL: 763-537-1311

**SEPTIC DESIGNER**
KLOEPPNER SERVICES & DESIGN
3450 LEXINGTON AVENUE N, SUITE 203
SHOREVIEW, MN 55126
CONTACT: Jesse Kloeppner
TEL: 763-843-4114

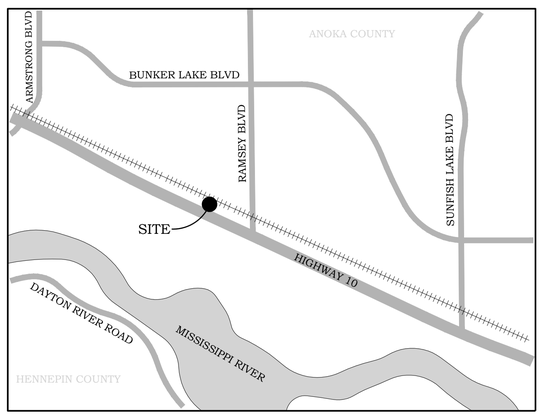
**ARCHITECT**
BUSCH ARCHITECTS
310 FOURTH AVENUE S, SUITE 1000
MINNEAPOLIS, MN 55415
CONTACT: Kevin Busch
TEL: 612-333-2279

## PROPERTY INFORMATION

ADDRESS: 7255 HIGHWAY 10 NW, RAMSEY, MN
PARCEL ID: 28-32-25-44-0011
LOT AREA: 2.47 ACRES
WATERSHED: LOWER RUM RIVER WMO

## DRAWING INDEX


C000 - COVER SHEET
C100 - SITE REMOVALS PLAN
C101 - PHASE 2 SITE REMOVALS PLAN (BY COUNTY)
C200 - STORMWATER POLLUTION PREVENTION NOTES
C201 - STORMWATER POLLUTION PREVENTION NOTES
C300 - STORMWATER POLLUTION PREVENTION DETAILS
C400 - GRADING, DRAINAGE AND EROSION CONTROL PLAN
C401 - PHASE 2 GRADING PLAN (BY COUNTY)
C500 - UTILITY PLAN
C600 - PAVING PLAN
C601 - PHASE 2 PAVING PLAN (BY COUNTY)
C700 - CIVIL DETAILS
L100 - LANDSCAPING PLAN


**LOCATION MAP**

## CONSTRUCTION NOTES

1. ALL EXISTING INFORMATION TAKEN FROM DESIGN DOCUMENTS PROVIDED BY ANOKA COUNTY AND BOLTON & MENK RELATED TO THE RAMSEY BOULEVARD OVERPASS AND RAMP PROJECT.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. SEDIMENT DISCOVERED SHALL BE REMOVED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY.
4. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF RAMSEY, ANOKA COUNTY AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL BEFORE EXCAVATING.
6. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO STORE AND PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWN EXPENSE.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS.
9. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS", CURRENT EDITION.
10. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
11. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
12. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
13. WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER POLES, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT OR BRACING TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
14. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. MONUMENTS DAMAGED OR DISPLACED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
16. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
17. CONTRACTOR MUST ADHERE TO AXLE LOAD LIMITS WHEN DELIVERING MATERIALS AND EQUIPMENT TO THE SITE. ANY DAMAGE TO THE ROADWAY AND THE CITY RIGHT-OF-WAY SHALL BE REPAIRED TO THE CITY'S SATISFACTION AT THE COST OF THE CONTRACTOR.
18. CONTRACTOR SHALL TAKE PHOTOGRAPHS AND DOCUMENT THE CONDITION OF THE EXISTING ROADWAY PRIOR TO CONSTRUCTION.


PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311


FERRELLGAS
SITE REDEVELOPMENT
7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

PRELIMINARY

| Issued for | Date |
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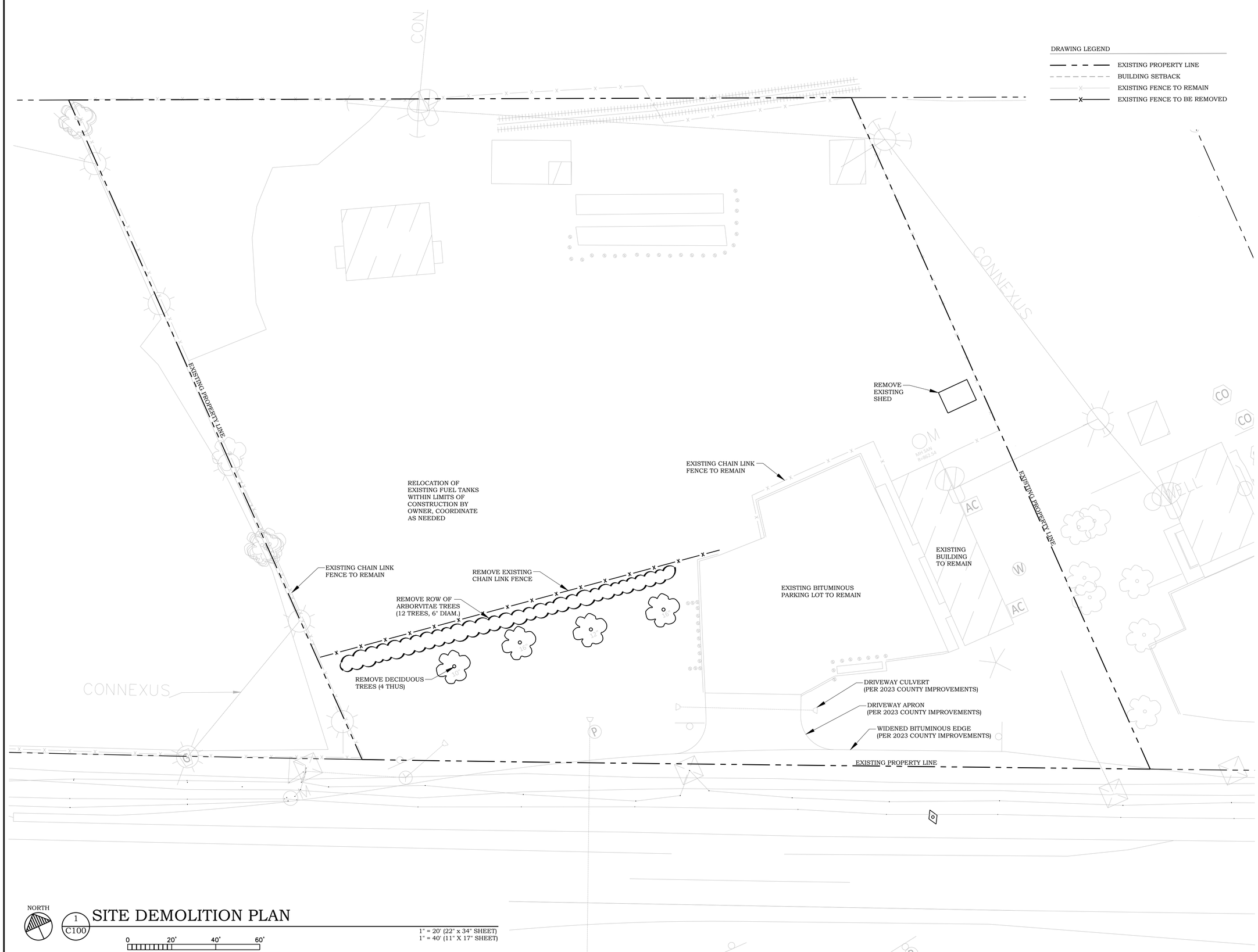

| | |
|---|---|
| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

COVER SHEET

C000




NORTH

1 / C100 SITE DEMOLITION PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

| Issued for | Date |
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| | |

PRELIMINARY

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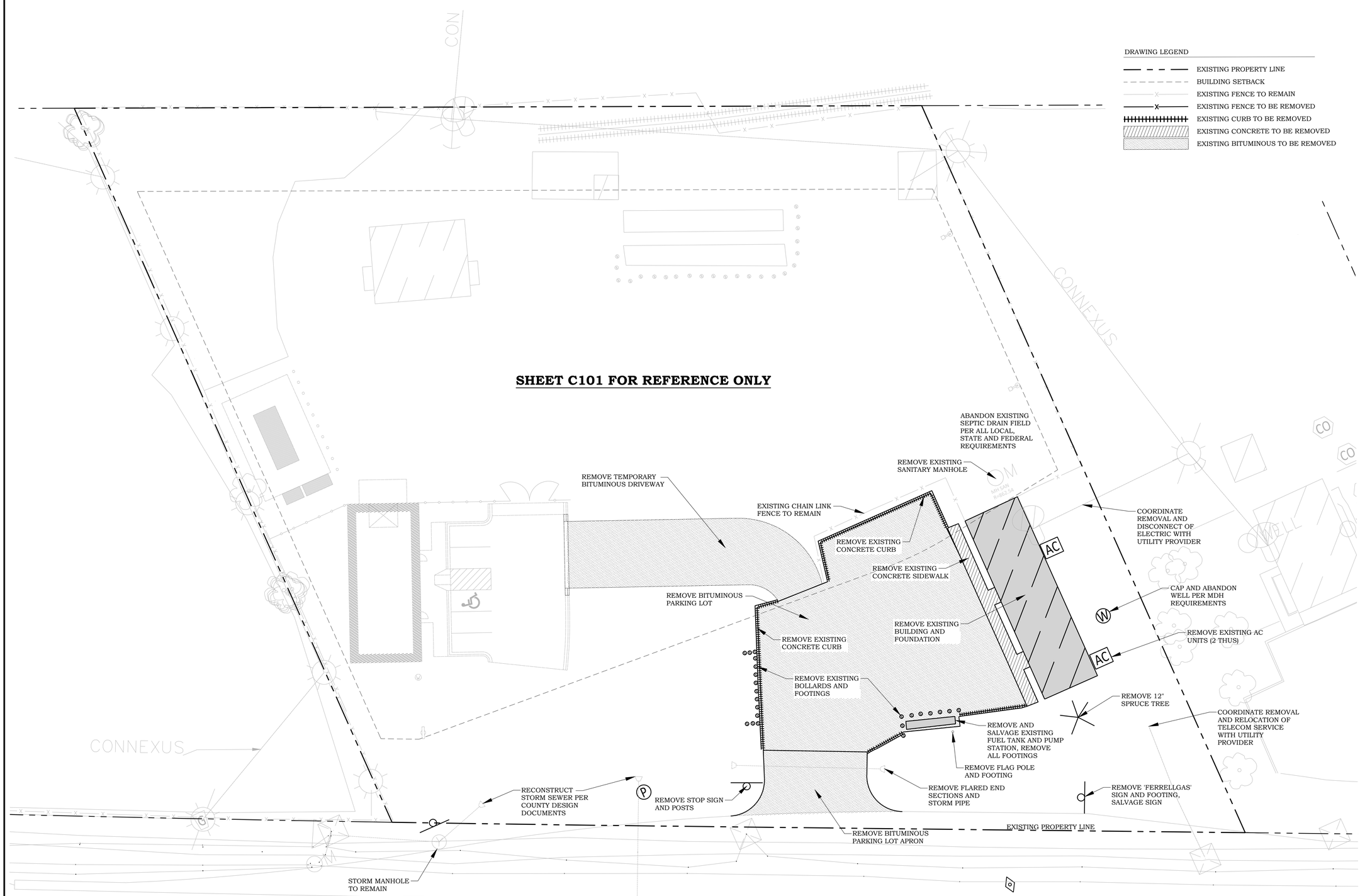
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| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

SITE DEMOLITION PLAN

C100




NORTH

1 / C100

# PHASE 2 SITE DEMOLITION PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

PRELIMINARY

| Issued for | Date |
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|---|---|
| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

PHASE 2 SITE DEMOLITION PLAN (BY COUNTY)

C101

PROJECT DESCRIPTION:
A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN CONFORMANCE WITH THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/STATE DISPOSAL SYSTEM (SDS) CONSTRUCTION STORMWATER PERMIT. THE PROJECT WILL DISTURB LESS THAN ONE ACRE, HOWEVER ALL SITE WORK SHALL FOLLOW THE PERMIT GUIDELINES.

THE GOAL OF POLLUTION PREVENTION EFFORTS DURING PROJECT CONSTRUCTION IS TO CONTROL SOIL AND POLLUTANTS ON THE SITE AND PREVENT THEM FROM LEAVING THE PROJECT SITE AND FLOWING TO SURFACE WATERS. THE PURPOSE OF THIS SWPPP IS TO PROVIDE GUIDELINES FOR ACHIEVING THAT GOAL. THE SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO KEEP IT CURRENT WITH ANY MODIFICATIONS TO THE POLLUTION CONTROL MEASURES BEING UTILIZED.

THIS PROJECT CONSISTS OF THE REMOVAL AND RECONSTRUCTION OF THE FERRELLGAS OFFICE BUILDING AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON THE NORTH SIDE OF HIGHWAY 10 IN RAMSEY.

THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL MEET THE REQUIREMENTS OF THE CITY OF RAMSEY AND THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION. THIS PROJECT IS NOT REQUIRED TO MEET THE MPCA PERMANENT STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE DISTURBED AREA IS LESS THAN ONE ACRE.

REGULATORY CONTEXT:
DISCHARGE TO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF SITE:
-THIS PROJECT DISCHARGES TO THE MISSISSIPPI RIVER - THIS RIVER IS IDENTIFIED AS AN IMPAIRED WATER ON THE MPCA'S 303(D) IMPAIRED WATERS LIST FOR FECAL COLIFORM, MERCURY IN FISH TISSUE, NUTRIENTS, AND PCBs IN FISH TISSUE. THESE IMPAIRMENTS ARE CONSIDERED CONSTRUCTION RELATED AND ALL BMPS SHOULD FOLLOW ITEMS 23.9 AND 23.10 IN THE MPCA PERMIT GUIDELINES.

PLACEMENT OF FILL IN WATERS OF THE STATE:
-N/A
DRINKING WATER SUPPLY MANAGEMENT AREA:
-N/A

THE PROJECT STORMWATER DISCHARGE IS NOT ANTICIPATED TO IMPACT ANY OF THE FOLLOWING:
-OUTSTANDING RESOURCE VALUE WATERS, TROUT WATERS, WETLANDS, CALCAREOUS FENS, PROPERTIES LISTED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR ARCHAEOLOGICAL SITES

THE PROJECT STORMWATER DISCHARGE IS NOT SUBJECT TO ADDITIONAL REGULATION DUE TO ANY OF THE FOLLOWING:
-OTHER FORMAL ENVIRONMENTAL REVIEWS, ENDANGERED OR THREATENED SPECIES

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
2. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
3. FOLLOWING FINAL STABILIZATION, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

STORMWATER DISCHARGE DESIGN REQUIREMENTS:
THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.
1. TEMPORARY SEDIMENTATION BASINS: N/A
2. PERMANENT WET SEDIMENTATION BASINS: N/A
3. PERMANENT INFILTRATION/FILTRATION : N/A
4. PERMANENT REGIONAL PONDS: N/A
5. ALTERNATIVE METHODS: N/A

SEQUENCE OF CONSTRUCTION:
THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:
1. CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
2. CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS.
3. CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS), CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
4. CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPS AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT, CONTINUOUSLY DURING THE WORK. CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
6. CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMPS THAT ARE NOT FUNCTIONING PROPERLY.
7. CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO FINAL COMPLETION.

1. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:
ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
A. THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPS IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
B. THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

2. EROSION PREVENTION PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:
A. THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
B. STABILIZATION ON ALL EXPOSED SOILS MUST BE INITIATED IMMEDIATELY WHENEVER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS. STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS.
C. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE OR DIVERTS WATER AROUND A SITE MUST BE STABILIZED BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
D. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
E. THE CONTRACTOR MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS OF THE SITE IN ORDER TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE INFILTRATION UNLESS INFEASIBLE. THE CONTRACTOR MUST UTILIZE VELOCITY DISSIPATION DEVICES IF NECESSARY TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

3. SEDIMENT CONTROL PRACTICES
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:
A. CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
B. CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
C. IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESES ADDITIONAL PRACTICES.
D. TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
E. ALL PUBLIC AND PRIVATE STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMPS DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
F. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN SURFACE WATERS OR STORMWATER CONVEYANCES. ACCEPTABLE PROTECTION INCLUDES COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
G. ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE. CONTRACTOR SHALL PROVIDE STREET SWEEPING AS NECESSARY IF BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.
H. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS NEEDED.
I. CONTRACTOR MUST MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL, UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
J. THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER OR PROVIDE REDUNDANT SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT DISTURBANCE LIMITS AND STORMWATER FLOWS TO THE SURFACE WATER.
K. IF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE USED ON SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
   a. THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR THE SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
   b. CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATION PROVIDED BY THE MANUFACTURER.

4. DEWATERING AND BASIN DRAINING
CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING DEWATERING REQUIREMENTS:
A. CONTRACTOR'S DEWATERING ACTIVITIES THAT HAVE SEDIMENT-LADEN DISCHARGE WATER MUST BE DISCHARGED INTO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN WHENEVER POSSIBLE, OTHERWISE IT MUST BE DISCHARGED THROUGH SOME FORM OF BEST MANAGEMENT PRACTICE (BMP) BY CONTRACTOR TO LIMIT SEDIMENT FROM LEAVING THE SITE. PRIOR TO DISCHARGE, THE CONTRACTOR SHALL PERFORM A VISUAL TEST TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN OR BMP AND APPLY ADDITIONAL TREATMENT AS REQUIRED TO ENSURE ADEQUATE TREATMENT.
B. THE CONTRACTOR SHALL DISCHARGE WATER FROM DEWATERING IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS. THE DISCHARGE WATER SHALL BE DISPERSED OVER AN ACCEPTED ENERGY DISSIPATION MEASURE AND NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS OR WETLANDS.
C. IF CONTRACTOR IS USING FILTERS WITH BACKWASH WATER, THE CONTRACTOR SHALL HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

5. INSPECTIONS AND MAINTENANCE
CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE FOLLOWING INSPECTIONS AND MAINTENANCE:
A. WHEN INSPECTIONS FIND EROSION PREVENTION AND SEDIMENT CONTROL BMPS THAT ARE NONFUNCTIONAL, ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY. THE CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY WITHIN 24 HOURS OF NOTICE FROM CITY INSPECTORS.
B. THE CONTRACTOR MUST ROUTINELY INSPECT THE SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
C. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING BY CONTRACTOR AND RETAINED WITH THE SWPPP BY CONTRACTOR. MAINTENANCE MUST BE COMPLETED BY CONTRACTOR. CONTRACTOR'S RECORDS MUST INCLUDE:
   a. DATE AND TIME OF INSPECTION.
   b. NAME OF PERSON CONDUCTING INSPECTION.
   c. FINDING OF INSPECTION INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTION.
   d. DETAILS OF CORRECTIVE ACTION TAKEN (DATE. TIME. PARTY COMPLETING MAINTENANCE ACTIVITIES).
   e. DATE AND AMOUNT OF RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS.
   f. IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHALL BE DESCRIBED (COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER INDICATORS) AND PHOTOGRAPHED.
   g. DOCUMENTATION OF CHANGES MADE TO SWPPP.
D. IN AREAS OF PROJECT WHERE FINAL STABILIZATION IS COMPLETE INSPECTIONS CAN BE REDUCED TO ONCE A MONTH. THESE AREAS SHALL BE INSPECTED BY CONTRACTOR FOR MINIMUM PERIOD OF 12 NON-WINTER MONTHS AND WITHIN 24 HOURS OF FIRST SPRING RUNOFF OR PRIOR TO RESUMING CONSTRUCTION FOLLOWING ANY WINTER STOPPAGE, WHICHEVER COMES FIRST.
E. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF BMPS UNTIL THE PROJECT HAS UNDERGONE FINAL STABLIZATION.
F. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY CONTRACTOR ACCORDING TO THE DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS.
G. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED BY THE CONTRACTOR WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
H. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE HALF THE STORAGE VOLUME WITH 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
I. ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTABILIZED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY OR SOONER IF IT PRESENTS A FLOOD RISK, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES SHALL BE CHECKED DAILY BY CONTRACTOR. IF THE ENTRANCE BECOMES INUNDATED WITH SEDIMENT, THE ENTRANCE WILL BE CLEANED OR REPLACED AS APPROPRIATE BY CONTRACTOR. STREETS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY CONTRACTOR FOR OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. THESE AREAS WILL BE SWEPT CLEAN OF ANY TRACKED MATERIALS BY CONTRACTOR AS SOON AS POSSIBLE AND WITHIN 24 HOURS OF DISCOVERY AND AS DIRECTED BY THE CITY. CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE.
K. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
L. ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION /FILTRATION MUST BE REMOVED BY CONTRACTOR.
M. CONTRACTOR SHALL PROTECT INFILTRATION/FILTRATION AREAS FROM SEDIMENTATION AND OVER-COMPACTION. DURING EXCAVATION, SEDIMENT AND EROSION CONTROL DEVICES MUST BE UTILIZED BY CONTRACTOR TO PREVENT SEDIMENTATION AND THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION EQUIPMENT WILL NOT COMPACT THE SOIL.
N. INSPECTIONS CAN BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME.
O. A COPY OF ALL WEEKLY AND STORM EVENT INSPECTION RECORDS SHALL BE PROVIDED TO THE CITY OF RAMSEY BUILDING INSPECTOR.

6. POLLUTION PREVENTION MEASURES
CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
A. THE CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF ALL PRODUCTS, MATERIALS, AND WASTES FROM STORMWATER WHICH MAY BE A SOURCE OF CONTAMINATION TO STORMWATER OR ARE NOT DESIGNED TO BE EXPOSED TO STORMWATER.
B. BUILDING PRODUCTS THAT MAY LEACH POLLUTANTS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
C. PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
D. HAZARDOUS MATERIALS, TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST COMPLY WITH ALL STATE REQUIREMENTS.
E. SOLID WASTE MUST BE STORED, COLLECTED, AND DISPOSED IN COMPLIANCE WITH ALL STATE REQUIREMENTS.
F. PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OVER. SANITARY WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL STATE REQUIREMENTS.
G. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ALL AREAS WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED. THE CONTRACTOR MUST CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE. THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. ALL SPILLS MUST BE CLEANED UP AND REPORTED IN ACCORDANCE WITH STATE REQUIREMENTS. DRY CLEAN UP MEASURES SHALL BE USED WHERE POSSIBLE.
H. THE CONTRACTOR MUST LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA WHEN COMPLETED ON THE PROJECT SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. NO ENGINE DEGREASING IS ALLOWED ONSITE.
I. THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE PROJECT CONSTRUCTION ACTIVITY. NO WASHOUT WASTES MAY CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR ARE LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH ALL MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

7. FINAL STABILIZATION
THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES THE FOLLOWING:
A. ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
B. CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CONSTRUCTION DOCUMENTS.
C. CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPS.

RECORD AVAILABLITY AND RETENTION:
-THE CONTRACTOR SHALL MAKE THE SWPPP, INCLUDING ALL CERTIFICATES, REPORTS, RECORDS, OR OTHER INFORMATION, AVAILABLE TO FEDERAL, STATE, OR LOCAL OFFICIALS WITHIN 72 HOURS UPON REQUEST FOR THE DURATION OF THE PROJECT AND FOR THREE YEARS FOLLOWING FINAL STABILIZATION.

INSPECTION AND ENTRY:
-THE CONTRACTOR MUST ALLOW ACCESS FOR REPRESENTATIVES OF THE CITY OR ANY MEMBER THEREOF WHEN AUTHORIZED BY IT, TO ENTER UPON THE PROJECT SITE FOR THE PURPOSE OF OBTAINING INFORMATION, EXAMINATION OF RECORDS, OR CONDUCTING SURVEYS OR INVESTIGATIONS.

8. CHANGES TO SWPPP
-THE CONTRCTOR MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:
1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN ONE-HALF INCH.
2. INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
3. THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS.

9. SWPPP CERTIFICATION:
- THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

PREPARED BY:
KEVIN GARDNER, P.E.
PIERCE PINI AND ASSOCIATES
KEVIN@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:
DATE OF TRAINING/CERTIFICATION: 2023
CERTIFICATION PROGRAM: UNIVERSITY OF MINNESOTA - DESIGN OF CONSTRUCTION SWPPP
ARDEN HILLS, MN
INSTRUCTOR(S): JOHN CHAPMAN
CERTIFICATION EXPIRATION: 2026

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT
7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.
Company: PIERCE PINI & ASSOCIATES
Signed:
Name: Kevin Gardner
Date: 04/11/2023 Reg. No: 45815

PRELIMINARY

| Issued for | Date |
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| Date | 04/11/2023 |

City Approval

Drawing Title
STORMWATER POLLUTION PREVENTION NOTES

C200




NPDES IMPAIRED WATERS MAP

PIERCE PINI &
ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
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BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

PRELIMINARY

| Issued for | Date |
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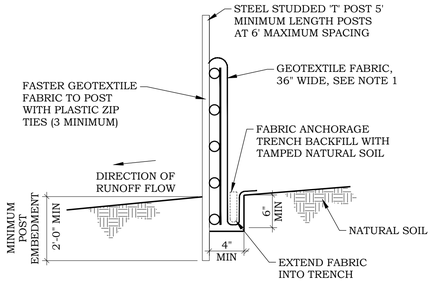
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## City Approval

Drawing Title

STORMWATER
POLLUTION
PREVENTION NOTES

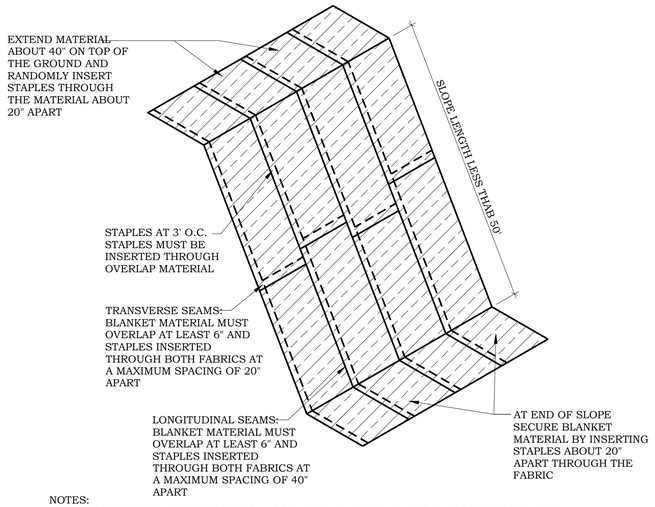
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NOTES:
1. GEOTEXTILE FABRIC SHALL BE PER MNDOT SPEC 3886.
2. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
3. ENSURE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
4. FIELD VERIFY THE MAXIMUM SLOPE LENGTH IN THE TABLE. THIS LENGTH EQUATES TO A 2 FOOT STORAGE HEIGHT FOR THE 100-YEAR EVENT.
5. SILT FENCE INSTALLATION TO CONFORM TO MNDOT SPEC 2573.3

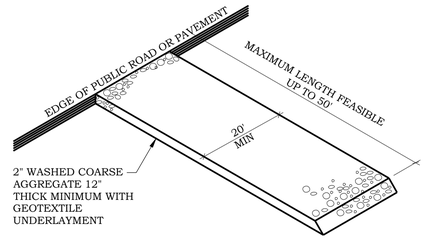
| | | BY ACCEPTED DESIGN PRACTICES |
|---|---|---|
| SLOPE H:V | PERCENT | MAXIMUM SLOPE LENGTH |
| 100:1 | 1% | 100 FT |
| 50:1 | 2% | 75 FT |
| 25:1 | 4% | 75 FT |
| 20:1 | 5% | 75-50 FT |
| 17:1 | 6% | 50 FT |
| 12.5:1 | 8% | 50 FT |
| 10:1 | 10% | 50-25 FT |
| 5:1 | 20% | 25-15 FT |
| 4:1 | 25% | 15 FT |
| 3:1 | 33% | 15 FT |
| 2:1 | 50% | 15 FT |

## 1 C300 HEAVY DUTY SILT FENCE
NO SCALE

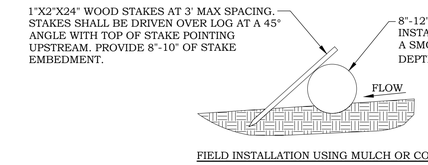



NOTES:
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

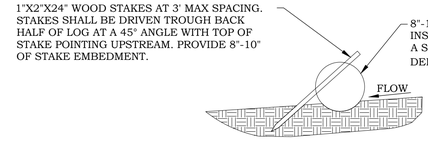
## 2 C300 EROSION CONTROL BLANKET
NO SCALE




## 3 C300 GRAVEL CONSTRUCTION ENTRANCE
NO SCALE




FIELD INSTALLATION USING MULCH OR COMPOST




FIELD INSTALLATION USING STRAW OR WOOD FIBER

## 4 C300 EROSION LOG
NO SCALE

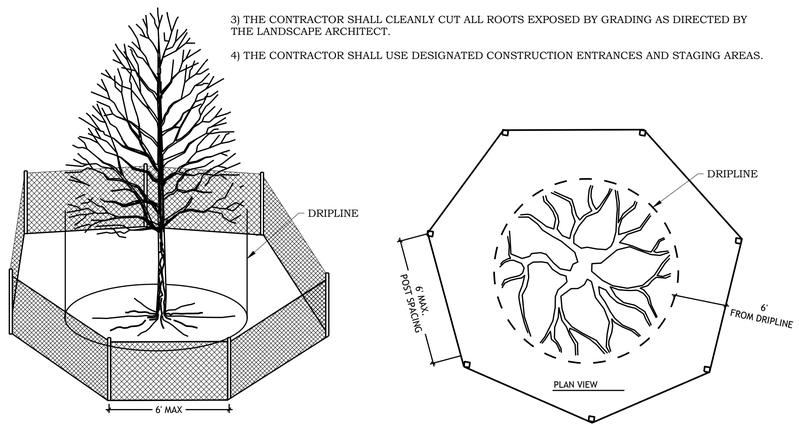
NOTES:

1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.

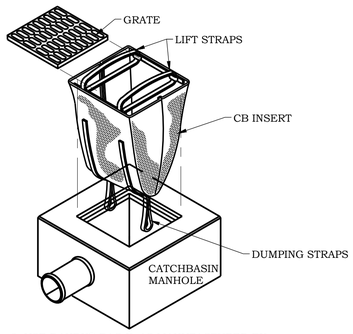
2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.

3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.

4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.




## 5 C300 TREE PROTECTION FENCING
NO SCALE




2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

## 6 C300 CATCH BASIN INSERT
NO SCALE

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**
9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT
7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.
Company: PIERCE PINI & ASSOCIATES
Signed:
Name: Kevin Gardner
Date: 04/11/2023 Reg. No: 45815

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| Issued for | Date |
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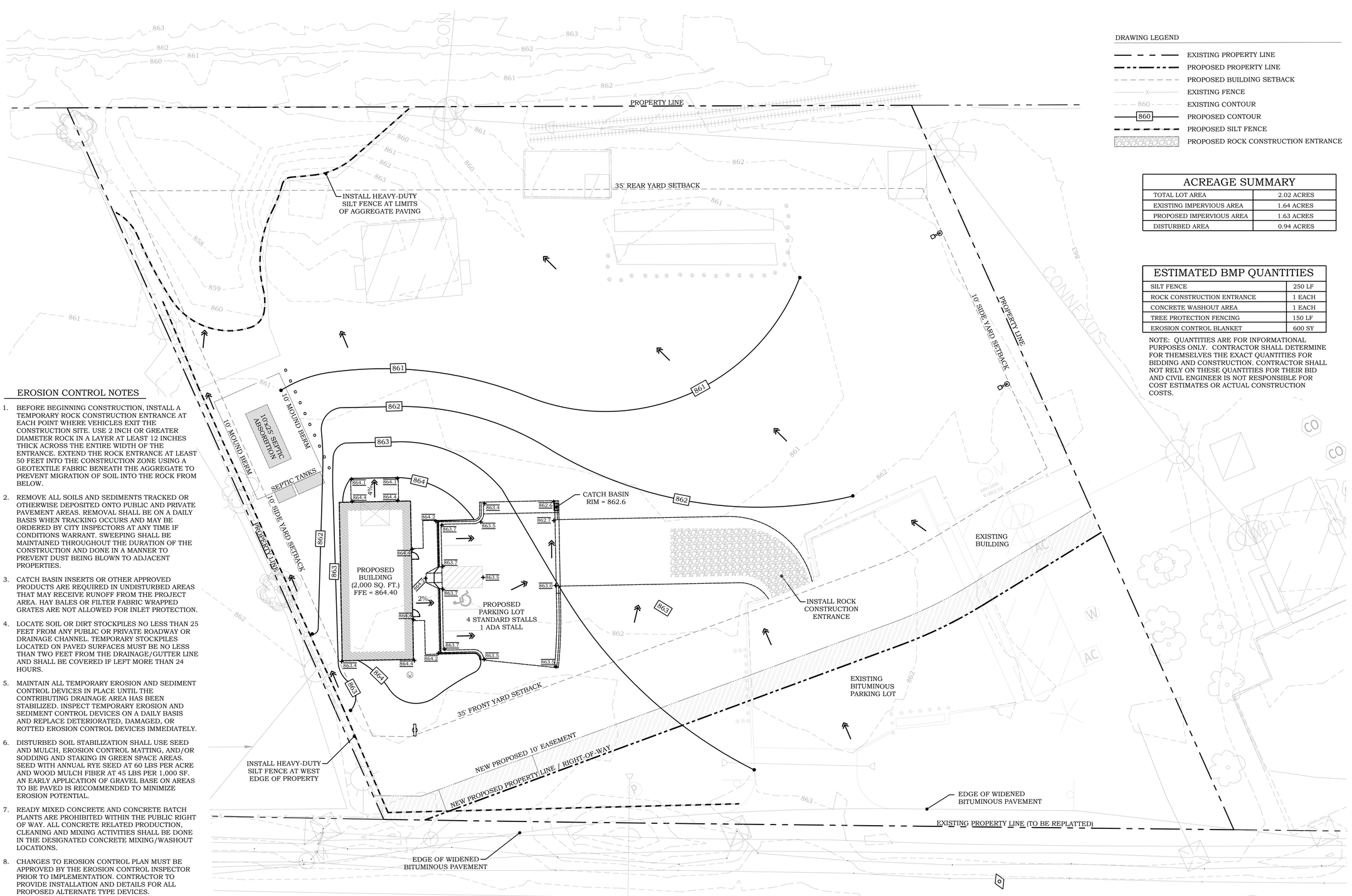
| | |
|---|---|
| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

STORMWATER POLLUTION PREVENTION DETAILS

C300




DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE

| ACREAGE SUMMARY | |
|---|---|
| TOTAL LOT AREA | 2.02 ACRES |
| EXISTING IMPERVIOUS AREA | 1.64 ACRES |
| PROPOSED IMPERVIOUS AREA | 1.63 ACRES |
| DISTURBED AREA | 0.94 ACRES |

| ESTIMATED BMP QUANTITIES | |
|---|---|
| SILT FENCE | 250 LF |
| ROCK CONSTRUCTION ENTRANCE | 1 EACH |
| CONCRETE WASHOUT AREA | 1 EACH |
| TREE PROTECTION FENCING | 150 LF |
| EROSION CONTROL BLANKET | 600 SY |

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.

## EROSION CONTROL NOTES

1. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
2. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
3. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
4. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
5. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
6. DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
7. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
8. CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
9. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES, MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.

NORTH

1 / C400

# GRADING, DRAINAGE & EROSION CONTROL PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

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Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

| Issued for | Date |
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| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

GRADING, DRAINAGE & EROSION CONTROL PLAN

C400

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SILT FENCE

PROPERTY LINE

35' REAR YARD SETBACK

**SHEET C401 FOR REFERENCE ONLY**

10' SIDE YARD SETBACK

PROPERTY LINE

10' MOUND BERM

10'x25' SEPTIC ABSORBTION

10' MOUND BERM

SEPTIC TANKS

10' SIDE YARD SETBACK

PROPERTY LINE

PROPOSED BUILDING (2,000 SQ. FT.) FFE = 864.40

4%

2%

PROPOSED PARKING LOT 4 STANDARD STALLS 1 ADA STALL

35' FRONT YARD SETBACK

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

FUTURE RETAINING WALL

FUTURE 10' TRAIL

FUTURE FRONTAGE ROAD

EXISTING PROPERTY LINE (TO BE REPLATTED)

CONNEXUS

CONNEXUS

I-94 ON RAMP

SNOW STORAGE

NORTH

1 / C401 PHASE 2 GRADING PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)


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**Consulting Civil Engineers**

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SUITE 312
BLAINE, MN 55434
TEL 763-537-1311


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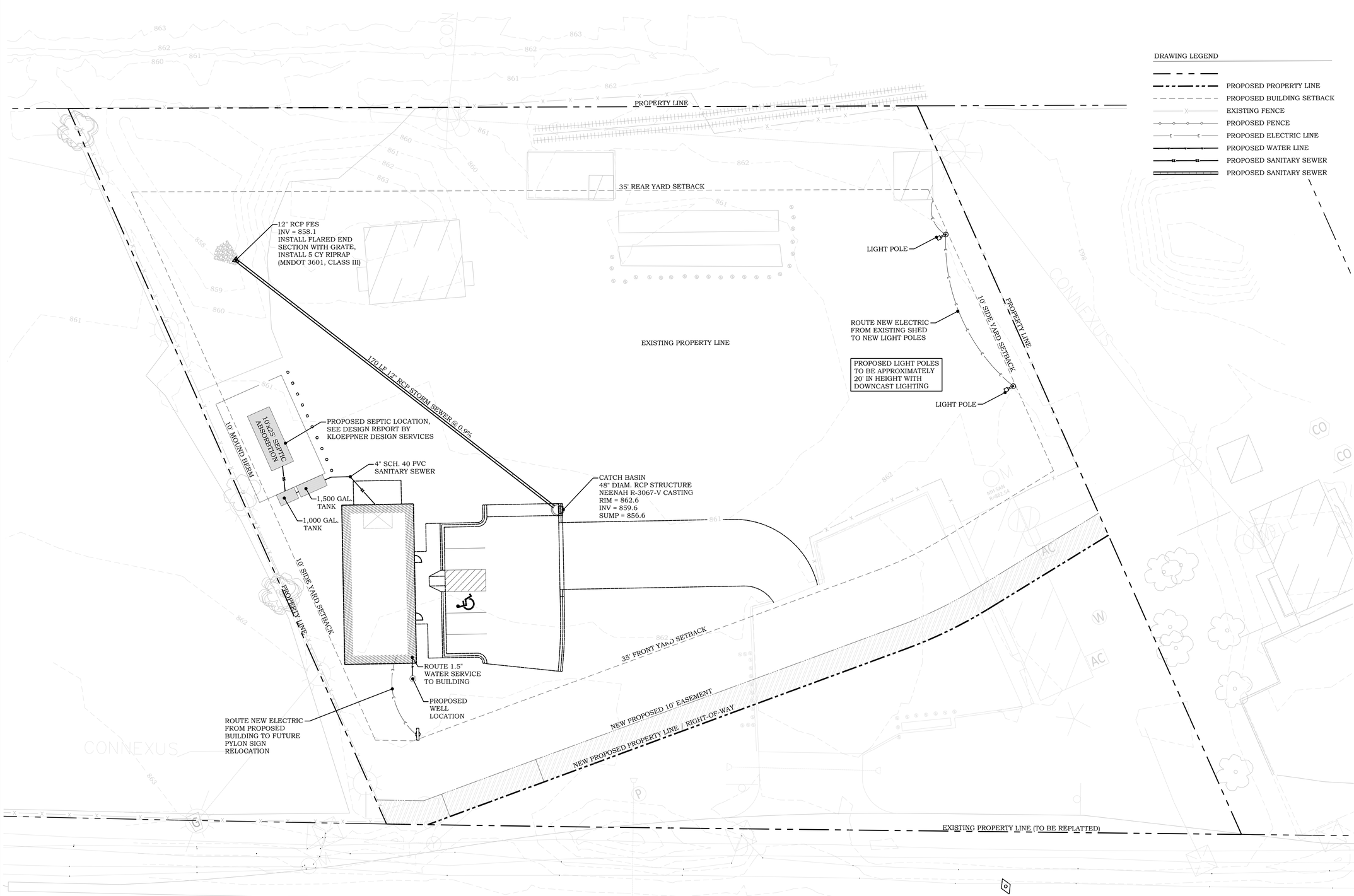

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| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

PHASE 2 GRADING PLAN (BY COUNTY)

C401




NORTH

1 / C500 UTILITY PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

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Drawing Title

UTILITY PLAN

C500

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CLASS V AGGREGATE RESTORATION

PROPERTY LINE

35' REAR YARD SETBACK

APPROXIMATE LIMITS OF CLASS V AGGREGATE STORAGE YARD RESTORATION

10' SIDE YARD SETBACK

PROPERTY LINE

BOLLARD (10 THUS)

6' VINYL COATED CHAIN LINK FENCE

10' MOUND BERM

10' MOUND BERM

10-225 SEPTIC ABSORPTION

SEPTIC TANKS

CONCRETE PAVEMENT APRON

20.0

10.0

DOUBLE SWING GATE

CLASS V AGGREGATE STORAGE YARD

CONCRETE PAVEMENT

INSTALL TEMPORARY FENCE ALONG NORTH SIDE OF TEMPORARY DRIVE

EXISTING CHAIN LINK FENCE

TRANSITION TO VALLEY GUTTER

6.0

5.0

6' VINYL COATED CHAIN LINK FENCE

B612 CONCRETE CURB & GUTTER

CONNECT TO EXISTING FENCE

10' SIDE YARD SETBACK

PROPERTY LINE

18.0

BITUMINOUS PAVEMENT

VALLEY GUTTER ACROSS DRIVEWAY

PEDESTRIAN RAMP

ADA PARKING SIGN

CONCRETE PAVEMENT

9.0

TRANSITION TO VALLEY GUTTER

B612 CONCRETE CURB & GUTTER

INSTALL BITUMINOUS PAVEMENT TO EXISTING PARKING LOT

35' FRONT YARD SETBACK

11.0

TERMINATE CURB FOR FUTURE DRIVEWAY CONNECTION

MATCHLINE FOR FUTURE DRIVEWAY CONNECTION (BY COUNTY)

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

WIDENED BITUMINOUS PAVEMENT EDGE

EXISTING PROPERTY LINE (TO BE REPLATTED)

NORTH

1 C600

# PAVING PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)


PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311


# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

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City Approval

Drawing Title

PAVING PLAN

C600

**SHEET C601 FOR REFERENCE ONLY**

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PHASE 1 FENCE (INSTALLED)
- PHASE 2 FENCE
- PROPOSED CONCRETE CURB
- PROPOSED BITUMINOUS PAVEMENT

CONNECT TO EXISTING FENCE

REMOVE VALLEY GUTTER AND INSTALL B612 CONCRETE CURB AND GUTTER

INSTALL 6' VINYL COATED CHAIN LINK FENCE

INSTALL 6' VINYL COATED CHAIN LINK FENCE IN LOCATION OF PREVIOUS BUILDING

CONNECT TO EXISTING FENCE

35' FRONT YARD SETBACK

MATCH LINE FOR EXISTING BITUMINOUS PAVEMENT AT PARKING LOT

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

FUTURE RETAINING WALL

FUTURE 10' TRAIL

FUTURE FRONTAGE ROAD

TAPER CURB FLUSH WITH PAVEMENT

MATCH EXISTING CURB

B612 CONCRETE CURB & GUTTER

BITUMINOUS DRIVEWAY

INSTALL NEW SIGN FOUNDATION AND REINSTALL SALVAGED PYLON SIGN

27'

37'

TAPER CURB FLUSH WITH PAVEMENT

FUTURE RETAINING WALL

EXISTING PROPERTY LINE (TO BE REPLATTED)




EXISTING PYLON SIGN TO BE SALVAGED AND REINSTALLED

NORTH

1 / C601 PHASE 2 PAVING PLAN (BY COUNTY)

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)


PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311


# FERRELLGAS
## SITE REDEVELOPMENT

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RAMSEY, MN 55303

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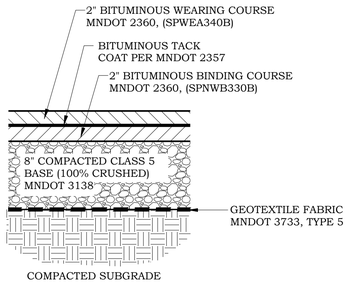

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| Date | 04/11/2023 |

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Drawing Title

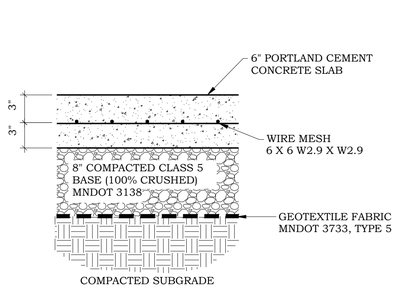
PHASE 2 PAVING PLAN (BY COUNTY)

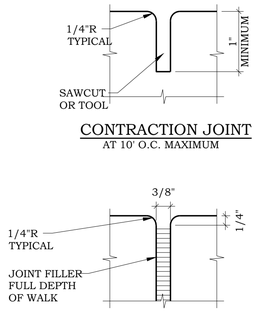
C601




## 1 C700 BITUMINOUS PAVEMENT

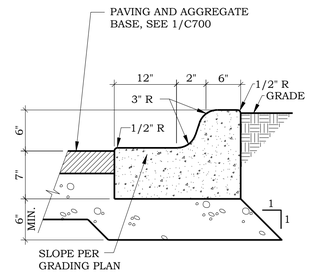
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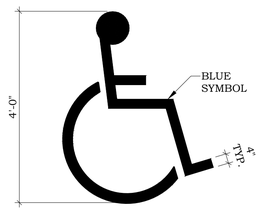

## 2 C700 CONCRETE PAVEMENT

NO SCALE

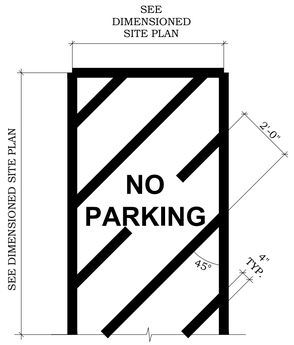



## 3 C700 B612 CONCRETE CURB & GUTTER

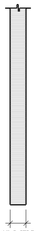
NO SCALE




ADA PARKING SYMBOL



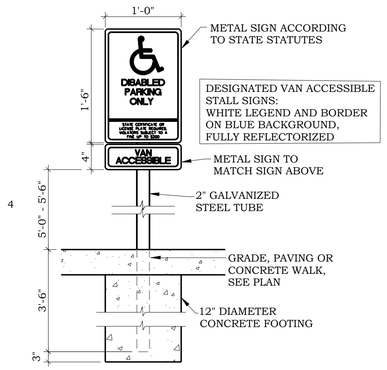

ADA ACCESS AISLE STRIPING




PARKING STALL STRIPING

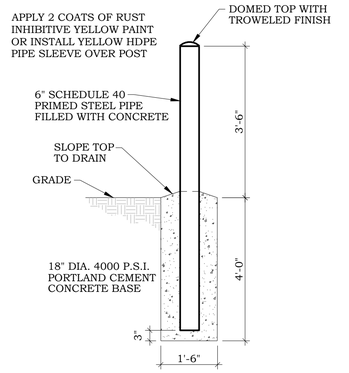
## 4 C700 PAVEMENT MARKINGS

NO SCALE



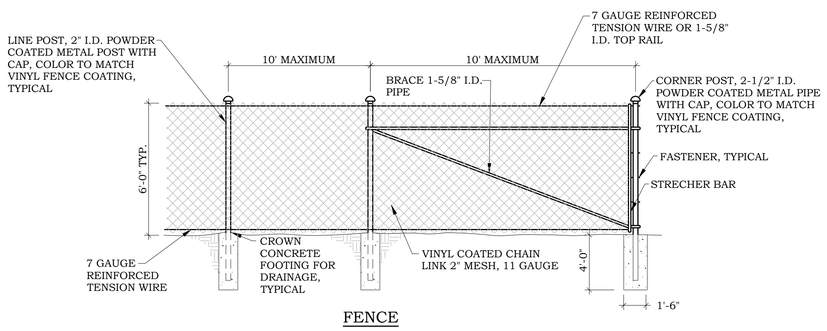

## 5 C700 ADA PARKING STALL SIGN

NO SCALE




## 6 C700 BOLLARD

NO SCALE



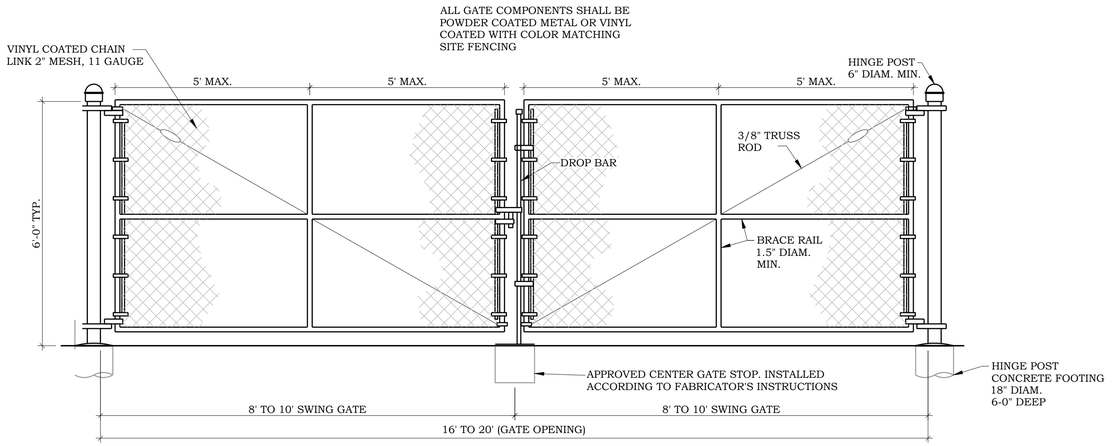

FENCE

NOTES

1. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED & APPROVED COMPACTED FILL.
2. CONCRETE FOOTINGS SHALL BE A MINIMUM OF 4,000 PSI MIX.
3. 12 GAUGE WIRE FASTENERS SHALL BE USED.
4. ADDITIONAL BRACING MAY BE REQUIRED WITH RUNS OVER 200'.

## 7 C700 CHAIN LINK FENCE

NO SCALE




DOUBLE VEHICULAR GATE

## 8 C700 CHAIN LINK SWING GATE

NO SCALE

PIERCE PINI & ASSOCIATES, INC.
**Consulting Civil Engineers**

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

# FERRELLGAS
## SITE REDEVELOPMENT

7255 HIGHWAY 10 NW
RAMSEY, MN 55303

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 04/11/2023 Reg. No: 45815

PRELIMINARY

| Issued for | Date |
|---|---|
| | |

Copyright 2023 Pierce Pini & Associates, Inc.

| | |
|---|---|
| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

CIVIL DETAILS

C700

DRAWING LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED LANDSCAPE EDGING
- PROPOSED ROCK MULCH
- PROPOSED TURF/LAWN
- PROPOSED ARBORVITAE TREE
- PROPOSED OVERSTORY TREE (SPECIES TBD)

ROCK MULCH
MECHANICAL UNIT PAD
EVERGREEN BUSH (3 THUS)
STEEL LANDSCAPE EDGER
ROCK MULCH
TURF/LAWN
EXISTING CHAIN LINK FENCE
TURF/LAWN
PROPOSED 6' VINYL COATED CHAIN LINK FENCE
ARBORVITAE (15 THUS)
OVERSTORY TREE (4 THUS)
NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY
FUTURE RETAINING WALL
FUTURE 10' TRAIL
FUTURE FRONTAGE ROAD
FUTURE RETAINING WALL
TAPER CURB FLUSH WITH PAVEMENT
EXISTING PROPERTY LINE (TO BE REPLATTED)
16' ON RAMP
8' SNOW STORAGE
CONNEXUS

NORTH

1 / L100 LANDSCAPING PLAN

0 20' 40' 60'

1" = 20' (22" x 34" SHEET)
1" = 40' (11" X 17" SHEET)


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|---|---|
| Comm. No. | 22-049 |
| Drawn | TS |
| Checked | KG |
| Date | 04/11/2023 |

City Approval

Drawing Title

LANDSCAPING PLAN

L100

BENCHMARK = 861.0'
Ground Elev. at SW Corner of Building

CLEAR AREA TO PERFORM BORINGS & STAKE OUT SYSTEM FOR REVIEW BY CITY OF RAMSEY

1% slope

PROPERTY LINE

16'-11"

SB1

SP1

BERM

BERM

SB2

8'-2"

9'-1"

~13' - 2" SCH40 PIPE

1,000-gal

1,500-gal

35'-0"

10'-0"

~18' - 4" SCH40 PIPE

NORTH

10' SIDE YARD SETBACK

PROPERTY LINE

35' REAR YARD SETBACK

PROPERTY LINE

10' SIDE YARD SETBACK

Abandon Existing Drainfield & Tanks

PROPOSED 32' X 64' BUILDING

ENTRY

50'-0"

W

NEW PROPOSED FRONT SETBACK

NEW PROPOSED 10' EASEMENT

NEW PROPOSED PROPERTY LINE / RIGHT-OF-WAY

FUTURE RETAINING WALL

FUTURE 10' TRAIL

FUTURE FRONTAGE ROAD

EXISTING PROPERTY LINE (TO BE REPLATTED)

8. SNOW STORAGE
13' SHLDR
12' THRU
12' THRU
12' THRU
13' SHLDR

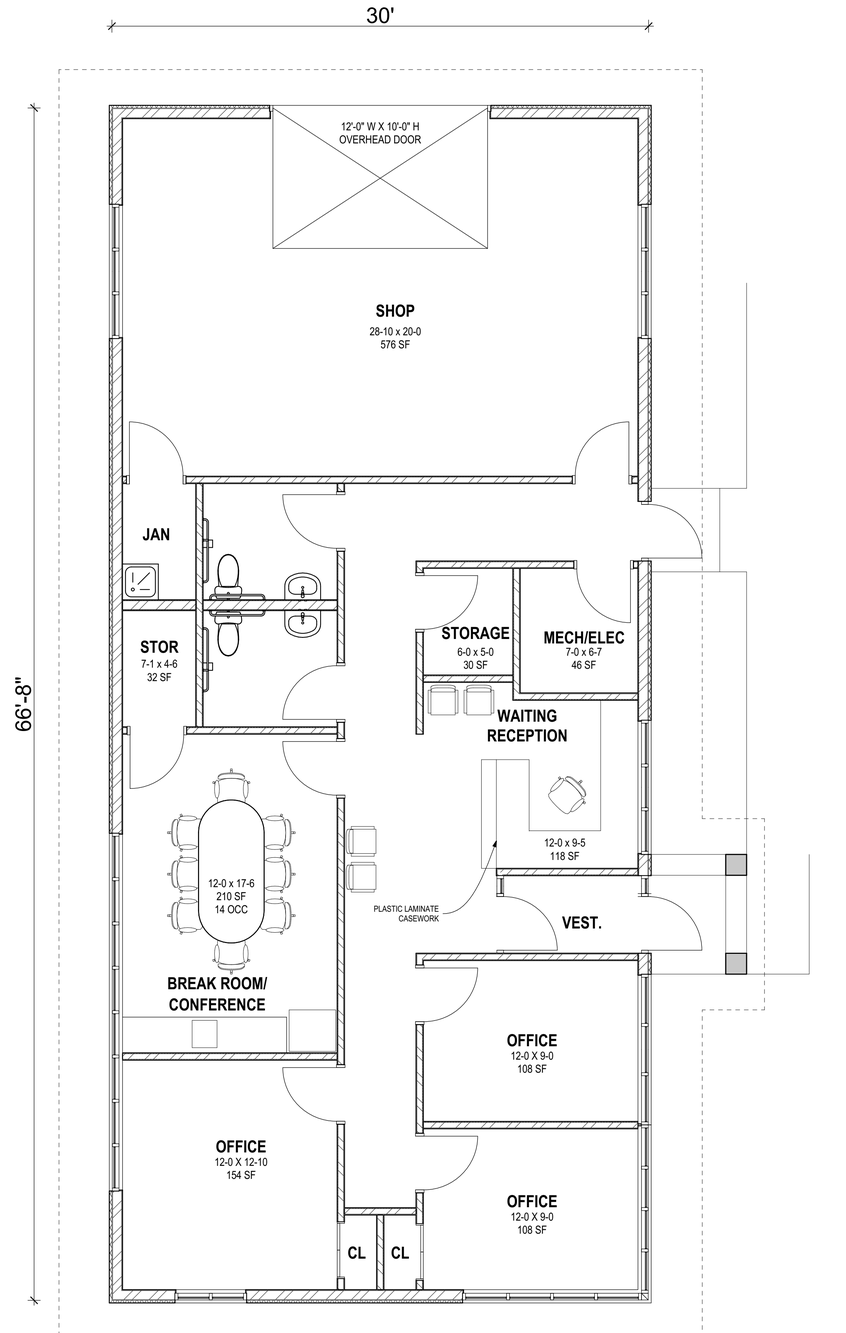
RIM ELEV. 861.40
NNE INV. ELEV. 24" RCP = 857.90
SSW INV. ELEV. 24" RCP = 857.90

FOR ON PAVING

CONNEXUS

2,000 square feet

# FERRELLGAS
# OPTION E
2/24/2023




**FLOOR PLAN**
1/4" = 1'-0"


BUSCH
ARCHITECTS, INC.

310 FOURTH AVENUE SOUTH
SUITE 1000
MINNEAPOLIS, MINNESOTA 55415

TEL: 612.333.2279
FAX: 612.339.2336


**CONSULTANT**

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

**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 REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: MONTH XX, 2019 REG. NO. 16909
PRINTED NAME: KEVIN C. BUSCH

| | |
|---|---|
| COMMISSION NO.: | 23-02 |
| DRAWN BY: | AM/KCB |
| CHECKED BY: | KCB |
| DATE: | FEBRUARY 24, 2023 |
| BID ISSUE DATE: | |
| REVISION DATES: | |

**PROJECT TITLE**

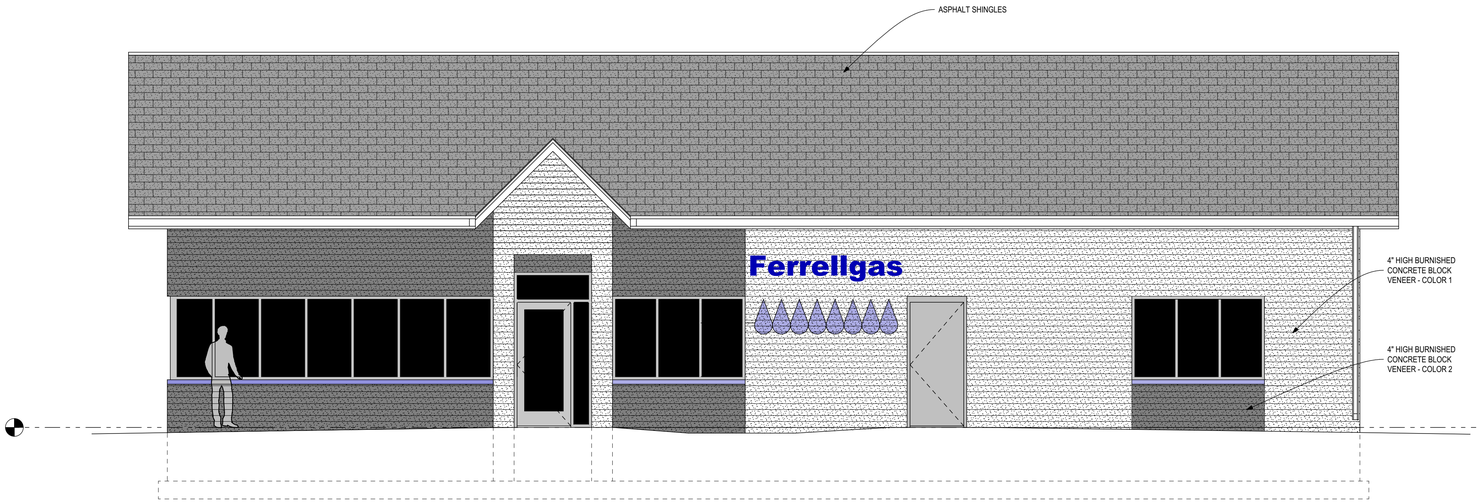
**OWNER**

FERRELLGAS

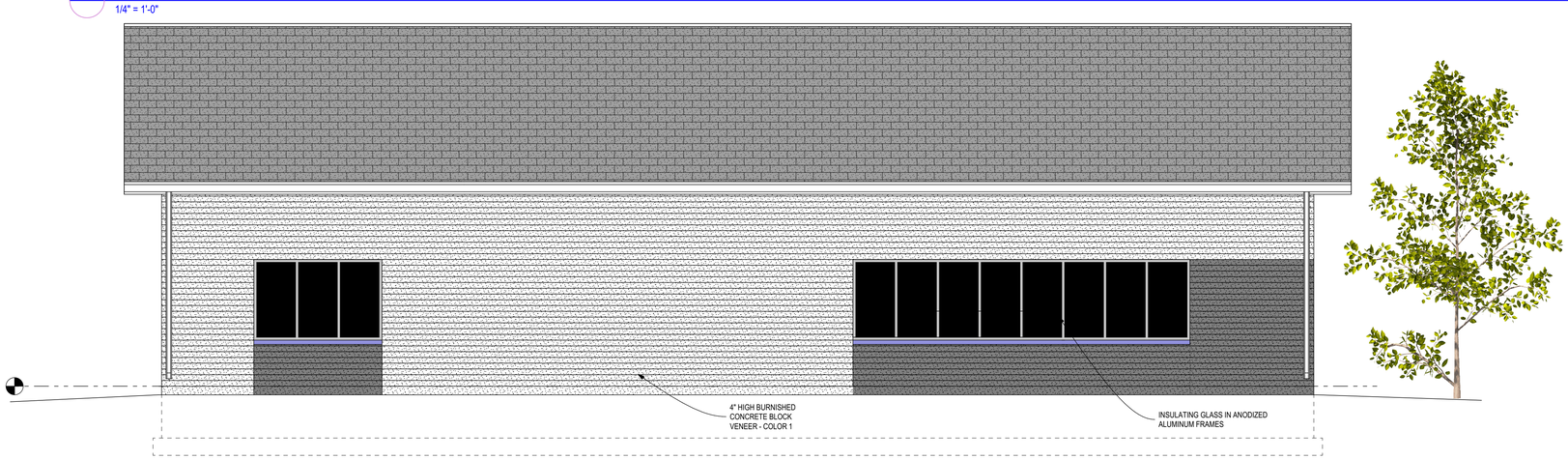
**SHEET TITLE**

FLOOR PLAN
SCHEMATIC DESIGN

**SHEET NO.**
SHEET OF X



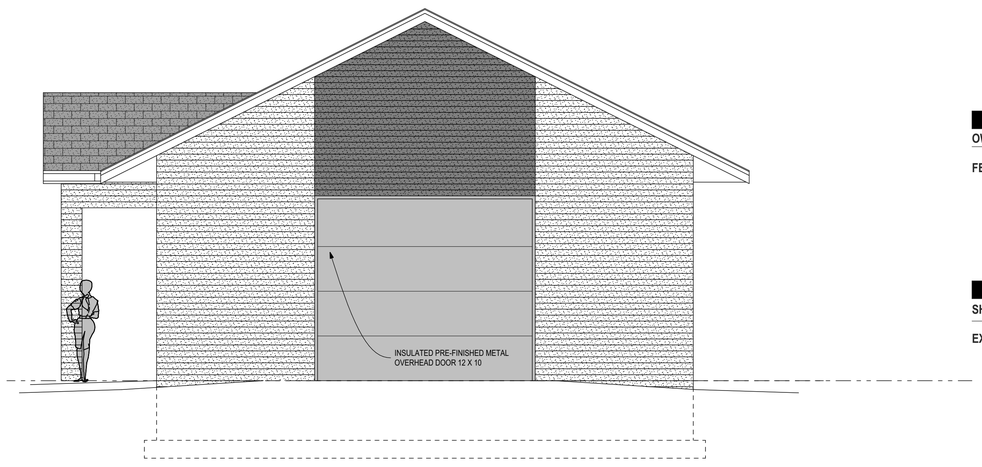

## EAST ELEVATION
1/4" = 1'-0"




## WEST ELEVATION
1/4" = 1'-0"




## SOUTH ELEVATION
1/4" = 1'-0"




## NORTH ELEVATION
1/4" = 1'-0"

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DATE: MONTH XX, 2019 REG. NO. 16909
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| COMMISSION NO.: | 23-02 |
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| DATE: | FEBRUARY 24, 2023 |
| BID ISSUE DATE: | |
| REVISION DATES: | |

PROJECT TITLE

OWNER

FERRELLGAS

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.
SHEET OF X



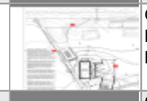
ProjectDox

# Changemarks Report

**Project Name:** 23-101 Ferrellgas

**Workflow Started:** 03/10/2023 1:28 PM

**Report Generated:** 04/19/2023 12:42 PM

| Grouping | Cycle | Ref # | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Main Workflow | 1 | 26 | False | Unresolved | Civil Engineer IV |  | Grading, Drainage & Erosion Control Plan.pdf | LL | LRRWMO Permit | This site will require a LRRWMO Permit since more than 1 acre will be disturbed. The Permit | 03/23/2023 11:54 AM | Len Linton | We have coordinated efforts with Anoka County and their scope of work related to stormwater management will effectively be the |
| | | 27 | False | Unresolved | Civil Engineer IV |  | Grading, Drainage & Erosion Control Plan.pdf | LL | Low area on NW corner of the lot | It appears this area functions as a stormwater pond. This area must be preserved as a ponding | 03/23/2023 11:54 AM | Len Linton | Noted. |
| | | 25 | False | Unresolved | Civil Engineer II |  | Paving Plan (Post Construction).pdf | Joe Feriancek | Restoration | Need to show more detailed restoration plan. Add information for meeting topsoil requirements in | 03/22/2023 2:39 PM | Joe Feriancek | Sheet L100 - landscaping plan has been added to the drawing set. Approximate limits of aggregate restoration has been revised and is |
| | | 21 | False | Unresolved | Civil Engineer II |  | Grading Plan (Post Construction).pdf | Joe Feriancek | 864 and 862 labels east of entrance | I'm not understanding the 862 and 864 contour labels east of the entrance, this implies there'll be a spot low | 03/22/2023 2:30 PM | Joe Feriancek | Grading has been revised. |
| | | 22 | False | Unresolved | Civil Engineer II |  | Grading, Drainage & Erosion Control Plan.pdf | Joe Feriancek | West Property Line | Silt Fence will be needed along the western property line to avoid sediment from leaving the site. | 03/22/2023 2:34 PM | Joe Feriancek | Silt fence has been added. |
| | | 23 | False | Unresolved | Civil Engineer II |  | Grading, Drainage & Erosion Control Plan.pdf | Joe Feriancek | Line Type callouts | Add notes to call out the proposed work. Add a legend. | 03/22/2023 2:34 PM | Joe Feriancek | Erosion control notes and drawing legends have been added. |
| | | 24 | False | Unresolved | Civil Engineer II |  | Grading, Drainage & Erosion Control Plan.pdf | Joe Feriancek | Stormwater Runoff | Runoff is being directed to the east side of this pavement, this is creating the potential for rutting | 03/22/2023 2:34 PM | Joe Feriancek | Curb along east edge of parking lot has been added. A catch basin has also need added to the northeast corner of the parking lot and storm |
| | | 19 | False | Unresolved | Civil Engineer II |  | SWPP Notes.pdf | Joe Feriancek | Inspections Records provided to City | Add note that all weekly and storm event inspection logs must be submitted to the City Inspector. | 03/22/2023 2:19 PM | Joe Feriancek | Note has been added. |
| | | 20 | False | Unresolved | Civil Engineer II |  | SWPP Notes.pdf | Joe Feriancek | 1-mile radius map | must include 1-mile radius map calling out project outfalls, any impaired waters per requirements of NPDES | 03/22/2023 2:19 PM | Joe Feriancek | Map has been added. |
| | | 18 | False | Unresolved | Civil Engineer II |  | Site Demolition Plan.pdf | Joe Feriancek | Existing parking lot and entrance | the shape and width and tie into Hwy 10 on the plan sheet doesn't appear to match aerial imagery. Were | 03/22/2023 2:12 PM | Joe Feriancek | The Highway 10 bituminous edge and existing driveway that is shown is taken from the Anoka County proposed 2023 summer |
| | | 17 | False | Unresolved | Civil Engineer II |  | C000.pdf | Joe Feriancek | Septic system set back | verify the septic system setback distance. | 03/22/2023 2:02 PM | Joe Feriancek | We have connected with the septic designer, Kloeppner Design Services, and he has noted that this location meets the requirements. |
| | | 16 | False | Unresolved | Environmental Review |  | Site Demolition Plan.pdf | CA | Tree Inventory | Need more detail about existing significant trees (oaks and evergreens 4 inches or greater DBH and | 03/20/2023 9:29 AM | Chris Anderson | Existing tree quantities have been added to the site demolition plan. We received notification from the city planner that a full tree inventory |
| | | 7 | False | Unresolved | City Planner |  | Utility Plan.pdf | TL | Changemark note #01 TL | Provide details on the lighting. | 03/10/2023 3:06 PM | Todd Larson | Approximate light pole height and style has been added. |
| | 2 | 37 | False | Unresolved | Civil Engineer II |  | Paving Plan (Post Construction).pdf | Joe Feriancek | Radius at tie-in | Typical construction would build a radius into the tie-in. Particularly if truck use is expected to avoid the rear | 04/18/2023 3:30 PM | Joe Feriancek | |
| | | 36 | False | Unresolved | Civil Engineer II |  | Grading Plan (Post Construction).pdf | Joe Feriancek | Septic Location | Please verify with building department during building permit time, but I believe no part of the septic system, | 04/18/2023 3:21 PM | Joe Feriancek | |
| | | 35 | False | Unresolved | Civil Engineer II |  | C000.pdf | Joe Feriancek | Final Approval | Final approval does require that the plans are signed. | 04/18/2023 2:58 PM | Joe Feriancek | |
| | | 30 | False | Unresolved | Environmental Review |  | Landscaping Plan.pdf | CA | Species | Need to identify the proposed species to be planted. | 04/17/2023 3:52 PM | Chris Anderson | |
| | | 31 | False | Unresolved | Environmental Review |  | Landscaping Plan.pdf | CA | Plant Size | Size of trees and shrubs shall be specified within a Planting Schedule and the minimum sizes permitted | 04/17/2023 3:52 PM | Chris Anderson | |

ProjectDox

# Changemarks Report

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 32 | False | Unresolved | Environmental Review |  | Landscaping Plan.pdf | CA | Planting Detail | Need to include a planting detail. | 04/17/2023 3:52 PM | Chris Anderson | |
| | | 33 | False | Unresolved | Environmental Review |  | Landscaping Plan.pdf | CA | Topsoil | Add the following note to plan:<br><br>4 inches of topsoil, with not | 04/17/2023 3:52 PM | Chris Anderson | |
| | | 34 | False | Unresolved | Environmental Review |  | Landscaping Plan.pdf | CA | Irrigation | If an irrigation system is to be installed, please add the following note to the plan: | 04/17/2023 3:52 PM | Chris Anderson | |
| | | 29 | False | Unresolved | Lead Engineering Tech |  | Paving Plan (Post Construction).pdf | Aaron Madsen | Future connection to new frontage road | This should be a valley gutter | 04/17/2023 8:30 AM | Aaron Madsen | |
| | | 28 | False | Unresolved | Engineering Tech |  | Utility Plan.pdf | Logan Czech | Storm Sewer Size | City requires at least 15" storm sewer line | 04/12/2023 11:26 AM | Logan Czech | |

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

**RESOLUTION #23-090**

**A RESOLUTION APPROVING SITE PLAN APPROVAL FOR BUILDING AND SITE IMPROVEMENTS AT 7255 HIGHWAY 10 NORTHWEST**

**RECITALS**

**WHEREAS,** Mr. Kevin Gardner of Pierce Pini & Associates on behalf of Ferrellgass (the "**Applicant**") has properly applied for a Site Plan Review for a building and site improvements on the property legally described as follows:

> Part of Lot 7, Auditors Subdivision No 34, described as follows: Commencing at the intersection of the West line of the Southeast quarter of the Southeast quarter of Section 28, Township 32, Range 25, and Northerly right-of-way line of T.H. No 10, Then Southeasterly along said Northerly right-of-way line Northeast 538 feet to the point of beginning, then continuing Southeasterly along said right-of-way line to a point 570 feet North of the Southeast corner of said Lot, then North parallel with the East line of said Lot 335 feet to the North line of said Lot, then Northwesterly along said North line to the point of intersection with a line drawn Northerly parallel with said East line from point of beginning, then South along said parallel line to the point of beginning, Anoka County, Minnesota.

("**Subject Property**"); and

**WHEREAS,** the Applicant is owns and operates a business on the **Subject Property**; and

**WHEREAS,** the **Subject Property** is zoned H-1 Highway 10 Business District and guided as Commercial in the City's 2040 Comprehensive Plan; and

**WHEREAS,** the City Code allows retail and service businesses with outdoor storage in this zoning district; and

**WHEREAS,** the **Applicant** appeared before the Planning Commission on April 27, 2023, that said public meeting was properly advertised; and

**WHEREAS,** the Planning Commission reviewed and recommended approval/denial of the request at the public meeting on April 27, 2023; and

**WHEREAS,** the City Council reviewed the request at its meeting on May 9, 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 Site Plan approval for a building with associated phased site improvements in accordance with relevant City Codes, subject to the following conditions:

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

1.02. That this Site Plan Review approval is based on site, preliminary utility, and grading plans dated April 11, 2023, and architectural elevations dated February 24, 2023, with unmarked revisions using concrete block veneer as the building material. The applicant is authorized to proceed to construction plans with the conditions noted within this Resolution. Landscape plans must be revised showing details of the vegetation, ground cover, and top soil. Lighting plans must be provided showing conforming fixtures.

1.03. 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.

1.04. Building permits and sign permits are required and all conditions of the review therein.

**Regular Planning Commission** **7. 4.**

**Meeting Date:** 04/27/2023

**By:** Todd Larson, Community Development

## Information

**Title:**

Zoning Code Update Check-In

**Purpose/Background:**

The Planning Commission has reviewed most of the different proposed sections of the draft Zoning Code. This agenda item is to check in with the Commission to see if they want to discuss anything based on individual review of the draft. Given the time, discussion on topics may be carried over to the May meeting.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

No action required at this time. Please provide any input to staff regarding the draft.

## Attachments

Working Draft 2023-03-31

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| Brian Hagen | Brian Hagen | 04/20/2023 12:55 PM |
| Form Started By: Todd Larson | | Started On: 04/18/2023 10:04 AM |
| Final Approval Date: 04/20/2023 | | |

Green Text = Carried over verbatim
Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
~~Red Text~~ = Text deleted from a carried over paragraph
Blue Text = New text
Purple Text = Text added based on Planning Commission Comments
Yellow Highlight = References to update, items to check on further

100 Title

This chapter may be known, cited, and referred to as the "Ramsey Zoning Code" or "Zoning Code," except as referred to herein where it may be known as "this chapter."

101 Authority

This chapter is enacted pursuant to the authority granted by the Municipal Planning Act, M.S. §§ 462.351 to 462.364, as amended from time to time.

102 Purpose

The following zoning provisions and the zoning map established hereby have been enacted in accordance with an adopted Comprehensive Plan of land use for the purpose of: promoting the health, safety, morals, comfort, convenience, prosperity, and general welfare of the residents of the city; dividing the city into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration, and use of buildings, structures, and land for specified uses; regulating the intensity of the use of land; regulating and determining the area of open spaces surrounding buildings in order to prevent the overcrowding of land and to ensure adequate light and air; protecting waterways and natural resources; establishing building lines and the location of buildings designed for specified industrial, commercial, residential and other uses within such areas and fixing standards to which buildings or structures shall conform therein; prohibiting uses, buildings, or structures incompatible with the character of the specified districts; preventing additions to and alterations or remodeling of existing buildings or structures in such a way as to avoid the restrictions and limitations imposed hereunder; limiting congestion in the public streets by providing for off-street parking and loading and unloading of vehicles; providing for the gradual elimination of nonconforming uses of land, buildings and structures; and conserving the economic value of land and buildings throughout the city.

103 Coordination with other Codes

This chapter is intended to work in tandem with the adopted state Building Codes and state Fire Codes and any locally-adopted optional chapters as amended from time to time. It is also intended to work in tandem with the regulations set forth from the local watershed management organization. Nothing in this chapter is intended to preclude or supersede any requirements in those Codes or regulations.

104 Rules of Construction and Interpretation

(A) *Conflicting conditions.* Where the conditions imposed by any provision of this chapter are either more or less restrictive than comparable conditions by another provision of this chapter or by other chapters of this Code, rule or regulation of the City, the provision which imposes the more restrictive condition, standard, or requirement shall prevail.

(B) *Language rules of construction.* The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:

(1) All measured distances expressed in feet shall be the nearest tenth of a foot. All distances unless otherwise specified shall be measured horizontally.

(2) The present tense includes the past and future tenses; and the future tense includes the present tense.

(3) The singular number includes the plural; and the plural number includes the singular.
(4) The words "shall" and "must" are mandatory and the words "should" and "may" are permissive.

105 Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

*Access path.* An area designated to provide ingress and egress to public waters.

*Accessory structure* means any subordinate building located on the same lot as the principal building containing a use which is incidental to that of the principal building.

*Accessory use* means a use naturally and normally incidental to, subordinate to, and auxiliary to the principal permitted use of the premises.

*Addition* means a physical enlargement of an existing structure.

*Adjacent.* Having a boundary that physically touches or adjoins.

*Adult use — body painting studio* means an establishment or business which provides the service of applying paint or other substance, whether transparent or non-transparent, to or on the body of a patron when such body is wholly or partially nude in terms of specified anatomical areas.

*Adult use — bookstore* means a building or portion of a building used for the barter, rental or sale of items consisting of printed matter, pictures, slides, records, audio tape, videotape, or motion picture film or any other audio or visual media if such building or portion of a building is not open to the public generally but only to one or more classes of the public excluding any minor by reason of age or if a substantial or significant portion of such items are distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

*Adult use — cabaret* means a building or portion of a building used for providing dancing or other live entertainment, if such building or portion of a building excludes minors by reason of age or if such dancing or other live entertainment is distinguished or characterized by an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas.

*Adult use — companionship establishment* means a companionship establishment which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk or discussion between an employee of the establishment and a customer, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult use — conversation/rap parlor* means a conversation/rap parlor which excludes minors by reason of age, or which provides the service of engaging in or listening to conversation, talk, or discussion, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult use — health/sport club* means a health/sport club which excludes minors by reason of age, or if such club is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult use — hotel or motel* means adult hotel or motel means a hotel or motel from which minors are specifically excluded from patronage and wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

*Adult use — massage parlor, health club* means a massage parlor or health club which restricts minors by reason of age, and which provides the services of massage, if such service is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult use — mini-motion picture theater* means a building or portion of a building with a capacity for less than 50 persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by reason of age, or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

*Adult use — modeling studio* means an establishment whose major business is the provision, to customers, of figure models who are so provided with the intent of providing sexual stimulation or sexual gratification to such customers and who engage in specified sexual activities or display specified anatomical areas while being observed, painted, painted upon, sketched, drawn, sculptured, photographed, or otherwise depicted by such customers.

*Adult use — motion picture arcade* means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled or operated still or motor picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

*Adult use — motion picture theater* means a building or portion of a building with a capacity of 50 or more persons used for presenting material if such building or portion of a building as a prevailing practice excludes minors by virtue of age or if such material is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas for observation by patrons therein.

*Adult use — novelty business* means a business which has as a principal activity the sale of devices which stimulate human genitals or devices which are designed for sexual stimulation.

*Adult use — sauna* means a sauna which excludes minors by reason of age, or which provides a steam bath or heat bathing room used for the purpose of bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent, if the service provided by the sauna is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult use — steam room/bathhouse facility* means a building or portion of a building used for providing a steam bath or heat bathing room used for the purpose of pleasure, bathing, relaxation, or reducing, utilizing steam or hot air as a cleaning, relaxing or reducing agent if such building or portion of a building restricts minors by reason of age if the service provided by the steam room/bathhouse facility is distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

*Adult uses* includes adult bookstores, adult motion picture theaters, adult motion picture rental, adult mini-motion picture theaters, adult massage parlors, adult steam room/bathhouse/sauna facilities, adult companionship establishments, adult rap/conversation parlors, adult health/sport clubs, adult cabarets, adult novelty businesses, adult motion picture arcades, adult modeling studios, adult hotels/motels, adult body painting studios, and other premises, enterprises, establishments, businesses or places open to some or all members of the public, at or in which there is an emphasis on the presentation, display, depiction or description of specified sexual activities or specified anatomical areas which are capable of being seen by members of the public.

(1) *Specified anatomical areas.*

a. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breast below a point immediately above the top of the areola; and

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(2) *Specified sexual activities.* Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral-anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following sexually oriented acts or conduct:

a. Anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zooerasty;
b. Clearly depicted human genitals in the state of sexual stimulation, arousal or tumescence;
c. Use of human or animal ejaculation, sodomy, oral copulation, coitus, or masturbation;
d. Fondling or touching of nude human genitals, pubic region, buttocks, or female breast;
e. Situations involving a person, any of whom are nude, clad in undergarments or in sexually revealing costumes, and who are engaged in activities involving the flagellation, torture, fettering, binding or other physical restraint of any such persons;
f. Erotic or lewd touching, fondling or other sexually oriented contact with an animal by a human being;
g. Human excretion, urination, menstruation, vaginal or anal irrigation.

*Adult uses — accessory* means a use, business, or establishment having ten percent of its stock in trade or floor area allocated to, or 20 percent of its gross receipts derived from movie rentals or magazine sales.

*Adult uses — principal* means a use, business, or establishment having more than ten percent of its stock in trade or floor area allocated to, or more than 20 percent of its gross receipts derived from, any adult use.

*Agricultural use* means the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment currently used in support of agricultural production by the same farm entity.

*Alternative design.* Subdivision design methods such as conservation design, transfer of development density, or similar zoning and site design techniques that protect open space and natural areas.

*Amortization* means the establishment of a time schedule over which the cost of an investment is depreciated.

*Animal Service Business* means a business that provides veterinary care, grooming, training, and/or boarding to pets and animals.

*Applicant* means a person who is applying for a land use application approval as required by this chapter. The term "applicant" also means that person's agents, employees, and others acting under this person's direction.

*Assisted Living, Memory Care, and Nursing Home Facilities* means a state-licensed residential structure where varying levels of medical care are provided for its residents.

*Auto salvage.* See *Vehicle wrecking yard.*

*Barge fleeting.* Temporarily parking and securing barges on the river, on or off channel, while tows are assembled or broken up.

*Base flood elevation* means the elevation of the "regional flood". The term "base flood elevation" is used in the flood insurance study.

*Basement* means any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

*Berm* means an earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise.

*Best management practices (BMPs)* means erosion and sediment control and water quality management practices that are the most effective and practicable means of controlling, preventing, and minimizing degradation of surface water, including construction-phasing, minimizing the length of time soil areas are exposed, prohibitions, and other management practices published by state or designated area-wide planning agencies. (Refer to the current versions of the Minnesota Pollution Control Agency's publications, "Protecting Water Quality in Urban Areas," and, "Storm-Water and Wetlands: Planning and Evaluation Guidelines for Addressing Potential Impacts of Urban Storm-Water and Snow-Melt Runoff on Wetlands," the United States Environmental Protection Agency's, "Stormwater Management for Construction Activities: Developing Pollution Prevention Plans and Best

Management Practices," and the state department of transportation's, "Erosion Control Design Manual" for suitable BMPs.)

*Biological and ecological functions.* The functions of vegetation in stabilizing soils and slopes, retaining and filtering runoff, providing habitat, and recharging groundwater.

*Bluff* means a topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of the bluff):

(1) Part or all of the feature is located in a shoreland area;

(2) The slope rises at least 25 feet above the ordinary high water level of the water body;

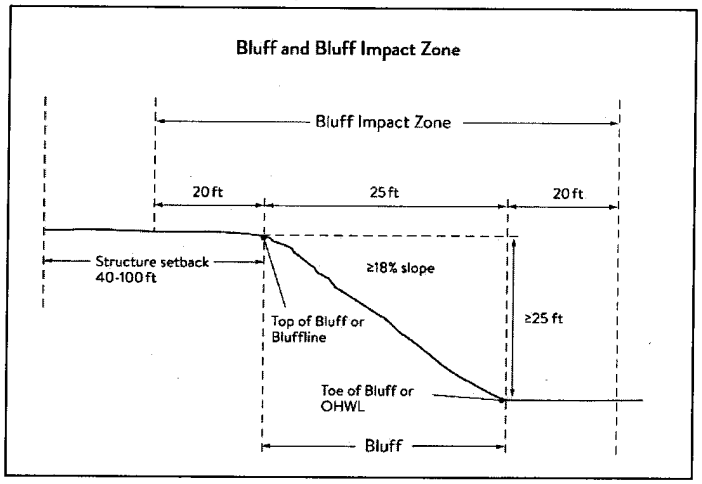
(3) The grade of the slope from the toe of the bluff to a point 25 feet or more above ordinary high water level average 30 percent or greater; and

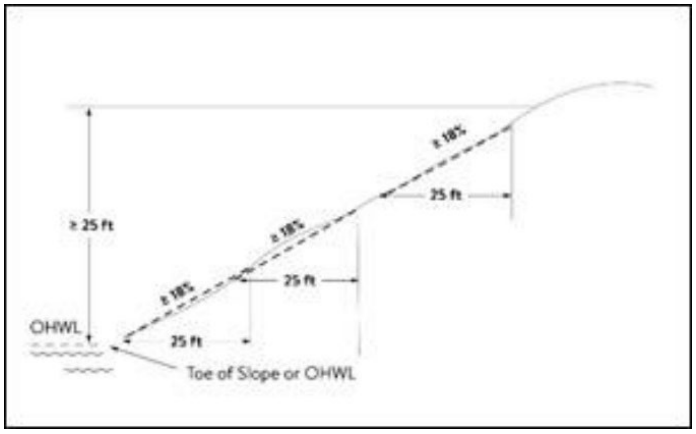
(4) The slope must drain toward the waterbody.

*Bluff.* A natural topographic feature having:

(A) A slope that rises at least 25 feet ~~and~~ where the grade of the slope averages 18 percent or greater, measured over a horizontal distance of 25 feet, from the toe of the slope to the top of the slope. Where the slope begins below the ordinary high water level, the ordinary high water level is the toe of the slope. See Figure 1; or

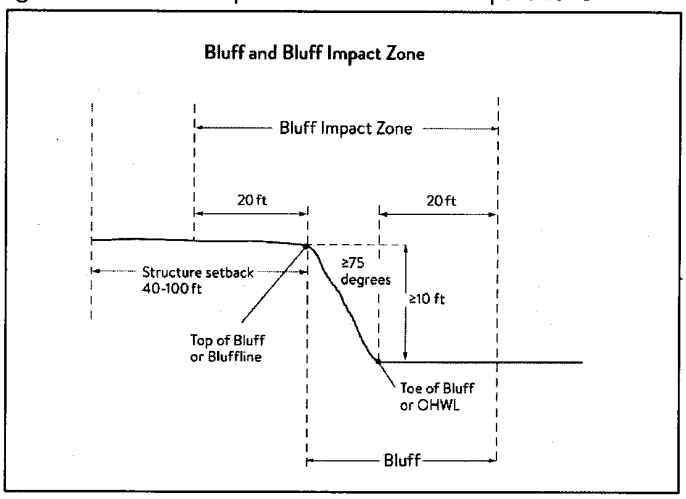
Figure 1. Bluff and Bluff Impact Zone



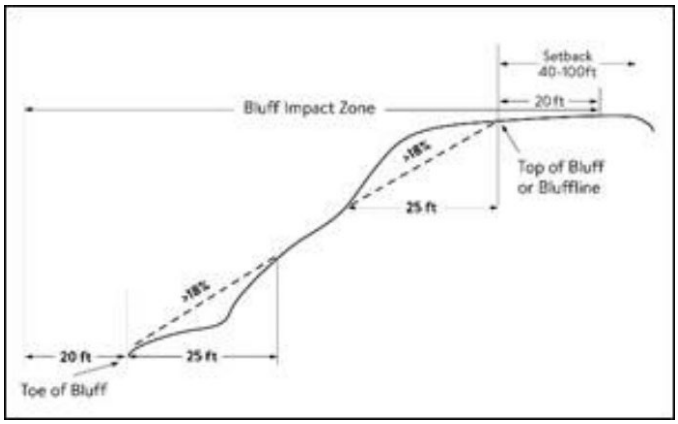




(B) A natural escarpment or cliff with a slope that rises at least ten feet above the ordinary high water level or toe of the slope, whichever is applicable, to the top of the slope, with a slope of 75 degrees or greater. See Figure 2.

Figure 2. Natural Escarpment Bluff and Bluff Impact Zone




*Bluff impact zone* means a bluff and land located within 20 feet from the top of a bluff.
*Bluff impact zone.* A bluff and land located within 20 feet of the bluff. See Figures 1 and 2.




*Bluffline.* A line delineating the top of the bluff. More than one bluffline may be encountered proceeding landward from the river. See Figures 1 and 2.
*Bluff line* means:
(1) A line along the top of a slope connecting the points at which the slope of land becomes more than 12 percent. This applies to those slopes within the land use district which are beyond the setback provisions from the ordinary high water level; or
(2) The line which generally follows the river bank where the slope changes from steep (more than 12 percent) to less than 12 percent).
*Bluff, toe of.* A line along the bottom of a bluff, requiring field verification, such that the slope above the line exceeds 18 percent and the slope below the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figures 1 and 2.
*Bluff, top of.* A line along the top of a bluff, requiring field verification, such that the slope below the line exceeds 18 percent and the slope above the line is 18 percent or less, measured over a horizontal distance of 25 feet. See Figures 1 and 2.
*Boathouse* means a structure designed or used solely for the storage of boats or boating equipment.

*Boulevard* means that part of the property not covered by sidewalk or other paving, lying between the property line and the curb line of any street. In the absence of a curb, the curb line of a street shall be deemed to be the edge of that portion of the public right-of-way maintained and open to the use of the public for purposes of public travel.

*Brewpub* means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

*Buffer area* means the outer area of a site where the site activity is screened, distanced, or muffled from adjacent land uses. At a minimum the buffer area must be consistent with the intent of Minn. Stats. § 473.823, subd. 3.

*Buildable area.* The area upon which structures may be placed on a lot or parcel of land and excludes areas needed to meet requirements for setback, rights-of-way, bluff impact zones, historic properties, wetlands, designated floodways, land below the ordinary high water level of public waters, and other unbuildable areas.

*Building.* A structure with two or more outside rigid walls and a fully secured roof and affixed to a permanent site.

*Building* means any structure, with the exception of enclosed trailers with or without axles or shipping containers, having a roof which may provide shelter, support, protection or enclosure of persons, animals or property of any kind.

*Building height* means a distance to be measured from the mean ground level to the highest point of a flat roof, or average height of the highest gable of a pitched or hip roof.

*Carport* means an automobile shelter open on two ~~one~~ or more sides, and shall be considered an accessory building.

*Certificate of compliance.* A document written after a compliance inspection, certifying that the development is in compliance with applicable requirements at the time of the inspection.

*Certified arborist* means any person holding a valid and current arborist certification as issued by the International Society of Arboriculture (ISA).

*Certified forester* means any person holding a valid and current forester certification as issued by the Society of American Foresters (SAF).

*CFR* means the Code of Federal Regulations.

*Club* means a business operating as defined and regulated by Minn. Stats. Chapter 340A.

*Commercial recreation – indoor means private* recreational facilities operated for profit and open to members and/or the general public including tennis and racquetball clubs, indoor swimming pools, video arcades (amusement centers), indoor batting cages, pool halls, and the like, excluding health and fitness clubs.

*Commercial recreation – outdoor* means private recreational facilities operated for profit or not and open to members and/or the general public including golf courses and driving ranges, miniature golf, riding stables, skating rinks, outdoor swimming pools, archery or trapshooting ranges, batting cages, softball, baseball, volleyball, soccer, or football facilities, and the like.

*Commissioner.* The commissioner of the ~~Minnesota Department of Natural Resources.~~ applicable state agency.

*Comprehensive plan* means a computation of goals, policy statements, standards, programs and maps for guiding the physical, social, and economic development, both public and private, as defined in Minn. Stats. § 462.352, and includes any part of such plan separately adopted and any amendment to such plan or parts thereof.

*Conservation design.* A pattern of subdivision that is characterized by grouping lots within a portion of a parcel, where the remaining portion of the parcel is permanently protected as open space.

*Construction equipment trailer/field office* means a mobile trailer or structure used for equipment storage or as a field office for contractors and subcontractors, which is not open to the general public.

*Covenant* means a contract between two individuals which constitutes a restriction of a particular use of land that is not enforced by the City, County, State, or Federal government.

*Conventional subdivision.* A pattern of subdivision that is characterized by lots that are spread regularly throughout a parcel in a lot and block design.

*Data Center* means a facility that houses information technology (IT) infrastructure for building, running, and delivering applications and services and for storing and managing the data associated with those applications and services.

*Daycare Centers* means a licensed business that provides supervision of and care for children, physically or mentally disabled adults, or the elderly for a portion of the day or night.

*Deck.* A horizontal, unenclosed, aboveground level structure open to the sky, with or without attached railings, seats, trellises, or other features, attached or functionally related to a principal use or site.

*Density* means a number expressing the ratio of dwelling units to an acre of land. *Net Density* deducts waterbodies and wetlands.

*Detailing services* means a business that provide comprehensive cleaning and reconditioning of both a vehicle's interior and exterior.

*Developer.* Having the meaning given under Minn. Stats. § 116G.03.

*Development.* Having the meaning given under Minn. Stats. § 116G.03.

*Discharge* means the conveyance, channeling, runoff, or drainage, of stormwater, including snowmelt, from a ~~construction~~ site.

*Discretionary action.* An action under this chapter related to land use that requires a public hearing by local ordinance or statute, such as preliminary plats, final subdivision plats, planned unit developments, conditional use permits, interim use permits, variances, appeals, and rezonings.

*Distribution Facility* means an establishment where shipments of tangible personal property are processed for delivery to customers.

*Dock.* Having the meaning given under Minnesota Rules, chapter 6115.

*Driveway* means an onsite prepared surface traffic lane, which shall be the traffic lane leading directly from a public street to the primary garage or a parking pad or lot on the subject parcel;

*Dustless Surface* consists of compacted bituminous millings or crushed rock. The crushed rock must all be similar in size with no fine particles. Aggregate material similar to state DOT class 5 is not considered dustless.

*Dwelling, manufactured home,* means a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width and 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification pursuant to Minn. Stats. §§ 327.31—327.36. The term "dwelling, manufactured home," does not include "recreational vehicle" as defined herein.

*Dwelling, multiple-family,* means a building designed with three or more dwelling units exclusively for occupancy by three or more families living independently of each other but sharing hallways and main entrances and exits.

*Dwelling, senior living,* means a building designed with three or more dwelling units exclusively for occupancy where at least one of the residents in each unit is aged 55 or greater living independently of each other but sharing hallways and main entrances and exits.

*Dwelling, single-family detached,* means a dwelling unit designed exclusively for occupancy by one family.

~~*Dwelling, townhouse,* means structures that are designed for single household habitation, but have outdoor areas and/or indoor centers that are commonly owned and maintained by a homeowners' association. Townhouses have a minimum of one individual entrance/exit per unit.~~

*Dwelling, Townhomes (Attached)* means structures housing two ~~three~~ or more dwelling units contiguous to each other only by the sharing of one or more common walls; such structures are of the back-to-back or row-house type as contrasted to multiple dwelling apartment structures.

*Dwelling, Townhomes (Detached)* means a dwelling unit not attached to another dwelling or structure and have outdoor areas and/or indoor centers that are commonly owned or maintained by a homeowners' association.

*Dwelling, Two-family attached,* means a structure designed exclusively for occupancy by two families having separate kitchen, bathroom, and living spaces.

*Easement* means a grant by a property owner for use of a strip of land by the public or any person for any specific purpose, or purposes of construction and maintaining utilities and/or roadways.

*Electric power facilities.* Equipment and associated facilities for generating electric power or devices for converting wind energy to electrical energy as identified and defined under Minn. Stats. § 216E.

*Equal degree of encroachment* means a method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

*Equipment, commercial use,* means a variety of heavy machines, either specifically designed or used for commercial purposes, which perform specific construction or demolition functions, such as hoisting, excavating, hauling, grading, paving, drilling, or pile driving, under power. Trailers, either enclosed or flatbed, 6×12 or smaller, are exempt unless they have a department of transportation certificate or number; trailers used for transport of recreational vehicles and not used for any commercial use are exempt.

A licensed, self-propelled vehicle which:

(1) Has a gross vehicle weight rating (GVWR) OF 10,001 pounds or more and contains print or logos which advertise a business; or

(2) Has external modifications to the structure or body, where external modifications are defined as both dealer and non-dealer modifications which result in pick-up trucks that do not have the traditional pick-up truck bed and side walls, and vans that have an expanded cargo area that is taller or wider than a passenger van, except those modified for use as either a recreational vehicle or to accommodate handicapped passengers and which are currently being utilized for this purpose. Motorized vehicles that have racks, storage boxes, or shells added to the traditional pick-up bed are exempt from this definition.

*Equipment, private use,* means any motorized or non-motorized apparatus whose primary use is for personal activities not related to generating revenue or profit.

*Erosion* means the wearing away of the ground surface as a result of the movement of wind, water and/or ice or any process that wears away the surface of the land by the action of water, wind, ice, or gravity. Erosion can be accelerated by the activities of people and nature.

*Erosion and sediment practice specifications or practice* means the management procedures, techniques, and methods to control soil erosion and sedimentation as officially adopted by either the city, county or local watershed group, whichever is more stringent.

*Essential services.* Underground or overhead gas, electrical, communications, steam, or water distribution, collection, supply, or disposal systems, including storm water. Essential services include poles, wires, mains, drains, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, navigational structures, aviation safety facilities or other similar equipment and accessories in conjunction with the systems. Essential services does not include buildings, treatment works as defined in Minn. Stats. § 115.01, electric power facilities or transmission services.

*Exterior solid fuel-fired heating device* means an external device designed for solid fuel combustion so that usable heat is derived for the interior of a building, and includes solid fuel-fired stoves, fireplaces, solid fuel-fired cooking stoves, and combination fuel furnaces or boilers which burn solid fuel. Solid fuel-fired heating devices do not include natural gas-fired fireplace logs.

*Family* means an individual; two or more persons related by blood, marriage, adoption, or foster care; or not more than four persons not related by blood, marriage, adoption, or foster care occupying a dwelling unit as an individual housekeeping organization.

*Farm* means a tract of land used for agricultural uses which is under cultivation or is fenced and utilized as pasture.

*Farm fence* means an open type fence of posts and wire, which is permitted to accommodate agricultural activities and the raising of livestock and animals in certain zoning districts, and is not considered to be a structure with regard to floodplain regulations.

*Farming* means process of operating a farm for the growing and harvesting of crops which shall include those necessary accessory buildings, related to operating a farm, and the keeping of domestic farm animals. See also Agriculture.

*Feedlot.* Having the meaning given for animal feedlots under Minnesota Rules chapter 7020.

*Fence* means any partition, structure, wall or gate erected as a dividing marker, barrier or enclosure.

*Fill* means a deposit of earth material placed by artificial means so as to elevate the grade of a work site.

*Fitness Center* means a gym, health club, or exercise business and auxiliary uses customary to them such as locker rooms, swimming pools, and the like.

*Flood* means a temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

*Flood frequency* means the frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

*Flood fringe* means that portion of the floodplain outside of the floodway. The term "flood fringe" is synonymous with the term "floodway fringe" used in the flood insurance study for the city.

*Floodplain.* Having the meaning given the meaning given under Minnesota Rules chapter 6120.

*Floodproofing* means a combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

*Floodway* means the channel of the watercourse and those portions of the adjoining floodplain which are reasonably required to carry and discharge the regional flood.

*Floor area* means the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior faces of exterior walls or from the centerline of party walls.

*Floor area ratio* means the total floor area on a zoning lot divided by the total site area of the lot or parcel being developed.

*Forest land conversion* means the clear-cutting of forested lands to prepare for a new land use other than reestablishment of a subsequent forest stand.

*Forestry* means the use and management, including logging, of a forest, woodland or plantation, and related research and educational activities, including the construction, alteration or maintenance of woodroads, skidways, landings, and fences.

*Fully reconstructs.* The reconstruction of an existing impervious surface that involves site grading and subsurface excavation so that soil is exposed. Mill and overlay and other resurfacing activities are not considered fully reconstructed.

*Garage, primary residential,* means a garage attached to the principal building or dwelling, or a detached garage where an attached garage does not exist, intended for the storage of vehicles and items accessory to the principal use of the property. Primary residential garages, attached or detached, shall be considered accessory structures.

*Glare* means direct light emitting from a luminaire that causes reduced vision or momentary blindness.

*Ground source heat pump system (geothermal system)* means a system that uses the relatively constant temperature of the earth or a body or water to provide heating in the winter and cooling in the summer. System components include open or closed loops of pipe, coils, or plates; fluid that absorbs and transfers heat; and a heat pump unit that processes heat for use or disperses heat for cooling; and an air distribution system.

*Grade* means the vertical rise or drop from any fixed horizontal line or point.

*Grading* means:

(1) Changing the natural or existing topography of land; or

(2) The placement, removal or movement of earth by use of mechanical equipment on a property.

*Groundcover* means turf grass or natural native landscaping.

*Hard-surface trail.* A trail surfaced in asphalt, crushed aggregate, or other hard surface, for multi-purpose use, as determined by local, regional, or state agency plans.

*Hedge* means a row of closely planted shrubs or low growing trees forming a fence or boundary.

*Heliport* means an area of land that is used or intended to be used for the landing and takeoff of helicopters, and includes its buildings and facilities.

*Historic property.* An archaeological site, standing structure, site, district, or other property that is:

1. Listed in the National Register of Historic Places or the state register of historic places or locally designated as a historic site under Minn. Stats. ch. 471;
2. Determined to meet the criteria for eligibility to the National Register of Historic Places or the State register of historic places as determined by the director of the Minnesota Historical Society; or
3. An unplatted cemetery that falls under the provisions of Minn. Stats. ch. 307, in consultation with the office of the state archaeologist.

*Homeowners' association (HOA)* means an organization comprising neighbors concerned with managing the common areas of a subdivision, governed by a board, that create a set of bylaws, in addition to city regulation, to govern themselves. These boards own and maintain commonly-held land within a townhouse or single-family development, and are responsible for private street maintenance, snow removal, landscaping, and/or building maintenance. Each homeowners' association varies in its scope and responsibilities. The homeowners' association is responsible for enforcing any covenants, conditions, and restrictions that apply to the property.

*Horse boarding, commercial,* means the housing or keeping of horses for profit. Horse boarding will be considered to be commercial when horse care is offered to the general public through any form of advertising.

*Horse boarding, noncommercial,* means the housing or keeping of horses for friends, neighbors, and relatives when the charge for such boarding is limited to the actual costs incurred and the person providing the service has not attempted to solicit business through any form of advertising.

*Hotel* means a building or group of detached, semi-detached or attached buildings containing guestrooms or units, each of which has a separate entrance directly from the outside of the building or corridor, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of transient guests.

*Hydroponics* (hydrophytic vegetation) means macrophytic (large enough to be observed by the naked eye) plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

*Impervious surface.* A constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development. Examples include rooftops, decks, sidewalks, patios, parking lots, storage areas, and driveways, including those with concrete, asphalt, or gravel surfaces.

*Improvements* means the construction or installation of public or private utilities, including but not limited to, potable water, sanitary sewer systems, storm sewers, roads and other thoroughfares, sidewalks, curbs and gutters, paving barricades, trees and other plantings, lighting, fuel or energy and the transmission thereof, transportation systems or facilities connected therewith and communication systems which are necessary, desirable or convenient in the maintenance of the health, safety and the general welfare.

*Incinerator* means any furnace or other device used in the process of burning solid waste, hazardous waste, medical waste or special waste for the purpose of reducing the volume of the waste by removing combustible material.

*Intensive vegetation clearing.* The removal of all or a majority of the trees or shrubs in a contiguous patch, strip, row, or block.

*Interim use.* A use having the meaning given under Minn. Stats. §§ 394 and 462.

*Land alteration.* An activity that exposes the soil or changes the topography, drainage, or cross section of the land, excluding gardening or similar minor soil disturbances.

*Land disturbance activity* means any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within this government's jurisdiction, including clearing and grubbing, grading, excavating, transporting and filling of land. Within the context of this rule, land disturbance activity does not mean:

(1) Minor land disturbance activities such as home gardens and an individual's home landscaping, repairs, and maintenance work.

(2) Construction, installation, and maintenance of electric, telephone, and cable television, utility lines or individual service connection to these utilities, which result in creating under 500 square feet of exposed soil.

(3) Tilling, planting, or harvesting of agricultural, horticultural, or silvicultural crops.

(4) Installation of fence, sign, telephone, and electric poles and other kinds of posts or poles which result in creating under 500 square feet of exposed soil.

(5) Emergency work to protect life, limb, or property and emergency repairs, unless the land disturbing activity would have otherwise required an approved erosion and sediment control plan, except for the emergency. If such a plan would have been required, then the disturbed land area shall be shaped and stabilized in accordance with the city's requirements as soon as possible.

*Landscape plan* means the design and specifications for the placement of any live plant materials such as trees, shrubs, ground cover and grasses as well as humanmade structures such as walls, fences, and berms. This also includes the retention of existing vegetation for the purposes of enhancing property value and aesthetics, protecting the community's environment, and minimizing negative impacts on visual order of the community.

*Landscaping* means the use of natural plant materials including but not limited to, ground covers, shrubs, and trees (deciduous and evergreen). Landscaping also involves the placement, preservation, and maintenance of such plant materials and includes such elements as fences, walls, lighting, and earth mounding.

*Licensed Residential Facilities* means a state-licensed 24-hour supervised residential care facility housing up to six unrelated individuals.

*Local government.* Counties, cities, and townships.

~~*Local park agencies.* Intentionally deleted. Anoka County Parks is the implementing agency for Regional Parks within Ramsey.~~

*Lot.* Having the meaning given under Minnesota Rules chapter 6120.

*Lot* means a parcel of land designated by plat, metes and bounds, registered land survey, auditors plot, or other accepted means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation.

*Lot line* means a property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way.

*Lot of record* means any lot which individually, or as part of a subdivision, was a separate parcel of record on April 28, 1972.

*Lot, depth of,* means a mean horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

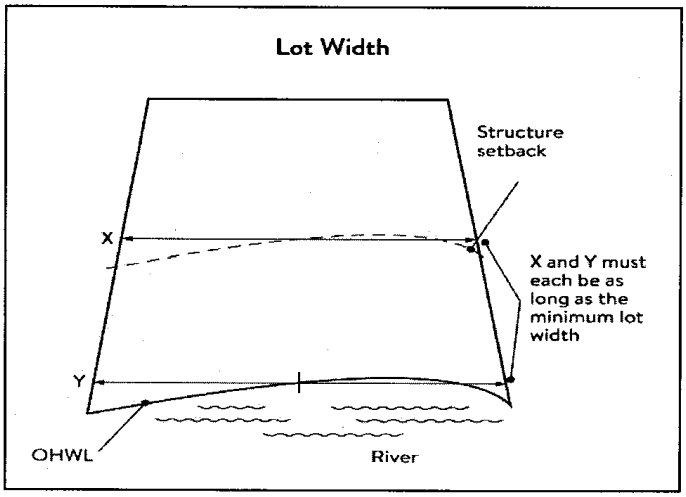
*Lot, frontage,* means the front of a lot shall be, for purposes of complying with this Code, that boundary abutting a public right-of-way having the least width.

*Lot, interior,* means a lot, other than a corner lot, including through lots.

*Lot width* means the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement.

*Lot width.* The shortest distance between lot lines measured at both the ordinary high water level and at the required structure setback from the ordinary high water level. See Figure 3.

Figure 3. Lot Width




*Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor.

*Marina.* Having the meaning given under Minnesota Rules chapter 6115.

*Manufacturing.* the processing or assembly of raw materials or parts into finished goods through the use of tools, human labor, machinery, and chemical processing. This definition includes hydroponics.

*Mississippi River Corridor Critical Area (MRCCA).* The area within the River Corridor Boundary ~~(See section 117-148(b)(6)bs) (Definitions — River Corridor Boundary).~~

*Mississippi River Corridor Critical Area (MRCCA) Plan.* A chapter or other element in the City of Ramsey comprehensive plan.

*Model home* means a dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.

*Mooring facility.* Having the meaning given under Minnesota Rules chapter 6115.0170.

*Motor fuel station* means a place where gasoline is stored only in underground tanks, kerosene or motor oil and lubricants or grease, for operation of vehicles.

*Motor vehicle, commercial use,* means any device designed to be self-propelled that is eligible for legal operation on the public roads and highways and whose primary use is to facilitate the generation of revenue. This shall not include standard passenger automobiles, pick-up trucks and vans displaying company logos and/or advertisements.

*Motor vehicle, private use,* means any device which is designed to be self-propelled, and not deriving its power from overhead wires. This shall also include standard passenger automobiles, pickup trucks and vans displaying company logos and/or advertisements.

*Motor Vehicle repair* means general repair, rebuilding or reconditioning engines, motor vehicles or trailers, collision service, including body, frame or fender straightening or repair, overall painting or paint job, minor repairs, replacement of parts, and motor services.

*Motor Vehicle Sales and Showrooms* means a business that is licensed by the State of Minnesota as defined by Minn. Stats. 168.27, subd. 1(f) for new motor vehicle dealers, used motor vehicle dealers, motor vehicle brokers, wholesalers, auctioneers, lessors of new or used motor vehicles. This definition does not include scrap metal processors, used vehicle parts dealers, and salvage pools.

*Native plant community.* A plant community that has been identified as part of the Minnesota Biological Survey or biological survey issued or adopted by a local, state, or federal agency.

*Natural area* means an area that does not include noxious weeds that is purposely left to grow in a natural state and contains vegetation that can maintain itself in a stable condition.

*Natural-surface trail.* A trail composed of native soil and rock or compacted granular stone, primarily intended for hiking, equestrian, or mountain bike use, as determined by local, regional, or state agency plans.

*Natural vegetation.* Any combination of ground cover, understory, and tree canopy that, while it may have been altered by human activity, continues to stabilize soils, retain and filter runoff, provide habitat, and recharge groundwater.

*Nonconforming use* means any use of land established before the effective date of the ordinance from which this chapter is derived which does not conform to the use restrictions of a particular zoning district. This should not be confused with substandard dimensions of a conforming use.

*Nonconforming use, illegal,* means a building, structure, premises, or use which at the time of its establishment did not comply or conform with the applicable conditions or provisions of this Code which were in effect at such date, and which continues such noncompliance and nonconformance with the present Code.

*Nonconforming use, legal,* means a building, structure, premises, or use which at the time of its establishment was in compliance and conformance with the applicable conditions and provisions of this Code which were in effect at such date, but which does not now comply or conform to conditions and provisions of the current Code.

*Nonconformity.* Having the meaning given under Minn. Stats. § 394.22.

*Noncomplying Sewage Treatment System* has the same meaning as in Chapter 113.

*Nonmetallic mining.* Construction, reconstruction, repair, relocation, expansion, or removal of any facility for the extraction, stockpiling, storage, disposal, or reclamation of nonmetallic minerals such a stone, sand, and gravel. Nonmetallic mining does not include ancillary facilities such as access roads, bridges, culverts, and water level control structures. For purposes of this subpart, "facility" includes all mine pits, quarries, stockpiles, basins, processing structures and equipment, and any structures that drain or divert public waters to allow mining.

*Obstruction* means any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

*Off-premise advertising signs.* Those signs that direct attention to a product, service, business, or entertainment venue that is not exclusively related to the premises where the sign is located.

*Off-street loading space* means a space accessible from the street, alley or way, in a building or on the lot for the use of trucks while loading or unloading merchandise or materials. Such space shall be of such size as to accommodate one truck of the type typically used in the particular business and shall be exclusive of general public and employee parking spaces.

*On site* means any location within the boundaries of a site.

*One hundred-year floodplain* means lands inundated by the regional flood.

*Open space* means an area set aside for the preservation of natural open spaces to counteract the effects of urban congestion and monotony.

*Open space recreation uses* means recreation use particularly oriented to and utilizing the outdoor character of any area; including hiking and riding trails, primitive campsites, campgrounds, waysides, parks and recreational areas.

*Operable motor vehicle* means a vehicle that can be presented in a self-propelled condition within seven days of the city's request for such action.

*Ordinary high water level (OHWL).* Having the meaning given under Minn. Stats. § 103G.005.

*Ordinary high-water mark* means either of the following:

(1) The boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high-water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the ordinary high-water level is the operating elevation of the normal summer pool.

(2) Generally the boundary elevation where the vegetation changes from predominately aquatic (where "aquatic" broadly means that the vegetation can survive moist conditions) to terrestrial. This elevation delineates the highest water level, which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. Water often reaches this elevation in spring. For rivers and steams the ordinary high water mark is usually the top of the bank. It is less well defined for lakes and wetlands. The definition in Minn. Stats. § 103G.005, subd. 14 provides that the "... "Ordinary high water level" means the boundary of water basins, watercourses, public waters, and public waters wetlands, and:

a. The ordinary high water level is an elevation delineating the highest water level that has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly the point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial;

b. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel; and

c. For reservoirs and flowages, the ordinary high water level is the operating elevation of the normal summer pool. The term "ordinary high water mark" is further defined in Minn. Rules pt. 6120.2500, subpt. 11. Ordinary high-water marks are determined by the state department of natural resources' area hydrologist.

*Outdoor display* means an area of land where goods are displayed and which are available for sale to the general public from inside a retail outlet or warehousing facility.

*Outdoor sales* means an outdoor area where goods are sold and displayed for sale and is freely accessible to the public.

*Outdoor storage* means the exterior storage of goods, inventory, materials, equipment, or other items which are not necessarily intended for sale nor accessible to the public.

*Outlot* means a parcel that is not a developable piece of property unless re-platted in accordance with city ordinances.

*Owner* means any person, firm or corporation, or any other legal entity, or a combination of any of them, having sufficient legal proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

*Overlay district.* A zoning district that is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those

of the underlying zoning district. Overlay districts are often used to protect historic features and natural resources such as shoreland or floodplain.

*Parcel.* Having the meaning given under Minn. Stats. § 116G.03.

*Parcel* means an individual lot or tract of land.

*Park* includes any city public spaces designated for recreation and/or conservation.

*Patio.* A constructed hard surface located at ground level with no railings and open to the sky.

*Paved* means a surface made of concrete, asphalt, pervious pavement, driveway quality pavers.

*Permitted use* means a use which may be lawfully established in a particular district, provided it conforms with all requirements, regulations, and performance standards (if any) of such districts.

*Person* means an individual, firm, partnership, association, corporation or organization of any kind.

*Personal Services* means a retail business that provides a service rather than a product for sale. Examples of such uses are barbershops, salons, massage studios, body art studios, and photography studios.

*Personal use heliport* means restricted to use by one person.

*Pervious surface* means a surface that permits the entry of water into the soil. Examples include lawns, planting beds and paving brick surfaces designed to infiltrate water into the underlying soils.

*Picnic shelter.* A roofed structure open on all sides, accessory to a recreational use.

*Planned unit development.* A method of land development that merges zoning and subdivision controls, allowing developers to plan and develop a large area as a single entity, characterized by a unified site design, a mix of structure types and land uses, and phasing of development over a number of years. Planned unit development includes any conversion of existing structures and land uses that utilize this method of development.

*Plat.* Having the meaning given under Minn. Stats. chs. 505 and 515B.

*Port.* A water transportation complex established and operated under the jurisdiction of a port authority according to Minn. Stats. ch. 458.

*Post-Secondary Educational Facility* means a private or public facility engaged in for-credit or skill and trade certifications of students post high-school age. Examples include, but are not limited to, beauty schools, business schools, and trade schools.

*Primary conservation areas.* Key resources and features, including shore impact zones, bluff impact zones, floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, and significant existing vegetative stands, tree canopies, and other resources identified in local government plans.

*Primitive campsites* means an area that consists of individual remote campsites accessible only by foot or water.

*Principal use or structure* means all uses or structures that are not accessory uses or structures.

*Private facilities.* Private roads, driveways, and parking areas, private water access and viewing facilities, decks and patios in setback areas, and private signs.

*Professional engineer.* An engineer licensed to practice in Minnesota.

*Professional Services* means a business that provides a service in an office setting rather than a product for sale, other than medical or dental services. Examples of such uses are law offices, engineering services, architectural services, and consulting services.

*Property owner* means the person owning such property as shown by the county auditor's plat of the City of Ramsey, Minnesota.

*Protected waters* means any public waters as defined in Minn. Stats. § 103G.005. However, no lake, pond or flowage of less than ten acres in size and no river or stream having a total drainage area less than two square miles shall be regulated for the purposes of these regulations.

*Protective covenants* means contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of a given area.

*Public facilities.* Public utilities, public transportation facilities, and public recreational facilities.

*Public recreation facilities.* Recreational facilities provided by the state or a local government and dedicated to public use, including parks, scenic overlooks, observation platforms, trails, docks, fishing piers, picnic shelters, water access ramps, and other similar water-oriented public facilities used for recreation.

*Public river corridor views.* Views toward the river from public parkland, historic properties, and public overlooks, as well as views toward bluffs from the ordinary high water level of the opposite shore, as seen during the summer months and documented in the MRCCA plan/chapter of the comprehensive plan.

*Public transportation facilities.* All transportation facilities provided by federal, state, or local government and dedicated to public use, such as roadways, transit facilities, railroads, and bikeways.

*Public utilities.* Electric power facilities, essential services, and transmission services.

*Public waters.* Having the meaning given under Minn. Stats. § 103G.005.

*Reach* means a hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or manmade obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

*Readily visible.* Land and development that are easily seen from the ordinary high water level of the opposite shore during summer months.

*Recreation field or building* means an area of land, water, or any building in which amusement, recreation or athletic sports are provided for public or semi-public use, whether temporary or permanent, except a theater, whether provision is made for the accommodation of an assembly or not. A golf course, arena, baseball park, stadium, circus or gymnasium is a recreation field or building for the purpose of this Code.

*Recreational vehicle* means a vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of subdivision III (floodplain overlay districts), the term recreational vehicle is synonymous with the term 'travel trailer/travel vehicle'.

*Regional flood* means a flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. The term "regional flood" is synonymous with the term "base flood" used in the Flood Insurance Study.

*Regulatory flood protection elevation* means an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

*Religious Institution* means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

*Resource agency.* A federal, state, regional, or local agency that engages in environmental, natural, or cultural resource protection or restoration activities, including planning, implementation, and monitoring.

*Retaining wall.* A vertical or nearly vertical structures constructed of mortar and rubble masonry, rock, or stone regardless of size, vertical timber pilings, horizontal timber planks with piling supports, sheet pilings, poured concrete, concrete blocks, or other durable materials.

*Right-of-way* means the area within the limits of a street, alley, pedestrian way, thoroughfare or easement.

*River corridor boundary.* The boundary approved and adopted by the Metropolitan Council under Minn. Stats. § 116G.06, as approved and adopted by the legislature in Minn. Stats. § 116G.15, and as legally described in the Sate Register, volume 43, pages 508 to 518.

*River-dependent use.* The use of land for commercial, industrial, or utility purposes, where access to and use of a public water feature is an integral part of the normal conduct of business and where the use is dependent on shoreline facilities.

*Rock Riprap.* Natural coarse rock placed or constructed to armor shorelines, streambeds, bridge abutments, pilings and other shoreline structures against scour, or water or ice erosion.

*Sediment* means the product of an erosion process; solid material both mineral and organic, that is in suspension, is being transported, or has been moved by water, air, or ice, and has come to rest on the earth's surface either above or below water level.

*Sediment control* means the methods employed to prevent sediment from leaving the development site. Sediment control practices include silt fences, sediment traps, earth dikes, drainage swales, check dams, subsurface drains, pipe slope drains, storm drain inlet protection, and temporary or permanent sedimentation basins.

*Sedimentation* means the process or action of depositing sediment caused by erosion.

*Selective cutting* means the removal of single scattered trees.

*Selective vegetation removal.* The removal of isolated individual trees or shrubs that are not in a contiguous patch, strip, row, or block and that does not substantially reduce the tree canopy or understory cover.

*Setback* means the minimum horizontal distance between a use and lot line or other distinguished area. Distances are to be measured from ground level except as provided hereinafter.

*Setback.* A separation distance measured horizontally.

*Semi-public use* means the use of land by a private, nonprofit organization to provide a public service that is ordinarily open to some persons outside the regular constituency of the organization.

*Sewage treatment system* means:

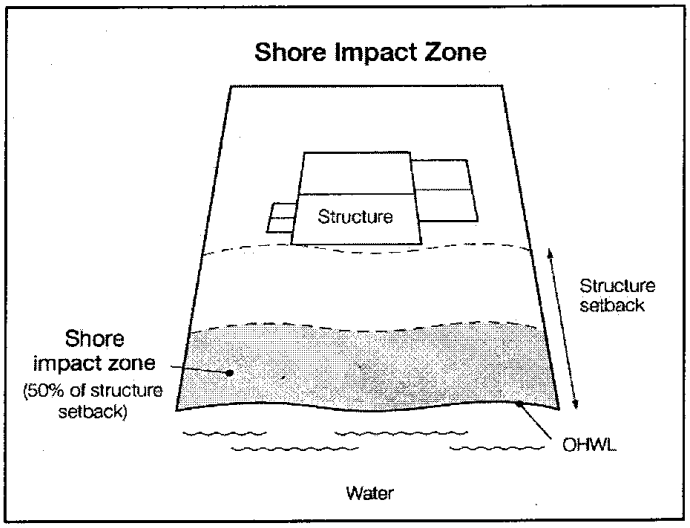
(1) Any system for the collection, treatment and dispersion of sewage including but not limited to septic tanks, soil absorption systems and drain fields; or

(2) Septic tank and soil absorption system or other individual or cluster type sewage treatment system as described and regulated in this chapter.

*Shore impact zone* means land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.

*Shore impact zone.* Land located between the ordinary high water level of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or, for agricultural use, 50 feet landward of the ordinary high water level. See Figure 4.

Figure 4. Shore Impact Zone




*Shoreland* means the land within the following distances from public waters: 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and 300 feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater. The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the commissioner.

*Shoreline facilities.* Facilities that require a location adjoining public waters for ingress and egress, loading and unloading, and public water intake and outflow, such as barge facilities, port facilities, commodity loading and unloading equipment, watercraft lifts, marinas, short-term watercraft mooring facilities for patrons, and water access ramps. Structures that would be enhanced by a shoreline location, but do not require a location adjoining public waters as part of their function, are not shoreline facilities, such as restaurants, bait shops, and boat dealerships.

*Significant historic site* means any archaeological site, standing structure, or other property that meets the criteria for eligibility to the National Register of Historic Places or is listed in the State Register of Historic Sites, or is determined to be an unplatted cemetery that falls under the provisions of Minn. Stats. § 307.08. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the state archaeologist or the director of the Minnesota Historical Society. All unplatted cemeteries are automatically considered to be significant historic sites.

*Slope* means the degree of deviation of a surface from the horizontal, usually expressed in percent, degrees, or ratio.

*Special purpose units of government.* The University of Minnesota, the St. Paul Port Authority, watershed management organizations established under Minn. Stats. ch. 103B, watershed districts established under Minn. Stats. ch. 103D, and any other unit of government other than local government or a state or regional agency.

*State or regional agency.* The Metropolitan Airports Commission, Minnesota Historical Society, University of Minnesota, Department of Natural Resources, Department of Transportation, Metropolitan Council, and other state agencies.

*Steep slope.* A natural topographic feature with an average slope of 12 to 18 percent, measured over a horizontal distance equal to or greater than 50 feet, and any slopes greater than 18 percent that are not bluffs.

*Steep slope* means land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this chapter. Where specific information is not available, steep slopes are lands having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, that are not bluffs.

*Storm water management facilities.* Facilities for the collection, conveyance, treatment, or disposal of storm water.

*Story* means that portion of a building including beneath the upper surface of a floor and upper surface of floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or cellar, or unused underfloor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement, cellar, or unused underfloor space shall be considered a story.

*Street frontage* means the proximity of a parcel of land to one or more streets. An interior lot has one street frontage and a corner lot has two such frontages.

*Structure.* A building, sign, or appurtenance thereto, except for aerial or underground utility lines, such as sewer, electric, telephone, or gas lines, and utility line towers, poles, and other supporting appurtenances.

*Structure* means either:

(1) Anything which is built, constructed or erected; an edifice or building of any kind; or any piece of work artificially built up and/or composed of parts joined together in some definite manner whether temporary or permanent in character, in eluding towers, poles and other supporting appurtenances.

(2) Anything manufactured, constructed or erected which is normally attached to or positioned on land, including portable structures, earthen structures, roads, parking lots, and paved storage areas.

(3) Any building, sign, or appurtenance thereto, except aerial or underground utility lines, such as sewer, electrical, telephone, telegraph, or gas lines, including towers, poles, and other supporting appurtenances, and fences used to control livestock or delineate boundaries.

*Structure, principal,* means anything that houses or facilitates the principal use of a property.

*Subdivision.* Having the meaning given under Minn. Stats. § 462.352.

*Substandard use* means any use within the land use district existing prior to the date of enactment of the ordinance from which this chapter is derived which is permitted within the applicable land use district but does not meet the minimum lot area, length of water frontage, structure setbacks or other dimensional standards of this chapter.

*Subsurface sewage treatment system.* Having the meaning given under Minnesota Rules, part 7080.1100.

*Surface water-oriented commercial use* means the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

*Temporary real estate office* means a structure with or without a foundation or footings, used only as a temporary real estate office, which is open to the general public.

*Toe of the bluff* means the lower point of a 50-foot segment with an average slope exceeding 18 percent.

*Top of the bluff* means the higher point of a 50-foot segment with an average slope exceeding 18 percent.

*Topsoil* means black dirt composed of unconsolidated material, largely undecomposed organic matter that is a suitable foundation for vegetative growth. The composition of topsoil should contain no more than 35 percent sand content.

*Tow Yard. See Vehicle Wrecking Yard.*

*Transmission services.*

(A) Electric power lines, cables, pipelines, or conduits that are:

(1) Used to transport power between two points, as identified and defined under Minn. Stats. § 216E.01, subd. 4; or

(2) For mains or pipelines for gas, liquids, or solids in suspension, used to transport gas, liquids, or solids in suspension between two points; and

(B) Telecommunication lines, cables, pipelines, or conduits.

*Treeline.* The more or less continuous line formed by the tops of trees in a wooded area when viewed from a particular point. The treeline is determined during all seasons as if under full foliage.

*Truck Terminal.* means a building, structure or land where trucks and/or tractor trailers are rented, leased, or stored, or are dispatched for hire as common carriers.

*Twin Cities Metropolitan area.* The area over which the Metropolitan Council has jurisdiction according to Minn. Stats. § 473.121, subd. 2.

*Unlicensed Supportive Living Facility* means a residential dwelling that is not licensed as a Licensed Residential Facility that provides congregate and supportive living environment for no more than six unrelated individuals classified under the Americans with Disabilities Act (ADA).

*Use, principal,* means the purpose or activity for which the land or building thereon is designated, arranged, or intended, or for which it is occupied, utilized or maintained, and shall include the performance of such activity as defined by the performance standards of this chapter.

*Variance.* Having the meaning given under Minn. Stats. § 394.22.

*Vegetation* means the sum total of plant life in some area; or a plant community with distinguishable characteristics.

*Vehicle wrecking yard* means any place where vehicles not in running condition and/or not licensed, or parts thereof, are stored in the open or any land used for wrecking or storing of such motor vehicles or parts thereof, and including any commercial salvaging and scavenging of any other goods, articles or merchandise.

*Water access ramp.* A boat ramp, carry-down site, boarding dock, and approach road, or other access that allows launching and removal of a boat, canoe, or other watercraft with or without a vehicle and trailer.

*Water body* means a body of water (lake, pond) in a depression of land or expanded part of a river, or an enclosed basin that holds water and is surrounded by land.

*Water-oriented accessory structure or facility* means a small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

*Water-oriented accessory structure.* A small building or other improvement, except stairways, fences, docks, and retaining walls, that, because of the relationship of its use to public waters, needs to be located closer to public waters than the normal structure setback. Examples include gazebos, screen houses, fish houses, pump houses, and detached decks and patios.

*Water quality impact zone.* Land within the shore impact zone or within 50 feet of the boundary of a public water, wetland, or natural drainage way, whichever is greater.

*Wetland.* Having the meaning given under Minn. Stats. § 103G.005.

*Wharf.* Having the meaning given under Minnesota Rules, part 6115.0170.

*Wholesale Sales* means sales of products to a business or person who will resell the articles in the regular course of business or incorporate the article into another product that will be sold.

*Wind energy conversion system (WECS)* means any device such as a wind charger, wind mill, or wind turbine and associated facilities that converts wind energy to electrical energy. This equipment

includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, or other component used in the system.

*Yard* means an open space on the lot which is unoccupied and unobstructed from its lowest level to the sky. A yard extends along a lot line at right angles to such lot line to a depth or width specified in the yard regulations for the zoning district in which such lot is located.

*Yard, front,* means that area extending along the full length of a front lot line between side lot lines and to the depth required in the yard regulations for the district in which it is located. In the case of a corner lot abutting one or more major roads, both yards shall be considered front yards. A major road is any road that is of a collector designation or greater.

*Yard, rear,* means a yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

*Yard, side,* means a yard between the side line of the lot and the nearest line of the principal building and extending from the front line of the structure to the rear property line.

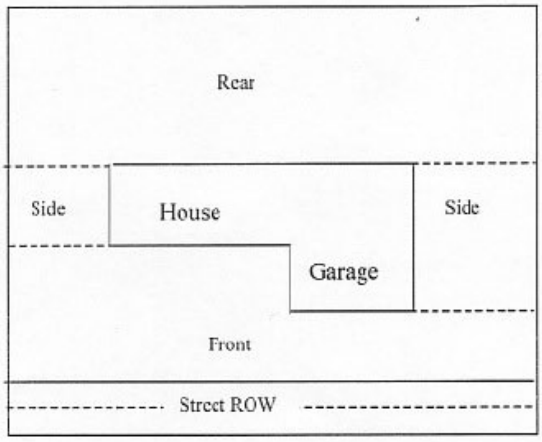



Figure 1. Attached Garage

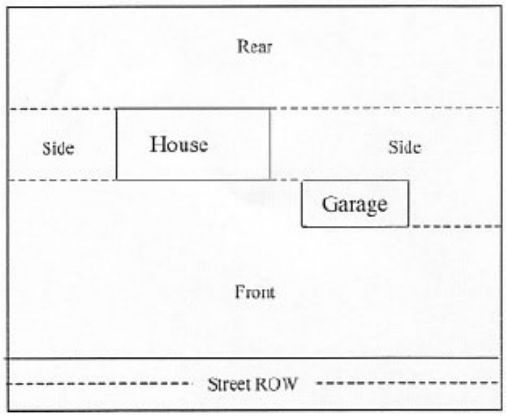



Figure 2. Detached Garage in Front

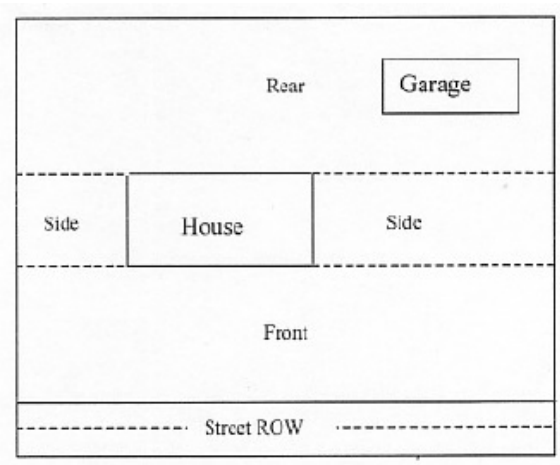



Figure 3. Detached Garage in Rear

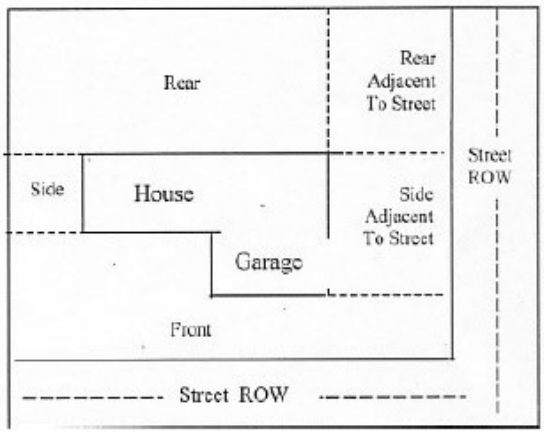



Figure 4. Corner Lot

*Zoning administrator* means the community development department.

*Zoning district* means an area within the limits of the city for which the regulations and requirements governing use are uniform.

*Zoning district, overlay,* means a zoning district containing regulations superimposed upon other zoning district regulations and may supersede the underlying zoning district if more restrictive than the underlying zoning district regulations.

*Zoning district, underlying,* means all zoning districts except overlay zoning districts.

*Zoning map* means the map incorporated into this chapter as a part thereof, designating the zoning districts.

*Zoning Code* means the zoning ordinance of the city, as amended from time to time by the City.

106 Applicability and Compliance

From and after the effective date of the ordinance from which this chapter is derived, the use of all land and every building or portion of a building erected, altered in height and area, added to, or relocated, and every use within a building, or use accessory thereto, in the city shall be in conformity with the provisions of this chapter and after the lawful issuance of all required permits.

110 Administration

Sections 111-140 establish the administration and enforcement powers of this chapter.

111 Zoning Administrator

The zoning administrator shall:

(A) Administer and enforce the provisions of this chapter in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this chapter;

(B) Maintain the official zoning map;

(C) Maintain a permanent file of all zoning applications as public records.

120 Official Zoning Map

(A) The boundaries of the zoning districts ~~and development areas~~ and overlay districts are delineated on the official zoning map, which is adopted by reference and declared to be a part of this chapter.

Such map shall be on permanent file and available for public inspection in City Hall. It shall be the responsibility of the zoning administrator to maintain and keep the map up to date and to revise or update the map with each amendment thereto within 30 days after official publication of the ordinance adopting the amendment.

(B) District and development area boundaries shown within the lines of roads, streams, and transportation rights-of-way shall be deemed to follow the centerlines. The vacation of roads shall not affect the location of such district or development area boundaries. When the zoning administrator cannot definitely determine the location of a district or development area boundary by such centerlines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, the zoning administrator shall interpret the location of the district or development area boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of this Code. When a district or development area boundary line divides a lot of record into two or more districts or into both development areas, any portion of the lot within 50 feet of such division may be used for any use of either district or development area as approved by the Planning Commission. The Metropolitan Urban Service Area (MUSA) boundary line as shown in the Comprehensive Plan, however, defines the limits of sewered areas. Any area outside of the MUSA boundary shall not be served with sewer.

130 Enforcement

(A) Any violation of this chapter may be enjoined by the council through proper legal channels. Each day a violation is permitted to exist shall constitute a separate offense.

(B) In case any building, structure, or land is proposed to be erected, reconstructed, altered, converted, maintained or used in violation of this chapter, the council, in addition to other remedies, may institute in the name of the city any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, or land, or to prevent, in or about such premises, any act, conduct, business, or use constituting a violation, as prescribed in Chapter 2.

(C) Violation of any provision of this chapter is considered a misdemeanor.

(D) Appeals are provided in the same manner as prescribed in Chapter 2.

140 Non-Conformities

(A) *Intent.* It is the purpose of this section to provide for the regulation of nonconforming buildings, structures, site improvements, and uses and to specify those requirements, circumstances, and conditions under which nonconforming buildings, structures, and uses will be operated and maintained. This chapter establishes separate districts, each of which is an appropriate area for the location of uses that are allowed in that district. It is necessary and consistent with the establishment of these districts that nonconforming buildings, structures, site improvements, and uses not be allowed to continue without restriction. Furthermore, it is the intent of this section that all nonconforming uses shall be eventually brought into conformity or terminated.

(B) *Regulations.*

(1) Whenever a lawful nonconforming use of a structure or land or occupancy is discontinued for a continuous period of one year, any future use of said structure or lands shall be made to conform with the provisions of this chapter.

(2) Notwithstanding any other provisions of this chapter, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless it is a nonconforming use that is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no building permit has been applied for within 180 days of when the property is damaged. In this case, the city may impose reasonable conditions upon

a building permit in order to mitigate any newly created impact on adjacent property. Any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.

(C) Creation of nonconformities by public action

(1) Where there exists as of the date of adoption of this section a conforming land use, lot of record, sign, structure, and/or site improvement and a subsequent taking by a governmental body occurs under eminent domain or negotiated sale which renders such land use, lot of record, structure, or site improvement in violation of one or more provisions of this chapter, such land use, lot of record, sign, structure or site improvements becomes a legal non-conformity and may be used thereafter only in accordance with the provisions of this section.

(2) The Planning Commission may consider government taking as a practical difficulty used with a request for a variance to a setback regulation for pre-existing buildings, parking lots, and/or signs.

(D) Lots of Record. Any lot of record existing at the effective date of the ordinance from which this chapter is derived may be used for the erection of a dwelling conforming to the use regulations of the district in which it is located, even though its area is less than the minimum requirements of this chapter. This provision shall not apply to lots with widths below the district minimum, meaning that all lots of record must meet district lot width minimums to qualify.

(E) Expansion of a non-conforming principal structure, deck, or parking lot by way of setbacks is permitted provided the wall does not increase the level of nonconformity.

(F) Additional standards for nonconformities within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

## 200 Land Development Applications and Procedures

Sections 200-299 are established to define the procedures and processes for applications for development, redevelopment, and changes in use of property in Ramsey. All procedures must be in conformance with applicable provisions of State Law.

### 201 Processing Costs

(A) *Costs.* All costs incurred by the City in processing an application for a land use application shall be paid by the applicant. The processing costs shall include but not be limited to:

(1) Professional consulting services as directed by the zoning administrator, the Planning Commission and/or City Council;

(2) Copying charges;

(3) City staff involvement;

(4) Public hearing publications and posting of a sign on the property;

(5) Written notice to adjacent property owners;

(6) Recording charges; and/or

(7) Any other cost necessary to process the applicant's request.

(B) *Fee and escrow.* A set fee and a set minimum escrow established by ~~ordinance~~ an annual fee schedule shall be paid to the city at the time the land use application is made.

(C) *Special assessment of processing costs.* An applicant may request that processing costs exceeding the amount established by ~~ordinance~~ annual fee schedule be specially assessed against the applicant's property provided that the property owner accepts the assessment to the subject property and waives any right of assessment appeal.

(D) *Additional deposits before submittal.* If the zoning administrator determines that costs in addition to the set escrow will likely be incurred by the city, then an additional sum as determined by the zoning administrator shall be deposited with the City before the application is considered officially submitted.

(E) *Additional deposits after submittal* If at any point during the processing of a ~~zoning or~~ land use application, the actual or estimated processing costs exceed the amount on escrow, the applicant shall have ten days to supply an additional escrow in an amount equal to or greater than the estimated processing costs. Failure to provide additional funds into a deficit account can result in assessing the costs to the property subject to the application.

(F) *Refund of unused deposits.* Any portion of those funds deposited in escrow but not expended or encumbered shall be returned to the applicant after final action on the application. Under no circumstance shall an escrow be considered an interest bearing account.

202 Required Sureties and Financial Guarantees

Upon approval of a land use application or administrative site plan review where a new building and/or site improvements are being constructed or reconstructed, the City shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(A) The security shall be in the amount equal to 125 percent the applicant's estimated costs of labor and materials for the proposed improvements or development.

(B) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of ~~no more than~~ two years for landscaping improvements may be collected.

(C) Landscaping maintenance warranty established by the annual fee schedule.

(D) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.

(E) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule ~~building official~~, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover ~~sod (or seeding where permitted by this Chapter),~~ and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.

203 Development Agreements

Whenever a performance guaranty is imposed by the city, the applicant shall be required to enter into a development agreement with the city. This agreement is to provide authorization to the city to utilize the posted security and complete stipulated work should the applicant fail to meet the terms and conditions of the development. Said agreement shall hold harmless the City for completion of the work and address other matters as may be determined by the City Attorney. The development agreement shall be approved by the City Council.

210 Land Use Applications

The following land use application types are required and are described further in this chapter:

(A) Variances

(B) Site Plan Review

(C) Conditional Use Permits and Amendments

(D) Interim Use Permits

(E) Zoning Text Amendments

(F) Zoning Map Amendments

(G) Comprehensive Plan Amendments
(H) Home Occupation Permits (Level II)
(I) Easement Vacations
(J) Encroachment Agreements

211 General information provided in an application form

All requests for land use approvals required within this chapter shall be filed with the City on an official application form and must be submitted to the zoning administrator by deadlines set forth in an adopted calendar. Failure to submit a completed form is grounds for rejection of an application. The following information is required on all land use application forms:

(A) The applicant's name, business name, address, telephone number, and email address.
(B) The property owner's name, business name, address, telephone number, and email address.
(C) Signatures of the applicant and property owner consenting to the application.
(D) The address and/or legal description of the subject site.
(E) The land use application type(s) being sought.
(F) A written narrative explaining the request.
(G) The applicant's and/or owner's designated representative's business name, address, telephone number, and email address.
(H) Consent from the homeowner's association or architectural review board, if applicable.

212 Information provided on plans

The information required for all land use application types generally consists of the following items, as applicable to the application, and shall be submitted when applicable or requested by the zoning administrator. Plans must be prepared in a standard engineering or architectural scale and be prepared by a licensed surveyor, architect, and/or civil engineer, as applicable. All plans, with the exception of architectural renderings, shall be in black, greyscale, and white.

(A) *Existing Conditions.*
  (1) Affected parcel(s) legal description, dimensions, and area.
  (2) Location of all existing significant trees, type, diameter, and which trees will be removed.
  (3) Location of all existing structures on the site.
  ~~(4) Location of all adjacent buildings located within 150 feet of the exterior boundaries of the property in question.~~
  (5) Existing elevation contours at two-foot intervals extending 100 feet outside of the property boundary.
  (6) Floodplain and wetland boundaries.
(B) *Proposed Site Plan*.
  (1) Location of all ~~buildings on parcels including both~~ existing and proposed structures.
  (2) Location and dimensions of vehicular circulation, curb cuts, driveways, drive aisles, and number of existing and proposed parking spaces.
  (3) Calculations of parking space requirements.
  (4) Site plan details such as trash enclosures, etc.
  (5) Setbacks of all buildings, parking areas, and driveways from all property lines.
  (6) Snow storage locations.
(C) *Proposed Architectural Plans.*
  (1) Color architectural elevations with type and materials used in all exterior surfaces.
  (2) Location and type of all proposed wall-mounted lights.
  (3) Dimensions of proposed and existing structures.
  (4) "Typical" floor plan and "typical" room plan.
  (5) Preliminary Architectural Code Analysis.

(6) Screening plan of HVAC and other mechanical units.

(D) *Grading plan.*

(1) Proposed grading elevation contours at two-foot intervals and spot elevations extending 100 feet outside of the property boundary.

(2) Drainage configuration.

(3) Storm sewer catch basins, invert elevations, and storage areas.

(4) Proposed road profile.

(5) Storm water calculations.

(6) Floodplain and wetland boundaries.

(E) *Tree Preservation Plan*

(1) Location of all existing significant trees.

(2) Other information from the tree preservation requirements (TBD)

(F) *Landscape plan.*

(1) Location, type, and diameter of all proposed plantings including requirement calculations.

(2) Location and material used for all screening devices.

(G) *Preliminary Utility Plan.*

(1) Sanitary sewer and water plan ~~with estimated use per day~~.

(2) Existing sanitary sewer and water mains, service lines, and fire hydrants in adjacent rights-of-way.

(3) Proposed fire hydrants.

(4) If outside of the MUSA, locations of proposed wells and septic systems with soil logs.

(H) *Lighting Plan.*

(1) Cut sheets of the proposed light fixtures.

(2) Photometrics of all wall-mounted and freestanding lights showing light levels across parking lots, driveways, and pedestrian areas, and along all property lines.

(I) Other plans and studies may be necessary due to the nature of the application determined by the zoning administrator such as an environmental review, noise analysis, or traffic analysis.

213 Application Submittal Dates

The Planning Commission shall adopt a calendar annually that specifies applicant submittal dates and Planning Commission meeting dates in conformance with state law.

214 Public Hearings

(A) The following land use application types require a public hearing:

(1) Variances

(2) Site Plan Review

(3) Conditional Use Permits and Amendments

(4) Interim Use Permits

(5) Zoning Text Amendments

(6) Zoning Map Amendments

(7) Comprehensive Plan Amendments

(8) Home Occupation Permits (Type II)

(9) Easement Vacations

(B) Public hearing notices must be provided to surrounding property owners, as measured from property lines, as noted in each of the subsections below.

(C) A sign may be posted on the property constituting the application notifying the public of a proposed land use application.

(D) When an applicant proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site then the zoning administrator shall notify the Mn/DOT commissioner at least 30 days in advance.

(E) Notification of a Land Use Application in the Shoreland Overlay District, Scenic River Protection Overlay, or Mississippi River Corridor Critical Area Overlay shall be provided to the Minnesota Department of Natural Resources.

(F) The Planning Commission shall conduct the public hearing, report its findings, and make recommendations to the Council, except in the case of a variance which is described further in this chapter where the Planning Commission has approval authority. Easement vacation public hearings are conducted at a regular City Council meeting.

215 Re-submitting denied applications.

No application which has been denied wholly or in part may be resubmitted for at least one year from the date of its denial, unless substantial changes have been made which warrant reconsideration, as determined by the zoning administrator.

216 Expiration of approved applications

An approval resolution for variances, site plans, conditional use permits and amendments, and home occupations are valid for one year from the date of approval at which time the use must be in operation or have a valid current building permit. The City Council may grant an extension of up to two years based on reasonable extenuating circumstances before the initial expiration date.

220 Variances

(A) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.

(B) Public hearing notice mailing distance is 350 feet.

(C) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the Zoning Code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties.

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in M.S. 216C.06, subdivision 14, when in harmony with this chapter.

(D) The Planning Commission may not permit as a variance any use that is not allowed under the Zoning Code for property in the district where the affected person's land is located.

(E) The Planning Commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

(F) The Planning Commission shall serve as the ~~board~~ final decision making authority. However, any action of the ~~board~~ Planning Commission may be appealed to the Council by any affected person if notice of such an appeal is received by the zoning administrator within ten days of the final action of the ~~board~~ Planning Commission.

(G) The variance is approved by resolution.

(H) Recording of variance. A certified copy of a variance resolution shall be recorded with the Anoka County recorder or registrar of titles for record. The variance resolution shall include the legal description of the property included. No building permit shall be issued until after recording is made.

(I) Additional standards for variances within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

225 Site Plan Review

(A) Site Plan Review Applications Requiring Formal Planning Commission and City Council Review. Absent a requirement for a conditional use permit, the following uses require a formal site plan review application:

(1) Developments of multiple-family dwellings (three or more attached units), townhomes, and manufactured home parks;

(2) Commercial and industrial principal and accessory uses when adjacent to a residential use;

(3) All proposed developments within the Floodplain, Scenic Rivers, and Environmental Protection and Critical Rivers Overlay Districts;

(4) Religious institutions;

(5) Principal uses within the PI, P, and CL districts; and

(6) Principal uses within the PUD, COR.

(B) A conditional use permit application review shall satisfy the site plan review procedural requirements for conditional uses.

(C) Public hearing notice mailing distance is 350 feet.

(D) The site plan review is approved by resolution.

(E) Conditions of approval. The City Council may attach reasonable conditions or modifications to the site improvements or building architectural design to mitigate any adverse effects of the site. Conditions related directly to the use are not permitted.

226 Administrative Site Plan Review

(A) Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process in Section 225 and rather be reviewed as part of the standard building permit review process.

(B) Expansion, modification, or installation of site improvements for a permitted business or industrial use where no building permit is otherwise required shall require an administrative site plan review.

(C) Expansion or modification of site improvements and/or for buildings for uses listed in Section 225(A) of less than 100 percent (footprint) shall be reviewed administratively.

(D) Expansion or modifications of site improvements and/or for buildings for conditional uses as described in Section 230 of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

230 Conditional Use Permits

Certain types of uses are classified as conditional uses under this chapter to which reasonable conditions may be attached. The conditions may be based on operation of the use, site improvements, and screening in order to mitigate any impacts to surrounding properties or the public rights-of-way. Conditional uses shall be approved by the City Council by a showing by the applicant that the standards and criteria stated in this chapter will be satisfied. The standards and criteria shall include both general requirements for all conditional uses, and insofar as practicable, requirements specific to each designated conditional use. If the use proposed is new construction, the conditional use permit process shall also be considered a site plan review.

(A) *Duration of conditional use permits.* A conditional use permit shall remain in effect as long as the conditions agreed upon are observed and the permit holder is in compliance with all other regulations or standards of this chapter. A conditional use permit shall become null and void one year after the final action of the council if not initiated or utilized, or if the use is discontinued for a continuous 12-month period, unless a petition for an extension of time in which to complete or utilize the use that has been granted by the council. The city shall notify the CUP holder of these time restrictions at time of issuance. Extension shall be requested in writing and filed with the city at least 30 days before the expiration of the original conditional use permit. The request for extension shall state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. Such petition shall be presented to the planning commission for a recommendation to the council and acted upon by the council.

(B) Public hearing notification mailing distance is 350 feet.

(C) The Conditional Use Permit is adopted by resolution.

(D) Recording of permit. A certified copy of any conditional use permit shall be recorded with the Anoka County recorder or registrar of titles for record. The conditional use permit shall include the legal description of the property.

(E) *Amended conditional use permits.* An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include requests for substantial changes in conditions or expansions of use, and as otherwise described in this chapter. Expansion or modifications of site improvements and/or for buildings for conditional uses of less than 10 percent (footprint) shall be reviewed as an administrative site plan review.

(F) *Revocation of conditional use permits.* In the event that violations of any conditions set forth in the conditional use permit occur, the council shall have the authority to revoke the conditional use permit. The following procedure shall be used to consider the revocation of a conditional use permit.

(1) The parcel owner shall be notified of the possible violations of the conditional use permit and given 30 days to correct the violation and submit a written response to the notice.

(2) If the violations are not corrected in the 30-day time frame, a public hearing conducted by the city council shall be scheduled.

(3) At the public hearing for the purpose of revoking a conditional use permit the council shall consider the written response of the parcel owner and evidence of the violation. With a majority vote the City Council shall take one of the following actions:

a. Revocation of the conditional use permit by resolution adopt findings of fact and conclusions that support revocation of the conditional use permit;

b. Finding no violation exists by motion; or

c. Directing compliance measures and timelines to correct the violation.

(4) *Exigent circumstances.* If the City finds that exigent circumstances exist requiring immediate permit revocation, the Zoning Administrator may revoke the permit and provide a post-revocation hearing before the City Council not more than 15 days after holder's receipt of written notice of the hearing. Following such hearing, the City Council may sustain or rescind the revocation, or may impose such other and further discipline as it deems appropriate.

(G) The conditions contained in a valid conditional use permit for an existing use that has become permitted due to a change in the zoning district or zoning text will remain in effect only as to any conditions related to site improvements.

(H) Additional standards for conditional use permits within the Mississippi River Corridor Critical Area Overlay District are found in Section 910.

235 Interim Use Permit

The purposes and intents of allowing interim uses are: To allow a use for a limited period of time that reasonably utilizes the property where it is not reasonable to utilize it in the manner provided in the Comprehensive Plan; and to allow a use that is presently acceptable but that, with anticipated development will not be acceptable in the future.

(A) Public hearing notification mailing distance is 350 feet.

(B) *Standards of issuance.*

(1) Every interim use permit issued shall terminate upon a date or event that can be identified with certainty, with the maximum duration of five years from the date of approval~~, unless otherwise approved by the council.~~

(2) In the final six months of each approved term, the applicant may request an extension to the permit of up to five years. An application for the extension is the same process as requesting an initial interim use permit.

(3) The council may attach such conditions to the interim use permit as it deems necessary in order to carry out the intent and purpose of this chapter and protect the public health, safety and welfare. These conditions may include a financial surety in an amount sufficient to remove the interim use and interim structures and/or site improvements upon expiration of the interim use permit.

(4) Interim Use Permits for home occupations have modified standards set forth in Section 236.

(5) Interim Use Permits for personal use heliports have modified standards set forth in Section 340.

(C) *Termination.* An interim use permit shall terminate upon the occurrence of any of the following events; whichever first occurs:

(1) The date stated in the permit;

(2) A violation of conditions and subsequent revocation of the permit; or

(3) Revocation resulting from a cessation of the interim use for 30 consecutive days.

(4) Change of ownership of the property.

(5) Change of business entity or tenant occupying the property.

(6) The extension of sanitary sewer and water services to the site for uses approved specifically without municipal services.

(D) The Interim Use Permit is adopted by Resolution.

(E) The property owner must sign an agreement understanding the limitations and conditions of the interim use.

236 Home Occupation Permits

A Home Occupation Permit is considered an interim use permit with the following additional procedural requirements:

(A) *Term*. A home occupation granted with an interim use permit shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. The permit shall run with the applicant, not the property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (C) of this section.

(B) *Inspections*. The city administrator or their designee, shall have the right, upon reasonable request, to enter and inspect the premises covered by said interim use permit for safety and compliance purposes, or code enforcement complaints.

(C) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these provisions*.

(1) Should an interim use permit holder move to a new location, the existing permit shall be automatically terminated. If the interim use permit holder should desire to continue the home occupation in a new location, written notice to that effect shall be given to the city

administrator or their designee, and the council may authorize continuation of that permit with a public hearing for the neighboring properties of the proposed new location.

(2) In the case of a death of the interim use permit holder, should a surviving spouse or child, residing at the same address or receiving title to the property, desire to continue the home occupation, written notice to that effect shall be given to the city administrator or their designee. The permit shall be automatically renewed subject to the same terms.

(3) An interim use permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the city administrator or their designee. All such revocation hearings, publication, and notice requirements shall be the same as for interim use permits in accordance with City Code.

(4) Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain an interim use permit as required herein. The business may continue pending final determination of the application. Should the city administrator, their designee, or council deny the application for an interim use permit the use shall immediately cease at such residential premises.

(D) *Revocation*. An interim use permit for a home occupation may be revoked if the property owner is found to be in violation of the conditions listed in the interim use permit or is in violation of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

(E) *Termination*. Home occupations approved with an interim use permit may be terminated pursuant to the procedure established in Section 235(D).

240 Zoning Text Amendment

*Purpose.* The City Council may adopt amendments to this Zoning Code ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.

(B) The zoning text amendment is adopted by ordinance.

245 Zoning Map Amendment

*Purpose.* The City Council may adopt amendments to the Zoning Map in relation both to land uses within a particular district or to the location of the district lines. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The Council may amend ~~this chapter~~ the Zoning Map as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Conditional Map Amendment. An amendment on particular properties in conjunction with a specific proposed development may be described by a proposed plat name instead of the existing legal description to safeguard a property's zoning in the event the proposed plat does not get recorded or the project expires.

(B) Public hearing notification mailing distance is 350 feet.

(C) The zoning map amendment is adopted by ordinance.

(D) Planned Unit Developments are created through this process and the adopted ordinance shall list the development standards and uses for that development.

250 Comprehensive Plan Amendments

*Purpose.* The City Council may adopt amendments to the Comprehensive Plan ~~ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines~~. Such amendments shall not be issued indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the city. The City Council may amend this chapter as proposed by a member of the Council, Planning Commission, Zoning Administrator, or by a petition of a person residing or owning property within the city, in accordance with the following provisions.

(A) Public hearing notification mailing distance is 350 feet if the amendment is related to a particular property.

(B) The Comprehensive Plan amendment is adopted by ordinance.

260 Easement Vacations

Pursuant to Section 12.6 of the City Charter, the procedure for application to vacate a public utility, drainage, roadway, access, or other form of easement shall be as follows:

(A) The applicant shall petition the Zoning Administrator on the easement to be vacated including a legal description and survey exhibit.

(B) *Public Hearing Notification Requirement:* property owners within 350 feet and all utility companies operating within Ramsey.

(C) The City Council shall hold a public hearing and make a final determination by resolution.

(D) The approval resolution shall be recorded with the Anoka County Recorder's office or Registrar of Titles.

261 Encroachment Agreements

An encroachment agreement is necessary when a structure or site improvement, other than a fence, utility infrastructure, parking lot, or driveway is proposed to be constructed in an easement or right-of-way and vacating the easement or right-of-way is not desired or practical.

(A) A thirty-day notification must be provided to all utility companies operating within Ramsey.

(B) Administrative approval. The Zoning Administrator may approve an encroachment agreement administratively for encroachments that have received variances.

(C) The City Council will review all other encroachment requests and, if deemed reasonable at its sole discretion, approval is adopted by resolution authorizing the encroachment agreement.

(D) All encroachment agreements must be recorded against the property with the Anoka County Recorder's office.

(E) The zoning administrator will have the ability to abate the structure or site improvement removal as set forth in Chapter 2 in the event the structure is not removed according to the terms of the agreement.

300 General Performance Standards

The following sections set forth standards for uses or structures applicable in all zoning districts.

301 One Principal Building per Lot

Every building erected after the adoption of this chapter from which this chapter is derived shall be located on a lot, as defined herein and in no case shall there be more than one ~~main~~ principal building on any one lot, except as may otherwise be provided herein.

302 Structures on Outlots

No structures shall be constructed or erected on an outlot other than signs or fences.

303 Easements

No private buildings (principal or accessory), temporary or permanent structures, or uses may be located in, on, or over any public drainage and/or utility easements, except fences, driveways, parking lots, or easily-movable structures that do not impede the flow of water and do not have permanent foundations as described elsewhere in this chapter and as determined by the City Engineer; and public or quasi-public utilities or facilities regulated by City Franchise or other provisions of the City Code. The items constructed within an easement are subject to removal at the property owner's expense in the event work on the utilities in the easement is needed.

304 Adequate Public Infrastructure

All developments must provide adequate infrastructure suitable for the anticipated traffic, pedestrian circulation, and utility needs of the use. The City is authorized to require any necessary upgrades of adjacent and area public roadways and utilities directly related and proportional to a proposed development. Examples of such improvements are, but not limited to, construction or striping of turn lanes, installing or upgrading utilities, installing sidewalks, and/or installing street lights. All such expenses are the responsibility of the property owner of the proposed development.

305 Sanitary Sewer and Water Connections

(A) All new principal structures within the Metropolitan Urban Services Area (MUSA) as designated on the current Comprehensive Plan must be connected to municipal sanitary sewer and water.

(B) For an undeveloped parcel within an urbanized zoning district that is not directly serviced by municipal sanitary sewer and water, reasonable efforts must be made to extend sanitary sewer and/or water mains to the site prior to constructing a principal structure. This may be accomplished by developer utility construction or by an assessment agreement. If it is not reasonably feasible to extend sanitary sewer and/or water mains, a building permit may be issued with private systems.

(C) In areas of the city outside of the current Metropolitan Urban Services Area (MUSA) where municipal water mains are located, the owner of a property directly adjacent may petition the City Council for a water connection in the event an existing well becomes inoperable or contaminated. In no case shall the property be considered for rezoning to an urbanized district.

306 Small Utility Services

All buildings constructed after the adoption date of this chapter shall be served by undergrounded utilities (natural gas, electric, cable, telephone, etc.) extending from the public right-of-way to the building.

307 Construction trailer/Field Office

Construction trailers and field offices may only be placed and used in conjunction with an active building, utility, or grading permit onsite. The construction trailer/field office must be removed within two weeks of the building obtaining a certificate of occupancy or the grading and utility work completed.

310 Lighting

The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

(A) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.

(B) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy. Architectural lighting directed upward onto the building façade is permitted provided no glare or light pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

(C) Free-standing and wall-mounted luminaire regulations:

(1) Height maximums, including the base and support structure, are limited as follows:

a. Farther than 200 feet from any property zoned residential: 30 feet.

b. Within 200 feet of any property zoned residential: 15 feet.

(2) Cut-off angles must be equal to or less than 90 degrees.

(3) Ballfield, stadium, or outdoor recreation lighting is exempt from the height and cut-off angle requirements in this section though the design shall constitute the absolute minimum height necessary to light the area and must provide shielding to reduce off-field light spill.

(D) Lighting intensity must adhere to the following table:

| Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level) | | | |
|---|---|---|---|
| Use | Minimum Intensity | Maximum Intensity | Maximum Intensity at Property Line |
| Parking areas for non-residential uses | 1 | 15 | 0.5 |
| Parking areas for multi-family residential uses | 1 | 15 | 0.5 |
| Private pedestrian walkways for non-residential and multi-family residential uses | 5 | 20 | 0.5 |
| Building entrances and exits | 5 | 20 | 0.5 |
| Exterior storage areas | 0.5 | 15 | 0.5 |
| Vehicle sales lots | 1 | 20 | 0.5 |
| Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator. | | | |

(E) Exterior lighting must be operational when a business is open or employees are on site.

(F) Glare. All lighting must be arranged so as not to produce glare. All properties must be in compliance with the following:

(1) All light sources must be controlled and equipped with lenses, louvers, shields, or prismatic control devices designed to prevent off-site views of the light source.

(2) No flickering or flashing lights except those associated with public safety activities may be permitted.

(3) Light sources that are integrated into a canopy must be designed to be recessed and flush with the ceiling of the canopy, and equipped with a flat lens surface.

(4) Residential single-family and townhome uses may have wall-mounted lighting with exposed light sources provided glare is not produced from off-site views.

(G) Compliance. Any new lighting installed after the effective date of this chapter must be in compliance with the requirements of this chapter. Any lighting in existence before the effective date of this chapter that does not comply with its requirements may be considered legally

nonconforming and may be allowed to continue in compliance with Section 140. Lighting may be required to be upgraded, wholly or in part, due to a request for a site plan review, conditional use permit, interim use permit, variance, or plat.

(H) Seasonal decorative lighting and landscape lighting are not regulated by this section.

320 Driveways and Curb Cuts

The owners of a corner lot may elect to access the principal building on either street that the lot abuts. In cases of ~~through~~ lots with more than one street frontage, the city shall determine which street the building fronts and accesses. In cases where one of the streets is a county, state or MSA street, the lot shall access on the other street. Where any such election is manifestly contrary to the established character or welfare of the neighborhood, the ~~permit~~ request shall be referred to the ~~board of appeals~~ City Council for approval or disapproval.

322 Vision Clearance Triangle

A vision clearance triangle shall be established at each intersection corner in order to provide adequate site distance. The vision triangle shall be formed by creating a third leg that connects the ends of two legs that are in line with the face of the existing curbs. On streets which have a stop condition the length of the leg shall be 25 feet from the nearest face of the curb on the cross street being approached and shall be 50 feet for streets without stop conditions. The vision triangle shall also apply at alleys and at commercial driveways with the leg distance of 25 feet. The vision triangle shall be three dimensional and shall extend from 30 inches to nine feet above the top of curb. Where the wording herein refers to horizontal measurement from the face of curb and no curb exists, the edge of pavement shall be used instead. Where the wording herein refers to vertical measurement from top of curb and no curb exists, the measurement shall begin six inches above the pavement. The vision clearance triangle shall contain no fence, structure, earth bank hedge, planting, wall or other sight obstruction. The following are exempted: utility poles, fire hydrants, traffic signals and signs, trees trimmed to the trunk, and plant species of open growth habit that are not planted in the form of a hedge and which are planted and trimmed as to leave an unobstructed view in all seasons. There shall be no parking allowed along the curbs within the vision triangle. Construction of new buildings or new additions to existing buildings that extend into the vision triangle shall not be permitted. Existing buildings shall not be considered an obstruction under the terms of this division. The city engineer may waive this provision where the natural contour of the ground is such that there can be no cross visibility at the intersection. Landscaping with the vision clearance triangle that is in existence prior to the date of adoption of the ordinance from which this division is derived shall be viewed on a case-by-case basis to determine whether these landscaping elements are in compliance with this division. The public works committee shall render the final decision on such determinations.

323 Traffic Regulatory Signs

Standard regularity stop signs are required at all driveway exits to public streets, except for single-family, two-family, and townhome residential driveways. Other signs may be required as part of the Site Plan Review process.

325 Pedestrian Connections

(A) Walkways. All business, industrial, multi-family residential, and public/quasi-public structures on parcels abutting sidewalks or multi-use trails in the public right-of-way shall provide a pedestrian connection between the sidewalk or trail and the main entrance to the building. The walkway shall be as direct as possible minimizing driveway and parking lot crossings.

(B) Bicycle Rack. All non-residential uses shall provide a bicycle rack near the main entrance to the building.

326 Outdoor Dining Areas/Patios

Outdoor dining areas and patios accessory to restaurants/brew pubs, brewery taprooms, and distillery cocktail rooms have the following standards:

(A) The seating must be located on the same parcel as the principal use.

(B) The outdoor seating area shall be defined with the use of landscaping, temporary fencing, or other means that contains the tables and chairs for the use.

(C) Patrons shall access the outdoor seating area through the main entrance or host station.

(D) All exterior sound equipment shall be shut off at 10:00 p.m.

330 Alternative Energy Systems

*Purpose and intent*. The purpose and intent of this section is to establish standards and procedures by which the installation and operation of alternative energy systems shall be governed within the city. The city finds that it is in the public interest to encourage alternative energy systems that have a positive impact on energy production and conservation while not having an adverse impact on the community.

331 Wind energy conversion systems (WECS).

The following standards are intended to facilitate the provisions for WECS to the residents and businesses of the city; minimize adverse visual effects of wind towers, turbines, and generators through careful design and site selection standards; and avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements.

(A) *Location.* ~~WECS units shall be allowed by conditional use if listed as a conditional use in the underlying zoning district. Furthermore,~~ WECS units shall not be allowed in the Critical River, Wild and Scenic River, and Shoreland Overlay Districts, except for micro-scale WECS provided that it does not violate the maximum structure height of the overlay district.

(B) *Bulk standards.*

(1) *General requirements.* No part of the WECS, equipment, guyed wires, blades, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) *Setback.* All small scale WECS and medium scale WECS units shall maintain a minimum setback of 1.5 times the height of the tower. In addition, WECS units in any residential district must maintain a minimum setback of 1,000 feet from any principal dwelling unit on adjacent parcels. Setbacks shall be measured from the center of the WECS tower to the nearest property line.

(3) *Height.* Height for any WECS shall be: ~~restricted by the definition of the WECS as listed in City Code section 117-1, definitions.~~

a. *WECS, small-scale.* A WECS with a height no greater than 50 feet tall, including the blade.

b. *WECS, medium-scale.* A WECS with a height between ~~101~~ 50 feet and 199 feet tall, including the blade.

c. *WECS, utility-scale.* A WECS with a height of 200 feet or greater, including the blade.

~~d. The city council may increase the height of a small scale WECS up to an overall height of 100 feet if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying WECS impractical.~~

e. A micro-scale WECS is limited to 25 feet taller than the structure to which it is mounted and can be no taller than the maximum building height of the underlying zoning district.

~~A variance, processed in accordance with section 117-53 (Variance procedures) is required for any micro-scale WECS proposed to be taller than these restrictions.~~

(4) *Blade clearance.* Any WECS blade shall maintain a minimum ground clearance of 30 feet.

(5) *Restricted climbing apparatus.* Any WECS tower shall be designed to have removable climbing apparatuses a minimum of 25 feet from the ground. All climbing apparatus within 25 feet of the ground must be removed when not being serviced.

(6) *Site location in residential districts.* A WECS may only be located in the rear yard in the residential districts. The city council may approve a WECS in the front yard if the applicant is able to demonstrate setbacks would be unable to be met in the rear yard.

(C) *Design standards.* A proposed or modified WECS shall meet the following minimum design standards.

(1) *Tower design.* Any WECS shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, or location availability is better suited with an alternate design.

(2) *Architectural design.* Any WECS shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

a. Architectural design standards are subject to final city council approval.

b. The city council may deny a WECS if it determines the design standards are incompatible with the surrounding area.

(D) *Co-location requirements.* Whenever possible, the city encourages co-location of wireless telecommunication facilities on a WECS in accordance of section 117-428.

(E) *WECS Lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(F) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(G) *Accessory utility buildings.* All utility buildings and structures accessory to a WECS shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(H) *Abandoned or unused WECS or portions of a WECS.* ~~Abandoned or unused WECS or portions of a WECS shall be removed as follows:~~

~~a.~~ All abandoned or unused WECS and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

~~b. The replacement of portions of a WECS previously removed requires the issuance of a new conditional use permit.~~

332 Solar energy systems

In all districts, solar energy systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *Exemptions*. Passive or building-integrated solar energy systems are exempt from the requirements of this section and shall be regulated as any other building element.

(B) *Standards.*

(1) Wall-Mounted or Roof-Mounted Systems

a. Building-mounted solar energy systems ~~shall comply with all building setbacks in the applicable zoning district and~~ shall not extend beyond the perimeter of the building on which the system is mounted unless the mounting system has been explicitly engineered to safely extend beyond the edge.

b. Building-mounted solar energy systems shall be included ~~comply~~ with the maximum allowable building height for the applicable zoning district.

(2) Ground-Mounted Systems

a. Ground-mounted solar energy systems shall be located on any property such that the distance to the closest property boundary is at least equal to the height of the solar energy system at its maximum designed tilt.

b. In residential districts, front, side, and rear yard setbacks for ground-mounted solar energy systems shall be in accordance with accessory building setbacks outlined in City Code section 117-111(d).

c. In business districts, Ground-mounted solar energy systems may be permitted in any yard.

~~d. The height of ground-mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive.~~

~~f. In residential districts, the height of ground-mounted solar energy systems shall be in accordance with accessory building height limitations outlined in City Code section 117-349(d)(6).~~

d. *Glare.* The panels of ground mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

e. Solar canopies over parking lots, loading areas, or outdoor storage areas are permitted to have the same setbacks as the parking lot, loading area, or outdoor storage area below.

~~d. *Easements.* Solar energy systems shall not encroach on public drainage, utility, roadway or trail easements.~~

(C) *Feeder lines.* The electrical collection system shall be placed underground within the interior of each property. The collection system may be placed overhead near substations or points of interconnection to the electric grid.

~~f. *Aesthetics.* All solar energy systems shall be designed to blend into the architecture of the building and to minimize glare toward vehicular traffic and adjacent properties to the extent possible without impacting the performance of the system.~~

(D) *Abandonment.* If a solar energy system remains non-functional or inoperative for a continuous period of one year, ~~the system shall be deemed to be abandoned and shall constitute a public nuisance.~~ the owner shall remove the abandoned system at their expense ~~after obtaining a demolition permit~~.

~~h. *Permits.* A permit(s) shall be obtained for any solar energy system in accordance with Minnesota State Building Code prior to installation.~~

~~1. Prior to the issuance of a permit for a ground mounted solar energy system in a residential district or on a property abutting a residential district, the permit applicant must provide an analysis demonstrating that the ground mounted system will not impact aesthetics of adjacent residential properties due to glare.~~

333 Ground source heat pump systems/Geothermal Systems

In all districts, ground source heat pump systems shall be permitted as an accessory use in accordance with the standards in this section.

(A) *System requirements.* Only closed loop ground source heat pump systems utilizing heat transfer fluids are permitted. Open loop ground source heat pump systems are not permitted.

(B) *Setbacks.*

(1) All components of ground source heat pump systems including pumps, borings, and loops shall be set back at least five feet from any property boundary.

(2) Above ground equipment associated with the ground source heat pump system shall meet all required accessory structure setbacks for the applicable zoning district.

(3) The loop field of a ground source heat pump system shall be no closer than five feet from the water main line.

~~(3) *Easements.* Ground source heat pump systems shall not encroach on any public drainage, utility, roadway or trail easement.~~

(C) *Abandonment.* If the ground source heat pump system remains non-functional or inoperative for a continuous period of one year, the ~~system shall be deemed to be abandoned and shall constitute a public nuisance. The~~ owner shall remove the abandoned system at their expense~~, after a demolition permit has been obtained, in accordance with applicable codes.~~

~~(5) Permits. A permit(s) shall be obtained for any ground source heat pump system in accordance with Minnesota State Building Code prior to installation.~~

334 Exterior Solid Fuel-Fired Heating Devices

(A) Exterior solid fuel-fired heating devices shall be located at least 75 feet from any property line and shall not be located in the front yard.

(B) The following materials shall not be used or burned in exterior solid fuel-fired heating devices: grass, leaves, oils, rubber, plastics, tires, railroad ties, construction debris, and painted or chemically treated materials such as treated lumber, composite shingles, tar paper, insulation composition board, sheetrock, wiring, paint, and hazardous and industrial solid waste.

335 Incinerators

Notwithstanding anything to the contrary in this chapter, no burning of solid waste, hazardous waste, medical waste, or special waste by use of an incinerator or hazardous waste incinerator shall be allowed within the city either as a permitted use or conditional use.

336 Electric Vehicle (EV) Charging Stations

(A) A property owner may install EV charging stations in a parking space in a parking lot or structure available to the public for free or for a fee.

(B) Parking spaces used for EV charging may be signed as restricted for electric vehicles.

(C) Parking spaces used for EV charging will count towards the overall required number of spaces listed elsewhere in this chapter.

340 Personal Use Heliports

(A) *General rule.* The use of any lot or outlot within the city for helicopter take-offs or landings, either on a regular, temporary, or occasional basis, shall require ~~a conditional~~ an interim use permit ~~(permit). Said permit shall be processed and enforced~~ in accordance with section 235.

(B) *Exceptions.* Operation of helicopters at unlicensed heliports shall be permitted under the following circumstances:

(1) Emergency landings;

(2) Landings or takeoffs of an aircraft of a governmental agency operating in its official capacity; or

(3) Landings or takeoffs which the city is pre-empted from regulating.

(C) *Heliport permits.*

(1) The interim use permit for a personal use heliport may be issued if the city council makes the following findings:

~~a. Noise levels comply with Minn. Rules ch. 7030.~~

b. That the aircraft operator is licensed to the extent required by FAA.

c. The use heliport is licensed by Mn/DOT office of aeronautics.

d. In the event the applicant for the permit does not own the property on which the heliport is proposed to be sited, the applicant must provide the city with evidence of written permission from the property owner to land or takeoff~~; for lands owned by the city, the written permission of the city council shall be required.~~

e. That persons or property will not be unduly endangered as a result of the landings or takeoffs. Among the factors to be considered are the location and size of the proposed landing/takeoff site, surrounding land uses and structures (such as buildings, power poles, signs, or fences), existing terrain and foliage, numbers of persons expected to be at or about the site, and flight paths to or from the site.

(2) If granted, the terms of the permit shall include but not be limited to the following items:

| Requirement | Zoning Districts | | |
|---|---|---|---|
| | Residential | Business | Industrial |
| Minimum lot size | 3 acres | None | None |
| Minimum altitude over structures and people | 500 | 500 | 500 |
| Permitted takeoff/landing hours | 8:00 a.m. — sunset | 7:00 a.m. — sunset | 24 hours a day |
| Frequency restriction on landings and takeoffs | 2~~1~~/6 hours | 2~~1~~/4 hours | None |

(3) Liability insurance and liability indemnification. The permit holder shall secure and maintain insurance from an insurance company acceptable to the city and authorized to write casualty insurance in the State of Minnesota which will protect the permit holder, its agents and employees and the city from claims for bodily injury, death or property damage which may arise from the operations on the subject property. The permit holder shall file a certificate of insurance or a certified copy of the insurance policy with the city. Such insurance policy shall contain a clause providing that it shall not be cancelled by the insurance company without 30 days' written notice to the city of intention to cancel. The following coverage shall be provided in amounts not less than those specified for public liability, general liability, personal injury and property damage:

a. Injury or death of one person: $1,000,000.00.

b. Injury to more than one person in a single accident: $1,000,000.00.

c. Property damage: $1,000,000.00.

d. Total aggregate liability for all items: $1,000,000.00.

(4) The heliport will have adequate marking and signage to alert users of the property as to the location of the heliport and to delineate a safe distance from the heliport during helicopter operations.

(D) *Term of ~~conditional~~ interim use permit for personal use heliport.* ~~Conditional~~ Interim use permits for personal use heliports shall be temporary in nature and shall be granted to a designated person who either resides on the property or has written permission from the property owner to utilize the property for a heliport. Permits are not transferable from person to person or from address to address.

(E) *Termination of permit.* A permit shall terminate upon the occurrence of any of the following events, whichever occurs first:

(1) The expiration date stated in the permit, ~~if any;~~

~~(2) A violation of conditions and subsequent revocation of permit in accordance with procedures provided for in section 117-51 for revocation of conditional use permits; or~~

(3) Unless otherwise specified by the city council at the time it is authorized, a permit shall expire without further notice to the permittee if:

a. The use is not initiated within 12 months of the date of city council approval; or

b. The permit is discontinued for a continuous 12-month period; unless a written request for an extension of time has been received and approved by the city council prior to the expiration of the original permit.

350 Tree Preservation

360 Signs (could be split to the different sections below)

370 Communications Towers

(A) *Purpose.* In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the council finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful design and siting standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(B) *Towers in residential zoning districts.* Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

(1) Parcels within the Tower Overlay District as shown on the official zoning map.

(2) All ~~church~~ religious institution, government, school, utility, and institutional sites

(3) If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

(C) *Towers in COR and Mississippi River Corridor Critical Area Overlay Zoning Districts.* Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that antennas may be attached to existing structures provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

(D) *Towers in the H-1 Highway 10 Business District.* Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway 10 Business District. Antennas may not be constructed on existing structures in the H-1 District.

(F) *Collocation requirements.* All commercial wireless telecommunication towers erected, constructed, or located within the city shall comply with the following requirements:

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one-mile search radius of the proposed tower due to one or more of the following reasons:

a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

c. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

d. In spite of its best efforts, within 60 days, the applicant was unable to obtain approval to collocate on an existing or approved tower or building.

e. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

(2) Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users.

(G) *Tower construction requirements.* All towers erected, constructed, or located within the city, and all wiring therefor, shall comply with the requirements set forth in chapter 105.

(H) *Tower and antenna design requirements.* Proposed or modified towers and antennas shall meet the following design requirements:

(1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final city council approval.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, location availability, or the number of potential collocations warrants this consideration.

(3) All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

(I) *Tower bulk standards.* Towers shall conform with each of the following requirements:

(1) No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) In business and industrial zoning districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another

nonresidential zoned property and the tower does not encroach upon any easements. When adjacent to a residential district, the tower must meet the setback equal to the height of the tower plus ten feet or the setbacks of the underlying zoning district, whichever is greater.

(3) Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning Districts shall maintain a minimum setback equal to the height of the tower plus ten feet from any lot line.

(4) Towers shall not be located between a principal structure and a public street, with the following exceptions:

a. In business zoning district, towers may be placed within a side yard abutting right-of way.

b. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

(5) The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

(6) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

(7) The height of a communication tower shall not exceed:

a. 100 feet in residential districts.

b. 199 feet in business districts, with no additional height allowances granted.

(8) Multi-user towers may exceed the height requirements as stated in this section by up to an additional 20 feet provided that two additional users, as stated in subsection (7) of this section, have collocated their antennas on the monopole structure. ~~A tower extension requires an amended conditional use permit.~~

(9) The city council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

(J) *Tower lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(K) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(L) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(M) *Abandoned or unused towers or portions of towers.* Abandoned or unused towers or portions of towers shall be removed as follows:

(1) All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

(2) Unused portions of towers above a manufactured connection shall be removed within 12 months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

(N) *Antennas on roofs, walls and existing towers.*

(1) The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 20 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the city engineer, provided the antennas meet the requirements of this Code, after submittal of a final site and building plan as specified by chapter 105, Buildings and Building Regulations, and a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

(2) The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

(O) *Interference with public safety telecommunications.* No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the city at least ten calendar days in advance of such changes and allow the city to monitor interference levels during the testing process.

(P) *Additional submittal requirements.* In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

(1) A report from a qualified and licensed professional engineer which:

a. Describes the tower height and design including a cross section and elevation;

b. Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;

c. Describes the tower's capacity, including the number and type of antennas that it can accommodate; and

d. Includes other information necessary to evaluate the request.

(2) For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a building permit, the following supplemental information shall be submitted:

a. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration; and

b. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

(Q) *Antennas designed for private reception of television and radio signals.* Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than 60 feet in height if free standing and 15 feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of this section. Antennas that are intended to be 60 feet or more in height if free standing and 15 feet or more in height if roof-mounted shall require a conditional use permit from the city.

(R) *Existing antennas and towers.* Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this section ~~are subject to the following provisions:~~

~~(1) Towers~~ may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this section.

400 Residential Districts

410 Residential Districts Established and Purpose

The following residential districts (UR, RR, R1A, R1B, R1C, R2, and R3) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "residential districts." For zoning districts expected to be served by municipal sanitary sewer and water (R1A, R1B, R1C, R2, and R3), these districts are herein collectively called "urbanized districts."

411 UR – Urban Reserve District

(A) *Purpose*. The intent of this district is to preserve areas where municipal urban services are planned, as shown on the approved Comprehensive Plan, but not yet available or when significant infrastructure is planned, but not yet funded and constructed. The large minimum lot area will retain these lands in their natural state or as agricultural uses until sanitary sewer, water, streets, and other public infrastructure is available and new development occurs. This will allow orderly development to occur. The purpose of this district is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services.

(B) Application – This district shall be applied to properties within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is not currently available. The City Council shall consider the Comprehensive Plan's Staging Plan when rezoning property to one of the urbanized districts.

412 RR – Rural Residential District

(A) *Purpose*. The intent of this district is to accommodate single-family dwelling units outside of the Metropolitan Urban Service Area at a maximum gross density of one unit per 2.5 acres. All lots located within the rural residential district are intended be served with individual septic systems and wells.

(B) Application – This district shall be applied to properties outside the MUSA as shown on the current Comprehensive Plan guided Rural Developing where municipal sanitary sewer and water infrastructure is not planned.

413 R1A –Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

414 R1B—Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate single-family dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

415 R1C—Single-Family Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate detached residential dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low Density or Medium Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

415 R2—Medium Density Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate detached and attached dwelling units on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided Low or Medium Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

416 R3—High Density Residential District

(A) *Purpose*. The purpose of this urbanized district is to accommodate a variety of residential dwelling unit types on suitable land and shall be serviced by sanitary sewer and municipal water.

(B) Application – This district shall be applied to properties guided High Density Residential within the MUSA as shown on the current Comprehensive Plan where sanitary sewer and water infrastructure is available.

420 Uses

The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and temporary uses for the residential zoning districts. The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the purpose of each residential zoning district, the overall purpose of this chapter, and the Comprehensive Plan. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

421 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | UR | RR | R1A | R1B | R1C | R2 | R3 | Additional Standards (Section) |
|---|---|---|---|---|---|---|---|---|
| Agriculture | P | P | NP | NP | NP | NP | NP | |
| Assisted Living, Memory Care, and Nursing Home Facilities | NP | NP | NP | NP | NP | P | P | |
| Dwellings: Multiple-Family, Senior Living, etc. | NP | NP | NP | NP | NP | P | P | |
| Dwellings: Single-Family Detached | P | P | P | P | P | P | P | |
| Dwellings: Townhomes (attached) | NP | NP | NP | NP | NP | P | P | |
| Dwellings: Townhomes (detached), villas, cottage homes, etc. | NP | NP | NP | NP | P | P | P | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Dwellings: Two-Family Attached | NP | NP | NP | NP | NP | P | P | |
| Governmental or Public Facility or Utility | P | P | P | P | P | P | P | |
| Licensed Residential Facilities | P | P | P | P | P | P | P | 425 |
| Religious Institutions | P | P | P | P | P | P | P | 425 |

422 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section. All accessory uses must be accompanied by a primary use on a parcel. No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | UR | RR | R1A | R1B | R1C | R2 | R3 | Additional Standards (Section) |
|---|---|---|---|---|---|---|---|---|
| Accessory Dwelling Units (ADU), Attached | NP | P | P | NP | NP | P | P | 425 |
| Accessory Dwelling Units (ADU), Detached | NP | P | NP | NP | NP | NP | NP | 425 |
| Accessory Structures, garages, carports, sheds, etc. | P | P | P | P | P | P | P | |
| Commercial Dog Kennels | C | C | NP | NP | NP | NP | NP | |
| Commercial retail garden centers or greenhouses | C | C | NP | NP | NP | NP | NP | |
| Commercial Horse Boarding | C | C | NP | NP | NP | NP | NP | |
| Communications Towers or equipment in conformance with Section 350 | C | C | NP | NP | NP | NP | P | |
| Community Amenity Buildings | P | P | P | P | P | P | P | |
| Decks and Patios | P | P | P | P | P | P | P | |
| Ground source heat pump systems | P | P | P | P | P | P | P | 333 |
| Home Occupations (Level I) | P | P | P | P | P | P | P | |
| Home Occupations (Level II) | P | P | P | NP | NP | NP | NP | |
| Leasing Offices, Management Offices | NP | NP | NP | NP | P | P | P | |
| Licensed Home Daycare | P | P | P | P | P | P | P | |
| Parking Lots/Structured Parking | NP | NP | NP | NP | NP | P | P | |
| Personal Use Heliports | P | P | NP | NP | NP | NP | NP | 340 |
| Private Recreation Equipment | P | P | P | P | P | P | P | |
| Solar Energy Systems | P | P | P | P | P | P | P | 332 |
| Swimming Pools, Sport Courts, Tennis, etc. | P | P | P | P | P | P | P | |
| Wind Energy Conversion Systems (WECS) (micro-scale) | P | P | P | P | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (small-scale) | P | P | P | P | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (medium-scale) | P | P | NP | NP | NP | NP | NP | 331 |
| ~~Two-Story Accessory Building~~ | ~~C~~ | ~~C~~ | ~~C~~ | ~~C~~ | ~~C~~ | ~~C~~ | ~~C~~ | |

423 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established primary use listed in Section 421. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 425.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | UR | RR | R1A | R1B | R1C | R2 | R3 | Additional Standards (section) |
|---|---|---|---|---|---|---|---|---|
| Construction Trailers/Field Offices | P | P | P | P | P | P | P | 307 |
| Model Homes | NP | P | P | P | P | P | P | 425 |
| Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15* | P | P | NP | NP | NP | P | P | |
| Game Fair *August* | NP | C | NP | NP | NP | NP | NP | |
| Temporary Portable Storage Containers *30-days* | P | P | P | P | P | P | P | 425 |
| Temporary Real Estate Offices | NP | NP | P | P | P | P | P | |
| Temporary Heath Care Dwellings | NP | NP | NP | NP | NP | NP | NP | 426 |

425 Performance Standards

Some permitted and conditional uses listed in Section 421, 422, and 423 are further regulated based on the standards below.

(A) Accessory dwelling units (ADU). When permitted, attached and detached accessory dwelling units have the following requirements:

(1) Number. No more than one ADU shall be allowed per one existing single-family residential property.

(2) Owner occupancy. The principal dwelling or the ADU must be owner-occupied.

(3) Accessory buildings. The ADU must comply with all other accessory building requirements set forth in this section.

(4) Architecture. The exterior finish of the ADU must match that of the principal structure.

(5) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space.

(6) Home occupations. The ADU cannot be used for any portion of a Level-II home occupation.

(7) Setbacks. The detached ADU setbacks must meet the setback requirements for a principal dwelling ~~in the R-1 residential zoning district.~~

(8) Minimum lot size. Detached ADU's are allowed on properties with a minimum of one acre in size.

(9) Attached ADU's are allowed on properties with a minimum of 80-foot lot width.

(10) Height. The detached ADU may not exceed a height of 22 feet, or the height of the principal structure, whichever is less.

(11) Address. The ADU must retain the same address as the principal structure.

(12) Parking. Additional parking for the ADU is not required if off-street parking requirements for the principal structure are met.

(12) ~~Regulations. An accessory dwelling unit must comply with all other city, local, regional, state, and federal regulations.~~

(13) Utilities. Accessory dwelling units must share utilities with the principal structure.

(14) Foundation. Accessory dwelling units must have a permanent foundation.

(15) ~~Certificate of occupancy. Accessory dwelling units must have a certificate of occupancy and a building permit.~~

(15) Ownership. Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.

~~(16) Garage conversion. ADU's are permitted above existing lawful detached garages. A conditional use permit (CUP) is required for the conversion of a lawful, nonconforming garage to an ADU. Exterior finish updates and additional landscaping or screening may be required from the city as a condition.~~

(17) In multi-family, assisted living, memory care, or nursing home structures, ADUs as one-bedroom guest suites are permitted at the rate of one ADU per 50 apartment units and shall not count towards density calculations.

(18) ADUs in the Shoreland Overlay District are limited to 700 square feet and 15 feet in height.

(B) Model Homes, Temporary Real Estate Offices, and Construction Trailers/Field Offices. This section allows for the provision of model homes, temporary real estate offices, and temporary construction trailers/field offices in new residential subdivisions or development without adversely affecting the character of surrounding residential neighborhoods and properties or creating a general nuisance. As these uses represent a unique temporary commercial use, special consideration must be given to the peculiar problems associated with them and special standards must be applied to ensure reasonable compatibility with their surrounding environment. All model homes, temporary real estate offices, and construction trailers/field offices must comply with the following special requirements:

(1) Temporary parking facilities shall be provided for model homes, temporary real estate offices, and construction trailers/field offices. At least four parking spaces must be provided. The overall design, drainage, and surfacing of the temporary parking facility shall be subject to the approval of the zoning administrator.

(2) The model home or temporary real estate office are permitted only until all the other lots in the subdivision have active building permits. Construction trailers/field offices are permitted until all buildings within the project have a certificate of occupancy.

(3) The applicant for a model home may be required to submit a cash bond to guarantee the conversion of the model home to living space in a timely manner if alterations to the site have occurred such as the provision of paved parking, removal of lighting, and similar uses. Such conversion includes, but is not limited to, the provision of landscaping, turf restoration and the removal of parking lots, signage, and lighting.

(4) At no time may a model home, temporary real estate office, or construction trailer/field office be used as ~~a residence~~ living quarters.

(C) Home Occupations. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods within the city, and in order to guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible effects of said home occupation uses. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts. ~~Applications for a home occupation permit shall be processed administratively by the zoning administrator; or when circumstances necessitate, in accordance with the processing procedure established for conditional use permits in section 117-51. Home occupation permits may be suspended or revoked pursuant to the procedure established in section 117-51.~~

(1) *Requirements.* Home occupations that operate under the following parameters shall be exempt from a permit. If a home occupation operates beyond the conditions below or if the home occupation creates conditions described in subsection (2), a permit shall be required.

a. The home occupation shall be clearly incidental and secondary to the residential use of the premises, and shall result in no incompatibility with or disturbance to the surrounding area.

b. The owner of the home occupation shall occupy the dwelling unit on the site of the home occupation.
c. Home occupation operations are restricted to the dwelling unit, attached or detached garages or accessory buildings. If the owner of a home occupation is conducting operations in a detached accessory building, said accessory building must be located on the same parcel as the owners dwelling unit, or a parcel immediately adjacent to the owner's dwelling, to which the owner also has fee title.
d. The area set aside for the home occupation in the dwelling unit shall not exceed 20 percent of the gross living area of the dwelling unit.
e. The area set aside for the home occupation in attached or detached accessory buildings or garages shall not exceed total accessory building space or height allowed on the site of the home occupation, as established in section 117-349.
f. A minimum of 400 square feet of garage or accessory building space shall be maintained as a primary residential garage for indoor parking of vehicles and equipment.
g. There shall not be any exterior evidence of the existence of said home occupation such as displays, exterior storage of home occupation equipment and vehicles, materials, supplies, inventory or merchandise, with the following exceptions:
    1. One motor vehicle affiliated with the home occupation, either meeting the definition of a commercial vehicle or any vehicle having lettering or advertising for said home occupation, shall be allowed to be stored or parked outside on the site of the home occupation in accordance with section 117-355.
    2. One piece of commercial equipment affiliated with the home occupation shall be allowed to be stored or parked on the site of the home occupation in accordance with section 117-355.
h. There shall be no interior signs or display which are visible from outside the dwelling unit or accessory building where the home occupation is operated nor any exterior business signs or displays unless otherwise permitted in article II, division 8 of this chapter, with the following exception:
    1. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the home or accessory building where the home occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.
i. The home occupation shall not generate excessive vehicular traffic (customers, employees, deliveries, etc.) in the residential neighborhood. Excessive vehicular traffic for purposes of this section is defined as in excess of any combination of eight round-trip customer/client visits and/or deliveries per standard eight hour day and no more than one on the premises at any given time. For the purposes of this section, one customer/client visit shall be considered to include any number of persons arriving in a single vehicle. One round-trip visit per eligible employee shall also be allowed and is not counted toward the customer/client visits. An increase at a rate of 25 percent is permitted if the subject property has access from a county, state, or MSA street.
j. The home occupation does not serve as headquarters or as a dispatch center where employees come to the site and are then dispatched to other locations.
k. The receipt or shipment of deliveries shall be limited to those made by the USPS and/or an express shipping service that is characteristic of service to a residential neighborhood.
l. The home occupation shall not constitute a fire hazard to neighboring residences, or a nuisance to neighbors because of excessive traffic, light glare, noise, odors, vibration or other circumstances, as determined by the fire marshal or zoning administrator.

m. The home occupation shall not include operations relating to internal combustion engines, body shops, ammunition manufacturing, motor vehicle repairs or sale, or any other objectionable uses as determined by the zoning administrator.

n. The home occupation shall not change the fire rating of a structure nor require exterior alterations or modifications that change the residential character or appearance of the dwelling unit or accessory building to a commercial nature.

(2) *Administrative (Level I) home occupation permit required.* Home occupations that include one or more of the following practices or operational methods shall require a home occupation permit that is subject to the review and approval of the zoning administrator.

a. The home occupation employs persons, which includes but is not limited to co-owners, partners, and employees), that do not live in the dwelling unit on the property but conduct work on the property.

1. The owner of a home occupation on a parcel less than three acres in size may employ a maximum of one person that does not reside in the dwelling unit on the property but does conduct work on the property. The owner of a home occupation on a parcel three acres or greater in size may employ a maximum of three persons that do not reside in the dwelling unit on the property but do conduct work on the property.

2. Off-street parking for the dwelling unit occupants and any nonresident employees is provided in accordance with section 117-355.

b. The home occupation involves operating methods that include transactions with the public (customers, clients, consultants, subcontractors, etc.) on the site of the home occupation. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway on the site of the home occupation.

c. Retail sales are conducted on the site. Retail sales at the site shall be limited to products that are ancillary to the home occupation and shall be displayed or stored indoors.

~~(3) *Conditional use.* Home occupations that propose to operate beyond the scope of the parameters in subsection (1) and/or (2) of this section shall be processed in accordance with the procedures established for conditional use permits in section 117-51, with the exception of recording the home occupation permit should it be approved by city council.~~

(4) *Nuisance prevention.* In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these guidelines, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.

(5) *Inspections.* There may be one or more inspections each year by the zoning administrator or designee of any property covered by a home occupation permit. In addition, the zoning administrator and/or his designee, shall have the right at any time, upon reasonable request, 48 hours' notice shall be considered reasonable, to enter and inspect the premises covered by said permit for safety and compliance purposes.

(6) *Term of home occupation permits.* Home occupation permits granted by this section shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (7) of this section.

(7) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of article provisions.*

a. Should a home occupation permit holder die or move to a new location, the existing permit shall be automatically terminated. Except that in the case of death, should a surviving spouse or child, residing at the same address or receiving title to the property desire to continue the

home occupation, written notice to that effect shall be given to the zoning administrator and the council may authorize continuation of that permit without further hearing.

b. A home occupation permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the zoning administrator. All such revocation hearings, publication, and notice requirements shall be the same as for conditional use permits in accordance with section 117-51.

c. Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain a home occupation permit as required herein. The business may continue pending final determination of the application. Should the zoning administrator or council deny the application for a home occupation permit the use shall immediately cease at such residential premises.

(8) Uses ineligible for Home Occupations. The following business types are not allowed uses as home occupations:

a. Auto Repair or Sales

b. Firearms or ammunition sales, servicing, or manufacturing

(E) Licensed Residential Facilities – Licensed residential facilities are limited to six residents per dwelling unit. This requirement applies to unlicensed supportive living facilities.

(F) Religious Institutions.

(1) In any residential district, a religious institution must be located along an arterial roadway or at the intersection of two collector roadways as defined by the Existing Functional Classification map in the Comprehensive Plan. Vehicular access to the site must be from either the collector or arterial roadway or a designated frontage road.

(2) Dwelling Units. Dwelling units are allowed as an accessory use as a residence for clergy, staff, or mission of the institution.

(G) Principal structures within the Urban Reserve District constructed after the adoption date of this chapter:

(1) All principal structures shall be orientated in such a way where access can be modified from an existing arterial or collector roadway to a new local street anticipated with any future subdivision on the property.

(2) All structures shall be designed for eventual connection to City services.

(H) Multiple Family Dwellings. Multiple family dwelling buildings intended for general occupancy (excluding Senior Living) shall have the following requirements:

(1) Unit types. All buildings shall have a mix of three or more different unit types. In no case shall a building be comprised of more than 60 percent one-bedroom units and no more than 20 percent efficiency or studio units.

(2) Controlled access entry systems are required for all multiple family dwelling buildings including accesses between enclosed parking and the rest of the building.

(I) *Temporary portable storage containers.*

(1) One temporary portable storage container is allowed per dwelling unit for a maximum of 30 consecutive days in a calendar year, unless in conjunction with an active building permit.

(2) The storage container must be located on the driveway of the dwelling unit it is serving. An alternate location may be approved by the Zoning Administrator.

426 Temporary Health Care Dwellings

Pursuant to authority granted by Minn. Stats. § 462.3593, subd. 9, the City of Ramsey opts-out of the requirements of Minn. Stats. § 462.3593, which defines and regulates temporary family health care dwellings.

430 Bulk Standards

(A) Minimum and maximum dimensional standards for lots and the principal structures for each of the residential districts are established in the following table:

| | UR | RR | R1A | R1B | R1C | R2 | R3 |
|---|---|---|---|---|---|---|---|
| **Lot Standards** | | | | | | | |
| Lot Area | 20 acres | 2.5 acres | 10,000 sqft | 6,500 sqft | 5,000 sqft | 4,350 sqft or equivalent | 10,000 sqft |
| Minimum Lot Width | 300 feet | 200 feet/ 100 feet on cul-de-sac | 75 feet | 65 feet | 50 feet | N/A | 100 feet |
| Minimum Lot Depth | 200 feet | 200 feet | 100 feet | 90 feet | 80 feet | N/A | 200 feet |
| Minimum Lot Frontage on a Public Street | 60 feet | 60 feet | 45 feet | 45 feet | 35 feet | N/A | 80 feet |
| **Principal Structures** | | | | | | | |
| Maximum Building Height | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet | 40 feet | 60 feet |
| Minimum Principal Structure Footprint | 720 sqft | 720 sqft | 720 sqft | 720 sqft | 720 sqft | N/A | N/A |
| Maximum Principal Structure Footprint | 5 percent | 10 percent | 25 percent | 35 percent | 35 percent | 35 percent | 50 percent |
| Maximum Impervious Coverage | 10 percent | 20 percent | 35 percent | 40 percent | 50 percent | 50 percent | 60 percent |
| Front Setback | 25 feet | 40 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |
| Side Setback (interior) | 5 feet | 10 feet | 5 feet | 5 feet | 5 feet | 30 feet (edge of development) | 25 feet |
| Side Setback (to right-of-way) | 25 feet | 40 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |
| Rear Setback | 40 feet | 40 feet | 20 feet | 20 feet | 20 feet | 10 feet | 10 feet |
| Setbacks from arterial roadways | 60 feet | 60 feet | 60 feet | 60 feet | 60 feet | 60 feet | 60 feet |
| Setback from wetlands | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet |

(B) Maximum Setback – All principal structures on lots zoned R1A, R1B, and R1C shall be constructed no greater than 10 feet more than the minimum setback for the respective districts, except where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

~~(C) Flag Lots – The use of flag lots is limited to the RR district and should be kept to a minimum where there is no other reasonable way to subdivide property. If so created, the portion of the property containing the driveway shall be no less than 20 feet in width. Minimum lot area shall be calculated excluding the portion of the property containing the driveway.~~

(C) For lots in the R2 district created for attached or detached townhomes, the lot area equivalent shall be calculated as an average of the areas of the privately-owned lots and any association-maintained common areas.

(D) Accessibility ramps are exempt from the front yard setback requirements of each district.

(E) Density/Use Transitioning and Buffering – Add 35 feet to the minimum lot depth or width and to the principal structure setback (side or rear) to accommodate screening requirements found in Section 475 when:

(1) Adjacent to an RR-, B-, or I-zoned property; or

(2) When an R2- or R3-zoned property is adjacent to an RR-, R1A-, R1B-, or R1C-zoned property;

(3) Adjacent to a P-zoned property.

450 Accessory Structures

The following standards are required for all accessory structures on residential properties.

(A) Height.

(1) Urbanized Districts: The height of a detached accessory buildings shall not exceed the height of the principal structure or ~~22~~ 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure.

(2) Rural Residential or Urban Reserve District: The height of a detached accessory buildings shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure. If a detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.

(B) Architectural Requirements. The exterior materials used on the detached accessory buildings must generally match those of the principal building on the subject property including same or similar colors, soffit, fascia and eave overhang.

(C) Setbacks

(1) Side and Rear Setbacks – 5 feet.

(2) Front Setback and side adjacent to right-of-way – no closer to the street than the edge of the principal structure.

(3) Exception: detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

a. On RR lots two acres or greater in area, or

b. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

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

Accessory Structure area and quantity requirements for all residential districts:

| Parcel Size (sq. ft. and acres) | Maximum Square Footage Allowed for Accessory Buildings | Maximum number of Accessory Buildings Allowed |
|---|---|---|
| 0—21,779 (0 to 0.5 acre) | 10% of lot, or 1,500 square feet, whichever is smaller | 2 |
| 21,780—43,559 (0.5 acre to 1 acre) | 1,800 | 3 |
| 43,560—65,339 (1 acre to 1.49 acres) | 2,200 | 3 |

| | | |
|---|---|---|
| 65,340—108,899<br>(1.5 to 2.49 acres) | 2,400 | 3 |
| 108,900—152,459<br>(2.5 to 3.49 acres) | 2,700 | 3 |
| 152,460—196,019<br>(3.5 to 4.49 acres) | 3,000 | 4 |
| 196,020—239,579<br>(4.5 to 5.49 acres) | 3,500 | 4 |
| 239,580—283,139<br>(5.5 to 6.49 acres) | 3,900 | 4 |
| 283,140—326,699<br>(6.5 to 7.49 acres) | 4,300 | 5 |
| 326,700—370,259<br>(7.5 to 8.49 acres) | 4,700 | 5 |
| 370,260—413,819<br>(8.5 to 9.49 acres) | 5,100 | 5 |
| 413,820—435,599<br>(9.5 to 9.99 acres) | 5,500 | 5 |
| 435,600—871,199<br>(10 to 19.99 acres) | 6,000 | 6 |
| 871,200—1,742,399<br>(20 to 39.99 acres) | 8,000 | 7 |
| 1,472,400 or larger<br>(40 acres or more) | 12,000 | 8 |

460 Residential Parking Standards

(A) Garages required. All single-family and townhome units must have a garage, either attached or detached, of at least 400 square feet in area.

(B) Required Quantity of Parking Spaces. For uses not listed below, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of residents, employees, customers, and visitors.

(1) Detached Single-Family, Attached Two-Family, Townhome (attached or detached), and Licensed Residential Facility uses must provide two off-street parking spaces per dwelling unit. Driveways may be used as parking spaces.

(2) Multiple-Family Dwelling uses must provide 1.5 off-street parking spaces per unit in a parking lot or structure conforming to the design standards in Section 560.

(3) Senior Living and Assisted Living uses must provide one off-street parking space per unit in a parking lot or structure conforming to the design standards in Section 560.

(4) Religious Institutions as required in Section 560.

(C) In any residential district, outside parking of any motor vehicle(s) and/or recreational equipment is subject to the following standards:

(1) *Number of items.*

a. Six items ~~allows~~ are allowed for outdoor storage and parking on parcels less than one ~~two~~ acre~~s~~ in size.

b. Eight items are allowed for outdoor storage and parking on parcels between one and 1.99 acres in size.

c. ~~Eight~~ Ten items are allowed for outdoor storage and parking on parcels between two and 4.99 acres in size.

d. ~~Ten~~ Twelve items are allowed for outdoor storage and parking on parcels five acres or greater in size.

e. Items stored or parked separate from other items shall count as one item each; multiple items stored or parked on a trailer, for instance, count as one item. (Example: two snowmobiles and an empty trailer on the ground are three items; two snowmobiles on a trailer are one item).

f. Items that will count towards the number restriction include, but are not limited to, the following examples: trailers, motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all-terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, ~~and other recreational equipment~~, bobcats, skid steers, and self-propelled vehicles.

g. Exceptions: Items that will not count towards the number restriction include those items typically seen as accessory to a residential use, up to four each. Examples would be lawnmowers, garden tractors and attachments, bicycles, wheelbarrows, play structures, stepladders, and other items used for routine home and lawn maintenance.

~~g. Increase in the number of items will be allowed through an administrative zoning permit at the discretion of the zoning administrator if the applicant can demonstrate a higher number of drivers, topographical issues on the lot or other practical difficulties.~~

(2) *Location and setbacks.*

a. On all residential parcels:

1. Motor vehicles stored or parked in a side or rear yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
2. Equipment parked or stored in the side yard shall maintain a setback of at least five feet from the edge of the parking surface to the lot line(s).
3. Equipment parked or stored in the rear yard shall maintain a setback of at least five feet from the lot line(s).

(3) *Surfacing.*

a. Inside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
   (i) In the front yard if on a driveway.
   (ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement or concrete.
2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
   (i) In the front yard if on a driveway.
   (ii) In the side yard on a residential parking surface of either bituminous pavement or concrete.
   (iii) In the rear yard on an unimproved surface.

b. Outside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:
   (i) In the front yard if on a driveway.
   (ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.
2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:
   (i) In the front yard if on a driveway.

(ii) In the side yard on a residential parking surface of bituminous pavement, concrete, or Class V of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.

(iii) In the rear yard on an unimproved surface.

c. An alternative surface, such as pervious pavement, may be considered with appropriate base and approval of the zoning administrator.

~~(4) Residents shall be allowed to have one unlicensed, inoperable motor vehicle that may be stored outdoors This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be stored in the side or rear yard on a prepared surface and must be completely screened from adjacent properties and right-of-way. This motor vehicle shall still be subject to the city's public nuisance regulations.~~

(4) The material for the prepared parking surface must be at least two inches in depth~~. It is reiterated that City Code requires the surface to be applied~~ under the entire motor vehicle or equipment and extend 12 inches beyond the perimeter of the motor vehicle or equipment.

(5) At no time shall a motor vehicle or equipment be parked such that any portion of the motor vehicle or equipment extends into a sidewalk or trail~~, as these are considered public rights-of-way.~~

(C) Commercial use motor vehicles and equipment may be parked outside for short-term periods, defined as eight hours or less in one 24-hour period, or for longer periods under the following conditions:

(1) *Inside the MUSA:*

a. Said items shall be screened to a degree of 75 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement or concrete.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsections (c)(1)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(2) *Outside the MUSA:*

a. Said items shall be screened to a degree of 50 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement, concrete, or Class V with a minimum of a two-inch base.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsection (c)(2)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(D) Active agricultural motor vehicles and equipment necessary to sustain agricultural uses are allowed and not required to be parked on a prepared surface nor screened.

(E) Private and/or commercial use motor vehicles and equipment shall not be parked on a parcel unless said personal property is owned or leased by a person residing on the parcel, or owned or leased by the employer of a person residing on the parcel. The Minnesota Department of Motor Vehicles

registration records shall be used to determine the owner of registered vehicles and/or equipment and said owner's address.

462 Game Fair Parking Overlay District

The "GF Game Fair parking overlay district," is established as shown on the official zoning map accompanying this ~~code~~ chapter. Notwithstanding the provisions of Section 460 to the contrary, Game Fair parking on residentially zoned property may be permitted in required side and front yards only during the period of the annual "Game Fair" event conducted by Armstrong Kennels.

463 Residential Driveways

(A) When Required.

(1) A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight feet wide by seven feet tall.

(2) If a detached accessory building serves as the primary garage, a driveway shall be installed.

(B) Surface Materials

(1) Urbanized districts: driveway materials shall consist of concrete, bituminous, or driveway-rated pavers for a continuous hard surface.

(2) Rural Residential or Urban Reserve Districts: driveway materials shall consist of concrete, bituminous, driveway-rated pavers, or a minimum two-inch Class-V gravel.

(C) Driveways shall be setback at least five feet from interior side or rear property lines.

(D) Driveway widths shall not exceed 30 feet at the street, through the public right-of-way, and the first five feet of the adjacent yard to the right-of-way where the driveway is accessing.

(E) No more than 50 percent of a front yard may be covered by a driveway.

465 Residential Waste Management

(A) Outdoor waste receptacles serving single- and two-family dwellings and licensed residential facilities must be in either the rear or the side yard ~~and must be screened from public view and adjacent lots~~.

(B) Waste receptacles serving townhomes, multi-family, or non-residential uses must be located within an interior trash room, a garage, or an exterior waste enclosure designed of masonry construction and opaque gates compatible with the building's architecture.

470 Residential Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

(4) Aid in both physical and mental human health;

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;

(7) Improve energy efficiency;

(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;

(9) Complement adjacent land uses;

(10) Improve the visual quality and continuity within and between developments;

(11) Reduce storm water runoff;

(12) Encourage the establishment and/or restoration of native landscapes.

(B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:

(1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;

(2) Encourage a healthy environment and landscape in the future;

(3) Ensure a diverse mixture of species to protect against future pests and pathogens;

(4) Encourage native landscapes in suitable locations with appropriate management plans.

(C) *Landscaping requirements.*

(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.

a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil~~, as defined in section 117-1,~~ shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.

~~1. The depth of topsoil at the time of inspection shall be not less than four inches.~~

~~2.~~ Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.

b. *Required ground cover.* In all urbanized zoning districts ~~except R-1,~~ all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces in adjacent rights-of way. Any alternative to the sod requirement shall require City Council approval.

~~1. In the R-1 Residential District, sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.~~

~~2.~~ The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. ~~Noxious weeds do not constitute allowable ground cover.~~

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

a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development (see division 5, Tree Preservation for inventory and preservation requirements). For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(5) *Planting requirements for the R1A, R1B, R1C, and RR districts.*

| Zoning District | Planting Type | Minimum Number Required | Size |
|---|---|---|---|
| R1A, R1B | Overstory Deciduous and/or Coniferous trees | 2 trees per dwelling, planted in the boulevard (or front yard depending on available space) | 1 inch caliper - deciduous<br>5 foot height - conifer |
| R1C | Overstory Deciduous ~~and/or Coniferous trees~~ | 1 tree per 50 feet of frontage, planted in the boulevard | 1 inch caliper — deciduous<br>5 foot height — conifer |
| RR | Overstory Deciduous and/or Coniferous trees | 2 trees per dwelling, planted in the front yard | 1 inch caliper - deciduous<br>5 foot height — conifer |

a. In the R1C district, alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveways, streetlights, hydrants, etc.

(6) *Planting requirements for the R2 and R3 Districts.*

a. If the housing product is a detached style, the plantings shall consist of at least one tree per 50 feet of street frontage, planted in the boulevard.
   1. Alternative planting locations, such as the backyard or common areas, will be considered if there is not sufficient space in the boulevard due to other improvements such as driveway, streetlights, hydrants, etc.

b. If the housing product is an attached style, the number of plantings shall be determined based on canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage.

c. The minimum canopy cover required shall be calculated as follows:
   1. Determine ratio of impervious area (including stormwater ponds) to entire site.
   2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
   3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{maximum spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

d. Minimum size of plantings. Required trees and shrubs shall meet or exceed the following size standards:

| Plant Type | Size |
|---|---|
| Deciduous Tree | 1 inch caliper |
| Coniferous Tree | 5 feet in height |
| Ornamental Tree | 1 inch caliper |
| Deciduous Shrub | 2 feet in height |
| Evergreen | 2 feet in height or width, based on growth characteristics |

475 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:

a. Proper placement on the roof.

b. An integrated screen panel that is architecturally compatible with the building.

c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units for all structures other than single-family, two-family, and townhomes must be screened from views from the property lines using the following means:
a. Privacy fencing
b. An integrated screen panel that is architecturally compatible with the building.
c. Landscaped berms.

(3) Density/Use Buffering and Transitioning. Within the additional lot depth/width area described in Section 430, the following options are required when different residential uses abut each other or residential uses abut an existing or planned non-residential use.
a. A continuous six-foot privacy fence with overstory trees planted every 20 feet, roughly evenly spaced.
b. A vegetative buffer containing four overstory, four evergreen, and four understory trees planted per 100 feet of property boundary on both sides of a berm with a maximum slope of 4:1.
c. If this area is used for storm water management, both sides of the basin shall be lined with overstory trees at the rate of one tree per 20 feet, roughly evenly spaced and large shrubs at the rate of one per three feet. The side of the basin closest to a non-residential use shall add one evergreen tree per 40 feet, roughly evenly spaced.
d. Other options may be approved by the City Council based on site and adjacent site conditions and existing vegetation.

480 Residential Architectural Design Standards

(A) *Single-Family Homes, Two-Family Structures Exterior building materials.* The type of building materials used on exterior walls on all structures ~~in the R-1 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, ~~or~~ vinyl siding; wood; ~~masonite products~~ or other compatible residential materials ~~that may be approved by the city~~.

(B) *Townhomes, Rowhomes, Multi-Family Buildings.* The purpose of this section is to encourage the development of high-quality, diverse multiple-dwelling structures in the city while permitting flexibility in the development process.
(1) General standards. The requirements in this section apply to the front facades of all multiple-dwelling structures, as defined under permitted uses in this section.
a. The type of building materials used on exterior walls of all townhomes, rowhomes, and multi-family structures ~~in the R-3 Residential District~~ shall be face brick; natural stone; stucco; aluminum, steel, or vinyl siding; wood; ~~masonite products~~; or other compatible residential materials that may be approved by the city council. Exterior Insulation and Finish Systems (EIFS) material is prohibited. The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face brick, natural stone, or stucco (excluding window and door area in the calculation). This requirement shall also apply to the side of a building when it faces a public street.
b. Multiple-dwelling developments that face county highways, state highways, or MSA roads shall vary structure orientation.
c. A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count towards this requirement include siding, trim, doors, and garage doors. A color palette shall be included as a part of the building elevation submittal at the time of development review.
d. All multiple-dwelling structures shall include at least two of the following architectural elements:

1. Articulated/cantilevered facade.
2. Dormers.
3. Articulated roofline.
4. Projected or inset windows.
5. Balconies, porches, or decks.
6. ~~Window treatments, such as shutters and window boxes.~~
7. ~~—~~Other elements as approved by the city council.

~~b. The 35 percent masonry requirement (under subsection (e)(8)a.1 of this section) may be waived in whole or in part based on inclusion of one or more of the following criteria:~~

~~1. Two additional architectural elements from the list in subsection (e)(8)a.4 of this section are included.~~

~~2. Two additional colors are included in the overall color palette, for a total of five colors.~~

~~3. Decorative sidewalks (brick, stone inlays, etc.).~~

~~4. Other aesthetic enhancements deemed to be appropriate by the city council.~~

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

485 Residential Fences

(A) *Height.* Fencing or walls (except retaining walls) located in the ~~required~~ front yard ~~setback~~ shall not exceed four feet in height ~~except for "ornamental fences" as defined in section 117-1~~. Fencing or walls located in the side or rear yard shall not exceed eight feet in height. ~~A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.~~

(B) *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

(1) No boards, planks, or panels shall be larger than 12 inches in width.
(2) Chain link fences shall be constructed such that no barbed ends shall be at the top.
(3) Fence framing must face inward on the fence owner's lot.
(4) Chain link fencing for multi-family, townhome, or non-residential uses must be black or brown vinyl coated.

(C) Agricultural uses.

(1) Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by Chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.
(2) Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.
~~(3) A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.~~

(D) *Location.* Fencing must be located ~~100 percent~~ on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

(1) For corner lots, no fence shall be located within the vision clearance triangle ~~as described in section 117-348.~~

~~(2) The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.~~

**500 Business Districts**

510 Districts Established and Purpose

The following businesses districts (B-1, B-2, B-3, I-1, and I-2) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these five districts are herein this chapter called "business districts."

511 B-1 Neighborhood Business District

(A) Purpose. This district is intended to provide a district which encourages compact walkable centers for office, retail sales, and personal services that connect to and serve the adjacent neighborhoods and to preserve and protect the general character of the adjacent areas.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

512 B-2 Community Business District

(A) Purpose. This district is intended to provide a district for the development of community-scale office, retail sales, restaurant, and services functional for both pedestrians and automobiles.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

513 B-3 Regional Business District

(A) Purpose. This district is intended to provide for large-scale commercial development, including retail, entertainment, restaurant, and other complementary commercial uses. The district is intended to provide a commercial environment that is functional for both pedestrians and automobiles serving the community and region.

(B) Application – This district shall be applied to properties guided Commercial as shown on the current Comprehensive Plan.

514 I-1 Light Industrial District

(A) Purpose. This district is intended to provide areas in which to locate businesses that enhance the city's tax base, have a large employee base, involve manufacturing, warehousing, distribution, office uses, and other accessory retail and service uses offered on site with minimal outdoor storage. This district also accommodates large users such as indoor recreational complexes.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

515 I-2 General Industrial District

(A) Purpose. This district is designed to provide a district for intense manufacturing, warehousing, distribution, and industrial uses due to the characteristics of the use of the property, and/or have an extensive amount of outdoor processing and/or outdoor storage.

(B) Application – This district shall be applied to properties guided Business Park as shown on the current Comprehensive Plan.

520 Uses

The following sections establish listings of the permitted, conditional, principal, accessory, and temporary uses for the business zoning districts (B-1, B-2, B-3, I-1, I-2). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each business zoning district, and the overall purpose of this chapter. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

521 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | B-1 | B-2 | B-3 | I-1 | I-2 | Additional Standards (Section) |
|---|---|---|---|---|---|---|
| Adult Uses – Principal | NP | NP | C | NP | NP | 525 |
| Animal Service Business and Veterinary Clinics | P | P | P | P | P | |
| Asphalt and Concrete Plants | NP | NP | NP | NP | C | |
| Assembly Halls, Banquet Halls, or Conference Centers | NP | C | C | C | NP | |
| Banks | P | P | P | P | NP | |
| Breweries and Distilleries | NP | P | P | P | P | 525 |
| Car Washes and Detailing Services | NP | C | C | C | NP | |
| Commercial Recreation, Indoor | NP | C | C | C | NP | 525 |
| Commercial Recreation, Outdoor | NP | C | C | NP | NP | 525 |
| Communications Towers | C | C | C | C | C | 370 |
| Crematoriums | NP | NP | NP | P | P | 525 |
| Data Centers | NP | NP | NP | P | P | |
| Daycare Centers | P | P | P | P | NP | |
| Digital Billboards | NP | C | C | C | C | Signs |
| Distribution Facility | NP | NP | NP | NP | P | |
| Equipment, tool, and party supply rental business | NP | NP | C | C | C | |
| Fitness Centers | P | P | P | P | NP | 525 |
| Funeral Homes | P | P | P | NP | NP | 525 |
| Motor Fuel Station, CNG Fuel Sales | NP | C | C | C | C | 525 |
| Governmental or Public Facility or Utility | P | P | P | P | P | |
| Hotels | NP | P | P | NP | NP | |
| Manufacturing, Assembly, Production, Research and Testing Labs, and the like | NP | NP | NP | P | P | |
| Medical and Dental Offices and Clinics | P | P | P | P | NP | |
| Motor Vehicle Repair | NP | C | C | C | C | 525 |
| Motor Vehicle Sales and Showrooms and Rental | NP | NP | C | C | C | 525 |
| Multiple Principal Structures on one Parcel | C | C | C | C | C | |
| Offices and Professional Services | P | P | P | P | P | |
| Personal Services | P | P | P | P | P | |
| Post-Secondary Educational Facility | NP | P | P | P | P | |
| Private Clubs or Lodges | C | C | C | NP | NP | |
| Religious Institutions | P | P | P | NP | NP | 525 |
| Restaurants and Brewpubs | P | P | P | P | P | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Retail landscape nurseries, garden centers | NP | C | C | NP | C | 525 |
| Retail Sales and Showrooms | P | P | P | P | P | |
| Self-Storage Facility | NP | C | C | NP | C | 525 |
| Theaters, Movie Theaters | NP | P | P | NP | NP | |
| Vehicle Impound Yards, Auto Salvage Yards, Tow Yards, Vehicle Wrecking Yard | NP | NP | NP | NP | NP | |
| Warehousing | NP | NP | NP | P | P | |
| Wholesale Sales | NP | NP | NP | P | P | |

522 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found the noted sections. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Accessory Use | B-1 | B-2 | B-3 | I-1 | I-2 | Additional Standards (Section) |
|---|---|---|---|---|---|---|
| Accessory Dwelling Units (ADU) | C | C | C | NP | NP | 525 |
| Accessory Storage Buildings and Garages | P | P | P | P | P | 560 |
| Adult Uses – Accessory | NP | P | P | NP | NP | 525 |
| Commercial Recreation, Outdoor | NP | C | C | C | C | 525 |
| Crematoriums | NP | P | P | P | P | 525 |
| Drive-Thrus | NP | C | C | C | C | |
| Electric Vehicle Charging Stations | P | P | P | P | P | |
| Ground source heat pump systems | P | P | P | P | P | 333 |
| Mobile Food Units | P | P | P | P | P | 525, Ch. 26 |
| Motor Fuel Stations, CNG Stations | NP | NP | NP | P | P | 525 |
| Motor Vehicle accessory installation | NP | P | P | P | P | |
| Outdoor Animal Runs | NP | C | C | C | P | 525 |
| Outdoor Dining Areas | P | P | P | P | P | |
| Outdoor Displays | P | P | P | NP | P | 525 |
| Outdoor Sales | C | C | C | NP | NP | 525 |
| Outdoor Storage | NP | NP | C | C | C | 525 |
| Outdoor Vehicle and Equipment Storage | NP | NP | NP | P | P | |
| Parking Lots and Structures | P | P | P | P | P | |
| Retail Sales and Showrooms | P | P | P | P | P | |
| Solar Energy Systems | P | P | P | P | P | 332 |
| Taprooms and Cocktail Rooms | NP | P | P | P | P | 525 |
| Vehicle sales inventory and display lots | NP | NP | C | NP | NP | 525 |
| Wind Energy Conversion Systems (WECS) (micro-scale) | P | P | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (small-scale) | P | P | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (medium-scale) | P | P | P | P | P | 331 |

523 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established business use listed in Section 521. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | B-1 | B-2 | B-3 | I-1 | I-2 | Additional Standards (Section) |
|---|---|---|---|---|---|---|
| Construction Trailers/Field Offices | P | P | P | P | P | 306 |
| Outdoor retail sales of Christmas trees, wreaths, and the like<br>*November 1 – December 31.* | P | P | P | NP | NP | 525 |
| Outdoor retail sales of fireworks<br>*June 15-July 15* | P | P | P | NP | NP | 525 |
| Outdoor storage of snow removal equipment, temporary salt/sand shed/container<br>*October 15-April 15* | P | P | P | P | P | 525 |
| Outdoor retail sales of plants, flowers, and the like<br>*May 1 – July 31.* | C | C | C | C | C | 525 |
| Seasonal outdoor storage of marine boats<br>*September 1 through May 31* | NP | NP | C | C | C | |
| Transient Merchants, Licensed | P | P | P | P | P | Ch 26 |

525 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(A) Accessory dwelling units (ADU) in conjunction with certain business uses. Such business types include, but are not limited to, funeral homes or animal service businesses with boarding. Attached accessory dwelling units are permitted with the following requirements:

(1) Number. No more than two ADUs shall be allowed per business property.

(2) Occupancy. At least one resident of each ADU must be an employee of the business where the ADU is located and it is a part of the employee's job duties to be on-site for extended or overnight hours. The unit cannot solely be rented to someone unaffiliated with the business.

(3) Maximum size. The maximum size of an ADU cannot exceed 800 square feet of habitable space.

(4) Address. The ADU must retain the same address as the principal structure.

(5) Utilities. Accessory dwelling units must share utilities with the principal structure.

(6) Ownership. Accessory dwelling units may not be sold separately from the primary residence, and cannot be created with a new tax parcel.

(7) The ADU is subject to rental licensing requirements of Chapter 26.

(B) Adult Uses

(1) *Purpose.* The nature of adult uses is such that they are recognized as having adverse secondary characteristics, particularly when they are accessible to minors and located near residential property or related residential uses such as schools, day care centers, libraries or parks. Furthermore, the concentration of adult uses has an adverse effect upon the use and enjoyment of adjacent areas. The nature of adult uses requires that they not be allowed within certain zoning districts, or within minimum distances from each other or residential uses. Special regulation of adult uses is necessary to ensure that the adverse secondary effects would not contribute or enhance criminal activity in the area of such uses nor will it contribute to the blighting or downgrading of the surrounding property and lessening of its value.

(2) *Generally.* Adult uses as defined in this chapter shall be subject to the following general provisions:

a. Activities classified as obscene are not permitted and are prohibited.

b. Adult uses, either principal or accessory, shall be prohibited from locating in any building that is also utilized for residential purposes.

c. Adult uses, either principal or accessory, shall be prohibited from locating in any place that is also used to dispense or consume alcoholic beverages.

d. An adult use that does not qualify as an accessory use pursuant to subsection (d)(1) of this section, shall be classified as an adult use - principal.

(3) *Adult uses - principal.*

a. Adult use - principal shall be located at least 1,000 radial feet, as measured in a straight line from the closest point of the property line of the building upon which the adult use - principal is located to the property line of:

1. Residentially zoned property;
2. A licensed day care center;
3. A public or private educational facility classified as an elementary, junior high or senior high;
4. A public library;
5. A public park;
6. Another adult use - principal;
7. An on-sale liquor establishment; or
8. Any religious organization.

b. No adult use - principal shall be located in the same building or upon the same property as another adult use - principal. This limitation does not apply to any business or establishment that contains more than one adult use - principal as of December 16, 1990; any such business or establishment that is required to terminate its location pursuant to this section is not prohibited from operating the same adult uses - principal that were in existence as of December 16, 1990, at any new location in the city where adult uses - principal are otherwise lawful under this Code.

c. Adult use - principal shall adhere to the following signing regulations.

1. Sign messages shall be generic in nature and shall only identify the type of business that is being conducted.
2. Sign messages shall not contain material classified as advertising.
3. Signs shall comply with the requirements of size and number for the district in which they are located.

d. Adult use - principal shall be limited to 7:00 a.m. to 12:00 midnight for its hours of operation. A differing time schedule may be approved by the zoning administrator, subject to council appeal, if it can be satisfactorily demonstrated by the operator to the city that extended operational hours will:

1. Not adversely impact or affect uses or activities within 1,000 feet.
2. Will not result in increased policing and related service calls.
3. Is critical to the operation of the business.

(4) *Adult uses - accessory.*

a. Adult use - accessory shall:

1. Comprise no more than ten percent of the floor area of the establishment in which it is located.
2. Comprise no more than 20 percent of the gross receipts of the entire business operation.
3. Not involve or include any activity except the sale or rental of merchandise.

b. Adult use - accessory shall be restricted from and prohibit access to minors by the physical separation of such items from areas of general public access:

1. *Movie rentals.* Display areas shall be restricted from general view and shall be located within a separate room, the access of which is in clear view and under the control of the persons responsible for the operation.
2. *Magazines.* Publications classified or qualifying as adult uses shall not be physically accessible to minors and shall be covered with a wrapper or other means to prevent display of any material other than the publication title.
3. *Other use.* Adult uses - accessory not specifically cited shall comply with the intent of this section subject to the approval of the zoning administrator.

c. Adult use - accessory shall be prohibited from both internal and external advertising and signing of adult materials and products.

(5) *Nonconforming adult use - principal or accessory.* Adult uses which are classified as legal nonconforming uses may continue in accordance with the provisions of this chapter, except that any such nonconforming use shall be terminated and become illegal on and after January 31, 1992. To the extent possible, the city shall attempt to identify all such uses which become classified as nonconforming under the provisions of this subdivision and shall notify the property owners and operators of such uses in writing of the change in status and the terms and conditions which apply. The owner of any property on which an adult use is located may apply to the council for an extension of the termination date. Any such application shall be in writing and be received by the city no later than December 31, 1991. Failure to submit a timely extension application shall constitute a waiver of the right to request an extension. The council may grant such an extension if upon the council's determination, the applicant demonstrates that the amortization period is an unreasonable burden upon the business and does not allow adequate time to recover a reasonable return upon the business investment. The applicant shall have the burden of proof to demonstrate hardship with the established termination date and also the time required for an extension. In making its decision, the council may consider any factor relevant to the issue, including but not limited to:

a. The degree or magnitude of threat to the public health, safety and general welfare posed by the secondary impacts of the operation.
b. The length of time that the adult use has been operating.
c. The ease by which the property could be converted to a conforming use.
d. The nature and character of the surrounding neighborhood.
e. The value and condition of the improvements on the property.
f. The amount of the applicant's investment in the business.
g. The amount of investment already realized.
h. The cost of relocating the adult use.

(C) Breweries and Distilleries

(1) In B2 and B3 districts, production is limited to 15,000 barrels per year and must be accompanied by a taproom/cocktail room.
(2) In I1 and I2, there is no production limit.

(D) Commercial Indoor Recreation

(1) In B1 district, the indoor space is limited to 2,000 square feet.
(2) Indoor Shooting Ranges:
(a) All firearms not in use in firing range lanes/stalls shall be unloaded and properly cased at all times in accordance with Minnesota laws.
(b) Controlled access to the shooting range shall be maintained at all times.

(c) Any weapons stored overnight on the premises shall be properly secured, per direction from the police chief.

(E) Commercial Outdoor Recreation

(1) As an accessory use, it must be in conjunction with a brewery and taproom, restaurant, brewpub use.

(F) Drive-Thrus

(1) All stacking space for vehicles shall be off-street and shall be constructed to size that will accommodate at least five vehicles. More stacking may be required if reasonable for the proposed use.

(2) Drive-thurs, menu boards, ordering equipment, and stacking queues shall be screened from view nor audible of abutting residential districts.

(3) Ordering equipment must not be audible from adjacent properties or rights-of-way.

(4) A bypass lane is required.

(5) Screening shall be provided of automobile headlights in the drive-thru lane to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.

(G) Fitness Centers. In the B1 districts, a fitness center use is limited to 2,000 square feet

(H) Funeral Homes and Crematoriums.

(1) In the B1 district, a crematorium is not permitted.

(2) In the B2 and B3 districts, a crematorium must be accompanied by a funeral home.

(3) In the I1 and I2 districts, a funeral home is not permitted, though a crematorium as a primary use is allowed as a permitted use.

(I) Gas Stations, CNG Fuel Stations.

(1) Adequate space shall be provided to access gas pumps and allow maneuverability around the pumps

(2) Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations do not conflict with circulation, access and other activities on the site.

(3) Fuel pumps shall be installed on pump islands with canopies. Canopies shall maintain a 20-foot setback from property lines as measured from the edge of the canopy.

(4) As an accessory use, fueling areas and canopies must be located to the rear or side of the principal structure.

(J) Mobile Food Units. A mobile food unit is considered an accessory use to an established business use with the following requirements:

(1) The owner/operator of the mobile food unit shall have written permission of the current property owner to locate in a designated area.

(2) The owner/operator of the mobile food unit must keep a copy of the mobile food unit license with the unit and demonstrate compliance with the license set forth in Chapter 26 upon inspection.

(3) The area(s) designated for the mobile food unit and accessory outdoor seating may not block sidewalks, walkways, impede pedestrian or vehicular traffic, or interfere with public safety.

(4) Mobile food unit locations are limited to private property located in a COR, Business, or Industrial District as listed in this chapter.

(5) Mobile food units shall be located on an established parking area or on an asphalt or concrete surface.

(6) The owner/operator must provide waste receptacles for customer use and keep the site in a neat and orderly fashion, free from litter, refuse, debris, junk, or other waste which results in offensive odors or unsightly conditions.

(7) Temporary freestanding signage is permitted in the form of up to two "A" frame or sandwich boards not to exceed six square feet per side. The signs must be placed within 10 feet of the mobile food unit. Flags and banners attached directly to the mobile food unit are permitted.

(8) Mobile food units must vacate the property between 11:00 pm and 8:00 am the following day.

(A) *Exception*. A mobile food unit may remain in place overnight in conjunction with a multi-day special event permit.

(9) Deviations from the standards above may be considered with a special event permit.

(K) Motor Vehicle Repair. The following standards are required for operating a motor vehicle repair business.

(1) All repair operations must be conducted inside a building.

(2) All vehicles must be properly licensed.

(3) Parking of any vehicle is prohibited on an adjacent public roadway.

(4) Visibly damaged vehicles parked outdoors must be screened.

(5) No vehicle dealer's license may be issued for the property.

(L) Motor Vehicle Sales/Vehicle sales inventory and display lots and vehicle showrooms. The following are standards for motor vehicle sales (includes RVs, trailers, campers, golf carts, farm implements, construction equipment, and the like):

(1) In I1 and I2 districts, sales and inventory must be located indoors only. No outdoor displays or parking of sales vehicles are permitted.

(2) The building on the property must occupy at least ten (10) percent of the buildable site.

(3) A minimum lot area of two (2) buildable acres is required.

(4) Only one state-licensed business entity is allowed per property.

(5) State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site.

(6) Vehicle sales inventory and display lots must follow the same design requirements as a parking lot found in Section 560. All vehicle parking spaces must have direct access to a drive aisle.

(M) Outdoor Animal Runs

(1) Outdoor animal runs are only allowed as an accessory use in conjunction with an animal service business.

(2) In the I1 district, the runs must not be located closer to the street than the front façade of the building.

(3) The area of the outdoor animal run must not exceed 20 percent of the building or tenant area the animal service business is occupying.

(N) Outdoor Storage, Sales, and Display; Seasonal Outdoor Storage or Sales

(1) Outdoor storage, Sales, and Display site requirements for each of the districts in which it is an allowed use:

| | B-1 | B-2 | B-3 | I-1 | I-2 |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| Allows outdoor display | Yes | Yes | Yes | No | Yes |
| Allows outdoor sales | Yes | Yes | Yes | No | No |
| Allows outdoor storage | No | No | Yes | Yes | Yes |
| Minimum lot area to allow outdoor storage | N/A | N/A | 1 acre | 5 acres | No minimum |
| Area limit (total of sales, display, and storage) | 5% building footprint | 10% building footprint | 30% building footprint | 30% of building footprint | 50% of parcel |
| Location Restriction | Front or side of building; within 6 feet of the building | Front or side of building | Front, side, or rear of building | Side and rear of building | No Restriction |
| Setback from rights-of-way | 10 feet | 10 feet | 20 feet | 20 feet | 20 feet |
| Setback from side or rear | 5 feet | 5 feet | 5 feet | 5 feet | 5 feet |
| Setback from Residential Use | 35 feet | 35 feet | 35 feet | 50 feet | 50 feet |
| Surface Material | Pavement | Pavement | Pavement | Pavement | Pavement or dustless |
| Outdoor storage screening required | N/A | N/A | Yes | Yes | Yes |

(2) Outdoor storage areas must not take up required parking spaces, drive aisles, landscaped areas, or loading areas.

(3) Storage areas must not be used for junk or debris and shall comply with chapter 30 of the Ramsey City Code entitled Public Nuisances.

(4) With the exception of seasonal sales of fireworks and seasonal sales of Christmas trees, wreaths, and the like, all items sold, displayed, and stored outdoors must be directly related to the business operation inside the building on site.

(5) The seasonal outdoor retail sales uses listed in Section 523 may be located on any side of the building.

(6) Seasonal outdoor storage of snow removal equipment and temporary salt/sand sheds/containers must be located to the side or rear of the building and screened from public rights-of-way.

(7) Outdoor storage of shipping containers:

a. In all business districts: used as a temporary use in conjunction with an active building permit.

b. In industrial districts: used as an interim use.

(O) Retail Landscape Nurseries/Garden Centers

(1) Plants, trees, shrubs, and other vegetation available for sale outdoors is exempt from the outdoor storage, sales, and display regulations in this section, other than setbacks from property lines and rights-of-way.

(2) All plants, trees, shrubs, and other vegetation available for sale must be in pots or containers.

(P) Self Storage Facility

(1) In B2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.

(2) Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated.

(Q) Taprooms and Cocktail Rooms – Must be in conjunction with a brewery or distillery.

530 Bulk Standards

(A) The following bulk standards are required for all properties and buildings in business districts unless regulated elsewhere in this chapter:

| | B-1 | B-2 | B-3 | I-1 | I-2 |
|---|---|---|---|---|---|
| Lot Area | 0.5 acre | 0.5 acre | 0.75 acre | 0.75 acre | 1 acre |
| Lot Width | 100 feet | 100 feet | 100 feet | 200 feet | 200 feet |
| Lot Depth | 150 feet | 150 feet | | | |
| Building Height Maximum | 35 feet | 40 feet | 50 feet | 65 feet | 65 feet |
| Minimum Building Footprint | N/A | N/A | 2,000 sqft | 5,000 sqft | 5,000 sqft |
| Maximum Building Footprint *(combined of all structures)* | 35% | 35% | 40% | 50% | 50% |
| Maximum Impervious Coverage | 75% | 80% | 85% | 80% | 85% |
| Front Setback | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Side Setback (interior) | 10 feet | 10 feet | 10 feet | 20 feet | 20 feet |
| Side Setback (to right-of-way) | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet |
| Rear Setback | 35 feet | 35 feet | 35 feet | 25 feet | 25 feet |
| Setback to a residential district | 60 feet | 60 feet | 60 feet | 80 feet | 80 feet |
| Setbacks to wetlands | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet | 16.5 feet |

(B) Zero-Lot-Line Standards. The side and rear setback requirements in the above table may become zero feet in the following situations:
(1) Along a property line abutting a railroad right-of-way.
(2) In a shopping center or coordinated development where two or more buildings are abutting and parking or other site improvements are shared.

550 Accessory Structures

Accessory structures on business properties must be incidental and subordinate to the principal use on the site. Following are standards for accessory structures on business properties:

(A) Structure design. All exterior materials must be compatible and coordinated with the principal structure and permanent in design.
(B) Location. All accessory buildings must be located to the side or rear of the front façade of the principal structure, with the exception of gas station canopies.
(C) Setbacks. All accessory structures must be set back at least 10 feet from side and rear property lines.
(D) Size. The total area of accessory structures is limited to 10 percent of the footprint of the principle structure, except for gas station canopies which have no limitation.
(E) Quantity. No more than one structure per five acres of lot area is permitted.
(F) Prohibited Structure Designs include membrane tents and shipping containers.

560 Business Parking Standards

(A) *General requirements*

(1) Property that constitutes required off-street parking areas may not be separated, through sale or other means, from the property containing the principal use for which the parking area is required.

(2) All off-street parking spaces shall have direct access off driveways and drive aisles and not directly off the public street unless otherwise approved by city council.

(3) Required parking facilities serving two or more uses may be located on the same lot or in the same structure, provided that the total number of parking spaces furnished shall not be less than the sum of separate requirements for each use. The council may approve the joint use of parking facilities by the following uses or activities under the following conditions:

a. ~~For the purposes of this section, the following uses are considered as daytime uses: banks, business offices, or wholesale or similar uses.~~

~~b. The following are to be considered as nighttime or Sunday uses: auditoriums incidental to a public or parochial school, churches, bowling alleys, dance halls, theaters, retail stores, personal service shops, bars or restaurants.~~

~~c. Up to 50 percent of the parking facilities required for nighttime uses may be supplied by the off-street parking facilities provided by daytime uses and vice versa.~~

a. Conditions required for joint use: the proposed joint parking space is within 500 feet of the use it will serve; the applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

b. A properly drawn legal instrument executed by the parties concerned for joint use of off-street parking facilities shall be filed with the zoning administrator, which shall run with the land and be recorded with the county recorder's office. This instrument must include a maintenance provision.

c. Reserved parking prohibited. All parking spaces in a shared parking lot must be available to all uses equally, except EV charging stations may be restricted to electric vehicles while charging.

(4) Time limit spaces authorized. Up to ten percent of spaces in a parking lot may be designated for limited-duration parking (i.e. 10-minute parking).

(B) *Off-street parking spaces required.* Paved off-street parking spaces, driveways, and drive aisles shall be provided in accordance with the specifications in this Code in any district whenever any new use is established or existing use is enlarged. ~~Screening as described in this section may be required where it is necessary to protect the aesthetic characteristics of residential neighborhoods (one space equals 300 square feet). When application of these regulations results in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded. Fractions over one-half shall count as one additional space.~~ For uses not listed in the following table, a parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs based on the number of employees, customers, and visitors.

| **Use** | **Parking Space Required** |
|---|---|
| Bowling alleys | Five spaces per lane. |
| Offices (excluding medical/dental). | One space for each 300 square feet offices ~~(excluding medical/dental of floor space).~~ |
| Clubs, ~~lodginghouses~~ | One space for each 100 square feet of floor area. |
| ~~Churches~~, Assembly Uses: Religious Institutions, theaters | One space for each three seats ~~auditoriums, mortuaries or for each five feet of pew and other places of length assembly~~ of design capacity. |

| | |
|---|---|
| Convenience store, with and without gas sales | One space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes. |
| ~~Drive-ins~~ | ~~At least 15 spaces for those serving food and refreshments and at least 10 spaces for all others.~~ |
| ~~Hospitals~~ | ~~One space for each four beds and an additional space for each employee.~~ |
| Industrial and manufacturing | One space for each 1000 square feet of floor space. |
| ~~Office warehouse~~ | ~~The minimum number of spaces shall be calculated by using parking space standards for office and industrial uses as applied to the corresponding floor space.~~ |
| ~~Medical/dental clinics~~ | ~~Three spaces per doctor/dentist.~~ |
| Hotels/Motels | One space for each unit and one space for each employee. |
| ~~Outdoor sales and open~~ auto sales lots | ~~Merchandise displays in open-sales sales lots and in outdoor sales premises shall have a minimum setback of 20 feet from the front property line and shall provide one parking space for each 800 square feet of merchandise area; except that, for auto sales lots, there shall be~~ one parking space for each 10 autos displayed. |
| Retail shopping | One space for each 200 square feet of floor space for retail uses under 20,000 square feet. One space for each 250 square feet of floor space for retail uses over 20,000 square feet. |
| Restaurants, ~~& drinking~~ Brewpubs, Taprooms, Cocktail Rooms | One space for each three seats or design capacity. |
| Motor vehicle, implement, and recreation equipment service and repair facilities | Three spaces for each enclosed bay and one space for each full-time employee. |

(C) Parking Maximum. For uses listed in the table above, uses may not exceed the calculated amount by 20 percent without submitting a parking justification report.

(D) *Parking spaces and drive aisles.* Minimum parking space and drive aisle sizes shall be as follows:

| | Stall Width | Stall Depth | Aisle Width |
|---|---|---|---|
| 90 degree | 9 feet | 18 feet | 24 feet |
| 60 degree | 9 feet | 17 feet | 17 feet |
| 45 degree | 9 feet | 19 feet | 11 feet |

(1) Motorcycle parking spaces may be provided. Such spaces shall be at least ten feet by five feet, have a concrete surface, and signed as such. Motorcycle spaces do not count towards the required parking spaces.

(E) Design Requirements

(1) All parking lot, drive aisles, driveways, loading areas, and the like shall be paved with a continuous hard surface such as concrete or bituminous. Driveway-rated pavers may be used. Concrete curbing must be used with a bituminous surface.

(2) Setbacks – Parking lots and drive aisles have the following setbacks:

a. From public rights-of-way – 20 feet

b. Side and rear property lines – 5 feet

c. Side or rear adjacent to a residential zone – 35 feet.

(3) Vehicle sales and rental inventory and display lots must follow these design requirements.

(4) Structured Parking.

a. Structured parking facilities shall be considered buildings for the purposes of setbacks.

b. Structures must be designed architecturally compatible with the building it is intended to serve. All levels must have exterior wall segments suitable to screen headlights of the parked vehicles.

561 Loading

(A) One off-street loading ~~berth/~~dock or designated loading zone shall be provided for every business and industrial use.

(B) Loading, unloading, and transferring of product or materials to and from commercial vehicles must not occur on a public roadway.

565 Waste Management

All waste must be located in dumpsters or trash bins. Waste enclosures architecturally compatible with the principal structure shall screen the dumpsters or trash bins and have opaque gates shall be provided in B1, B2, B3, and I1 districts. Alternatively, a designated room interior to the building may be used.

570 Business Landscaping Standards

(A) *Intent.* The City of Ramsey recognizes the advantages that landscaping and screening can provide, including enhanced health, safety, aesthetic, ecological and economic value. The intent of this section is to:

(1) Enhance the quality of life within the city;

(2) Enhance aesthetic view of development(s) from public roads;

(3) Maintain and enhance property values;

(4) Aid in both physical and mental human health;

(5) Improve air quality and buffer against noise, glare, and heat;

(6) Reduce the potential for crime and violence;

(7) Improve energy efficiency;

(8) Add visual interest to blank building facades and soften appearance of hardscaping and buildings with accent plantings;

(9) Complement adjacent land uses;

(10) Improve the visual quality and continuity within and between developments;

(11) Reduce storm water runoff;

(12) Encourage the establishment and/or restoration of native landscapes.

(B) *Goals and objectives.* Landscaping for any project is intended to achieve the following goals and objectives:

(1) Provide immediate aesthetic enhancements to a development site while also taking into account space and input needs of plantings well into the future;

(2) Encourage a healthy environment and landscape in the future;

(3) Ensure a diverse mixture of species to protect against future pests and pathogens;

(4) Encourage native landscapes in suitable locations with appropriate management plans.

(C) *Landscaping requirements.*

(1) *Topsoil and ground cover.* All exposed ground areas, including boulevards and areas not devoted to off-street parking, driveways, sidewalks, trails, patios or other such impervious improvements, shall be landscaped with turf, shrubs, trees, native grasses and wildflowers and/or other ornamental landscape materials within six months of the date of issuance of the certificate of occupancy.

a. *Topsoil.* In all zoning districts, a minimum of four inches of topsoil, ~~as defined in section 117-1,~~ shall be applied across all exposed ground areas to the edge of improved streets, sidewalks, driveways and other impervious surfaces, excluding natural areas that are left undisturbed, whenever a building permit is issued for the construction of a principal building.

1. The depth of topsoil at the time of inspection shall be not less than four inches.
2. Alternatives to the import of topsoil, such as compost or other soil amendments known to improve soil water holding capacity may be permitted, but only with the prior approval of the city engineer.

b. *Required ground cover.* In all business zoning districts ~~except R-1~~, all portions of a site not covered by structures, concrete, or asphalt, but excluding natural areas that are left undisturbed, shall be finished with sod and plantings, up to the edge of improved streets and other impervious surfaces. Any alternative to the sod requirement shall require City Council approval.

1. ~~In the R-1 Residential District,~~ Sod is required in all boulevards, excluding those areas devoted to sidewalks, trails and driveways.
2. The remainder of a yard may be established with sod, seed, natural ground cover and/or native grasses and wildflowers. Noxious weeds do not constitute allowable ground cover.
3. A landscape escrow, in an amount to be determined by the building official, shall be deposited for all required landscaping, including topsoil, sod and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, sod (or seeding where permitted by this Code) and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy. When seeded, the turf must be at least 6 inches in height in order to qualify for escrow release.

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

a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).

b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

(3) *Existing trees.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and incorporate them into a development ~~(see division 5, Tree Preservation for inventory and preservation requirements).~~ For each healthy significant tree retained on site and not identified on the city's list of prohibited trees, one overstory tree, or the equivalent canopy square footage, can be deducted from the minimum planting requirements.

(4) *Planting types.* Acceptable planting types shall be determined by the Ramsey Tree Book. The complement of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous. Not more than 25 percent of the required

plantings shall consist of ornamental or understory trees. Projects should attempt to limit the planting of any one genus to no more than 20 percent of the total plantings.

(7) *Planting requirements for business ~~and employment~~ districts ~~(B-1, B-2, B-3, Neighborhood Business, H-1, I-1, I-2, and E-3).~~*

a. ~~*Business districts (B-1, B-2, B-3, Neighborhood Business, and H-1).*~~ The minimum number of trees required are outlined in the table below. These are minimum requirements and can be supplemented with other plantings, as well as flowers and various ground covers that would be appropriate to produce a complete and quality landscape.

| Planting Type | Required Numbers |
|---|---|
| Deciduous/coniferous trees | 1 tree per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building footprint, whichever is greater. For building expansions, 1 additional tree is required for each 1,000 square feet of new building footprint area. |
| Shrubs | 1 shrub per 30 lineal feet of site perimeter or 1 shrub per 300 square feet of building footprint area, whichever is greater. |

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

1. Determine ratio of impervious area (including stormwater ponds below the 100-year flood elevation) to entire site.
2. Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
3. The following formula shall be utilized to determine the average canopy cover of a species: $[(\text{Minimum} + \text{Maximum Spread}) \div 4]^2 \times \pi \times$ (0.65 for preferred species or 0.50 for acceptable species, as identified in the Ramsey Tree Book).

c. *Minimum size of plantings.* Required trees and shrubs shall meet or exceed the following size standards:

| Plant Type | Size |
|---|---|
| Deciduous Tree | 2.5 inch caliper |
| Coniferous Tree | 6 feet in height |
| Ornamental/Understory Tree | 1.5 inch caliper |
| Deciduous Shrub | 2 feet in height |
| Coniferous Shrub | 2 feet in height or width, based on growth characteristics |

d. *Road frontage plantings.* 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 plantings are credited toward the minimum planting requirements.

e. *Parking lot landscaping.* All parking lots are required to provide internal and/or adjacent overstory tree plantings in an effort to shade parking surfaces and provide visual relief. The planting schedule is established to provide an acceptable number of plantings that may be planted in regular symmetrical patterns or irregular clusters or groupings. Plantings are required at the following minimum schedule:

1. 1 tree per every ten parking spaces.

2. Every overstory tree planting shall be provided with a planting area of at least 162 square feet.
3. Acceptable ground cover materials include sod, mulch, and other natural ground cover. Landscaping rock and plastic underlayment is prohibited in planting islands.

f. *Bufferyards.* Bufferyards help to achieve screening between differing uses with varied intensities and impacts that are not always complementary when adjacent to one another. When a bufferyard is required, the yard space and planting requirements are not to be reduced for other purposes such as future parking and driveways, building expansions, or other activities that are not in keeping with the purposes of buffering and screening.

1. Bufferyards are intended to provide additional screening of businesses that are adjacent to residential areas. The following table details the width of the bufferyard along the common adjacent property line. An additional increase of landscape plantings is required in the bufferyard. The table below outlines the minimum required additional plantings, expressed as a percentage of the total required site landscaping:

| Proposed Development | Existing Adjacent Development | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | R-1 | R-2 | R-3 | NBD | B-1 | B-2 | B-3 | H-1 |
| Neighborhood Business (NBD) Bufferyard width | 40 feet | 30 feet | 20 feet | NA | NA | NA | NA | NA |
| % increase in plantings | 25% | 20% | 02% | | | | | |
| B-1 Bufferyard width | 40 feet | 30 feet | 20 feet | NA | NA | NA | NA | NA |
| % increase in plantings | 30% | 25% | 20% | | | | | |
| B-2 Bufferyard width | 50 feet | 40 feet | 30 feet | NA | NA | NA | NA | NA |
| % increase in plantings | 30% | 25% | 25% | | | | | |
| B-3 Bufferyard width | 50 feet | 40 feet | 30 feet | NA | NA | NA | NA | NA |
| % increase in plantings | 30% | 25% | 20% | | | | | |
| H-1 Bufferyard width | 50 feet | 40 feet | 30 feet | NA | NA | NA | NA | NA |
| % increase in plantings | 30% | 25% | 20% | | | | | |
| I-1 Bufferyard width | 60 feet | 60 feet | 60 feet | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet |
| % increase in plantings | 30% | 30% | 30% | 20% | 20% | 20% | 20% | 20% |
| I-2 Bufferyard width | 60 feet | 60 feet | 60 feet | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| % increase in plantings | 30% | 30% | 30% | 20% | 20% | 20% | 20% | 20% |
| E-3 Bufferyard width | 60 feet | 60 feet | 60 feet | 35 feet | 35 feet | 35 feet | 35 feet | 35 feet |
| % increase in plantings | 30% | 30% | 30% | 20% | 20% | 20% | 20% | 20% |

2. As an alternative method for screening in the Neighborhood Business, B-1, B-2, B-3, H-1, I-1, I-2 and E-3 Districts, fences that are 100 percent opaque may be used to mitigate the impacts of businesses that are adjacent to residential areas. Fences are subject to the provisions found in all applicable ordinances. When a fence is used for screening purposes, the bufferyard planting requirements may be reduced by ten percent from the stated minimum requirement.

g. Credit for preservation or establishment of native grasses and plant communities. The total number of required trees may be offset by the provision of native grasses and wildflowers. Establishment or preservation of native plant communities can reduce the required number of tree plantings by one tree per 500 square feet of native grass/plant community area. Credit may not exceed 50 percent of the total requirements.

1. This area(s) must be shown on both the landscape plan and the grading plan.
2. Species, quantities, and application method and rates, shall all be provided as part of the landscape plan.
3. A three-year management plan shall be submitted for review and approval by the city as part of the civil plan set. Thereafter, an annual management plan shall be submitted to the city every year by March 1.

575 Screening

(1) Rooftop HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Proper placement on the roof.
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Parapet heights sufficient for screening the views.

(2) Ground-mounted HVAC and other mechanical units must be screened from views from the property lines using the following means:
   a. Privacy fencing
   b. An integrated screen panel that is architecturally compatible with the building.
   c. Landscaped berms.

(3) Loading Docks and designated loading areas shall be screened from adjacent residential uses using the following means:
   a. Wing walls.
   b. Privacy fencing.
   c. Landscaped berms.

~~(4) Parking lots and drive aisles must be screened with a landscaped berm suitable for screening the headlights of the parked vehicles from public rights-of-way.~~

580 Business Architectural Design Standards

(A) Primary Exterior Materials. All exterior wall finishes on any building shall consist of one or more of the following primary materials comprising at least 70 percent of a building façade:
  (1) Face brick and architectural concrete masonry units;
  (2) Stucco;
  (3) Glass;
  (4) Natural or cementous stone;
  (5) Specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture;
  (6) Factory fabricated fiber cement panel materials;
  (7) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(B) Accent Exterior Materials. Exterior wall finishes on any building may consist of one or more of the following accent materials combined limited to 30 percent of each side of a building facade:
  (1) Wood
  (2) EIFS
  (3) Metals
  (4) Vinyl
  (5) Other materials as may be approved by the Planning Commission and City Council given the building's use and context.

(C) Roofing Materials.
  (1) Pitched and sloped roofs – Asphalt shingles, standing seam metals, or metal shingles designed to resemble asphalt shingles. (minimum pitch?)
  (2) Flat roofs – Any material commonly used for flat roofs provided the wall parapet is at least six inches above the roofline. (Maximum pitch?)

585 Commercial Fencing

(A) Fencing Materials. The following fence materials are permitted on business properties:
  (1) Vinyl coated Chain Link
  (2) Privacy fences constructed of wood or a maintenance-free composite material
  (3) Extruded aluminum, wrought iron, or a similar durable decorative fence material.

(B) Prohibited Fencing Materials. The following fence materials are prohibited on business properties:
  (1) Barbed wire, concertina wire, or the like
  (2) Exposed galvanized metals
  (3) Electric fencing
  (4) Any material not typically intended for use or construction as a fence such as, but not limited to, pallets or plywood.
  (5) Snow fencing between April 1 and October 31.

(C) Design Standards
  (1) All posts and support structures for fencing must be located on the inside of the fence.
  (2) The maximum height of commercial fencing is 8 feet. This limit is waived when used in conjunction with a commercial outdoor recreation use where a taller fence is needed for containment of tennis balls, golf balls, and the like.

(D) Setbacks and Placement
  (1) Other than fences required for screening outdoor storage areas or in the I2 district, no fencing over 4 feet in height shall be located closer to the right-of-way line for any business use than the plane of the building.

600 Mixed Use Districts

610 Districts Established and Purpose

The following mixed-use district and subdistricts (COR) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, this district and these subdistricts are herein this chapter called "mixed-use districts."

611 COR

(A) Purpose The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and Development Framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

(B) Application – This district may be applied to properties guided Mixed Use as shown on the current Comprehensive Plan.

(C) The COR subdistrict definition. The COR district consists of ~~five~~ four subdistricts that define the type and intensity of land use.

(1) *COR-1 mixed-use core subdistrict.* The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station. The broadest variety and highest intensity of uses, including high density housing and lodging facilities, are encouraged near the station. Vertically-integrated mixed-use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged. This district incorporates the highest architectural and design standards to encourage pedestrian mobility and street activity. The majority of the uses within this district will rely on parking structures to accommodate the parking needs of customers and employees. In order to contribute to an active pedestrian environment, each block within the COR-1 subdistrict shall include at least two of the following uses: commercial, office, civic and/or residential use.

(2) *COR-2 (COR-2 and 2b) commercial subdistrict.* The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses. Such uses tend to benefit from direct highway access and good visibility, and may have market areas that extend beyond the community. These commercial and auto-oriented uses shall be clustered in compact identifiable areas and not present the look of typical strip suburban development. Buildings shall be designed with a pedestrian orientation and relationship to the primary street that is compatible with the adjacent COR-1 subdistrict. The COR-2 subdistrict is further defined by a COR-2b subdistrict that allows for additional flexibility in allowing larger-scale retail that is intended to anchor the development and support the mixed-uses within the development.

(3) *COR-3 ~~and COR-3a~~ workplace subdistrict.* The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors. Uses with high concentrations of employees are most desirable. ~~The COR-3 subdistrict is further defined by a COR-3a subdistrict that allows exclusively schools. Due to the unique design and site layout needs of a school, different standards are in place in the COR-3a subdistrict than other development within the COR-3 subdistrict.~~

(4) *COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict.* The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners). Neighborhood design incorporates many traditional single-family neighborhood features such as alleys, carriage houses (secondary units), front porches, and traditional street lighting. Neighborhoods shall be designed with suitable transitions between different housing types, and with well-integrated open space and natural amenities within walking distance of all homes. Traditional neighborhood design of streets, sidewalks and paths provide easy pedestrian mobility throughout the subdistrict. Protection of natural areas and corridors that link the natural environment to everyday life is emphasized in this area. The COR-4 subdistrict is further defined into three categories according to the residential net density:

a. The COR-4a subdistrict is the lowest density area in the COR-4 district allowing up to ten dwelling units per acre.

b. The COR-4b subdistrict is the medium density area in the COR-4 district allowing up to 15 dwelling units per acre. This area is located along higher volume roadways within the COR and along its perimeter.

c. The COR-4c subdistrict shall provide the highest densities in the COR-4 District requiring a minimum of 15 dwelling units per acre. This area is adjacent to the mixed-use core.

~~(5) *COR-5 park and open space subdistrict.* The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.~~

(5) *General development standards.* All development within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. These standards will be used by the city as the minimum requirements for evaluating development proposals and site plans. However, the standards are not intended to restrict creativity in design. An applicant may request modification or waiver of any standard in favor of an alternate approach that will achieve the same design objective. Development standards set forth in this section (600-699) shall supersede those set forth in in the Development Framework.

620 Uses

The following sections specifies permitted and conditional uses within each subdistrict of the COR district. The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the Comprehensive Plan, the purpose of each zoning district, and the overall purpose of this chapter. Any use may be combined within buildings (vertically) or in separate buildings (horizontally), unless otherwise specified. Whenever in any zoning district a use is neither specifically permitted or denied, the use shall be considered prohibited.

621 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in Section 625.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use List | COR-1 | COR-2 | | COR-3 ~~and 3a~~ | | COR-4a, b and c | | | ~~COR-5~~ |
|---|---|---|---|---|---|---|---|---|---|
| | | 2 | 2b | 3 | ~~3a~~ | a | b | c | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Dwellings: Single-family detached | NP | NP | NP | NP | ~~NP~~ | P | NP | NP | ~~N~~ |
| Dwellings: Two-Family Attached | NP | NP | NP | NP | ~~NP~~ | P | NP | NP | ~~N~~ |
| Dwellings: Townhouse (attached) | P | NP | P | NP | ~~NP~~ | P | P | P | ~~N~~ |
| Dwellings: Multiple-Family, Senior Living, etc. | P | NP | NP | NP | ~~NP~~ | NP | P | P | ~~N~~ |
| Personal Services | P | P | P | P | ~~NP~~ | NP | | | ~~N~~ |
| Offices and Professional Services | P | P | P | P | ~~NP~~ | NP | | | ~~N~~ |
| Medical and Dental Offices and Clinics | P | P | P | P | ~~NP~~ | NP | | | ~~N~~ |
| Hotels | P | P | P | ~~C~~ P | ~~NP~~ | NP | | | ~~N~~ |
| Restaurants and Brewpubs | P | P | P | P | ~~NP~~ | P | P | P | ~~C <2,500 sq. ft.~~ |
| Theaters, Movie Theaters | P | P | P | ~~C~~P | ~~NP~~ | NP | NP | NP | ~~N~~ |
| Fitness Centers | P | P | P | P | ~~NP~~ | NP | | | ~~N~~ |
| Commercial Recreation, Indoor | C | C | C | C | ~~NP~~ | NP | | | |
| Retail Sales and Showrooms | P | P | P | P | ~~NP~~ | P | P | P | |
| Gas stations, CNG Fuel Sales | NP | NP | C | C | ~~NP~~ | NP | | | ~~N~~ |
| Government or Public Facility or Utility | P | ~~N~~ P | ~~N~~ P | ~~N~~ P | ~~N P~~ | ~~N~~ P | | | ~~C~~ |
| Religious institutions | ~~C~~ P | P | P | ~~C~~ P | ~~N~~ | ~~C~~ P | | | ~~N~~ |
| Daycare Centers | P | P | P | P | ~~N~~ | ~~C~~ P | | | ~~N~~ |
| Schools, Public and Private Elementary and Secondary | N | N | N | N | ~~C~~ | N | | | ~~N~~ |

622 Accessory Uses

Permitted and conditional accessory uses are listed in the following table for each of the sub-districts in this section. Additional performance standards for the uses are found in Section 625. All accessory uses must be subordinate to and be accompanied by a primary use on a parcel.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use List | COR-1 | COR-2 | | COR-3 ~~and 3a~~ | | COR-4a, b and c | | | ~~COR-5~~ |
|---|---|---|---|---|---|---|---|---|---|
| | | 2 | 2b | 3 | ~~3a~~ | a | b | c | |
| Mobile Food Units | P | P | P | P | ~~NP~~ | NP | NP | NP | |
| Outdoor Dining Areas | P | P | P | P | ~~P~~ | P | P | P | A |
| ~~Uses with~~ Drive-thrus | ~~P~~ C | ~~P(e)~~ C | ~~P(e)~~ C | ~~P(e)~~ C | ~~NP~~ | NP | | | ~~N~~ |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ~~Accessory~~ Car Washes | NP | C | C | C | ~~NP~~ | NP | ~~N~~ |
| Gas stations, CNG Fuel Sales | NP | C | C | C | ~~NP~~ | NP | ~~N~~ |
| Wind Energy Conversion Systems (WECS) (micro-scale) | P | P | P | P | ~~P~~ | P | ~~P~~ |
| Wind Energy Conversion Systems (WECS) (small-scale) | P | P | P | P | ~~NP~~ | NP | ~~NP~~ |
| Wind Energy Conversion Systems (WECS) (medium-scale) | P | P | P | NP | ~~NP~~ | NP | ~~NP~~ |

623 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established use listed in Section 621. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in Section 625.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use List | COR-1 | COR-2 | | COR-3 ~~and 3a~~ | | COR-4a, b and c | | | ~~COR-5~~ |
|---|---|---|---|---|---|---|---|---|---|
| | | 2 | 2b | 3 | ~~3a~~ | a | b | c | |
| Construction Trailers/Field Offices | P | P | P | P | ~~P~~ | P | P | P | ~~N~~ |
| Outdoor retail sales of Christmas trees, wreaths, and the like *November 1 – December 31.* | NP | P | P | P | ~~NP~~ | NP | NP | NP | NP |
| Outdoor retail sales of fireworks *June 15-July 15* | NP | P | P | P | ~~NP~~ | NP | NP | NP | NP |
| Outdoor storage of snow removal equipment, temporary salt/sand shed *October 15-April 15* | P | P | P | P | ~~P~~ | NP | | | ~~NP~~ |
| Outdoor retail sales of plants, flowers, and the like *May 1 – July 31.* | NP | P | P | P | ~~NP~~ | NP | | | ~~N~~ |
| Transient Merchants, Licensed | P | P | P | P | ~~NP~~ | NP | | | ~~N~~ |

625 Performance Standards

Some permitted and conditional uses are further regulated based on the standards below.

(A) Gas stations, CNG Fuel Sales. In the COR-2a and COR-2b subdistrict gas stations/CNG fuel sales as an accessory use is allowed under the following conditions:

(1) Gas operations are accessory to a retail use.

(2) No accessory structures are allowed as part of the gas operations.
(3) No more than five percent of the square footage of the principle use building may be dedicated for the gas operations and convenience item sales.
(4) Gas operations must be located in the side or rear of the principle use building.
(5) Gas operations must be located within 100 feet of principle use building
(6) Gas islands and canopy must be architecturally harmonious and contain the same exterior building materials as the principle use building.
(7) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.

(B) Convenience store with motor fuel sales/car wash In the COR-2b subdistrict use under the following conditions:
(1) Convenience/deli food is of the take out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.
(2) Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
(3) Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principle use.
(4) All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum based products required for the operation and maintenance of motor vehicles shall be displayed within the principle motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at leave four feet of sidewalk width available to pedestrians.
(6) Motor fuel dispenser location: Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.
(7) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
~~(8) The hours of operation shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the council as part of the conditional use permit.~~
(8) Gas stations must be located at intersections of both destination and arterial roadways as defined by the Development Framework.

(C) Car Washes. Car wash are only permitted as an accessory use to gas stations/CNG fuel sales subject to the following requirements:
(1) Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.
(2) No more than one car wash bay shall be permitted.
(3) The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the principle structure.
(4) Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.

(D) Commercial Indoor Recreation. Uses are limited to 30,000 square feet.

(E) Drive-thrus. In addition to the standards set forth in Section 525, drive-thrus accessory to business uses in COR have the following standards:

1. Within the COR-1 subdistrict, the drive-thru lane shall be located in the rear or side yard only. A drive thru lane shall not be located adjacent to any destination street as classified in the COR design framework.
2. Within the COR-2a and COR-3 subdistricts there shall be no more than one drive-thru lane serving a given use.
3. Within the COR-2b subdistrict there shall be no more than two drive-thru lanes serving a given use.
4. Drive-thru lanes are not permitted in the front yard or within the front build-to-line.

~~(F) Restaurants and Brewpubs - In the COR-1 subdistrict, one story restaurants are allowed when the facade cornice height is a minimum of 22 feet in height.~~

630 Bulk Standards

All bulk standards within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. The following requirements shall also apply:

(A) All structures within the COR-1 Subdistrict must be at least 22 feet in height with a two-story appearance.

660 COR Parking Standards

All parking within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012. Quantity and parking lot or structure design standards shall follow the standards set forth in Section 460 for residential uses and 560 for business or mixed-use uses.

670 COR Landscaping Standards

All landscaping, including streetscape requirements, within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

Model business and multi-family standards? Reduced rate?

680 COR Architectural Design Standards

All architectural designs within the COR district shall meet the COR Development Framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012.

700 Planned Unit Developments (PUD)

710 Districts Established and Purpose

The Planned Unit Development districts are hereby established according their purpose and the intent of the Comprehensive Plan. Each district is unique based on the flexibilities provided.

711 Purpose and Application

(A) Purpose. The intent of this district is to provide for a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner that cannot otherwise be achieved through standard business or residential districts. The District is created for development seeking alternative regulations that embody principals to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses. This district will provide flexibility in land development, diversity in housing types and prices, efficiency in use of public infrastructure, the conservation of energy, preservation of unique land characteristics, preservation of natural areas, and efficient use of land, open space, and public facilities.

(B) Application – This district shall be applied to properties guided for any land use as shown on the current Comprehensive Plan. It may also be applied to a broader area encompassing two or more land uses shown in the Comprehensive Plan.

720 Uses

All uses compatible with the intent of the land use guidance of Comprehensive Plan shall be allowed in this district as permitted uses as approved by the approval ordinance. Specific uses may be prohibited in order to achieve the goals of the planned unit development.

730 Development Standards Established

The City Council has the authority to create site- or development-specific standards based on the uses proposed, site and building designs, the surrounding established and planned uses, and natural features of the property. All development standards shall be clearly listed in an approval ordinance memorialized in Section 799 of this chapter for reference. If a standard is not addressed or created in the approval ordinance, the applicable existing portions of City Code shall be used.

(A) Creation of a Planned Unit Development is considered a rezoning per Section 245 of this chapter.

(B) Amendments to an established Planned Unit Development are approved by ordinance.

(C) Individual uses, except single-family homes, shall be subject to the Site Plan Review procedures in Section 225 of this chapter.

739 PUDs of Record

The following list consists of approved Planned Unit Developments by primary plat name and ordinance number for reference.

| Primary Plat Name | Ordinance Number |
|---|---|
| Northfork | |
| Covenant Meadows | |
| Hunters Ridge | |
| Rum River Hills | 84-19 |
| Fox Ridge Estates | |
| River Bluffs | |
| Flintwood Hills | |
| Mallard Ponds | |
| Village of Sunfish Lake | |
| Pineview Estates 2nd Addition | |
| Town Center Gardens | |
| Preserve at Ramsey Town Center | |
| Riverstone | |

740 SL-PUD Shoreland Planned Unit Development

Planned Unit Developments within a Shoreland Overlay District must follow the procedures in Section 9XX.

800 Public/Quasi-Public Districts

810 Districts Established and Purpose

The following public or quasi-public districts are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "public/quasi-public districts." The uses found in these districts are often specialized in nature and cannot be properly compared to residential or business uses.

811 PI Public/Institutional

(A) Purpose. The intent of the Public/~~Quasi-Public~~ Institutional District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with areas designated specifically for community gathering places, public and private recreational spaces, educational facilities, and government buildings.

(B) Application. This district may be applied only to those properties designated for public or closed landfill uses on the Comprehensive Plan Land Use Map.

812 P Parks and Open Space

(A) Purpose. The intent of the Parks and Open Space District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, and government buildings.

(B) Application. This district may be applied to those properties designated for park uses on the Comprehensive Plan Land Use Map or any other designation where the land is intended for park use or significant open space holdings by a homeowner's association or a private or public entity.

813 CL Closed Landfill

(A) Purpose. The purpose of this district is to protect the health and safety of the residents of Ramsey from the effects of the closed sanitary landfill.

(B) Application. This district may be applied only to those properties designated for closed landfill on the Comprehensive Plan Land Use Map.

(C) Policy. No new landfills will be allowed within the City of Ramsey.

820 Uses

The following subchapter establishes a listing of the permitted, conditional, principal, accessory, and temporary uses for the public/quasi-public zoning districts (PI, P, and CL). The uses have been allocated to the individual districts to allow reasonable use of properties in a manner that is compatible with the purpose of each public/quasi-public zoning district and the overall purpose of this chapter.

821 Principal Uses

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| **Use** | **PI** | **P** | **CL** | Additional Standards (Section) |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Cemeteries | P | P | NP | |
| Governmental Uses and Buildings | P | P | P | |
| Landfills | NP | NP | C | |
| Open Space | P | P | P | |
| Post-Secondary Schools, Trade Schools, Colleges, and Universities | P | NP | NP | |
| Private Recreational Facilities including Golf Courses | P | P | NP | |
| Private Utility Substations | P | P | C | |
| Public Parks | P | P | P | |
| Public Recreational Facilities | P | P | NP | |
| Religious Institutions | P | NP | NP | |
| Schools, Public and Private Elementary and Secondary | P | NP | NP | |
| Solar Energy Systems | C | NP | P | 332 |
| Wind Energy Conversion Systems (WECS) (Medium-Scale) | C | C | C | 331 |
| Wind Energy Conversion Systems (WECS) (Utility Scale) | NP | NP | C | 331 |

822 Accessory Uses

The following table provides a listing of accessory uses permitted in each public/quasi-public district in conjunction with a principal use. Additional performance standards for the uses are found in the noted section.

| **Use** | **PI** | **P** | **CL** | Additional Standards (Section) |
|---|---|---|---|---|
| Communications Tower or Equipment | C | C | C | 370 |
| Daycare Centers | P | P | NP | |
| Dwelling Units | P | P | NP | |
| Ground source heat pump systems/Geothermal Systems | P | P | NP | 333 |
| Outdoor storage of snow removal equipment, salt/sand shed | P | P | P | |
| Restaurants and Brewpubs | P | P | NP | |
| Retail Sales | P | P | NP | |
| Solar Energy Systems | P | P | P | 332 |
| Wind Energy Conversion Systems (WECS) (micro-scale) | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (small-scale) | P | P | P | 331 |
| Wind Energy Conversion Systems (WECS) (medium-scale) | P | NP | P | 331 |

823 Temporary/Seasonal Uses

The following uses are considered temporary in nature and accessory to an established use listed in Section 821. If a date range is given, that use is only allowed during that time period. Additional performance standards for the uses are found in the noted section.

P=Permitted Use, C=Conditional Use, NP=Use Not Permitted

| Use | PI | P | CL | Additional Standards (Section) |
|---|---|---|---|---|
| Construction Trailers/Field Offices | P | P | P | 306 |
| Outdoor retail sales of Christmas trees, wreaths, and the like<br>*November 1 – December 31.* | P | P | P | 525 |
| Outdoor storage of snow removal equipment, temporary salt/sand shed<br>*October 15-April 15* | P | P | P | 525 |
| Outdoor retail sales of plants, flowers, and the like<br>*May 1 – July 31.* | C | C | NP | 525 |
| Mobile Food Units | P | P | NP | 525, Ch. 26 |
| Transient Merchants, Licensed | P | P | NP | Ch. 26 |

825 Performance Standards

The following uses have additional standards describing where and in what manner that use may exist:

(A) Dwelling Units. Dwelling units are allowed as an accessory use in conjunction with the following uses in the applicable manner:

(1) Religious institution – As a residence for clergy.

(2) Post-Secondary Schools, Trade Schools, Colleges, and Universities – As residence halls for students and staff.

(3) Public and Private Recreation Facilities – As a residence for on-site staff.

830 Bulk Standards

Due to the specialized nature of each of the uses and buildings, no bulk standards shall exist. All proposed sites and structures shall consider surrounding property uses in a respectful and intentional manner.

860 Public/Institutional Parking Standards

A parking justification report shall be submitted to the zoning administrator explaining the anticipated parking needs of the use based on the number of employees, customers, and visitors. Design standards must follow the business district standards set forth in Section 560.

880 Architectural Standards

Due to the specialized nature of each of the uses and buildings, no architectural standards shall exist. All proposed structures shall consider surrounding property uses in a respectful and intentional manner. Building design shall not be of lesser quality of design as set forth in other sections of this chapter.

900 Overlay Districts

In addition to the various zoning districts described in this chapter, an overlay zoning district may be applied based on the unique characteristics of an area or as required by state- and federally-designated

areas. The underlying zoning district may have further regulations based on the overlay district and the more restrictive regulation prevails. The following overlay districts (MRCCA, GF, FW, FF, SMO, SRP, TO, H10S, and WPO) are hereby established according their purpose and the intent of the Comprehensive Plan. Collectively, these districts are herein this chapter called "overlay districts."

920 Mississippi River Corridor Critical Area Overlay

(A) *Authority, intent and purpose.*

(1) *Statutory authorization.* This Mississippi River Corridor Critical Area (MRCCA) section is adopted pursuant to the authorization and policies contained in Minn. Stats., ch. 116G, Minnesota Rules, parts 6106.0010—6106.0180, and the planning and zoning enabling legislation in Minn. Stats. chs. 462 and 473.

(2) *Policy.* The Legislature of Minnesota has delegated responsibility to local governments of the state to regulate the subdivision, use and development of designated critical areas and thus preserve and enhance the quality of important historic, cultural, aesthetic values, and natural systems and provide for the wise use of these areas.

(B) *General provisions and definitions.*

(1) *Jurisdiction.* The provisions of this section apply to land within the river corridor boundary as described in the State Register, volume 43, pages 508 to 519 and shown on the zoning map.

(2) *Enforcement.* The City of Ramsey is responsible for the administration and enforcement of this section. Any violation of its provisions or failure to comply with any of its requirements including violations of conditions and safeguards established in connection with grants of variances or conditional uses constitutes a misdemeanor and is punishable as defined by law. Violations of this section can occur regardless of whether or not a permit is required for a regulated activity listed ~~in section 117-148(c)(2) (permits)~~ elsewhere in this Chapter.

(3) *Severability.* If any section, clause, provision, or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

(4) *Abrogation and greater restrictions.* It is not intended by this section to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section imposes greater restrictions, the provisions of this section shall prevail. All other sections inconsistent with this section are hereby repealed to the extent of the inconsistency only.

(5) *Underlying zoning.* Uses and standards of underlying zoning districts apply except where standards of this overlay district are more restrictive.

(C) *Administration.*

(1) *Purpose.* The purpose of this section is to identify administrative provisions to ensure this section is administered consistent with its purpose.

(2) *Permits.* A permit is required for the construction of buildings or building additions (including construction of decks and signs), the installation and/or alteration of sewage treatment systems, vegetation removal consistent with section 117-148(i) (vegetation management) and land alterations consistent with section 117-148(j) (land alteration standards and stormwater management).

(3) *Variances.* Variances to the requirements under this section may only be granted in accordance with Minn. Stats. § 462.357 and must consider the potential impacts of variances

on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the variance application, the City of Ramsey shall:

a. Evaluate the impacts to these resources. and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 220 of this chapter and

b. Make written findings that the variance is consistent with the purpose of this section, as follows:

1. The extent, location and intensity of the variance will be in substantial compliance with the MRCCA plan;
2. The variance is consistent with the character and management purpose of the MRCCA district in which it is located;
3. The variance will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
4. The variance will not negatively impact (other MRCCA plan-identified resources).

(4) *Conditional and interim use permits.* All conditional and interim uses, required under this section, must comply with Minn. Stats. § 462.3595 and must consider the potential impacts on primary conservation areas, public river corridor views, and other resources identified in the MRCCA plan. In reviewing the application, the City of Ramsey shall:

a. Evaluate the impacts to these resources and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts, consistent with Section 235 of this chapter and

b. Make written findings that the conditional use is consistent with the purpose of this section, as follows:

1. The extent, location and intensity of the conditional use will be in substantial compliance with the MRCCA plan;
2. The conditional use is consistent with the character and management purpose of the MRCCA district in which it is located;
3. The conditional use will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present and reasonable future actions; and
4. The conditional use will not negatively impact (other MRCCA plan-identified resources).

(5) *Conditions of approval.* The City of Ramsey shall evaluate the impacts to PCAs, PRCVs, and other resources identified in the MRCCA plan, and if negative impacts are found, require conditions to mitigate the impacts that are related to and proportional to the impacts. Mitigation may include:

a. Restoration of vegetation identified as "vegetation restoration priorities" identified in the MRCCA plan;
b. Preservation of existing vegetation;
c. Stormwater runoff management;
d. Reducing impervious surface;
e. Increasing structure setbacks;
f. Wetland and drainageway restoration and/or preservation; and
g. And other conservation measures.

(6) *Application materials.* Applications for permits and discretionary actions required under this section must submit the following information unless the zoning administrator determines that the information is not needed:

a. A detailed project description; and

b. Scaled maps and plans, dimensional renderings, maintenance agreements, and other materials that identify and describe:

1. Primary conservation areas;
2. Public river corridor views;
3. Buildable area;
4. Existing and proposed topography and drainage patterns;
5. Proposed storm water and erosion and sediment control practices;
6. Existing and proposed vegetation to be removed and established;
7. Ordinary high water level, blufflines, and all required setbacks;
8. Existing and proposed structures;
9. Existing and proposed impervious surfaces; and
10. Existing and proposed subsurface sewage treatment systems.

(7) *Nonconformities.*

a. All legally established nonconformities as of the date of this chapter may continue consistent with Minn. Stats. § 462.357, Subd. 1e.

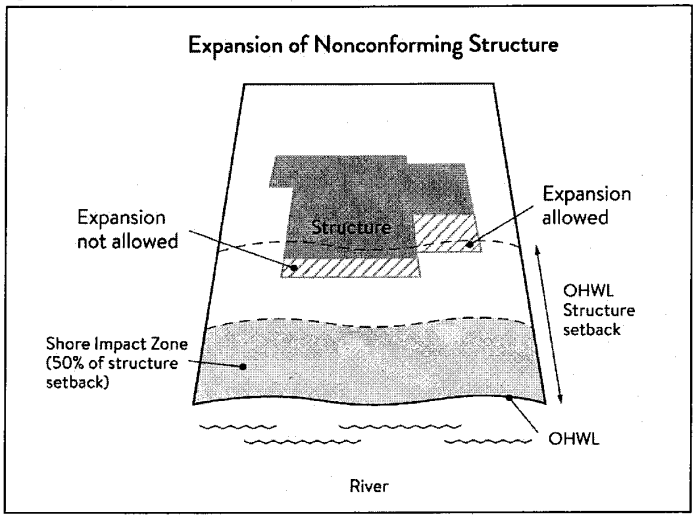
b. New structures erected in conformance with the setback averaging provisions of section 117-148(f)(3)d (structure and impervious surface placement) are conforming structures.

c. Site alterations and expansion of site alterations that were legally made prior to the effective date of this chapter are conforming. Site alterations include vegetation, erosion control, storm water control measures, and other nonstructural site improvements.

d. Legally nonconforming principal structures that do not meet the setback requirements of section 117-148(f)(3) (structure and impervious surface placement) may be expanded laterally provided that:

1. The expansion does not extend into the shore or bluff impact zone or further into the required setback than the building line of the existing principal structure (See Figure 5); and
2. The expanded structure's scale and bulk is consistent with that of the original structure and existing surrounding development.

Figure 5. Expansion of Nonconforming Structure




(8) *Notifications.*

a. Amendments to this section and to the MRCCA plan must be submitted to the Commissioner as provided in Minnesota Rules, part 6106.0070, Subp. 3, Items B-I.

b. Notice of public hearings for discretionary actions, including conditional and interim use permits, variances, appeals, rezonings, preliminary plats, final subdivision plats, master plans, and PUDs, must be sent to the following entities at least 30 days prior to the hearing:
1. The commissioner in a format prescribed by the DNR;
2. National Park Service; and
3. Where building heights exceed the height limits specified in section 117-148(f)(2) (structure height) as part of the conditional use or variance process, adjoining local governments within the MRCCA, including those with overlapping jurisdiction and those across the river.

c. Notice of final decisions for actions in section 117-148(c)(7) (nonconformities), including findings of fact, must be sent to the Commissioner, the National Park Service, and adjoining local governments within the MRCCA within ten days of the final decision.

d. Requests to amend district boundaries must follow the provisions in Minnesota Rules, part 6106.0100, Subp. 9, Item C.

e. The DNR will be notified at time of application submittal of master plans, PUDs, preliminary, and final plats.

(9) *Accommodating disabilities.* Reasonable accommodations for ramps or other facilities to provide persons with disabilities access to the persons' property, as required by the federal Americans with Disabilities Act and the federal Fair Housing Act and as provided by Minnesota Rules, chapter 1341, must:

a. Comply with sections 117-148(f) to (l); or

b. If sections 117-148(f) to (l) cannot be complied with, ramps or other facilities are allowed with an administrative permit provided:
1. The permit terminates on either a specific date or upon occurrence of a particular event related to the person requiring accommodation; and
2. Upon expiration of the permit, the ramp or other facilities must be removed.

(D) *MRCCA districts.*

(1) *Purpose.* The purpose of this section is to establish districts under which building height and structure placement are regulated to protect and enhance the Mississippi River's resources and features consistent with the natural and built character of each district.

(2) *District description and management purpose.* The MRCCA within the City of Ramsey is divided into the following MRCCA districts:

a. *Rural and Open Space (ROS).*
1. *Description.* The ROS District is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, as well as large, undeveloped tracts of high ecological and scenic value, floodplain, and undeveloped islands. Many primary conservation areas exist in the district.
2. *Management purpose.* The ROS District must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.

b. *River Neighborhood (RN).*
1. *Description.* The RN District is characterized by primarily residential neighborhoods that are riparian or readily visible from the river or that abut riparian parkland. The district includes parks and open space, limited commercial development, marinas, and related land uses.

2. *Management purpose.* The RN District must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated storm water into the river and enhancing habitat and shoreline vegetation are priorities in the district.

c. *Separated from River (SR).*

1. *Description.* The SR District is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.

2. *Management purpose.* The SR District provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and flow of untreated storm water into the Mississippi River are priorities in the district. The RTC District must be managed in a manner that allows continued growth and redevelopment in historic downtowns and more intensive redevelopment in limited areas at river crossings to accommodate compact walkable development patterns and connections to the river. Minimizing erosion and the flow of untreated storm water into the river, providing public access to and public views of the river, and restoring natural vegetation in riparian areas and tree canopy are priorities in the district.

(3) *MRCCA district map.* The locations and boundaries of the MRCCA districts established by this section are shown on MRCCA Overlay District map which is incorporated herein by reference. The district boundary lines are intended to follow the center lines of rivers and streams, highways, streets, lot lines, and municipal boundaries, unless a boundary line is otherwise indicated on the map. Where district boundaries cross unsubdivided property, the district boundary line is determined by use of dimensions or the scale appearing on the map.

(E) *Special land use provisions.*

(1) *Purpose.* To identify development standards and considerations for land uses that have potential to negatively impact primary conservation areas and public river corridor views.

(2) *Underlying zoning.* Uses within the MRCCA are generally determined by underlying zoning, with additional provisions for the following land uses:

a. *Agricultural use.* Perennial ground cover is required within 50 feet of the ordinary high water level and within the bluff impact zone.

b. *Feedlots.* New animal feedlots and manure storage areas are prohibited. Existing animal feedlots and manure storage areas must conform with Minnesota Rules, chapter 7020.

c. *Forestry.* Tree harvesting and biomass harvesting within woodlands, and associated reforestation, must be consistent with recommended practices in Conserving Wooded Areas in Developing Communities: Best Management Practices in Minnesota.

d. *Nonmetallic mining.* Nonmetallic mining requires a conditional use permit or interim use permit issued by the local government, subject to the following:

1. New nonmetallic mining is prohibited within the shore impact zone and bluff impact zone and within the required structure setback from the bluffline and OHWL;

2. Processing machinery must be located consistent with setback standards for structures as provided in section 117-148(f)(3) (structure and impervious surface placement);

3. Only one barge loading area, which must be limited to the minimum size practicable, is permitted for each mining operation;
4. New and, where practicable, existing nonmetallic mining operations must not be readily visible and must be screened by establishing and maintaining natural vegetation. The unscreened boundaries of nonmetallic mining areas are limited to only the barge loading area;
5. A site management plan must be developed by the operator and approved by the local government before new nonmetallic mining commences. Operations must be consistent with the site plan throughout the duration of operations at the site. The site management plan must describe how the site will be developed over time with an emphasis on minimizing environmental risk to public waters;
6. Explain where staged reclamation may occur at certain points during the life of the site;
7. Address dust, noise, storm water management, possible pollutant discharges, days and hours of operation, and duration of operations;
8. Describe any anticipated vegetation and topographic alterations outside the pit, and reclamation plans consistent with the stated end use for the land; and
9. Existing and new nonmetallic mining operations must submit land reclamation plans to the local government compatible with the purposes of this section.

e. *River-dependent uses.* River-dependent uses must comply with the following design standards:
1. Structures and parking areas, except shoreline facilities and private roads and conveyances serving river-dependent uses as provided in section 117-148(l) (exemptions), must meet the dimensional and performance standards in this section must be designed so that they are not readily visible, and must be screened by establishing and maintaining natural vegetation;
2. Shoreline facilities must comply with Minnesota Rules, chapter 6115 and must:
(i) Be designed in a compact fashion so as to minimize the shoreline area affected; and
(ii) Minimize the surface area of land occupied in relation to the number of watercraft or barges to be served; and
3. Dredging and placement of dredged material are subject to existing federal and state permit requirements and agreements.

f. *Wireless communication towers.* Wireless communication towers ~~require a conditional or interim use permit and~~ are subject to the following additional design standards:
1. The applicant must demonstrate that functional coverage cannot be provided through co-location, a tower at a lower height, or a tower at a location outside of the MRCCA;
2. The tower must not be located in a bluff or shore impact zone;
3. Placement of the tower must minimize impacts on public river corridor views; ~~and~~
~~4. Comply with the general design standards in section 117-148(h)(2) (general design standards).~~

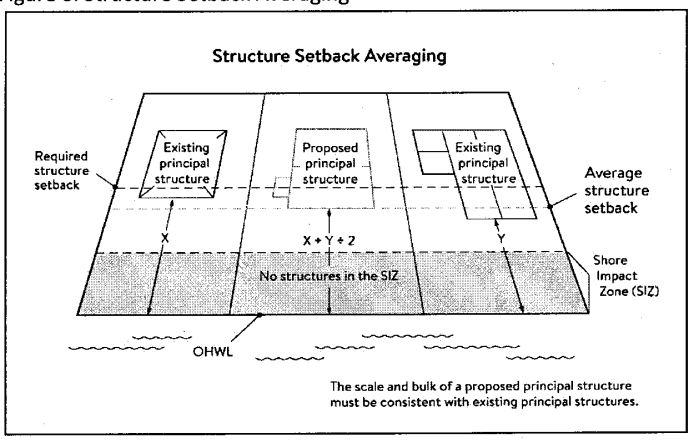
(F) *Structure height and placement and lot size.*
(1) *Purpose.* To establish standards that protect primary conservation areas and public river corridor views from development impacts and ensure that new development is sited consistent with the purpose of the MRCCA.
(2) *Structure height.* Structures and facilities must comply with the following standards unless identified as exempt in section 117-148(l) (exemptions):

a. Structures and facilities must comply with the following standards unless identified as exempt in section 117-148(l) (exemptions):
   1. ROS District: 35 feet.
   2. RN District: 35 feet.
   3. SR District: Height is determined by underlying zoning, provided the allowed height is consistent with that of the mature treeline, where present, and existing surrounding development, as viewed from the OWHL of the opposite shore.
b. Height is measured on the side of the structure facing the Mississippi River.
c. In addition to the conditional use permit requirements of section 117-148(c)(4), (conditional and interim use permits) criteria for considering whether to grant a conditional use permit for structures exceeding the height limits must include:
   1. Assessment of the visual impact of the proposed structure on public river corridor views, including views from other communities;
   2. Determination that the proposed structure meets the required bluff and OHWL setbacks;
   3. Identification and application of techniques to minimize the perceived bulk of the proposed structure, such as:
      (i) Placing the long axis of the building perpendicular to the river;
      (ii) Stepping back of portions of the facade;
      (iii) Lowering the roof pitch or use of a flat roof;
      (iv) Using building materials or mitigation techniques that will blend in with the natural surroundings such as green roofs, green walls, or other green and brown building materials;
      (v) Narrowing the profile of upper floors of the building;
      (vi) Increasing the setbacks of the building from the Mississippi River or blufflines;
      (vii) Identification of techniques for preservation of those view corridors identified in the MRCCA plan; and
      (viii) Opportunities for creation or enhancement of public river corridor views.

(3) *Structure and impervious surface placement.*

a. Structures and impervious surface must not be placed in the shore or bluff impact zones unless identified as an exemption in section 117-148(l) (exemptions).
b. Structures and facilities must comply with the following OHWL setback provisions unless identified as exempt in section 117-148(l) (exemptions):
   1. ROS District: 200 feet from the Mississippi River.
   2. RN District: 100 feet from the Mississippi River ~~and 75 feet from the Rum River.~~
c. Structures and facilities must comply with the following bluffline setback provisions unless identified as exempt in section 117-148(l) (exemptions):
   1. ROS District: 100 feet.
   2. RN District: 40 feet.
   3. SR District: 40 feet.
d. Where principal structures exist on the adjoining lots on both sides of a proposed building site, the minimum setback may be altered to conform to the average of the adjoining setbacks, provided that the new structure's scale and bulk riverward or bluffward of the setbacks required under section 117-148(f)(3) (Structure and impervious surface placement) consistent with adjoining development. See Figure 6.

Figure 6. Structure Setback Averaging




e. Subsurface sewage treatment systems, including the septic tank and absorption area, must be located at least 75 feet from the ordinary high water level of the Mississippi River and all other public waters.

(4) *Lot size and buildable area.*

a. The width of lots abutting the Mississippi River in the ROS District must be at least 200 feet, unless alternative design methods are used that provide greater protection of the riparian area.

b. All new lots must have adequate buildable area to comply with the setback requirements of section 117-148(f)(3) (structure and impervious surface placement) so as to not require variances to use the lots for their intended purpose.

(G) *Performance standards for private facilities.*

(1) *Purpose.* To establish design standards for private facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan.

(2) *General design standards.* All private facilities must be developed in accordance with the vegetation management and land alteration requirements in sections 117-148(i) (vegetation management) and 117-148(j) (land alteration standards and stormwater management).

(3) *Private roads, driveways, and parking areas.* Except as provided in section 117-148(l) (exemptions), private roads, driveways and parking areas must:

a. Be designed to take advantage of natural vegetation and topography so that they are not readily visible;

b. Comply with structure setback requirements according to section 117-148(f)(3) (structure and impervious surface placement); and

c. Not be placed within the bluff impact zone or shore impact zone, unless exempt under section 117-148(l) (exemptions) and designed consistent with section 117-148(f)(2) (general design standards).

(4) *Private water access and viewing facilities.*

a. Private access paths must be no more than:

1. Eight feet wide, if placed within the shore impact zone; and

2. Four feet wide, if placed within the bluff impact zone.

b. Private water access ramps must:

1. Comply with Minnesota Rules, chapters 6115.0210 and 6280.0250; and

2. Be designed and constructed consistent with the applicable standards in Design Handbook for Recreational Boating and Fishing Facilities.

c. Design and construction of private stairways, lifts, and landings are subject to the following standards:

1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties and residential facilities held in common, if approved by conditional use permit;
2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet area allowed for commercial properties and residential facilities held in common, if approved by conditional use permit;
3. Canopies or roofs are prohibited on stairways, lifts, or landings;
4. Stairways, lifts, and landings must be located in the least visible portion of the lot whenever practical; and
5. Ramps, lifts, mobility paths, or other facilities for persons with physical disabilities are allowed for achieving access to shore areas according to section 7.43 A—D, and as provided under section 117-148(c)(9) (accommodating disabilities).

d. One water-oriented accessory structure is allowed for each riparian lot or parcel less than 300 feet in width at the ordinary high water level, with one additional water-oriented accessory structure allowed for each additional 300 feet of shoreline on the same lot or parcel. Water-oriented accessory structures are prohibited in the bluff impact zone and must:
1. Not exceed 12 feet in height;
2. Not exceed 120 square feet in area; and
3. Be placed a minimum of ten feet from the ordinary high water level.

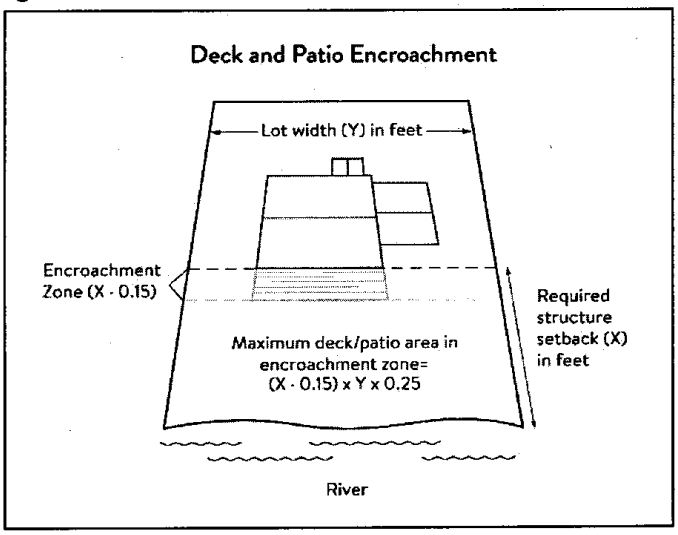
(5) *Decks and patios in setback areas.* Decks and at-grade patios may encroach into the required setbacks from the ordinary high water level and blufflines without a variance, when consistent with sections 117-148(i) (vegetation management) and 117-148(j) (land alteration standards and stormwater management), provided that:

a. The encroachment of the deck or patio into the required setback area does not exceed 15 percent of the required structure setback;

b. The area of the deck or patio that extends into the required setback area occupies no more than 25 percent of the total area between the required setback and the 15 percent using the formula: [Required setback depth (feet) × 0.15 × lot width at setback (feet) x 0.25 = maximum total area.]

c. The deck or patio does not extend into the bluff impact zone. See Figure 7.

Figure 7. Deck and Patio Encroachment



(6) *Off-premise and directional signs.*

a. Off-premise advertising signs must:

1. Meet required structure placement and height standards in section 117-148(f) (structure height and placement and lot size).
2. Not be readily visible.

b. Directional signs for patrons arriving at a business by watercraft must comply with the following standards:

1. They must be consistent with Minn. Stats. § 86B.115.
2. Only convey the location and name of the establishment and the general types of goods and services available, if located in a shore impact zone.
3. Be no greater than ten feet in height and 32 square feet in surface area; and
4. If illuminated, the lighting must be shielded to prevent illumination out across the river or to the sky.

(7) *Fences.* Fences between principal structures and the river are allowed provided that fences are:

a. Not higher than six feet.
b. Not located within 40 feet of slopes greater than 12%.
c. Not located in the regulatory floodplain.

(H) *Performance standards for public facilities.*

(1) *Purpose.* To establish design standards for public facilities that are consistent with best management practices and that minimize impacts to primary conservation areas, public river corridor views and other resources identified in the MRCCA plan. Public facilities serve the public interest by providing public access to the Mississippi River corridor or require locations in or adjacent to the river corridor and therefore require some degree of flexibility.

(2) *General design standards.* In addition to the standards set forth above, all public facilities must be designed and constructed to:

a. Minimize visibility of the facility from the river to the extent consistent with the purpose of the facility;

~~b. Comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~

~~c. Be consistent with the vegetation management standards in section 117-148(i) (vegetation management) and the land alteration and storm water management standards in section 117-148(j) (land alteration standards and stormwater management), including use of practices identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001, where applicable;~~

d. Avoid primary conservation areas, unless no alternative exists. If no alternative exists, then disturbance to primary conservation areas must be avoided to the greatest extent practicable, and design and construction must minimize impacts; and

e. Minimize disturbance of spawning and nesting times by scheduling construction at times when local fish and wildlife are not spawning or nesting.

(3) *Right-of-way maintenance standards.* Right-of-way maintenance must comply with the following standards:

a. Vegetation currently in a natural state must be maintained to the extent feasible;
b. Where vegetation in a natural state has been removed, native plants must be planted and maintained on the right-of-way; and
c. Chemical control of vegetation must be avoided when practicable, but when chemical control is necessary, chemicals used must be in accordance with the regulations and

other requirements of all state and federal agencies with authority over the chemical's use.

(4) *Crossings of public water or public land.* Crossings of public waters or land controlled by the commissioner are subject to approval by the commissioner according to Minn. Stats. §§ 84.415 and 103G.245.

(5) *Public utilities.* Public utilities must comply with the following standards:

a. High-voltage transmission lines, wind energy conversion systems greater than five megawatts, and pipelines are regulated according to Minn. Stats. chs. 216E, 216F, and 216G respectively; and

b. If overhead placement is necessary, utility facility crossings must minimize visibility of the facility from the river and follow other existing rights-of-way as much as practicable.

c. The appearance of structures must be as compatible as practicable with the surrounding area in a natural state with regard to height and width, materials used, and color.

~~d. Wireless communication facilities, according to section 117-148(e)(2)g (wireless communication towers).~~

(6) *Public transportation facilities.* Public transportation facilities shall comply with structure placement and height standards in Section 117-148(f) (Structure height and placement and lot size). Where such facilities intersect or about two or more MRCCA districts, the least restrictive standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. Providing scenic overlooks for motorists, bicyclists, and pedestrians;

b. Providing safe pedestrian crossings and facilities along the river corridor;

c. Providing access to the riverfront in public ownership; and

d. Allowing for use of the land between the river and the transportation facility.

(7) *Public recreational facilities.* Where such facilities intersect or abut two or more MRCCA districts, the least restrictive dimensional standards apply. Public transportation facilities must be designed and constructed to give priority to:

a. ~~Buildings and parking associated with public recreational facilities must comply with the structure placement and height standards in section 117-148(f) (structure height and placement and lot size), except as provided in section 117-148(l) (exemptions);~~

b. Roads and driveways associated with public recreational facilities must not be placed in the bluff or shore impact zones unless no other placement alternative exists. If no alternative exists, then design and construction must minimize impacts to shoreline vegetation, erodible soils and slopes, and other sensitive resources.

c. Trails, access paths, and viewing areas associated with public recreational facilities and providing access to or views of the Mississippi River are allowed within the bluff and shore impact zones if design, construction, and maintenance methods are consistent with the best management practice guidelines in trail planning, design, and development guidelines.

1. Hard-surface trails are not allowed on the face of bluffs with a slope exceeding 30 percent. Natural surface trails are allowed, provided they do not exceed eight feet in width.

2. Trails, paths, and viewing areas must be designed and constructed to minimize:

(i) Visibility from the river;

(ii) Visual impacts on public river corridor views; and

(iii) Disturbance to and fragmentation of primary conservation areas.

d. Public water access facilities must comply with the following requirements:

1. Watercraft access ramps must comply with Minnesota Rules chapters 6115.0210 and 6280.0250; and
2. Facilities must be designed and constructed consistent with the standards in Design Handbook for Recreational Boating and Fishing Facilities.

e. Public signs and kiosks for interpretive or directional purposes are allowed in the bluff or shore impact zones, provided they are placed and constructed to minimize disturbance to these areas and avoid visual impacts on public river corridor views.

~~f. Public stairways, lifts, and landings must be designed as provided in section 117-148(g)(4)c (stairways, lifts and landings).~~

(l) *Vegetation management.*

(1) *Purpose.* To establish standards that sustain and enhance the biological and ecological functions of vegetation; preserve the natural character and topography of the MRCCA; and maintain stability of bluffs and steep slopes and ensure stability of other erosion-prone areas.

(2) *Applicability.* This section applies to:

a. Shore impact zones;
b. Areas within 50 feet of a wetland or natural drainage way;
c. Bluff impact zones;
d. Areas of native plant communities; and
e. Significant existing vegetative stands identified in the MRCCA plan.

(3) *Activities allowed without a vegetation permit.*

a. Maintenance of existing lawns, landscaping and gardens;
b. Removal of vegetation in emergency situations as determined by the City of Ramsey;
c. Right-of-way maintenance for public facilities ~~meeting the standards section 117-148(h)(3) (right-of-way maintenance standards);~~
d. Agricultural and forestry activities ~~meeting the standards of sections 117-148(e)(2) (underlying zoning);~~
e. Selective vegetation removal, provided that vegetative cover remains consistent with the management purpose of the MRCCA District, including:
1. Vegetation that is dead, diseased, dying, or hazardous;
2. To prevent the spread of diseases or insect pests;
3. Individual trees and shrubs; and
4. Removal of invasive non-native species.

(4) *Activities allowed with a vegetation permit.*

a. The following intensive vegetation clearing activities are allowed with a vegetation permit:
1. Clearing of vegetation that is dead, diseased, dying, or hazardous.
2. Clearing to prevent the spread of diseases or insect pests.
3. Clearing to remove invasive non-native species.
4. Clearing to prepare for restoration and erosion control management activities consistent with a plan approved by City of Ramsey.
5. The minimum necessary for development that is allowed with a building permit or as an exemption under section 117-148(l) (exemptions).

b. Conditions of vegetation permit approval:
1. Development is sited to minimize removal of or disturbance to natural vegetation;
2. Soil, slope stability, and hydrologic conditions are suitable for the proposed work as determined by a professional engineer or City of Ramsey;
3. Clearing is the minimum necessary and designed to blend with the natural terrain and minimize visual impacts to public river corridor views;

4. Any native plant communities removed are replaced with vegetation that provides equivalent biological and ecological functions consistent with an approved vegetation restoration plan ~~as provided in section 117-148(i)(6) (vegetation restoration plan).~~ If replaced, priorities for restoration are stabilization of erodible soils, restoration or enhancement of shoreline vegetation, and revegetation of bluffs or steep slopes visible from the river;
5. All other vegetation removed is restored with natural vegetation to the greatest extent practicable consistent with an approved vegetation restoration ~~plan as provided in section 117-148(i)(6) (vegetation restoration plan). Priorities for replacement are the same as under section 117-148(i)(4) (activities allowed with a vegetation permit);~~
6. Any disturbance of highly erodible soils is replanted with deep-rooted vegetation with a high stem density;
7. Vegetation removal activities are conducted so as to expose the smallest practical area of soil to erosion for the least possible time;
8. Areas of vegetation restoration priorities identified in the MRCCA plan are restored, if applicable; and
9. Any other condition determined necessary to achieve the purpose of this section.

(5) *Prohibited activities.* All other intensive vegetation clearing is prohibited.

(6) *Vegetation restoration plan.*

a. Development of a vegetation restoration plan and reestablishment of natural vegetation is required:
   1. As a condition of a vegetation permit ~~issued under section 117-148(i)(4)b (conditions of vegetation permit), items 4 and 5;~~
   2. Upon failure to comply with any provisions in this section; or
   3. As part of the planning process for subdivisions ~~as provided in section 117-148(k) (subdivision and land development standards).~~

b. The vegetation restoration plan must ~~satisfy the application submittal requirements in section 117-148(c)(6) (application materials), and~~:
   1. Include vegetation that provides suitable habitat and effective soil stability, runoff retention, and infiltration capability. Vegetation species, composition, density, and diversity must be guided by nearby patches of native plant communities and by native vegetation establishment and enhancement guidelines;
   2. Be prepared by a qualified individual; and
   3. Include a maintenance plan that includes management provisions for controlling invasive species and replacement of plant loss for three years.

c. A certificate of compliance will be issued after the vegetation restoration plan requirements have been satisfied.

(J) *Land alteration standards and stormwater management.*

(1) *Purpose.* To establish standards that protect water quality from pollutant loadings of sediment, nutrients, bacteria, and other contaminants; and maintain stability of bluffs, shorelines, and other areas prone to erosion.

(2) *Land alteration permit.*

a. Within the bluff impact zone, land alteration is prohibited, except for the following which are allowed by permit:
   1. Erosion control consistent with section 117-148(j)(6) (conditions of land alteration permit approval);

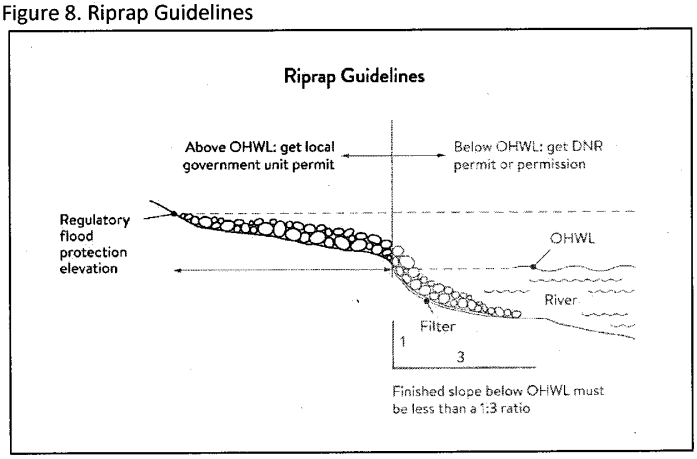
2. The minimum necessary for development that is allowed as an exception under section 117-148(l) (exemptions); and
3. Repair and maintenance of existing buildings and facilities.

b. Within the water quality impact zone, land alteration that involves more than ten cubic yards of material or affects an area greater than 1,000 square feet requires a permit.

(3) *Rock riprap, retaining walls, and other erosion control structures.*

a. Construction, repair, or replacement of rock riprap, retaining walls, and other erosion control structures located at or below the OHWL must comply with Minnesota Rules, chapters 6115.0215, subpart 4, item E, and 6115.0216, subpart 2. Work must not proceed until approved by the commissioner. See Figure 8.

Figure 8. Riprap Guidelines




b. Construction or replacement of rock riprap, retaining walls, and other erosion control structures within the bluff impact zone and the water quality impact zone are allowed with a permit ~~consistent with provisions of section 117-148(j)(6) (conditions of land alteration permit approval)~~ provided that:

1. If the project includes work at or below the OHWL, the commissioner has already approved or permitted the project.
2. The structures are used only to correct an established erosion problem as determined by the City of Ramsey.
3. The size and extent of the structures are the minimum necessary to correct the erosion problem and are not larger than the following, unless a professional engineer determines that a larger structure is needed to correct the erosion problem:
   (i) Retaining walls must not exceed five feet in height and must be placed a minimum horizontal distance of ten feet apart; and
   (ii) Riprap must not exceed the height of the regulatory flood protection elevation.

c. Repair of existing rock riprap, retaining walls, and other erosion control structures above the OHWL does not require a permit provided it does not involve any land alteration ~~under section 117-148(j)(2) (land alteration permit).~~

(4) *Stormwater management.*

a. In the bluff impact zone, storm water management facilities are prohibited except by permit if:

1. There are no alternatives for storm water treatment outside the bluff impact zone on the subject site;
2. The site generating runoff is designed so that the amount of runoff reaching the bluff impact zone is reduced to the greatest extent practicable;
3. The construction and operation of the facility does not affect slope stability on the subject property or adjacent properties; and

4. Mitigation based on the best available engineering and geological practices is required and applied to eliminate or minimize the risk of slope failure.

b. In the water quality impact zone, development that creates new impervious surface, ~~as allowed by exemption in section 117-148(l) (exemptions~~), or fully reconstructs existing impervious surface of more than 10,000 square feet requires a storm water permit or approved storm water plan. Multipurpose trails and sidewalks are exempt if there is down gradient vegetation or a filter strip that is at least five feet wide.

c. In all other areas, storm water runoff must be directed away from the bluff impact zones or unstable areas.

(5) *Development on steep slopes.* Construction of structures, impervious surfaces, land alteration, vegetation removal, or other construction activities are allowed on steep slopes if:

a. The development can be accomplished without increasing erosion or storm water runoff;

b. The soil types and geology are suitable for the proposed development; and

~~c. Vegetation is managed according to the requirements of section 117-148(i) (vegetation management).~~

(6) *Conditions of land alteration permit approval.*

a. Temporary and permanent erosion and sediment control measures retain sediment onsite consistent with best management practices in the Minnesota Stormwater Manual;

b. Natural site topography, soil, and vegetation conditions are used to control runoff and reduce erosion and sedimentation;

c. Construction activity is phased when possible;

d. All erosion and sediment controls are installed before starting any land disturbance activity;

e. Erosion and sediment controls are maintained to ensure effective operation;

~~f. The proposed work is consistent with the vegetation standards in section 117-148(i) (vegetation management); and~~

g. Best management practices for protecting and enhancing ecological and water resources identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001.

(7) *Compliance with other plans and programs.* All development must:

a. Be consistent with Minn. Stats. ch. 103B, and local water management plans completed under [Minnesota Rules] chapter 8410;

b. Meet or exceed the wetland protection standards under Minnesota Rules, chapter 8420; and

c. Meet or exceed the floodplain management standards under Minnesota Rules, chapters 6120.5000—6120.6200.

(K) *Subdivision and land development standards.*

(1) *Purpose.*

a. To protect and enhance the natural and scenic values of the MRCCA during development or redevelopment of the remaining large sites;

b. To establish standards for protecting and restoring biological and ecological functions of primary conservation areas on large sites; and

c. To encourage restoration of natural vegetation during development or redevelopment of large sites where restoration opportunities have been identified in MRCCA plans.

(2) *Applicability.*

a. The design standards in this section apply to subdivisions, planned unit developments and master-planned development and redevelopment of land involving ten or more

acres for contiguous parcels that abut the Mississippi River and 20 or more acres for all other parcels, including smaller individual sites within the following developments that are part of a common plan of development that may be constructed at different times:

1. Subdivisions;
2. Planned unit developments; and
3. Master-planned development and redevelopment of land.

b. The following activities are exempt from the requirements of this section:

1. Minor subdivisions consisting of three or fewer lots;
2. Minor boundary line corrections;
3. Resolutions of encroachments;
4. Additions to existing lots of record;
5. Placement of essential services; and
6. Activities involving river-dependent commercial and industrial uses.

~~(3) *Application materials.* Project information listed in section 117-148(c)(6) (application materials) must be submitted for all proposed developments.~~

(4) *Design standards.*

a. Primary conservation areas, where they exist, must be set aside and designated as protected open space in quantities meeting the following as a percentage of total parcel area:

1. CA-ROS District: 50 percent;
2. CA-RN District: 20 percent;
3. CA-SR District: Ten percent if the parcel includes native plant communities or provides feasible connections to a regional park or trail system, otherwise no requirement.

b. If the primary conservation areas exceed the amounts specified in section 117-148(k)(4)a above, then protection of native plant communities and natural vegetation in riparian areas shall be prioritized.

c. If primary conservation areas exist but do not have natural vegetation (identified as restoration priorities in the MRCCA plan), then a vegetation assessment must be completed to evaluate the unvegetated primary conservation areas and determine whether vegetation restoration is needed. ~~If restoration is needed, vegetation must be restored according to section 117-148(i)(6)b (under vegetation restoration plan).~~

d. If primary conservation areas do not exist on the parcel and portions of the parcel have been identified in the MRCCA plan as a restoration area, vegetation must be restored in the identified areas ~~according to section 117-148(i)(6)b (under vegetation restoration plan)~~ and the area must be set aside and designated as protected open space.

e. Storm water treatment areas or other green infrastructure may be used to meet the protected open space requirements if the vegetation provides biological and ecological functions.

f. Land dedicated under this section for public river access, parks, or other open space, or public facilities may be counted toward the protected open space requirement.

g. Protected open space areas must connect open space, natural areas, and recreational areas, where present on adjacent parcels, as much as possible, to form an interconnected network.

(5) *Permanent protection of designated open space.*

a. Designated open space areas must be protected through one or more of the following methods:

1. Public acquisition by a government entity for conservation purposes;
2. A permanent conservation easement, as provided in Minn. Stats. ch. 84C;

3. A deed restriction; and
4. Other arrangements that achieve an equivalent degree of protection.

b. Permanent protection methods must ensure the long-term management of vegetation to meet its biological and ecological functions, prohibit structures, and prohibit land alteration, except as needed to provide public recreational facilities and access to the river.

(L) *Exemptions*

(1) *Purpose.* To provide exemptions to structure placement, height and other standards for specific river or water access dependent facilities as provided in Minn. Stats. § 116G.15, subd. 4.

(2) *Applicability.*

~~a.~~ Uses and activities not specifically exempted must comply with this section. ~~Uses and activities exempted under shore impact zone and bluff impact zone must comply with the vegetation management and land alteration standards in sections 117-148(i) (vegetation management) and 117-148(j) (land alterations standards and stormwater management).~~

(3) *Use and activity exemptions classification.*

a. Uses and activities in the following tables ~~section 117-148(l)(3) below~~ are categorized as:

1. *Exempt — E.* This means that the use or activity is allowed;
2. *Exempt if no alternative — (E).* This means that the use or activity is allowed only if no alternatives exist; and
3. *Not exempt — N.* This means that a use or activity is not exempt and must meet the standards of this section.

b. *General uses and activities.*

| Use or Activity | Set Backs | Height Limits | SIZ | BIZ | Applicable Standards with Which the Use or Activity Must Comply |
|---|---|---|---|---|---|
| ~~Industrial and utility structures requiring greater height for operational reasons (such as elevators, refineries and railroad signaling towers)~~ | ~~N~~ | ~~E~~ | ~~N~~ | ~~N~~ | ~~Structure design and placement must minimize interference with public river corridor views~~ |
| Barns, silos, and farm structures | N | E | N | N | |
| Bridges and bridge approach roadways | E | E | E | (E) | Section 117-148(h) (performance standards for public facilities) |
| Wireless communication towers | E | E | N | N | Section 117-148(e)(2)f (river-dependent uses) |
| Chimneys, ~~church~~ spires, flag poles, public monuments, and mechanical stacks and equipment | N | E | N | N | |
| Historic properties and contributing properties in historic districts | E | E | E | E | Exemptions do not apply to additions or site alterations |

c. *Public utilities.*

| Use or Activity | Set Backs | Height Limits | SIZ | BIZ | Applicable Standards with Which the Use or Activity Must Comply |
|---|---|---|---|---|---|
| Electrical power facilities | E | E | E | (E) | Section 117-148(h) (performance standards for public facilities) |
| Essential services (other than storm water facilities) | E | E | E | (E) | Section 117-148(h) (performance standards for public facilities) |
| Storm water facilities | E | N | E | (E) | Section 117-148(j) (land alteration standards and stormwater management) |
| Wastewater treatment | E | N | E | N | Section 117-148(h) (performance standards for public facilities) |
| Public transportation facilities | E | N | (E) | (E) | Section 117-148(h) (performance standards for public facilities) |

d. *Public recreational facilities.*

| Use or Activity | Set Backs | Height Limits | SIZ | BIZ | Applicable Standards with Which the Use or Activity Must Comply |
|---|---|---|---|---|---|
| Accessory structures, such as monuments, flagpoles, light standards, and similar park features | E | E | (E) | (E) | Section 117-148(h) (performance standards for public facilities); within BIZ, only on slopes averaging less than 30%. Exemptions do not apply to principal structures |
| Picnic shelters and other open-sided structures | E | N | (E) | N | Section 117-148(h) (performance standards for public facilities) |
| Parking lots | (E) | N | (E) | (E) | Section 117-148(h) (performance standards for public facilities); within BIZ, only within 20 feet of toe of bluff; not on face of bluff; and must not affect stability of bluff |
| Roads and driveways | (E) | N | (E) | (E) | Section 117-148(h) (performance standards for public facilities) |
| Natural-surfaced trails, access paths, and viewing areas | E | N | E | E | Section 117-148(h) (performance standards for public facilities) |

| | | | | | |
|---|---|---|---|---|---|
| Hard-surfaced trails and viewing platforms | E | N | E | (E) | Section 117-148(h) (performance standards for public facilities); within BIZ, only on slopes averaging less than 30% |
| Water access ramps | E | N | E | (E) | Section 117-148(h) (performance standards for public facilities) |
| Public signs and kiosks for interpretive or directional purposes | E | N | E | (E) | Section 117-148(h) (performance standards for public facilities) |

e. *River-dependent uses.*

| Use or Activity | Set Backs | Height Limits | SIZ | BIZ | Applicable Standards with Which the Use or Activity Must Comply |
|---|---|---|---|---|---|
| Shoreline facilities | E | N[1] | E | (E) | Section 117-148(e)(2(f) (river dependent uses). Exemptions do not apply to buildings, structures, and parking areas that are not part of a shoreline facility |
| Private roads and conveyance structures serving river-dependent uses | E | N[1] | E | (E) | Section 117-148(e)(2)f (river dependent uses) |

[1] River-dependent commercial, industrial, and utility structures are exempt from height limits only if greater height is required for operational reasons.

f. *Private residential and commercial water access and use facilities.*

| Use or Activity | Set Backs | Height Limits | SIZ | BIZ | Applicable Standards with Which the Use or Activity Must Comply |
|---|---|---|---|---|---|
| Private roads serving 3 or more lots | (E) | N | N | (E) | Section 117-148(g) (performance standards for private facilities); in BIZ, only on slopes averaging less than 30% Exemption does not apply to private roads serving fewer 3 lots or to private driveways and parking areas |
| Access paths | E | N | E | E | Section 117-148(g) (performance standards for private facilities) |
| Water access ramps | E | N | E | N | Section 117-148(g) (performance standards for private facilities) |

| | | | | | |
|---|---|---|---|---|---|
| Stairways, lifts, and landings | E | N | E | E | Section 117-148(g) (performance standards for private facilities) |
| Water-oriented accessory structures | E | N | E | N | Section 117-148(g) (performance standards for private facilities) |
| Patios and decks | E | N | N | N | Section 117-148(g)(5) (decks and patios in setback area) |
| Directional signs for watercraft (private) | E | N | E | N | Section 117-148(g)(6) (Off premise and directional signage); exemption does not apply to off-premise advertising signs |
| Temporary storage of docks, boats, and other equipment during the winter months | E | N | E | N | |
| Erosion control structures, such as rock riprap and retaining walls | E | N | E | (E) | Sections 117-148(j)(3) (rock riprap, retaining walls, and other erosion control measures), 117-148(j)(5) (development on steep slopes) and 117-148(j)(6) (conditions of land alteration permit approval) |
| Flood control structures | E | N | E | (E) | Section 117-148(j) (land alteration standards and stormwater management) |

920 Floodplain Overlay Districts

(A) *Statutory authorization.* The legislature of the State of Minnesota has, in Minn. Stats. ch. 103F and ch. 462, delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain as follows.

(B) *Purpose.*

(1) This subdivision regulates development in the flood hazard areas of the city. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this Section to promote the public health, safety, and general welfare by minimizing these losses and disruptions.

(2) *National Flood Insurance Program compliance.* This subdivision is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59—78, as amended, so as to maintain the city's eligibility in the National Flood Insurance Program.

(3) This subdivision is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational

opportunities, provide aesthetic benefits and enhance community and economic development.

921 Floodplain Overlay Districts General Provisions

(A) This subdivision adopts the floodplain maps applicable to the city and includes three floodplain districts: floodway, flood fringe, and general floodplain.

(1) Where floodway and flood fringe districts are delineated on the floodplain maps, the standards in section 117-183 or 117-184 will apply, depending on the location of a property.

(2) Locations where floodway and flood fringe districts are not delineated on the floodplain maps are considered to fall within the general floodplain district. Within the general floodplain district, the floodway district standards in section 117-183 apply unless the floodway boundary is determined, according to the process outlined in section 117-185. Once the floodway boundary is determined, the flood fringe district standards in section 117-184 may apply outside the floodway.

(B) *Lands to which this subdivision applies.* This subdivision applies to all lands within the jurisdiction of the city shown on the official zoning map and/or the attachments to the map as being located within the boundaries of the floodway, flood fringe, or general floodplain districts.

(1) The floodway, flood fringe and general floodplain districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in the underlying zoning district. In case of a conflict, the more restrictive standards will apply.

(C) *Incorporation of maps by reference.* The following maps, together with all attached material, are hereby adopted by reference and declared to be a part of the official zoning map and this subdivision. The attached material includes the Flood Insurance Study for Anoka County, Minnesota, and Incorporated Areas and the flood insurance rate maps enumerated below, all dated December 16, 2015 and all prepared by the Federal Emergency Management Agency. These materials are on file in the community development department.

| | |
|---|---|
| • 27003C0142E | • 27003C0186E |
| • 27003C0144E | • 27003C0257E |
| • 27003C0165E | • 27003C0280E |
| • 27003C0166E | • 27003C0281E |
| • 27003C0167E | • 27003C0282E |
| • 27003C0170E | • 27003C0283E |

(D) *Regulatory flood protection elevation.* The regulatory flood protection elevation (RFPE) is an elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

(E) *Interpretation.* The boundaries of the zoning districts are determined by scaling distances on the flood insurance rate map.

(1) Where a conflict exists between the floodplain limits illustrated on the official zoning map and actual field conditions, the flood elevations shall be the governing factor. The zoning administrator must interpret the boundary location based on the ground elevations that existed on the site on the date of the first National Flood Insurance Program map showing the area within the regulatory floodplain, and other available technical data.

(2) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the planning commission and to submit technical evidence.

(F) *Abrogation and greater restrictions.* It is not intended by this subdivision to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this subdivision imposes greater restrictions, the provisions of this subdivision prevail.

(G) *Warning and disclaimer of liability.* This subdivision does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This subdivision does not create liability on the part of the city or its officers or employees for any flood damages that result from reliance on this subdivision or any administrative decision lawfully made thereunder.

(H) *Severability.* If any section, clause, provision, or portion of this subdivision is adjudged unconstitutional or invalid by a court of law, the remainder of this subdivision shall not be affected and shall remain in full force.

~~(I) *Annexations.* The flood insurance rate map panels adopted by reference into section 117-181(c) above may include floodplain areas that lie outside of the corporate boundaries of the city at the time of adoption of this subdivision. If any of these floodplain land areas are annexed into the city after the date of adoption of this subdivision, the newly annexed floodplain lands will be subject to the provisions of this subdivision immediately upon the date of annexation.~~

922 Establishment of Flood Zone Districts

(A) *Districts.*

(1) FW *Floodway district.* The floodway district includes those areas designated as floodway on the flood insurance rate map adopted in section 117-181. For lakes, wetlands, and other basins (that do not have a floodway designated), the floodway district includes those areas designated as zone A or AE on the flood insurance rate map that are at or below the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(2) FF *Flood fringe district.* The flood fringe district includes those areas designated as floodway fringe on the flood insurance rate map adopted in section 117-181 as being within zone AE but being located outside of the floodway. For lakes, wetlands and other basins (that do not have a floodway designated), the flood fringe district includes those areas designated as zone A or AE on the flood insurance rate map panels adopted in section 117-181 that are below the 1% annual chance (100-year) flood elevation but above the ordinary high water level as defined in Minn. Stats. § 103G.005, subd. 14.

(3) GF *General floodplain district.* The general floodplain district includes those areas designated as zone A or zone AE without a floodway on the flood insurance rate map adopted in section 117-181, but not subject to the criteria in sections 117-182(a)(1) and (2) above.

(B) *Compliance.* Within the floodplain districts established in this subdivision, the use of any land, the use, size, type and location of structures on lots, the installation and maintenance of transportation, utility, water supply and waste treatment facilities, and the subdivision of land must comply with the terms of this subdivision and other applicable regulations. All uses not listed as permitted uses or conditional uses in sections 117-183, 117-184, and 117-185, respectively, are prohibited. In addition, a caution is provided here that:

(1) New and replacement manufactured homes and certain recreational vehicles are subject to the general provisions of this subdivision and specifically section 117-188.

(2) Modifications, additions, structural alterations, normal maintenance and repair, or repair after damage to existing nonconforming structures and nonconforming uses of structures or land are regulated by the general provisions of this subdivision and specifically section 117-190.

(3) All structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) As-built elevations for elevated or floodproofed structures must be certified by ground surveys and flood-proofing techniques must be designed and certified by a registered professional engineer or architect as specified in the general provisions of this subdivision and specifically as stated in section 117-189.

923 Floodway District (FW)

(A) *Permitted uses.* The following uses, subject to the standards set forth in [section] 117-183(b), are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

(1) General farming, pasture, grazing, outdoor plant nurseries, horticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(2) Industrial-commercial loading areas, parking areas, and airport landing strips.

(3) Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, hunting and fishing areas, and single or multiple purpose recreational trails.

(4) Residential lawns, gardens, parking areas, and play areas.

(5) Railroads, streets, bridges, utility transmission lines and pipelines, provided that the department of natural resources' area hydrologist is notified at least ten days prior to issuance of any permit, and that the standards in [sections] 117-183(d)(1), 117-183(d)(3) and 117-183(d)(6) are met.

(B) *Standards for floodway permitted uses:*

(1) The use must have a low flood damage potential.

(2) With the exception of the uses listed in [section] 117-183(a)(5), the use must not obstruct flood flows or increase flood elevations and must not involve structures, fill, obstructions, excavations or storage of materials or equipment.

(3) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(C) *Conditional uses.* The following uses may be allowed as conditional uses following the standards and procedures set forth in section 117-189(d) of this subdivision and further subject to the standards set forth in section 117-183(d), if otherwise allowed in the underlying zoning district or any applicable overlay district.

(1) Structures accessory to the uses listed in section 117-183(a) and the uses listed in subsections (c)(2) through (9) below.

(2) Extraction and storage of sand, gravel, and other materials.

(3) Marinas, boat rentals, docks, piers, wharves, and water control structures.

(4) Storage yards for equipment, machinery, or materials.

(5) Placement of fill or construction of fences that obstruct flood flows. Farm fences, as defined in section 117-1, are permitted uses.

(6) Travel-ready recreational vehicles meeting the exception standards in section 117-188(b)(2).

(7) Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the ten-year frequency flood event.

(D) *Standards for floodway conditional uses:*

(1) *All uses.* A conditional use must not cause any increase in the stage of the one percent chance or regional flood or cause an increase in flood damages in the reach or reaches affected.

(2) *Fill; storage of materials and equipment:*

a. The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

b. Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.

c. Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the one percent chance or regional flood may only be allowed if the city has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.

(3) *Accessory structures:*

a. Accessory structures must not be designed for human habitation.

b. Accessory structures, if permitted, must be constructed and placed on the building site so as to offer the minimum obstruction to the flow of flood waters:

1. Whenever possible, structures must be constructed with the longitudinal axis parallel to the direction of flood flow; and

2. So far as practicable, structures must be placed approximately on the same flood flow lines as those of adjoining structures.

c. Accessory structures must be elevated on fill or structurally dry floodproofed in accordance with the FP-1 or FP-2 floodproofing classifications in the Minnesota State Building Code. All floodproofed accessory structures must meet the following additional standards:

1. The structure must be adequately anchored to prevent flotation, collapse or lateral movement and designed to equalize hydrostatic flood forces on exterior walls; and

2. Any mechanical and utility equipment in the structure must be elevated to or above the regulatory flood protection elevation or properly floodproofed.

d. As an alternative, an accessory structure may be internally/wet floodproofed to the FP-3 or FP-4 floodproofing classifications in the Minnesota State Building Code, provided the accessory structure constitutes a minimal investment and does not exceed 576 square feet in size. A detached garage may only be used for parking of vehicles and limited storage. All structures must meet the following standards:

1. To allow for the equalization of hydrostatic pressure, there must be a minimum of two "automatic" openings in the outside walls of the structure, with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and

2. There must be openings on at least two sides of the structure and the bottom of all openings must be no higher than one foot above the lowest adjacent grade to the structure. Using human intervention to open a garage door prior to flooding will not satisfy this requirement for automatic openings.

(4) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minn. Stats. § 103G.245.

(5) A levee, dike or floodwall constructed in the floodway must not cause an increase to the one percent chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

(6) Floodway developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

924 Flood Fringe District (FF)

(A) *Permitted uses.* Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in subsection (b) below.

(B) *Standards for flood fringe permitted uses.*

(1) All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure.

a. All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.

b. As an alternative to elevation on fill, an accessory structure that constitutes a minimal investment and that does not exceed 576 square feet in size may be internally floodproofed in accordance with [section] 117-183(d)(3).

(2) The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with subsection (a) above, or if allowed as a conditional use under section 117-184(c)(3) below.

(3) The storage of any materials or equipment must be elevated on fill to the regulatory flood protection elevation.

(4) The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

(5) Fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.

(6) All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation, or must have a flood warning/emergency evacuation plan acceptable to the city.

(7) Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (one percent chance) flood.

(8) Interference with normal manufacturing/industrial plant operations must be minimized, especially along streams having protracted flood durations. In considering permit applications, due consideration must be given to the needs of industries with operations that require a floodplain location.

(9) Flood fringe developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

(10) Manufactured homes and recreational vehicles must meet the standards of section 117-188.

(C) *Conditional uses.* The following uses and activities may be allowed as conditional uses, if allowed in the underlying zoning district(s) or any applicable overlay district, following the procedures in section 117-189(d). conditional uses must meet the standards in [subsections] (b)(4) through (10) above and section 117-184(d).

(1) Any structure that is not elevated on fill or floodproofed in accordance with section 117-184(b)(1)a. and b.

(2) Storage of any material or equipment below the regulatory flood protection elevation.

(3) The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with [subsection] (b)(1) above.

(D) *Standards for flood fringe conditional uses.*

(1) The standards listed in sections 117-184(b)(4) through (10) apply to all conditional uses.

(2) Basements, as defined in section 117-1, are subject to the following:

a. Residential basement construction is not allowed below the regulatory flood protection elevation.

b. Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with [section] 117-184(d)(3).

(3) All areas of nonresidential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with the structurally dry floodproofing classifications in the Minnesota State Building Code. Structurally dry floodproofing must meet the FP-1 or FP-2 floodproofing classification in the Minnesota State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Structures wet floodproofed to the FP-3 or FP-4 classification are not permitted.

(4) The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.

a. The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (one percent chance) flood event.

b. The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the city.

c. The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.

(5) Storage of materials and equipment below the regulatory flood protection elevation must comply with an approved emergency plan providing for removal of such materials within the time available after a flood warning.

(6) Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. These alternative methods may include the use of stilts, pilings, parallel walls, etc., or above-grade, enclosed areas such as crawl spaces or tuck under garages. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if:

a. The enclosed area is above-grade on at least one side of the structure.

b. It is designed to internally flood and is constructed with flood resistant materials.

c. It is used solely for parking of vehicles, building access or storage. The above-noted alternative elevation methods are subject to the following additional standards:

1. *Design and certification.* The structure's design and as-built condition must be certified by a registered professional engineer or architect as being in compliance with the general design standards of the Minnesota State Building Code and, specifically, that all electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities must be at or above the regulatory flood protection elevation or be designed to prevent flood water from entering or accumulating within these components during times of flooding.

2. *Specific standards for above-grade, enclosed areas.* Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and the design plans must stipulate:

(i) The minimum area of openings in the walls where internal flooding is to be used as a floodproofing technique. There shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The automatic openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice. The automatic openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of flood waters without any form of human intervention; and

(ii) That the enclosed area will be designed of flood resistant materials in accordance with the FP-3 or FP-4 classifications in the Minnesota State Building Code and shall be used solely for building access, parking of vehicles, or storage.

925 General Floodplain District (GF)

(A) *Permitted uses.*

(1) The uses listed in [section] 117-183(a), floodway district permitted uses, are permitted uses.

(2) All other uses are subject to the floodway/flood fringe evaluation criteria specified in [section] 117-185(b) below. Section 117-183 applies if the proposed use is determined to be in the floodway district. Section 117-184 applies if the proposed use is determined to be in the flood fringe district.

(B) *Procedures for floodway and flood fringe determinations.*

(1) Upon receipt of an application for a permit or other approval within the general floodplain district, the zoning administrator must obtain, review and reasonably utilize any regional flood elevation and floodway data available from a federal, state, or other source.

(2) If regional flood elevation and floodway data are not readily available, the applicant must furnish additional information, as needed, to determine the regulatory flood protection elevation and whether the proposed use would fall within the floodway or flood fringe district. Information must be consistent with accepted hydrological and hydraulic engineering standards and the standards in [section] 117-185(b)(3) below.

(3) The determination of floodway and flood fringe must include the following components, as applicable:

a. Estimate the peak discharge of the regional (one percent chance) flood.

b. Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.

c. Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half foot. A lesser stage increase than one-half foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries.

(4) The zoning administrator will review the submitted information and assess the technical evaluation and the recommended floodway and/or flood fringe district boundary. The assessment must include the cumulative effects of previous floodway encroachments. The zoning administrator may seek technical assistance from a designated engineer or other expert person or agency, including the Minnesota Department of Natural Resources, before presenting the technical evaluation and findings to the city council. The city council must formally accept the technical evaluation and the recommended floodway and/or flood fringe district boundary or deny the permit application. The city council, prior to official action, may submit the application and all supporting data and analyses to the Federal Emergency

Management Agency (FEMA), the Minnesota Department of Natural Resources, or the planning commission for review and comment.

(5) Once the floodway and flood fringe district boundaries have been determined, the city council shall refer the matter back to the zoning administrator to process the permit application consistent with the applicable provisions of sections 117-183 and 117-184.

930 Shoreland Management Overlay District

(A) *Statutory authorization.* The ordinance from which this subdivision is derived is adopted pursuant to the authorization and policies contained in Minn. Stats. ch. 103F, Minn. Rules pts. 6120.2500—6120.3900, and the planning and zoning enabling legislation in Minn. Stats. ch. 462.

(B) *Policy.* The uncontrolled use of shorelands of the city affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters. The state legislature has delegated responsibility to local governments of the state to regulate the subdivision, use and development of the shorelands of public waters and thus preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources. This responsibility is recognized by the city.

(C) *Jurisdiction.* The provisions of this subdivision shall apply to the shorelands of the public water bodies as classified in section 117-224. Pursuant to Minn. Rules pts. 6120.2500—6120.3900, no lake, pond, or flowage less than ten acres in size in municipalities or 25 acres in size in unincorporated areas need be regulated in a local government's shoreland regulations. A body of water created by a private user where there was no previous shoreland may, at the discretion of the city council, be exempt from this subdivision.

(D) *Compliance.* The use of any shoreland of public waters; the size and shape of lots; the use, size, type and location of structures on lots; the installation and maintenance of water supply and waste treatment systems, the grading and filling of any shoreland area; the cutting of shoreland vegetation; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations.

931 Shoreland Management Overlay District Administration

(A) *Permits required.*

~~(1) A building permit is required for the construction of buildings or building additions (and including such related activities as construction of decks and signs), the installation and/or alteration of sewage treatment systems, and those grading and filling activities not exempted by section 117-225(g)(2). Application for a permit shall be made to the building official on the forms provided. The application shall include the necessary information so that the building official can determine the site's suitability for the intended use and that a compliant sewage treatment system will be provided.~~

(2) A permit authorizing an addition to an existing structure shall stipulate that an identified ~~nonconforming~~ noncomplying sewage treatment system, as defined by Chapter 113, shall be reconstructed or replaced in accordance with the provisions of this subdivision.

(B) *Certificate of zoning compliance.* The zoning administrator shall issue a certificate of zoning compliance for each activity requiring a permit as specified in this subdivision. This certificate will specify that the use of land conforms to the requirements of this subdivision. Any use, arrangement, or construction at variance with that authorized by permit shall be deemed a violation of this subdivision and shall be punishable as provided in this subdivision.

(C) *Variances.* Variances may only be granted in accordance with section 117-53 and Minn. Stats. ch. 462, as applicable. In addition to the criteria established in section 117-53, the board of adjustment must also determine whether the property is used seasonally or year-round. Conditions may be imposed in the granting of a variance to ensure compliance and to protect adjacent properties and the public interest. For existing developments, the application for variance must include documentation, either through existing records or an inspection report by a licensed Minnesota Pollution Control Agency septic inspector, documenting that a ~~conforming~~ complying individual sewage treatment system is present for the intended use of the property. If a variance is issued that will have the effect of allowing additional bedroom on the property, the property owner shall be required, if necessary, to upgrade the ~~nonconforming~~ noncomplying individual sewage treatment system in conjunction with the issuance of the variance. If the variance does not have the effect of allowing additional bedrooms, the property owner shall have a maximum of two years to upgrade the ~~nonconforming~~ noncomplying system. ~~A failed system determined to be an imminent public health threat must be reconstructed within 45 days, regardless of the intended use permitted by the variance.~~

(D) *Notifications to the department of natural resources.*

(1) Copies of all notices of any public hearings to consider variances, zoning amendments, subdivisions, or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked at least ten days before the hearings. Notices of hearings to consider proposed subdivisions/plats must include copies of the subdivision/plat.

(2) A copy of approved amendments and subdivisions/plats, and final decisions granting variances or conditional uses under local shoreland management controls must be sent to the commissioner or the commissioner's designated representative and postmarked within ten days of final action. When a variance is approved after the department of natural resources has formally recommended denial in the hearing record, the notification of the approved variance shall also include the board of adjustment's summary of the public record/testimony and the findings of fact which supported the issuance of the variance.

932 Shoreland Classification System and Land Use Districts; Shoreland Management

(A) *Shoreland classification system.*

(1) The public waters of the city have been classified in subsection (a)(2) of this section consistent with the criteria found Minn. Rules pt. 6120.3300, and the protected waters inventory map for the county. In order to guide the wise development and utilization of shorelands of protected waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and welfare, certain protected waters in the city have been given a shoreland management classification.

(2) These protected waters of the city have been classified by the commissioner of natural resources as follows:

| | Natural Environment Lakes | DNR I.D. # |
|---|---|---|
| a. | Shack Eddy | 2-109 |
| b. | Itasca | 2-110 |

| | *Recreational Development Lakes* | DNR I.D. # |
|---|---|---|
| a. | Jeglens Marsh | 2-111 |
| b. | Peltzer Pond | 2-112 |
| c. | Rogers | 2-104 |
| d. | Grass (Sunfish) | 2-113 |

| | General Development Lakes | DNR I.D. # |
|---|---|---|
| a. | Ramsey Terrace Pond | 2-114 |
| b. | Magnesium Street Pond | 2-116 |
| c. | Industry Avenue Pond South | 2-117 |
| d. | Industry Avenue Pond North | 2-118 |

| | Tributary Streams | Locations |
|---|---|---|
| a. | Trott Brook | Sections 1, 2, 3, 6, 7, 8, 9, 10, T32N, R25W |
| b. | Ford Brook | Sections 1 and 2 T32N, R25W |

(3) The shorelands of the city in subsection (a)(2) of this section are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to provide for the wise utilization of shoreland areas in order to preserve the quality and natural character of these protected waters of the city. Boundaries of the Shoreland Overlay District shall be as defined by shoreland in section 117-1.

(B) *Land use district descriptions.* Within the shoreland area, land use descriptions and allowable uses therein shall be identified in the respective zoning districts established in this chapter.

933 Shoreland Overlay District Development Standards

~~(A) *Permitted uses.* All permitted uses allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as indicated on the official environmental overlay map of the city.~~

~~(B) *Conditional uses.*~~

~~(1) All conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying this Shoreland Overlay District as defined by shoreland in section 117-1.~~

(2) Boathouses.

(C) *Substandard uses.* Any uses of shorelands in existence prior to the date of enactment of this Code which are permitted within the applicable zoning district, but do not meet the minimum lot area, setbacks or other dimensional requirements of this Code are substandard uses. Substandard uses, including substandard sanitary facilities, shall be allowed to continue. However, any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

~~(D) *Prohibited uses.* Any uses which are not permitted or conditional uses as regulated by the applicable zoning district underlying this Shoreland Overlay District, as defined by shoreland in section 117-1.~~

(E) *Zoning provisions; lot area and width standards.* The following standards shall apply to all shorelands of the protected waters listed in section 117-224 within the city. Where the requirements of the underlying zoning district as shown on the official Zoning Map are more restrictive than those set forth herein, then the more restrictive standards shall apply. The lot area (in square feet) and lot width standards (in feet) for single, double, triple, and quad unit residential lots created after the date of enactment of the ordinance from which this subdivision is derived for the lake and river/stream classifications are the following:

(1) *Unsewered lakes.*

| | Riparian Lots | | Nonriparian Lots | |
|---|---|---|---|---|
| | Area | Width | Area | Width |
| Natural Environment: | | | | |

| | | | | |
|---|---|---|---|---|
| Single | 80,000 | 200 | 80,000 | 200 |
| Double | 120,000 | 300 | 160,000 | 400 |
| Triple | 160,000 | 400 | 240,000 | 600 |
| Quad | 200,000 | 500 | 320,000 | 800 |
| Recreational Development: | | | | |
| Single | 40,000 | 150 | 40,000 | 150 |
| Double | 80,000 | 225 | 80,000 | 265 |
| Triple | 120,000 | 300 | 120,000 | 375 |
| Quad | 160,000 | 375 | 160,000 | 490 |
| General Development: | | | | |
| Single | 20,000 | 100 | 40,000 | 150 |
| Double | 40,000 | 180 | 80,000 | 265 |
| Triple | 60,000 | 260 | 120,000 | 375 |
| Quad | 80,000 | 340 | 160,000 | 490 |

(2) *Sewered lakes.*

| | Riparian Lots | | Nonriparian Lots | |
|---|---|---|---|---|
| | Area | Width | Area | Width |
| Natural Environment: | | | | |
| Single | 40,000 | 125 | 20,000 | 125 |
| Double | 70,000 | 225 | 35,000 | 220 |
| Triple | 100,000 | 325 | 52,000 | 315 |
| Quad | 130,000 | 425 | 65,000 | 410 |
| Recreational Development: | | | | |
| Single | 20,000 | 75 | 15,000 | 75 |
| Double | 35,000 | 135 | 26,000 | 135 |
| Triple | 50,000 | 195 | 38,000 | 190 |
| Quad | 65,000 | 255 | 49,000 | 245 |
| General Development: | | | | |
| Single | 15,000 | 75 | 10,800 | 75 |
| Double | 26,000 | 135 | 17,500 | 135 |
| Triple | 38,000 | 195 | 25,000 | 190 |
| Quad | 49,000 | 255 | 32,500 | 245 |

(3) *Stream lot width standards.* There is no minimum lot size requirements for streams. The lot width standards for single-, double-, triple- and four-unit residential developments for the stream classifications are:

| | Tributary | |
|---|---|---|
| | No Sewer | Sewer |
| Single | 100 | 75 |
| Double | 150 | 115 |
| Triple | 200 | 150 |
| Quad | 250 | 190 |

(4) *Additional special provisions.*

a. Residential subdivisions with dwelling unit densities exceeding those in the tables in subsections (e)(2) and (3) of this section can only be allowed if designed and approved as residential planned unit developments under section 117-227. Only land above the ordinary high water level of public waters can be used to meet lot area standards, and lot width standards must be met at both the ordinary high water level and at the building line. The sewer lot area dimensions in subsection (e)(2) of this section can only be used if publicly owned sewer system service is available to the property.

b. Subdivisions of double, triple, and quad unit buildings on natural environment lakes must also meet the following standards:

1. Each building must be set back at least 200 feet from the ordinary high water level;
2. Each building must have common sewage treatment and water systems in one location and serve all dwelling units in the building;
3. Watercraft docking facilities for each lot must be centralized in one location and serve all dwelling units in the building; and
4. No more than 25 percent of a lake's shoreline can be in duplex, triplex, or quad developments.

~~c. One guest cottage may be allowed on lots meeting or exceeding the duplex lot area and width dimensions presented in subsections (e)(1) through (3) of this section, provided the following standards are met:~~

~~1. For lots exceeding the minimum lot dimensions of duplex lots, the guest cottage must be located within the smallest duplex-sized lot that could be created including the principal dwelling unit;~~

2. Where allowed, an accessory dwelling unit (ADU) ~~A guest cottage~~ must not cover more than 700 square feet of land surface and must not exceed 15 feet in height; and
3. An ~~guest cottage~~ accessory dwelling unit must be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer leaf-on conditions.

d. Lots intended as controlled accesses to public waters or as recreation areas for use by owners of nonriparian lots within subdivisions are permissible and must meet or exceed the following standards:

1. They must meet the width and size requirements for residential lots, and be suitable for the intended uses of controlled access lots;
2. If docking, mooring, or over-water storage of more than six watercraft is to be allowed at a controlled access lot, then the width of the lot (keeping the same lot depth) must be increased by the percent of the requirements for riparian residential lots for each watercraft beyond six, consistent with the following table:

| Controlled Access Lot Frontage Requirements | |
|---|---|
| Ratio of lake size to shore length (acres/mile) | *Required increase in frontage (percent)* |
| Less than 100 | 25 |
| 100—200 | 20 |
| 201—300 | 15 |
| 301—400 | 10 |
| Greater than 400 | 5 |

3. They must be jointly owned by all purchasers of lots in the subdivision or by all purchasers of nonriparian lots in the subdivision who are provided riparian access rights on the access lot; and

4. Covenants or other equally effective legal instruments must be developed that specify which lot owners have authority to use the access lot and what activities are allowed. The activities may include watercraft launching, loading, storage, beaching, mooring, or docking. They must also include other outdoor recreational activities that do not significantly conflict with general public use of the public water or the enjoyment of normal property rights by adjacent property owners. Examples of the non-significant conflict activities include swimming, sunbathing, or picnicking. The covenants must limit the total number of vehicles allowed to be parked and the total number of watercraft allowed to be continuously moored, docked, or stored over water, and must require centralization of all common facilities and activities in the most suitable locations on the lot to minimize topographic and vegetation alterations. They must also require all parking areas, storage buildings, and other facilities to be screened by vegetation or topography as much as practical from view from the public water, assuming summer, leaf-on conditions.

(F) *Placement, design, and height of structures.*

(1) *Placement of structures on lots.* When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:

a. *Structure and on-site sewage system setbacks (in feet) from ordinary high water level*.*

| Classes of Public Waters | Structures | | Setbacks* |
|---|---|---|---|
| | Unsewered | Sewered | Sewage Treatment System |
| Lakes | | | |
| Natural environment | 150 | 150 | 150 |
| Recreational development | 100 | 75 | 75 |
| General development | 75 | 50 | 50 |
| Tributary streams | 100 | 50 | 75 |

*One water-oriented accessory structure designed in accordance with subsection (f)(2) of this section may be set back a minimum distance of ten feet from the ordinary high water level.

b. *Additional structure setbacks.* The following additional structure setbacks apply, regardless of the classification of the water body:

| Setback From: | Setback (in feet) |
|---|---|
| Top of bluff | 30 |
| Unplatted cemetery | 50 |
| Right-of-way line of federal, state, or county highway | 50 |
| Right-of-way line of town road, public street, or other roads or streets not classified | 20 |

c. *Bluff impact zones.* Structures and accessory facilities, except stairways and landings, must not be placed within bluff impact zones.

d. *Uses without water-oriented needs.* Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public

waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

(2) *Design criteria for structures.*

a. *High water elevations.* Structures must be placed in accordance with any floodplain regulations applicable to the site. Where these controls do not exist, the elevation to which the lowest floor, including basement, is placed or floodproofed must be determined as follows:

1. For lakes, by placing the lowest floor at a level at least three feet above the highest known water level, or three feet above the ordinary high water level, whichever is higher;
2. For rivers and streams, by placing the lowest floor at least three feet above the flood of record, if data are available. If data are not available, by placing the lowest floor at least three feet above the ordinary high water level, or by conducting a technical evaluation to determine effects of proposed construction upon flood stages and flood flows and to establish a flood protection elevation. Under all three approaches, technical evaluations must be done by a qualified engineer or hydrologist consistent with Minn. Rules pts. 6120.5000—6120.6200 governing the management of floodplain areas. If more than one approach is used, the highest flood protection elevation determined must be used for placing structures and other facilities; and
3. Water-oriented accessory structures may have the lowest floor placed lower than the elevation determined in this item if the structure is constructed of flood-resistant materials to the elevation, electrical and mechanical equipment is placed above the elevation and, if long duration flooding is anticipated, the structure is built to withstand ice action and wind-driven waves and debris.

b. *Water-oriented accessory structures.* Each lot may have one water-oriented accessory structure not meeting the normal structure setback in this subdivision if this water-oriented accessory structure complies with the following provisions:

1. The structure or facility must not exceed ten feet in height, exclusive of safety rails, and cannot occupy an area greater than 250 square feet. Detached decks must not exceed eight feet above grade at any point;
2. The setback of the structure or facility from the ordinary high water level must be at least ten feet;
3. The structure or facility must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions;
4. The roof may be used as a deck with safety rails, but must not be enclosed or used as a storage area;
5. The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities; and
6. As an alternative for general development and recreational development waterbodies, water-oriented accessory structures used solely for watercraft storage, and including storage of related boating and water-oriented sporting equipment, may occupy an area up to 400 square feet provided the maximum width of the structure is 20 feet as measured parallel to the configuration of the shoreline.

c. *Stairways, lifts, and landings.* Stairways and lifts are the preferred alternative to major topographic alterations for achieving access up and down bluffs and steep slopes to shore areas. Stairways and lifts must meet the following design requirements:

1. Stairways and lifts must not exceed four feet in width on residential lots. Wider stairways may be used for commercial properties, public open-space recreational properties, and planned unit developments;
2. Landings for stairways and lifts on residential lots must not exceed 32 square feet in area. Landings larger than 32 square feet may be used for commercial properties, public open-space recreational properties, and planned unit developments;
3. Canopies or roofs are not allowed on stairways, lifts, or landings;
4. Stairways, lifts, and landings may be either constructed above the ground on posts or pilings, or placed into the ground, provided they are designed and built in a manner that ensures control of soil erosion;
5. Stairways, lifts, and landings must be located in the most visually inconspicuous portions of lots, as viewed from the surface of the public water assuming summer, leaf-on conditions, whenever practical; and
6. Facilities such as ramps, lifts, or mobility paths for physically handicapped persons are also allowed for achieving access to shore areas, provided that the dimensional and performance standards of the items in subsections (f)(2)c.1 to 5 of this section are complied with in addition to the requirements of Minn. Rules ch. 1340.

d. *Significant historic sites.* No structure may be placed on a significant historic site in a manner that affects the values of the site unless adequate information about the site has been removed and documented in a public repository.

e. *Steep slopes.* The city engineer must evaluate possible soil erosion impacts and development visibility from public waters before issuing a permit for construction of sewage treatment systems, roads, driveways, structures, or other improvements on steep slopes. When determined necessary, conditions must be attached to issued permits to prevent erosion and to preserve existing vegetation screening of structures, vehicles, and other facilities as viewed from the surface of public waters, assuming summer, leaf-on vegetation.

(3) *Height of structures.* All structures in residential districts, except churches and nonresidential agricultural structures, must not exceed 35 feet in height.

(G) *Shoreland alterations.* Alterations of vegetation and topography will be regulated to prevent erosion into public waters, fix nutrients, preserve shoreland aesthetics, preserve historic values, prevent bank slumping, and protect fish and wildlife habitat.

(1) *Vegetation alterations.*

a. Vegetation alteration necessary for the construction of structures and sewage treatment systems and the construction of roads and parking areas regulated by this subdivision are exempt from the vegetation alteration standards that follow.

b. Removal or alteration of vegetation, except for agricultural and forest management uses as regulated in this subdivision is allowed subject to the following standards:

1. Intensive vegetation clearing within the shore and bluff impact zones and on steep slopes is not allowed. Intensive vegetation clearing for forest land conversion to another use outside of these areas is allowable as a conditional use if an erosion control and sedimentation plan is developed and approved by the soil and water conservation district in which the property is located.
2. In shore and bluff impact zones and on steep slopes, limited clearing of trees and shrubs and cutting, pruning, and trimming of trees is allowed to provide a view to the water from the principal dwelling site and to accommodate the placement of stairways and landings, picnic areas, access paths, livestock watering areas, beach and watercraft access areas, and permitted water-oriented accessory structures or facilities, provided that:
   (i) The screening of structures, vehicles, or other facilities as viewed from the water, assuming summer, leaf-on conditions, is not substantially reduced;

(ii) Along rivers, existing shading of water surfaces is preserved; and

(iii) The provisions of this subsection (g)(1) of this section are not applicable to the removal of trees, limbs, or branches that are dead, diseased, or pose safety hazards.

(2) *Topographic alterations/grading and filling.*

a. Grading and filling and excavations necessary for the construction of structures, sewage treatment systems, and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit. However, the grading and filling standards in this subdivision must be incorporated into the issuance of permits for construction of structures, sewage treatment systems, and driveways.

b. Public roads and parking areas are regulated by this subdivision.

c. Notwithstanding subsections (g)(2)a and b of this section, a grading and filling permit will be required for:

1. The movement of more than ten cubic yards of material on steep slopes or within shore or bluff impact zones; and

2. The movement of more than 50 cubic yards of material outside of steep slopes and shore and bluff impact zones.

d. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:

1. Grading or filling in any type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland. This evaluation must also include a determination of whether the wetland alteration being proposed requires permits, reviews, or approvals by other local, state, or federal agencies such as a watershed district, the state department of natural resources, or the United States Army Corps of Engineers. The applicant will be so advised.

(i) Sediment and pollutant trapping and retention;

(ii) Storage of surface runoff to prevent or reduce flood damage;

(iii) Fish and wildlife habitat;

(iv) Recreational use;

(v) Shoreline or bank stabilization; and

(vi) Noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

2. Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible;

3. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible;

4. Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used;

5. Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service;

6. Fill or excavated material must not be placed in a manner that creates an unstable slope;

7. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater;

8. Fill or excavated material must not be placed in bluff impact zones;

9. Any alterations below the ordinary high water level of public waters must first be authorized by the commissioner under Minn. Stats. § 103G.245;

10. Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties; and
11. Placement of natural rock rip-rap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the rip-rap is within ten feet of the ordinary high water level, and the height of the rip-rap above the ordinary high water level does not exceed three feet.

e. Connections to public waters. Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors, must be controlled by local shoreland controls. Permission for excavations may be given only after the commissioner has approved the proposed connection to public waters.

(3) *Placement and design of roads, driveways, and parking areas.*

a. Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided by a qualified individual that all roads and parking areas are designed and constructed to minimize and control erosion to public waters consistent with the field office technical guides of the local soil and water conservation district, or other applicable technical materials.

b. Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

c. Public and private watercraft access ramps, approach roads, and access-related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this section are met. For private facilities, the grading and filling provisions of subsection (g)(2) of this section must be met.

(4) *Stormwater management.* The following general and specific standards shall apply:

a. *General standards:*

1. When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.
2. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.
3. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used. Preference must be given to designs using surface drainage, vegetation, and infiltration rather than buried pipes and manmade materials and facilities.

b. *Specific standards:*

1. Impervious surface coverage of lots must not exceed 25 percent of the lot area.
2. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the field office technical guide of the local soil and water conservation districts.
3. New constructed stormwater outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.

(5) *Special provisions for commercial, industrial, public/semipublic, agricultural, forestry and extractive uses and mining of metallic minerals and peat.*

a. *Standards for commercial, industrial, public, and semipublic uses.*

1. Surface water-oriented commercial uses and industrial, public, or semipublic uses with similar needs to have access to and use of public waters may be located on parcels or lots with frontage on public waters. Those uses with water-oriented needs must meet the following standards:

(i) In addition to meeting impervious coverage limits, setbacks, and other zoning standards in this subdivision, the uses must be designed to incorporate topographic and vegetative screening of parking areas and structures;

(ii) Uses that require short-term watercraft mooring for patrons must centralize these facilities and design them to avoid obstructions of navigation and to be the minimum size necessary to meet the need; and

(iii) Uses that depend on patrons arriving by watercraft may use signs and lighting to convey needed information to the public, subject to the following general standards:

A. No advertising signs or supporting facilities for signs may be placed in or upon public waters. Signs conveying information or safety messages may be placed in or on public waters by a public authority or under a permit issued by the county sheriff;

B. Signs may be placed, when necessary, within the shore impact zone if they are designed and sized to be the minimum necessary to convey needed information. They must only convey the location and name of the establishment and the general types of goods or services available. The signs must not contain other detailed information such as product brands and prices, must not be located higher than ten feet above the ground, and must not exceed 32 square feet in size. If illuminated by artificial lights, the lights must be shielded or directed to prevent illumination out across public waters; and

C. Other outside lighting may be located within the shore impact zone or over public waters if it is used primarily to illuminate potential safety hazards and is shielded or otherwise directed to prevent direct illumination out across public waters. This does not preclude use of navigational lights.

2. Uses without water-oriented needs must be located on lots or parcels without public waters frontage, or, if located on lots or parcels with public waters frontage, must either be set back double the normal ordinary high water level setback or be substantially screened from view from the water by vegetation or topography, assuming summer, leaf-on conditions.

b. *Agriculture use standards.*

1. General cultivation farming, grazing, nurseries, horticulture, truck farming, sod farming, and wild crop harvesting are permitted uses if steep slopes and shore and bluff impact zones are maintained in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guides of the local soil and water conservation districts or the United States Soil Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with permitted agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.

2. Animal feedlots must meet the following standards:

(i) New feedlots must not be located in the shoreland of watercourses or in bluff impact zones and must meet a minimum setback of 300 feet from the ordinary high water level of all public waters basins; and

(ii) Modifications or expansions to existing feedlots that are located within 300 feet of the ordinary high water level or within a bluff impact zone are allowed if they do not further encroach into the existing ordinary high water level setback or encroach on bluff impact zones.

c. *Forest management standards.* The harvesting of timber and associated reforestation must be conducted consistent with the provisions of the Minnesota Nonpoint Source Pollution Assessment-Forestry and the provisions of Water Quality in Forest Management "Best Management Practices in Minnesota."

d. *Extractive use standards.*

1. *Site development and restoration plan.* An extractive use site development and restoration plan must be developed, approved, and followed over the course of operation of the site. The plan must address dust, noise, possible pollutant discharges, hours and duration of operation, and anticipated vegetation and topographic alterations. It must also identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion, and must clearly explain how the site will be rehabilitated after extractive activities end.
2. *Setbacks for processing machinery.* Processing machinery must be located consistent with setback standards for structures from ordinary high water levels of public waters and from bluffs.

e. *Mining of metallic minerals and peat.* Mining of metallic minerals and peat, as defined in Minn. Stats. §§ 93.44—93.51, shall be a permitted use provided the provisions of Minn. Stats. §§ 93.44—93.51, are satisfied.

(6) *Conditional uses.* Conditional uses allowable within shoreland areas shall be subject to the review and approval procedures, and criteria and conditions for review of conditional uses established communitywide. The following additional evaluation criteria and conditions apply within shoreland areas:

a. *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
2. The visibility of structures and other facilities as viewed from public waters is limited;
3. The site is adequate for water supply and on-site sewage treatment; and
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

b. *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (g)(6)a of this section and the purposes of this subdivision, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this subdivision. Such conditions may include, but are not limited to, the following:

1. Increased setbacks from the ordinary high water level;
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
3. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(7) *Water supply and sewage treatment.*

a. *Water supply.* Any public or private supply of water for domestic purposes must meet or exceed standards for water quality of the state department of health and the state pollution control agency.

b. *Sewage treatment.* Any premises used for human occupancy must be provided with an adequate method of sewage treatment, as follows:
   1. Publicly owned sewer systems must be used where available.
   2. All private sewage treatment systems must meet or exceed the Minn. Rules. ch. 7080, a copy of which is adopted by reference and declared to be a part of this subdivision.
   3. On-site sewage treatment systems must be set back from the ordinary high water level in accordance with the setbacks contained in this subdivision.
   4. All proposed sites for individual sewage treatment systems shall be evaluated in accordance with the criteria in subsections (g)(7)b.4(i) through (iv) of this section. If the determination of a site's suitability cannot be made with publicly available, existing information, it shall then be the responsibility of the applicant to provide sufficient soil borings and percolation tests from on-site field investigations. Evaluation criteria:
      (i) Depth to the highest known or calculated groundwater table or bedrock;
      (ii) Soil conditions, properties, and permeability;
      (iii) Slope;
      (iv) The existence of lowlands, local surface depressions, and rock outcrops.
   5. Nonconforming sewage treatment systems shall be regulated and upgraded in accordance with section 117-226(3)a.

Shoreland Overlay PUDs

(a) *Types of PUDs permissible.* Planned unit developments (PUDs) are allowed for new projects on undeveloped land, redevelopment of previously built sites, or conversions of existing buildings and land. The land use districts in which they are an allowable use are identified in the land use district descriptions in this subdivision and the official zoning map.

(b) *Processing of PUDs.* Planned unit developments must be processed as a conditional use, except that an expansion to an existing commercial PUD involving six or less new dwelling units or sites since the adoption date of the ordinance from which this subdivision is derived is permissible as a permitted use provided the total project density does not exceed the allowable densities calculated in the project density evaluation procedures. Approval cannot occur until the environmental review process (EAW/EIS) is complete.

(c) *Application for a PUD.* The applicant for a PUD must submit the following documents prior to final action being taken on the application request:
   (1) A site plan and/or plat for the project showing locations of property boundaries, surface water features, existing and proposed structures and other facilities, land alterations, sewage treatment and water supply systems (where public systems will not be provided), and topographic contours at ten-foot intervals or less. When a PUD is a combined commercial and residential development, the site plan and/or plat must indicate and distinguish which buildings and portions of the project are residential, commercial, or a combination of the two.
   (2) A property owners association agreement (for residential PUDs) with mandatory membership, and all in accordance with the requirements of this subdivision.
   (3) Deed restrictions, covenants, permanent easements or other instruments that:
      a. Properly address future vegetative and topographic alterations, construction of additional buildings, beaching of watercraft, and construction of commercial buildings in residential PUDs; and
      b. Ensure the long-term preservation and maintenance of open space in accordance with the criteria and analysis specified in this subdivision.
   (4) When necessary, a master plan/drawing describing the project and the floor plan for all commercial structures to be occupied.

(5) Those additional documents as requested by the city that are necessary to explain how the PUD will be designed and will function.

(d) *Site "suitable area" evaluation.* Proposed new or expansions to existing planned unit developments must be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation.

(1) The project parcel must be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward:

| | Shoreland Tier Dimensions | |
|---|---|---|
| | Unsewered (feet) | Sewered (feet) |
| General development lakes—first tier | 200 | 200 |
| General development lakes—second and additional tiers | 267 | 200 |
| Recreational development lakes | 267 | 267 |
| Natural environment lakes | 400 | 320 |
| All river classes | 300 | 300 |

(2) The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land below the ordinary high water level of public waters. This suitable area and the proposed project are then subjected to either the residential or commercial planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.

(e) *Residential and commercial PUD density evaluation.* The procedures for determining the base density of a PUD and density increase multipliers are as follows. Allowable densities may be transferred from any tier to any other tier further from the waterbody, but must not be transferred to any other tier closer.

(1) *Residential PUD base density evaluation.* The suitable area within each tier is divided by the single residential lot size standard for lakes or, for rivers, the single residential lot width standard times the tier depth, unless the local unit of government has specified an alternative minimum lot size for rivers which shall then be used to yield a base density of dwelling units or sites for each tier. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, suitability analysis, and the design criteria contained herein.

(2) *Commercial PUD base density evaluation.*

a. Determine the average inside living area size of dwelling units or sites within each tier, including both existing and proposed units and sites. Computation of inside living area sizes need not include decks, patios, stoops, steps, garages, or porches and basements, unless they are habitable space.

b. Select the appropriate floor area ratio from the following table:

Commercial Planned Unit Development
Floor Area Ratios*; Public waters classes

| *Average unit floor area (sq. ft.) | Sewered general development lakes; first tier on unsewered general development lakes; tributary river segments | Second and additional tiers on unsewered general development lakes; recreational development lakes | Natural environment lakes |
|---|---|---|---|

| | | | |
|---|---|---|---|
| 200 | .040 | .020 | .010 |
| 300 | .048 | .024 | .012 |
| 400 | .056 | .028 | .014 |
| 500 | .065 | .032 | .016 |
| 600 | .072 | .038 | .019 |
| 700 | .082 | .042 | .021 |
| 800 | .091 | .046 | .023 |
| 900 | .099 | .050 | .025 |
| 1,000 | .108 | .054 | .027 |
| 1,100 | .116 | .058 | .029 |
| 1,200 | .125 | .064 | .032 |
| 1,300 | .133 | .068 | .034 |
| 1,400 | .142 | .072 | .036 |
| 1,500 | .150 | .075 | .038 |

*For average unit floor areas less than shown, use the floor area ratios listed for 200 square feet. For areas greater than shown, use the ratios listed for 1,500 square feet. For recreational camping areas, use the ratios listed at 400 square feet. Manufactured home sites in recreational camping areas shall use a ratio equal to the size of the manufactured home, or if unknown, the ratio listed for 1,000 square feet.

c. Multiply the suitable area within each tier by the floor area ratio to yield total floor area for each tier allowed to be used for dwelling units or sites.

d. Divide the total floor area by tier computed in subsection (e)(2)c of this section by the average inside living area size determined in subsection (e)(2)a of this section. This yields a base number of dwelling units and sites for each tier.

e. Proposed locations and numbers of dwelling units or sites for the commercial planned unit development are then compared with the tier, density and suitability analyses herein and the design criteria.

(3) *Density increase multipliers.*

a. Increases to the dwelling unit or dwelling site base densities previously determined are allowable if the dimensional standards are met or exceeded and the design criteria are satisfied. The allowable density increases in subsection (e)(3)b of this section will only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the waterbody is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.

b. Allowable dwelling unit or dwelling site density increases for residential or commercial planned unit developments:

| Density Evaluation Tiers | Maximum Density Increase Within Each Tier (percent) |
|---|---|
| First | 50 |
| Second | 100 |
| Third | 200 |
| Fourth | 200 |
| Fifth | 200 |

(4) *Maintenance and design criteria.*

a. *Maintenance and administration requirements.*

1. Before final approval of a planned unit development, adequate provisions must be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.
2. Open space preservation. Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means must be provided to ensure long-term preservation and maintenance of open space. The instruments must include all of the following protections:
   (i) Commercial uses prohibited (for residential PUDs);
   (ii) Vegetation and topographic alterations other than routine maintenance prohibited;
   (iii) Construction of additional buildings or storage of vehicles and other materials prohibited; and
   (iv) Uncontrolled beaching of watercraft prohibited.
3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, all residential planned unit developments must use an owners association with the following features:
   (i) Membership must be mandatory for each dwelling unit or site purchaser and any successive purchasers;
   (ii) Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
   (iii) Assessments must be adjustable to accommodate changing conditions; and
   (iv) The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

b. *Open space requirements.* Planned unit developments must contain open space meeting all of the following criteria:

1. At least 50 percent of the total project area must be preserved as open space;
2. Dwelling units or sites, road rights-of-way, or land covered by road surfaces, parking areas, or structures, except water-oriented accessory structures or facilities, are developed areas and shall not be included in the computation of minimum open space;
3. Open space must include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
4. Open space may include outdoor recreational facilities for use by owners of dwelling units or sites, by guests staying in commercial dwelling units or sites, and by the general public;
5. Open space may include subsurface sewage treatment systems if the use of the space is restricted to avoid adverse impacts on the systems;
6. Open space must not include commercial facilities or uses, but may contain water-oriented accessory structures or facilities;
7. The appearance of open space areas, including topography, vegetation, and allowable uses, must be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means; and
8. The shore impact zone, based on normal structure setbacks, must be included as open space. For residential PUDs, at least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact zone area of new developments must be preserved in its natural or existing state. For commercial PUDs, at least 50 percent of the shore impact zone must be preserved in its natural state.

c. *Erosion control and stormwater management.* Erosion control and stormwater management plans must be developed and the PUD must:

1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This must be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques must be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and
2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage within any tier must not exceed 25 percent of the tier area, except that for commercial PUDs 35 percent impervious surface coverage may be allowed in the first tier of general development lakes with an approved stormwater management plan and consistency with this subdivision.

d. *Centralization and design of facilities.* Centralization and design of facilities and structures must be done according to the following standards:

1. Planned unit developments must be connected to publicly owned water supply and sewer systems, if available. On-site water supply and sewage treatment systems must be centralized and designed and installed to meet or exceed applicable standards or rules of the state department of health and this subdivision. On-site sewage treatment systems must be located on the most suitable areas of the development, and sufficient lawn area free of limiting factors must be provided for a replacement soil treatment system for each sewage system;
2. Dwelling units or sites must be clustered into one or more groups and located on suitable areas of the development. They must be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification: setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level must be increased in accordance with this subdivision for developments with density increases;
3. Shore recreation facilities, including but not limited to swimming areas, docks, and watercraft mooring areas and launching ramps, must be centralized and located in areas suitable for them. Evaluation of suitability must include consideration of land slope, water depth, vegetation, soils, depth to groundwater and bedrock, or other relevant factors. The number of spaces provided for continuous beaching, mooring, or docking of watercraft must not exceed one for each allowable dwelling unit or site in the first tier (notwithstanding existing mooring sites in an existing commercially used harbor). Launching ramp facilities, including a small dock for loading and unloading equipment, may be provided for use by occupants of dwelling units or sites located in other tiers;
4. Structures, parking areas, and other facilities must be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, or other means acceptable to the local unit of government, assuming summer, leaf-on conditions. Vegetative and topographic screening must be preserved, if existing, or may be required to be provided;
5. Accessory structures and facilities, except water oriented accessory structures, must meet the required principal structure setback and must be centralized; and
6. Water-oriented accessory structures and facilities may be allowed if they meet or exceed design standards contained in this subdivision and are centralized.

(5) *Conversions.* Local governments may allow existing resorts or other land uses and facilities to be converted to residential planned unit developments if all of the following standards are met:

a. Proposed conversions must be initially evaluated using the same procedures for residential planned unit developments involving all new construction. Inconsistencies between existing features of the development and these standards must be identified.
b. Deficiencies involving water supply and sewage treatment, structure color, impervious coverage, open space, and shore recreation facilities must be corrected as part of the conversion or as specified in the conditional use permit.
c. Shore and bluff impact zone deficiencies must be evaluated and reasonable improvements made as part of the conversion. These improvements must include, where applicable, the following:
    1. Removal of extraneous buildings, docks, or other facilities that no longer need to be located in shore or bluff impact zones;
    2. Remedial measures to correct erosion sites and improve vegetative cover and screening of buildings and other facilities as viewed from the water; and
    3. If existing dwelling units are located in shore or bluff impact zones, conditions are attached to approvals of conversions that preclude exterior expansions in any dimension or substantial alterations. The conditions must also provide for future relocation of dwelling units, where feasible, to other locations, meeting all setback and elevation requirements when they are rebuilt or replaced.
d. Existing dwelling unit or dwelling site densities that exceed standards may be allowed to continue but must not be allowed to be increased, either at the time of conversion or in the future. Efforts must be made during the conversion to limit impacts of high densities by requiring seasonal use, improving vegetative screening, centralizing shore recreation facilities, installing new sewage treatment systems, or other means.

934 Shoreland Overlay District Nonconformities

All legally established nonconformities as of the date of the ordinance from which this subdivision is derived may continue, but they will be managed according to applicable state statutes and other regulations of this community for the subjects of alterations and additions, repair after damage, discontinuance of use, and intensification of use; except that the following standards will also apply in shoreland areas:

(A) *Construction on nonconforming lots of record.*

a. Lots of record in the office of the county recorder on the date of enactment of local shoreland controls that do not meet the requirements of this subdivision may be allowed as building sites without variances from lot size requirements provided the use is permitted in the zoning district, the lot has been in separate ownership from abutting lands at all times since it became substandard, was created compliant with official controls in effect at the time, and sewage treatment and setback requirements of this subdivision are met.
b. A variance from setback requirements must be obtained before any use, sewage treatment system, or building permit is issued for a lot. In evaluating the variance, the Planning Commission shall consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.
c. If, in a group of two or more contiguous lots under the same ownership, any individual lot does not meet the requirements of this subdivision, the lot must not be considered as a separate parcel of land for the purposes of sale or development. The lot must be combined with the one or more contiguous lots so they equal one or more parcels of land, each meeting the requirements of this subdivision as much as possible.

(B) *Additions/expansions to nonconforming structures.*

a. All additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, and other requirements of this subdivision. Any deviation from these requirements must be authorized by a variance.

b. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level if all of the following criteria and standards are met:

1. The structure existed on the date the structure setbacks were established;
2. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure;
3. The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive; and
4. The deck is constructed primarily of wood, and is not roofed or screened.

(C) ~~*Nonconforming*~~ *Noncomplying sewage treatment systems.*

a. A sewage treatment system not meeting the requirements of chapter 113, article II must be upgraded, at a minimum, at any time a variance of any type is required for any improvement on, or use of, the property. For the purposes of this provision, a sewage treatment system shall not be considered nonconforming if the only deficiency is the sewage treatment system's improper setback from the ordinary high water level.

b. The city has adopted the following by reference: Minn. Rules pts. 7080.0020, 7080.0060, 7080.0065, 7080.0110, 7080.0120, 7080.0125, 7080.0150, 7080.0160, 7080.0170, 7080.0175 7080.0176, being the sections containing the technical standards and criteria contained in the "Individual Sewage Treatment Systems Program." The city currently requires and monitors septic system pumping permits that indicate the status of each system. The city will require upgrading or replacement of any nonconforming system within a reasonable period of time, which will not exceed two years following issuance of written notification from the city to the property owner of said nonconforming system. Sewage systems installed according to all applicable local shoreland management standards adopted under Minn. Stats. §§ 103F.201—103F.221 in effect at the time of installation may be considered as conforming unless they are determined to be failing, except that systems using cesspools, leaching pits, seepage pits, or other deep disposal methods, or systems with less soil treatment area separation above groundwater than required by Minn. Rules ch. 7080 for design of on-site sewage treatment systems, shall be considered nonconforming.

940 Scenic River Protection Overlay District

The purpose of this subdivision is to control bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in Ramsey, Minnesota, in a manner consistent with Minn. Stats. §§ 103F.301—103F.345.84, Minn. Rules pts. 6105.0010—6105.0250, 6105.1400—6105.1500.

941 Scope and Interpretation

(A) The provisions of this subdivision shall apply within the designated Scenic River Land Use District of the Rum River in accordance with the property descriptions contained in Minn. Rules pt. 6105.1400.

(B) In their interpretation and application, the provisions of this subdivision shall be held to be minimum requirements, and shall not be deemed a limitation or repeal of any powers or rights granted by Minnesota Statutes.

(C) It is not intended by this subdivision to repeal, abrogate, or impair any existing easement, covenants, deed restrictions, or land use controls. Where this subdivision imposes greater restrictions, the provisions of this subdivision shall prevail.

(D) Compliance. The use of any land within the Scenic River Land Use District; the size and shape of lots; the use and location of structures on lots; the installation and maintenance of water supply and waste disposal facilities; the filling, grading, lagooning, or dredging of any river area; the cutting of vegetation or alteration of the natural topography within the district; and the subdivision of land shall be in full compliance with the terms of this subdivision and other applicable regulations. Permits from the zoning authority are required by this Code, for the construction of buildings, public or private water supply and sewage treatment systems, the grading and filling of the natural topography, and erection of signs within the Scenic River Land Use District of the Rum River.

(E) The term "wetland" shall be as defined in Minn. Stats. § 103G.005, subd. 19.

942 District Application

(A) The Scenic River Land Use District of the Rum River, within the city, is divided into two areas~~:~~ ~~The portion of the Scenic River Land Use District located within the~~ along the line between the North and South half of Section 19, Township 32, Range 24. ~~of this chapter~~ South of that line shall be classified as an urban district ~~area~~; and ~~the remainder of the Scenic River Land Use District within the city~~ north of that line shall be classified as a rural district ~~area~~.

(B) The Scenic River Land Use District shall be shown on the official zoning map, as shall the urban and rural area portions of the district contained therein.

(C) The provisions of Minn. Rules pts. 6105.0010—6105.0250 shall apply within the Scenic River Land Use District, as specified in the Minn. Rules pts. 6105.1400—6105.1500. Where the provisions of this Code are in conflict with Minn. Rules pts. 6105.1400—6105.1500, the provisions of Minn. Rules pts. 6105.1400—6105.1500 shall apply. Copies of Minn. Rules pts. 6105.0010—6105.0250 and 6105.1400—6105.1500 shall be kept on file in the office of the administrator.

943 Scenic River Protection Overlay District Uses

(A) *Urban area.* The urban area of the Scenic River Land Use District is designated the Urban Area Overlay District.

(1) Permitted uses are all permitted uses allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city, except that public roads, utility crossings, and all private and commercial recreation uses shall be conditional uses.

(2) Conditional uses are all conditional uses and applicable attached conditions allowed and regulated by the applicable zoning district underlying the urban area overlay district, as indicated on the official zoning map of the city.

(B) *Rural areas.* The uses allowed within the rural area of the Rum River Scenic Land Use District shall be those prescribed for a Scenic River Minn. Rules pt. 6105.0100 as follows:

| | Scenic River | |
|---|---|---|
| (1) | Governmental campgrounds, subject to management plan specifications and the provisions of section 117-261(g).* | P* |
| (2) | Private campgrounds, subject to management plan specifications and the provisions of section 117-261(g). | C** |
| (3) | Public accesses, road access type with boat launching facilities subject to management plan specifications and the provisions of section 117-261(g). | P |
| (4) | Public accesses, trail access type, subject to management plan specifications and the provisions of section 117-261(g). | P |
| (5) | Temporary docks. | C |
| (6) | Other governmental open space recreational uses, subject to management plan specifications and the provisions of section 117-261(g). | P |

| | | |
|---|---|---|
| (7) | Other private open space recreational uses, subject to management plan specifications and the provisions of section 117-261(g). | C |
| (8) | Agricultural uses. | P |
| (9) | Single-family residential uses. | P |
| (10) | Forestry uses. | P |
| (11) | Essential services. | P |
| (12) | Sewage disposal systems. | P |
| (13) | Private roads and minor public streets. | P |
| (14) | Signs approved by federal, state, or local government which are necessary for public health and safety and signs indicating areas that are available or not available for public use. | P |
| (15) | Signs not visible from the river that are not specified in section 117-253(e). | P |
| (16) | Governmental resource management for improving fish and wildlife habitat; wildlife management areas; nature areas; accessory roads. | P |
| (17) | Underground mining that does not involve surface excavation in the Land Use District. | C |
| (18) | Utility transmission power lines and pipelines, subject to the provisions of section 117-260(c). | C |
| (19) | Public roads, subject to the provisions in section 117-260(d). | C |

P* means permitted use
C** means conditional use

944 District Provisions

(A) The following chart sets forth the minimum dimensional requirements of the urban area overlay district:

| | | Unsewered Area | Sewered Areas Riparian Lots | Sewered Areas Non-Riparian Lots |
|---|---|---|---|---|
| (1) | Lot size (in square feet) | 43,560 | 20,000 | 12.150 |
| (2) | Lot width at building line and ordinary high water level | 150' | 90' | 90' |
| (3) | Building setback from ordinary high water level | 100' | 75' | 75' |
| (4) | Building setback from federal, state and county trunk highway rights-of-way | 50' | 50' | 50' |
| (5) | Building setback from other roads and public street rights-of-way | 20' | 20' | 20' |
| (6) | On-site sewage treatment system setback from ordinary high water level | 75' | NA | NA |
| (7) | Maximum structure height* | 35' | 35' | 35' |
| (8) | Maximum total area of all impervious surfaces on each lot** | 30% | 30% | 30% |

| | | | | |
|---|---|---|---|---|
| (9) | Minimum road parking area setback from ordinary high water level | ***50' | 50' | 50' |
| (10) | Controlled vegetative cutting area measured from the ordinary high water level | 100' | 75' | 75' |

*Does not apply to buildings used primarily for agricultural purposes.
**Includes all structures, surfaced roads, parking lots, and other impervious areas.
***Where practical and feasible, all roads and parking areas shall meet the setback requirements established for structures in subsection (9) of this section.

(B) The following chart sets forth the minimum dimensional requirements for the rural district ~~areas~~ of the Rum River Scenic Land Use District:

| | | |
|---|---|---|
| (1) | Minimum lot size above ordinary high water level | |
| | Riparian lots | 4 acres |
| | Non-riparian lots | 2½ acres |
| (2) | Lot width at building line | 300 feet |
| (3) | Lot width at ordinary high water level | 300 feet |
| (4) | Building setback from ordinary high water level | 150 feet |
| (5) | Building setback from bluff line | 30 feet |
| (6) | On-site sewage treatment system setback from ordinary high water level | 100 feet |
| (7) | Maximum structure height* | 35 feet |
| (8) | Controlled vegetative cutting area (see section 117-260(a)) | |
| | Setback from ordinary high water level | 150 feet |
| | Setback from bluff line | 30 feet |

*This requirement shall not apply to buildings used primarily for agricultural uses.

(C) Trott Brook is a designated tributary of the Rum River and the following setbacks shall also apply:
(1) Building setback from the OHW level of Trott Brook: 100 feet.
(2) On-site sewage treatment system setback from OHW level of Trott Brook: 75 feet.
(3) Controlled vegetative cutting area setback from ordinary high water level of Trott Brook: 100 feet. (See section 117-260(a).)

945 Sanitary Provisions; Sewage Disposal and Water Supply

(A) Any premises intended for human occupancy must provide for an adequate method of sewage treatment. Public or municipal collection and treatment facilities must be used where available and feasible. Where public or municipal facilities are not available, all on-site individual sewer treatment systems shall conform to the minimum standards and administration procedures set forth in other

applicable city regulations and the minimum standards of the Minnesota Pollution Control Agency (Minn. Rules ch. 7080) and section 117-256.

(B) No person, firm, or corporation shall install, alter, repair, or extend any individual sewer disposal system or private well without first obtaining a permit for such action from the zoning authority for the specific installation, alteration, repair, or extension. Prior to issuance of any such permit, the zoning authority may require that soil boring tests be done on the proposed site to determine whether or not the site is capable of supporting a conforming sewage treatment system.

~~(D) Any public or private supply of water for domestic purposes must conform to state department of health standards for water quality and the administrative procedures of other applicable local ordinances.~~

946 Placement of Structures

(A) Structures proposed within a floodplain area shall be consistent with all floodplain management regulations of the city.

(B) No structure shall be placed on any slope greater than 12 percent (12 feet vertical rise in 100 feet horizontal distance) unless such structures can be screened. Sewage disposal facilities can be installed so as to comply with the sanitary provisions of section 117-257, and the permit applicant can prove to the zoning authority that any potential erosion or sedimentation problems related to locating such a structure either do not exist, or that adequate measures will be taken to prevent such problems through special construction methods.

947 Subdivision of Land in Scenic River Overlay District

(A) No land shall be subdivided which is determined by the city, or the commissioner of natural resources, to be unsuitable by reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage treatment capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or the community. Soil percolation rate tests and soil borings shall be required on each proposed subdivision within the Rum Scenic River Land Use District, to establish the suitability of the land for development. Such testing is required before any final plat may be approved, but may be waived by the zoning administrator when adequate data is already available.

(B) Planned unit or cluster developments may be allowed in the Scenic River Land Use District if preliminary plans are first approved by the commissioner of natural resources and the applicable provisions of Minn. Rules pts. 6105.0010—6105.0250 pertaining to such development are satisfied, and the provisions of this Code are satisfied.

948 Landscape Alterations

(A) *Vegetative cutting.*

(1) The vegetative cutting provisions of this section shall apply to those areas as specified in section 117-256.

(2) General provisions within designated setback areas:

a. Clear-cutting, except for any authorized public services such as roads and utilities, shall not be permitted.

b. Selective cutting of trees in excess of four inches in diameter at breast height shall be permitted providing cutting is spaced in several cutting operations and a continuous cover is maintained.

c. The cutting provisions of subsections (a)(2)a and b of this section shall not be deemed to prevent:
1. The removal of diseased or insect infested trees or of rotten or damaged trees that present safety hazards.
2. Pruning understory vegetation, shrubs, plants, brushes, grasses, or from harvesting crops, or cutting suppressed trees or trees less than four inches in diameter at breast height.

(3) Clear-cutting. Clear-cutting anywhere within the Scenic River Land Use District of the Rum River is subject to the following standards and criteria:
a. Clear-cutting shall not be used as a cutting method where soil, slope, or other watershed conditions are determined by the zoning authority to be fragile and subject to severe erosion and/or sedimentation.
b. Clear-cutting shall be conducted only where clear-cut blocks, patches or strips are, in all cases, shaped and blended with the natural terrain.
c. The size of clear-cut blocks, patches or strips shall be kept at the minimum necessary.
d. Where feasible, all clear cuts shall be conducted between September 15 and May 15. If natural regeneration will not result in adequate vegetative cover, areas in which clear-cutting is conducted shall be replanted to prevent erosion and to maintain the aesthetic quality of the area. Where feasible, replanting shall be performed in the same spring or the following spring.

(B) *Grading, filling, alterations of the bed of public waters.*
(1) Any grading and filling work done within the Scenic River Land Use District of this section shall require a permit and shall comply with the following:
a. Grading and filling of the natural topography that is not accessory to a permitted or conditional use shall not be permitted in the Scenic River Land Use District.
b. Grading and filling of the natural topography that is accessory to a permitted or conditional use shall not be conducted without a grading and filling permit from the zoning authority. A grading and filling permit may be issued only if the conditions of the following subsections (b)(1)c and d of this section are properly satisfied.
c. Grading and filling of the natural topography which is accessory to a permitted or conditional use shall be performed in a manner which minimizes earthmoving, erosion, tree clearing, and the destruction of natural amenities.
d. Grading and filling in of the natural topography shall also meet the following standards:
1. The smallest amount of bare ground is exposed for as short a time as feasible.
2. Temporary ground cover such as mulch is used and permanent ground cover such as sod, is planted.
3. Methods to prevent erosion and to trap sediment are employed.
4. Fill is stabilized to accepted engineering standards.

(2) Excavation of material from, or filling in a wild, scenic or recreational river, or construction of any permanent structures of navigational obstructions therein is prohibited unless authorized by a permit from the commissioner of DNR pursuant to Minn. Stats. § 103G.245.
(3) Drainage or filling in of wetlands is not allowed within the Scenic River Land Use District designated by this subdivision.

(C) *Utility transmission lines.* All utility transmission crossings of land within the Scenic River Land Use District designated by this subdivision shall require a conditional use permit. The construction of such transmission services shall be subject to the standards and criteria of Minn. Rules pt. 6105.0170. No conditional use permit shall be required for high voltage transmission lines under control of the environmental quality council pursuant to Minn. Stats. § 216E.10.

(D) *Public roads.* In addition to such permits as may be required by Minn. Stats. § 103G.245, a conditional use permit shall be required for any construction or reconstruction of new public roads within the Scenic River Land Use District of this subdivision. Such construction or reconstruction shall be subject

to the standards and criteria of Minn. Rules pt. 6105.0200. A conditional use permit is not required for minor public streets that are streets intended to serve primarily as an access to abutting properties. Public roads include township, county, and municipal roads and highways that serve or are designed to serve flows of traffic between communities or other traffic generating areas.

949 Administration

(A) *Organization provisions.*

(1) The provisions of this subdivision shall be administered by the city's zoning authority.

(2) The Planning Commission shall act upon all questions as they arise in the administration of this subdivision, to hear and decide appeals; and to review any order, requirement, decision or determination made by the zoning authority, who is charged with enforcing this subdivision as provided by Minnesota Statutes.

(3) Permit fees and inspection fees as may be established by the annual fee schedule shall be collected by the zoning authority for deposit with the city and credited to the appropriate general fund.

(B) *Substandard lots and uses, nonconforming uses.*

(1) *Substandard lots.*

a. Lots of record in the office of the county recorder on the effective day of enactment of this subdivision that do not meet the dimensional requirements of this Code shall be allowed as building sites; provided that such use is permitted in the land use district; the lot was in separate ownership from abutting lands on the date of enactment of this Code; and all sanitary and dimensional requirements are complied with to the greatest extent practicable.

b. If in a group of two or more contiguous lots under single ownership any individual lot does not meet the lot width requirements of this Code, such individual lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership so that the combination of lots will equal one or more parcels of land each meeting the lot width requirements of this Code, except that such lots which meet or exceed 60 percent or more of the lot width standards of these regulations may be considered as a separate parcel of land for the purpose of sale or development, if on-site sewage disposal systems can be installed so as to comply with these regulations.

(2) *Nonconforming uses.*

a. *Nonconforming uses.* Uses which are prohibited by this subdivision but which are in existence prior to the effective date of the ordinance from which this subdivision is derived shall be nonconforming uses. Such uses shall not be intensified, enlarged, or expanded beyond the permitted or delineated boundaries of the use or activity as stipulated in most current permit issued prior to the adoption of the ordinance from which this subdivision is derived.

b. *Nonconforming sanitary systems.* All sanitary facilities inconsistent with the performance standards of other applicable local ordinances and the minimum standards of MPCA shall be brought into conformity or discontinued within five years of the date of enactment of the ordinance from which this subdivision is derived or other applicable ordinances.

(3) *Substandard uses.* All uses in existence prior to the effective date of enactment or amendment of the ordinance from which this subdivision is derived which meet the allowable use criteria within the newly established land use district provisions of this subdivision, but do not meet the minimum lot area, setback, or other dimensional requirements of this subdivision are substandard uses. All substandard uses, except for substandard signs, shall be allowed to continue subject to the following conditions and exceptions:

a. Any structural alteration or addition to a substandard use that will increase the substandard dimensions shall not be allowed.

b. Substandard signs shall be gradually eliminated over a period of time not to exceed five years from the date of enactment of the ordinance from which this subdivision is derived.

c. Where a setback pattern from the ordinary high water level already has been established on both sides of a proposed building site, the setback of the proposed structure may be allowed to conform to that pattern. This provision shall only apply to lots that do not meet the minimum lot width requirement of section 117-256.

(C) *Variances.*

(1) The grant of a variance requires the presence of the following conditions:

a. The strict enforcement of the land use controls will result in ~~unnecessary hardship~~ practical difficulty.

b. Granting of the variance is not contrary to the purpose and intent of the zoning provisions herein established by these standards and criteria, and is consistent with Minn. Rules pts. 6105.1400—6105.1500.

~~c. There are exceptional circumstances unique to the subject properties that were not created by the landowner.~~

~~d. Granting of the variance will not allow any use which is neither a permitted or conditional use in the land use district in which the subject property is located.~~

~~e. Granting of the variance will not alter the essential character of the locality as established by Minn. Rules pts. 6105.1400—6105.1500.~~

~~(2) All variances to the requirements of this subdivision must be certified in accordance with subsection (g) of this section.~~

(D) *Plats.*

(1) Copies of all plats within the boundaries of the Scenic River Land Use District shall be forwarded to the commissioner within ten days of final approval by the city.

(2) Inconsistent plats: Approval of a plat which is inconsistent with this subdivision is permissible only if the detrimental impact of the inconsistency is more than overcome by other protective characteristics of the proposal.

~~(3) All inconsistent plats approved by the council must be certified in accordance with subsection (g) of this section.~~

(E) *Amendments.*

(1) This subdivision may be amended whenever the public necessity and the general welfare require such amendments by the procedure specified in this subdivision. Amendments to this subdivision must be certified by the commissioner as specified in subsection (g) of this section.

(2) Requests for amendments of this subdivision shall be initiated by a petition of the owner of the actual property; or by action of the council.

(3) An application for an amendment shall be filed with the zoning authority.

(4) Upon receipt in proper form of the application and other requested materials, the planning commission shall conduct a public hearing in the manner prescribed in article II, division 2 of this chapter.

(5) Following the public hearing, the planning agency shall make a report of its recommendations on the proposed amendment and shall file a copy with the council within 60 days after the hearing for the city council's action. Certification from the commissioner must be obtained as specified in subsection (g) of this section before the proposed amendment becomes effective.

(6) To defray the administrative costs of processing requests for an amendment to this subdivision, a fee not exceeding administrative costs shall be paid by the petitioners. Such fee shall be determined by the council.

(F) *Conditional use permit review.*

(1) A copy of all notices of any public hearing, or where a public hearing is not required, a copy of the application to consider issuance of a conditional use permit shall be sent so as to be

received by the commissioner at least 30 days prior to such hearings or meetings to consider issuance of a conditional use permit. A copy of the decision shall be forwarded to the commissioner within ten days of such action.

(2) Conditional use permits relating to private or commercial recreational development must be certified in accordance with subsection (g) of this section.

(G) *Certification.*

(1) Certain land use decisions which directly affect the use of land within the Scenic River Land Use District and involve any of the following actions must be certified by the commissioner as specified in subsection (g)(2) of this section.

a. Adopting or amending an ordinance regulating the use of land including rezoning of particular tracts of the land.

b. Granting a variance from a provision of this subdivision that related to the zoning dimension provisions of section 117-256 and any other zoning dimension provisions established in Minn. Rules pts. 6105.1400—6105.1500.

c. Approving a plat that is inconsistent with the local land use.

d. Granting a conditional use permit for a private or commercial recreational development.

(2) Certification process.

a. A copy of all notices of any public hearings, or where a public hearing is not required, a copy of the application to consider zoning amendments, variances, or inconsistent plats under local code shall be sent so as to be received by the commissioner at least 30 days prior to such hearings or meetings to consider such actions. The notice of application shall include a copy of the proposed ordinance or amendment, or a copy of the proposed inconsistent plat, or a description of the requested variance, or a copy of the conditional use permit application, where applicable.

b. The city shall notify the commissioner of its final decision on the proposed action within ten days of the decision.

c. The action becomes effective when and only when either:

1. The final decision taken by the city has previously received certification of approval from the commissioner;
2. The city received certification of approval after its final decision;
3. Thirty days have elapsed from the day the commissioner received notice of the final decision, and the city has received from the commissioner neither certification of approval nor notice of non-approval; or
4. The commissioner certifies approval within 30 days after conducting a public hearing.

d. In case the commissioner gives notice of non-approval of an ordinance, variance or inconsistent plat, either the applicant or the administrator may, within 30 days of said notice, file with the commissioner a demand for hearing. If the demand for hearing is not made within 30 days, the notice of non-approval becomes final.

1. The hearing will be held in an appropriate local community within 60 days of the demand and after at least two weeks published notice.
2. The hearing will be conducted in accordance with Minn. Stats. § 103G.311.
3. The commissioner shall either certify approval or disapproval of the proposed action within 30 days of the hearing.

e. The following recreational uses shall require certification approval by the commissioner:

1. Governmental campgrounds.
2. Private campgrounds.
3. Public accesses, road access type with boat launching facilities.
4. Public accesses, trail access type.
5. Temporary docks.

6. Other governmental open space recreational uses.

(H) *Enforcement.* It is declared unlawful for any person to violate any of the terms and provisions of this subdivision. Violation thereof shall be a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense.

(1) In the event of a violation or a threatened violation of this subdivision, the city or the commissioner of natural resources, in addition to other remedies may institute appropriate actions or proceedings to prevent, restrain, or abate such violations or threatened violations.

(2) Any taxpayer of the city may institute mandamus proceedings in the district court to compel specific performance by the proper official of any duty required by this subdivision.

950 Tower Overlay District

*Tower Overlay District.* The intent of this district is to accommodate the communication needs of residents and business, while protecting the public health, safety, and general welfare of the community.

960 Highway 10 Signage Overlay District

*Highway 10 Signage Overlay District* ~~means~~ is a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all ~~commercially~~ business zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

970 Game Fair Parking Overlay District

The "GF Game Fair parking overlay district," is established as shown on the official zoning map accompanying this ~~code~~ chapter. Notwithstanding the provisions of section 117-355 to the contrary, Game Fair parking on residentially zoned property may be permitted in required side and front yards only during the period of the annual "Game Fair" event conducted by Armstrong Kennels.

980 Wellhead Protection Overlay District

In order to protect the City's drinking water supply, the following additional standards apply to certain uses located within the Wellhead Protection Overlay District.

(A) Gas Station, CNG Fuel Sales must have the following:

(1) Double walled storage tanks with corrosion protection.

(2) Spill protection to catch spills that may occur during delivery of products.

(3) Overfill protection including automatic shutoff devices, overfill alarms and ball float valves or approved equal.

(4) Leak detection, including interstitial monitoring of the double walled tank.

(5) Product release monitoring, including installation of groundwater monitoring wells and monthly monitoring of these wells will be required only after a reportable leak or spill has been detected.

(6) Tank tightness testing on an annual basis.

(7) Annual reports summarizing monthly monitoring results, monthly inventory control, and tank tightness testing.